



STAFF REPORT

FOR CONSIDERATION BY THE ZONING COMMISSION ON JANUARY 8, 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).

STAFF ANALYSIS:

The following proposed zoning text amendment would add Article 50 Coordinated Development District (CDD) to the Batavia Township Zoning Resolution.

The CDD is intended to provide a structured zoning framework for development projects that, due to size, complexity, mix of uses, or phasing, require coordinated planning beyond what can reasonably be addressed through conventional zoning districts. The proposed Article balances flexibility with accountability by allowing limited modifications to standard zoning requirements when such modifications result in demonstrably superior development outcomes consistent with the Township's long-term planning objectives and Growth Policy Plan.

Importantly, the CDD is not intended to function as a default zoning classification or replacement for conventional zoning districts. Approval of a CDD would occur only through a zoning map amendment and only where the applicant demonstrates that coordinated review is necessary to ensure compatibility, infrastructure capacity, and orderly growth. Approval does not create entitlement to increased density or development rights beyond what is expressly approved by the Board of Trustees.

The proposed Article establishes comprehensive standards governing eligibility, development plan requirements, density and intensity evaluation, open space coordination, buffering, phasing, administrative review, and amendment procedures, all grounded in the authority provided under Ohio Revised Code Section 519.021

Final Comments:

Article 50 represents a deliberate shift away from the former Planned Development framework toward a coordinated development model that emphasizes site-specific review, infrastructure alignment, open space preservation, and compatibility with surrounding land uses.

Rather than pre-setting lot sizes, setbacks, or density caps, the proposed CDD places the burden on applicants to demonstrate that their development patterns, intensity, and buffering are



appropriate for the site and consistent with the Township's Growth Policy Plan. This approach provides flexibility in design while strengthening accountability through detailed findings, phasing requirements, and enforceable development plans.

The proposed Article is intended to provide a transparent, structured process for complex developments while preserving the Township's legislative discretion and ensuring that coordinated development occurs only where justified.