



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON OCTOBER 22, 2024

GOSHEN TOWNSHIP – ZONING MAP AMENDMENT

CASE NO. ZC-2024-006

REPORT DATE: 2024-10-16

APPLICANT:

Ed Farruggia, Beaver creek
Site Management LLC
7681 E. Kemper Rd
Cincinnati, OH 45249

PROPERTY OWNER:

JLJ Asset Management VIII LLC
803 U.S. Hwy 50
Milford, OH 45150

PARCEL ID:

PIN 112209H018

ADDRESS OF REQUEST:

Along the western edge of State Route 132, approximately 800 feet northwest of its intersection with Cedarville Road in Goshen Township.

REQUEST:

Requesting to amend the zoning designation of a portion of a parcel (PIN 112209H018) consisting of +/- 40.85 acres from the “R-1” Agricultural and Rural Residential District to “PD”, Planned Development District for the purposes of developing 107 detached single-family homes with +/- 13.3 acres (32.6%) of open space at a gross density of +/- 2.62 units per acre.

ZONING:

The existing zoning for the subject property is “R-1” Agricultural and Rural Residential District. The surrounding properties consist of additional “R-1” and the existing Lakefield Place PD, which this application is proposing to expand. . *See attached zoning map.*

Note: The County zoning map may show inaccuracies to what the Goshen Township Official Zoning Map has the property listed as.

LAND USE:

The subject property is currently agricultural and the surrounding land uses are residential.

HISTORY:

This proposal is for the expansion of the existing Lakefield Place Subdivision, which has undergone revisions both currently and in the past.

CONTENTS OF REPORT:

Attachment A: Township Application

Attachment B: Parcel Map

Attachment C: Zoning Map

Attachment D: Proposal Map

Attachment E: Portion of the Goshen

Township Zoning Resolution Planned Development Districts

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Goshen Township Zoning Resolution Article 6 “Planned Development Districts” goes over the requirements for an application of a Planned Development (PD). This PD is residential and includes open space of 32.6%. This does not meet the 35% minimum required per the Zoning Resolution, however, as this is an expansion of the existing Lakefield Place Subdivision, which includes greater than the minimum required 35%, the 32.6 percent is acceptable by Goshen Township per a pre-application meeting referenced in the application. This area is located adjacent to existing “R-1” zoned land, which includes rural residential and agricultural land uses. There is agricultural land to the south of this property, which could be developed in the future, the current plans for development do not indicate connection to that parcel, which may be required as part of the required Design Plan application process. There is a proposed cutout of +/- 2 acres that is adjacent to SR 132 which houses a residential structure which is not included in this zoning map amendment. The only land uses surrounding the parcel are residential and agricultural. The proposed land use is residential at similar densities to the existing PD.

The Goshen Growth Management Plan (Plan) identifies this area as “Rural/Suburban Option” which recommends residential land uses in this area depending on the availability of current sewer service area. If the area has access to water and sewer are available and have capacity, single family residential uses may be developed at densities as high as 1.5 units per acre, or approximately one unit for every 30,000 square feet of land. The Plan cites existing densities (from 2000) where centralized sewer is available, but poorly draining soils pose serious problems with proper drainage. The proposed development includes single family development at a density of +/- 2.62 units per acre, over a full dwelling unit per acre higher than what the Plan calls for in this area. It is important to recognize that this plan is 24 years old at the time of this report, and the original Lakefield Place Subdivision was initially approved in 2001, with a density of +/- 2.3 units per acre. The current expansion proposal is similar to the existing Lakefield Place subdivision, however, is only partially in alignment with the outdated Goshen Growth Management Plan, as the land use is residential, but in higher density than the Plan calls for. Language from this section of the Growth Management Plan is below:

Goshen Growth Management Plan
Rural/Suburban Option:

A majority of Goshen Township is outside of the current sewer service area but future sewer extension plans are in place to accommodate growth in these areas over the long-range horizon of this plan. These improvements are planned for anywhere from 2 to 20+ years in the future and create an ever-changing situation for the Township. To counteract this evolving state of improvements, the areas subject to potential future sewer extensions have been designated as a Rural/Suburban Option. Simply put, where sewers are not available, permitted land uses and densities are the same as those permitted in the Rural Activities Area. If centralized sewer and water are available and the systems are capable of accommodating new growth, single family residential uses may be developed at densities as high as 1.5 units per acre. This density equates to approximately one unit for every 30,000 square feet of land. This density reflects the current density of development in areas where centralized sewer is available but poorly draining soils pose serious problems with proper drainage.

A SEGMENT OF THE GOSHEN TOWNSHIP ZONING RESOLUTION:

Goshen Township Zoning Resolution
Article 6: Planned Development District

6.01 ESTABLISHMENT AND PURPOSE OF PLANNED DEVELOPMENT DISTRICTS

A. Overall Purpose

In order to fully provide for the purpose and intent of this resolution as outlined in Section 1.01: Purpose, while also providing for some level of flexibility in meeting the standards established within the resolution, Goshen Township has established options for planned development districts. The overall purpose for these districts is to encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in the planning and building of all types of development. Regulations set forth in this article are adopted to accommodate unified planning and development that are consistent with existing established land use patterns in Goshen Township. The township's character is related to the physical attributes of the township, including its land use patterns and natural resources. The planned development districts are intended to achieve the following land use objectives:

- (1) Provide for a variety of housing options and lot sizes to promote the planning of a development that is more sensitive to the protection of open spaces and accommodation for all demographics in Goshen Township;*
- (2) Encourage the protection of open space by permitting developments with a range of densities that also provide open space, consistent with the open space character of the surrounding area;*
- (3) Permit the flexible spacing of lots and buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible open space and recreation areas;*

- and the creation of functional and interesting activity areas;*
- (4) Promote economical and efficient use of land and reduce infrastructure costs through unified development;*
- (5) Respect the character of surrounding developments by providing appropriate buffers as a transition to higher density uses;*
- (6) Provide for flexibility in situations where existing development, subdivided lots, or base zoning district requirements may limit the potential for future development; and*
- (7) Provide a higher level of design review to ensure attractive, well-planned developments and eliminate the barriers to creative and sensitive design that may exist when attempting to comply with conventional district standards and subdivision rules.*

The entirety of Article 6 will be available in Attachment E of this Staff Report.

The Planned Development should include more information regarding any and all permitted uses in the PD as well as other building regulations.

SITE ACCESS:

Access is proposed internally from the existing Lakefield Place Subdivision “stub” known as Greenfield Drive. As part of this map amendment, the parcel does not access any public road other than this road, and therefore must connect to the stub. The land to the south of the subject property is also agricultural and could develop in the future, so during subsequent concept and design plan application the access design will be discussed, and may require a “stub” to connect to that parcel for future development if the Planning Commission deems it appropriate. The main road of this subdivision internally loops and the only way in or out is through the existing Lakefield Place Subdivision to the North.

DEVELOPMENT CHARACTER:

The proposed development for a 107 home residential subdivision with open space and buffering is compatible with the surrounding residential land uses and Zoning Resolution, however, is only partially in alignment with the Goshen Growth Management Plan from 2000. The surrounding area is residential and agricultural and includes lots of differing sizes. The proposed density is similar to the existing Lakefield Place Subdivision, but greater than what the Plan calls for.

AGENCY REVIEW AND NOTIFICATION:

AGENCY	REFERRAL SENT	COMMENTS RECEIVED
Township (<i>Fire/EMS/Service</i>)		
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	X

Water Resources Department (WRD)	X	
Water Management & Sediment Control (WMSC)	X	X
Soil and Water Conservation District (SWCD)		
Ohio Department of Transportation (ODOT)	X	
School District		

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development Comments:

- Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.
- A Concept Plan and Design Plan shall be required to be applied for to Clermont County.

Engineer's Office Comments:

- A Traffic Impact Study is required as it is expected that the trips generated by the proposed development during the peak hour will meet or exceed 100 trips and could have a detrimental impact to the functionality of adjacent roadways. ODOT should also be consulted regarding potential impacts to SR 132 and SR 131. Once completed the study should be submitted to our office for review.

Water Resources Department Comments:

- I have not received any comments yet, I will update Planning Commission at the meeting.

Water Management & Sediment Control Comments:

- No comments.

ODOT Comments:

- I have not received any comments yet, I will update Planning Commission at the meeting.

STAFF ANALYSIS:

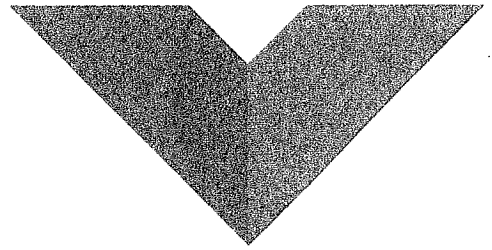
Following a comprehensive analysis, staff has evaluated Goshen Township Zoning Map Amendment Case ZC-2024-006 and its request to amend the zoning designation of a portion of a parcel (PIN 112209H018) consisting of +/- 40.85 acres from the "R-1" Agricultural and Rural Residential District to "PD", Planned Development District for the purposes of developing 107 detached single-family homes with +/- 13.3 acres (32.6%) of open space at a gross density of +/- 2.62 units per acre. The application is in alignment with the surrounding land uses and partially aligned with the Goshen Growth Management Plan.

The area is residential and agricultural and the proposed development will be compatible with the surrounding land which includes strategically placed buffers. The PD application meets the objectives for planned developments as stated in Article 6 of the Goshen Township Zoning Resolution.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, **RECOMMEND APPROVAL WITH CONDITIONS** of Goshen Township Zoning Map Amendment Case ZC-2024-006 and its request to amend the zoning designation of a portion of a parcel (PIN 112209H018) consisting of +/- 40.85 acres from the “R-1” Agricultural and Rural Residential District to “PD”, Planned Development District for the purposes of developing 107 detached single-family homes with +/- 13.3 acres (32.6%) of open space at a gross density of +/- 2.62 units per acre.

1. Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.
2. A Concept Plan and Design Plan shall be required to be applied for to Clermont County.



DATE: September 27, 2024

NAME: Ed Farruggia
Beavercreek Site Management LLC
7861 E. Kemper Road
ADDRESS: Cincinnati, OH 45249

PROJECT NUMBER: CLE-GOS-2408
PROJECT NAME: Lakefield Place – New Phases (PUD)
SENT VIA: MAIL HAND DELIVERED UPS

RECEIVED
SEP 30 2024

DESCRIPTION:

BY:

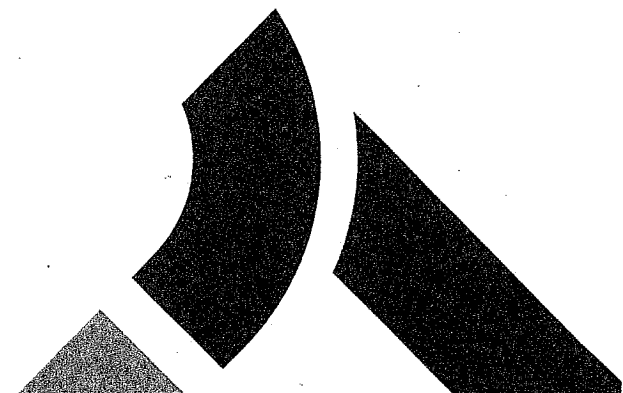
- Application form
- Letter of Intent
- 2 copies 24x36 - Preliminary Development Plan
- 10 copies 11x17 – Preliminary Development Plan along with mailing labels
- Architectural Elevations
- Check for Application fee

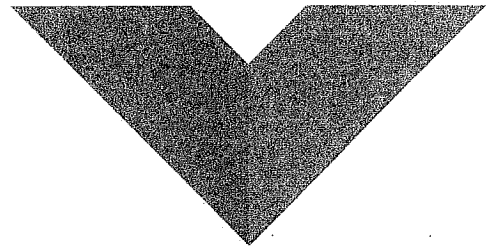
If you have any questions, please feel free to contact our office.

Signed: Nicholas J. Selhorst, P.E.

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
8956 Glendale Millford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone





Date
September 30, 2024

Address
Alissa Hundley
6757 Goshen Road
Goshen, Ohio 45122

Subject
Lakefield Place – New Phases

Ms. Hundley:

We are submitting today for a new Planned Unit Development plan for the next phases of Lakefield Place Subdivision in Goshen Township located at the end of Greenfield Drive. Enclosed you will find 10 copies in 11x17, 2 copies in 24x36 and the application.

- This development will be an extension of the existing Lakefield Place Subdivision located off Deerfield Road and will have an additional 107 single-family lots.
- The parent tract of the subject site contains 43.01 acres. Separate and in advance of this development, a portion of the property that fronts S.R. 132 will be split off into a single 2 acre lot and will not be included in this Planned Unit Development. Total acreage to be included in the PUD is 40.85 acres.
- With 107 single family lots, the project will have a density of 2.62 dwelling units per acre and approximately 13.3 acres of open space.
- Lakefield Place subdivision to the north is zoned PUD and all surrounding properties to east, south and west are all zoned R-1.
- With home inventory being down nationwide and Goshen Township encouraging developers to explore development opportunities, our client feels it is a great opportunity to expand on Lakefield Place with additional phases.
- During a Pre-application meeting we had with the staff at Goshen Township to discuss this project a topic of discussion was the 35% open space requirement and if we could utilize a portion of the existing open space of existing Lakefield Place development. As the existing phases have above the minimum 35% they would allow us to utilize and combine with the new open space where we won't meet the 35% minimum with these new phases.

Sincerely,

A handwritten signature in black ink that reads "Nicholas J. Selhorst".

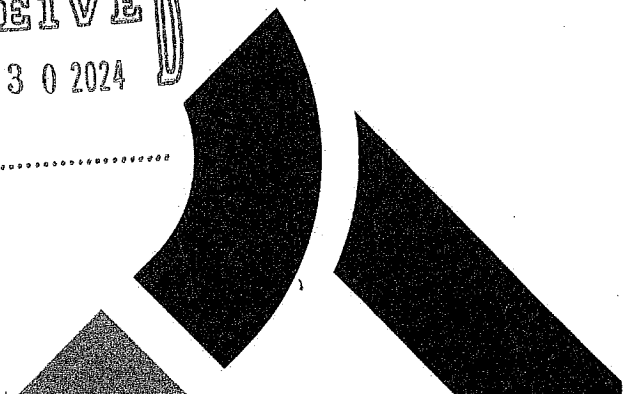
Nick Selhorst, P.E.
Project Engineer

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
8956 Glendale Millford Rd., Suite 1
Loveland, OH 45140
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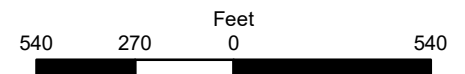


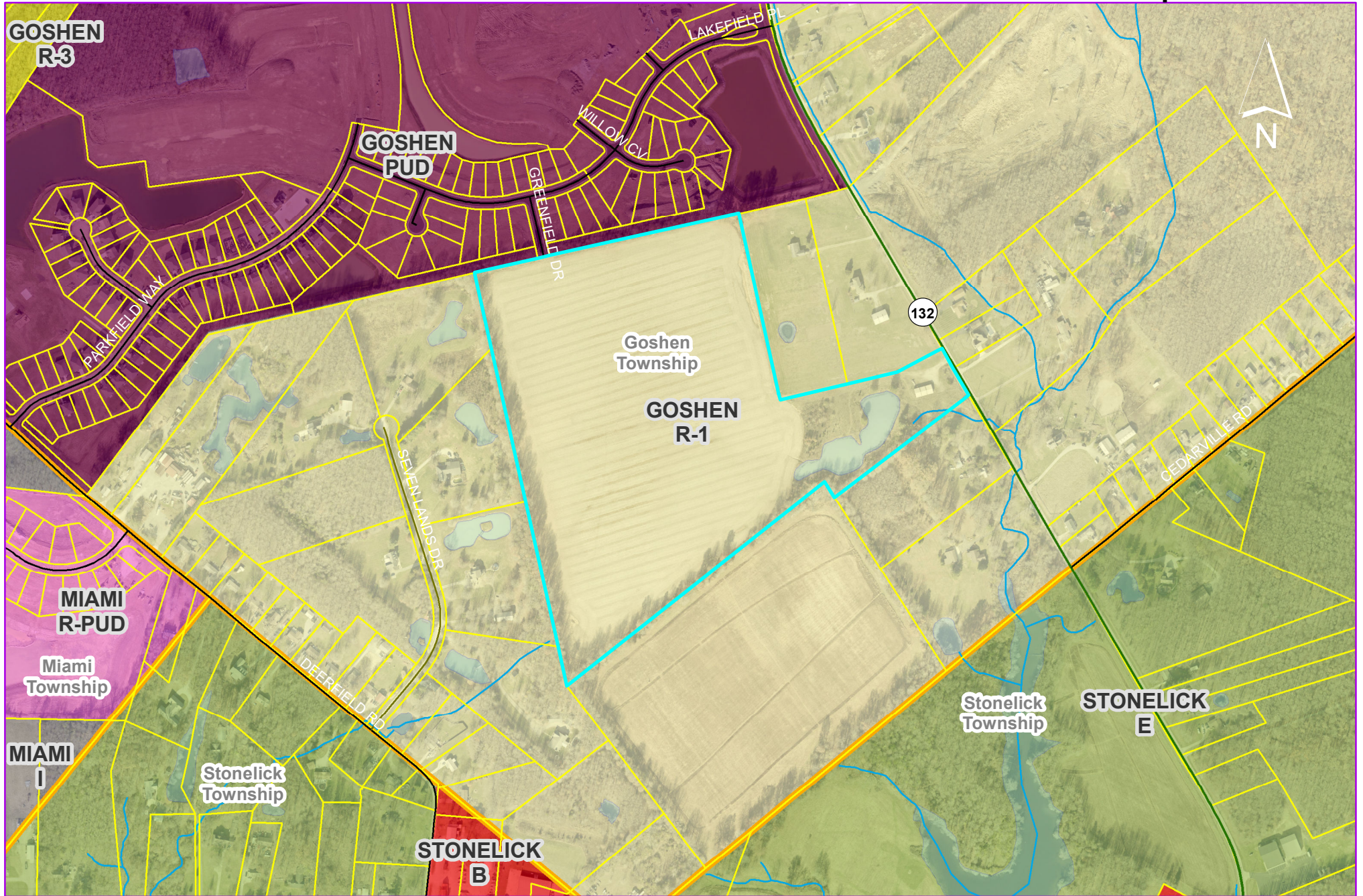


PROPERTY INFORMATION:

Parcel Number: 112209H018

Total Site Area: +/- 40.85 ac.





PROPERTY INFORMATION:

Parcel Number: 112209H018

Total Site Area: +/- 40.85 ac.



Attachment D

LAKEFIELD PLACE - NEW PHASE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN GRAHAM MILITARY SURVEY No. 2405
GOSHEN TOWNSHIP, CLERMONT COUNTY, OHIO

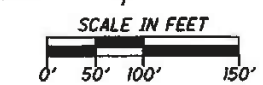


SIDNEY, OHIO 937.487.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM



VICINITY MAP
N.T.S.

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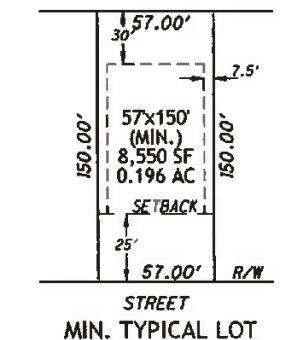
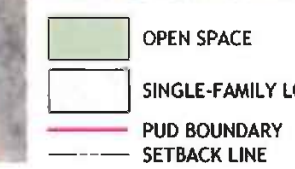
OWNER:
JLJ ASSET MANAGEMENT VIII LLC
803 U.S. HWY 50
MILFORD, OH 45150

APPLICANT:
BEAVERCREEK SITE MANAGEMENT LLC
7861 E. KEMPER ROAD
CINCINNATI, OH 45249
ED FARRUGGIA
513-702-9419

ENGINEER:
CHOICE ONE ENGINEERING
8956 GLENDALE MILFORD ROAD, SUITE 1
LOVELAND, OH 45140
513-239-8554

PROPERTY INFORMATION

CURRENT PIDN:	I12209H018
CURRENT ZONING:	R-1 (RESIDENTIAL)
CURRENT USE:	FARMLAND
PARENT TRACT:	43.01 ACRES
NEW OUTLOT PARCEL:	2.00 ACRES
PROPOSED ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
NO. OF BUILDABLE LOTS	107
MIN. LOT AREA:	8,550 SF
MIN. LOT WIDTH:	57 FEET
MIN. FRONT YARD SETBACK:	25 FEET
MIN. REAR YARD SETBACK:	30 FEET
MIN. SIDE YARD SETBACK:	7.5 FEET MIN (15 FEET TOTAL)
NEW TOTAL GROSS AREA:	40.85 ACRES
AREA IN R/W:	
PROPOSED:	4.80 ACRES
NET TOTAL AREA:	36.05 ACRES
AREA IN LOTS:	22.75 ACRES
AREA IN OPEN SPACE:	13.30 ACRES (32.6%)
TOTAL AREA / OPEN SPACE (35% MIN. REQ'D)	2.62 U/AC. (3.00 U/AC MAX)
PROPOSED DENSITY:	
STREET LENGTH:	4159 LF



NOTES

- ALL UTILITIES TO BE UNDERGROUND, NO OVERHEAD WILL BE PERMITTED.
- STREET LIGHTING TO BE PROVIDED BY DUKE ENERGY.
- PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE STREET OPPOSITE SIDE OF FIRE HYDRANTS. NO PARKING SIGNS, STREET SIGNS AND STOP SIGNS TO BE INSTALLED BY THE DEVELOPER.
- CLUSTER MAILBOXES TO BE INSTALLED BY DEVELOPER AT LOCATIONS TO BE DETERMINED AND COORDINATED WITH THE POST OFFICE.
- THESE NEW PHASES WILL BECOME PART OF THE EXISTING LAKEFIELD PLACE HOME OWNERS ASSOCIATION.
- OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- PROPOSED STREET RIGHT OF WAY TO BE 50' IN WIDTH AND STREETS TO BE 28' BACK OF CURB TO BACK OF CURB WITH SIDEWALKS.
- NEW OUTLOT WITH BARN ALONG S.R. 132 TO BE SPLIT OFF AHEAD OF SUBDIVISION AND REMAIN ZONED R-1.

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LAKEFIELD PLACE - NEW PHASES
GOSHEN TOWNSHIP
PRELIMINARY DEVELOPMENT PLAN

REVISIONS:	
FILE NAME	8.Pre
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	CLGOS2408
DATE	09-30-2024
SHEET NUMBER	1 OF 2

LAKEFIELD PLACE - NEW PHASE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN GRAHAM MILITARY SURVEY No. 2405
GOSHEN TOWNSHIP, CLERMONT COUNTY, OHIO

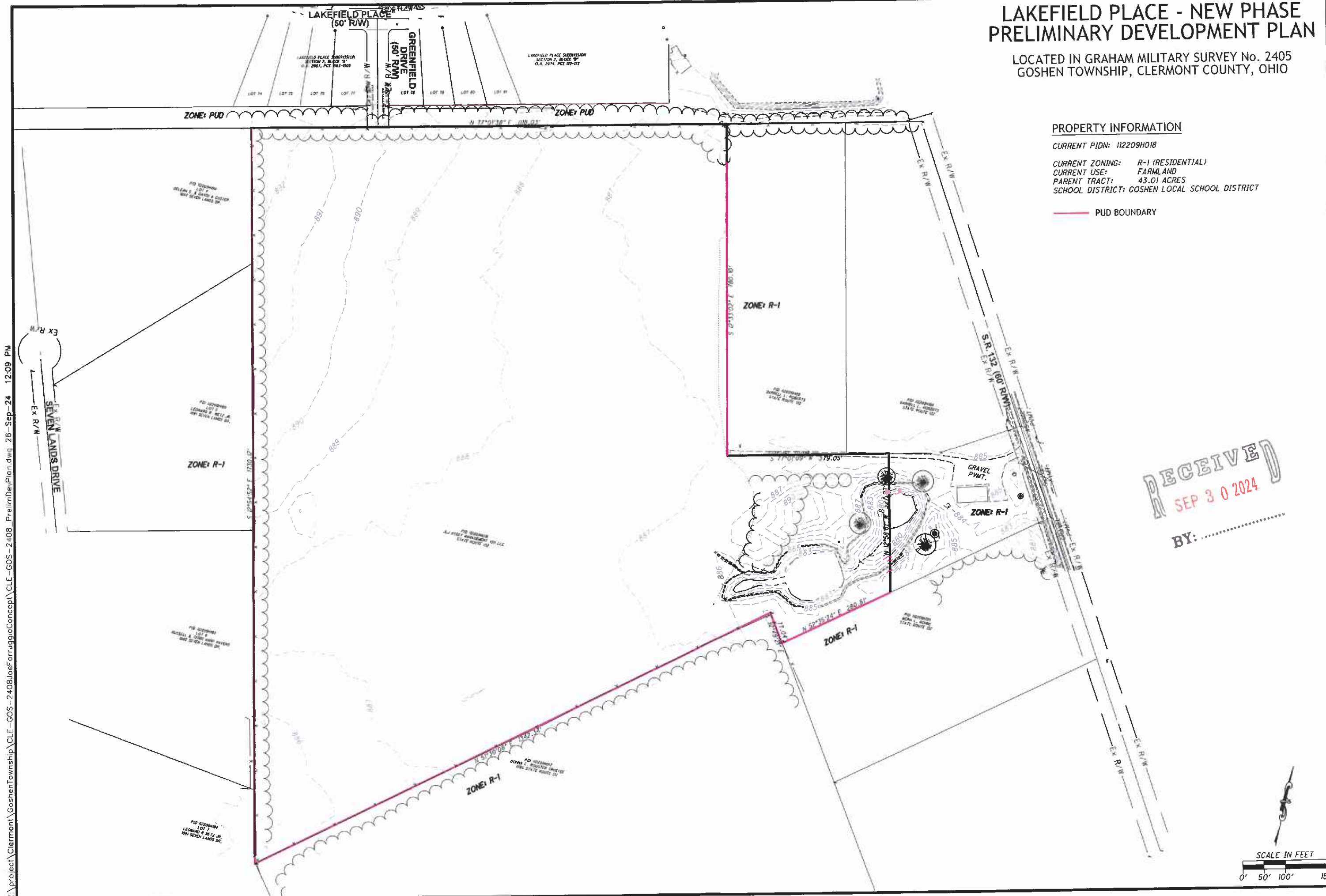


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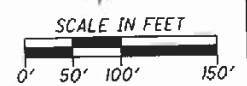
PROPERTY INFORMATION

CURRENT PIDN: 112209H018
CURRENT ZONING: R-1 (RESIDENTIAL)
CURRENT USE: FARMLAND
PARENT TRACT: 43.01 ACRES
SCHOOL DISTRICT: GOSHEN LOCAL SCHOOL DISTRICT

— PUD BOUNDARY



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LAKEFIELD PLACE - NEW PHASES
GOSHEN TOWNSHIP
EXISTING CONDITION

REVISIONS:
FILE NAME 8_Pre
DRAWN BY S/JG
CHECKED BY MNS
PROJECT No. CLEGOS2408
DATE 09-30-2024
SHEET NUMBER 2 OF 2

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Article 6: Planned Development Districts

6.01 ESTABLISHMENT AND PURPOSE OF PLANNED DEVELOPMENT DISTRICTS

(A) Overall Purpose

In order to fully provide for the purpose and intent of this resolution as outlined in Section 1.01: Purpose, while also providing for some level of flexibility in meeting the standards established within the resolution, Goshen Township has established options for planned development districts. The overall purpose for these districts is to encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in the planning and building of all types of development. Regulations set forth in this article are adopted to accommodate unified planning and development that are consistent with existing established land use patterns in Goshen Township. The township's character is related to the physical attributes of the township, including its land use patterns and natural resources. The planned development districts are intended to achieve the following land use objectives:

- (1)** Provide for a variety of housing options and lot sizes to promote the planning of a development that is more sensitive to the protection of open spaces and accommodation for all demographics in Goshen Township;
- (2)** Encourage the protection of open space by permitting developments with a range of densities that also provide open space, consistent with the open space character of the surrounding area;
- (3)** Permit the flexible spacing of lots and buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible open space and recreation areas; and the creation of functional and interesting activity areas;
- (4)** Promote economical and efficient use of land and reduce infrastructure costs through unified development;
- (5)** Respect the character of surrounding developments by providing appropriate buffers as a transition to higher density uses;
- (6)** Provide for flexibility in situations where existing development, subdivided lots, or base zoning district requirements may limit the potential for future development; and
- (7)** Provide a higher level of design review to ensure attractive, well-planned developments and eliminate the barriers to creative and sensitive design that may exist when attempting to comply with conventional district standards and subdivision rules.

(B) Types of Planned Development Districts

There are two major types of planned development districts in Goshen Township that include:

(1) Planned Development Districts with Zoning Amendment

- (a)** A general Planned Development District requires the submission of a preliminary and final development plan in accordance with Section 6.02(E): Planned Development District Review Procedure, which requires an amendment to the Goshen Township Zoning Map in order to establish the district. Within this type of district, there are three major sub-types of districts including:
 - (i)** PD-R: Residential Planned Development District;
 - (ii)** PD-B: Business Planned Development District; or
 - (iii)** PD-M: Mixed-Use Planned Development District.

- (b) An application for a general PD district may only be submitted at the option of the property owner or their authorized agent.
- (c) An application for a general PD may be for any property in the township.

(2) PDO State Route 28 Planned Development Overlay District

- (a) The purpose of the State Route 28 Planned Development Overlay District (PDO) is to, in part, implement the State Route 28 Corridor Development Plan recommendations for the area of the township located along State Route 28, west of the Town Center area. The PDO provides for more flexibly options for development in areas that has a mix of existing land use and zoning, as well as lots that, due to their size and shape, may make development under a base zoning district difficult. Furthermore, it is the purpose of this district to encourage development that is designed in a manner as to enhance the gateway into the community, improve traffic flow along State Route 28, and create new economic development options in the township.
- (b) The zoning for this overlay district has been established on the zoning map and therefore does not require a simultaneous zoning map amendment.
- (c) The review of development shall occur at the option of the property owner and only requires the submission of a PDO plan for review by the Zoning Commission during one hearing, as established in Section 6.03(B): Review Procedure.

(C) PDs Approved Prior to the Effective Date of this Resolution

Any Planned Development (PD) District or Planned Business Development District (PBDD) approved prior to the effective date of this resolution shall continue in accordance with the approved plans. Modifications, amendments, and expansion of existing PDs shall be in accordance with Section 6.02(J): Modifications to Approved Preliminary or Final Development Plans.

(D) Deviation from Standards

- (1) The Zoning Commission and Board of Trustees may approve deviations from any of general development standards in this article except those standards found in Table 6-1.
- (2) Such deviation must be reviewed and approved as part of the preliminary development plan.
- (3) In approving a deviation from these standards, the Zoning Commission and Board of Trustees must find that:
 - (a) The proposed alternative achieves the purposes of the PD district to the same or better degree than the subject standard;
 - (b) The proposed alternative achieves the goals and intent of this resolution and the growth management plan to the same or better degree than the subject requirement; and
 - (c) The proposed alternative results in benefits to the township that are equivalent to or better than compliance with the established standard.

6.02 PLANNED DEVELOPMENT DISTRICTS (PD)

This section shall apply to any planned development district that requires a zoning map amendment and will be classified as a PD-R, PD-B, or PD-M District. Applications subject to the PDO State Route 28 Planned Development Overlay District shall be subject to the provisions of Section 6.03: PDO State Route 28 Planned Development Overlay District.

(A) Minimum Project Area

- (1)** An application for a PD shall be for property that is under a single ownership or, if under several ownerships, the application shall be filed jointly by all owners of the properties included in the proposed PD boundaries.
- (2)** The minimum gross area of a tract of land developed as a PD shall be 10 acres.
- (3)** The Zoning Commission may authorize review of a tract of land smaller than 10 acres if, upon written request by the owner of land, they find that either:
 - (a)** The requested smaller land area has unique natural features that would not be preserved if the parcel were developed as a conventional subdivision; or
 - (b)** The ownership of the property and surrounding land and/or other use and development restrictions abutting the property reasonably prevent the applicant from acquiring the additional land necessary to satisfy the minimum area required.
- (4)** All land within the PD shall be contiguous in that it shall not be divided into segments by existing or proposed limited access highways, arterial streets, and other streets except local and collector streets, or any tract of land (other than roads or right-of-way for utility or related purposes) not owned by the developer of the PD. The determination of local streets for the purposes of this provision shall be based upon the specifications of the Clermont County Subdivision Regulations.

(B) Permitted Uses

- (1)** The following is a list of uses allowed in each type of planned development district subtypes.

(a) PD-R: Residential Planned Development District

Any uses that fall within the following use classifications in Table 5-1 may be considered in a PD-R District:

- (i)** Agricultural use classification;
- (ii)** Residential use classification; and
- (iii)** Public and institutional use classification.

(b) PD-B: Business Planned Development District

- (i)** Any uses that fall within the following use classifications in Table 5-1 may be considered in a PD-B District:
 - A.** Agricultural use classification;
 - B.** Public and institutional use classification;
 - C.** Commercial and office use classification; and
 - D.** Industrial use classification.

- (ii) Mixed use buildings and multi-tenant developments from the miscellaneous use classification are also allowed in the PD-B Districts.

(c) PD-M: Mixed-Use Planned Development District

- (i) Any uses that fall within the following use classifications in Table 5-1 may be considered in a PD-M District:
 - A. Agricultural use classification;
 - B. Residential use classification;
 - C. Public and institutional use classification;
 - D. Commercial and office use classification; and
 - E. Industrial use classification.
- (ii) Mixed use buildings and multi-tenant developments from the miscellaneous use classification are also allowed in the PD-M Districts.

(2) Limiting Permitted Uses

As part of the review of a PD preliminary plan application, the Zoning Commission and Board of Trustees may identify uses that are permitted within a specific PD type that should be limited (with set conditions) or prohibited within the proposed PD preliminary plan application. Any such limitations and conditions shall be established in the approval of the PD preliminary plan.

(3) Accessory Uses and Structures in a PD District

Accessory uses in a PD District shall be subject to the following standards:

- (a) Accessory uses and structures related to residential uses in a PD District shall be subject to the standards applied to accessory uses in the R-2 District.
- (b) Accessory uses and structures related to nonresidential uses in a PD District shall be subject to the standards applied to the B-2 District.

(C) Development Standards

Except as otherwise authorized by the Zoning Commission and the Board of Trustees, PD Districts shall comply with the following development standards:

(1) Density and Intensity of Uses

- (a) All PDs shall comply with the standards set forth in Table 6-1.
- (b) A minimum of 40 percent of the floor area in a PD-M shall be residential dwelling units.
- (c) All open space required by this section shall be subject to Article 11: Open Space Standards.

TABLE 6-1: PD DENSITY AND INTENSITY STANDARDS				
PD DISTRICT TYPE	MINIMUM OPEN SPACE REQUIRED (OF TOTAL SITE)	MAXIMUM GROSS DENSITY (TOTAL SITE)	MAXIMUM NET DENSITY (ANY ONE ACRE)	MAXIMUM BUILDING HEIGHT
PD-R	35%	3 units per acre	6 units per acre	35 feet
	50%	4 units per acre[1]	8 units per acre	35 feet
PD-M	25%	8 units per acre [1]	12 units per acre	45 feet
PD-B	No minimum open space is required and there is no maximum density applicable but the maximum lot coverage by buildings, pavement, and other hard surfaces shall not exceed 70% of the total site.			45 feet

(2) Permitted Number of Dwelling Units

- (a)** The maximum permitted number of dwelling units in a PD-R or PD-M project shall be calculated by multiplying the total area of “residential developable land” by the maximum gross density. For the purposes of this calculation, “residential developable land” is any land area except land that is designated as or for:
 - (i)** Rights-of-way that exist prior to the application, but not including right-of-ways that will be proposed as part of the application;
 - (ii)** Land that is the floodway or other areas that are not developable for residential units due to state or federal standards;
 - (iii)** Land that is permanently conserved; and
 - (iv)** Land designated solely for nonresidential development.
- (b)** The permitted number of dwelling units may be located on any size lot or in any area of the development in accordance with this article and outside of the required minimum open space area (See Table 6-1.).

(3) Lot Standards for Residential Only Uses and Developments

- (a)** The minimum lot area for any residential use shall be 5,000 square feet.
- (b)** The minimum lot width for any residential use shall be 50 feet.
- (c)** Lots of less than 8,000 square feet shall have garages that are either:
 - (i)** Rear-loaded; or
 - (ii)** Set back a minimum of five feet from the front façade of the remainder of the house.
- (d)** There shall be a minimum distance of 60 feet between the rear facades of any two homes and 10 feet between the side facades of any two homes. If lots are established, these distance requirements do not have to be equally applied to each lot (i.e., there does not have to be a five-foot side yard setback on each lot to meet the 10 foot side façade separation).
- (e)** The minimum front yard setback shall be 25 feet from any local residential street right-of-way, however, the facade of any front-loading garage (the garage portion of the front façade) shall be setback 30 feet from the street right-of-way. For homes that have frontage along a county designated road, the minimum front yard setback shall be 40 feet.

- (f) If no right-of-way exists, the minimum front yard setback shall be 25 feet from the edge of pavement or the back of any easement the county may require along the street for the purposes of utilities, whichever is greater. The facade of any front-loading garage (the garage portion of the front façade) shall be setback 30 feet from the edge of pavement or the back of any easement the county may require along the street for the purposes of utilities, whichever is greater

(4) Lot Standards for Mixed Use and Nonresidential Uses

There shall be no minimum lot area or lot width requirements for mixed use buildings or other nonresidential uses.

(5) Floor Area Requirements for Dwelling Units

All dwelling units shall comply with the floor area requirements of Section 5.05(C)(6): Floor Area Requirements.

(6) Architectural Standards

At a minimum, all planned development applications shall be subject to the architectural standards of Article 9: Architectural Standards.

(7) Buffering

- (a) A setback of 20 feet shall be provided along the perimeter of a PD-R District where such district is adjacent to existing residential subdivisions. No structures or parking shall be permitted in this setback area. The perimeter setback is intended to be a landscaped buffer that provides 100% screening of the development.
- (b) A setback of 50 feet shall be provided along the perimeter of a PD-B or PD-M District where such district is adjacent to existing residential subdivisions or a residential zoning district. No structures or parking shall be permitted in this setback area. The perimeter setback is intended to be a landscaped buffer that provides 100% screening of the development.
- (c) The planting and landscaping material standards of Section 10.04: Landscaping Materials and Standards, shall apply.
- (d) The applicant may request, or the Zoning Commission may recommend and the Board Trustees may approve, modifications in the width or use of the perimeter setback when unique conditions warrant such modifications including opportunities for connectivity to adjacent uses and developments.

(D) Street, Drive, and Sidewalk Requirements

(1) General Street and Drive Design Criteria

- (a) The area of the proposed project devoted to streets and related pavement should be the minimum necessary to provide adequate and safe movement through the development.
- (b) Street alignments should follow natural contours and be designed to conserve natural features.
- (c) The locations of streets should be planned to avoid excessive stormwater runoff and the need for storm sewers.
- (d) Dead-end streets shall be prohibited, except as stub streets.

- (e) Permanent cul-de-sac streets are strongly discouraged and should only be utilized in instances where they are necessary due to topography, configuration of land, existing road layouts or other special circumstances. The Zoning Commission and Board of Trustees may require stub streets to extend to the development boundaries for planned road connections.

(2) Pedestrian Circulation, Walkways, and Trails

- (a) A pedestrian circulation system shall be included in a PD-R or PD-M District and should be designed to ensure that pedestrians can walk safely and easily throughout the development, without having to walk or utilize the street for travel. The pedestrian system should provide connections between properties and activities or special features within common areas and need not always be located along streets. If the pedestrian system intersects a public or private street within the development, "pedestrian crossing" signs shall be posted.
- (b) A trail system may be provided within the area of open space. The system should be designed to minimize disturbance of the site with regard to the natural drainage system and topography. To the maximum extent feasible, natural materials should be used in the construction and maintenance of the trail system.
- (c) When developed adjacent to contiguous to a public trail, park, or recreation area, the development shall provide pedestrian access from the development to the public area by way of connecting walkway, trail, boardwalk, or bridge.

(E) Planned Development District Review Procedure

(1) Planned Development (PD) Initiation

- (a) A PD District may be initiated by the property owner or an agent of the property owner.
- (b) All PD District applications shall be subject to Section 3.03: Common Review Requirements.

(2) Preliminary Development Plan Review Procedure

(a) Step 1 – Pre-application Conference (Optional)

- (i) The applicant may request to meet with the Zoning Commission to discuss the initial concepts of the proposed amendment and general compliance with applicable provisions of this zoning resolution prior to the submission of the application.
- (ii) Discussions that occur during a pre-application conference or any preliminary meeting with the Zoning Commission, or any representative of the township, are not binding on the township and do not constitute official assurances or representations by Goshen Township or its officials regarding any aspects of the plan or application discussed.

(b) Step 2 – PD District Zoning Map Amendment and Preliminary Development Plan Application

- (i) Applications for a PD District shall be submitted to the Zoning Commission at the township offices.

- (iii)** Notification shall be given in accordance with the ORC.
- (iv)** Within 20 days after its public hearing, the Board of Trustees shall either adopt or deny the recommendations of the Zoning Commission, or adopt some modification thereof. If the Board of Trustees denies or modifies the Zoning Commission's recommendations, the majority vote of the Board of Trustees shall be required.
- (v)** Approval of the preliminary development plan shall include density, intensities, land uses and their inter-relationship, general design standards, and building locations. Location of buildings (if applicable) and uses may be altered slightly due to engineering feasibility which is to be determined in the subsequent preparation of the detailed final development plans.
- (vi)** The Board of Trustees' decision on the PD District zoning map amendment and the preliminary development plan is a legislative action of the Board of Trustees and is subject to the same effective date and referendum provisions as set forth in Section 3.05(C): Effective Date and Referendum. After approval of the PD zoning map amendment and preliminary development plan, and after the subsequent referendum period has ended, the zoning map shall be changed to reflect this amendment.
- (vii)** In approving a preliminary development plan, the township shall establish the maximum gross density of the PD. The project density approved by the Board of Trustees in the preliminary development plan shall be subject to the application of the development standards of this resolution and any conditions of the approved preliminary development plan. If, upon the application of the development standards and the conditions of the approved plan, the applicant cannot achieve the maximum approved density, then the applicant shall be confined limited to the density achieved from the application of the standards and any conditions.

(3) Review Criteria for a Preliminary Development Plan

- (a)** The following criteria shall serve as conditions for the review and recommendation or decision on the preliminary development plan:
 - (i)** The PD and preliminary development plan are consistent with the intent and purpose of this resolution and, in particular, the furtherance of the purpose of the PD as set forth in Section 6.01(A): Overall Purpose.
 - (ii)** The PD and preliminary development plan are consistent with the adopted Goshen Township Growth Management Plan;
 - (iii)** The internal streets and primary and secondary roads that are proposed are adequate to serve the proposed development and properly interconnect with the surrounding existing road network as designated on the Clermont County Thoroughfare Plan, or other adopted transportation plans. The plan must demonstrate that improvements or other actions have been or will be taken to mitigate those traffic problems identified by the Zoning Commission, and in the traffic impact analysis, if required, that are attributable to the proposed development;

- (iv) The proposed infrastructure, utilities, and all other proposed facilities are adequate to serve the planned development and properly interconnect with existing public facilities;
- (v) The proposed uses, location and arrangement of structures, lots, parking areas, walks, open spaces, landscaping, lighting and appurtenant facilities are compatible with the surrounding land uses;
- (vi) Required open space areas are identified and provisions have been made for the care and maintenance of such areas;
- (vii) The design and layout of the open space areas incorporate existing natural resources in a method that provides benefit to the overall community while ensure long time protection of the resources; and
- (viii) The preliminary development plan has been transmitted to all other agencies and departments charged with responsibility of review.

(b) Crucial Features of the PD District (Preliminary Development Plan)

- (i) The township may incorporate a list of "crucial features of the PD District" as part of a preliminary development plan approval.
- (ii) The crucial features of the PD District are those items or features that the township finds crucial or indispensable to the PD District approval and as such, the township finds that such items or features shall not be altered in the future unless undertaken as a major modification to the PD District. Such crucial features may include, as an example, the amount and/or location of open space, density, protected natural resources, or other key elements of the development.
- (iii) The Zoning Commission may include a recommendation on the list of crucial features as part of their overall recommendation to the Board of Trustees, which the Board of Trustees may adopt within their decision. The Board of Trustees shall also have the authority to modify the list of crucial features the Zoning Commission includes in its recommendation or create its own list of crucial features as part of the Board of Trustee's decision.
- (iv) If a list of crucial features is included in the decision on the preliminary development plan, such list shall be placed in a prominent position on the drawings submitted as part of the PD records.

(4) Final Development Plan Review Procedure

(a) Step 6 – Submission of a Final Development Plan

- (i) Once the PD zoning map amendment and preliminary development plan have been approved by the Board of Trustees, the applicant shall proceed with the preparation of the detailed final development plan(s) in whole or in phases.
- (ii) Prior to submitting a final development plan(s), the applicant should obtain preliminary subdivision plan approval from Clermont County to ensure compliance with the subdivision regulations prior to finalizing the final development plan under this article.

- (iii)** The final development plan shall include all such forms, maps, and information, as may be prescribed for that purpose by the Zoning Commission to assure the fullest practicable presentation of the facts for the permanent record.
- (iv)** The detailed final development plan shall be consistent with the applicable PD requirements in this zoning resolution and the contents of the approved preliminary development plan.
- (v)** A final development plan shall include all necessary legal documentation relating to the incorporation of a Homeowner's Association for the purpose of maintaining the specified open space within all residential planned developments.

(b) Step 7 – Public Meeting and Decision by the Zoning Commission

- (i)** Upon receipt of the detailed final development plan and recommendations of staff, the Zoning Commission shall, at a public meeting, study and review the detailed final development plan to determine whether all requirements have been satisfied, and the conditions specified in Section 6.02(E)(5): Review Criteria for a Final Development Plan, have been met.
- (ii)** The Zoning Inspector shall mail written notices of the public meeting to adjacent property owners a minimum of 10 days in advance of the scheduled meeting. The notice shall be sent through the regular mail and comply with Section 3.03(D): Constructive Notice for All Proceedings.
- (iii)** Within 30 days of the Zoning Commission's public meeting, the Zoning Commission shall approve, approve with modifications, or deny the proposed final development plan.
- (iv)** After approval of the final development plan, the applicant shall be required to submit a revised final development plan incorporating any revisions or modifications approved by the township to be maintained for township records.
- (v)** The approved final development plan shall be kept on record in the township offices together with all resolutions, applications, plats, plans, and other information regarding the development.
- (vi)** The resolutions prepared by the Zoning Commission and Board of Trustees shall serve as the official record for the permitted uses and activities which are approved for the property in the PD.
- (vii)** The use of the PD property or the location, erection, construction, reconstruction, enlargement, or change of any building or structure in a manner which is not consistent with the final development plan shall be considered a violation of this zoning resolution and subject to the procedures and penalties specified in Article 15: Enforcement and Penalties.

(5) Review Criteria for a Final Development Plan

The following criteria shall serve as conditions that should generally be satisfied before the approval of the final development plan:

- (a) Appropriate arrangements with the applicant have been made to ensure the accomplishment of the public improvements and reservation of open space as indicated on the preliminary development plan and final development plan.
- (b) The proposed detailed final development plan for an individual section of the overall PD is consistent in contents (building location, as applicable, land uses, densities and intensities, yard requirements, and area and frontage requirements) with the approved preliminary development plan
- (c) Each individual phase of the development can exist as an independent unit that is capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective can be obtained. No individual phase shall exceed the approved density. Each phase shall include a proportionate amount of the required open space to ensure that each phase is in compliance with the open space requirements.
- (d) That any part of the PD not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; or if approved by the Zoning Commission and Board of Trustees, left in its natural state.
- (e) That any exception from the design standards provided in the PD District is warranted by the design and amenities incorporated in the detailed final development plan.
- (f) That the detailed final development plan is consistent with the intent and purpose of this zoning resolution.
- (g) Proposed covenants, easements and other provisions meet development standards and protect the public health, safety, and general welfare.
- (h) The final development plan has been transmitted to all other agencies and departments charged with responsibility of review.
- (i) Preliminary development plans and final development plans shall include a list of any and all features in the PD Plans which were crucial, and indispensable, in order to gain PD approval from the township. This list, under the heading, "Crucial Features for this PD," shall be reviewed for approval or denial as part of the PD District process and shall be placed in a prominent position on the drawings to remain a permanent component of the record drawings.

(F) Time Limits

- (1) The final development plan shall be submitted within one year after approval of the preliminary development plan, or the approval of the preliminary development plan will expire and the plan will be deemed null and void.
- (2) Upon expiration of the preliminary development plan, the property shall still be zoned as the applicable PD sub-type with a voided preliminary development plan. The property owner or authorized agent may submit an application and new preliminary development plan for consideration pursuant to Section 6.02(E)(2): Preliminary Development Plan Review Procedure, or an application for a zoning map amendment to another district (See Section 3.05: Zoning Text or Map Amendment.).
- (3) An applicant can request an extension of any applicable time limit by requesting a status review of the PD District with the Zoning Commission and requesting an extension as part of that review.

- (4) If the applicant has not received subdivision plat approval or an extension pursuant to this article within one-year of the approval of the final development plan approval, both the preliminary and final development plans will become null and void.
- (5) Upon the expiration of the preliminary and/or final development plan, the Board of Trustees or the Zoning Commission may initiate a zoning map amendment to change the PD District zoning on the property to another zoning district. The applicant may also initiate a zoning map amendment or submit a new preliminary development plan, with all applicable fees, pursuant to the review procedure established in this article.

(G) Phased Developments

- (1) For phased developments, the Zoning Commission and Board of Trustees may approve a phased final development plan schedule as part of the preliminary and/or final development plan approval. In such case, the approved time frames shall establish when the approved development plans shall expire.
- (2) When an applicant proposes to complete the project in phases, each phase shall have adequate provision for access, open space, parking, storm water management, and other public improvements to serve the development in accordance with the applicable criteria set forth in this article. Each phase shall be provided with temporary or permanent transitional features, buffers, or protective areas in order to prevent any adverse impact on completed phases, future phases, and adjoining property. The open space areas shall be reasonably proportioned in each phase of the project, and the proposed construction of any recreation facilities shall be clearly identified on a phasing plan.

(H) Approved Plans Stay with Land

- (1) Approved preliminary and final development plan shall be attached to the land for which the plans were approved, regardless if the land ownership, developer, or applicant changes.
- (2) If there is a change in land ownership, the new land owner may:
 - (a) Continue with the PD process and development in accordance with this article and the approved plans;
 - (b) Submit a new preliminary development plan and/or final development plan in accordance with this article; or
 - (c) Submit an application for a zoning map amendment in accordance with Section 3.05: Zoning Text or Map Amendment

(I) Required Conditions for the Issuance of a Zoning Permit

- (1) A zoning permit may be issued for a structure in a PD District, in accordance with an approved final development plan, following approval by the Clermont County Planning Commission of a final subdivision plat for that portion of the PD District within which the proposed structure is to be located, and recording of the approved subdivision plat.
- (2) No zoning permit shall be issued for any property in a PD District and no construction, except preliminary excavation, shall begin until an approved final development plan is in effect for that phase or property. The final development plan becomes effective upon approval by the Zoning Commission.

(J) Modifications to Approved Preliminary or Final Development Plans

- (1)** If an applicant proposes to modify an approved preliminary development plan or final development plan, the applicant shall submit the proposed modifications to the Zoning Inspector for transmittal to the appropriate authority based on paragraphs (3) and (4) below.
- (2)** The proposed modifications shall be classified as a minor or major modification based on the following:

(a) Minor Modifications

Minor modifications shall include, but are not limited to, changes that do not involve:

- (i)** Changes to the approved plan including, but not limited to, a change of use or density to a more intense use or density than permitted by the approved preliminary development plan or changes to the location or amount of land designated for a specific land use or open space;
- (ii)** A reduction of more than 10 percent in the number of parking spots;
- (iii)** A change of the permitted uses to a use not otherwise permitted in the proposed PD District;
- (iv)** Any change that will increase demand on any on- or off-site infrastructure;
- (v)** Moving a building closer to any of the perimeter lot lines adjacent to properties outside of the boundary of the PD District; or
- (vi)** An expansion of a building footprint that affects the specified setbacks of the approved plan.

(b) Major Modifications

Major modifications shall include, but are not limited, to:

- (i)** A change in density or intensity;
- (ii)** Changes to the property or project boundaries of the entire PD District;
- (iii)** Modifications in the internal street and thoroughfare locations or alignments which significantly impact traffic patterns or safety considerations;
- (iv)** Anything not classified as a minor modification above; or
- (v)** Any change that the Zoning Commission determines, after review, should be forwarded on to the Board of Trustees as a major modification.

(3) Review of Minor Modifications

- (a)** The Zoning Commission shall be responsible for reviewing and making a decision on minor modifications to an approved preliminary development plan or final development plan.
- (b)** Such review and decision shall take place at a public meeting of the Zoning Commission and shall not require any additional notice beyond what is required by the ORC for public meetings.

- (c) The decision of the Zoning Commission on minor modifications shall be deemed administrative.
- (d) If a preliminary development plan is amended, any future final development plan shall comply with the amended preliminary development plan.

(4) Review of Major Modifications

- (a) Major modifications shall require a public hearing with the Zoning Commission and Board of Trustees to revise the preliminary development plan pursuant to Section 6.02(E)(2): Preliminary Development Plan Review Procedure, with the following provisions:
 - (i) The new plan shall not be subject to review by the Clermont County Planning Commission; and
 - (ii) Major modifications shall be subject to new application fees.
- (b) If a preliminary development plan is amended, any future final development plan shall comply with the amended preliminary development plan.

6.03 PDO STATE ROUTE 28 PLANNED DEVELOPMENT OVERLAY DISTRICT

This section shall apply to any planned development application related to the State Route 28 Planned Development Overlay District. Applications for a planned development that requires a zoning map amendment and will be classified as a PD-R, PD-B, or PD-M District shall be subject to the provisions of Section 6.02: Planned Development Districts (PD).

(A) Applicability

- (1) Property owners that are subject to the PDO zoning district may continue to use their property in accordance with the requirements of the applicable base zoning district.
- (2) At the election of the property owner, the owner may choose to develop pursuant to the PDO District, in accordance with this section, without requiring the rezoning of the base zoning district.

(B) Review Procedure

The PDO is a planned development subject to township review prior to the issuance of a zoning permit. The review shall be completed in accordance with the procedure below:

(1) Step 1 – Pre-application Conference (Optional)

- (a) The applicant may request to meet with the Zoning Commission to discuss the initial concepts of the proposed PDO development and general compliance with applicable provisions of this zoning resolution, prior to the submission of the application.
- (b) Discussions that occur during a pre-application conference or any preliminary meeting with the Zoning Commission, or any representative of the township, are not binding on the township and do not constitute official assurances or representations by Goshen Township or its officials regarding any aspects of the plan or application discussed.
- (c) The purpose of the pre-application conference is to informally discuss application requirements, review procedures, and details of the proposed development.

- (d) Applicants are encouraged to bring a preliminary development plan to the pre-application conference.
- (e) No formal application is required to facilitate a pre-application conference. The applicant need only contact the Zoning Inspector to set up a meeting date.

(2) Step 2 –Application

- (a) Applications for any development under the PDO district shall be submitted to the Zoning Commission at the township offices.
- (b) The application shall include all such forms, maps, and information, as may be prescribed by the Zoning Inspector to assure the fullest practicable presentation of the facts for the permanent record.
- (c) All applications shall be submitted with the required fees as established in the Goshen Township fee schedule.

(3) Step 3 – Public Hearing and Decision by the Zoning Commission

- (a) Upon the submittal of the application (Step 2), the Zoning Commission shall fix a reasonable time for the public hearing on the application.
- (b) Written notice of the public hearing shall be given to all adjacent property owners at least ten days prior to the public hearing regarding the proposed development. Notice shall also be published in a newspaper of general circulation at least ten days prior to the public hearing. All notice shall be accomplished in accordance with 3.03(D): Constructive Notice for All Proceedings.
- (c) Within 30 days after the close of the Zoning Commission’s public hearing, the Zoning Commission shall decide on the approval, denial, or modification of the proposed application.
- (d) After approval of the application, the applicant shall be required to submit a revised plan incorporating any revisions or modifications approved by the township to be maintained for township records. The Zoning Inspector shall have the authority to take the revised plan back to the Zoning Commission if there are any questions as to whether the revised plan illustrates all conditions of the approval.
- (e) Once an approved plan, with all approved modifications, has been submitted, the applicant may make application for zoning permits in accordance with Section 3.04: Zoning Permit.

(C) Review Criteria

The Zoning Commission shall study and review the proposed PDO plan to:

- (1) See that all requirements of this section and any other applicable section of this code have been satisfied; and
- (2) Ascertain that the following specific conditions are fully met:
 - (a) That the PDO is consistent with the intent and purpose of this zoning resolution and, in particular, the State Route 28 Corridor Development Plan;
 - (b) The proposed uses, location and arrangement of structures, lots, parking areas, walks, open spaces, landscaping, lighting and appurtenant facilities are compatible with the surrounding land uses;

- (c) That the areas proposed shall be used only for those uses permitted under these provisions and the usual accessory uses;
- (d) That the internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated by the Clermont County Engineer. The township may require a traffic impact study for a preliminary development plan;
- (e) The proposed infrastructure, utilities, and all other proposed facilities are adequate to serve the development and properly interconnect with existing public facilities;
- (f) That any part of the PDO not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved, or if approved by the Zoning Commission, left in its natural state; and
- (g) The plan has been transmitted to all other agencies and departments charged with responsibility of review and that the plan addresses any concerns by these agencies.

(D) Modifications to Approved Plans

Any modification to an approved PDO plan shall be subject to the review procedure identified in this section.

(E) Permitted Uses

Any use permitted in the B-2 (See Table 5-1.) shall be permitted in the PDO subject to approval in accordance with this section.

(F) Accessory Uses and Structures

Accessory uses shall be regulated per the underlying base zoning district except where an applicant utilizes the PDO process outlined in this section. In such cases, accessory uses shall be permitted as follows:

- (1) Accessory uses allowed for the B-2 District shall be permitted as accessory to any nonresidential use.
- (2) For residential uses, accessory uses allowed for the R-1 District shall be permitted as accessory to single-family dwellings and accessory uses allowed for the R-3 District shall be permitted as accessory uses for multi-family dwellings.
- (3) All accessory uses shall be subject to the standards of Section 7.01: Accessory Use Regulations.

(G) Site Development Standards

- (1) The minimum front yard setback shall be 50 feet as measured from the street right-of-way to the principal building.
- (2) There shall be no minimum side yard setback for lots developed under this PDO process.
- (3) The minimum rear yard setback shall be 20 feet except when the lot is adjacent to a residential lot outside of the PDO, in which case, the minimum rear yard setback shall be 50 feet.
- (4) The maximum building height shall be 45 feet.

(H) Green Space

Lots that are over one acre in area shall preserve 10 percent of the gross area of the property as green space that may include required landscape areas or required buffer areas, provided they are landscaped or natural.

(I) Parking, Access, and Mobility

- (1)** Cross access easements to adjacent parcels shall be provided in order to achieve better circulation throughout the corridor and to minimize driveway cuts along public roads, unless waived by the Clermont County Engineer.
- (2)** All cross access easements shall comply with the county's access management requirements.
- (3)** Shared maintenance agreements shall be filed with the Clermont County Recorder.
- (4)** Off-street parking, loading, and vehicle stacking, shall be subject to Article 12: Parking, Loading, and Circulation Standards.

(J) Landscaping and Buffers

- (1)** Unless otherwise stated in this section, the landscaping and buffering requirements of Article 10: Landscaping Standards shall apply to development within the PDO.
- (2)** The Zoning Commission may waive requirements of Article 10: Landscaping Standards, as part of the PDO process if an alternative form of landscaping or buffering is proposed that would meet or exceed the purposes of the PDO District and the purpose stated in Article 10: Landscaping Standards.

(K) Signs

All signs shall be subject to the standards of Article 13: Signage Standards.

(L) Outdoor Lighting

All outdoor lighting shall be subject to the standards of Section 8.01: Exterior Lighting.