

Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
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STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

November 16, 2018

Mr. Jeff Palmer, Director of Planning and Zoning
Clearcreek Township Zoning Commission
7593 Bunnell Hill Road
Springboro, Ohio 45066

Dear Mr. Palmer:

This letter is in regard to the SR 741 & Red Lion Five Points Road (Oberer) PUD Stage 1, in Clearcreek Township.

At its meeting on November 15, 2018 the Warren County Regional Planning Commission (RPC) Executive Committee recommended approval of the PUD Stage 1 subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Resolution.
3. Compliance with the recommended PUD Standards provided in Exhibit D.

A copy of the RPC report and recommendation is attached.

Please contact this office if you have any questions regarding this recommendation.

Sincerely,

Stan Williams, AICP
Executive Director

Attachment





WARREN COUNTY REGIONAL PLANNING COMMISSION

MEETING DATE: November 15, 2018
TO: WCRPC Executive Committee
FROM: Zachary Moore, Senior Planner
SUBJECT: SR 741 & Red Lion-Five Points Rd
 (Oberer) PUD Stage 1

GENERAL INFORMATION

Property Owner: Ronald & Kelley Montgomery;
 Jeffrey & Debra Trick
Developer: Oberer Companies, c/o Gregory Smith
Engineer/Planner: Reinke Group, c/o Steve Lisle
Township: Clearcreek
Parcel ID: 08-11-100-067-0
Existing Zoning: SR-1 Suburban Residence Zone
FPA: Springboro
Sewer Service: Springboro
Water Service: Warren County
School District: Springboro Community Schools
Total Site Area: 51.46 acres
Total Units: 100 (1.94 du/ac gross)



PROPOSAL (Exhibit A)

The applicant proposes a rezoning of a 51.46-acre parcel from Suburban Residence Zone (SR-1) to a Residential Planned Unit Development (R-PUD), pursuant to the provisions of Chapter 13 in the Clearcreek Township Zoning Resolution. The property is owned by Ronald & Kelley Montgomery and borders the City of Springboro to the north, SR 741 to the west, Red Lion-Five Points Road to the east, and additional land owned by the Montgomerys to the south. The developer is pursuing the rezoning to enable construction of a residential subdivision comprising a total of 100 single-family units.

STAFF RECOMMENDATION

Recommend **approval** of the SR 741 & Red Lion-Five Points Rd (Oberer) PUD Stage 1 to the Clearcreek Township Zoning Commission, subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Resolution.
3. Compliance with the recommended PUD Standards provided in Exhibit D.

STAFF REVIEW

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The property falls under the "Suburban Residential" designation in the Clearcreek Township Land Use Plan. The Plan identifies zoning densities around 0.5 acres per lot as being generally appropriate for Suburban Residential areas. Staff finds that the future land use designation is consistent with both the present SR-1 zoning as well as the proposed R-PUD zoning. The proposed gross density for the subdivision (1.96 du/ac) is also generally similar to the pattern of development which has occurred in nearby subdivisions within the City of Springboro, including Heatherwoode (1.61 du/ac), The Farms at Heatherwoode (1.81 du/ac), and Ashton Woods (1.98 du/ac). The Farms at Heatherwoode subdivision is the most similar to the proposed development, with most lots ranging from 0.25 to 0.5 acres in size.

USE PROVISIONS

The only permitted principal use for the PUD will be single-family dwellings (as seen in Section 4.1 of the recommended PUD Standards in Exhibit D). The applicant has expressed that dwellings are planned to be "semi-custom" designs. The applicant has indicated they do not anticipate allowing any secondary dwelling units (e.g. granny flats) within the subdivision. Allowable accessory uses will be the same as in the SR-1 zoning district, but they will be subject to special setback requirements as specified for all structures (principal & accessory) in Section 6.3.

LOT SIZE AND DENSITY

According to the applicant's submitted Net Density Plan, approximately 70 lots (1.36 du/ac) could be developed by-right under the current SR-1 zoning. Rezoning the property to a PUD can accommodate an increase in density to 1.94 du/ac by reducing the minimum lot size, which in turn will also allow for 25 percent of the site to be preserved as open space. The table below provides details on the adjustments to minimum lot sizes that will enable an increase in density for the PUD.

PLAN	MIN LOT SIZE	TOTAL LOTS	GROSS DENSITY	NET DENSITY
Net Density Plan (SR-1)	21,780 sq ft (0.5 ac)	70	1.36 du/ac	1.61 du/ac
P.U.D. Plan (R-PUD)	9,500 sq ft (0.22 ac)	100	1.94 du/ac	3.34 du/ac

ACCESS & CIRCULATION

Red Lion-Five Points Road Entrance

A boulevard entrance to the subdivision is proposed from Red Lion-Five Points Road; this location will be subject to the Warren County Engineer's Office access spacing and sight distance requirements. An Access Permit application and Traffic Impact Study (TIS) will likely be required, with any improvements deemed necessary by the TIS (such as turning lanes) installed at the developer's expense.

SR 741 Entrance

An entrance is not currently shown from SR 741, however staff believes an additional second entrance is warranted due to the number of units proposed. Providing a second entrance would likely help alleviate any potential congestion at the intersection between SR 741 and Red Lion-Five Points Road further south, and help facilitate easier access to nearby destinations in Springboro, such as the high school campus.

Internal Streets & Stub Street to South

Streets within the subdivision are planned to be curb & gutter, and will follow the Warren County Engineer's standard cross-section comprising 50 feet of right-of-way width. A stub street is recommended to be required to the southern adjacent parcel (see Section 7.4), unless the parcel is placed into a conservation easement or reputable conservation land trust.

Bike Path Connection

The northwestern corner of the P.U.D. Plan shows a 20-foot wide opening leading from a proposed "knuckle" street to SR 741. The intention is to create a connection to the bike lane that currently exists along the eastern side of SR 741 in the City of Springboro. This would provide future residents with bicycle access to destinations within the City of Springboro, including the high school campus.

OPEN SPACE

A minimum of 20% open space is recommended as a standard in Exhibit D, though the developer's plan shows approximately 26% (13.38 acres). A list of acceptable uses within the open space is provided in Section 6.5, with trails as a required amenity. Two wetland areas, totaling approximately 43,200 & 3,100 SF, are shown on the Concept Plan and would be required to remain within the open space area in future plans.

POSTAL FACILITIES

The recommended PUD Standards in Exhibit D include a provision (Section 6.9) that the subdivision need not comply with Subdivision Regulations standards for combined postal delivery (e.g. cluster box units), so long as locations are approved by

USPS and found acceptable by the Warren County Engineer's Office. The applicant has expressed the desire to possibly locate at least one of the CBUs in an interior island within a mid-block turnaround, following one of the design templates in the Warren County Engineers' Roadway Design Manual.

SIGNAGE

Permitted signage will need to conform to the same standards as specified for the SR-1 district in the Clearcreek Township Zoning Resolution, per Section 6.8 in Exhibit D. The Zoning Code currently allows for ground signs up to 24 square feet in size and up to 5 feet in height (outside of the clear sight triangle) per road frontage; any gateway signage proposed for the development would fall under these provisions unless addressed in the PUD Standards at a later time during the rezoning process.

STORMWATER MANAGEMENT

Stormwater systems within the subdivision will be subject to the design standards and calculations of the Warren County Engineer's Office. Curb and gutter streets will be utilized throughout the subdivision, with storm sewers conveying water runoff to an appropriate stormwater device. The direction of flow is toward the northeast, where there is a large existing wetland roughly an acre in size. The developer has expressed interest in preserving the existing pond toward the center of the site for use as part of the overall stormwater system, with the wetland being used for water quality control. The site is located inside the Clear Creek watershed.

WASTEWATER TREATMENT

The developer intends to tap into the City of Springboro's sewer system, with a manhole located near the northwest corner of the site. Re-grading of the site will be necessary to convey gravity flow to this location. A Facility Planning Area (208) amendment will not be necessary to achieve connection into Springboro's sewer system. Sanitary sewer service is recommended to be a mandatory requirement to develop under the provisions of the PUD (see Section 8.1 of Exhibit D).

WATER UTILITIES

Water service is planned to be provided by Warren County. There is an existing water main that runs along Red Lion-Five Points Road.

Stan Williams, AICP
Executive Director

APPENDIX

EXHIBIT A - Revised P.U.D. [Concept] Plan (received by RPC 11/6/18)

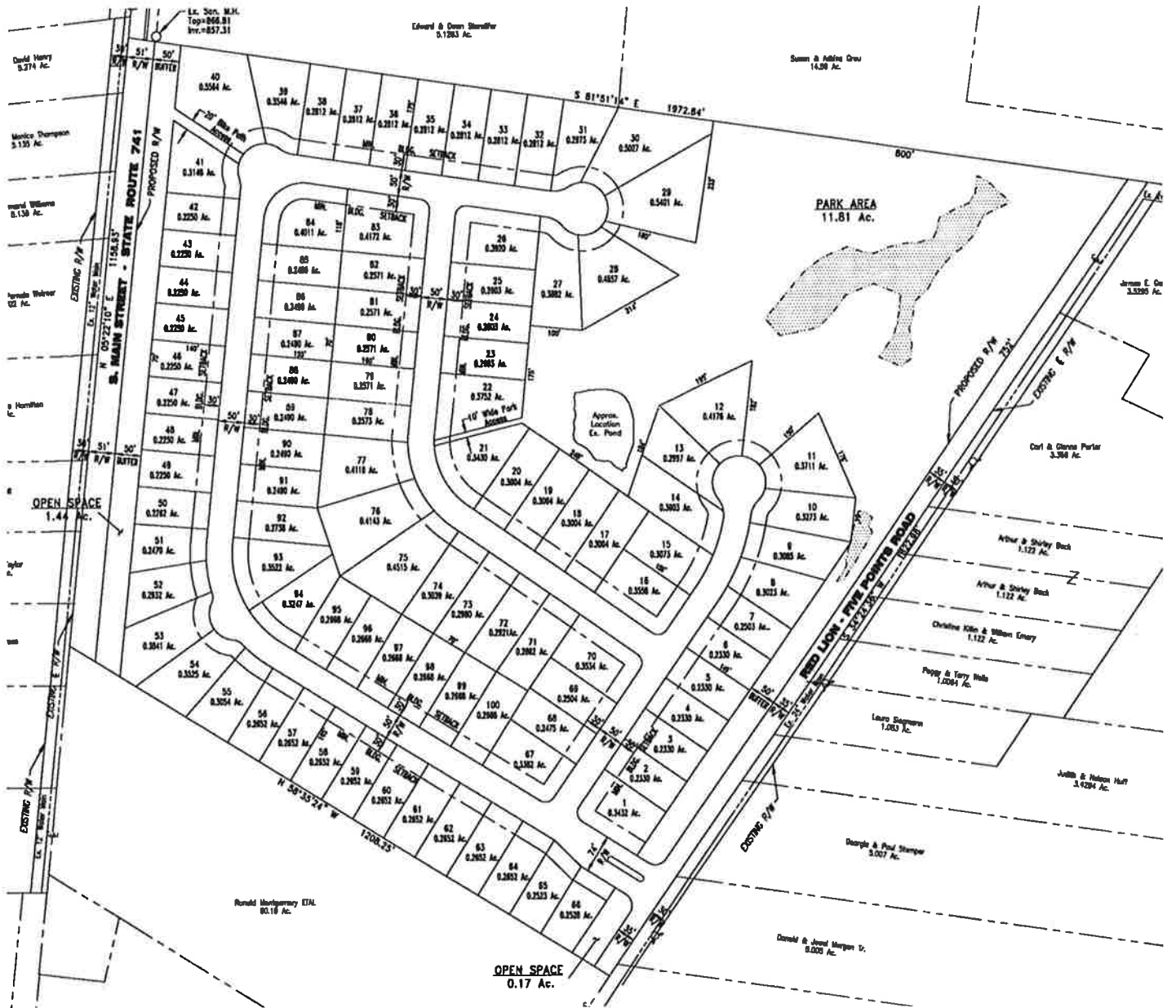


EXHIBIT B – Original P.U.D. [Concept] Plan (received by RPC 11/1/18)

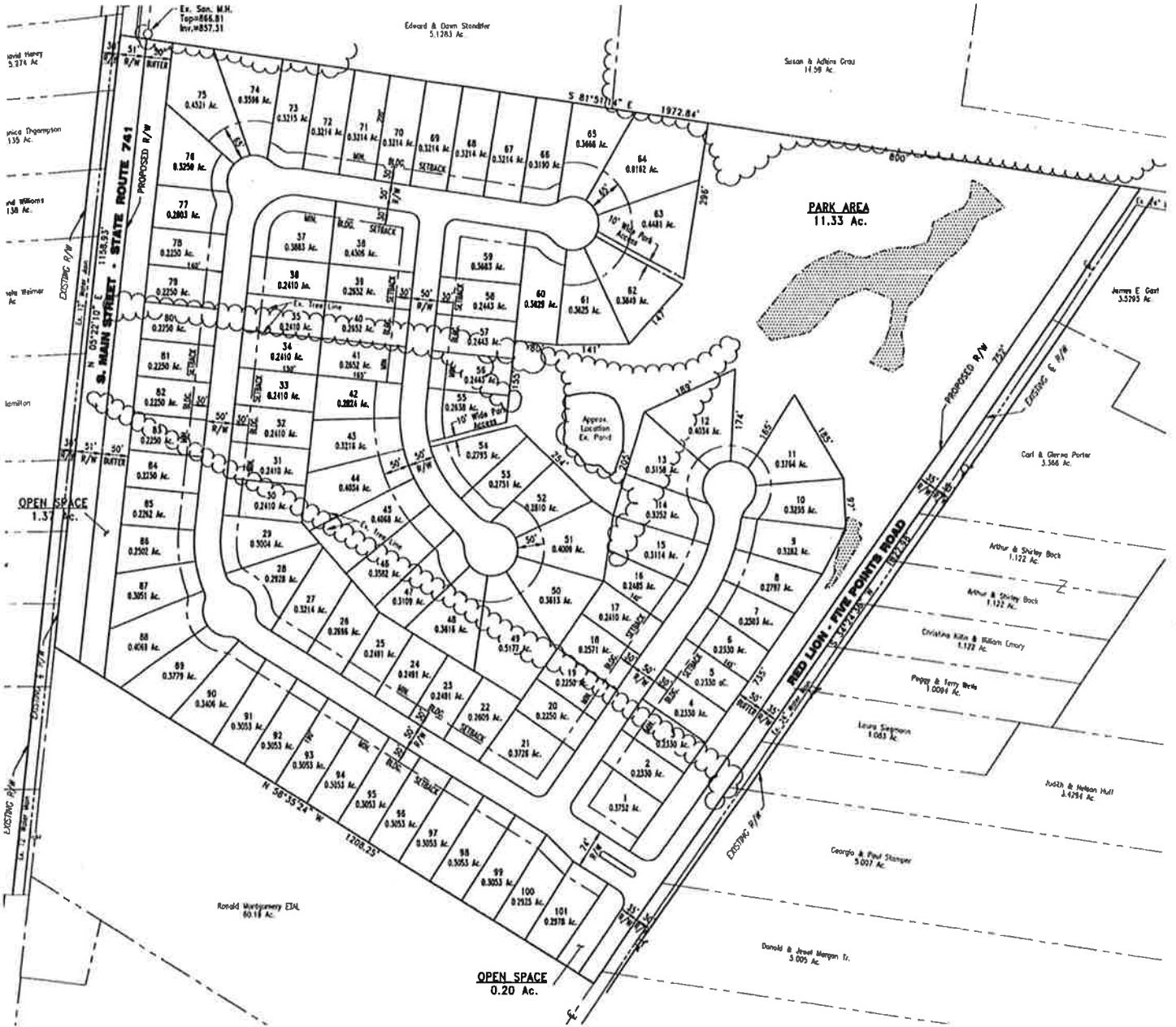


EXHIBIT C - Original Net Density Plan (received by RPC 11/1/18)



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.

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

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.

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.