



Planned Unit Development (PUD) Stage 3 Final Site Plan Review Request

Application to the Zoning Commission
Clearcreek Township, Warren County

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$400.00 to validate the Stage 3 application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

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JAN 18 2021

CLEARCREEK TOWNSHIP
ZONING DEPT.

Name of Applicant:

DESIGN HOMES AND DEVELOPMENT COMPANY, INC.

Mailing address of Applicant:

8534 YANKEE ST. DAYTON, OH 45458

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description:

SEE ATTACHED RECORD PLAN

Property fronts on the following road(s):

NORMANDY RUE, CHAUMONT AVE, ROCHELLE LN, REMY CT

The legal title to said property recorded in the name(s) of:

SORAYA FARMS, LLC

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

8534 YANKEE ST. DAYTON, OH 45458

The property is presently zoned:

R1-PUD

Reason(s) for the application:

REQUEST FOR CLEARCREEK TOWNSHIP PUD STAGE III APPROVAL OF SORAYA FARMS, SECTION 9

To aid the Zoning Commission processing of the request, please submit the following documentation outlined in Clearcreek Township Zoning Resolution Chapter 13, Section 13.05:.

SEC. 13.05 PUD Approval Process: Any owner(s), their agent(s), or developer(s) who seeks approval for a PUD shall file an application the Clearcreek Township Zoning Commission. All applications shall be subject to a comprehensive review process consisting of three stages: Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application, Stage 2: The PUD Preliminary Site Plan Application, and Stage 3: The PUD Final Site Plan submittal.

SEC. 13.05(C) Stage 3: The PUD Final Site Plan Application

The third and final stage of the PUD process shall not commence until Stage 2 approval has been obtained and Warren County Regional Planning Commission (RPC) has approved the Preliminary Plat. The Stage 3: PUD Final Site Plan shall be reviewed for conformance to all required conditions of Stage 1 and Stage 2. After the PUD Final Site Plan is approved, a Record Plat may be submitted to RPC for approval. After the Record Plat has been recorded, the Clearcreek Township Zoning Inspector can issue permits. Therefore, the Stage 3 process steps, PUD objectives, and conditions for approval outlined below are required to be completed and satisfied in order for Stage 3 approval consideration.

SEC. 13.05(C)(1)(a) The PUD Final Site Plan Submittal

- (1) Applications for the Stage 3: PUD Final Site Plan shall be submitted, signed by the owner(s) of the PUD or the designated agent, to the Clearcreek Township Zoning Inspector, attesting to the truth and correctness of all facts and information presented with the application on or before the scheduled monthly Zoning Commission meeting deadline, as identified on the Zoning Commission schedule found on the Clearcreek Township website (www.clearcreektownship.com).
- (2) All applications shall be submitted with the required fees as established in the Clearcreek Township fee schedule found on the Clearcreek Township website (www.clearcreektownship.com).
- (3) The application shall be accompanied with all amended forms, drawings, maps, and additional information included or as required by the Clearcreek Township Board of Trustee Resolution for Stage 2.
- (4) Applicant shall submit responses as to how the Stage 1 and Stage 2 PUD conditions of approval have been satisfied.

SEC. 13.05(C)(2) Stage 3: PUD Objectives

- (a) The Stage 3: PUD Final Site Plan objective is to further refine the Stage 2: PUD Preliminary Site Plan into a finalized Site Plan. Therefore, the following information shall be specified/clarified in the narrative and on the drawing(s) at the time of approval:

- (1) A finalized list of uses permitted within the PUD are defined.

- (2) The exact locations, types, heights, materials, and designs of such uses are finalized.
 - (3) All use-specific standards that apply to the permitted uses are finalized and identified in a table which includes: the average, highest, and lowest quantities and a count of each occurrence.
 - (4) The maximum density or intensity permitted within the PUD is finalized.
 - (5) The exact amount and location of open space/recreation areas are finalized.
 - (6) The layout of all new street(s), major access drive(s), sidewalks, trails, and any other methods of circulation required or necessary throughout the PUD are defined and the acreage is finalized.
 - (7) The exact location of all impervious surfaces for non-residential building areas, parking and truck loading areas with ingress and egress drives are finalized.
 - (8) The exact location(s) and a submitted timeline of all of the proposed development's amenities are finalized. **Note: Amenities part of a phase shall be constructed concurrently with that phase. If the PUD consists of multiple phases to be developed over time, no more than 25% of the total number of lots approved for the PUD as a whole shall be built on before planned amenities and buffers are constructed. This requirement may be modified depending on the distribution, number, and location of amenities in the PUD as a whole.*
 - (9) The exact location and size of all signage are finalized.
- (b) Additionally, the Stage 3: PUD Final Site Plan shall:
- (1) Conform to the approved Stage 2: PUD Preliminary Site Plan as revised or amended by the Clearcreek Township Board of Trustees.
 - (2) Conform to all applicable regulations set forth herein.

SEC. 13.05(C)(3) Stage 3: Conditions for Approval

The following criteria shall be used in the recommendations and decisions made regarding the Stage 3: PUD Final Site Plan. Failure to comply with any of these criteria shall require a PUD modification and shall therefore be subject to the criteria set forth in **SECTION 13.07, PUD Modifications**.

- (a) All requirements established as part of the approved Stage 1: PUD Concept Plan and Stage 2: PUD Preliminary Site Plan have been satisfied.
- (b) All requirements of the Zoning Resolution that have not been varied as part of the Stage 1: PUD Concept Plan and Stage 2: PUD Preliminary Site Plan have been satisfied.
- (c) When phased, the proposed Stage 3: PUD Final Site Plan for the individual phase of the overall PUD is consistent with the approved Stage 1: PUD Concept Plan and Stage 2: PUD Preliminary Site Plan.

- (d) Any part of the PUD not used for structures, parking and loading areas, public improvements, streets, or walkways shall be landscaped, improved for the purpose intended, or returned to and maintained in a natural state.
- (e) The internal streets and thoroughfares conform to the approved Stage 2: PUD Preliminary Site Plan.
- (f) The amenities that are part of the submitted phase are scheduled to be constructed concurrently with that phase.
- (g) The Stage 3: PUD Final Site Plan is consistent with the intent and purpose of the Clearcreek Township Zoning Resolution, Clearcreek Township Board of Trustee Resolutions, and promotes the protection of public health, safety, morals, and general welfare of Clearcreek Township.
- (h) The comments and recommendations received from the Warren County departments as well as representatives of federal and state agencies have been satisfactorily addressed.
- (i) The following Stage 3: PUD Final Site Plan documents have also been satisfied:
- (1) All necessary legal documentation relating to the incorporation of a homeowners' or property owners' association for residential PUDs or other similar associations for non-residential or mixed use PUDs, have been submitted and approved as part of the PUD Final Site Plan. Such legal documentation has demonstrated how the common open space will be permanently maintained.
 - (2) Copies of any restrictive covenants or agreements that are to be recorded have been submitted.

Submitted drawing:

Two (2) sets of drawings shall be submitted on paper measuring 24" by 36" for staff review and for display during the public hearing.

One (1) set of architectural/construction drawings shall be submitted on paper measuring 11" by 17" for Warren County Regional Planning Commission, the staff file, Zoning Commission and Board of Trustee packets.

The undersigned acknowledges reading the former application. The undersigned certifies that information herein along with all submitted documents are factual and correct.


Applicant Signature

1/12/2024

Date

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JAN 16 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.



January 12, 2024

Clearcreek Township
Jeff Palmer, MCP
Director of Planning and Zoning
7593 Bunnell Hill Road
Springboro, OH 45066

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ZONING DEPT

Soraya Farms, Section 9, Stage III Intent Letter

Dear Mr. Palmer:

Design Homes and Development Company, Inc. is providing this supplemental information as a requirement of the Stage III zoning approval request. This letter details how the developer is addressing the Stage I and Stage II zoning requirements:

Responses

1. Adherence with rezoning Resolutions 2492 and 3042, as determined by Clearcreek Township Trustees. TBD by staff
2. Compliance with all requirements of Chapter 13 of the Clearcreek Township Zoning Code. Addressed with previous submittals. This submittal does not vary with the approved PUD.
3. Compliance with all requirements of the Ohio Department of Transportation. Addressed with previous submittals.
4. Submission of traffic analysis to determine entry location on SR 48. Addressed with previous submittals.
5. Entry drive and northern "wishbone" drive that stubs to 168-acre property to west shall be constructed to collector street standards. N/A
6. Street stub to adjoining Centerville Forest Subdivision. N/A
7. Submission of geotechnical analysis for roadways proposed in areas of hydric soils. Addressed with previous submittals.
8. Temporary turnarounds shall be provided at all street stub locations.
9. All improvements shall comply with the Requirements and Standards for the Construction of Streets and Roadway Facilities, with appropriate latitude, within sound engineering principles. We believe our plans comply with this requirement.
10. Driveway access to lots with multiple road frontages shall be limited to the road of least traffic generation, as determined by the Warren County Engineer. OK
11. Parking shall be permitted on one side of all local public streets and private streets on the side of the street opposite of the fire hydrant locations. The former shall be posted. We will comply with this requirement.
12. Parking shall be prohibited on collector public streets. The former shall be posted. We will comply with this requirement.
13. Condominium streets shall be privately maintained. N/A
14. Road medians shall be designed to have a drainage collection system, so that water doesn't spill unto the travel lanes of pavement. N/A
15. Street names shall be determined at the time of the preliminary plat. This was addressed with previous submittals.
16. Regarding interior circulation of the Village Center Retail. N/A
17. When ODOT determines the need for bike path to be connected to the northern/southern properties, the HOA will construct the areas classified as future bike path on Soraya Farms Preliminary Plat received February 7, 2007. OK
18. Parking lots shall be monitored by cameras. N/A
19. Wall pack lights if used shall be appropriately shielded. N/A

8534 Yankee Street, Suite 1A | Dayton, Ohio 45458-1833

20. Approval of a stormwater drainage plan and compliance with the Rules and Regulations for the Design of Stormwater Management Systems, five hundred (500) year flood plain shall be depicted on the final site plan. Addressed with previous submittals.
21. Compliance with the OEPA NPDES permit. Bioretention, wetland pre-treatment and/or extended detention will be required to address the quality of stormwater runoff. We will be utilizing extended detention for post development water quality.
22. Compliance with the Warren County Erosion and Sediment Control Regulations, as determined by the Warren County Soil and Water Conservation District. Approval of an erosion and sediment control plan prior to earth moving activities. OK
23. Wetland determination to be submitted. Addressed with previous submittals.
24. Prior to approval of the final site plan, the developer shall expand and or upgrade the water system, water treatment and storage facilities necessary to serve the development, as determined by the Warren County Sanitary Engineer. Addressed with previous submittals.
25. All sanitary sewer main line extensions and services are to be constructed in accordance with Montgomery County rules, regulations, and specifications. We complied with this requirement in our engineering design.
26. Signage. Addressed with previous submittals
27. Any non-standard traffic signs shall be maintained by the HOA. OK
28. Regarding temporary signage on SR48. N/A
29. The location of signage shall conform to the locations identified on Soraya Farms Exhibit D-1 Sign Plan received February 7, 2007. OK
30. Compliance with Chapter 16 (Parking and Loading Regulations) of the Clearcreek Township Zoning Resolution. This submittal complies with Chapter 16.
31. Open space shall account for thirty-one percent or 52.94 acres of the development as depicted on the Soraya Farms Overall Plat (C1.02). This section conforms to the open space plans.
32. Compliance with Chapter 17 (Buffer and Screening). Existing vegetation to remain to meet screening and buffering requirements.
33. Approval of the interior landscape along new subdivision roads and pedestrian pathways as identified in Exhibit C – Open space Plan, Exhibit B Tree Plan, Preliminary Plan (C1.03, C1.04, C1.05), Landscape Plan (L1.01, L1.02, L1.03, L1.04, L1.05, L1.06 and L1.07). Landscaping will conform to approved plans.
34. Trails shall have distance marker located every 1/8 mile with compass, distance along trail and name of trail. Trail markers to be installed at completion of path construction.
35. Trash receptacles shall be located along trails for waste collection. N/A
36. Regarding perimeter landscape buffer. We comply with this item.
37. Regarding SR 48 streetscape buffer. N/A
38. Compliance with Chapter 29 (Lighting Regulations) of the Clearcreek Township Zoning Resolution. Regarding lighting fixtures for the retail/clubhouse and pathways. N/A
39. Regarding zoning setbacks in Condominium section. N/A
40. Minimum dwelling unit livable sizes; single-family detached 1,800 sf. This is reflected in the HOA documents.
41. Minimum lot size, and frontage requirements shall be approved in conformance with the Soraya Farms Cover Page, Development text and lot width plan dated Feb 7, 2007.
42. Minimum building setbacks shall be: Single family detached: front yard 40', side yard for lot size 55'-74' – 6' per side, lot size 75'-84' 7' per side, lot size 85' and greater 8' per side. Front yards on public streets 20', side yard 5' per side, rear yard 5'. OK
43. Provide double width driveways. OK
- 44 – 49. Regarding HOA and Architectural Review Committees. This was handled with previous submittals.
50. Submission of preliminary and final plans, in compliance with the Warren County Subdivision Regulations. Final plans were submitted.

51. Regarding architectural requirements. Architecture will conform to approved plans. This was completed during previous phases.
52. Regarding amenities for Soraya Farms
 - g. Ponds as identified on Soraya Farms Preliminary Plat (C1.04, C1.05).
 - i. If an amenity is identified to exist within a phasing section, it shall be built at the same time as public improvements. OK
53. Regarding providing sufficient fire hydrants for fire suppression activities, at developer expense, as determined by the Clearcreek Fire District, final to final site plan approval. Proposed plan has fire hydrants at sound intervals. If the Fire District recommends revisions, we will comply with their recommendations.
54. Nighttime deliveries are discouraged. OK
55. Regarding yearly inspections of the PUD in July and the developer's responsibility to address comments within 90 days. Developer will comply with this condition.

Enclosed you will find two (2) full sized and eight (8) 11 X 17" sets of the Record Plan and Construction Drawings for Soraya Farms Section 9 – Residential Neighborhood. We believe this submittal meets the criteria of the Clearcreek Township Resolution 3209 as adopted March 15, 2007. If you need any other information, or if you have any comments or suggestions, we will comply with your request.

Sincerely,



Design Homes and Development Co. Inc.

ADAM SWEENEY

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