



STAFF REPORT

FOR CONSIDERATION BY THE BOARD OF TRUSTEES ON APRIL 7, 2026

BATAVIA TOWNSHIP CASE B-02-25Z TEXT AMENDMENTS

APPLICANT: Batavia Township Board of Trustees

REQUEST: Recommendation on zoning text amendments to the Batavia Township Zoning Resolution establishing Article 50 – Coordinated Development District (CDD).

PROPOSAL:

The proposed zoning text amendment establishes Article 50 – Coordinated Development District (CDD) as a zoning framework for developments that, due to their size, complexity, or mix of uses, require a coordinated and site-specific review process beyond what conventional zoning districts provide.

The Board of Trustees is being asked to consider adoption of this Article as a replacement for the former Article 36: Planned Development regulations.

The CDD provides a structured approach to evaluating development proposals based on overall site design, compatibility, infrastructure coordination, and open space function, rather than relying solely on fixed dimensional standards such as lot size and setbacks.

HISTORY:

The development of Article 50 – Coordinated Development District (CDD) followed the repeal of Article 36 – Planned Development, which created a gap in the Township’s ability to review large or complex developments.

Initial discussions occurred during Zoning Commission workshops in November and December 2025. These discussions identified key concerns, including density, open space, infrastructure capacity, and the level of discretion in the review process. The Commission and public also emphasized the need for clearer standards, improved transparency, and stronger alignment with the Township’s Growth Policy Plan.

In response, the Township adopted Article 46 to ensure previously approved Planned Developments remained valid, while preventing new applications under the former PD framework.



Staff then worked with the Township’s planning consultant to develop Article 50 – Coordinated Development District. The draft was reviewed through public hearings on February 12 and March 12, 2026.

During these hearings, the Zoning Commission and the public provided input on open space design, buffering and roadway edge treatments, lot transitions, parking, setbacks, and the role of discretion.

Following these discussions, the Zoning Commission recommended approval (4–1), with conditions to clarify expectations and guide implementation. These included:

- Incorporation of Clermont County Soil and Water Conservation District recommendations related to stormwater and environmental protection
- Clarification of roadway edge and buffering standards to allow multiple compliant design approaches
- Establishment of a minimum front yard setback for single-family dwellings, with flexibility for alternative design solutions
- Expansion of lot transition standards to include undeveloped agricultural land
- Requirement to evaluate parking demand and supply as part of the development plan

STAFF ANALYSIS:

The proposed Coordinated Development District (CDD) is intended to balance predictability and flexibility in the Township’s zoning framework. It is designed to provide a structured process for evaluating complex development proposals while allowing site-specific design solutions.

Unlike conventional zoning districts that rely primarily on fixed dimensional standards, the CDD evaluates development based on overall site design, compatibility with surrounding land uses, infrastructure capacity, and consistency with the Township’s Growth Policy Plan.

Key characteristics of the CDD include:

- A performance-based framework that evaluates development holistically
- Flexibility in how standards are met, while maintaining defined expectations
- Site-specific review based on existing conditions and surrounding context
- Direct alignment with the Township’s Growth Policy Plan
- A structured public review process involving the Zoning Commission and Board of Trustees
- Required demonstration of compatibility, infrastructure adequacy, and coordinated site design



Taken together, the CDD provides a framework intended to guide development outcomes based on planning principles and adopted Township policy, while allowing flexibility to respond to site-specific conditions.

COMPARISON OF ARTICLE 50 (CDD) AND FORMER ARTICLE 36 (PD)

The proposed Coordinated Development District (Article 50) builds upon the framework of the former Planned Development District (Article 36) while introducing clearer standards, improved accountability, and stronger alignment with Township policy.

Decision-Making Framework

Article 36 (PD):

Relied on general review standards under Section 36.13(D), which provided guidance but did not require formal findings for approval.

Article 50 (CDD):

Requires explicit findings for approval and establishes that failure to make such findings is grounds for denial.

Relationship to Growth Policy Plan

Article 36 (PD):

Referenced consistency with the Growth Policy Plan in Section 36.13(D)(1) as one of several considerations in the review process.

Article 50 (CDD):

Establishes the Growth Policy Plan as the primary policy guide for evaluating development, including density and intensity.

Density and Entitlement

Article 36 (PD):

Allowed flexibility in density under Section 36.09(A)(2), with the Township able to approve increases where deemed appropriate.

Article 50 (CDD):

Clarifies that approval does not create an entitlement to maximum density or intensity and requires justification based on site conditions and policy alignment.



Open Space Standards

Article 36 (PD):

Required a minimum of twenty (20%) percent open space under Section 36.07(A), with a primary focus on quantity and accessibility.

Article 50 (CDD):

Requires a minimum of thirty (30%) percent open space and evaluates both the quantity and functional quality of open space, including usability and integration into site design.

Design Flexibility and Compatibility

Article 36 (PD):

Allowed variable development standards under Section 36.09, but relied on negotiated outcomes without clearly defined expectations.

Article 50 (CDD):

Allows flexibility in design while clearly defining expected outcomes related to compatibility, buffering, and coordinated site planning.

Infrastructure and Service Coordination

Article 36 (PD):

Required that development be adequately served by infrastructure under Section 36.13(D)(3), but did not formalize coordination requirements.

Article 50 (CDD):

Requires demonstration of coordination with infrastructure providers, public services, and regulatory agencies as part of eligibility and approval findings.

Phasing and Implementation

Article 36 (PD):

Addressed phasing under Section 36.15, primarily focusing on sequencing and timing of development.

Article 50 (CDD):

Requires that each phase function independently and include necessary infrastructure, open space, and improvements at each stage of development.



Administrative Clarity

Article 36 (PD):

Provided general procedures for major and minor changes under Section 36.17, with limited detail on thresholds and review distinctions.

Article 50 (CDD):

Clearly defines minor and major modifications, establishes thresholds, and outlines review procedures for each type of amendment.

CONSIDERATIONS FOR THE BOARD OF TRUSTEES

In considering the adoption of Article 50 – Coordinated Development District, the Board of Trustees may wish to evaluate the following:

1. Whether the proposed regulations provide an appropriate balance between flexibility and predictability
2. Whether the level of discretion retained by the Township is appropriate for reviewing complex developments
3. Whether the standards and findings are sufficient to ensure compatibility with surrounding properties
4. Whether the CDD framework is adequately tied to the Growth Policy Plan and future planning efforts
5. Whether the regulations provide clear expectations for applicants while allowing site-specific design solutions

CONCLUSION:

The proposed Article 50 – Coordinated Development District establishes a framework for reviewing development proposals that require a coordinated and site-specific approach beyond conventional zoning districts.

The regulations are intended to provide a structured review process based on defined findings, alignment with the Township's Growth Policy Plan, and consideration of site-specific conditions, including compatibility, infrastructure capacity, and overall development design.

The draft reflects input from the Zoning Commission, public comment, and agency coordination, and incorporates revisions intended to clarify expectations while maintaining flexibility in application.

The Board of Trustees may consider the information presented in this report, the recommendation of the Zoning Commission, and public input received during the hearing process in determining whether to adopt Article 50 as proposed, modify the draft, or take other action as deemed appropriate.