



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON OCTOBER 22, 2024

GOSHEN TOWNSHIP – ZONING MAP AMENDMENT

CASE NO. ZC-2024-007

REPORT DATE: 2024-10-16

APPLICANT:

K4 Architecture, Jordan Sauer
555 Gest St
Cincinnati, OH 45203

PROPERTY OWNER:

HealthSource of Ohio, Jim Brossart
424 Wards Corner Rd, Ste 200
Loveland, OH 45140

PARCEL ID:

PIN 112208F105

ADDRESS OF REQUEST:

Along the eastbound lane of State Route 28 at the southern quadrant of SR 28 and its intersection with Charles Snider Road.

REQUEST:

Requesting to amend the zoning designation of a parcel (PIN 112208F105) consisting of +/- 3.77 acres from the “PBDD” Planned Business Development District to “PBDD”, Planned Business Development District for the purposes of expanding a community health center in Goshen Township.

ZONING:

The existing zoning for the subject property is “PBDD” Planned Business Development District. The existing PBDD permits the existing structure at the existing size. Any expansion of the development would require a major modification to the existing PBDD. The surrounding land consists of different types of “PD” Planned Development Districts, one is commercial, and one is a residential PD to the south of the subject property. There is also property that is zoned “M-1” Light Manufacturing District. The PD across SR 28 from this property appears to be a golf course. *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 commercial and houses the existing community health center which is proposed to be expanded with this application.

HISTORY:

This proposal is for the expansion of an existing community health center.

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 commercial and is an expansion of the existing Planned Development for HealthSource of Ohio. This area is located adjacent to existing commercial and residential “PD” zoned land, as well as land zoned for light manufacturing. One of the PDs that is adjacent to this property is a golf course, and the other land uses are commercial, industrial, and residential. As the land uses surrounding the parcel are a mix of commercial, residential, and light industrial, the expansion of an existing commercial area of the PD would be compatible with the area.

The Goshen Growth Management Plan (Plan) identifies this area as “Commercial” which recommends commercial land uses in this area for businesses for nearby goods and services. The current expansion proposal is in line with the Plan as it is existing as a commercial service, and the application is to expand the current commercial land use. The proposal is in alignment with the Goshen Growth Management Plan. Goshen Township also has the State Route 28 Corridor Development Plan. This area is identified as the “Commercial Gateway District” and calls for this area to be commercial and calls for the integration of commercial and light industrial land uses. Language from the Commercial section of the Growth Management Plan is below:

Goshen Growth Management Plan

Commercial:

With growth, there is an increased demand by residents and businesses for nearby goods and services. Commercial uses such as grocery stores, convenience stores, printers, beauty salons and general sales provide these needed services. Commercial uses should be concentrated along S.R. 28 in the areas designated for Commercial uses in the plan with additional requirements on access management to minimize traffic conflicts along this primary arterial.

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.

SITE ACCESS:

Access is proposed from Charles Snider Road, where the existing community health center is accessed from. There are no additional access points proposed as part of this application. The internal routing of the driveways of this site internally loops the proposed structures and the only way in or out is through the existing access point to Charles Snider Road.

DEVELOPMENT CHARACTER:

The proposed development for the expansion of a community health center is compatible with the surrounding land uses and Zoning Resolution, which calls for commercial and service based land uses. The proposal is aligned with the Goshen Growth Management Plan from 2000 as well as the State Route 28 Corridor Plan. The surrounding area is commercial, industrial, and residential/recreational which complements the proposed land use expansion.

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.

Engineer's Office Comments:

- A Traffic Impact Study is not required as less than 100 trips are expected to be generated by the proposed expansion during the peak hour. Our office has no other objections or comments to offer at this time.

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-2024-007 and its request to amend the zoning designation of a parcel (PIN 112208F105) consisting of +/- 3.77 acres from the “PD” Planned Development District to “PD”, Planned Development District for the purposes of expanding a community health center in Goshen Township. The application is in alignment with the surrounding land uses and is aligned with the Goshen Township land use plans. The area is commercial, industrial, and residential/recreational and the proposed development will be compatible with the surrounding land. 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-2024-007 and its request to amend the zoning designation of a parcel (PIN 112208F105) consisting of +/- 3.77 acres from the “PD” Planned Development District to “PD”, Planned Development District for the purposes of expanding a community health center in Goshen Township.

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.

Attachment A

GOSHEN TOWNSHIP, CLERMONT COUNTY

DEPARTMENT OF PLANNING & ZONING
6757 GOSHEN ROAD, GOSHEN OHIO, 45122
513.722-3400 PHONE 513.722-3100 FAX

ZONING COMMISSION APPLICATION	
FEES:	
MINOR ADJUSTMENT PD/PDO/PUD RESIDENTIAL \$1200 COMMERCIAL \$1200	
MAJOR ADJUSTMENT PD/PDO/PUD RESIDENTIAL \$1400 COMMERCIAL \$1400	
TEXT AMENDMENT / ZONE CHANGE \$2000	
PLANNED UNIT DEVELOPMENT (PD/PDO/PUD) \$1400	
ARCHITECTURAL REVIEW BOARD (Appeals) \$1200.00	
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN	

APPLICATION NUMBER
ZC-2024-007 DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 6535 Charles Snider Rd. ZIP CODE: 45122

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER HealthSource of Ohio, Jim Brossart	424 Wards Corner Road, Suite 200	Loveland	OH	45140	513-707-4027
CONTRACTOR Oswald Construction, Rachel Bartels	308 East 8th Street, Suite 500	Cincinnati	OH	45202	513-479-2129
DESIGNER K4 Architecture, Jordan Sauer	555 Gest Street	Cincinnati	OH	45203	513-842-5435
APPLICANT K4 Architecture, Jordan Sauer	555 Gest Street	Cincinnati	OH	45203	513-842-5435
APPLICANTS E-MAIL ADDRESS K4 Architecture, Jordan Sauer	jsauer@k4architecture.com				

3. ZONING COMMISSION ACTION REQUESTED:
 ZONE CHANGE FROM ZONE _____ TO ZONE _____
 PD PDO PUD
 MINOR ADJUSTMENT TO A PD/PDO/PUD
 MAJOR ADJUSTMENT TO A PD/PDO/PUD
 TEXT AMENDMENT

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:
 The existing use is a community health center called HealthSource of Ohio (HSO). The proposed expansion would give patients access to the full scope of services offered by HSO including medical, mobile dental & vision service, behavioral health, and pharmacy services. They will also benefit from ancillary services, programming and partnerships that address the social determinants of health. Workforce development training will also be offered at this location.

5. SQUARE FEET: 16,252 6. USE: Business 7. HEIGHT: 26 feet (existing, no change)
 8. EST. START DATE: December 2024 9. EST. FINISH DATE: December 2025 10. # OF SIGNS: (separate application)

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF GOSHEN TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE GOSHEN TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Goshen Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

Jordan Sauer 10/01/24
 APPLICANT'S SIGNATURE DATE
Jim Brossart 10/01/24
 PROPERTY OWNER'S SIGNATURE DATE

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 BY:



October 1, 2024

Goshen Township Zoning Commission
Department of Planning and Zoning
6757 Goshen Road
Goshen, OH 45122


RE: Proposed HealthSource of Ohio Appalachia Community Grant Program Building Expansion

Dear Trustees,

HealthSource of Ohio (HSO) has been awarded funding from the State of Ohio through the Appalachia Community Grant Program. This capital funding is specifically to be used for outreach, expansion and training for HSO's Loveland Goshen Township site. HSO is proposing to expand the size of the existing building footprint from 7,700 SF to 16,252 SF. The building expansion will be towards SR 28 while maintaining all existing right of ways, easements and building setbacks. The proposed expansion will allow HSO to double the capacity of the family practice medical services, expand our behavior health services, add a pharmacy with a drive-thru and a medical training room. This expansion will have dedicated space for our mobile dental and vision services that visit periodically at this location.

HSO is the State of Ohio's largest community health center serving over 85,000 active patients in 20 sites (including 5 school-based health centers) throughout eight southwest counties. The organization's mission is to provide exceptional health care to everyone in the community and to be passionate advocates for those who need us most. Our vision is to be a nationally recognized model of health care excellence and accessibility where our community, our employees, and innovation thrive. HSO has a strong connection with the communities it serves and prioritizes the needs of residents, students, schools, and business in keeping people healthy. This project emphasizes HSO's ongoing commitment to go beyond the four walls of its health center to partner with stakeholders to ultimately increase economic development. Key performance indicators of good health care are a basis for quality learning, job preparedness and economic success.

The proposed expansion would allow for increased access to quality primary care services and offer designated space for medical/dental job training. Adding space for additional physicians is needed throughout both health professional shortage areas while the workforce training will offer skill-based training for those interested in clinical support roles throughout the service area including Clermont, Brown, and Adams counties. Our Goshen Township facility is currently programmatically linked to the established school-based health centers at the Goshen Local School District Elementary School. Patients have access to the full scope of services offered by HSO including medical, mobile dental & vision service, behavioral health, and pharmacy services. They also will benefit from ancillary services, programming and partnerships that address the social determinants of health. Examples include outreach and enrollment for health coverage, group diabetic education, healthy cooking classes (including children), emergency food bags and even books for every child.

 424 Wards Corner Road, Suite 200
Loveland, Ohio 45140
513.576.7700
www.healthsourceofohio.org

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BY:

Moreover, it will be offering workforce development training to increase the number of qualified candidates needed in the health care workforce to accomplish increased access—creating new jobs. Workforce shortage in health care has reached critical levels and training would provide a pipeline of qualified staff.

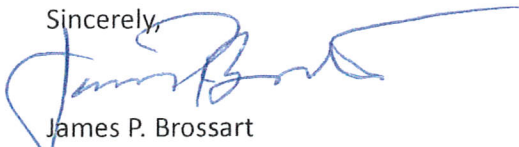
HSO's project fosters immediate and ongoing partnerships between Goshen Local schools as well as area vocational schools. We also partner with community colleges such as UC Clermont and Southern State for post didactic training for students to prepare them for the healthcare workforce. Also, by expanding the facilities, increasing access, HSO will create more job opportunities. We will partner with Ohio Means Jobs and other community agencies to ensure rural communities members have the opportunities they need to be healthy and employed.

The following addresses specific zoning concerns:

- The proposed expansion will not change the current use of the proposed expanded facility.
- The proposed expansion will not change the character of development, architectural or with density.
- The proposed expansion will increase patient traffic but not beyond what the current use (medical office) would expect. Traffic flow change would be negligible with the addition of the pharmacy drive-thru and the training facility.
- The proposed expansion confirms with the PDO: State Route 28 Overlay District.
- The proposed expansion continues with the current use of the land and does not pose any significant changes or adverse effect to the surrounding properties, and/or their use.
- The surrounding land uses are commercial, light and heavy manufacturing, and residential (Woodlawn Streams Subdivision).

We appreciate your time and consideration and look forward to working with Goshen Township on this project.

Sincerely,



James P. Brossart
Director of Facilities Management

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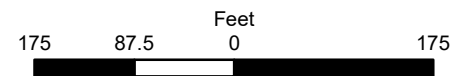
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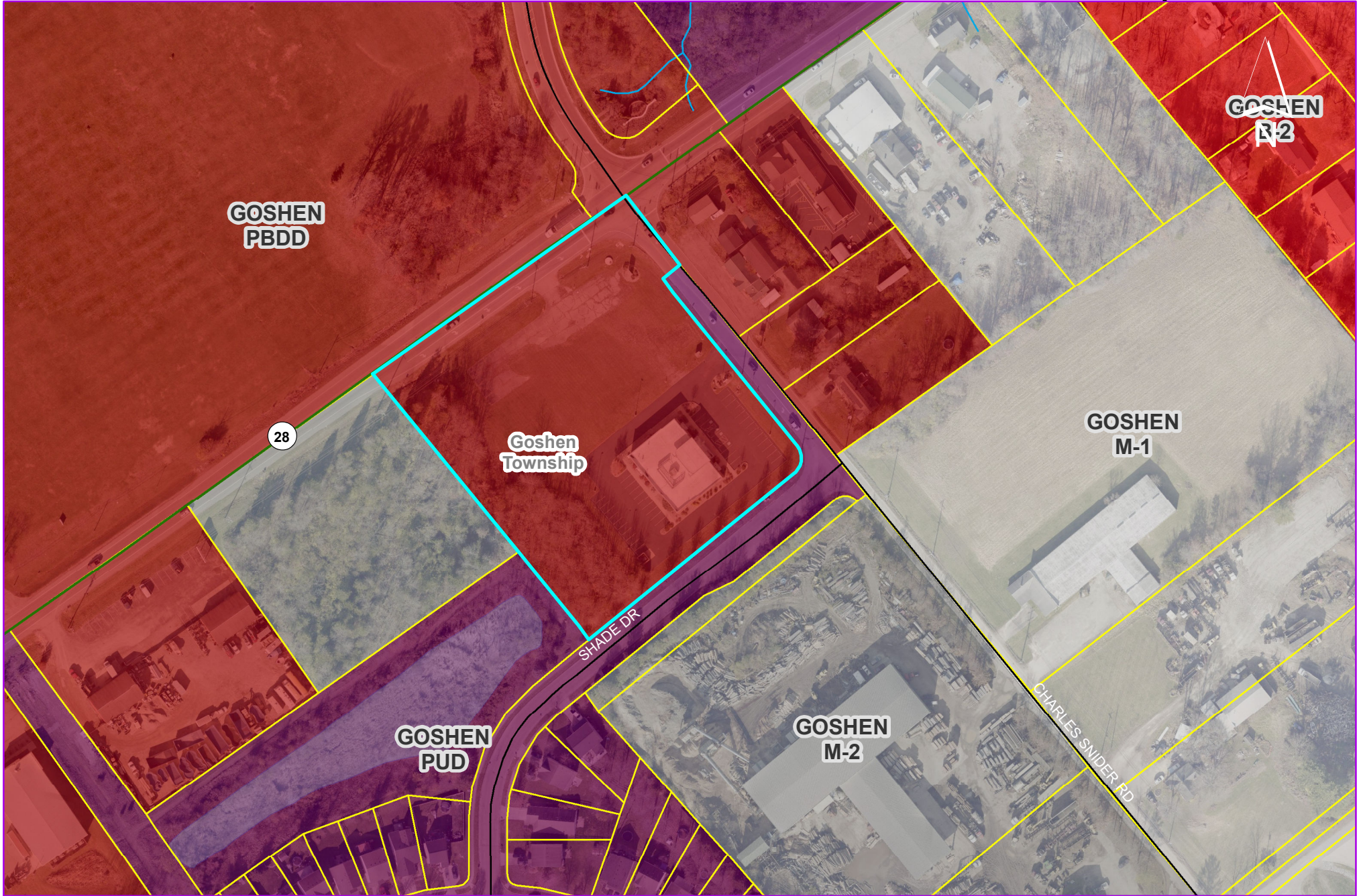


PROPERTY INFORMATION:

Parcel Number: 112208F105

Total Site Area: +/- 3.77 ac.

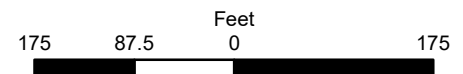




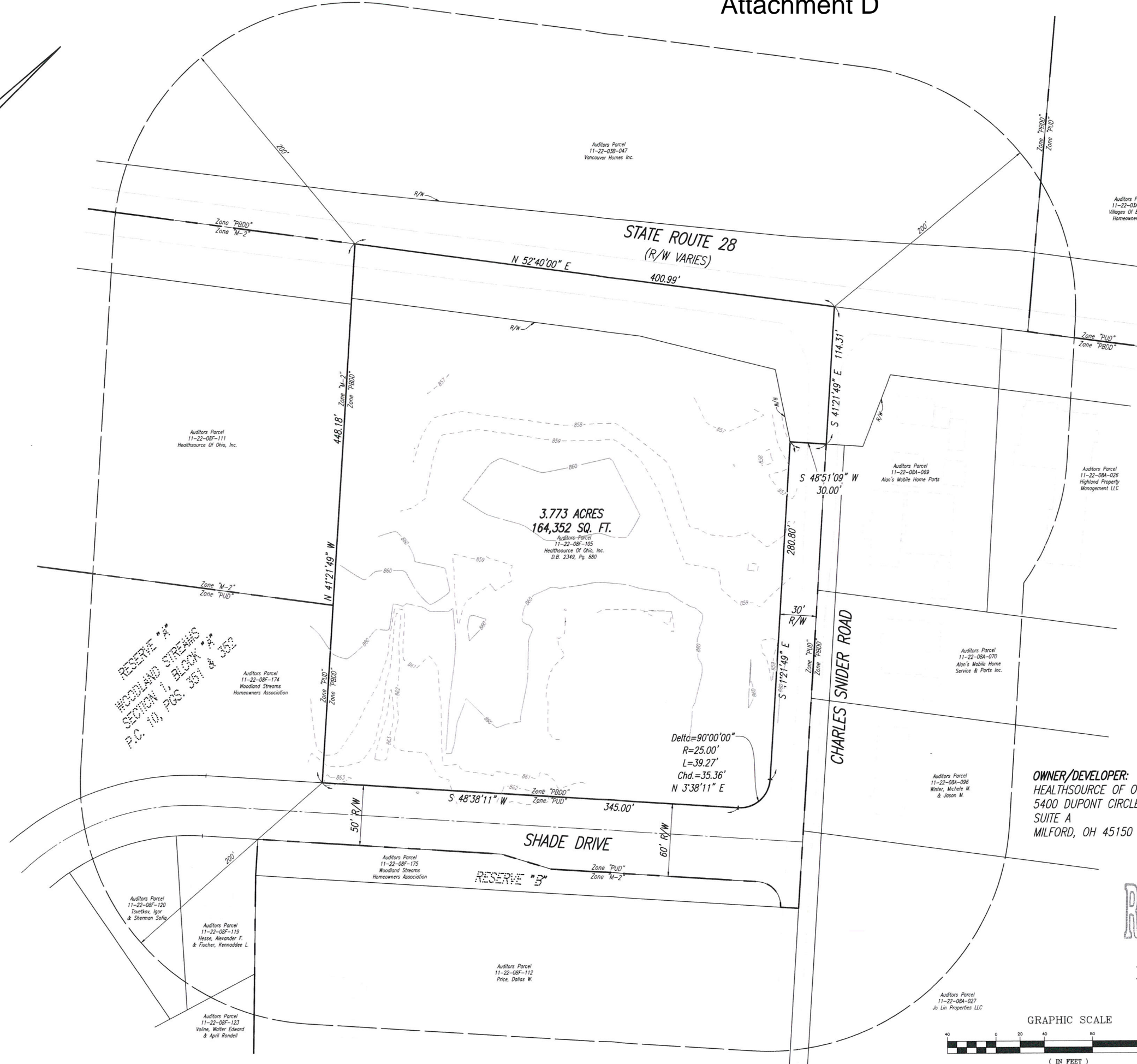
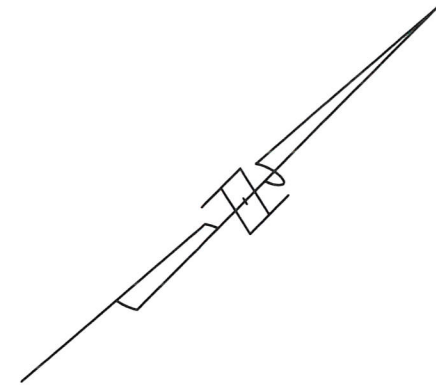
PROPERTY INFORMATION:

Parcel Number: 112208F105

Total Site Area: +/- 3.77 ac.



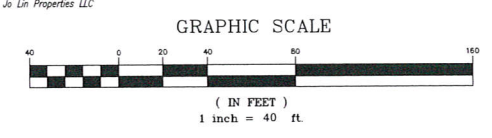
Attachment D



HEALTHSOURCE OF OHIO 6535 CHARLES SNIDER RD.	
Date: 9-10-24	Drawn By: G.R.
Checked By: C.A.	Scale: 1" = 40'
ZONING MAP	
HEALTHSOURCE OF OHIO PLANNED BUSINESS DEVELOPMENT DISTRICT HUMPHREY & DONNELL MILITARY SURVEY #3777 GOSHEN TWP., CLERMONT COUNTY, OHIO	
Abercrombie & Associates, Inc. Civil Engineering + Surveying 8111 Cheviot Road, Suite 200 Cincinnati, Ohio 45228 513-885-5737 www.abercrombie-associates.com	
Job No: 24-0068	1

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BY:



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NORTH RELATIVE TO WOODLAND STREAMS SECTION 1, BLOCK 77 AS RECORDED IN P.C. 10, PGS. 351 & 352 OF THE CLERMONT COUNTY, OHIO RECORDS.

Auditors Parcel 11-22-087-111 Healthsource Of Ohio, Inc. D.B. 2349, Pg. 880

3.773 ACRES
164,352 SQ. FT.
Auditors Parcel 11-22-087-105 Healthsource Of Ohio, Inc. D.B. 2349, Pg. 880

Auditors Parcel 11-22-087-174 Woodland Streams Homeowners Association

Auditors Parcel 11-22-087-175 Woodland Streams Homeowners Association



VICINITY MAP

LEGEND

⊕	Ex. Light Pole
⊙	Ex. Utility Pole
⊙	Ex. Guy Wire
⊠	Ex. Electric Box (Unless Otherwise Noted)
⊠	Ex. Telephone Box
⊙	Ex. Bollard
⊙	Ex. Electric Meter
⊙	Ex. Sign
⊠	Ex. Mailbox
⊠	Ex. Fire Hydrant
⊠	Ex. Gas Box
⊙	Ex. Water Meter
⊙	Ex. Clean Out
⊙	Ex. San. MH
⊙	Ex. Storm Sewer Manhole
⊙	Ex. C.B.
—	Ex. Overhead Utility Lines
—	Ex. Underground Utility Lines
—	Ex. Undergroud Electric
—	Ex. Undergroud Telephone
—	Ex. Undergroud Fiber Optic Lines

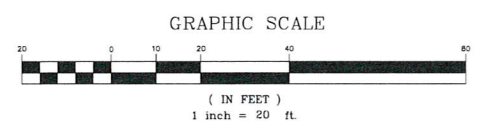
EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DESIGN.

ELEVATION DATUM SHOWN IS RELATIVE TO NAVD 88 BASED ON VRS GPS OBSERVATIONS.
SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" AS DETERMINED BY A PERSONAL REVIEW OF FLOOD MAP NO. 39025C0127G & 39025C0130G, DATED MARCH 16, 2006 OF THE NATIONAL FLOOD INSURANCE PROGRAM.

X Denotes Items To Be Removed

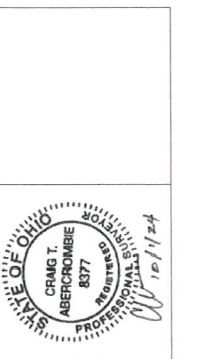
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BY:



OWNER/DEVELOPER:
HEALTHSOURCE OF OHIO INC.
5400 DUPONT CIRCLE
SUITE A
MILFORD, OH 45150

ARCHITECT:
K4 ARCHITECTURE, LLC
555 GEST ST.
CINCINNATI, OH 45203



HEALTHSOURCE OF OHIO
6535 CHARLES SNIDER RD.

Date	9-10-24
Drawn By	G.R.
Checked By	C.A.
Scale	1" = 20'

Sheet Title: EXISTING CONDITIONS/DEMOLITION PLAN
Project Title: PLANNED BUSINESS DEVELOPMENT DISTRICT HEALTHSOURCE OF OHIO HUMPHREY & DONNELL MILITARY SURVEY #3777 GOSHEN TWP., CLERMONT COUNTY, OHIO

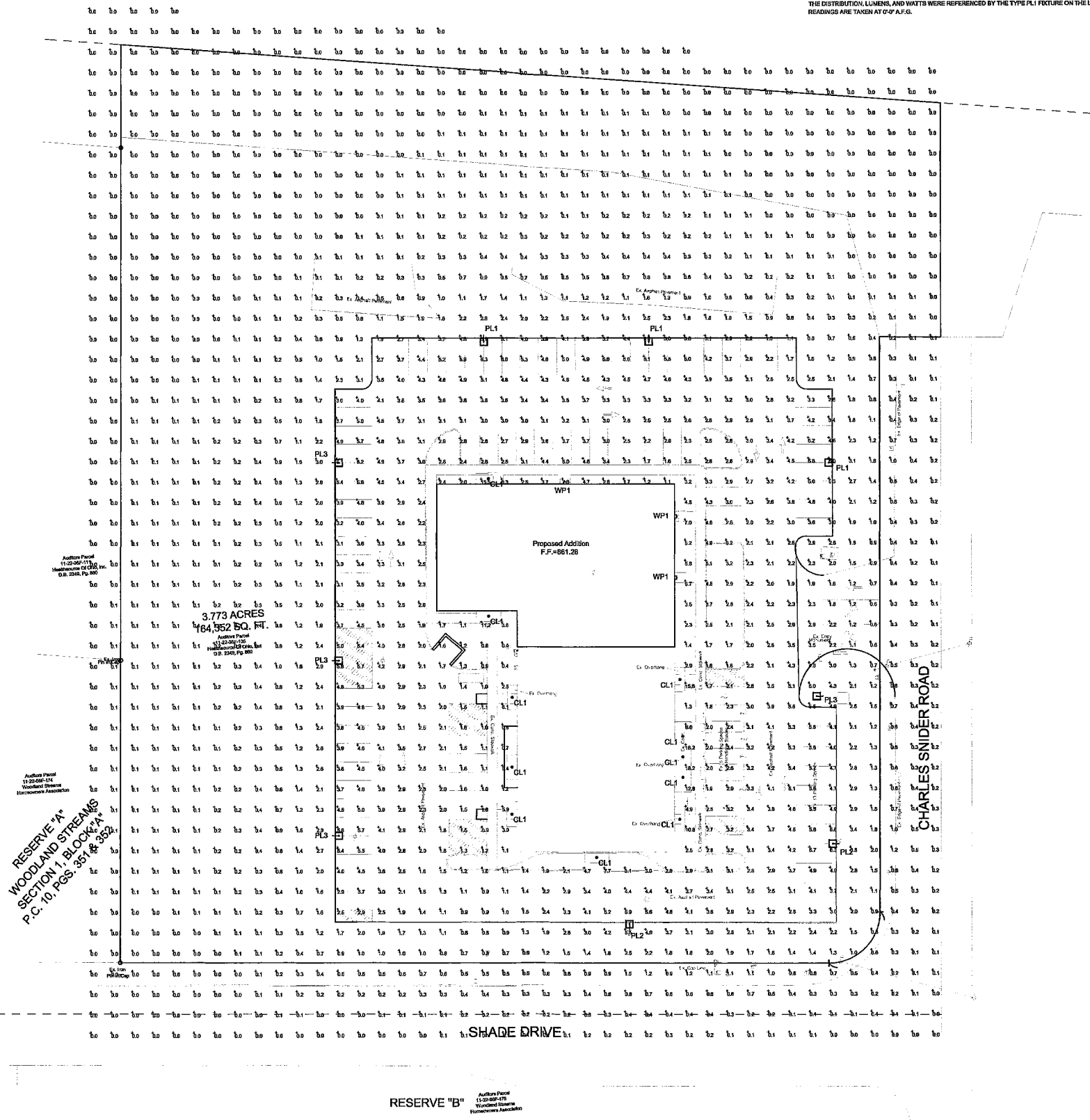
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Symbol	Qty	Label	Arrangement	Description	LF	Luminaire Lumens	Luminaire Watts	Total Watts
CL1	11	CL1	Single	Lithonia LED AL02 SWWY LOGAR LSS 60CRI MVOLT UZZ (1600LM) (4000K)	0.903	2073	18.78	206.58
PL1	3	PL1	Single	NEW NLS Lq USS-2 14 BSL 1 40K UNV DPSM FINSH 7 2/2 POLE	0.903	28930	263	789
PL2	2	PL2	Single	EXISTING FIXTURE / 28 POLE	0.903	28930	263	526
PL3	4	PL3	Single	EXISTING FIXTURE - UNCOATED / 28 POLE	0.903	28930	263	1052
WP1	3	WP1	Single	Lithonia WOODZ LED F4 40K 70CRI 14M MVOLT SRM FINSH	0.903	4714	42.56	127.68

Label	CalcType	Units	Avg	Max	Min	Ang/MIn	Max/MIn
CalcType	Footcandle	Fc	1.27	18.2	0.0	N/A	N/A
StdArea - Lat	Footcandle	Fc	3.47	18.2	0.4	8.83	45.50

NOTES:
 TYPE CL1 - FIXTURES ARE MOUNTED AT 19'0" A.F.F.
 TYPE PL1, PL2 & PL3 - FIXTURES ARE MOUNTED AT 27'-0" A.F.F. (28'-0" POLE 7'2" BASE)
 TYPE WP1 - FIXTURES ARE MOUNTED ON BLDG AT 19'0" A.F.F.
 TYPE PL2 & PL3 - FIXTURES ARE FOR REFERENCE ONLY.
 NO INFORMATION WAS GIVEN ON THE DISTRIBUTION, LUMENS, OR WATTS.
 THE DISTRIBUTION, LUMENS, AND WATTS WERE REFERENCED BY THE TYPE PL1 FIXTURE ON THE LAYOUT.
 READINGS ARE TAKEN AT 0'-0" A.F.F.



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IF USING PRODUCTS WITH SELECTABLE KELVIN TEMPERATURES AND/OR ADJUSTABLE LUMEN PACKAGES, PLEASE ENSURE THOSE FIXTURES ARE SET IN THE FIELD TO THE DESIGN PROVIDED ON THIS DRAWING

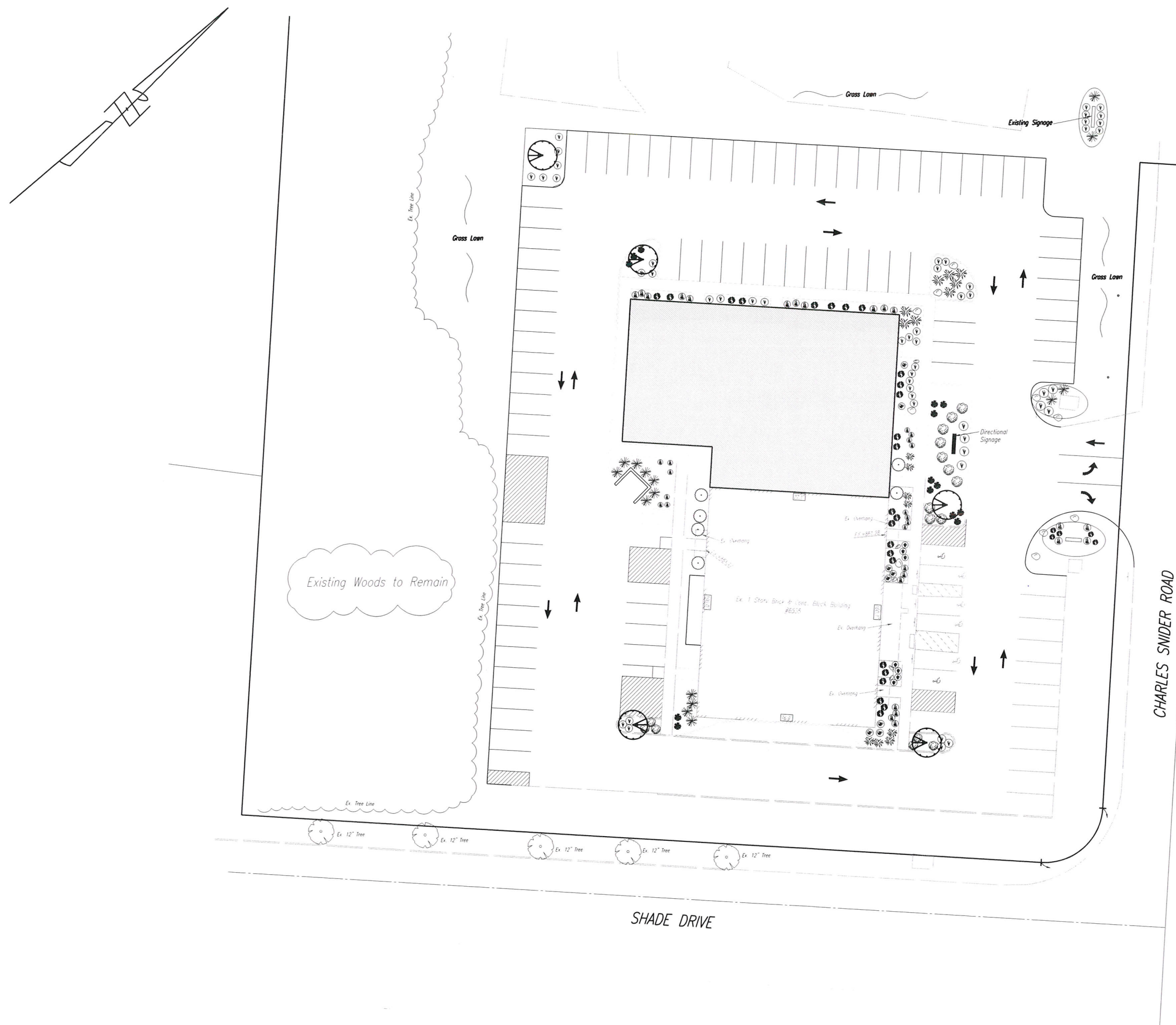
THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF KING LIGHTING, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED BY ANY COMPANY OTHER THAN THE COMPANY FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF KING LIGHTING, INC. ANY VIOLATION MAY RESULT IN APPROPRIATE LEGAL ACTION.

Design Criteria			
DESIGN FILE: HSO_Leveland_Site.ogl	FIXTURE LAYOUT IS BASED ON A 0.90LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.		
MINIMUM: AVERAGE	AVERAGE: MAX/AVERAGE	INTERIOR LIGHTING LEVELS ARE SHOWN AT A.F.F. UNLESS NOTED OTHERWISE	EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.F. UNLESS NOTED OTHERWISE

KING Lighting, Inc.
 700 West Pete Rose Way - Suite 215
 Cincinnati, OH 45203
 (859) 291-5511 Fax (859) 261-2228
 www.king-lighting.com

Lighting Calculations for HealthSource of Ohio - Loveland - Site				
LIGHTING SITE PLAN	SCALE 1"=30'-0"	DESIGNER JJ	CHECKED JJ	DATE 09/25/24
				SHEET 51

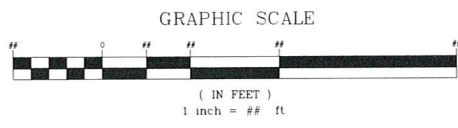
Disclaimer: AGI and Genyte has made great efforts to ensure the accuracy of their program, however AGI, Genyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by AGI or GENYSYS for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.



LEGEND:

- Techny Arborvitae 4-5ft*
- Runyan Yew 18"*
- Knock Out Rose #3 - Red*
- Crimson Pygmy Barberry #2*
- Green Velvet Boxwood 15-18"*
- Walker's Low Catmint #1*
- Kari Foerster Grass #2*
- Stella D'oro Daylily*
- Variiegated Liriope*
- Goldmound Spirea #3*
- Grey Owl Juniper #3*
- Juddi Viburnum 24-30"*
- Ivory Silk Lilac 2 - 2 1/2"*
- Oversize Creek Gravel 2-6" Bed Covering*
- Boulder - Various Sizes*

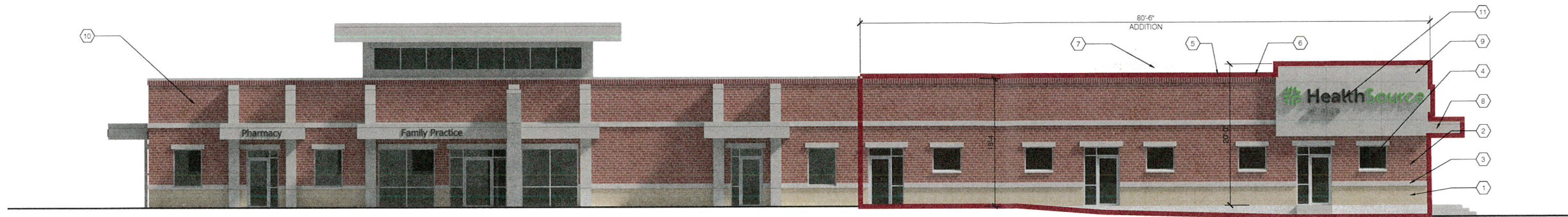
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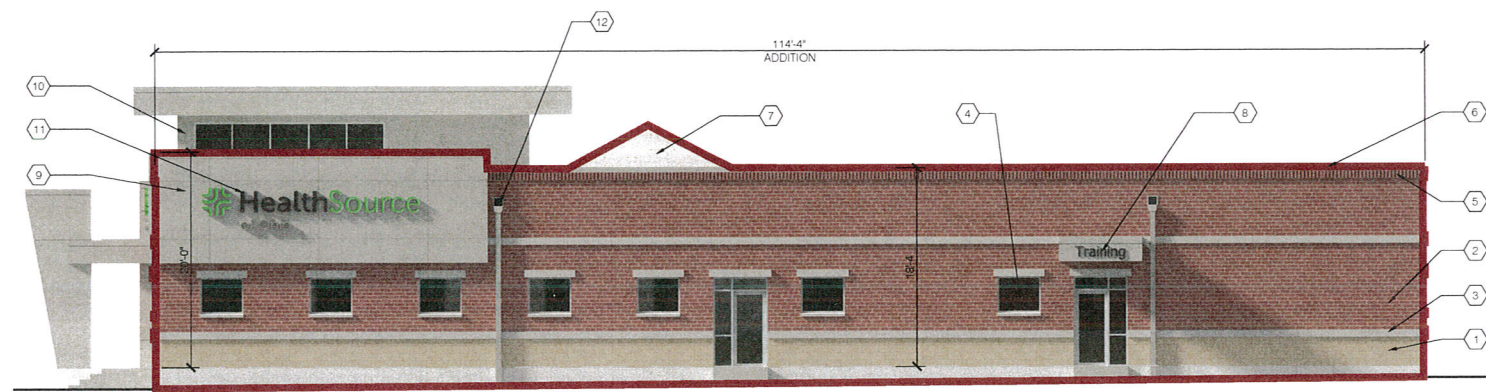
HEALTHSOURCE OF OHIO 6535 CHARLES SNIDER RD.			
Date	9-30-24	Drawn By	J.P.B.
Checked By		Scale	1" = 20'
REVISIONS		TWP: LANDSCAPING PLAN	
SHEET TITLE: LANDSCAPING PLAN - ZONING REVIEW PROJECT TITLE: PLANNED BUSINESS DEVELOPMENT DISTRICT HEALTHSOURCE OF OHIO GOSHEN TWP., CLERMONT COUNTY, OHIO			
 424 Wards Corner Road, Suite 200 Loveland, OH 45140			
Job No.	L001		

NOTES THIS DRAWING:

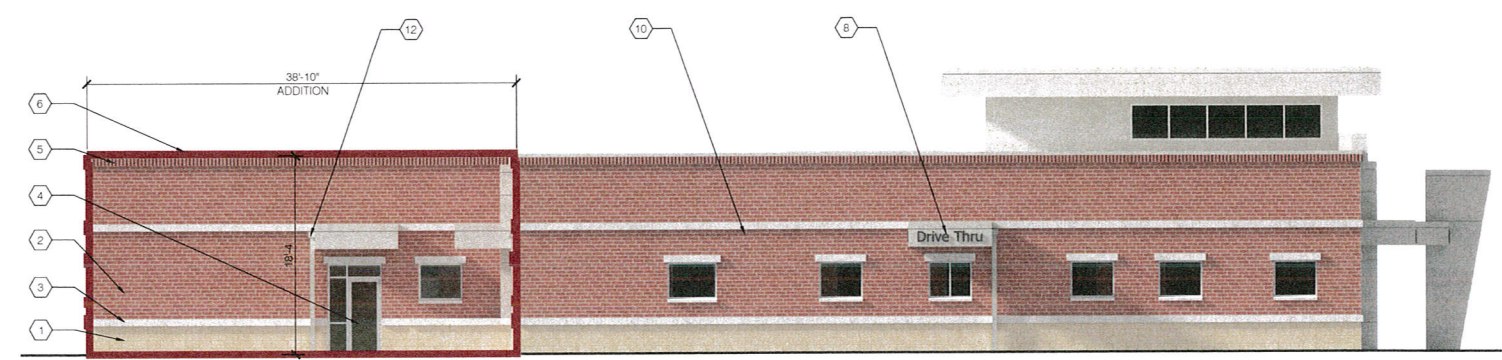
- 1 SPLIT FACE CMU VENEER, MATCH EXISTING
- 2 MASONRY VENEER, MATCH EXISTING
- 3 CAST STONE WATER TABLE, MATCH EXISTING
- 4 ALUMINUM-FRAMED STOREFRONT SYSTEM
- 5 SOLDIER COURSE, MATCH EXISTING
- 6 PRE-FINISHED METAL COPING, MATCH EXISTING
- 7 SKYLIGHT
- 8 COMPOSITE METAL CANOPY
- 9 COMPOSITE METAL PANEL SYSTEM, MATCH EXISTING
- 10 EXISTING BUILDING
- 11 NEW BUILDING SIGNAGE
- 12 PRE-FINISHED METAL SCUPPER WITH DOWNSPOUT



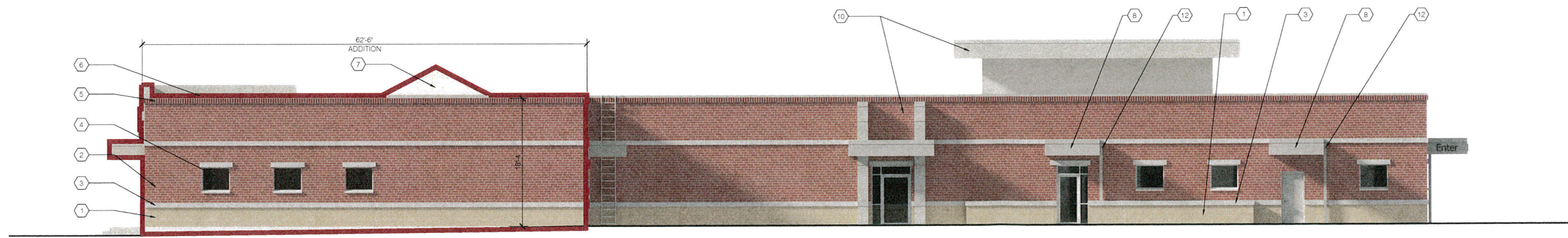
6 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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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.