

PUD Standards

Montgomery Family Farm PUD
Red Lion-Five Points Road
Clearcreek Township, Warren County, Ohio

SECTION 1 – PURPOSE

The purpose of this PUD is to allow the developer to work with Clearcreek Township and Warren County to design a neighborhood focused development that will vary from the current SR-1 zoning. The proposed neighborhood will include a significant portion devoted to open space and concentrate the proposed lots in areas that are serviceable by sanitary sewer.

SECTION 2 – PUD BOUNDARIES

The property to be rezoned consists of the following parcels (or portions thereof):

Parcel (Sidwell) ID Number	Current Zoning	Total Acreage
08-11-100-067-0	SR-1	51.46
Total PUD Area		51.46

The parcel listed above is to be rezoned as a Residential Planned Unit Development (R-PUD), and as such will constitute an amendment to the Official Zoning Map of Clearcreek Township. The zoning on this area shall remain in place following any lot splits or consolidations in the future, until such time as a future map amendment may be brought forward by the property owner for approval.

SECTION 3 – GENERAL STANDARDS

3.1 Definition of Terms

Unless specified, the definition of all terms shall be the same as the definition set forth in the Clearcreek Township Zoning Resolution in effect at the time of zoning permit application.

3.2 Consistency with the Clearcreek Township Zoning Resolution

Development of the PUD shall be in accordance with this PUD document and applicable sections of the Clearcreek Township Zoning Resolution (to the extent they are not inconsistent with this document) which are in effect at the time of issuance of any development order which authorizes the development of improvements.

3.3 Concept Plan

All conditions and concepts imposed herein or as represented on the "P.U.D. Plan" (hereafter the "Concept Plan") are a part of the regulations which govern the manner in which the PUD may be developed. However, it shall be recognized that the Concept Plan is conceptual in nature and adjustments may be made at PUD Stage 2 or PUD Stage 3, so long as the overall plan proposed is in conformance with the standards of this document and generally conforms to the Concept Plan.

3.4 Clearing & Grading

Clearing, grading, earthwork, and site drainage work shall be performed in accordance with the procedures and requirements of the Warren County Soil & Water Conservation District and any other applicable government agencies. The developer shall also comply with the applicable requirements for an NPDES permit through the EPA.

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SECTION 4 – PRINCIPAL USE REGULATIONS

4.1 Permitted Uses

The following shall be permitted as principal land uses within the PUD:

- Single-Family Dwellings

4.2 Prohibited Uses

Principal land uses not listed in Section 4.1 above are prohibited within the PUD.

SECTION 5 – ACCESSORY USE REGULATIONS

5.1 Permitted Uses

Permitted accessory uses shall be the same as in the SR-1 Suburban Residence Zone, and shall conform to the applicable standards as specified in the Clearcreek Township Zoning Resolution unless otherwise provided for in this PUD document.

SECTION 6 – DEVELOPMENT STANDARDS

6.1 Minimum House Size

The minimum size of any single family dwelling, exclusive of porches, garages and breezeways, shall be 1,250 square feet of floor space.

6.2 Home Design & Construction

Housing units within the subdivision shall be custom or semi-custom designed homes, composed of quality architectural materials. The developer should offer at least 10 unique home floor plans for potential construction within the community. The offered homes shall include a total of at least 30 unique elevations. Repeated floor plan with the same elevations for adjacent homes is prohibited.

6.3 Minimum Setbacks

The following setback requirements shall apply to all principal and accessory structures built within the PUD:

Yard	Minimum Setback from Property Line
Front	30 feet
Side	5 feet
Rear	25 feet

6.4 Minimum Lot Size

The minimum lot size shall be 9,500 square feet, exclusive of:

- Road or street right-of-way as shown on the Warren County Ohio Official Thoroughfare Plan
- Waterways
- Wetlands
- One hundred (100) year flood plain
- Drainage easements, not including the standard side and rear lot line drainage easements required in the Warren County Subdivision Regulations for plats
- High pressure gas pipeline easements
- Railroad easements

6.5 Minimum Open Space

A minimum of twenty (20) percent of the PUD shall be devoted to open space, composed of buffer areas, natural areas, wetlands, woodlands, and amenity areas. All existing wetlands shall be preserved as open

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space. Open space shall be owned and maintained by a Homeowners Association or similar association, with all planned amenities installed no later than time of platting seventy five (75) percent of the residential lots. Permitted features/uses within the open space include the following:

- Pedestrian trails/bikeways (trails shall be a required amenity feature for this PUD)
- Agricultural uses
- Community facilities (e.g. clubhouse)
- Ponds and lakes
- Picnic groves and benches
- Gazebos, pergolas and shelters

6.6 Streetscape Buffers

Streetscape buffers a minimum of fifty (50) feet wide shall be reserved alongside the right-of-way to be dedicated (per the Warren County Thoroughfare Plan) for Red Lion-Five Points Road and State Route 741, and shall be included within the overall open space. Plantings and vegetation within such streetscape buffers shall conform to the standards and requirements of the Clearcreek Township Zoning Resolution.

6.7 Residential Buffer

A buffer a minimum of fifteen (15) feet wide shall be reserved along the boundary with Parcel ID 08-12-362-030, and shall be included within a restricted tree preservation area of the lots. Four (4) trees every one hundred (100) feet shall be planted within this buffer by the developer. This area shall be maintained by the individual lot owner and available for their private use. No swing sets, sheds or other structures are to be permitted within the 15 foot tree preservation buffer.

6.8 Signs

Permitted signage shall conform to the same standards as specified for the SR-1 district in the Clearcreek Township Zoning Resolution, unless otherwise provided for in this PUD document.

6.9 Mail Delivery

The location of all cluster box units (CBUs) for combined postal delivery shall be as approved by the United States Postal Service and found acceptable by the Warren County Engineer's Office. This PUD shall not be subject to the postal facilities standards in the Warren County Subdivision Regulations (Section 415, or as amended). Anticipated CBU locations shall be shown on the Preliminary Plan for information purposes only, without changes to such locations being subject to a revised Preliminary Plan.

SECTION 7 – ACCESS/CIRCULATION STANDARDS

7.1 Ingress/Egress

Ingress/egress points from public right-of-way to the development within the PUD shall be located off Red Lion-Five Points Road and State Route 741. The developer shall comply with the proper permitting requirements and procedures of the Warren County Engineer's Office and ODOT, as applicable.

7.2 Traffic Impact Study

If deemed necessary by the Warren County Engineer's Office, the developer shall complete a Traffic Impact Study (TIS) and be responsible for any improvements to public roadways found necessary by the TIS. Possible improvements include traffic signals and/or additional turning or deceleration lanes, installed to the satisfaction of the Warren County Engineer's Office.

7.3 Right-of-Way Dedication

Additional right-of-way shall be dedicated per the Warren County Thoroughfare Plan from the centerlines of both State Route 741 and Red Lion-Five Points Road, to the satisfaction of the Warren County Engineer's Office.

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7.4 Street Stubs

A stub street shall be provided at the time of final plat to the southern adjacent parcel (Parcel ID 08-11-100-070), unless documentation can be provided which proves the parcel has been placed into a perpetual agricultural and/or conservation easement, or is placed into a conservation land trust with a recognized conservation organization found acceptable by the Township. No other street stub connections are mandatory for this PUD, though additional stubs may be provided if desired.

7.5 Bike Path Connection

As shown on the Concept Plan, a bike path connection shall be installed in order to facilitate access to the existing bike lane leading north on SR 741 into the City of Springboro. This connection shall be in place no later than the platting of seventy five (75) percent of the lots within the subdivision.

SECTION 8 – SERVICE STANDARDS

8.1 Sewer Service

The installation and provision of a sanitary sewer system, inclusive of the extension of sewer lines shall be to the satisfaction of the City of Springboro, or other appropriate approving authority. Sanitary sewer service shall be a mandatory requirement in order to develop under the provisions of this PUD.

8.2 Water Service

The installation and provision of the water utility shall be to the satisfaction of the Warren County Water & Sewer Department.

8.3 Stormwater Management

The developer shall comply with the applicable stormwater calculations and standards of the Warren County Engineer's Office.

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