



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 20, 2025

GOSHEN TOWNSHIP – ZONING MAP AMENDMENT

CASE NO. ZC2025-001

REPORT DATE: 2025-05-19

APPLICANT:

PLK Communities, LLC
5905 E. Galbraith Road Suite 411
Cincinnati, OH 45236

PROPERTY OWNER:

Smith Road, LLC
6300 Smith Road
Loveland, OH 45140

PARCEL ID:

PIN 112208B128

ADDRESS OF REQUEST:

Parcel off of Smith Road/ State Route 28

REQUEST:

Requesting to amend the zoning designation of the subject property parcel (PIN 112208B127) consisting of +/- 28.77 acres from the “R-2” Low Density Residential District and “B-2” General Business District to “PD-M”, Planned Development - Mixed District for the purpose of developing 208 multi-family residential units within multiple structures, 66 single-family attached residential units within multiple structures, 548 parking spaces, a clubhouse, and detention basin.

ZONING:

The existing zoning for the subject property is “M-1” Light Manufacturing District. The surrounding properties consist of “R-2” Low Density Residential District, “B-2” General Business District, and “M-1” Light Manufacturing District (discontinued). *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 vacant wooded and agricultural land.

HISTORY:

There is no relevant history for the subject property.

CONTENTS OF REPORT:

- Exhibit A: Township Application and Project Narrative
- Exhibit B: Parcel Map
- Exhibit C: Zoning Map
- Exhibit D: Proposal Map
- Exhibit E: Portion of the Goshen Township Zoning Resolution

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Goshen Township Zoning Resolution Article 6 “Planned Development Districts” details the purpose, types, and standards of a Planned Development (PD). This PD is residential and is located adjacent to existing residential and commercially zoned land. The land uses surrounding the parcel are residential, commercial, and industrial in close proximity to a major corridor - SR 28 – that was identified as a major growth corridor in Goshen Township’s “State Route 28 Corridor Development Plan (2023). The proposed land use is multi-family and attached single-family residential which includes open space, stormwater ponds and community amenities. The adjacent land is both residential and commercial, making the proposed use considered a compatible use.

The Goshen Township Growth Management Plan (2000) identifies the surrounding areas as “Commercial”, “Commerce and Industry”, and “Rural/Suburban Option”.

A SEGMENT OF THE GOSHEN TOWNSHIP ZONING RESOLUTION:

*Goshen Township Zoning Resolution
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.*

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

SITE ACCESS:

Three access points are proposed off of Smith Road.

DEVELOPMENT CHARACTER:

The proposed development has scattered locations of structures that may be due to the nature of the parcel and topography. This proposal is in alignment with the Goshen Township Growth Management Plan, State Route 28 Corridor Development Plan, and Zoning Resolution. The surrounding area is residential, commercial, and industrial, and includes lots of varying sizes. The proposed use is typically a good transitional use for residential and commercial uses.

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	X
Water Management & Sediment Control (WMSC)	X	
Soil and Water Conservation District (SWCD)	X	X
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, Batavia Township, the State of Ohio, or any other applicable agency.

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 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 28. Once completed, the study should be submitted to our office for review

Water Resources Department Comments:

- Reach out to Water Resources Department to confirm sewer and water capacity is available.

Water Management & Sediment Control Comments:

- I have not heard from WMSC regarding the application. If I receive comments, I will include them at the Planning Commission Meeting.

Soil & Water Conservation District

- There are no comments from SWCD at this time.

ODOT Comments:

- Contact ODOT to determine potential impacts to SR 28.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated Goshen Township Zoning Map Amendment Case ZC2025-001 and its request to amend the zoning designation of one parcel (112208B127) consisting of +/- 28.77 acres from the "R-2" Low Density Residential District and "B-2" General Business District to "PD-M", Planned Development - Mixed District for the purpose of developing 208 multi-family residential units within multiple structures, 66 single-family attached residential units within multiple structures, 548 parking spaces, a clubhouse, and detention basin.

The application is in alignment with the surrounding land uses and the Goshen Township Growth Management Plan, State Route 28 Corridor Development Plan, and Zoning Resolution. 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 ZC2025-001 and its request to amend the zoning designation of the subject property parcel (PIN 112208B127) consisting of +/- 28.77 acres from the “R-2” Low Density Residential District and “B-2” General Business District to “PD-M”, Planned Development - Mixed District for the purpose of developing 208 multi-family residential units within multiple structures, 66 single-family attached residential units within multiple structures, 548 parking spaces, a clubhouse, and detention basin.

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.

DRAFT



VICINITY MAP
SCALE: 1"=2000'

REFERENCE:
1. IMAGERY OBTAINED THROUGH BING IMAGERY, ACCESSED FEBRUARY 2025.

OWNER/TEAM INFORMATION

CIVIL ENGINEER & LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
10300 ALLIANCE ROAD, SUITE 300
CINCINNATI, OHIO 45242
PH: (513) 985-0226
CONTACTS: TYLER AMICON, P.E.
DENNIS DINKELACKER, R.P.L.S.

OWNER

SMITH ROAD, LLC
6300 SMITH ROAD
LOVELAND, OHIO 45140

DEVELOPER

PLK COMMUNITIES, LLC
5905 E. GALBRAITH ROAD, SUITE 411
CINCINNATI, OHIO 45236
PH: (513) 451-0092
CONTACT: MICK OAKES

ARCHITECT

PLK COMMUNITIES, LLC
5905 E. GALBRAITH ROAD, SUITE 411
CINCINNATI, OHIO 45236
PH: (513) 451-0092
CONTACT: MICK OAKES

UTILITY COMPANIES

SANITARY SEWER

CLERMONT COUNTY WATER RESOURCES DEPT.
4400 HASKELL LANE
BATAVIA, OHIO 45103
PH: (513)-732-7970
EMAIL: WATERSEWER@CLERMONTCOUNTYOHIO.GOV

ELECTRIC

DUKE ENERGY
1199 NILLES ROAD
FAIRFIELD, OHIO 45014
CONTACT: BRANDON URSTON
PH: (513) 287-4713

WATER MAIN

CLERMONT COUNTY WATER RESOURCES DEPT.
4400 HASKELL LANE
BATAVIA, OHIO 45103
PH: (513)-732-7970
EMAIL: WATERSEWER@CLERMONTCOUNTYOHIO.GOV

GAS

DUKE ENERGY
139 EAST 4TH STREET
CINCINNATI, OHIO 45202
CONTACT: RICHARD HACKER
PH: (513) 287-4653

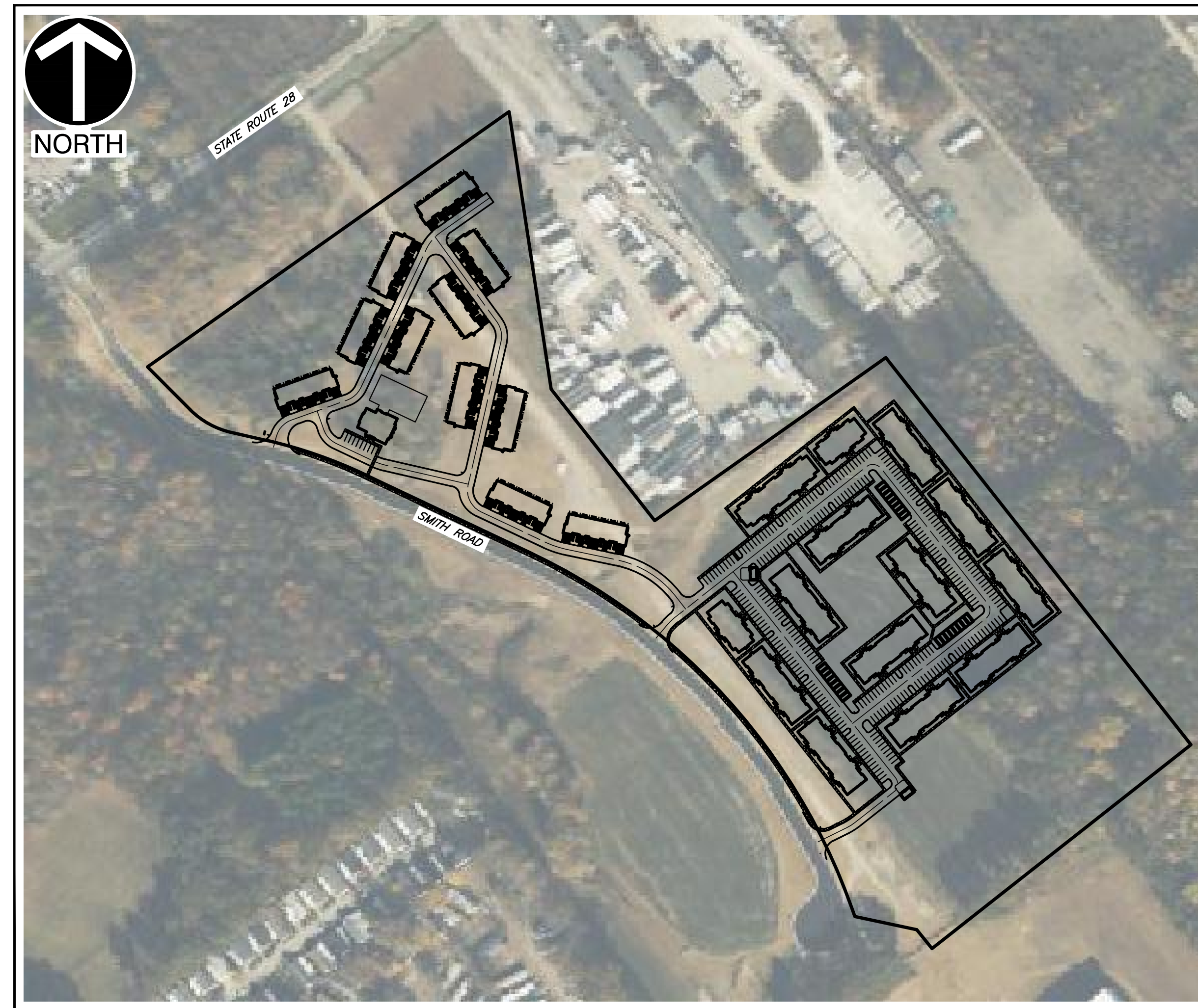
STORMWATER

CLERMONT COUNTY ENGINEER'S OFFICE
2381 CLERMONT CENTER DRIVE
BATAVIA, OHIO 45103
CONTACT: JEREMY EVANS
PH: (513) 732-8857

TELEPHONE SERVICE

ALTA FIBER
201 EAST 4TH STREET
ATRIUM II ROOM 103-1100
CINCINNATI, OHIO 45202
CONTACT: DON FRIEDHOFF
PH (513) 397-5661

PLK COMMUNITIES, LLC MULTI-FAMILY DEVELOPMENT ZONING PLAN GOSHEN TOWNSHIP, CLERMONT COUNTY, OHIO APRIL 2025



SITE MAP
SCALE: 1"=200'

REFERENCE:
1. AERIAL IMAGERY OBTAINED THROUGH BING IMAGERY, ACCESSED FEBRUARY 2025.

DRAWING INDEX	
DRAWING NUMBER	SHEET TITLE
C000	COVER SHEET
SV02	ZONING PLAT
C100	OVERALL EXISTING CONDITIONS PLAN
C101	ENLARGED EXISTING CONDITIONS PLAN
C102	ENLARGED EXISTING CONDITIONS PLAN
C200	OVERALL SITE PLAN
C201	ENLARGED SITE PLAN
C202	ENLARGED SITE PLAN
C300	OVERALL GRADING PLAN
C301	ENLARGED GRADING PLAN
C302	ENLARGED GRADING PLAN

SITE DEVELOPMENT ZONING DATA

TOTAL AREA OF EX. LEASE TRACT: 28.77 ACRES
EXISTING ZONING DISTRICTS: M-1 (LIGHT MANUFACTURING DISTRICT)
PROPOSED ZONING DISTRICT: PD-M (PLANNED DEVELOPMENT - MIXED)

FRONT BUILDING SETBACK: MIN 20'
LEFT SIDE BUILDING SETBACK: 50'
RIGHT SIDE BUILDING SETBACK: 50'
REAR BUILDING SETBACK: 50'

TYPE-1 BUILDING (19,688 SF): (1) - 16 UNITS
TYPE-2 BUILDING (17,611 SF): (1) - 176 UNITS
TYPE-3 BUILDING (10,750 SF): (2) - 16 UNITS
TOWNHOME BUILDING (5,409 SF): (11) - 66 UNITS
CLUBHOUSE (3,880 SF): (1)

PARKING STALLS REQUIRED (2 STALLS/UNIT): 548 STALLS
PARKING STALLS PROVIDED: 305 STALLS
DETACHED GARAGE PARKING STALLS PROVIDED: 24 STALLS
TOWNHOME GARAGE STALLS PROVIDED: 88 STALLS

TOTAL PARKING STALLS PROVIDED: 417 STALLS

EXISTING IMPERVIOUS AREA: 0 ACRES (0%)
PROPOSED IMPERVIOUS AREA: 10.1 ACRES (35%)
LIMIT OF DISTURBANCE: 17.84 ACRES

- REFERENCE**
- EXISTING SITE INFORMATION LOCATED NORTH OF SMITH ROAD OBTAINED THROUGH CLERMONT COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS), ACCESSED APRIL, 2025 AND PER SURVEY RECORD TL96-0184, DATED 02/15/2023.
 - EXISTING SITE INFORMATION LOCATED BENEATH AND SOUTH OF SMITH ROAD OBTAINED FROM SURVEY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED FEBRUARY 11, 2025.
 - AERIAL IMAGERY OBTAINED FROM BING IMAGERY, ACCESSED FEBRUARY 2025.

NO	DATE	DESCRIPTION

10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinco.com



PLK COMMUNITIES, LLC
GOSHEN TOWNSHIP
MULTI-FAMILY DEVELOPMENT
6300 SMITH ROAD
LOVELAND, OH 45140

DATE:	APRIL 2025	DRAWN BY:	SDD
DWG SCALE:	AS SHOWN	CHECKED BY:	THA
PROJECT NO.:	346-218	APPROVED BY:	DRAFT

DRAFT

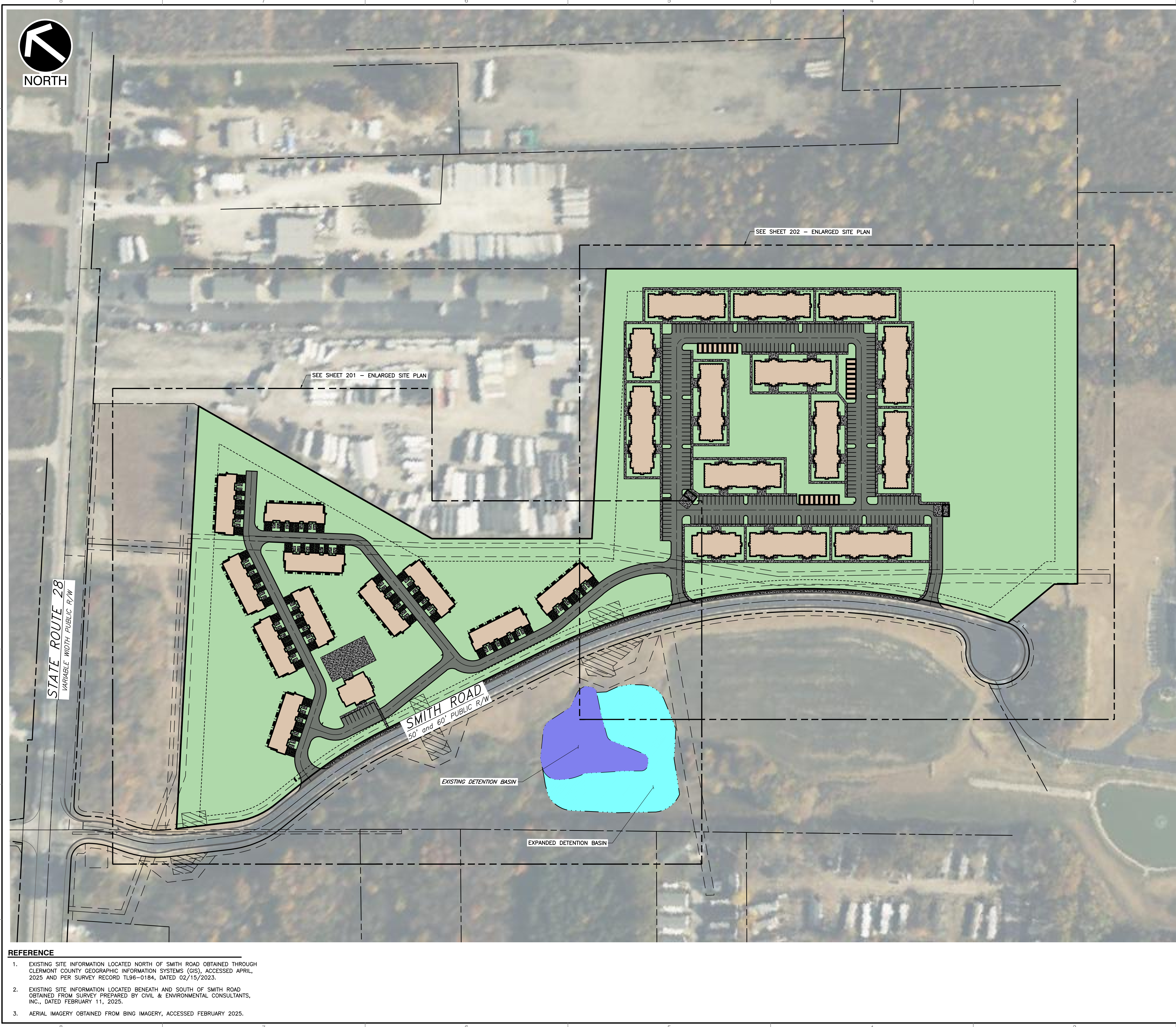
DRAWING NO.:
C000

SHEET NO.: 1 OF 11

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NORTH



SITE DEVELOPMENT & ZONING DATA

TOTAL AREA OF EX. LEASE TRACT:	28.77 ACRES
EXISTING ZONING DISTRICTS:	M-1 (LIGHT MANUFACTURING DISTRICT)
PROPOSED ZONING DISTRICT:	PD-M (PLANNED DEVELOPMENT - MIXED)
FRONT BUILDING SETBACK:	MIN 20'
LEFT SIDE BUILDING SETBACK:	50'
RIGHT SIDE BUILDING SETBACK:	50'
REAR BUILDING SETBACK:	50'
TYPE-1 BUILDING (19,688 SF):	(1) - 16 UNITS
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PARKING STALLS PROVIDED (9'X19'):	305 STALLS
DETACHED GARAGE PARKING STALLS PROVIDED:	24 STALLS
TOWNHOME GARAGE STALLS PROVIDED:	88 STALLS
TOTAL PARKING STALLS PROVIDED:	417 STALLS
EXISTING IMPERVIOUS AREA:	0 ACRES (0%)
PROPOSED IMPERVIOUS AREA:	10.1 ACRES (35%)
LIMIT OF DISTURBANCE:	17.64 ACRES

LEGEND

	PROPOSED ROADWAY CENTERLINE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED CURB
	PROPOSED BUILDING SETBACK
	PROPOSED BUILDING
	PROPOSED GREEN SPACE
	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY

NO.	DATE	DESCRIPTION

10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

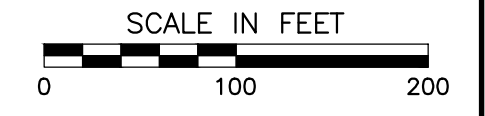
Civil & Environmental
Consultants, Inc.

PLK COMMUNITIES, LLC
GOSHEN TOWNSHIP
MULTI-FAMILY DEVELOPMENT
6300 SMITH ROAD
LOVELAND, OH 45140

DATE:	APRIL 2025	DRAWN BY:	SDD
DWG SCALE:	1"=100'	CHECKED BY:	THA
PROJECT NO.:	346-218	APPROVED BY:	DRAFT

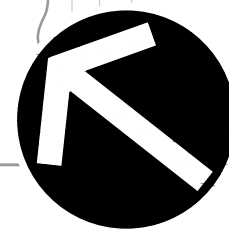
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DRAFT

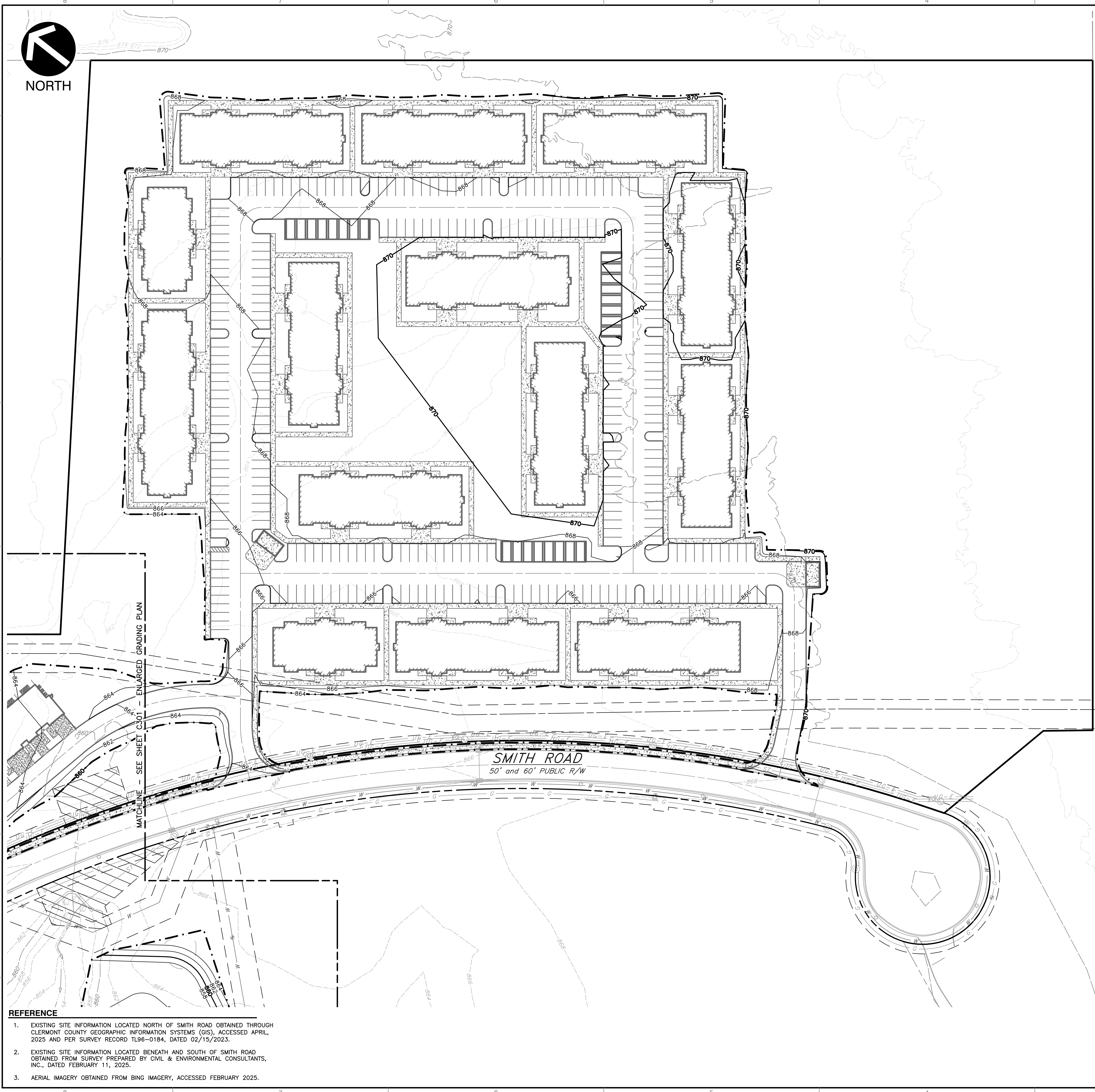


OVERALL SITE PLAN
SHEET NO.: 6 OF 11
C200

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NORTH



LEGEND	
	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING DRAINAGE DITCH
	EXISTING WATER BODY
	EXISTING FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING TREE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING CABLE LINE
	EXISTING WATERLINE
	EXISTING HEADWALL
	EXISTING STORM INLET/MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING ELECTRICAL STRUCTURE
	EXISTING FIBER OPTIC STRUCTURE
	EXISTING TELECOMM STRUCTURE
	EXISTING GAS STRUCTURE
	EXISTING WATER STRUCTURE
	EXISTING TRAFFIC SIGNAL BOX
	PROPOSED ROADWAY CENTERLINE
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED CONCRETE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CURB
	PROPOSED BUILDING SETBACK
	PROPOSED BUILDING
	PROPOSED LIMITS OF GRADING/CLEARING
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR

REVISION RECORD		
NO.	DATE	DESCRIPTION

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www.cecinc.com

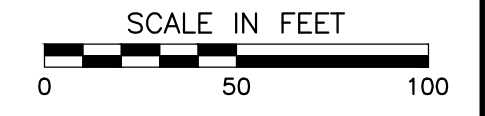
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PLK COMMUNITIES, LLC
GOSHEN TOWNSHIP
MULTI-FAMILY DEVELOPMENT
6300 SMITH ROAD
LOVELAND, OH 45140

DATE:	APRIL 2025	DRAWN BY:	SDD
DWS SCALE:	1"=50'	CHECKED BY:	THA
PROJECT NO.:	346-218	APPROVED BY:	DRAFT

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DRAFT



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