

Agenda
City of Springboro Planning Commission Meeting
Wednesday, May 12, 2021, 6:00 p.m.

PUBLIC NOTICE:

Per Ohio Substitute House Bill 404 made effective November 22, 2020 in response to the COVID-19 state of emergency (Sec. 12), Section 12(A), the Springboro Planning Commission will conduct its Wednesday, May 12, 2021 Meeting via video conference at 6:00 p.m. EDT. Visit the City of Springboro website at <https://www.cityofspringboro.com/CivicAlerts.aspx?CID=6,1> for a link to connect to the meeting.

- I. Call to Order
- II. Approval of Minutes
 - A. April 14, 2021 Planning Commission Meeting
- III. Agenda Items
 - A. Final Approval, Site Plan Review, 285 South Pioneer Boulevard, The Tooling Zone, building addition
 - B. Preliminary Review, Rezoning, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development
 - C. Preliminary Review, General Plan, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Comments
City of Springboro Planning Commission Meeting
Wednesday, May 12, 2021, 6:00 p.m.

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III. Agenda Items

A. Final Approval

Site Plan Review, 285 South Pioneer Drive, Tooling Zone, building addition

Background Information

This agenda item is a request for site plan review approval for an addition to the existing building that houses The Tooling Zone located at 285 South Pioneer Drive. As indicated in the submitted plans, the applicant for the property and business owner, Ferguson Construction, is seeking approval to construct an 11,400-square foot addition to the existing 37,180-square foot structure. The addition will be located on north side of the property on the rear/east side of the existing building in a portion of the property currently used for parking and circulation and building access.

The 3.1668-acre subject property has vehicular access by way of an easement to South Pioneer Drive to the west through property owned and occupied by Nations Roof. The property also has frontage onto West Factory Road on the east side of the property, however no access is available to the roadway. The majority of the property is located in the City of Springboro, however a 30-foot strip of land on the east side of the property is located in Franklin Township. The east property line coincides with the boundary between Springboro/Franklin Township on the west, and Clearcreek Township to the east.

Adjacent property to the northwest, west, and south have frontage and/or vehicular access from South Pioneer Drive and include Numed Pharma (265 South Pioneer), Nations Roof (275 South Pioneer), and a multi-tenant building located at 295-333 South Pioneer Drive. To the northeast is Master's Touch Lawn Care located at 2754 West Factory Road, and to the east are single-family residences on the east side of West Factory Road, all in Clearcreek Township.

The subject property is zoned ED, Employment Center District, a designation that permits light manufacturing, office, warehouse/distribution, and a number of other uses. The existing and proposed use are permitted in the ED District. The ED District also includes adjacent property to the north, west, and south. Property to the east located in Franklin Township is zoned R2, Two-Family Residential Zone, a zoning category that permits residential development up to three units per acre, as well as other uses. Rural Residence District; property to the east in Clearcreek Township is zoned SR-1, Suburban Residence Zone, a zoning category that permits residential development up to two units per acre when connected to a central sanitary sewer system, as well as other uses.

This item was reviewed on a preliminary basis at the April 14th Planning Commission meeting at which time the item was authorized for placement on a future agenda for formal approval.

Staff Recommendation

City staff recommends APPROVAL of the site plan for 285 South Pioneer Drive subject to compliance with the following comments:

1. For the 25-foot multiuse easement, provide easement document for review by City staff and eventual recording at Warren County Recorder's office.
2. Provide revised final plan set incorporating staff comments and signed by owner or duly authorized officer.
3. The following comments have been forwarded by the Clearcreek Fire District:
 - a. The Clearcreek Fire District utilizes the provisions from the Ohio Fire Code and the Building Code. All plans, alterations to plans are required to meet the Ohio Fire Code. Omission by the author and/or the Fire Official of any detail does not eliminate the requirement for compliance with the Ohio Fire and Building Code.
 - b. All test and inspections will be scheduled through the Building Department.
 - c. A fire extinguisher plan must be submitted and approved by the fire district. Placement and installation must be completed prior to the final inspection.

B. Preliminary Review

Rezoning, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development

C. Preliminary Review

General Plan, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development

Background Information

These agenda items are based on a request filed by Easton Farm Partners, Springboro, seeking rezoning and general plan approval for the Easton Farm, 103.31-acre located at 605 North Main Street. The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use. The applicant proposes to develop a mix of commercial, single-family and multi-family residential development. While included in the PUD-MU rezoning, the applicant proposes to retain the 16.82-acre historic farmstead located on the west side of the property.

The proposed rezoning/general plan appears as two separate items on the Planning Commission work session agenda. The first stage of the PUD process, rezoning and general plan review and approval, will involve two separate recommendations to City Council, and later two separate pieces of legislation considered by City Council.

These agenda items appeared on the March 10th and April 14th Planning Commission agenda for preliminary review. As with the two previous reviews, no formal approval has been requested or will be made at the May 12th Planning Commission meeting. The applicants have submitted a

submission summary, use exhibit, revised general plan drawing set (sheets C3.0 through sheet C5.2), a revised illustrative plan, and a revised design guidelines booklet for the May 12th review by Planning Commission. The background information below and staff comments reflect the changed plans.

The subject property is located southwest of the intersection of Anna Drive/Lytle-Five Points Road and North Main Street. The subject property is presently farmed and includes two single-family residential units on the west side of the property within a historic farmstead. Vehicular access is presently provided by a single driveway from North Main Street.

The subject property is presently zoned R-1, Estate-Type Residential District. The R-1 District allows residential development at a density of 2 dwelling units per acre on 20,000 square foot lots. The R-1 District was applied to this property in 2015 as part of the implementation of the current Planning & Zoning Code. The Easton Farm was annexed into the City of Springboro in 1980. The earliest found zoning map since annexation dates to 1992. It indicates that the Easton Farm, along with what is now Village Park and Settlers Walk were zoned TR-1, Township Zoning District, a zoning district that allowed for annexed property to be incorporated into the City will continuing to enjoy the same development standards as Clearcreek Township in this case (Franklin Township was the source for other annexation in the western portion of Springboro and those properties originally in Franklin Township were also designated TR-1 after annexation). This caretaker zoning category was applied to all annexed property through the late 1990s. In 2015 the township zoning category was eliminated so that all future development activity was under the jurisdiction of the City of Springboro's Planning and Zoning Code. The TR-1 district allows residential development at the rate of 2 dwelling units per acre.

The applicant has requested rezoning to PUD-MU, Planned Unit Development-Mixed Use, with three components: mixed-use, multi-family, and residential indicated on sheet C3.0 in the submitted materials.

Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council are required. Final development plan, similar to the City's site plan review process, review and approval by Planning Commission is the second stage in the process. Final development plan may be submitted in a number of sections in conjunction with a site's incremental development. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process, this allowing for the subdivision of lots and the dedication of right-of-way and open spaces. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

Adjacent land uses include single-family residential development to the northwest within the Hunter Springs subdivision that includes homes on Deer Trail Drive. Open space in the form of the City of Springboro's Gardner Park, office and retail development to the north within the Village Park PUD-MU, Planned Unit Development-Mixed Use, retail development to the northeast within the Marketplace of Settlers Walk shopping center, a part of the Settlers Walk PUD, northeast of the intersection of Lytle-Five Points Road and North Main Street; retail and office development to the east on the east side of North Main Street; and retail and office development to the south including a day care facility and real estate office. To the south, residential development including condominiums within Springbrook Commons/Spice Rack subdivision, and the City of Springboro's North Park. To the west is single-family residential within the Tamarack Hills and Royal Tamarack subdivisions.

Adjacent zoning includes to the north R-2, Low-Density Residential District corresponding to the Hunter Springs subdivision, and PUD-MU corresponding to the Village Park development. PUD to the northwest associated with the Settlers Walk PUD. LBD, Local Business District, O, Office District, and O-R, Office-Residential District, to the east associated with the existing pattern of retail and office development. O-R District to the south, and transitioning to PUD and R-3, Medium-Density Residential District, associated to the condominium development to the south, and then transitioning to R-2 District corresponding to the single-family area along Tamarack Trail and into North Park. This R-2 District pattern continues to the west and the Tamarack Hills/Royal Tamarack subdivisions.

The *Springboro Land Use Plan*, adopted by City Council in April 2009, includes recommendations for the long-range development of the community. It is divided into 16 policy areas that make specific recommendations for smaller portions of the community and are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area #3, North SR 741 Corridor, includes the subject area and land including Hunter Springs, Village Park, the non-residential portions of Settlers Walk and retail/office areas on east side of North Main Street. Preferred Land Uses identified in the plan include convenience retail, personal service, retail uses limited to a maximum of 75,000 square feet in floor area, among other uses. Residential development is preferred at an overall density of 6-8 dwelling units per acre.

The general plan, which has been revised for the May 12th meeting, includes the following elements:

- A 14.01-acre mixed use commercial component on the northeast corner of the property fronting North Main Street. This component includes the following:
 - A 113-unit independent living facility.
 - Outparcels for a fire station, restaurants and other retail facilities totaling 16,800 square feet.
 - Two commercial buildings including 37,900 square feet of space.
- A 9.99-acre multi-family residential component on the southeast corner of the property fronting North Main Street that includes multiple buildings including 270 apartments, a 9,500-square foot restaurant, and 2.82 acres of open space comprised of a storm water detention ponds.
- A 79.32-acre residential component covering the remainder of the property including the following:
 - Retaining the farmstead including 2 homes and the preserving of farm buildings.
 - 48 townhomes.
 - 224 single-family lots most served by garages accessed by private drives. The site of lots proposed for this large area ranges from large lots adjacent to the Hunter Springs neighborhood on the north end of the component to smaller lots to the south.
 - 127.24 acres of open space including two small parks, storm water detention ponds, a linear park, an expansion of North Park, and a town green-type open space abutting the mixed use and multi-family residential component.

For proposed residential development areas, a gross density of 6.05 dwelling units per acre (540 dwelling units on 89.31 acres) is proposed. This calculation does not include units in the independent living facility. Those units are not typically included in residential development calculations.

The following table provides a summary of numerical changes to the Easton Farm proposal since the last time it was reviewed by the Planning Commission on March 10th:

Table 1. Comparison of March 10th and May 12th Proposals for Easton Farm

	March 10th Proposal	Current Proposal
Mixed Use Component	18.75 acres	14.01 acres
Multi-Family Component	10.12 acres	9.99 acres
Residential Component	74.40 acres	79.32 acres
Overall Site	103.27 acres	103.32 acres
Dedicated Open Space	15.82 acres	20.06 acres
Dwelling Units		
Single-Family Residential	233 units	224 units
Townhomes	18 units	48 units
Apartments	324 units	270 units
Total Dwelling Units	577 dwelling units	540 dwelling units
Development Density by Area		
Single-Family+Townhouse	4.36 dwelling units/acre	4.26 dwelling units/acre
Multi-Family	32.02 dwelling units/acre	27.03 dwelling units/acre
Overall Density	6.83 dwelling units/acre	6.05 dwelling units/acre
Maximum Building Height	4 stories	3 stories
Parking Spaces in Structure?	Yes	No
Source: Easton Farm Partners		

Access to the proposed development would be provided by an extension of the existing Anna Drive through the development south to Tamarack Trail near the entrance to North Park, an extension of Fox Trail Drive from the Hunter Springs subdivision south into the interior of the site, and an access point onto North Main Street from the proposed Easton Farm Boulevard.

Staff Comments

City staff has the following comments regarding the proposed rezoning/general plan application reviewed at the March 10th Planning Commission meeting:

1. Rename the mixed-use component of the PUD to commercial to avoid confusion with the overall rezoning request, and include private residential areas in residential acreage calculations.
2. Revise general plan documents for the next review to include the following for each component area: design and development standards including but not limited to setbacks and/or build-to lines, building heights, dwelling unit minimum sizes, minimum/maximum building sizes, maximum lot coverage, and a list of land uses proposed for each component area based on conventional zoning districts. This applies to the private residences as well. Please see examples provided previously by City staff from Village Park PUD-MU and forthcoming example from The Springs PUD. This comment includes the proposed uses of the two private residents included in the PUD.
3. While the volume of open space was increased as recommended by City staff since the March 10th review, changes to the component boundaries necessitates an additional 2.26 acres of open space to meet 25% minimum open space requirement for residential PUDs (89.31 residential development acres x 25% = 22.33 acres required; 20.06 acres provided).

4. Indicate who will manage open spaces and private roads proposed in the development on general plan exhibits.
5. For trails proposed on common areas, if any, include no restrictions for their use by any person with the exception of areas specifically set aside for the members of an association such as pool areas.
6. The trail along Anna Drive to be designed to meet AASHTO minimum standards for pavement widths, side clearance, minimum turning radii, street crossing standards, etc.
7. City to review traffic circle at the Tamarack intersection.
8. Remove 4-story designation for the apartment buildings from the general plan.
9. Sidewalks (or trail) to be located on all public streets, both sides.
10. Final locations of Central mailbox units (mail kiosks) will be reviewed by the City and Post Office and placed accordingly.
11. Road name proposals to be reviewed by City Engineer in consultation with the police and fire departments. Change the name of Red Hawk View to Easton Farm Boulevard, as Easton Farm Boulevard is continuous throughout.
12. Clarify what is proposed Common Area H. Is Noel Drive to extend into the park and through to Easton Farm Boulevard?
13. Traffic Study currently under review. To be approved prior to final approval of General Plan/Rezone by planning commission.
14. Provide a tee-turn around for alley 4. Private alley name designations to be worked out with developer.
15. Right-of-way along North Main Street to be dedicated per city specifications.
16. No construction access permitted from Tamarack Trail or Fox Trail Drive.
17. Utility easements are to be per city specifications, and not within the right of way, and not as shown on general plan or in design guidelines. In general, a 10' wide utility easement shall be provided on both sides of all public roads, as well as required for the utilities along any alleys. Remove the easement language from the guidelines and general plan typical sections.
18. Indicate proposed phasing including road connections and other improvements with surrounding developments.
19. Engineering design details to be reviewed at the Final Development Plans stage, including but not limited to utility design, storm water management plan including detention/retention design, and roadway design.
20. Road intersections to be at 90 degree angles, including Eason Farm Blvd and Anna Drive.
21. HOA documents need to be created for review.
22. The Clearcreek Fire District has submitted the following comment: Pursuant to Section 105.4.3 and 105.4.4 of the 2017 Ohio Fire Code, It shall be the responsibility of the applicant to ensure that the construction documents include all of the fire protection requirements and the shop drawings are complete and in compliance with the applicable codes and standards. Construction documents reviewed by the fire code official in accordance with paragraph (D)(2)(a)(104.2.1) of this rule or construction documents approved with the intent that such construction documents comply in all respects with the code. Review and approval by the fire code official shall not relieve the applicant of the responsibility of compliance with this code.

City staff has the following comments regarding the proposed design guidelines booklet, as revised for the May 12th Planning Commission meeting, included in the rezoning/general plan submission:

1. City staff recommends a review with applicants on the intent of the design guidelines. Are they covenants or are these intended to be incorporated into the general plan approval?
2. Page 10-11, Remove utility easements language from document. Easements are to be per city specifications.

3. For landscaping provisions on page 19, provide cross reference to City requirements in Chapter 1280, Landscaping.
4. Page 22, for exterior lighting, provide cross reference to City requirements in Chapter 1273, Exterior Lighting and that these design guidelines will meet or exceed those of the Chapter. This is typical for all cross-references identified in these comments.
5. Page 23, 8. (a) – Prohibit the use of chain-link fencing with inserted slats, or plastic coated walls and/or support wood posts all together.
6. Page 27 (d) – Increase the minimum setback for off street parking along SR 741 to 35 feet.
7. Provide Public Access Easements and utility easements over alleys. Details to be worked out at a later date.
8. Page 29, 12(b) – Include cross reference to meet or exceed Sign Code, Chapter 1281.
23. For the table on page 31, for residential areas, provide a table showing minimum setbacks, minimum lot size (SF), minimum lot width, and minimum dwelling size for each housing/lot type.
24. For the same table, Footnote 1 states front porch encroachment up to 5 feet maximum is permitted. This should be removed and the table should reflect actual need/want. For which residential area does footnote 1 relate? Also, setbacks are measured to the overhang, and not face of building or garage. Revise accordingly.
9. Page 33-34, 10. (a) – Prohibit the use of chain link, barbed wire, or plain wire mesh, or rough-textured/timber or “fortress style” wood fences.
10. Beginning on page 34, explain Residential Typologies beginning on this page. Are these going to be supported by other design metrics?
11. Page 42 – Increase trail width from 8 feet to minimum of 10 feet.
12. Reviews and approvals are referenced throughout the document. Is the intent for these to be approved by City staff? Or the Planning Commission through the PUD review and approval process?

The information contained in this report is based on material provided to the City of Springboro as of Thursday, May 6, 2021 at 12:00 p.m.

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, April 14, 2021

I. Call to Order

Chairperson Becky Iverson called the Springboro Planning Commission Meeting to order at 6:00 p.m. by video conference.

Present: Becky Iverson, Chair, Chris Pearson, Vice-Chair, Mark Davis, Robert Dimmitt, Steve Harding, Mike Thompson, and John Sillies.

Staff: Chris Pozzuto, City Manager; Dan Boron, City Planner; Elmer Dudas, Development Director; Chad Dixon, City Engineer, Ann Burns, Planning Commission Secretary.

Also present were Larry Dillin, Dillin Development/Easton Farm Partners, Brent Given, Dan Weaver and Brandon Rose of Ferguson Construction, and Doug Lucas and Eric Derr with the Tooling Zone.

II. Approval of Minutes

A. March 10, 2021 Planning Commission Minutes

Ms. Iverson asked for corrections or additions to the minutes.

There were none.

Mr. Harding motioned to approve the March 10, 2021 Planning Commission minutes as submitted. Mr. Pearson seconded the motion.

Vote: Harding, yes; Davis, yes; Sillies, yes; Dimmitt, yes; Iverson, yes; Pearson, yes; Thompson, yes (7-0)

III. Agenda Items

Preliminary Review

Site Plan Review, 285 South Pioneer Drive, Tooling Zone, building addition

Background Information

This agenda item is a request for site plan review approval for an addition to the existing building that houses The Tooling Zone located at 285 South Pioneer Drive. As indicated in the submitted plans, the applicant for the property and business owner, Ferguson Construction, is seeking approval to construct an 11,400-square foot addition to the existing 37,180-square foot structure. The addition will be located on north side of the property on the rear/east side of the existing building in a portion of the property currently used for parking and circulation and building access.

The 3.1668-acre subject property has vehicular access by way of an easement to South Pioneer Drive to the west through property owned and occupied by Nations Roof. The property also has frontage onto West Factory Road on the east side of the property, however no access is available to the roadway. The majority of the property is located in the City of Springboro, however a 30-foot strip of land on the east side of the property is located in Franklin Township. The east property line coincides with the boundary between Springboro/Franklin Township on the west, and Clearcreek Township to the east.

Adjacent property to the northwest, west, and south have frontage and/or vehicular access from South Pioneer Drive and include Numed Pharma (265 South Pioneer), Nations Roof (275 South Pioneer), and a multi-tenant building located at 295-333 South Pioneer Drive. To the northeast is Master's Touch Lawn Care located at 2754 West Factory Road, and to the east are single-family residences on the east side of West Factory Road, all in Clearcreek Township.

The subject property is zoned ED, Employment Center District, a designation that permits light manufacturing, office, warehouse/distribution, and a number of other uses. The existing and proposed use are permitted in the ED District. The ED District also includes adjacent property to the north, west, and south. Property to the east located in Franklin Township is zoned R2, Two-Family Residential Zone, a zoning category that permits residential development up to three units per acre, as well as other uses. Rural Residence District; property to the east in Clearcreek Township is zoned SR-1, Suburban Residence Zone, a zoning category that permits residential development up to two units per acre when connected to a central sanitary sewer system, as well as other uses.

Staff Comments

City staff has the following comments regarding the site plan review application:

1. Setbacks and other design and development standards for the proposed addition to be set at the time of site plan review approval by Planning Commission as provided for in the ED District.
2. Provide a 25-foot multiuse easement along the east end of the property abutting West Factory Road.
3. Indicate how the proposed building exterior matches or compliments the existing building.
4. Following preliminary review by Planning Commission, provide specifications for proposed lighting. Also indicate if proposed lighting complies with maximum 3500° Kelvin color-temperature standard.
5. Provide a separate storm water pollution prevention plan.
6. Elevations and contours shall be based upon USGS datum and identify benchmark utilized.
7. Storm water calculations currently under review.
8. Provide revised final plan set incorporating staff comments and signed by owner or duly authorized officer.
9. Dimension parking lot from lot line.
10. Provide proposed sanitary sewer and water lateral information, if any.
11. Clearcreek Township Fire District has no comments at this time.

Discussion:

Mr. Boron reviewed the background and staff comments, explaining that the Tooling Zone has requested an 11,400 Sq. ft. addition to their existing building located behind Nations Roofing at 285 South Pioneer Boulevard. He explained that this request is for a small addition in the northeast of the property, it is a permitted use, and setbacks have been met.

Mr. Rose stated that they have reviewed and are fine with the staff comments, but did request further details on the 25-foot easement along the east end of the property and ensure there would not be losing any pavement or parking spots.

Mr. Boron explained that there was no intention of removing any parking or pavement and this easement was also requested of other property owners along West Factory Road for use in the development of a portion of an off-road multi-use trail from E. Milo Beck Park to Community Park. This was included as part of the Bicycle and Pedestrian Plan that was adopted in July, 2020.

Mr. Harding felt the application was straight-forward and was confident the applicant would work with city staff to solve any other questions.

Mr. Pearson asked for clarification that there are sufficient parking spots for the addition.

Mr. Lucas and Mr. Boron stated there was sufficient parking.

Mr. Boron explained that this item will come back to the May Planning Commission meeting for formal approval, however, the applicant could apply for a footer/foundation permit to get the project started if desired.

B. Preliminary Review

Rezoning, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development

C. General Plan, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development

Background Information

These agenda items are based on a request filed by Easton Farm Partners, Springboro, seeking rezoning and general plan approval for the Easton Farm, 103.31-acre located at 605 North Main Street. The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use. The applicant proposes to develop a mix of commercial, single-family and multi-family residential development.

While included in the PUD-MU rezoning, the applicant proposes to retain the 16.82-acre historic farmstead located on the west side of the property.

The proposed rezoning/general plan appears as two separate items on the Planning Commission work session agenda. The first stage of the PUD process, rezoning and general plan review and approval, will involve two separate recommendations to City Council, and later two separate pieces of legislation considered by City Council.

These agenda items appeared on the March 10th Planning Commission agenda for preliminary review. As with the March 10th review, no formal approval has been requested or will be made at the April 14th Planning Commission meeting. The applicants have submitted a revised design guidelines booklet for the April 14th review by Planning Commission. The background information below and staff comments reflect that change, however comments regarding the general plan map and other details remain largely the same from the March 10th meeting review. City staff anticipates that the applicants will submit revised plans for a future Planning Commission meeting, as early as the May 12th meeting.

The subject property is located southwest of the intersection of Anna Drive/Little-Five Points Road and North Main Street. The subject property is presently farmed and includes two single-family residential units on the west side of the property within a historic farmstead. Vehicular access is presently provided by a single driveway from North Main Street.

The subject property is presently zoned R-1, Estate-Type Residential District. The R-1 District allows residential development at a density of 2 dwelling units per acre on 20,000 square foot lots. The R-1 District was applied to this property in 2015 as part of the implementation of the current Planning & Zoning Code.

The applicant has requested rezoning to PUD-MU, Planned Unit Development-Mixed Use, with three components: mixed-use, multi-family, and residential indicated on sheet C1.0 in the submitted materials.

Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council are required. Final development plan, similar to the City's site plan review process, review and approval by Planning Commission is the second stage in the process. Final development plan may be submitted in a number of sections in conjunction with a site's incremental development. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process, this allowing for the subdivision of lots and the dedication of right-of-way and open spaces. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

Adjacent land uses include single-family residential development to the northwest within the Hunter Springs subdivision that includes homes on Deer Trail Drive. Open space in the form of the City of Springboro's Gardner Park, office and retail development to the north within the Village Park PUD-MU, Planned Unit Development-Mixed Use, retail development to the northeast within the Marketplace of Settlers Walk shopping center, a part of the Settlers Walk PUD, northeast of the intersection of Little-Five Points Road and North Main Street; retail and office development to the east on the east side of North Main Street; and retail and office development to the south including a day care facility and real estate office. To the south, residential development including condominiums within Springbrook Commons/Spice Rack subdivision, and the City of Springboro's North Park. To the west is single-family residential within the Tamarack Hills and Royal Tamarack subdivisions.

Adjacent zoning includes to the north R-2, Low-Density Residential District corresponding to the Hunter Springs subdivision, and PUD-MU corresponding to the Village Park development. PUD to the northwest associated with the Settlers Walk PUD. LBD, Local Business District, O, Office District, and O-R, Office-Residential District, to the east associated with the existing pattern of retail and office development. O-R District to the south, and transitioning to PUD and R-3, Medium-Density Residential District, associated to the condominium development to the south, and then transitioning to R-2 District corresponding to the single-family area along Tamarack Trail and into North Park. This R-2 District pattern continues to the west and the Tamarack Hills/Royal Tamarack subdivisions.

The *Springboro Land Use Plan*, adopted by City Council in April 2009, includes recommendations for the long-range development of the community. It is divided into 16 policy areas that make specific recommendations for smaller portions of the community and are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area #3, North SR 741 Corridor, includes the subject area and land including Hunter Springs, Village Park, the non-residential portions of Settlers Walk and retail/office areas on east side of North Main Street. Preferred Land Uses identified in the plan include convenience retail, personal service, retail uses limited to a maximum of 75,000 square feet in floor area, among other uses. Residential development is preferred at an overall density of 6-8 dwelling units per acre.

The applicant's General Plan concept drawing proposes the following:

- An 18.75-acre mixed use commercial component on the northeast corner of the property fronting North Main Street. This component includes the following:
 - A 113-unit independent living facility.
 - An 84,400-square foot assisted living/memory care facility.
 - Outparcels for a fire station, restaurants and other retail facilities totaling 16,800 square feet.
 - Two commercial buildings including 37,900 square feet of space.
- A 10.12-acre multi-family residential component on the southeast corner of the property fronting North Main Street that includes multiple buildings including 324 apartments, a 9,500-square foot restaurant, and 3.0 acres of open space comprised of storm water detention ponds.
- A 74.40-acre residential component covering the remainder of the property including the following:
 - Retaining the historic farmstead including 2 homes and preserving most farm buildings.
 - 24 townhomes.
 - 251 single-family lots most of that are served by garages accessed by private drives. The site of lots proposed for this large area ranges from large lots adjacent to the Hunter Springs neighborhood on the north end of the component to smaller lots to the south.
 - 12.82 acres of open space including two small parks, storm water detention ponds, a linear park, and a town green-type open space abutting the mixed use and multi-family residential component.

For proposed residential development areas, a gross density of 6.83 dwelling units per acre (577 dwelling units on 84.52 acres) is proposed.

Access to the proposed development would be provided by an extension of the existing Anna Drive through the development south to Tamarack Trail near the entrance to North Park, an extension of Fox Trail Drive from the Hunter Springs subdivision south into the interior of the site, and an access point onto North Main Street from the proposed Easton Farm Boulevard.

Staff Comments

City staff has the following comments regarding the proposed rezoning/general plan application reviewed at the March 10th Planning Commission meeting:

1. Rename the mixed-use component of the PUD to commercial or other to avoid confusion with the overall rezoning request, and provide a component to address historic farmstead design/development standards and proposed permitted uses.
2. Revise full-color illustrative plan to match b/w plan proposal.
3. Revise the submittal for the next review to include the following for each component area: design and development standards including but not limited to setbacks, building heights, dwelling unit sizes, lot coverage, and a list of land uses proposed for each component area. As a companion to this information, provide a color-coded version of the general plan.
4. Easton farmstead is listed as open space. Unless the farm is available for use as common space it should not be included in the calculation.
5. An additional 5.47 acres of open space is needed to satisfy the 25% minimum open space requirement for residential PUDs.
6. Indicate who will manage open spaces proposed in the development.
7. For trails proposed on common areas, if any, include no restrictions for their use by any person with the exception of areas specifically set aside for the members of an association such as pool areas.
8. The trail along Anna Drive to be designed to meet minimum standards for width, turning radius, and to avoid obstructions.
9. City to review Anna Drive extension to intersection with Tamarack Trail and North Park entrance.
10. Indicate proposed phasing including road connections and other improvements with surrounding developments.
11. Provide typical plans for buildings indicating materials, and other details for each component in order to determine concurrence between general plan's concept and specific building plans when final development plans are prepared for review and approval by the Planning Commission.
12. Sidewalks (or trail) to be located on all streets, both sides. This should be verified. The general plan is difficult to tell and a statement would address it.
13. Central mailbox units need to be located on general plan (and approved by the post office). Include this information in the design guidelines.
14. Flag lots not permitted (lots off of cul-de-sac on Red Hawk View). Remove flag lots or extend roadway.
15. Road name proposals to be reviewed by City Engineer in consultation with the police and fire departments.
16. Anna Drive to extend off of existing Anna Drive, and not relocated as shown.
17. Provide Noel Drive typical section.

18. Add a possible roundabout at the Tamarack Trail connection.
19. Traffic Study to be submitted for review and approved prior to final approval of General Plan/Rezone by planning commission.
20. Right-of-way along North Main Street to be dedicated per city specifications.
21. No construction access permitted from Tamarack Trail or Fox Trail Drive.
22. Engineering design details to be reviewed at the Final Development Plans stage, including but not limited to utility design, storm water management plan including detention/retention design, and roadway design.
23. Road intersections to be at 90 degree angles.
24. HOA documents need to be created for review.
25. The Clearcreek Fire District has no comments at this time.

City staff has the following comments regarding the proposed design guidelines booklet, as revised for the April 14th Planning Commission meeting, included in the rezoning/general plan submission:

1. City staff recommends a review with applicants on the intent of the design guidelines. Are they covenants or are these intended to be incorporated into the general plan approval?
2. Page 8, in the table, the minimum open space is 25% for the residential portion only.
3. Page 10-11, utility easements are to be located outside of the right-of-way in a 10-foot utility easement, and not within the proposed right-of-way. (page 10, (c); page 11 (e)).
4. Page 13, for loading/unloading provisions, cross-reference City Code Section 660.19 for hours of operation for non-residential areas. Design standards may be more restrictive, if desired.
5. Page 14, explain proposed open space area requirements. Are these setbacks?
6. Page 16, (e) Building Materials – Prohibit the use of plywood, unadorned corrugated siding, vinyl siding and plastic panels all together.
7. Page 18, (i) - Clarify Enclosed unoccupied building elements vs purely decorative unoccupied elements.
8. For landscaping provisions on page 19, provide cross reference to City requirements in Chapter 1280, Landscaping.
9. Page 22, for exterior lighting, provide cross reference to City requirements in Chapter 1273, Exterior Lighting.
10. Page 23, 8. (a) – Prohibit the use of chain-link fencing with inserted slats, or plastic coated walls and/or support wood posts all together.
11. Page 26, Are the proposed parking standards intended to supersede those of the City?
12. Page 27 (d) – Increase the minimum setback for off street parking along SR 741
13. Provide Public Access Easements over service ways.
26. For the table on page 31, define in a map where Village Center, Neighborhood Lane, etc., are in this proposal.
27. For the same table, for residential areas, provide a table showing minimum setbacks, minimum lot size (SF), minimum lot width, and minimum dwelling size for each type.
28. For the same table, Footnote 1 states front porch encroachment up to 5 feet maximum is permitted. This should be removed and the table should reflect actual need/want. For which residential area does footnote 1 relate?
14. Page 33, 11. (a) – Prohibit the use of chain link, barbed wire, or plain wire mesh, or rough-textured/timber or "fortress style" wood fences.
15. Beginning on page 34, explain Residential Typologies beginning on this page. Are these going to be supported by other design metrics?
16. Page 42 – Increase trail width from 8 feet to 10 feet.

The information contained in this report is based on material provided to the City of Springboro as of Monday, April 5, 2021 at 5:00 p.m.

Discussion:

Ms. Iverson noted that there would be no vote on this agenda item tonight, and she shared the order of speakers. Staff would present background first, the developer will give their presentation, the 11 registered citizen will speak and then Planning Commission members will provide any comments they have.

Mr. Boron explained the comments are based on the general plan and illustrative plan that were submitted at the March 10th meeting. He noted that revised design standards were submitted for this month's meeting, and the applicant intends to present an updated general plan and illustrative plan at the May 12th meeting or some other future meeting. He reviewed background information on the proposed MU PUD development that includes single-family, multi-family, and commercial uses components. The proposal also includes plans for the family to keep the farm and 2 homes in the rear of the property.

Mr. Boron further explained the 3 steps involved in a PUD which are rezoning and general plan approval, final development plan and the record plan. He also reviewed the land use plan that was adopted in 2009 by City Council that includes 16 policy areas which make specific recommendations for the development those areas of the community.

Mr. Dillin explained that the team wanted to take a step back and share information on some other similar projects they have developed as well as others that inspired the design of Easton Farm. He shared a video featuring the City of Perrysburg and the Levis Commons that was developed in their community by Mr. Dillin and others.

Mr. Dillin also shared videos on two other developments, Norton Commons in Prospect, Kentucky outside Louisville, and Baldwin Park in Orange County, Florida near Orlando.

Mr. Dillin shared that the Levis Commons was his first master plan community and it has been successful and sustained itself for 20 years. He explained that it is their goal to create sustainable developments. The Easton Farm should complement the community and the mixed use plan helps create walkability. He explained how density is necessary to create amenities and shared the importance of the multi-family component. Mr. Dillin shared their commitment to create and enforce design standards which will be the right size to create a good balance with the existing community. He stated that the Borror Group is the right partner to bring their experience in the multi-family component for a successful development.

Mr. Dillin then showed a virtual drive-through video of the proposed Easton Farm, starting at the north end of the site, highlighting the commercial sites, the independent living building, the outdoor amenities, the multi-family buildings and the single family units. He explained that is a fully integrated design analyzed to work together across the site.

Ms. Iverson welcomed the 11 citizens who registered to speak, beginning with Mr. Kevin Smith of 55 Rustic Brook Court.

Mr. Smith shared his opposition to the proposed plan for Easton Farm, specifically the apartment building. He shared concerns about the overcrowding of North Park, the additional traffic, overstressing the water system and the impact on the schools. He referenced a petition that was circulated in Sycamore Springs where 46 out of 49 people opposed the plan. Mr. Smith stated that Springboro is a nice place to live and he feels that this plan will not be of value to the community. He stated he was mostly opposed to the apartment building and the high turnover it could bring.

Mr. David Beckman of 168 Deer Trail Drive read a prepared statement opposing the proposed plan for Easton Farm. He shared concerns about the density of the development and how it is not in the spirit of the original zoning or land use plan. He felt that more people would rather see single family homes to preserve the small town character. His statement is provided as part of this record.

Mr. Dustin Dershem of 224 Deer Trail Drive read his prepared statement sharing his concerns about the proposed development of Easton Farm. He felt this was not in the best interest of the residents and the plan would affect the schools, increase traffic as well as the nature area of the park. Mr. Dershem shared concerns about moving ahead with this monster plan and asked that the integrity of Springboro be considered.

Mr. Ron Sweeney of 8002 Country Brook Court spoke as a nearby business at Coldwell Banker real estate office. He shared data of the reduced housing market and how this drives up the prices of homes. He believes the density provides the housing that is needed in the area which is important to the vitality and enhancement of the community.

Mr. Rod Knight of 201 Deer Trail Drive spoke in opposition of the plan. He referred to the virtual video that was shown, stating he did not see any bikes or pedestrians. He shared concerns about the increased traffic, the crime that the proposed alleys could bring as well as theft and vandals. He stated there were already concerns with speeding traffic on Deer Trail Drive and this will create even more problems.

Mr. Brian Poplin of 216 Deer Trail Drive stated he is fine with some development, but shared his concerns about portions of the proposed plan for Easton Farm, specifically the 4 story apartments. He feels it is too tall and would look out of place and does not belong in Springboro. He also shared concerns about the lot setback, especially on the Red Hawk View, that would essentially place the \$700,000 homes right on top of his property. He suggested these lots could be shifted by half, so they are not so close to the existing houses.

Mr. Don Cummins of 173 Deer Trail Drive thanked the Planning Commission for the opportunity to speak. He shared his opposition of the plan for Easton Farm, and referred to a petition with over 220 people also opposing the plan. He explained that he has lived on Deer Trail Drive for 6 years and are now faced with losing the life they have created in this community. He shared concerns about the 4-story apartment building, impact on traffic, and the density of the plan.

Mr. Justin Weidle of 164 Deer Trail Drive, shared results of the research he performed on the existing developments that Mr. Dillin was involved in. He compared the density of the proposed Easton Farm plan to the density of the Norton Commons, and Easton would have 4.44 times more apartments per acre, and feels the same amenities would not happen in Springboro because the scale is so different. He shared additional data on Baldwin Park as well as other rental units that

Borror is involved in. Mr. Weidle did not believe this density was needed in Springboro. His statement is provided as part of this record.

Mr. Rod Bradshaw of 160 Deer Trail Drive stated he has lived here since 2000 and is opposed to the development plan. He was attracted to Springboro by the excellent schools, managed growth, small town feel and historic downtown. He was appalled at the plan that was proposed in 2017, and now the new proposal is even larger with a higher density. Mr. Bradshaw does not understand why the 3 and 4 story apartment buildings are being considered because they will not fit the character of the surrounding neighborhoods.

Ms. Jill Ohs of 156 Deer Trail Drive shared her opposition of the proposed plan. She shared concerns about a 3 or 4 story building looking down on a 50 ft. tall single family unit. This does not fit the character of Springboro and is not what Springboro wants or needs. Ms. Ohs feels that Springboro already has many of these retail and restaurant locations nearby, they are not necessary and will take away from our local small businesses.

Ms. Linda Nelson of 221 Deer Trail Drive shared her concerns about the proposed development plan, specifically the business competition and the increased traffic. She feels this plan will create dangerous situations for multiple subdivisions. Ms. Nelson stated that Springboro is a successful bedroom community and the zoning creates these home-feel neighborhoods. She feels that when this is lost, the quality of life is compromised. Any revenue the owners or developers may gain will be at the expense of current and future residents. She urged the Planning Commission to do their homework and develop the property appropriately.

Ms. Iverson thanked everyone for their comments and reminded all in attendance there will not no votes taken on this tonight.

Mr. Harding wanted to clarify for those participating in the meeting that once the Planning Commission completes its process, there will be a recommendation forwarded to City Council which will then require a public hearing and three readings, so it will not be a quick process.

Mr. Boron stated this was correct, explaining that the Planning Commission is an advisory board and City Council will be taking a vote after reviewing the recommendation from this Planning Commission. The Council process also includes 3 readings of the ordinance in order to become law.

Mr. Harding asked for clarification how the land use plan is related to the rezoning process.

Mr. Boron explained that the land use plan is a policy document used by City Council, Planning Commission, and City staff to help make decisions when reviewing developments and projects like the one before us today. It is also used by City staff to identify the long range capacity of our sewer and water systems to serve the density at a build-out state. Mr. Boron reviewed other situations when the land use plan is useful in making planning decisions. He also explained that the zoning code is the law when it comes to land use and development, but it does not necessarily have to match what the land use plan recommendations state.

Ms. Iverson asked if the land use plan is what caused the zoning to change for many of the neighborhoods.

Mr. Boron confirmed that is correct, and staff tries to update the land use plan every 10 years.

Mr. Davis wanted to clarify the number units since they are removing the assisted living facility.

Mr. Boron explained that there is a total of 575 Units, that includes 324 apartments and the remainder are single family residences and town homes, so the density remains at 6.83 Units per acre. He noted that the assisted living units were not include in that density.

Mr. Sillies confirmed that the independent will remain, and are being counted in the density?

Mr. Dimmitt noted that his calculation is a density of 8.4 units per acre if you are counting the independent living.

Mr. Boron stated that staff has not been counting the independent living in the density calculations.

Mr. Dillin noted that senior living facilities are not normally counted when calculating density.

Mr. Sillies felt that the independent living is different that assisted living where the residents could still have cars and be moving about, the same as an apartment. He also thanked the applicant for the video which was helpful in visualizing the taller apartment buildings. He also thanked the citizens for their comments, and noted the importance of a decision on the 4 story apartment buildings.

Mr. Pearson explained that he recently observed the taller apartment buildings at Austin Landing which can be somewhat imposing however, just because our City does not currently have them, does necessarily mean that we should never have them, and that is a decision that we need to get comfortable with.

Ms. Iverson noted the importance of following what the code and land use plan dictates and respect the aesthetics of the development.

Mr. Davis stated this development would be looked at differently if it was at Austin South, but it is right here in the middle of Springboro.

Mr. Thompson noted that he never looked at Springboro as a single unit and there is a variety of areas such as the old district (Historic District), activity on the east side of SR 741 as well as development on the west side of the city in areas off of SR 73. He feels that there are many stand-alone areas that comprise Springboro. Mr. Thompson added that the addition of new apartments may not be a terrible idea to bring young professional residents to the area, especially with the rising costs of the housing market.

Mr. Harding stated he was glad to see the public comments and was anxious to see the updated plans with any changes and suggestions that have been discussed.

Mr. Dillin stated that they are anxious to deliver the changes to the plan and the engineers and project managers are incorporating these changes. He sees no problems with addressing the staff comments and plan to be ready with all the modifications, including the removal of the memory care unit, as well as an artist rendering. They do feel that there is demand that warrants the inclusion of the independent living units.

Ms. Iverson thought the videos were helpful, and perhaps they can expand the video of the driving tour of Easton Farm.

Mr. Dillin stated the design team can work on that, noting that the residential sections were specific designs created by the virtual reality technicians as opposed to the architecture for the independent living and the multi-family buildings

Mr. Thompson asked what happens to the plan if there is no 4 story apartment building.

Mr. Dillin explained that they see an opportunity for the multi family concept, but have learned from Mr. Borror, that there is a possibility of a 3 story walk up. This is a totally different design concept that also speaks to quality, character and safety. These type of structures can also generate enough income to provide the desired amenities such as a gym, pool and theatre room. Mr. Dillin stated this can still attract a higher income demographic and is important to the development.

Ms. Iverson thanked Mr. Dillin and the Commission members for all the work and comments that is necessary to achieve the best product for the community.

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Boron clarified for new attendees on the call that when the Easton Farm Plan was presented back in 2017, the Planning Commission did not reject the plan, the applicant withdrew the application before it came up for a vote by Planning Commission.

Mr. Davis felt that at first, the 2017 plan did have an impact on this current plan, but now he looks at it differently.

Mr. Boron reported that the next meeting is Wednesday, May 12, 2021 with the submission deadline being Friday, April 23rd. He did expect that the Tooling Zone and the Easton Farm would be back on the Agenda.

Adjournment

*Ms. Harding motioned to adjourn the April 14, 2021 Planning Commission Regular Meeting at 8:25 p.m.
Mr. Davis seconded the motion.*

Vote: Sillies, yes; Dimmitt, yes; Iverson, yes; Pearson, yes; Harding, yes; Thompson, yes; Davis, yes. (7-0)

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

Ann Burns, Planning Commission Secretary

DRAFT

April 14, 2021

Good Evening,

Thank you for allowing me a few minutes to speak. While I expect my neighbors in Hunter Springs and The Spice Rack to effectively communicate the concerns around density and safety, I am going to focus on researching existing developments that will serve as the prototypes on which Easton Farm is developed if this plan is approved.

Having spent a fair amount of time researching both Dillin and Borror developments, there is no doubt that the aesthetics of their properties are top notch. I have all the faith in the world they can create something that looks amazing. I do, though, have concerns over the functionality and fit inside our already excellent community.

A recent Dayton Daily News article referenced two developments the developers aim to mimic or draw inspiration from. Norton Commons in Louisville, and Baldwin Park in Orlando.

Norton Commons

The Norton Commons development began in 2001. This development is at the I-71/Gene Snyder interchange which is obviously a major intersection not comparable to "downtown Springboro". It is a 595 Acres total with 2800 residences. To the best of my searching ability, I found 2 apartment complexes inside the development. The Veranda with 236 units and 3 story tall buildings and The Lyric with 275 units and 4 story tall buildings. The Norton Commons development has 150 (25% of the whole development) acres of parks and civic spaces.

To further break it down, Norton Commons has 511 apartments over 595 acres, or .86 apartments per acre. The Easton Farm proposal is 324 apartments over 85 acres, or 3.82 apartments per acre. Easton Farm would have 4.44 times more apartments per acre. Beyond just apartments we're looking at total density of 5.6 dwellings per acre at Norton Commons. By contrast, they are projecting Easton Farm at over 6.5 dwellings per acre.

Realizing the strain the Norton Commons development would put on the local infrastructure, they donated land for an elementary school in 2005, and in 2007 they donated land for a fire station. Further, the city/county restricted building permits to 40/year so as to not overwhelm the school system.

The apartments at Norton Commons appear to be fairly new so there are not many customer reviews available. Google had the Veranda at 3.5/5 stars. Yelp had them at 2/5. The common theme of displeasure was noisy kids, thin walls, and traffic noise through the walls. One reviewer mentioned transient occupants and corporate sponsored rooms reserved for traveling employees.

While I find it to be a really interesting development, at a 6x larger footprint and located directly adjacent to 2 major freeways, it offers amenities that would never happen in Springboro because the scale is so different.

Baldwin Park, Orlando FL

The first residents moved in during 2002. There are now over 6,000 residents in Baldwin Park's 1,100 acres in Orlando City limits, Baldwin Park averages 5.5 people per acre in density across those 1,100 acres. Easton Farm would have 600 additional units/dwellings, which if they averaged 2 people per dwelling, would be 1,200 residents over 86 acres (by excluding the existing Easton homestead). That amounts to 14 people per acre, or 253% greater than Baldwin Park.

Moving beyond those two developments, I spent time reviewing properties managed by Borrór to get a feel for client satisfaction. Here is the summary of my research.

BORROR Rental Units:

Senior Living Management: They manage 12 different complexes around central-Ohio. None of their managed properties appear to be new or in the same class as the Easton Farm proposal. Based on exterior appearances, the buildings appear to be built in or around the 1970s.

Nazareth Towers: 3.5/5 on Google
Seton Square North: 3.8/5 on Google
Seton Square East: 3.5/5 on Google

Apartment Management: These appear to be all 4-5 story newer construction except for New Albany/West Albany sites and probably comparable to what could be expected at Easton Farm.

303 Columbus: 3.1/5 on Google
985 High Columbus: 3.4/5 on Google
The Jerome: 1.8/5 on Google
The Townes at West Albany: 3.4/5 on Google
Xander on State: 4.3/5 on Google

Contrast against local rental units:

Meadow View Apartments and Townhomes (on Clearcreek Franklin) 4.6/5 on Google
The Falls at Settler's Walk 4.6/5 on Google
The Flats at Austin Landing 4.1/5 on Google
Austin Park Apartments 4.7/5 on Google
Austin Springs Apartments 4.5/5 on Google

In Conclusion – While I feel the proposal is aesthetically attractive, I don't believe this development at the currently proposed density level makes sense for Springboro. Even though it is in the middle of a smaller community, it is more dense than these comparable developments, by measure of both population and dwellings. If it is going to develop, I feel Larry Dillin can do a better job than anyone, but we don't need this density.

Respectfully,

Justin Wiedle

164 Deer Trail

April 9, 2021

Planning Commission
City of Springboro
320 W. Central Ave.
Springboro, Ohio 45066

Honorable Members of the Planning Commission,

This letter is offered in support of the Easton Farm development that will be under consideration at your April 14 meeting. I feel strongly that Easton Farm is the kind of development that attracts people and businesses to our community, that further cements the sense of place the city has cultivated with its own projects, and that will help to bolster surrounding property values for many years to come.

Certainly most cities would do everything in their power to attract a multi-use development of comparable size and quality. I'm particularly impressed with how the development plan carries forward the legacy and history of the historic farm and also contemporizes it so that the envisioned development feels both old and new, solid and fresh. The park space and walking/biking paths are welcome recreational amenities and the development addresses housing needs for people in all stages of life.

I can't think of a better location for Easton Farm, given that this is infill development and positioned along one of our community's two busiest corridors. It's also highly compatible with surrounding development which includes the commercial, office, single-family and multi-family elements contained, or under consideration, in the proposed plan. It was only a matter of time for this property to be developed and we are fortunate it is being done in a thoughtful, comprehensive manner.

I'm sure that I'm not telling you anything you don't already know, however I want to convey that I am among many within Springboro/Clearcreek Township who recognize the promise of what this brings to our community. When it comes to economic development and high-quality growth, this is a home run for Springboro!

Sincerely,

Jacqueline Curl
9685 Robert Ct.
Clearcreek Township, Ohio 45458

Ann Burns

From: Zachary Palmer <zppalmer90@gmail.com>
Sent: Monday, April 12, 2021 9:52 PM
To: Ann Burns
Subject: Comments for Planning Commission for 14 April 2021

Ann,

I would like to submit the following comments for the Planning Commission regarding the Easton Farms proposed development.

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Regards,

Zachary Palmer
321 Park Ln

To Whom it May Concern,

After reviewing the proposal, we submitted comments prior to the March 10, 2021 Planning Commission meeting, and also attended the meeting. We have read over the published agenda for the meeting on the rezoning of the 84.6-acre PUD-MU development at 605 North Main Street.

We recognize that the city's aim is to develop the Easton Farm area, and we believe that the right type of development would be good for the city. We would like to present comments on aspects of the proposed development that we would like to see studied or improved and submit some suggestions on how to aid with the improvements.

1. Our understanding is the first round of the city's Master Plan survey indicated that the majority of residents wanted no or low growth. This development seems contradictory to the results of the survey. If the development moves forward, we would like to hear from the city how they picture the proposed development fitting with the survey results.

2. The proposed development is likely to strain existing infrastructure if density is not decreased or if infrastructure is not adjusted. This includes strain on North Park's overcrowded facilities/parking areas and additional congestion on 741.

3. As Springboro residents who work in Dayton and West Chester, we are very aware that it is faster to get onto I-75 from SR 73 rather than dealing with the unique traffic patterns at Austin Landing. New residents would no doubt discover this quickly as well, increasing loads at the interchange. This interchange impact may need to be examined.

4. Proposed connections to other developments have a high likelihood of negatively impacting existing residents by providing shortcuts around 741 on streets that are designed for lower traffic volumes. These should be eliminated or reworked to minimize impacts on existing residents. As residents on Park Lane, we suspect we would see a sizable increase of traffic on our street with the new development's connection to Tamarack Trail lending itself to residents of the development bypassing several stop lights on their way to I-75.

5. The proposed development is short on green space by over 5 acres (as stated in city comments). Portions of the areas that are counted as open space are the farmstead and detention/retention areas, neither of which are generally usable by residents (per city comments). Furthermore, the common areas provided appear to be more sitting areas near the businesses, rather than areas for residents to congregate with recreational, picnic or playground facilities. Added green space that is usable by residents is needed.

6. After hearing the developers' descriptions of linear parks, we believe that they would feel more like someone's front yard, rather than an actual park. By planning for linear parks, the development avoids the options of adding park amenities like playgrounds, tennis courts, or fields suitable for sports team use.

7. While the developers outlined the proposed pricing of the new single-family and town homes, a quick Zillow search shows that pricing of the new units would be significantly higher than the existing homes bordering the proposed development. For example, we purchased our 1/3 acre 2 story home which borders North Park in 2018 for approximately \$250,000. The developers stated that new homes with less than half our lot size backing up to the park would start around \$500,000. Similarly, the "estate" homes will back up to properties on Deer Trail Drive, worth \$300-\$400,000 on Zillow, but costs were above a price point the developer was willing to share. This pricing seems incongruous with the area.

8. Concerns were raised in the previous meeting on the impact to city schools. We would like to see confirmation from the city that there would be capacity and budget with the schools for the increased attendance.

One alternative that may assist with the population increase and amenity concerns may be to have the city purchase part of the land to expand North Park into part of the proposed development area. This solution would decrease dwelling numbers and provide expanded park facilities for all residents. For the developer, it would

effectively increase the density of the development thus increasing profits per unit. It may also provide additional area for homes to back up to the park thus increasing selling prices for more of the homes.

Whatever options are chosen, an explanation on how the development fits with the expressed desires of existing residents, expanded noncommercial amenities to accommodate new residents and confirmation on impacts to existing infrastructure should be required for the development to move forward. Additionally, the developer should assist with providing the added amenities for the new residents whether they are provided in the development or North Park.

We look forward to a plan being submitted to the city that addresses these general comments and concerns.

Thank you,

Zachary Palmer

321 Park Ln



Virus-free. www.avast.com

Ann Burns

From: Steve Sheffield <sheffieldinc@aol.com>
Sent: Tuesday, April 13, 2021 3:47 PM
To: Ann Burns
Subject: Rezoning of the Easton farm

Ann

First of all thank you for all your work in this whole process.

I usually don't have strong opinions about these matters but this one, I feel, is more important than most. It seems that the developer doesn't grasp the fact that the last proposal was abandoned because of the four story buildings. (among other things). The density issue as we all know boils down to the desired selling price of the farm. I don't have a problem with development but rezoning to accommodate that is flat out wrong. 20 foot rear setbacks is too small. 31 foot wide lots are not what anyone wants. White tablecloth dining is almost a dinosaur and Springboro isn't a destination for that. The price point of the one bedroom rentals is not going to work here. Four story apartments don't even deserve a comment. Fox Trail will be a cut through as the end of Deer Trail already is. I can't think of one good reason to allow something like this. I've been here since 1990 and have seen the changes. Most are good but this one is definitely not.

Thank you,

Steve Sheffield
228 Deer Trail Drive

Sent from my iPhone

Ann Burns

From: Cheryl Sheffield <golfnbake@aol.com>
Sent: Tuesday, April 13, 2021 4:00 PM
To: Ann Burns
Subject: Oppose Easton Farm development plans and rezoning

I am writing in opposition of the proposed Easton Farm Development project and the request for rezoning.

I am a 30 year resident of Springboro and my home borders the Easton farm. We chose Springboro because it had a small town vibe, great schools and was family oriented. It was and still remains quiet, peaceful and little to no traffic issues.

The proposed development and rezoning is in stark contrast to our current way of life and threatens to destroy the very things that make Springboro, well Springboro!

The density is too dense as is documented in the 2017 proposal.

Deer Trail will become a cut through street.

4 story apartment building is too high and too many people/cars.

Rezoning the entire parcel would open up the potential for more uses if the family sells the homestead in the future.

Traffic and noise will increase.

Parks and schools will be overcrowded.

All proposed amenities are not enjoyable by all.

Too little green space. Linear parks are just wide sidewalks The 30 foot lots are too narrow.

The rents and home prices are too expensive.

They cannot control who rents the apartments due to Fair Housing laws.

Who thinks that Springboro wants to be a "destination" and all that comes with that?

These are just a few of my concerns. The proposal is flawed on many levels. I hope that the next proposal is more fitting of our hometown and current zoning.

Cheryl Sheffield
228 Deer Trail Dr.

Sent from my iPhone

David Beckman 14 APR 2021 Planning Commission Meeting Speech (Draft)

The proposed development plan remains a very dense proposition. This type of dense, high growth development is exactly the opposite of what community surveys show Springboro residents want. First, there are a lot of numbers out there, so let me run through them quickly. The 2017 plan was for 463 units, the 2021 plan is for 690 units - including independent living because those are apartments for seniors. Both plans claim to be just under 7 units per acre on average. In 2017 the planning commission stated "we don't want any one area to be more than 6-8 units per acre, not an average". This 6-8 units per acre number is derived from the land use plan. In 2017 the most dense area was 16.82 units per acre. In 2021 the most dense area is 32 units per acre. That's double the density - double what was already considered too high in 2017. 75% of the 2021 proposal exceeds 8 units per acre. 100% of the development exceeds R-1 zoning of 2 units per acre, with the closest area being 3.22 units per acre. The 2021 plan is not meeting the spirit of the original zoning or the land use plan.

So, those are the numbers - now what does the community think about growth and density? There have been 5 community surveys since 2012, including one just last year in 2020, and the first survey for the ongoing master land use plan revision, also in 2020. These six survey results comprise 2908 responses which is over 16% of Springboro's population over the course of time, making this a solid data set. In every single survey nearly 90% or more of respondents want moderate to no growth in the city. No growth is unlikely, but this sentiment speaks so much to what makes residents happy here in Springboro. Folks like it the way it is and want to see smart planning and slow growth. So if we are going to grow, what do people want to see built? According to the 2020 master plan survey, 92.3 percent of residents want something other than apartments. 76.5% of residents want single family homes. A quick look at demographic trends in home buying confirms single family homes are the dwelling of choice for all age ranges. And that's not all the surveys said. Survey after survey, like clockwork, residents say the same things: we want good parks, nice neighborhoods, limited population growth, preservation of the small town character of the city and investment in amenities for existing residents.

Planning commissioners, I implore you to review the history, honor the zoning and master plan and listen to the community, by denying this rezoning.

To: Springboro Planning Commission and Springboro City Council
 From: David Beckman, on behalf of Hunter Springs Residents

Addendum #1
Submission for the 14 April 2021 Planning Commission Meeting

Scope Note
<p>This addendum is an expansion to the analysis submitted for the 10 March 2021 planning commission, originally authored on 8 March 2021, and found at the end of this submission. All planning commission and city council members are encouraged to read this document (Addendum + original submission) and it's attachment (October 2017 Planning Commission Meeting minutes) in full. Since no substantive changes have been made to the 2021 proposed development all facts and key points stated in the original 8 March 2021 submission still apply to the plan submitted for the 14 April 2021 meeting. This addendum will reference this "original submission", dated 8 March 2021 and found at the end of this addendum when necessary for brevity.</p> <p>Throughout this document, and in order to provide direct feedback to statements and plans presented in the 10 March 2021 planning meeting, the developers of the proposed 2021 Easton Farm plan, Dillon and Borrer, will be referred to as "the developers".</p>

1.0 Summary

The 2021 Easton Farm Development plan is a high density and high growth plan that does not align with community desires, does not capitalize on market housing trends, provides little tax benefit and a significant service burden on city infrastructure, and no amenities to existing residents. With no significant revisions for the 14 April 2021 planning meeting, denial of this plan is still recommended. The following key points are in addition to the original submission on 8 March 2021 (attached below):

- The 2021 plan has the same key pitfalls as the 2017 plan - density and building height. The 2021 plan is nearly 50% more dense than the 2017 plan and has numerous three and four story buildings, conflicting with planning commission comments in 2017 stating a need for less density and lower building height.
- Community survey results stand in stark contrast with the goals and impact of the 2021 development plan. Springboro residents want to see less dense single family home neighborhoods, preservation of the small town feel and small and manageable impact on schools. These surveys contained responses from the equivalent of 16% of Springboro's population over 12 years, providing a diverse data set with a consistent message from a large portion of the city's residents.
- The need for high density townhomes and apartments is unproven and not supported by current market trends. The young professional and empty nester target demographics are primarily interested in single family housing. Construction of a large tract of apartments would run contrary to home buying trends for all target age groups.
- One of the developers (Borrer Group) has a mottled history of financial, predatory lending, quality, and construction issues. While potentially resolved, it is in the city's best interest to

- investigate these issues closely and make an informed decision.
- The plan calls for an estimated 8.3% increase in the city's population but only a 2.8% project increase in revenue, dropping to 2.1% if existing police officer ratios are maintained. This is not a self sustaining community and will likely become a net negative draw on the city's resources as the development ages.

The 2017 Easton Farm Development Plan

In 2017, the owners of Easton Farm partnered with a different developer to propose a similar mixed use plan. The plan was ultimately withdrawn by the developer amidst rumors the planning commission was going to recommend rejection of the plan. The 2017 plan was similar to the 2021 plan in that it had single family homes, townhomes, and apartments, four story buildings, high density, traffic flow concerns, and much more. **All of these same issues remain in the 2021 plan.** The 2021 plan is more dense, has more apartments, still has four story buildings and presents even greater infrastructure and traffic challenges. In October 2017 the planning commission made many key points of opposition to the 2017 plan concerning density and building height that remain key pillars of concern in the 2021 plan. These comments are referenced throughout this addendum. Since 2017 there have been no changes in Springboro's zoning or the land use plan, meaning the same density concerns from 2017 are valid in 2021 and based on the same governing documents. The October 2017 meeting minutes have been provided with this submission for thorough review and reference.

2.0 Density

In the original submission (see submission dated 8 March 2021 after this addendum) density was highlighted as a key issue. The density of the 2021 plan remains an order of magnitude greater (nearly 50% more dense - see original submission) than the 2017 plan and much greater than current zoning allows. For example, the highest density for an area in the 2017 plan was 16.82 u/ac for the multi-family section, while the 2021 plan has a density of 32 u/ac for the multi-family section - twice as dense! The developers highlight the alignment of the overall density of the 2021 proposal with the Springboro land use plan aim of 6-8 units per acre on the Easton Farm property. In 2017, this same reasoning was attempted by the developer. Following are excerpts of the planning commission's response and ruling on the subject (Mr. Copfer was the developer, all others are planning commission members):

Ms. Iverson said that she appreciates what they are trying to do, regarding the screening. She said she just cannot understand why you have not met our land use guidance of 6 to 8 units per acre. She said you still haven't come up with that in the plan, and can you explain to us why you haven't and what justifies this plan. She asked what amenities would even let us consider going above that.

Mr. Copfer said we had discussed that in prior work session meetings and he thought that based on the comments and the notes that we passed the density after the first discussions.

Ms. Iverson said no.

Mr. Copfer said the Land Use Plan says that when you look at the multi-family and the residential and the overall density is between 6 to 8 units per acre, and they are at 6.66. He said they are on the lower end of the total density of the whole plan.

Ms. Iverson said we addressed this in the very first meeting on January 11, to quote Mr. Boron, the maximum density on one specific site is 8 units per acre, and there is more than double that in the area. She said we don't do an average, and in all of the meetings you have been to, that is the biggest issue we're having is we have yet to see a movement towards that limit.

Ms. Hartle said number one is the density, because it is just too much. She stated that she still thinks we have to stick to the Land Use Plan with the density bottom line. She said that the quality has never been the question, the Savoy is beautiful, and you do beautiful work, but it's the quantity.

Mr. Pearson said we still have the density issue.

Ms. Iverson said the whole issue here is that our Land Use Plan is specific that we don't want any one area to be more than 6-8 units per acre, not an average.

Mr. Copfer said it doesn't say that in a specific area, it says overall. He said when they read that part of the Land Use Plan, they are reading it and interpreting it as, and maybe it will be up for somebody else to decide, it says detached and attached residential dwelling units are preferred at a moderate overall density at 6 to 8 per acre. He said that you can't build single family at 6 to 8 so it doesn't even make sense, and in this individual area, it would have to be overall, that's why it says overall. He said even our single family here is at 2 per acre, and the most you're going to get is 4 per acre for single family, so how are you going to get single family at 6 to 8? He said that's why it says overall density of 6-8 dwelling units per acre with a minimum open space requirement of 25% in the attached dwelling area, so within the attached dwelling area, we are supposed to have a minimum of 25%, we have that with the bike trail, and other green space, so that would be our interpretation. He said, otherwise, it doesn't make sense, because they look at the overall density as being the overall residential density and they are in it with that 6.66 within that 6 to 8, that's where it makes sense to look at it overall.

Ms. Iverson said she understood that's how they got their math, but that's not how the City interprets it.

Ms. Hartle said we brought that up at the first meeting, that's the way you saw it, we saw it the other way.

Mr. Copfer said they still hold to their interpretation of that number.

Ms. Hartle said we still hold to ours.

In 2017 the planning commission stated **no single area can exceed 6-8 units per acre, per area**. Highlighted in yellow in **Table 1, 75% of the proposed development in the 2021 plan clearly violates the 6-8 unit per acre per area definition stated in 2017**. Table 1 does not include the independent living area which also has a high density, very likely greater than 8 units per acre (density not listed in plan).

Dwelling Type	Number of units	Density	Comment
Single Family - 110' lot	13	3.16 u/ac	
Single Family - 50' lot	128	7.14 u/ac	
Single Family - 31' lot	98	11.11 u/ac	
Townhomes	18	18 u/ac ??	Density not listed
Apartments	324	32.0 u/ac	

Table 1: Density by Dwelling Type, 2021 Easton Farm Proposal

3.0 Building height

Three and four story buildings along SR741 are not consistent with the character of Springboro, as detailed in the original submission below. Additionally, the proposed plan shows the four story apartment buildings with peaked roofs, likely adding ten+ feet to the overall height and pushing the overall height closer to five stories. The topography of the Easton Farm property is such that the land elevation increases west of SR741 and buildings on that land would reside higher than SR741 and existing comparable units south and east of the Easton Farm. These elevation characteristics will further emphasize the size and girth of the three and four story buildings. Four and even three story buildings proposed in the Easton Farm development would tower over nearby neighbors. The R-3 condos of the Springbrook development are below grade, as are the professional office buildings east of SR741.

In the previous attempt to develop Easton Farm in 2017, five members of the planning commission expressed concern with the four story buildings, and even three stories, asking the developer to reduce the number of stories to as low as two stories. The following are excerpts from the October 2017 planning commission meeting notes:

Mr. Pearson said one of the determinations that we have to make is you want a high density area and we have to decide whether what you're saying about all these nice amenities, is that worth the trade-off. He said that one of his problems with that is that we're going from an area to the north with high density at Austin Landing, and you come further south towards our historic district, we want things to kind of step down, step down, step down, until you get to the historic district. He said we're kind of doing that as you go from Austin south with the proposals that are going on at Austin south, which are very similar to the things at Savoy, he would think. He said, then as you come further south, toward Gardner Park, Deer Trail, and Tamarack, suddenly, we're building back up again. He stated that makes some dissonance in the flow of the density as we come south towards our commercial district, and that's a real concern to have. He said he didn't go to the tour of the Savoy, but he has been to the Savoy since then, and he is glad to hear that it's not as dense as the Savoy, because that was very dense. He said the size of the buildings, and he saw that the buildings are going to be shielded, and he saw the site lines that were shown, but it's still much larger buildings than anything to the north and to the south. He said it is kind of jarring, and doesn't feel like it fits with the flow.

Mr. Sillies asked if the four stories were driving the density, and looking at the calculations, he can't think of another 4 story apartment complex in Springboro. He said that thing will tower over everything. He asked if a 4 story apartment building is critical to the success of this project, and if it could be reduced to 3.

Ms. Iverson and Ms. Hartle said 2.

Mr. Sillies said 2 would be wonderful.

Mr. Copfer said a key part of this allows them to have the central park area, and allows all of their buildings to have elevators. He said the units are highly desirable by millennials, renters by choice, and empty-nesters, and they typically have larger units than other people do, so they get an older demographic, but they want elevators. He said in order to have elevators, you have to have enough of a building to be able to support that.

Mr. Sillies asked if a 3 story apartment needed an elevator.

Mr. Copfer said that in their 4 story building, the first floor is the garage, with 3 stories of residential above that. He said that kind of the tipping point to be able to support the elevator and the garage and have it all work, it could be spread out with lower buildings. He added, but then they wouldn't be able to have the huge amenity area, with the pool, bocce ball, the fountains, the cascading waterfall into the pool, and the grilling areas, as well as the central park features around the buildings. He said they would lose those kind of elements if they went to shorter buildings, and it would be more intense in the back. He said they are trying to keep it less intense in the back by putting the more intense up front.

Ms. Sillies said he was not comfortable with a 4 story apartment complex in this area.

Mr. Hanson said that the height is a big concern. He said if you get the density down, the height of the buildings would still be a main concern, period. He said it would still be an issue.

The response from the developer in 2017 was the same as on 10 March 2021: a reduction in the number of floors would reduce the margin for the provision of amenities and result in withdrawal of the plan. In short, the developer is trading higher density, which harms existing residents through traffic, building size and deviation from zoning, for “amenities” which are only available to future inhabitants of the development and will not benefit existing city residents. It is a lose/lose proposition for existing residents. For more information on amenities including the planning commission's views in 2017, see section 8.0 in the addendum.

In 2018 a survey on the development of Wright Station revealed the most negative survey response was in response to the question “Do you like the potential for a 3-story building at this location?”. 35% of respondents did not like the potential for a three story building while 22% of the surveyed provided no opinion.

4.0 Housing Trends and Demographics

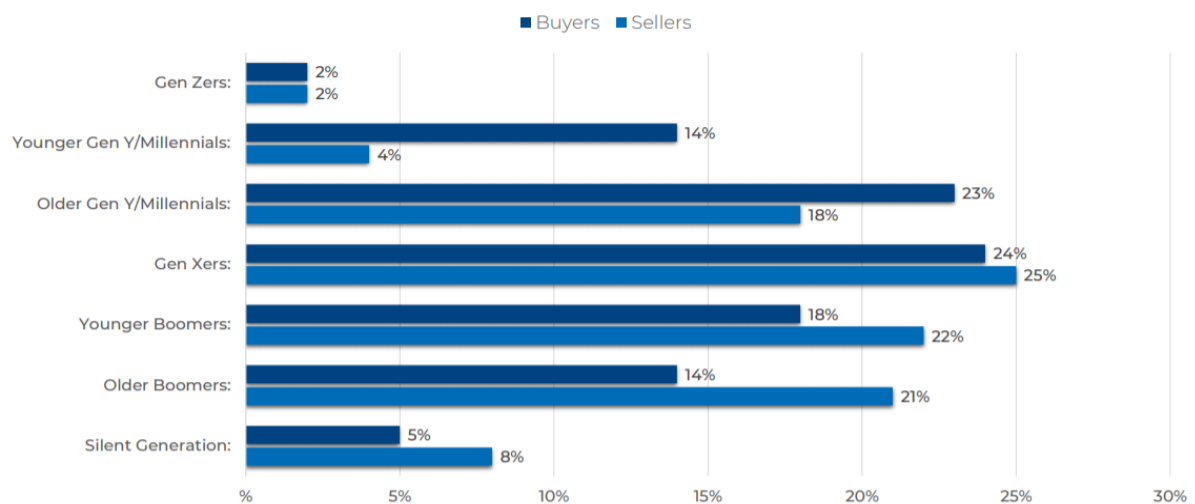
In the 10 March 2021 meeting (and in 2017) the developers stated the apartments and high density housing is focused on two market trends 1) young professionals and 2) empty nesters / downsizing seniors. Although the developers did not present any market research, according to reliable data from the National Association of Realtors (NAR), the authority on house sales, both of these underlying premises are false and not supported by current housing trends. **A large investment by a city in apartment or townhome properties would be contrary to all current market trends.** The single family home, the bedrock of Springboro housing inventory, remains the most sought after investment across all ages and incomes.

Young Professionals: Millennials, aged 22-40 years, are the “young professional” facet of society

and are the largest generation in history. It has been a popular stereotype for the better part of a decade that young professionals, who are by definition the millennial generation, are a generation of renters who don't want to own homes. This rental trend was true, in the late 2000s and early 2010s, but it is now a false stereotype that is not supported by factual data. As millennials have aged, the trend has changed. According to the NAR:

Millennial buyers 22 to 30 years (Younger Millennials) and buyers 31 to 40 years (Older Millennials) continue to **make up the largest share of home buyers at 37%: Older Millennials at 23% and Younger Millennials at 14% of the share of home buyers. Millennials have been the largest share of buyers since the 2014 report. [emphasis added]**

SHARE OF BUYERS AND SELLERS BY GENERATION



2021 NAR Home Buyer and Seller Generational Trends

NATIONAL
ASSOCIATION OF
REALTORS®

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Figure 1: Generational Trends in Home Buying

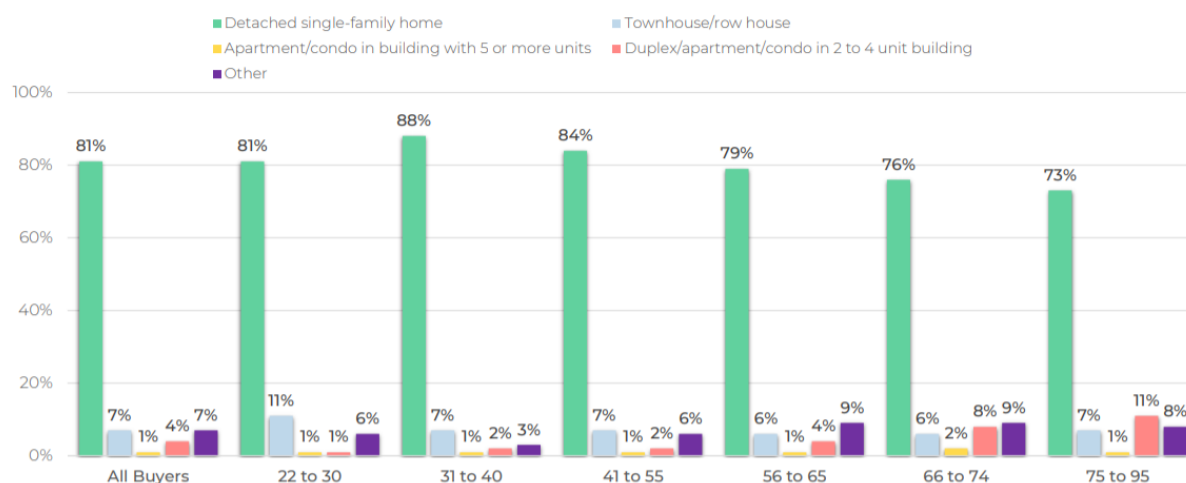
The data shows **young professionals are the largest home buying generation in the market and have been for six years straight**, as shown in **Figure 1** (note the millennials are broken into two groups). The developer's argument that young professionals desire apartments is a relic concept based on old data and its resulting stereotypes. Furthermore, in the 6.5 years it will take to complete this development the following facts will hold true 1) Millennials will remain the largest segment of the population and will remain so for the foreseeable future and 2) Young millennials will be 6.5 years older further increasing the market share for home buying past 40% of the market. **Please review the [2021 NAR report](#) to view the current market trends.**

Furthermore, young professionals want to buy single family homes over townhomes, condos or apartments. **Figure 2** demonstrates millennial's preference for single family homes: between 81 and 88% of millennials purchased single family homes over condos or townhomes.

TYPE OF HOME PURCHASED

Exhibit 2-3

(Percentage Distribution)



2021 NAR Home Buyer and Seller Generational Trends



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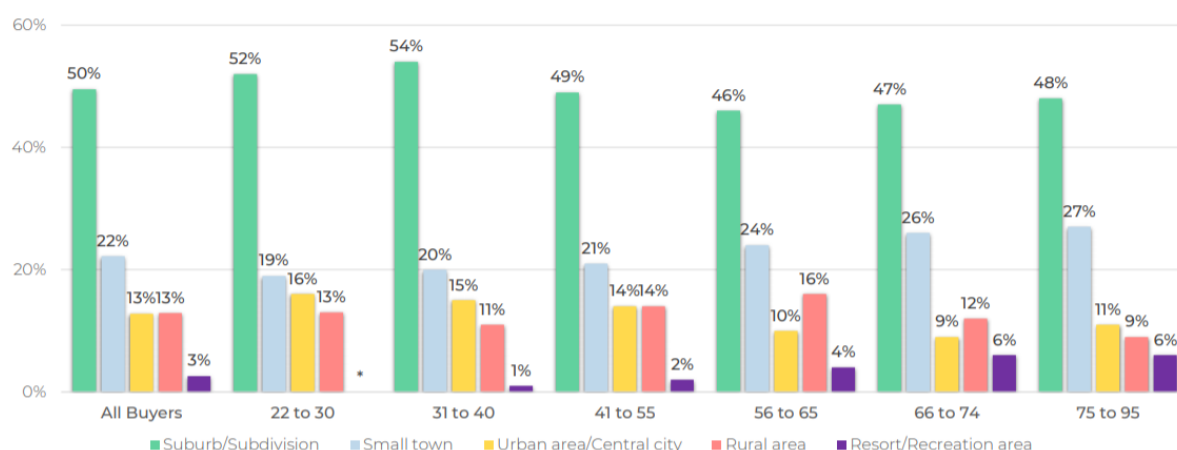
Figure 2: Types of homes purchases

NAR data has established that millennials/young professionals are the largest generation in history, buying the largest share of homes on the market (37% of the market) and prefer single family homes nearly 9:1 over townhomes and condos. So, where are all of these homes located? **Figure 3**, shows the location of homes purchased with over 50% of millennials buying homes in a suburb and a combined 70% of millennials purchasing homes in a suburb/subdivision or small town, such as Springboro. It is also notable that when grouped together, there is little statistical difference between generations: 70% or greater of all generations prefer suburbs or subdivisions or a small town over other options.

LOCATION OF HOME PURCHASED

Exhibit 2-4

(Percentage Distribution)



*Less than 1 percent

2021 NAR Home Buyer and Seller Generational Trends



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Figure 3: Location of Homes Purchase by Generation

Springboro is a bedroom community largely composed of single family homes. The city's residents have

a home ownership rate near 90%. Residents move here for the schools, they move here to buy a single family home in a small town or subdivision and establish their families and live a peaceful life. **Be cautious of any attempt to use “market research” to debunk the relevance of single-family home dominant bedroom communities, such as Springboro, in today’s housing market. Single Family homes are what all generations of buyers desire based on authoritative reporting by the NAR. Market trend analysis supports Springboro making no change in its winning formula of housing inventory (primarily single family homes). Investing in high turnover rental units is the opposite of the market trend and is not advisable.**

Empty Nesters: Generally over 50 years old, empty nesters and downsizing seniors are another demographic the developers desire to accommodate with the Easton Farm proposal. Again, as shown in **Figure 4**, market trends support single family homes with between 62% and 79% of all buyers over 50 years of age buying a single family home and over 70% of buyers purchasing in a small town or subdivision. This market research strongly refutes the concept that empty nesters desire apartment, condo or townhome dwellings.

SENIOR-RELATED HOUSING BY TYPE OF HOME PURCHASED AND LOCATION

Exhibit 2-5 (Percentage Distribution)

	AGE OF HOME BUYER			
	All buyers over 50	56 to 65	66 to 74	75 to 95
Share who purchased a home in senior-related housing	12%	9%	18%	27%
Buyers over 50 who purchased senior-related housing:				
Type of home purchased				
Detached single-family home	62%	79%	76%	73%
Townhouse/row house	9	6	6	7
Duplex/apartment/condo in 2 to 4 unit building	13	4	8	11
Apartment/condo in building with 5 or more units	4	1	2	1
Other	12	9	9	8
Location				
Suburb/ Subdivision	52%	46%	47%	48%
Small town	19	24	26	27
Resort/ Recreation area	6	4	6	6
Urban/ Central city	10	10	9	11
Rural area	6	16	12	9

2021 NAR Home Buyer and Seller Generational Trends



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Figure 4: Senior Housing Trends

Lastly, it is important to look at the factors really driving housing trends. **Figure 5** shows that across all generations the desire for space is consistent, which in turn determines the size and type of dwelling purchased. Three bedrooms is the driving factor in over 80% of all home purchases while two baths is preferred by over 60% of homebuyers. This data highlights an important fact: buyers want space - the type of space not available in apartments or townhomes.

NUMBER OF BEDROOMS AND BATHROOMS

Exhibit 2-11 (Percentage Distribution)

	AGE OF HOME BUYER						
	All Buyers	22 to 30	31 to 40	41 to 55	56 to 65	66 to 74	75 to 95
One bedroom	1%	*	*	*	1%	1%	*
Two bedrooms	15	15	9	10	19	23	26
Three bedrooms or more	84	85	91	89	79	76	74
Median number of bedrooms	3	3	3	3	3	3	3
One full bathroom	16	26	17	14	16	11	8
Two full bathrooms	58	62	57	53	58	64	62
Three full bathrooms or more	25	12	26	32	26	25	29
Median number of full bathrooms	2	2	2	2	2	2	2

*Less than 1 percent

2021 NAR Home Buyer and Seller Generational Trends



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Figure 5: Bedroom and Bathrooms in Home Purchases

5.0 Community Views on Growth, Density and Apartments

Community views on high density growth are overwhelmingly negative, as detailed in section 3.0 in the original submission below. More recently available data reinforce these views as detailed in Table 2.

Year	Survey	Percent of Residents Wanting Moderate or No Growth	Percent of Residents opposed to apartments	Number of Residents Surveyed
2008	2008 Community Survey	92.00%	Not surveyed	819
2011	2011 Community Survey	89.00%	Not surveyed	518
2014	2014 Community Survey	94.00%	Not surveyed	414
2017	2017 Community Survey	90.00%	Not surveyed	385
2020	2020 Community Survey	90.00%	Not surveyed	342
2020	Master Land Use Plan Survey #1	No number given. Feedback: Limiting the amount of new housing and thus population growth.”	92.3%	430

Table 2: Springboro Resident Opinions on Growth

In summary, six surveys over the last 12 years, two which are within the last two years, surveying 2908 Springboro residents over time (roughly 16.1% of 2021 population, if participants are unique) show a 90% preference for low to moderate growth and when specifically asked to identify housing types that should be built in Springboro, 92% of respondents opposed apartments. **Approval of the 2021 Easton Farm development proposal would conflict with the wishes of nearly 9 out of every 10 Springboro citizens.** Approval of this plan would not be representative of the wishes of the residents of Springboro, who empower a representative government.

6.0 The Need for Development vs. Community Benefits

What do residents want to see in their city? Why do we need this development? Does this development benefit the city and its residents? These three questions should be the ultimate litmus test for any new development and the proposed development fails to adequately address any of these questions.

What do residents want in their city? In section 5.0, above, community views on growth are documented. Community surveys provide the best insight into resident desires and while each survey does not have the same questions, each survey does have a freeform comment section. Analysis of each survey reveals common themes that residents took time to highlight and these themes run counter to the proposed 2021 development plan. Consistently, across all years and across all available surveys, as shown in Table 3, residents want to maintain the small town feel of Springboro, oppose rapid development and ensure support for the strong schools that motivate folks to move here in the first place. The data clearly shows what Springboro residents want - and the 2021 Easton Farm proposal is not it.

Year	Survey	Want city to maintain small town feel	Voiced opposition to rapid development	Like Springboro School District	Like city neighborhood / quality of life
2008	2008 Community Survey	✓	✓	✓	✓
2009	2009 Land Use Plan Survey	✓	✓	✓	✓
2011	2011 Community Survey	✓	✓	✓	✓
2014	2014 Community Survey	✓	✓	✓	✓
2017	2017 Community Survey	✓	✓	✓	✓
2018	Wright Station Survey	N/A, but three story bldgs opposed	✓	N/A	N/A
2020	2020 Community Survey	✓		✓	✓
2020	2020 Land Use Plan Survey #1	✓	✓	✓	✓

Table 3: Top write-in comments in community surveys

Why do we need this development? The developer has failed to produce any market research supporting a need for this development. All recent past, current and future housing trends as discussed in section 4.0 do not support the development of high density apartments and townhomes as proposed in the 2021 Easton Farm development plan. Similarly, a low inventory of apartments or other rental units in the City of Springboro, when compared to surrounding cities, is not proof of a detriment, it is simply a reflection of smart planning in line with community desires. The developers posit that a low number of luxury apartments in Springboro indicates unmet demand is unproven and is not supported by market research or current housing trends. In other words, a limited supply is not necessarily indicative of unmet demand. A limited supply is also a reflection of the character of a city and the type of residents (less transient) that a city desires. Currently, 9.3% of Springboro's dwellings are multi-family units which provides opportunity for diversity while also leaving Springboro with one of the highest home ownership rates in the greater Dayton region. This high ownership rate is what contributes to all of the top rated areas in community surveys: small town feel, quality of life, and nice neighborhoods. In contrast, 58% of the 2021 Easton Farm proposal are rental units. The 2021 Easton Farm development plan is a sharp deviation from the norm in Springboro and conflicts with community views on growth and the type of housing inventory desired by residents already invested in the city.

Does this development benefit the city and its residents? All developments should provide some material benefit to the city. This concept is especially true for PUD-MU developments because the "amenities" are often cited as the reason high density developments would be allowed. The amenities must benefit the city as whole, not just potential future residents. In 2017, the planning commission made this clear:

Ms. Iverson said it's great that you have the amenities for residents living there, but we are talking about the amenities for every single resident in Springboro, and not just what's in the building itself. She said they are not going to come and use the pool, I assume.

The developers for the 2021 plan have, similarly, promised amenities - but only for future residents. Similar to the 2017 plan, the 2021 plan offers small pocket parks, a bike path and open-air retail and dining. These amenities, for the following reasons, are not enough to benefit existing residents in the City of Springboro and justify the high density desired in the 2021 proposed development plan.

1. The small pocket parks, "linear parks" and green space areas do not provide any new added value to the park system the city already enjoys. These small parks are akin to the neighborhood playgrounds found in Settlers Walk and elsewhere and do not provide the space, amenities or access to make them a unique attraction for existing residents. An example of a better executed (not perfect), value-added PUD is the Village Park/Gardner Park area. The concentration of green space for the PUD into a larger area (Gardner Park) creates a unique amenity for the city of Springboro. Gardner Park is 16 acres out of an 80 acre PUD, or roughly 20%. A 25% green space requirement stands for PUD-MU developments. The small pocket parks in the 2021 plan will not offset the demand for the larger venue of North Park, nor will they likely have the capacity to accommodate the large number of people in the 2021 plan. To truly provide an amenity for every single resident of Springboro and align with requirements for PUD-MU zoning at the 6-8 units per acre desired in the land use plan and also to qualify as providing amenities for every resident in Springboro, the developer would have to set aside a nearly 26 acre park of nearly all contiguous land. For the PUD to justify higher density beyond the planned 6-8 u/ac per area an even larger park or other amenity (pool, community center, nature preserve, etc) should be required.

Even in 2009, city planners and residents recognized the park system is short on land in comments in the 2009 Springboro Land Use Plan. Aside from the small Kacie Jane Park (which is excellent, but limited in its space and offerings), no significant park land in northern Springboro has been introduced since the creation of the 2009 land use plan.

2. A bike path is a minimal investment by a developer that aligns with Springboro's long term plans. Bike paths are also a selling point for developers - not just a detriment required by the city and, as such, the inclusion of a bike path is a mutual benefit that should not be considered significant enough to be a community amenity capable of justifying higher density. Most neighborhoods have sidewalks or bike paths as a standard feature and is generally not considered an above-and-beyond amenity.
3. Retail and Dining is not a unique amenity for all residents in the City of Springboro for the following reasons: 1) dining is a high margin development for the developer and building operator and tax benefit for the City of Springboro - it is not in the same category as a park or public service that will provide a quality of life improvement for existing residents, 2) Springboro already has open air and traditional dining options that remain vacant and in development a Wright Station and the Dorothy Lane Market business area, and 3) Developers like to promise great things that often fall through. The city has experienced this last point before with Settlers Walk, Village Park and other PUD - we should learn from our history. When Settlers Walk

was developed in the last 1990s and early 2000s the developer, [Ron Coffman](#), [promised high end restaurants](#) too - Montgomery Inn and Milanos were specifically mentioned - and neither materialized. Instead, outlots remained vacant for nearly 20 years. High end restaurants do not have a good track record in Springboro despite developer promises - Encore Cafe did not survive more than a couple years and as recently as 2019 Meadowlark and Wheatpenny owners [pulled plans](#) to bring a high end craft restaurant to Springboro due to tenant cost. Graeter's ice cream pulled out due to high rent compared to sales. With thousands of homes in Settlers Walk there is more than enough population to support at least one high-end restaurant, but all have failed. Why will the 2021 Easton Farm proposal be any different? How will tenants be able to afford the high rental fees, which will likely be higher than the Settlers Walk Marketplace and Village Park - already deemed high by tenants. Village Park outlots have largely remained vacant since 2004, falling well short of promises and overestimating market demand and arguably creating a level of blight in the city. How will the city ensure it doesn't make these same mistakes again? (see section 8.0 of the addendum for planning commission comments on the difficulties and failures of PUD developments in Springboro).

7.0 The Developers

It is in the best interest of the city to be familiar with the developers associated with the 2021 Easton Farm proposal: Dillon Corporation and Borrer Group.

Dillon Corporation, after recovering from an early bankruptcy, appears to have established a good reputation as a developer.

Borrer Group, which would likely be responsible for the construction and management of housing and multifamily units, does not have a good reputation. Investigation of the Borrer Group reveals a current rating of a "D" with the Better Business Bureau (BBB) and a 1 out of 5 review rating. In fact, the BBB noticed so many complaints that it sent a letter to the Borrer Group on 4/23/2019 encouraging the company to address the complaints of its clients. Borrer Group did not respond.

Borrer is the founder of Dominion Homes, a once embattled home builder that was taken private in 2008 after threatening to be delisted from the stock market after its valuation tanked. Several lawsuits against Dominion Homes, of which Borrer is CEO, accuse it of abandoning construction projects and predatory lending tactics.

Additionally, Borrer Group has also been found making campaign finance donations to Columbus City Council to influence development in Columbus, OH.

While Borrer Group's past issues may not be a reflection of the future, it is recommended the City of Springboro become familiar with the developer's history to make an informed decision on this development.

For more information, please see the following references:

- 1) <https://www.bbb.org/us/oh/columbus/profile/property-management/borrer-0302-70071555>
- 2) <https://www.bizjournals.com/columbus/stories/2008/01/14/daily31.html>
- 3) <https://casetext.com/case/oro-capital-advisors-llc-v-borrer-constr-co-1?fbclid=IwAR0nRrlck9v1Rs2t-qGSKTO71LV3EpQtO4MA6GGBT5X9LSXfynOqPG6Zt90>
- 4) <https://law.justia.com/cases/ohio/tenth-district-court-of-appeals/2008/2008-ohio-24.html>
- 5) https://caselaw.findlaw.com/oh-court-of-appeals/1199526.html?fbclid=IwAR0BAu_269GToGsGDY1FKHoz06Dyyuvwls1ypWPTC1CUr8nnaE-X-qywue0

- 6) <https://www.columbusnavigator.com/columbus-campaign-donations-from-developers/>
- 7) <https://www.bizjournals.com/columbus/news/2019/03/15/why-a-prominent-columbus-developer-and-an-nba-all.html>
- 8) <https://www.bizjournals.com/columbus/stories/2006/02/20/daily11.html?page=all>

8.0 Miscellaneous

- According to comments in the 2009 Land Use Plan, Springboro has an impact/park/recreation fee for new developments. What is this fee and can it be levied on the Easton Farm development to create more park land and/or reduce the impact on nearby residents?
- Has the City of Springboro considered creating a tax incremental financing (TIF) agreement to better control the development of Easton Farm instead of relying on a large profit development?
- During review of the 2009 Land Use Plan the city acknowledged the downside of PUD and how they are often failures and fraught with changes. With these document issues and the remaining open space for development in Village Park, oft-vacant store fronts in the Dorothy Lane Marketplace, commitment to maintaining the relevance and competitiveness of downtown businesses, economic downtown leading to vacancies at Austin Landing and the ongoing development of Wright Station, why does a PUD-MU development make sense from a business perspective for the city? The following comments by the planning commission are from the 2009 Springboro Land Use Plan:

We have the tools, the process and the resources in place, but we struggle with developers completing their developments as proposed. Most do PUD's.

- Developers are not fulfilling their obligations.
 - The reality sometimes is that it's not going to develop as fast as the developer promised.
 - Sometimes seems afterward like original plans were pie eyed fairy tales.
 - The City is seen as slowing the process.
 - Village Park was a recent example.
 - There might be a concept plan that later feels like a bait & switch – suddenly they are not going with what they originally proposed.
 - Residents don't trust planning commission when plans change.
 - We sit at length with developers to go over guidelines, etc. Then the user doesn't want to do it that way – claims economics.
 - Planning Commission loses credibility in the community.
 - Planning Commission usually works by consensus – our workshop meetings are a big benefit.
 - This is one of the few communities that do not hold a public meeting in Planning Commission for rezonings. Only at Council.
- The 2021 Plan includes the entire Easton Farm parcel in the rezoning application. It is recommended the city require the developer to make a connection between Tamarack Trail (the stub street in the Royal Tamarack subdivision, not the street feeding into North Park). This connection would alleviate the traffic congestion to surrounding neighborhoods and provide a connection to the arterial Clearcreek-Franklin Road. It is a detriment to the city and local neighborhoods to not connect all local streets and it is wise to include this cost in the development (a bridge will be required to Tamarack Trail and the city will likely not want to pay for it later - and if it is not developed as part of this development it may never be developed).



Figure 6: Easton Farm Connecting Roads

- Financial estimates reveal the City of Springboro stands to make approximately \$596K per year in property and income tax from the proposed Easton Farm development, including workers associated with businesses and residents. This would increase in the city's budget by 2.8%. The city uses this budget to maintain quality of life, safety and infrastructure for the city. The estimated 1500 residents of the 2021 Easton Farm plan would increase the city's population 8.3%. To maintain the current ratio of officers to residents for community service, the police force would require two more officers - Springboro's average officer salary is \$71,000 + pension and benefits. After the purchase of more patrol vehicles, maintenance would be required, likely requiring \$160K/yr in officer salaries (pension/benefits separate) and vehicle maintenance. This leaves \$436K/yr in income for the city to use for maintenance and infrastructure - or just enough to pay the salaries and contractual obligations of some of the city's senior employees. This income isn't nearly enough to make this development sustainable financially - an 8.3% increase in population but only a 2.8% increase in income (2.1% after accounting for the necessary permanent increase in police officers). Not included in this analysis is the cost for snow removal, infrastructure upgrades for water processing to support this large development, road repair and replacement over time and increased wear and tear across the city on roads, parks, schools, etc - all which must be funded by the remaining income. In conclusion, the density of this proposed development is not a tax windfall for the city - the non-sustaining nature (less tax income than population growth) of this development will erode the relative finances per capita available for infrastructure, personnel and maintenance while simultaneously increasing demands for public infrastructure and city services.
- Closely related to police and city services is expected crime growth with this development. According to the [United States Bureau of Justice](#) parking garages and lots are a high crime environment - nearly 10% of all crimes - and this development will introduce the first parking garage in the city opening the door to a new hotspot for crime. High density land use is directly correlated with higher crime in justice studies. [Once such study](#) in *Criminology* concluded, "There seems to be something about (high-density residential) units

that is associated with all types of serious violent crime, even controlling for the other factors in the model. Apparently, high-density housing units promote serious violent crime." So, not only is higher density housing more likely to have more crime, it will increase the number of incident calls to police and affect the response time and availability city-wide for existing residents.

- The city should consider if the increase in population and density that is proposed in this development would spur interest in an expansion of the Dayton Regional Transit Authority (RTA) bus system down into Springboro. Currently, the closest RTA route is at Austin Landing and it is not likely Springboro residents want the bus route to be extended. Additionally, it is not clear that a city can successfully refuse a bus route - [Beavercreek tried and failed](#), to prevent RTA's expansion in the City of Beavercreek.
- The majority of single family home lot sizes in the 2021 plan are dense and the 31' lots will create an urban feel found nowhere else in the city. Analysis of existing single family home lots in the City of Springboro reveals 49' is the narrowest lot, found in portions of Settlers Walk and in historic downtown Springboro. At 31', the proposed lots in the 2021 plan will create an urban environment more dense than downtown Springboro and unlike anything else in Springboro. A 31' x 125' lot is equivalent to 0.08 acres or 11.1 units per acre. To put this in perspective, the townhomes proposed in the 2017 plan were 12.5 units per acre. These 31' lots are very small and very dense and will create a big-city like feel in our small town.
- It is true the "estate lots" in the 2021 plan at 110' wide match the width of the lots of the homes on Deer Trail Dr. However, at 125' deep the estate lots are at least 25' more shallow than Deer Trail lots. The homes on these lots are proposed to be an average of 1000 square feet larger than the Deer Trail homes they border. The estate homes will be homes 33% larger on lots 17% smaller compared to Deer Trail homes. These large homes on small lots will feel like they are built right on top of the Deer Trail homes.
- What does the community want? Residents want slow growth, smart development that preserves the small town feel of the city they call home, they want limited impact on schools, and more improvement to enhance the quality of lives for existing residents. Residents don't want more traffic headaches, they want to support and enhance our park system and preserve our infrastructure. Consider these points, directly from the residents of this city, as the guiding principles when deciding on any and all future developments. These two pages from the 2020 Master Plan Survey #1, sum it up quite well:

OVERARCHING THEMES

The following are common themes we saw in the responses:

- » Generally, **feelings were positive** about many aspects of the city including:
 - » The Historic Downtown
 - » Schools
 - » Neighborhoods
 - » Taxes
 - » The Parks System
- » The common aspects of the city **described in a negative light** were:
 - » Parking and Traffic
 - » Types of commercial businesses
 - » Development's impact on schools
- » A desire for preserving the **"small-town feel"** of the City.
- » Improvements should focus on community building, improving the sense of place, and enhancing existing lifestyles of those who live there.
- » Recognize shifting demographics and how the community can **remain prosperous**.

CRITICAL ISSUES / FOCUSES

The following were common issues or areas that we should focus on as we draft recommendations of the plan (in no particular order)

- » Traffic along 741 south of 73 during School rush hours.
- » Promoting walkability and active transportation.
- » The impacts of development on schools and supporting infrastructure.
- » Enhance the quality of life for existing residents.
- » Limiting the amount of new housing and thus population growth.
- » Springboro's capabilities as an age-in-place community.
- » Providing more activities and things to do that keep residents here and attract visitors.
- » Defining who, how, and why we attract people to Springboro.

08 MAR 2021

To: Springboro Planning Commission

From: David Beckman, on behalf of Hunter Springs Residents

2021 Easton Farm Proposal: High Density, Aggressive Growth Plan Conflicts With Zoning and Community Views on Growth

1. Summary

The 2021 Easton Farm development proposal (hereafter referred to as "the 2021 plan") is a high density, rapid growth vision that clashes with current zoning and community opinion on growth while also contrasting heavily with the current culture and identity of the Springboro Community. In 2017, a similar plan was recommended for denial by the planning commission due to high density rates as well as a mismatch with surrounding development patterns. The 2021 plan is more dense, has less open space, is more uniformly urban and will create more traffic than the 2017 plan. This analysis shows the 2021 plan represents aggressive growth, requests a drastic change in zoning and is incongruous with the existing community's culture and, as such, denial of this plan is strongly recommended.

- In 2017, the Springboro Planning Commission recommend the less dense 2017 plan for denial because its "densities exceed those identified in the city's land use plan and the proposed development is not consistent with development patterns of this portion of the community".
- The Easton Farm parcel is zoned R-1, low density housing at 2 units per acre designed to "stabilize, protect and encourage the residential character of the district", according to Springboro's codified ordinances. Existing Springboro residents moved here expecting the spirit of this zoning would be upheld into the future to maintain the look and feel of the city in which they invested.
- The 2021 plan is more dense and has a total of at least 224 more living units (nearly 50% more!) than the 2017 plan, exacerbating documented density concerns.
- The 2021 plan has 5 acres less open space than the 2017 plan which, combined with higher total unit volume, will likely contribute to overcrowding of nearby parks and a crowded urban-like atmosphere.
- Five community surveys spanning over 12 years document that over 90% of Springboro residents want moderate to no growth, in direct conflict with the 2021 plan's aggressive growth proposal.
- Over 90% of Springboro residents are homeowners, judging from community surveys. Construction of the 2021 plan would fundamentally change the fabric of the Springboro demographic.
- A variety of other quality of life concerns will result from this type of development and have a detrimental effect on the greater community. These concerns include: traffic, schools, parks, safety, more transient and less community invested inhabitants, out-of-place building heights, and a change in character that will erode Springboro's small-town aura.

2. Zoning and Density

The Springboro Planning Commission recommended the 2017 Easton Farm plan for denial based, primarily, on density concerns:

"The proposed residential development densities exceed those identified in the city's land use plan and the proposed development is not consistent with development patterns of this portion of the community, specifically the relationship of proposed higher density multi-family residential to existing lower density residential neighborhoods."

-- Springboro Planning Commission reasoning for recommending denial of the 2017 Easton Farm Plan

These same concerns remain. As documented in Table 1 the 2021 plan is more dense and has more (nearly 50%) total residential units. Note, in this analysis independent living is considered a residential unit because residents will live there. Even after removing the independent living units from consideration, the 2021 plan has at least 114 (or 25%) more residential units than the 2017 plan.

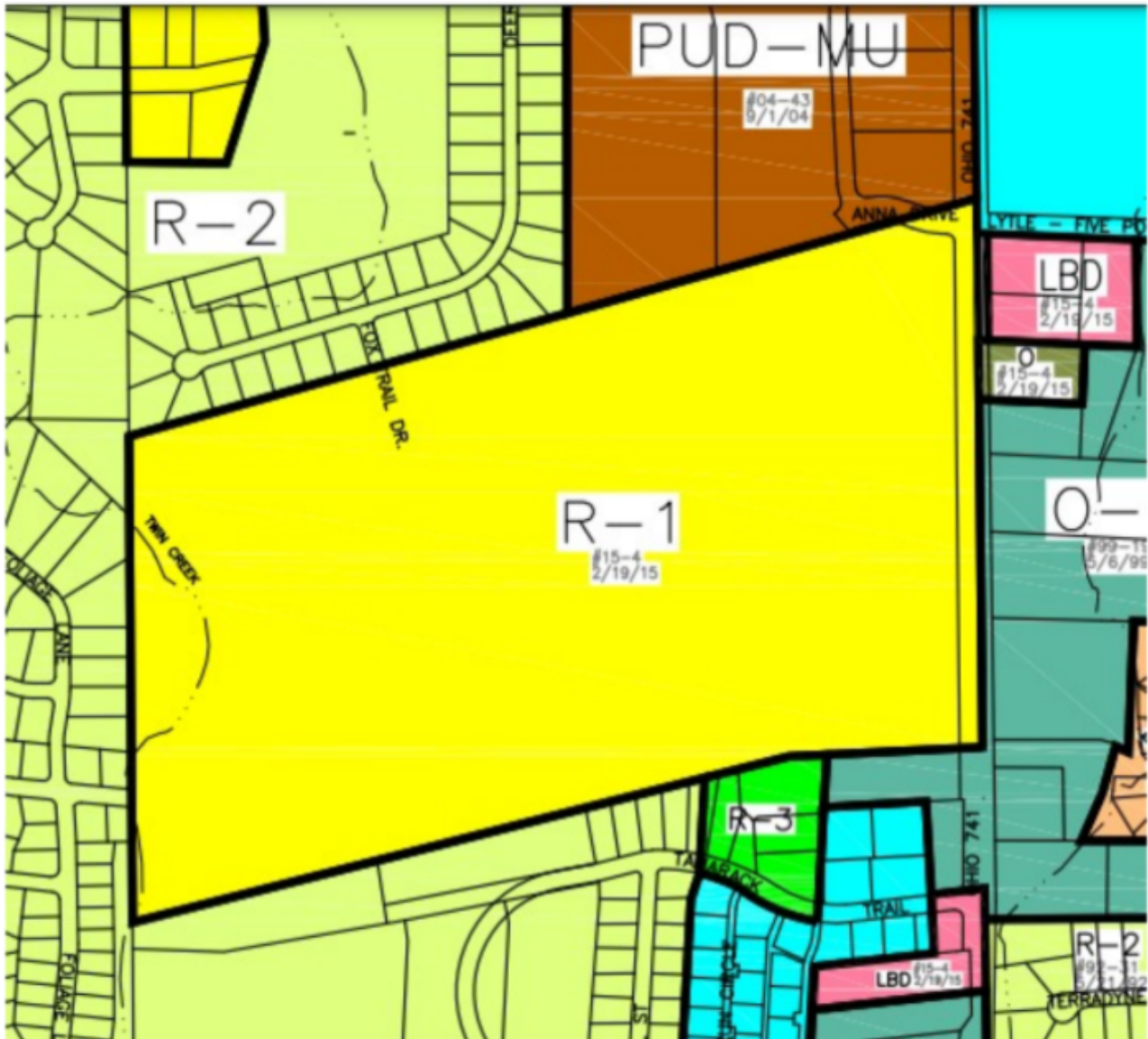
Reference	Single Family Homes	Multi Family Units	Independent Living	Total Units	Comments
2017 Easton Farm Plan	107	356	N/A	463	This plan was recommended for denial due to density concerns.
2021 Easton Farm Plan	253 or 275	324	110 or 113	690 or 712	<p>This plan has 224 or 249 more units, or 48%/54% more units than the 2017 plan. There are 150% more single family homes – homes that are more likely to have a higher number of inhabitants than multi-family units. Thus it is reasonable to expect with more units and more inhabitants traffic and density will be higher than the 2017 plan.</p> <p>NOTE: the multiple values in the columns are due to errors in the submitted development plan. Page 11 and page 54 of the plan provide differing unit numbers.</p>

Table 1: Comparison of Recent Easton Farm Development Plans by Unit Type and Volume

This density in the 2021 plan is not only higher than the 2017 plan, but continues to exceed the current R-1 zoning for the Easton parcel of 2 units per acre. Table 2 shows the density of the Easton Farm plans compared to current zoning, which can also be viewed in Graphic 1.

Reference	Overall Density	Comments
2017 Easton Farm Plan	6.66 u/ac	Recommended by city for denial due to high density , withdrawn plan (25OCT2017) density cited.
2021 Easton Farm Plan	6.83 u/ac, as listed OR 7.08 u/ac, based on 599 unit total on page 11 of the plan (not including independent living units)	This plan has a <u>higher density than the 2017 plan</u> . NOTE: The submitted plan density calculation may be inaccurate. The 6.83 u/ac calculation is based on 577 units, but page 11 of the 2021 plan (reference 8) states there are 599 units not including the independent living units. Page 54 of the plan states there are 577 units not including independent living. It is unclear which number is accurate. If independent living units are included, the density is likely even higher.
Current Easton Farm Zoning	2.0 u/ac	Current zoning is well below the proposed density.

Table 2: Comparison of Recent Easton Farm Development Plans to Current Zoning



Graphic 1: Current Zoning per Springboro Zoning Map

The Easton Farm land is zoned R-1, which carries a maximum density of 2.0 units per acre. The intent of R1, as stated in Springboro's codified ordinances is: "to stabilize, protect and encourage the residential character of the district and **prohibit activities not compatible with a low density residential neighborhood. Development is limited to single-family dwellings** plus Public Uses and Quasipublic Uses". All residents living in the vicinity of the Easton Farm have moved here with the expectation that the R-1 zoning set forth in Springboro's zoning would be honored as R-1 into the future. We have chosen to make our most expensive investment – our homes – and invest our livelihood through taxes and trust in this city. Changing the zoning by converting this parcel into Planned Use Development – Mixed Use (PUD-MU) to enable this construction would break this trust and set a concerning precedent for all residents in the city.

Closely related to community, but a component enabled by zoning changes are buildings with three or more stories. Even when the tallest buildings are located closer to state route (SR) 741 three or more stories will feel like they are towering over surrounding residential neighborhoods such as Tamarack Trail – it would feel like they are on the edge of a city. As an example, see the way the Village Park townhomes tower over the back yards of the eastern most residents of Deer Trail Drive. These are only three stories. Four would be worse and would mean the towering feeling is applicable over farther distances. The proposed three and four story buildings would look out of place along SR 741 and change the character of the corridor. There is no precedent for a 3 or four

story buildings along this corridor. Construction of buildings this height would permanently change the atmosphere along SR 741 and compromise the low-rise small town feeling throughout Springboro.

An important aspect of a development plan is open (green) space. Open space is inversely related to density and the total volume of developed land. The 2021 plan has less open space than the 2017 plan by 5 acres which, when combined with high density multi-family housing and 31' residential lots, will likely make this development feel very dense and urban.

Comparison of Open Space in Easton Farm Development Plans		
Reference Plan	Open space (acres)	Comments
2017 Easton Farm Plan	20.76	This plan was recommend for denial by the planning commission in 2017.
2021 Easton Farm Plan	15.66	The 2021 plan has less open green space than the 2017 plan owing to the density and land use volume of the development.

3. Community

Community surveys provide insight into what the city is doing well and where the community would like to see the city go in the future. Table 3 tabulates these views and compares them with actual observed growth through new construction permits. It is overwhelming clear through 12 years of community surveys that over 90% of the city's residents want moderate or no growth. In other words: they like things how they are. The rate of construction reflects this view and also reflects a culmination of good zoning and smart planning in line with the community's desires. If the Easton Farm plan is approved there will be an explosion of development creating more new housing units than all new construction in Springboro over the last 14 years (estimating 56 homes in 2020)! This amount of construction could not be categorized as moderate to no growth, this is aggressive growth. This volume of construction along with the traffic and congestion it will create will remove the small town feel that motivated current residents to move here in the first place and is a reason residents like living in Springboro.

Year	Single Family Home New Construction Permits	Percent of Residents Wanting Moderate or No Growth	Comment
2008	12	92.00%	Per 2008 Community Survey
2009	19	---	No survey conducted
2010	25	---	No survey conducted
2011	24	89.00%	Per 2011 Community Survey

2012	67	---	No survey conducted
2013	95	---	No survey conducted
2014	65	94.00%	Per 2014 Community Survey
2015	67	---	No survey conducted
2016	61	---	No survey conducted
2017	70	90.00%	Per 2017 Community Survey
2018	54	---	No survey conducted
2019	56	---	No survey conducted
2020	49 (Mar-Dec)	90.00%	Per 2020 Community Survey

Table 3: Comparison of Springboro Development with Community Views on Growth Preferences

This plan appears to be creating a small city within the city of Springboro. Certain features such as a two-story parking garage, street side parallel parking and very narrow 33' lots are only found in cities or dense urban inspired mixed used developments such as Austin Landing. We already have an Austin Landing just one mile north on 741 and Austin Landing South will create more multi-family housing in a city-like environment. This type of development near residents in the small town of Springboro is completely the opposite of community views on growth and the current R-1 zoning of this property.

The city of Springboro is where people buy a home in which they will raise a family or retire. Over 90% of Springboro residents are homeowners, according to community surveys. This makes Springboro very unique compared to many surrounding cities and likely contributes greatly to the small town feel community so many residents cherish. Table 4 displays the large percentage of homeowners in the community. Creation of hundreds of rental units (more than all new homes constructed in the last 6 years) would create a change in the very fabric of the city. It is more likely a homeowner will be more invested in a city's future and more likely to reside in Springboro long term, contributing positively to the small town culture of the city.

Year	Percent of Home Ownership, based on community surveys
2008	96.00%
2009	no survey
2010	no survey
2011	94.00%
2012	no survey
2013	no survey
2014	96.00%
2015	no survey

2016	no survey
2017	95.00%
2018	no survey
2019	no survey
2020	94.00%

Table 4: Percent of Springboro Residents That Are Homeowners, Based on Community Surveys

4.0 Quality of Life Concerns

4.1 Traffic

4.1.1. Traffic concerns fall into two broad categories: road congestion and throughfare. A development of this size and density will place many new vehicles on SR 741. Additionally, the connectivity to existing residential neighborhoods will lead to increased throughfare.

4.2.1. Low density single family housing, in accordance with current zoning, would exponentially lower the traffic impact.

4.1.2. Six hundred eighty seven units (687) with an estimated two cars per unit will place 1374 new vehicles on SR 741. This would result in over 2500 new vehicle trips a day if each vehicle conducts only one round trip a day. Since most people make more than one trip of a day this number is a low estimate. This figure does not include employees, customers or visitors. Congestion on SR741 will increase significantly and the creation of a new light on SR 741 @ Easton Farm Blvd will slow traffic throughout the SR 741 corridor.

4.1.3. Thoroughfare is a reality. It is human nature to seek the fastest distance between two points. While it is difficult to quantify thoroughfare it will be significant and will increase noise, reduce safety for children at play and lower quality of life in surrounding neighborhoods, particularly Deer Trail Drive. When motorists cut through a neighborhood they are less likely to follow the speed limit than residents of that neighborhood and less likely to drive through as if they lived there. As the high density of the development congests SR 741, motorists will find access through Deer Trail Drive and Tamarack Trail to be a favorable alternatives that allow motorists to bypass 741 congestion (along with multiple stop lights) and congestion associated with transiting access roads in the eastern most portion of the 2021 plan. Thoroughfare from Pennyroyal Drive to Deer Trail Drive to Paddock Trail/Village Park Blvd is already common and an easy example showing that motorists will always find the fastest way to their destination. Tamarack Trail residents can surely relate: thoroughfare between SR 741 and SR 73/North Park creates a constant high volume of traffic that would only worsen with the 2021 plan. The proposed on-street parking in the 2021 plan will slow down motorists as well, leaving them to seek an easy way to reach the western portion of the development. In short, thoroughfare is a significant concern and expected side effect from high density, high congestion development that will have an outsize impact on the surrounding neighborhood's safety and quality of life. It is unrealistic to expect 687 units worth of traffic to flow orderly to the East and transit only the two SR 741 access points.

4.2 Schools

4.2.1. Springboro schools are crowded and the budget is low (601st out of 608 school districts in Ohio in spending per pupil). The Springboro school system is in re-occurring annual

deficit spending pattern. A new levy is needed and planned but passage is uncertain. The school district's average teacher to student ratio is 24:1 (some classes exceed 27 students!) which is much higher than the Ohio average of 18:1. Our school district can't afford or handle a large influx of students from this development, especially if factoring in the growing influx of students from new communities in Clearcreek Township. Low density single family housing, in accordance with current zoning, would lower the burden on our schools.

4.3 Parks

4.3.1. Near the Easton Farm area there are two parks: North Park and Gardner Park. North Park is the only park in Northwest Springboro with a playground. The high density of units and low area of open space in the 2021 plan is problematic for the city's parks. North Park's playground, tennis courts and walking trails are already crowded on nice days. Gardner park's walking trails are already popular and increasingly crowded. While the easy access to these parks from the proposed development is convenient for future inhabitants it will place a lot of stress on two parks already nearing capacity on nice days. Simply put, there are too many people and not enough park space. The open space proposed in this plan AND the city's two parks are not enough to absorb another potential 1200 inhabitants.

4.4 Safety

4.4.1. Springboro's police force is exemplary and current residents want it to remain that way. Six hundred and eighty seven more units, and likely 1200 more residents, living in close quarters is a recipe for more calls to the police department. The building of this dense of a development will require more police incident responses and patrols versus a lower density development. 4.2.1. Low density single family housing, in accordance with current zoning, would lower the burden on our police force.

4.5 A More Transient Community

4.5.1. Rental properties will create a more transient community. A more transient community is not ideal for creating long term investments in the community like a homeowner might and makes it harder to maintain a tight knit neighborly small town feeling, which is contrary to an attractive quality residents positively rated in community surveys.

4.6 Changing Springboro's Character

4.6.1. The "city within a city" concept of the 2021 plan is a departure from Springboro's existing character. The following features or outcomes are significant differences from the city residents know and love:

- Tall buildings along SR 741, creating a "skyline" and forever changing the small town feel of Springboro
- Small city size lots 31' in width creating a urban environment
- A parking garage within city limits
- Parallel parking along streets outside of downtown
- Multi-family housing with hundreds of units
- An increase of thousands of vehicle trips a day resulting in more congestion on SR 741
- Throughfare of surrounding neighborhoods, reducing safety, increasing noise and reducing quality of life.

5.0 References

1. Springboro Community Satisfaction Surveys 2008-2020.
<https://www.cityofspringboro.com/378/Community-Satisfaction-Survey>
2. Springboro Adopted Land Use Plan
<https://www.cityofspringboro.com/DocumentCenter/View/178/Adopted-Land-Use-Plan-PDF>
3. Springboro City Newsletters <https://www.cityofspringboro.com/206/City-Newsletter>
4. Springboro Codified Ordinances
<https://codelibrary.amlegal.com/codes/springboro/latest/overview>
5. Springboro Zoning Map
<https://www.cityofspringboro.com/DocumentCenter/View/1023/Zoning-Map>
6. Dayton Daily News
<https://www.daytondailynews.com/news/local-govt--politics/springboro-staff-recommends-rejection-easton-farm-development/Me4rKKRzxLjYk0g7qmrg6N/>
7. 2017 Easton Farm Plan (10/25/2017 revision)
<https://www.cityofspringboro.com/DocumentCenter/View/533/Easton-Farm-605-North-Main-Street-Rezoning-General-Plan-Design-Guidelines-10-25-17-WITHDRAWN?bidId=>
8. 2021 Easton Farm Plan (3/10/2021 Planning Meeting)
<https://www.cityofspringboro.com/DocumentCenter/View/1283/2021-03-10-Planning-Commission-Meeting-Materials>
9. Springboro Schools Five Year Forecast (May 2020 Update)
<https://www.springboro.org/Downloads/Five%20Year%20Forecast%20and%20Assumptions%20May%2020202.pdf>
10. City of Springboro Residential Permit Reports (Mar-Dec 2020)
<https://www.cityofspringboro.com/Archive.aspx?AMID=37>
11. City of Springboro Comprehensive Annual Financial Report
<https://www.cityofspringboro.com/ArchiveCenter/ViewFile/Item/378>

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066

Planning Commission Work Session
Wednesday, October 11, 2017, 6:00 p.m.

I. Call to Order

Chairperson Becky Iverson called the Springboro Planning Commission Work Session to order at 6:00 p.m. at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

Present: Becky Iverson, Stephen Harding, Jack Hanson, Robert Dimmitt, Becky Hartle, Chris Pearson, John Sillies

Staff: Chris Pozzuto, City Manager; Dan Boron, Planning Consultant; Elmer Dudas, Development Director; Chad Dixon, City Engineer; Amy Brown, Planning Commission Secretary

Ms. Iverson stated that there would be a change in the agenda order and they would like to have the parties representing Beehive Homes to go first, the parties representing 1360 South Main Street to go second, and the parties present for the Easton Farms project to go third. She also stated that there would be a change in the guest comments in order to give everyone a chance to be heard, so they will hear guest comments after each item on the agenda. She said there will be three sets of guest comments tonight.

II. Agenda Items

A. Site Plan Review

Southeast of intersection of Lytle-Five Points Road and North Main Street, proposed Beehive Homes assisted living facility

Background Information

This agenda item is a request for site plan review approval, filed by Burkhardt Engineering Co., representing CS Five Point LLC, to construct a 15,685-square foot assisted living facility on property located 600 feet southeast of the corner of Lytle-Five Points Road and North Main Street. The property is 6.29 acres in area and is currently vacant. The building/site is proposed to be used as 24-unit assisted living facility operated by Beehive Homes.

The subject property is zoned O-R, Office Residential District, a zoning designation that permits the proposed use. A similar plan was submitted for site plan review at the September 13 Planning Commission work session but was withdrawn from the agenda by the applicant. That plan showed three 24-unit assisted living buildings on the site. The submittal for the October 11 work session includes only one building.

Adjacent land uses include single-family residential in Clearcreek Township to the east on East Tamarron Court and in the City of Springboro on Westchester Court, both corresponding to the Woodland Greens subdivision. To the southwest undeveloped land and to the west a

retention pond serving retail development at the southeast corner of North Main Street and Lytle-Five Points Road as well as a vacant parcel fronting Lytle-Five Points Road. To the north is common space associated with the Settlers Walk Marketplace and residential neighborhoods on the north side of Lytle-Five Points Road.

Adjacent zoning includes Clearcreek Township R-1, Rural Residence District and City of Springboro R-1, Estate-Type Residential District to the east corresponding to the Woodland Greens subdivision. To the south and southwest, O-R, Office-Residential District, LBD, Local Business District to the west, and PUD, Planned Unit Development to the north corresponding to the Settlers Walk Marketplace, residential subdivisions and common space.

Other modifications to the September 13 submittal include moving the private drive access to the west side of the building, relocating a dumpster to the south/rear side of the building, revising the site plan to correspond closer to the submitted architectural plans.

Staff Comments

City staff identified the following comments for this agenda item at this time:

1. Move proposed private drive to the west side of the property and widen the proposed buffer zone between the development and residential neighborhoods in Woodland Greens to the east.
2. Provide elevations for all sides of the building and label building elevations as north, south, east or west.
3. Proposed building elevation on sheet PD1 do not match building footprint shown on sheet C-2.
4. Indicate proposed exterior building materials on sheet PD1 and provide a graphic scale.
5. Provide exterior elevations for proposed enclosure.
6. Provide dimensions for proposed phase 1 building to existing and proposed property lines including the proposed phase 1/phase 2 property line.
7. Provide lot coverage calculation (permeable to impermeable area) for the phase 1 portion of the subject property.
8. Following completion of work session review provide exterior lighting details in compliance with Chapter 1273 of Planning & Zoning Code including photometric analysis, light fixture details, pole heights and compliance with color-temperature limitations.
9. Following completion of work session review provide landscaping plan indicating landscaping details in compliance with Chapter 1280 of Planning & Zoning Code to screen adjacent properties to the east and north, identify existing vegetation to remain, existing vegetation in excess of 4 inches dbh to be removed, and provide landscaping for parking lot and site requirements. Provide information on proposed tree species, size and number in tabular form and indicate number of existing vegetation to remain.
10. Sign package is not subject to Planning Commission review. Coordinate with City staff on this aspect of the development.
11. Public water main (8 inch) shall be installed in the private drive with 20-foot wide easement. Otherwise, the water main shall be private.
12. Provide a hydrologic and hydraulic engineering analysis that generates base flood elevations, as well as floodway limits.
13. Provide a record plan dedicating 40-foot right-of-way and appropriate easements.
14. When moving the proposed driveway consider placement to the west to avoid the existing catch basin in the road. Verify sight distance requirements are met.
15. City reserves the right to require a traffic study for future phases.

16. The Clearcreek Fire District has no comments at this time.
17. City staff reserves the opportunity to comment on plans submitted following the October 11 work session.

Discussion

Jim Alt, architect of record for the project, stated that he was here tonight representing the applicant, Kurt Ziessler. He also said that John Schaefer, the eventual operator, Troy Veach, representative for Beehive Homes, and Rick Clemens, the developer of the project were also present tonight. He thanked the City staff and said that they have been very helpful. He said they have been well informed about the staff concerns and issues. He said he received the most recent list from Mr. Boron and City staff, and they take exception with none, with possible forbearance to comment number one. He stated that the first seven items were appropriate critiques of their package, and the first seven items he would like to discuss this evening.

Ms. Iverson stated that the first comment was to move the proposed drive to the west side of the property and widen the proposed buffer zone between the development and residential neighborhoods in Woodland Greens to the east.

Mr. Alt said sometimes topographically it doesn't come through what the true separation is. He said they added to the application package a vertical site section showing the separation as 65 feet off the property line with 25 feet to the residence, and between 16 and 15 feet below the closest residence. He said that their reasoning with not wanting to fully comply with argument number one was that when you move fully to the west, you are dropping down into a swale quite deep that goes 20 feet or more down, and gets into an active stream. He said that instead of attempting to do violence to the environment, they decided to fully respond to the query by moving the driveway 155 feet further from where they originally proposed it. He said it would be further west, completely around to the other side of the building, which addresses the concerns on the part of traffic and noise, and the dumpster has been moved to that side too.

Ms. Iverson said that you followed the suggestion to move it to the west side of the property.

Mr. Alt said yes, we would be moving it to the west side of the property, which is 155 feet west, away from the residences in Woodland Greens.

Mr. Dimmitt said that you are moving the private drive, but not widening the buffer zone.

Mr. Alt said they are widening the buffer zone itself. He said they would be fully in compliance, and that they eliminated the drive that was in the buffer where the separation of the residences to the east is and their building. He said now there would be a 25 to 30 foot high tree line, and their building would have 65 foot setbacks while maintaining the tree line. He said that the regulated buffer zone is 65 feet, and there would be no pavement there. He said they are moving away, and down, and would be very aggressive about landscaping, He said they are making sure the HOA is properly respected and responded to, and it would be a pretty quiet use.

Ms. Iverson confirmed that the use is permitted through our zoning code.

Mr. Alt said they are paying attention to that, and made some minor adjustments and corrections, and thinks they are very well coordinated.

Mr. Harding stated that they are addressing the residents on that side by moving things and keeping a buffer on that side, and said that it makes more sense.

Mr. Alt said they have been very sensitive, and they would be exceeding the concerns about illumination. He said they have taken the dumpster further over, and said that vehicles would be backing away from the residences. He said they want to be good neighbors.

Mr. Boron said that they appreciated that change that you have made. He said that what Planning Commission saw in their packets in September was the plan showing three buildings, and this plan was revised to only show one phase as proposed. He said that future phases would be coming individually as we proceed. He added that if the one property was subdivided into two, we have some issues that we have to address with engineering.

Mr. Alt said that through guidance from Mr. Boron, they were here tonight just to talk about the one building.

Ms. Iverson asked if it would be one story.

Mr. Alt confirmed that it would be just one story. He said that there is an attic, but it is a single story, with residential architecture.

Ms. Iverson asked if there were any more questions from Planning Commission. There were none. She restated that they were changing the guest comments portion for tonight, and asked if anyone would like to comment about this project alone, to please come to the podium and state your name and address for the record.

Mike Pfeifer, 1810 West Tamarron Court, stated that he was here tonight representing Paul Van Maldeghem, who was unable to attend tonight. He said that he lives a few houses up from Mr. Van Maldeghem at 1810 West Tamarron Court. He said that Mr. Van Maldeghem had plans to be out of town this week, and he wanted to be here to pass on his concerns. Mr. Pfeifer said that based on what was seen at that time, he was questioning from a zoning standpoint, was this building too big for the property. He said you usually see these types of buildings on much larger tracts of land, with surrounding similar type homes, and isolated more from other residential. He said that this type of facility has been in the gray zone, and thought there should be a little more room to actually put such a property. He said this is not a daytime business, and it would be a 24-hour residence situation, where people are coming and going all of the time. He stated that moving the driveway and the buffer zone, not having seen that before, he doesn't know whether that changes things. He said that Mr. Van Maldeghem saw where it was originally placed. He said his main question would be about the zoning too large a building for that property, and knowing that there would just be the one in front, but it appears to be designed with the idea that there would be more buildings behind it.

Ms. Iverson said her understanding is the zoning allows for that size of building because of the nature of the building.

Mr. Pfeifer said without seeing the driveway, it sounds like the driveway would have been on the other side of the creek, and now it comes in the back where it has been moved from the original plan.

Mr. Boron said the original plan has been essentially flipped with the driveway coming in and crosses in a diagonal at the top of the north end.

Troy Veach, from Beehive Homes, said that they have 180 homes across the United States, and they believe the trend should be more of a home feel, with a home-like setting, so they design their buildings to fit into a residential area. He said there is a residential feel to their buildings so they fit and act as a good buffer between a commercial situation and a residential situation. He said they are more in line with a large home, and they pride themselves on the care they provide for their residents. He said they don't go big, and this would be 24 beds. He added that he would not characterize it as 24 hour business.

Mr. Pfeifer said he loves the size, and it is more about the size of the property that it is on, as opposed to the size of the building. He is concerned about the size of the area that it is fitting in, because it is being fitted in a fairly small area. He added that he realizes it is hard fitting things into that piece of land, but wonders if it is the right location for it.

Mr. Chris Plechaty, 8816 Glen Eagle Court (8611 Glen Eagle Court-from County Auditor's Website), said that he was curious because it is a big building with lots of lights, and places to park. He questioned what is being done to shield people that have the houses up against the property from the lights. He said the building would be 10 times the size of his house. He said there would be lots of traffic, and they have moved the driveway, so you can get in from the west, but they haven't addressed the issues with the lights, and the fact that people would be coming in and out of there 24-7.

Mr. Boron said that this was a preliminary review, and we are only looking at making sure the building placement and the access to the site, and the overall framework of the plan works from the perspective of our zoning code and the Planning Commission site plan review process. He said any details having to do with landscaping, lighting, etc., that those details are worked out in the next phase, once there is concurrence that this is the framework around which this plan would be developed.

Mr. Plechaty requested clarification on the zoning. He said when he read the zoning rules he was thinking an office, dentist office, or an insurance office, but this looks like a house. He was concerned about a huge building that is basically a hospital right next to an HOA.

Mr. Boron said that this district is an office residential district, which includes this use as a permitted use. He said that cap in terms of development density are things like lot coverage standard, which says the amount of impermeable verses permeable building area, that is what limits how large buildings can be.

Mr. Plechaty clarified that if he had a building, it would be how much of the land he is actually using for that purpose.

Mr. Boron said, yes, our Planning and Zoning code doesn't put a cap on the amount of building area within a property because every property is different, especially non-residential development. He said that we don't have the same caps as you would for example, the amount of square footage that is allowed in your neighborhood, or a standard zoning district, like R-2 or R-1.

Ms. Iverson asked if anyone else would like to make comments, and reminded everyone that since this is a work session, no votes will be taken tonight.

Mr. Boron said that depending on how Planning Commission feels, this item can be on the agenda for action at the next available opportunity, which would be the November 8 meeting, if they feel comfortable with that as a group.

There was a consensus among planning Commission members it could be brought back on November 8.

Mr. Boron said that on November 8, we can discuss deadline submission requirements. He said for the record, we have furnished a copy of two letters that were submitted by neighboring property owners, one representing the HOA, and the other from Mr. Van Maldeghem. He said the letters were regarding some of the concerns that he had for the property, issues related to property maintenance, and damage to the property that occurred over time.

Ms. Iverson said that as stated in the beginning of the meeting, we are changing the order of the agenda, so the next item will be concerning the property located at 1360 South Main Street, and called the representatives for that project to the table.

D. Rezoning

1360 South Main Street, R-1, Estate-Type Residential Zoning District, to PUD-R, Planned Unit Development-Residential

E. General Plan

1360 South Main Street, R-1, Estate-Type Residential Zoning District, to PUD-R, Planned Unit Development-Residential

Background Information

This agenda item is based on an application filed on behalf of the Daniels Family Trust, property owner, seeking rezoning and general plan approval for a 2.53-acre site located at 1360 South Main Street. The applicant is seeking both approvals to allow for the development of the property as an 8-lot, single-family residential subdivision. The property is currently zoned R-1, Estate-Type Residential Zoning District. Rezoning to PUD-R, Planned Unit Development-Residential, is requested using R-2, Low Density Residential Zoning District, as a basis.

The proposed rezoning/general plan appears as two separate items on the work session agenda due to the fact that the first stage of the PUD process, rezoning and general plan review and approval, will involve at the time a formal recommendation is made, two separate recommendations to City Council. The two agenda items will be discussed and reviewed together at the October 11 work session. This item was discussed at the September 13 Planning Commission work session.

The subject property is located on the east side of South Main Street between Heather Glen Court and Dunnington Court/Heatherwoode Boulevard. The property has direct frontage onto South Main Street and is currently occupied by one single-family residential dwelling unit. The submitted general plan proposes the development of 8 single-family residential ranging in size from 6,668 to 7,468 square feet. This represents a development density of 3.75 dwelling units per acre, similar to what is permitted in the R-2, Low-Density Residential Zoning District. The general plan states that 25 percent of the site will be set aside as green space.

Adjacent land uses include single-family residential to the west, north and south and to the east the Heatherwoode Golf Course (10th tee). The residential portions of Heatherwoode were developed at a density of 2 units per acre (215 lots on 104.4 acres) and 56 percent open space including the portion of Heatherwoode Golf Course east of SR 741. The volume of open space is higher considering the part of the golf course west of SR 741 and smaller open spaces within the residential part of the development. Adjacent zoning includes PUD to the north, east and west corresponding the Heatherwoode golf course and adjoining residential development and R-1, District to the west.

The *Springboro Land Use Plan*, adopted by City Council in April 2009, includes recommendations for the long-range development of the community. It is divided into 16 policy areas that make specific recommendations for smaller portions of the community that are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area #16, Heatherwoode, includes the subject property and all lands within the corporate boundary south of Clear Creek. Preferred Land Uses identified in the plan include the golf course and clubhouse, public parks and open spaces and public uses (fire stations, schools) and semi-public uses (religious institutions) as well as detached residential dwellings. These dwellings may be developed, according to the plan recommendations, as follows:

- Up to a maximum of 2 dwelling units per acre within a conventional development pattern;
- Up to 4 dwelling units per acre when a minimum of 25 percent open space is provided; and
- Up to 6 dwelling units per acre when a conservation subdivision model, including a minimum of 40 percent open space, is provided.

Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council are required. Final development plan, similar to the City's site plan review process, review and approval by Planning Commission is the second stage in the process. Record Plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

Staff Comments

City staff identified the following comments for these agenda items at this time:

1. Remove 2 lots from the proposed general plan. Proposed lots are over 25 percent smaller than those permitted by R-2 District zoning, the basis for this zoning request, a development pattern that typically requires the provision of dedicated public streets, sidewalks and other improvements. Also the development density as proposed is inconsistent with the overall development density of the residential component of Heatherwoode which is built at the density of 2.1 dwelling units per acre.
2. Residential housing units to comply with Planning and Zoning Code Section 1264.05, Development Standards for Specific Uses, Single-Family Dwelling, Attached and Two-Family Dwellings including exterior building materials, garage placement and more. Please revise the general plan accordingly as needed.
3. Provide a list of all property owners within 300 feet of the property for the purposes of notification of a public hearing on the proposed rezoning/general plan request.

4. Private drive to have public access/utility easement.
5. Utilities (storm, detention, sanitary, water main) to be worked out at future date, and not approved as shown.
6. Provide a setback that accommodates the parking of vehicles in front of the home without hindering vehicles, including emergency apparatus, on the private street.
7. Sanitary sewer from basements/walkouts are to be gravity drained. Grinder pumps are not allowed.
8. The Clearcreek Fire District has no comments at this time.

City staff reserves the opportunity to comment on plans submitted following the October 11 work session.

Discussion:

E.J. Foltz, Foltz Consulting, and Rebecca Geiger, property owner representative, were present tonight to answer questions.

Ms. Iverson said since last time they were here, there were some staff comments and changes made, and asked Mr. Boron to summarize where the project stands.

Mr. Boron said this item was before the Planning Commission on the 13th of September, and at that time, there was lengthy discussion about the layout of the subdivision including the proposed open space, and the layout of the subdivision all together. He said that some direction was given to the applicant, and we did have the opportunity to receive a revised plan. He said that we have discussed with the property owner and the representative at least by email and made a number of comments which led to the plan that you see tonight. He said that this is a proposal for a PUD-R zoning using R-2 zoning as a basis, and the Land Use Plan for this portion of the community which encompasses Heatherwoode allows development up to 4 units an acre when there is 25% open space provided within the subdivision, which is the case here. He said there are extenuating circumstances as well, and one thing we also wanted to provide as a reference was shown here in the meeting materials too, is that this joins and abuts and is surrounded by parts of Heatherwoode subdivision. We found a rather old image of the general plan for the Heatherwoode subdivision showing the layout of the subdivision, as well as the golf course. He said that the overall subdivision was laid out at a density of roughly 2 units per acre, along with a large open space, and wanted to make that information available to Planning Commission members.

Ms. Iverson said she looked through the staff comments and compared them to the last time the applicant was here, and there are a couple new comments. She said one comment was removing two lots to fit the 25%, and wanted to ask what they are doing in this plan to accommodate that. She said that was the biggest issue was the size of the lots having 8 for the plan as opposed to 6.

Ms. Geiger said she believes he fixed the open space to accommodate the 25% in the new plan.

Mr. Foltz said that last time Planning Commission wanted him to take out the 9 foot wide landscape buffer on the north side of the road because they were not allowed to use that as part of their calculations for open space. He said that he did take it out, and massaged the lots and potential building sizes, and still could get 8 lots and 25% open space. He said he adjusted the detail at the top, with the required open space, has 25% open space, with a 9 foot buffer, and 8 lots with 20 foot setbacks in the front and rear, with 10 foot on the side, and everything works. He said he doesn't know why we are looking at a R-2 zone, and he never considered an R-2 zone as a basis. He said their

application said an R-1 to a PUD, and he doesn't know what we're fooling with an R-2 zone for. He said he doesn't know what an R-2 zone is, or what the requirements are, and said they are not applying for that. He said that if you look at the plats on the north side and the south side, despite the golf course, these houses are not laid out on the golf course, they are packed in this little 4.2 acre space. He said if you look at that and divide that by the number of lots, there are 4 units an acre, they could be 2 units an acre if they are strung out along that golf course, but they are not. He said they are packed in there like rats, with 10 feet between houses, less than 20 feet, and maybe 15 feet to the road.

Ms. Iverson said she thinks the issue is that those lots were built with the whole Heatherwoode plan many years ago, and we are looking at our current zoning.

Mr. Foltz said unfortunately, that is what is there, we were told 4 units an acre, or less, and that's what we've done.

Ms. Geiger said she doesn't understand why they are repeatedly asked to drop 2 lots, and they have met every requirement that you have asked them to meet. She said they applied for a PUD, and they were told there was no minimum lot sizes. She said they have done the 4 units an acre, or less, and they have made the open space work, which was the issue at the last meeting. She said she doesn't know why if they have addressed all that, why they are still back now to losing 2 lots without any reason. She said they have never even been given a reason as to why they have to be this low density R-2, whatever low density R-2 is. She said she can't find anything in the laws that describe that.

Mr. Foltz said prior to the last meeting, in September, the comments don't reflect dropping the two lots. He said that came up after he proposed this revised plan, after the last meeting. He said it didn't work with 6 lots, and they still get the same amount of improvements, streets, sewer, water, sanitary, everything on a private street for 6 lots that they get on 8 lots.

Mr. Boron said with the 20 foot setback, which he thinks the comment was made, he was wondering if there was even opportunity for parking in front of the structures,

Mr. Foltz said he knows there is to the north and south, and there are some houses that are 15 feet from the back of the curb because he measured them. He said they can park a car in front of the garage door.

Mr. Boron said the reasons that you ask is because the proximity of this to a subdivision, which was developed at 2 units per acre density, is the reason. He said also the fact that these lots, as you've mentioned, he's not going to characterize the clusters of homes to the north and south the way you did, but it is extremely tight. He said those were developed with a public street, and our current standards are different, because today we normally require a provision of a sidewalk as part of that within the right of way,

Mr. Foltz said which they don't have.

Mr. Boron said which were developed 20 plus years ago.

Mr. Foltz said he understood, but prior to the last September meeting, they were not asked to drop 2 lots, and that came about since he submitted the new plan. He said if they would have come with 6 lots to begin with, they wouldn't be here.

Mr. Boron said, if you remember correctly, from last time, open space was shown on private property.

Mr. Foltz said he fixed that, and brought the new plan to the meeting, and everyone was in a fuss that they didn't have time to look at it. He thought he did everyone a favor by correcting that, and right now, you still have 25% open space, and the lot sizes are small, but they are comparable to what's to the north and to the south.

Ms. Geiger said if it meets the density, why are they still being asked to remove 2 lots.

Mr. Boron said because of what we've just discussed, which is the development activity that is in the vicinity, and the fact that those were developed with a dedicated right of way, and other improvements, which this doesn't have. He said granted it doesn't have a detention pond, which you are accounting for here in your open space, but it is different.

Me. Geiger said we have a lot of things that they don't have.

Mr. Foltz asked if Planning Commission received his comments, and asked if they had any questions about them.

The members indicated that they received them.

Mr. Pearson said he didn't have any questions, but from he understands, just because what's happened in the past has nothing to do with what we're trying to do in the City now. He said he that's why there's an issue about having the open space being configured the way we would like to have it configured. He said that is more dense than we would have liked in those clusters on either side.

Mr. Foltz said we meet all the requirements, setbacks, front yard, side yard, rear yard, the amount of open space that we can use as open space, what we cannot use as open space, the 9 foot buffer, detention, and we are giving up area in the front for right of way. He said he doesn't know what to say about the fact that despite all that, you just want them to lose two lots, why not ask for 3 or 4?

Mr. Harding said that from what he read in the notes, we are looking at it being 2.1 units per acre, and looking at that unit and putting 2.1 per acre there, would that be 6 or 7 units? He said looking at yours right here, is what we're talking about is 2.1 per acre, would that be 7 units verses 6 units?

Mr. Foltz said at 8 units, they are at 3.75 units per acre, and your Land Use Plan says to keep it at 4 units per acre or less

Mr. Pearson said that the lots don't meet the open space requirements, period, so that's what dictates losing the lots is we are at less than 20%.

Ms. Geiger and Mr. Foltz said they did meet the open space.

Mr. Boron said that these lots are up to 25 or more percent smaller than the typical R-2 lot.

Mr. Foltz asked why are we talking about R-2 when we applied for a PUD.

Mr. Boron said that PUD always has a base zoning that is used as a part of it, and said that we've talked about this.

Mr. Foltz said at the last meeting, we showed the same plan. He said that the only thing different from the last plan was they had to take the 9 foot buffer out from the open space, and they've done that. He said the plan that he brought with him last time showed these lots exactly the way they were, with 8

lots, and since the last meeting, they are being asked to drop two of them. He said that they've worked on this all spring and summer, and now we're in the fall, and now suddenly they are being asked to drop 2 lots. He said that up to this point in time, Mr. Boron and Mr. Dudas were happy with 8 lots because we originally had 9 and 10 lots.

Ms. Iverson said that she knows that she had stated at the last meeting suggesting that you reduce the lots and the sizes.

Mr. Pearson added for the density, and you said that you could make it work.

Mr. Foltz said they did make it work.

Mr. Pearson said that it doesn't work with the density requirements with the PUD.

Mr. Foltz said that they are at under 4 units per acre.

Ms. Iverson said that the open space does not match.

Mr. Foltz said the open space is exactly what they could use, because they can use detention area as open space. He said it says it in your zoning code.

Mr. Boron said the issue of reduction, with the removal of lots goes back months and months, it goes back for some time. He said this is based on comments given by staff and we provided a lot of feedback on this plan over time.

Mr. Foltz said they were told to reduce it from 9 or 10 to 8, and as of September, at the last meeting, they were down to 8. He said they walked in here with 8, and now they are being asked to come back and give 6.

Ms. Iverson said that at that meeting we discussed that 8 lots didn't go with the open space.

Mr. Foltz said that wasn't in the comments prior to the meeting.

Ms. Iverson said, no, because we mentioned it to you at the meeting, that it needed to be adjusted.

Mr. Foltz said prior to the first set of plans that he had, he brought a second set of plans to the last meeting, and nobody had a chance to look at them. He said that you said come back next month, he had a plan prior to that that showed 8 lots.

Ms. Geiger said she recalled from the last meeting was there were 8 lots on the plot, and you said the 9 foot couldn't be included in the open space, it had to be removed, and you thought we had to lose a lot to do that. She said he found another way to take that 9 feet out, and not lose a lot and still give you your open space.

Mr. Boron added, with lots that are up to 25% below an R-2 standard.

Ms. Geiger said that it's a PUD, and there's no lot sizes.

Mr. Boron said that Planning Commission has all the flexibility in the world to make that decision, however, it is staff's opinion that having lots that small, below the standard R-2 is excessively low. He

said that knowing the fact, you did revise and reconfigure the open space to make it more compliant with staff and Planning Commission's desires that were expressed during the meeting.

Mr. Foltz said that here you are telling them prior to coming into the meeting last time that you were saying reducing lots.

Ms. Iverson said it was mentioned at the last meeting after looking at the plan that was submitted, and asked if there were any other questions or comments.

Ms. Geiger asked why they ever took a PUD application for 8 lots if they weren't going to follow PUD.

Mr. Boron said that the PUD application was given because otherwise under conventional zoning, only two lots would be allowed.

Ms. Geiger said, but you are asking us to comply with an R-2.

Mr. Boron said all PUD zoning uses as a basis a conventional zoning category. He said that in the case of the applicant that is later on the agenda here, they will be using in part, a PUD that is based on a mixed-use category, and in some cases, they are using R-2 as a basis, and then presenting the Planning Commission with an opportunity to increase their density or have smaller lots in exchange for certain amenities that would be provided. He said that is essentially how a PUD works, otherwise, conventional zoning only allows, because of the configuration of the lot being narrow, 2 lots with minimum frontage. He said that is where the PUD recommendation came from, in order to increase your yield. He said that he didn't think we ever envisioned having 10, or now 8 lots on this, knowing that it would be a private street.

Ms. Iverson asked if there were any other accommodations we could make.

Mr. Harding asked if they could work with staff to find a different way to move the open space. He said he was not present at the last meeting, but if you look at the comments, if it were to maybe become 7 lots, does that free up the open space not all the way down to 6 lots, and those lots all become just a tad bigger, could we just have staff work and see if that is feasible.

Mr. Foltz said it doesn't work.

Ms. Geiger said that 7 is better than 6.

Mr. Foltz said they could come back here next month, and you say they would still need to lose 2 more lots because you mentioned it.

Ms. Iverson said that you can work with staff before then with that plan.

Mr. Foltz said they worked with staff all spring and summer, and they get it down to 8 lots, and that's what they came in here with. He said all he did last time was dress up the comment space and found out why they couldn't include the 9 foot buffer. He said they have the same amount of utilities that have to go in for 6 lots verses 8 lots. He said you could spread the cost out over 8 lots, but you would put that burden on 6 lots.

Mr. Hanson said that you keep saying 6, but he didn't think it had to be 6, it could be 7.

Ms. Geiger asked if you be satisfied with 7.

Mr. Harding said that he thinks working with staff to verify if it's losing that lot space to gain open space to make sure it all fits correctly. He said if they look at that, it doesn't have to say 6 lots or 7 lots, it's just making sure that the open space works correctly.

Ms. Iverson said that the lot size has to meet the standard of R-2, and obviously if you go from 8 to 7, you will have more green space.

Mr. Foltz said he had been doing this for 30 years, and he never has relied on the zoning. He said when you apply for a PUD, you are asking him to comply with an R-2 zoning, and he is applying for a PUD. He said that a PUD, basically, and your regs say this, but Mr. Boron is tossing the development book out the window, and you're trying to work something out.

The members stated that that is exactly what they are doing, trying to work something out.

Mr. Foltz said this was his third set of plans that he has brought in here, and it still doesn't work. He said he was told last time to have 25% open space and leave out the buffer.

Ms. Geiger asked what the density would be at 7 lots.

Mr. Foltz said we are under 4 now, and 30 years of doing this type of work, he feels like he has his pants down around his ankles.

Mr. Boron said it would be 3.2.

Ms. Geiger said, so you would be going from 3.72 to 3.2, and asked what the minimum R-2 lot size was.

Mr. Boron said he could get you that, but just to correct, you are not going to hit the 9,000 square foot minimum lot size, you were at least 25% below on 5 of them. He said if you could approach closer to the minimum, the PUD is for lots that have unique circumstances and this is it. He added that we felt as staff and also reflected in the Planning Commission's comments, that 8 was pushing the density, resulting in lots that were well below what was required, given all the things that were going on elsewhere on the site. He said we appreciate the change in the open space, reflecting the comments that were made last time in part with the rebuttal plan. He said that the open space is closer to where it needs to be, however, in exchange, the lots need to be slightly bigger.

Ms. Iverson said the lack of open space-

Ms. Geiger said you were good with the open space.

The Planning Commission members gave consensus of yes.

Ms. Iverson said she thinks that could be their answer is to go down to 7, because that would make the lot sizes much closer to what the zoning code requires.

Mr. Boron said if Planning Commission is comfortable with this, this could be on the agenda for recommendation to City Council, recommending a rezoning and general plan to City Council at the end of this month at the October 25 meeting. He said that Council could set a public hearing at their first opportunity in November, and we can get this moving ahead, at least through the rezoning process.

Ms. Iverson asked if there were anyone in the audience who would like to comment about this project, to please come forward and state your name and address for the record.

No one responded.

- B. Rezoning, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development**
- C. General Plan, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development**

Background Information

These agenda items are based on a request filed by HP Acquisitions, LLC, Blue Ash, Ohio, seeking Rezoning and General Plan approval for the Easton Farm, a 101-acre property located at 605 North Main Street. The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use. The applicant proposes to develop a mix of commercial, single-family and multi-family residential development. A 16.08-acre parcel of land on the west side of the property is not included in the application and is proposed to be retained by the existing property owners, the Ted & Becky Hall Living Trust.

The proposed rezoning/general plan appears as two separate items on the Planning Commission work session agenda and this Background and Comment document. The first stage of the PUD process, rezoning and general plan review and approval, will involve two separate recommendations to City Council, and later two separate pieces of legislation considered by City Council.

The 86.65-acre subject property is located southwest of the intersection of Lytle-Five Points Road and North Main Street. The subject property is presently farmed and includes two single-family residential units on the west side of the property. Vehicular access is provided by a single driveway from North Main Street.

The subject property is presently zoned R-1, Estate-Type Residential District. The R-1 District allows residential development at a density of 2 dwelling units per acre on 20,000 square foot lots. The R-1 District was applied to this property in 2015 as part of the implementation of the current Planning & Zoning Code. Prior to 2015 this portion of the property was zoned (T)R-1, Clearcreek Township Rural Residence District, a zoning category dating to the property's annexation. The (T)R-1 District allowed a similar residential development pattern to the R-1. It was replaced with the R-1 District on this site and others to provide the City of Springboro with consistent land use and development controls within the corporate boundaries.

The applicant has requested rezoning to PUD-MU, Planned Unit Development-Mixed Use, with at least two components: commercial and residential. The applicant has been advised by staff that the Planning Commission and City Council have in their authority the ability to strike-out uses permitted in conventional zoning districts that they might find undesirable for the

subject property given its location, existing land use pattern, City land use policy and the Planning & Zoning Code provisions.

Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council are required. Final development plan, similar to the City's Site Plan Review process, review and approval by Planning Commission is the second stage in the process. Final development plan may be submitted in a number of sections in conjunction with a site's incremental development. Record Plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

Adjacent land uses include single-family residential development to the northwest within the Hunter Springs subdivision that includes Deer Trail Drive. Open space in the form of the City of Springboro's Gardner Park, office and retail development to the north within the Village Park PUD-MU, Planned Unit Development-Mixed Use, retail development to the northeast within the Marketplace of Settlers Walk shopping center, a part of the Settlers Walk PUD, northeast of the intersection of Lytle-Five Points Road and North Main Street; retail and office development to the east on the east side of North Main Street; and retail and office development to the south including a day care facility and real estate office. To the south residential development including condominiums within Springbrook Commons and to the west single-family residential development along Tamarack Trail. Further west is the City of Springboro's North Park. To the west is single-family residential within the Tamarack Hills/Royal Tamarack subdivisions.

Adjacent zoning includes to the north R-2, Low-Density Residential District corresponding to the Hunter Springs subdivision, and PUD-MU corresponding to the Village Park development. PUD to the northwest associated with the Settlers Walk PUD. LBD, Local Business District, O, Office District, and O-R, Office-Residential District, to the east associated with the existing pattern of retail and office development. O-R District to the south and transitioning to PUD and R-3, Medium-Density Residential District, associated to the condominium development to the south, and then transitioning to R-2 District corresponding to the single-family area along Tamarack Trail and into North Park. This pattern continues to the west and the Tamarack Hills/Royal Tamarack subdivisions.

The *Springboro Land Use Plan*, adopted by City Council in April 2009, includes recommendations for the long-range development of the community. It is divided into 16 policy areas that make specific recommendations for smaller portions of the community and are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area #3, North SR 741 Corridor, includes the subject area and land including Hunter Springs, Village Park, the non-residential portions of Settlers Walk and retail/office areas on east side of North Main Street. Preferred Land Uses identified in the plan include convenience retail, personal service, retail uses limited to a maximum of 75,000 square feet in floor area, among other uses. Residential development is preferred at an overall density of 6-8 dwelling units per acre.

The rezoning and general plan applications were reviewed at the January 11, March 8 and May 10 Planning Commission work sessions. The following changes were made to the submitted information since the May 10 application:

- The general plan was revised accordingly:

- The number of residential housing units was reduced from 467 to 463. The number of multi-family residential units was reduced from 360 to 356.
 - Additional open spaces are identified in the plan.
- The list of proposed uses for the commercial component was revised by the addition of drug stores with drive-throughs and drug stores without drive-throughs and the deletion of vehicle wash establishments, garden centers and outdoor retail sales.
- A revised 16-page design guidelines booklet was provided.
- A 42-page pattern book was included, new to the general plan application.
- New to the general plan application, a 21-page PUD zoning justification was provided.
- New to the general plan application, a sheet with landscaping plans for elements of the plan was provide.

The applicant's General Plan concept drawing proposes a 17.17-acre of commercial development component along the North Main Street frontage on the east side of the property. A 31.59-acre single-family residential component is proposed for the south central portion of the subject property at a proposed density of 2.72 dwelling units per acre. To the north, an 28.48-acre multi-family component of apartments and townhouses is proposed for the north central portion of the subject property at a density of 12.04 dwelling units per acre. A 9.43-acre, single-family component is proposed for the northwest corner of the site at a proposed density of 2.23 dwelling units per acre. Overall residential density residential components is 6.7 dwelling units per acre (467 dwelling units on 69.5 acres).

The proposed General Plan indicates vehicular access will be provided at North Main Street as well as to connections to the existing road network at Anna Drive and Fox Trail Drive to the north and Tamarack Trail to the south. Two right-in/right-out connections are also shown on North Main Street.

Staff Comments:

City staff has the following comments for this application:

1. Indicate how the proposed plan complies with the 2009 City of Springboro Land Use Plan, Policy Area #3, North SR 741 Corridor, as follows:
 - a. List amenities that warrant intensive development densities in the multi-family residential section of the proposed development adjacent to an existing single-family Hunter Springs residential neighborhood to the north.
 - b. Why are restaurants with drive-throughs included in the list of permitted uses for the retail component?
 - c. Why are drug stores, with or without drive-throughs, called out as specific land uses in the general plan?
2. The following comments apply to the general plan concept:
 - a. Move proposed Tamarack Trail access point to the east to collocate with proposed pedestrian/bike access point. Alternatively, loop the pedestrian path to the west of the access road and link directly to North Park.
 - b. Remove accessory structures from the setback table as they are to be located in the rear yard only, per Springboro ordinances.
 - c. Provide a breakdown of the number of townhome and apartment units within the multi-family component. Also indicate the number of apartment buildings and the number of residential units within them and the number of apartment building located along the north side of the development.

- d. Indicate the amount of on-street parking as well as surface parking and in-structure parking proposed to support the multi-family component of the development.
 - e. Single-family lots adjacent to Deer Trail Drive, west of Foxtrail Drive, to match lot sizes on Deer Trail Drive as developed. While the lots are within an R-2 District, they have been developed at a lower density.
 - f. The following comments apply to the open space as shown:
 - i. Indicate what is proposed for the open space provided within the multi-family component. Aren't some of these the landscaped areas between surface parking lots and buildings?
 - ii. Provide high quality open space that is focused on connecting Gardner Park to North Park, screens existing developments where densities are not compatible, and merge spaces into larger spaces that can be programmed for use by future residents and visitors.
3. The following comments apply to the submitted design guidelines:
- a. Clarify what is meant by the height restriction line on page 4.
 - b. Explain how the booklet promotes high quality development through the following standards through the use of CMU and manufactured stone and parking on all sides of a building (page 4).
 - c. Staff recommends cross-referencing the City's landscaping provisions (Chapter 1280 of Planning & Zoning Code) and using design standards to provide plantings at a higher standard.
 - d. Staff recommends cross-referencing the City's sign code (Chapter 1281) and using the design standards to provide signs at a higher standard.
 - e. Staff recommends cross-referencing the City's exterior lighting code (Chapter 1273) and using the design standards to provide lighting at a higher standard.
 - f. Include graphics to reflect design objectives of the guidelines.
 - g. What is the relationship between the design standards and the architectural pattern book?
 - h. Staff reserves the opportunity to further comment on the design standards at a later date.
4. Architectural Pattern Book. The following general comments apply:
- a. Pages 3-12, residential designs to comply with Planning and Zoning Code architectural standards for materials, front porch requirement, garage setback, etc.
 - b. Page 13-15, townhome concept setbacks require adjustment to maintain continuous sidewalk and/or pedestrian clearance. Also garage access is encouraged to the rear of units and no more than 60 percent of the frontage may be taken up by garages per City code.
 - c. Pages 16-18, indicate building height for proposed apartment buildings from typical ground level to typical midpoint between fascia and ridgeline.
 - d. Pages 19-22, how does the proposed building site relate to existing and future rights-of-way. Also fueling locations to comply with Planning & Zoning Code screening requirements?
 - e. Pages 23-29, how does the proposal to include a 99-foot front setback encourage high quality design?
 - f. Pages 31-37, some lighting proposed to no comply with anti-glare objectives of the exterior lighting provisions of the Planning & Zoning Code.
 - g. Pages 38-41, the stone, masonry, brick, shingle and standing seam roof patterns are so extensive (40 brick examples are provided for example), how do these design features tie the development together?

5. Submit a revised traffic study incorporating approved uses and revised access locations into/out of the property. The study should be coordinated with parameters set by the City Engineer and the City's traffic consultant.
6. Curb cuts, access, traffic signal and revised traffic study to be reviewed by staff to determine the actual locations of these items and to determine the need for a traffic signal. Internal roadway as shown may need to be revised based upon the traffic signal's impact (if allowed), such as increasing the throat length at the intersection. Curb cuts, traffic signal and internal roadway to be worked out at a future date and are not approved as shown.
7. City staff reserves the opportunity to comment on this application regarding issues including but not limited to the following:
 - a. The necessity of a lot split and secondary access to the 16.08-acre tract to remain under R-1 zoning.
 - b. The establishment of associations to manage common areas within the commercial and residential areas of the proposed development.
 - c. The development's storm water management. Note also that storm water management for the commercial component to be provided underground.
 - d. Street lighting for public streets consistent with City standards and City provides for post lighting in single-family residential areas.
 - e. Roadway construction phasing to allow for the orderly expansion of the street network and to comply with subdivisions regulation requirements.
 - f. Construction traffic limitations to protect the existing street network particularly residential areas.
 - g. Sanitary sewer capacity.
 - h. Providing improvements along SR 741 such as drop turn lanes and utilities.
 - i. Typical sections for proposed roadways including the provision of sidewalks on both sides of public streets, curb cut locations and internal roadway networks including proposed round-a-bouts that may need to be revised based upon a traffic study.
8. The Clearcreek Fire District has no comments at this time.

Jim Obert, Michael Copfer, Brandon Guttman, from Hills Properties were present this evening to answer questions of Planning Commission.

Ms. Iverson requested that Mr. Boron give a brief summary of the background for the benefit of a new Planning Commission member who was not here before when Hills came, and then she would like to ask Hills to speak about what has changed. She said they are not looking for a detailed guide of what the plan is. She said then every Planning Commission member will be given an opportunity to ask questions about the project.

Mr. Boron referred to the map which showed the outline of the property. He said that the property in the valley is not included in the PUD. He said that the remaining 86 acres are subject to the rezoning, subject to a PUD, mixed use, with 17.7 acres of retail in the road frontage. He said that the far west area is proposed to remain as the Easton family farm, with in between to the south and west, proposed to be single-family residential with varying densities. He said that to the north central portion of the property, abutting Deer Trail Drive and also Gardner Park is an area with multi-family housing including townhomes on the west side and apartments to the east side of that. He said altogether on the 86.65 acres, there are shown to be 463 residential units now, of mixed variety, including townhomes and also single-family residential. He said that this plan has been before you as members of Planning Commission on 3 previous occasions, the last time being May 10 and we've had a couple of

opportunities on the part of City staff to meet with and discuss this proposal. He said that based on the last discussion that took place on May 10, with the two previous times being March 8 and January 11, there are some changes which he thinks they will be providing a summary on. He said that City staff provided comments, which included a large number of sub-bullets, given the size of this proposal, which includes some new documents that they did not have before, and also some revised documents that they have provided including an architectural pattern book. He said this is a mixed use PUD, which involves two documents, a general plan and also rezoning because the way a PUD moves through the process is two separate pieces of legislation. He said they are on the agenda separately, but concurrent through the process.

Ms. Iverson said last time we were here was in May, and looking at what is different than what we saw in May, we have received the information, and know you have had multiple opportunities to work with staff and to look at your plan.

Mr. Copfer said that some of the changes they have made are based upon the meeting with Planning Commission, and others were based on staff following their meeting with Planning Commission last time. He said one of the major changes to the general overall plan was prior to this, they had the pedestrian/bike trail running down the middle of the multi-family community, and further discussions with staff thought it was more appropriate to have it be on the outside of the multi-family community, which was part of the original plan. He said after discussing with the neighbors on Deer Trail Drive, they didn't want the bike trail running back there, so they proposed to accommodate them by moving it, but we understand the validity of the comments for the community to have to go around and offering two ways to get around for people that are using it between the two parks. He said it also shows that they have put together detailed screening and buffering for the neighbors with the 100 foot open space. He said they always had that planned between the townhomes and the property line and now they've come back with a more detailed plan which they have also shared with a couple of the neighbors that back right up to the property. He said that they have 4 less multi-family dwelling homes in the multi-family section now so it goes down to an even density of 12.5 building units per acre within the multi-family and the entire overall residential density goes down to 6.66 dwelling units per acre for the residential plan. He added that some of the open space within it has shifted as the buildings shifted to create a wider space for the bike trail to come through, and there will be ample landscaping that will come in future detail. He said that to address some of the questions that have come up before, about does the density and how it applies and does it line up with the Land Use Plan. He said that they have created a justification document that goes through the different bullet points within the Land Use Plan discussing each of those in detail, and why they did what they did in the plan to meet those to thereby justify having the PUD plan as part of this. He said that they had a number of exhibits attached to that including one that showed similar multi-family density of other communities in Springboro, and the detailed buffer exhibit that we created showing what would be in that 100 foot space. He said that he brought out a large scale version of that, and said that they've always planned to have a 100 foot buffer from the property line where Deer Trail Drive is to where the closest two-family unit would be, we have at least a minimum of 100 feet. He said that within that area, they are proposing to leave 10 feet for drainage on this side of the mound to create a mound that is a minimum of 50 feet wide, and a minimum of 7 feet high at the highest point. He said along the mound they will plant a combination of evergreen deciduous trees so there is a minimum mound screening of 7 feet, and the additional coverage from the trees that would be planted through the mound and then they have left a 5 foot strip of land that flattens out, and the 10 foot bike trail which is on the opposite side from Deer Trail Drive. He added there will be a 20 foot area where they would do different landscaping and another 5 foot flat area there. He said that they wanted to come back with the detail to share with the residents that live there, so they would see what's there, as well as to give you their thoughts even though they are just in the general plan stage. He said this is an important item, because they realize they are putting multi-family next to Deer Trail Drive, but the reality is if they were putting single-family homes, they would be

putting single-family homes with lots that would be closer than this 100 feet. He added that they have limited to two-story there so it's similar height structures, and they get the benefit of the 7 foot mound and the trees that will be on top of that. He said that they have discussed letting the mound go naturalized, and not be maintained, and they would mow the 5 foot strip from the trail and let that part go natural, which doesn't matter to them. He said that it's designed at a slope that can be mowed, so they can maintain the whole thing, and they are looking for your advisement on that. He said it is kind of a compromise, and it gives them a better buffer than they would have under other uses. He said they are trying to accommodate the best of all worlds, and are committed to doing this as they've shown.

Ms. Iverson said that she appreciates what they are trying to do, regarding the screening. She said she just cannot understand why you have not met our land use guidance of 6 to 8 units per acre. She said you still haven't come up with that in the plan, and can you explain to us why you haven't and what justifies this plan. She asked what amenities would even let us consider going above that.

Mr. Copfer said we had discussed that in prior work session meetings and he thought that based on the comments and the notes that we passed the density after the first discussions.

Ms. Iverson said no.

Mr. Copfer said the Land Use Plan says that when you look at the multi-family and the residential and the overall density is between 6 to 8 units per acre, and they are at 6.66. He said they are on the lower end of the total density of the whole plan.

Ms. Iverson said we addressed this in the very first meeting on January 11, to quote Mr. Boron, the maximum density on one specific site is 8 units per acre, and there is more than double that in the area. She said we don't do an average, and in all of the meetings you have been to, that is the biggest issue we're having is we have yet to see a movement towards that limit.

Mr. Harding said he heard that you said you cut out 4 buildings, 4 units, how many was that?

Mr. Copfer said there are 4 less dwelling units, single-family units.

Mr. Harding said that everyone knows the property will eventually develop at some point, and that is great, but it's just trying to find the right mix and use for the resident's side of it, and the City's side of it. He said it has to flow. He asked if you have ran any of the numbers to actually look about dropping an apartment building, and asked how many is in an apartment building, 50? 60? 70?

Mr. Copfer said, no, they don't have any that size. He thanked those members that were able to tour their Savoy community and the quality of amenities that we have there. He said that anyone that wasn't there, they would be happy to give a tour at any time. He said that when they talk about amenities, they've listed them in the justification document and the other thing they want to say that what this community is going to have from a multi-family perspective is everything you saw at Savoy, plus more. He said that the Savoy recently won the masonry award for the State of Ohio from the Masonry Association. He added that at the National Apartment Association Conference, the Savoy just won community of the year for 2017 for new properties of 150 homes or more. He said that all of the quality that you saw there on the inside and outside is going to be here and there is no multi-family community that has those kind of amenities. He said that as far as density goes, this is half the density that they have at Savoy, and they have used that density space to create the lawn area, and to be able to connect the bike trail system. He said that they really like the Biking in the Boro theme, and how you are looking to extend that. He said they noticed there is a huge gap in your map because those two parks aren't connected, and they think they've come up with a great solution that connects both by

allowing this route. He said they consider that to be a major amenity, as well as, your code defines as counting as open spaces with attention to detention and we have designed those attractively, including making an active fishing lake with a trail and a fountain. He said the roundabout items with the green space core that they are creating here is a huge amenity driving through and connecting this farm. He said that the streetscaping plan they were envisioning on Main Street with the addition of a feature wall with the tree line and landscaping in front of it, and having all of the signs match, which hasn't been the case up and down the road. He said that having this be pedestrian friendly with some parallel parking, the other addition that we've made, even though we are still in the general plan, we did provide this detailed plan so you can see how we're envisioning this to fold out as we move forward. He said that the pedestrian plazas that they have created, they are really gateways that signify this community. He stated that at Village Park, they were supposed to have some decorative walls and same signage, and it didn't happen there. He said they are committed because of that, and this will be the first part of our phase, they will put the entire wall and all the pedestrian plazas in, and the roundabouts as part of our initial phase. He said that the City can be sure that it will get done and it will happen. He said this is over and above what you typically see for streetscaping as a visual amenity for the whole community as well as this community, so those are some of the attributes as far as they think they're offering for amenities, not just for the residents here, but everybody in the whole City.

Ms. Iverson said it's great that you have the amenities for residents living there, but we are talking about the amenities for every single resident in Springboro, and not just what's in the building itself. She said they are not going to come and use the pool, I assume.

Mr. Copfer said that is what he's talking about with the streetscaping, that everyone is invited to walk in the pedestrian plazas, and to be a part of the extensive network connecting the bike trail network, and all the sidewalks through the community. He said that they are connecting the walkability with the commercial uses with multiple crossings, benches, decorative trash cans, parallel parking, and extensive streetscaping and landscaping. He said also, as we talked about in the design guidelines, pedestrian connections through these as well as the sidewalk that is out front.

Ms. Iverson said that she would like everyone to comment on the density, because there are other questions that we all have.

Mr. Harding mentioned that the density is one, but Mr. Copfer brought up another point for him. He said the community as a whole is pedestrian driven, so everyone that lives there and everybody in the community can come over and walk around, but what he noticed when he was going back through the plans was you are still leaving drive-throughs in. He said if it's more pedestrian friendly, why are we still leaving in the commercial drive-throughs, because we talked about them not being there because that's bringing a lot more traffic coming up through there as opposed to a walk-up restaurant.

Ms. Iverson said she knows that we said depending on what the combination would be, and the design, we would consider drive-throughs, but it wasn't definite.

Mr. Copfer said they've only asked for drive-throughs for very limited for several uses, and they respect that. He said that the reality of this is the majority of the commercial will be vehicular, but they are also bringing in as much pedestrian as possible, and it needs to be able to accommodate both. He said if there is a drug store, they would like for it to be able to have a drive-through in the rear, or a financial institution with a drive-through in the rear as well. He said they only mentioned a restaurant, because there are too many different ways to define it. He said if we go back on March 8 where we had a discussion about a bunch of items, there was a consensus based on the approval of Planning Commission to leave the restaurants with drive-throughs depending upon the design standards. He said their thought is if you say they can't have it, then no matter what, they can't have it, if you say they

can have it based on your approval, on a case by case basis, they would like to bring it to you and help them decide on a case by case basis. He said they want to work with you on this, they just don't want to preclude something.

Ms. Iverson said that density is the hot topic.

Mr. Copfer said that speaking on the density, it's not only being able to put the amenities within the multi-family community, it's also being able to build a mile of the bike trail in the community. He said all of the extensive landscaping that goes with that, the streetscaping up front, the roundabout, and the different elements, such as the benches, are over and above the typical developments and other developments that we've seen around here. He said they consider those overall community items, and it's not just the cost of installing those, which is expensive, it's the long term maintenance within a multi-family area. He said every single speck of that will be irrigated and professionally designed to look good all the time. He said they are not coming in to develop and then leave, they are becoming long-term investors with you in Springboro. He said they really care about how this looks over time, and it will cost a lot to maintain. He stated that they need enough people within the homeowner's association to be able to pay for the maintenance on a long-term basis. He said not only are they going to be partners in this, you have to remember that the Halls aren't leaving either, they will be staying with 16 acres in the back, and we have worked with a plan that they have liked. He said the Halls are concerned with the long-term maintenance as well. He said they have come to a point here, where they have less density than Savoy, and have about half the density of Savoy and they think that's-

Ms. Iverson said, with all due respect, Savoy is not in Springboro, and we are going by the Springboro Land Use Plan.

Mr. Pearson said one of the determinations that we have to make is you want a high density area and we have to decide whether what you're saying about all these nice amenities, is that worth the trade-off. He said that one of his problems with that is that we're going from an area to the north with high density at Austin Landing, and you come further south towards our historic district, we want things to kind of step down, step down, step down, until you get to the historic district. He said we're kind of doing that as you go from Austin south with the proposals that are going on at Austin south, which are very similar to the things at Savoy, he would think. He said, then as you come further south, toward Gardner Park, Deer Trail, and Tamarack, suddenly, we're building back up again. He stated that makes some dissonance in the flow of the density as we come south towards our commercial district, and that's a real concern to have. He said he didn't go to the tour of the Savoy, but he has been to the Savoy since then, and he is glad to hear that it's not as dense as the Savoy, because that was very dense. He said the size of the buildings, and he saw that the buildings are going to be shielded, and he saw the site lines that were shown, but it's still much larger buildings than anything to the north and to the south. He said it is kind of jarring, and doesn't feel like it fits with the flow.

Mr. Harding said the density when you look at the general plan that you have laid out there, you've got the most intense development on the one side and it's pushed back towards Deer Trail Drive. He asked if that can that be pushed up, looking at that, to help the density.

Mr. Copfer said they've taken the density away from back there, because the townhomes are back there, and created the height. He said the most intensity is by the commercial, the most density is up front with the commercial, and from there back, everything is maximum two story townhomes. He said the most intense is up front with the commercial creating this village, and as you go back, it gets less and less intense. He said that keeping the intense part up front, and including it in our justification, they've talked about other projects that are within Springboro that are multi-family within Springboro. He

said this will not be the most dense property in Springboro, with the most dense actually down by the historic area, in that part of town where you have Spring Village at 20.6 units per acre.

Ms. Hartle said that was built in the 1960s.

Mr. Copfer said, he knew, more recently there is the Falls at Settlers Walk, which is 12.67 units per acre, and they are under that. He stated that their amenities are a lot more than that, and what they are doing is way more than what they did there. He added that they didn't build a mile of bike trail connecting two key parks, and we're doing fountains-

Mr. Pearson said they are also two stories, they are not four stories.

Mr. Sillies asked if the four stories were driving the density, and looking at the calculations, he can't think of another 4 story apartment complex in Springboro. He said that thing will tower over everything. He asked if a 4 story apartment building is critical to the success of this project, and if it could be reduced to 3.

Ms. Iverson and Ms. Hartle said 2.

Mr. Sillies said 2 would be wonderful.

Mr. Copfer said a key part of this allows them to have the central park area, and allows all of their buildings to have elevators. He said the units are highly desirable by millennials, renters by choice, and empty-nesters, and they typically have larger units than other people do, so they get an older demographic, but they want elevators. He said in order to have elevators, you have to have enough of a building to be able to support that.

Mr. Sillies asked if a 3 story apartment needed an elevator.

Mr. Copfer said that in their 4 story building, the first floor is the garage, with 3 stories of residential above that. He said that kind of the tipping point to be able to support the elevator and the garage and have it all work, it could be spread out with lower buildings. He added, but then they wouldn't be able to have the huge amenity area, with the pool, bocce ball, the fountains, the cascading waterfall into the pool, and the grilling areas, as well as the central park features around the buildings. He said they would lose those kind of elements if they went to shorter buildings, and it would be more intense in the back. He said they are trying to keep it less intense in the back by putting the more intense up front.

Ms. Sillies said he was not comfortable with a 4 story apartment complex in this area.

Mr. Dimmitt said he is sure it would add to your cost, but would it be possible to go down and put the garage underground, and that way it would only go 3 stories up.

Mr. Hanson, Ms. Hartle, and other members said that is not going to change the density.

Mr. Dimmitt said no, it wouldn't, but it would change it from 4 stories high to 3.

Mr. Hanson said that the height is a big concern. He said if you get the density down, the height of the buildings would still be a main concern, period. He said it would still be an issue.

Ms. Hartle said number one is the density, because it is just too much. She stated that she still thinks we have to stick to the Land Use Plan with the density bottom line. She said that the quality has never been the question, the Savoy is beautiful, and you do beautiful work, but it's the quantity.

Mr. Copfer said with some members is the quantity, and some with the height. He asked what if the 2 buildings right along the commercial area were 4 stories and the other ones were all reduced to 3 stories. He said with those buildings, he can take the parking underground, but on the other two, he can't do that, physically on the site with things that are already there. He said the overall density would stay the same, with 4 stories in the front, then 3 stories, then the rest would all be 2 stories. He said that is something that they are not going to be happy with, but he thinks that could potentially make it work.

Mr. Pearson said we still have the density issue.

Ms. Iverson said the whole issue here is that our Land Use Plan is specific that we don't want any one area to be more than 6-8 units per acre, not an average.

Mr. Copfer said it doesn't say that in a specific area, it says overall. He said when they read that part of the Land Use Plan, they are reading it and interpreting it as, and maybe it will be up for somebody else to decide, it says detached and attached residential dwelling units are preferred at a moderate overall density at 6 to 8 per acre. He said that you can't build single family at 6 to 8 so it doesn't even make sense, and in this individual area, it would have to be overall, that's why it says overall. He said even our single family here is at 2 per acre, and the most you're going to get is 4 per acre for single family, so how are you going to get single family at 6 to 8? He said that's why it says overall density of 6-8 dwelling units per acre with a minimum open space requirement of 25% in the attached dwelling area, so within the attached dwelling area, we are supposed to have a minimum of 25%, we have that with the bike trail, and other green space, so that would be our interpretation. He said, otherwise, it doesn't make sense, because they look at the overall density as being the overall residential density and they are in it with that 6.66 within that 6 to 8, that's where it makes sense to look at it overall.

Ms. Iverson said she understood that's how they got their math, but that's not how the City interprets it.

Ms. Hartle said we brought that up at the first meeting, that's the way you saw it, we saw it the other way.

Mr. Copfer said they still hold to their interpretation of that number.

Ms. Hartle said we still hold to ours.

Mr. Sillies asked if the apartments were a requirement for your plan, and if there were no apartments would the plan fall apart.

Mr. Copfer said it does, because there's not enough density to support the amenities. He said it helps to support the commercial up front and the landscaping up front-

Mr. Harding said that removing one of the apartments and the whole deal falls apart, and asked again how many units were in one building.

Mr. Copfer said it varies, 36 in some, 42 in some.

Mr. Pearson asked how many total units would be in the 4 story very dense area, in the area with the highest density.

Mr. Copfer said there are 276 units in the front, and 76 townhome units in the back part.

Ms. Hartle asked if the townhomes were 2 story.

Mr. Copfer said yes.

Ms. Iverson said she knows there are probably other questions besides density and she wanted to make sure to address those.

Ms. Hartle said she had a couple of questions, and said you stated there would be sidewalks on one side of the road.

Mr. Copfer said that every road will have at least, all of the interior residential streets, will have sidewalks on both sides. He said where we have the bike trail, there would be a sidewalk on the opposite side, and wherever there is no bike trail, every road will have something on both sides to walk on. He said it would either be pedestrian/bike trail or a sidewalk, but both sides of the street will be pedestrian friendly, with a minimum 5 feet.

Ms. Hartle said and then when you go back into the housing, there will be sidewalks.

Mr. Copfer said yes, every single street will have sidewalks on both sides.

Ms. Hartle asked about the wall in front between 741 and the businesses, the example you have put in was a UDF?

Mr. Copfer that was just a generic.

Ms. Hartle said, on that example, you are showing the UDF sign out in front of the wall, so you would have 17 businesses with 17 signs going down the wall?

Mr. Copfer said, no, they have 17 acres, and they envision it being 6 across the front and another back here, so what they're saying is the 6 signs out here would all be the same style stone that matches the wall, but have a different logo in between. He said if we go up north here, the signs for CVS and Huntington are way different, and the other side of the road, you have Security Trust and El Toro and their signs are totally different. He said they want a standard stone place setting that matches the wall and landscaping, and they would have their individual logos, and their parking area will be obscured by the mounding and the landscaping. He said they would tie the whole thing together by proposing the same signs, and same wall pattern, so it feels like it is one defined area, and added that retailers that they've talked to have been very impressed with what we've shown.

Ms. Iverson said she knows you have experience with residential, but do you have a mixed-use development that you have put together, one already that has commercial in it that we could see.

Mr. Copfer said they have done mixed-use things in the past, but they were done in a different style, more in line with retail development, and they've had some out lots. He said this retail they are designing at a higher standard for this particular location, and it will really be driven individually by the individual users that take each space. He said there will be a double review process, and they have to get by them, and what they will require, because they're going to have this multi-million dollar investment here, and they want to protect that. He added then they would have to come through you, as well, so they are going to have quality buildings but it's going to be on a case by case basis, on who

the individual users end up being. He said they are committing to streetscaping, and the Savoy shows a lot of that with the parking, crosswalks, street signs, and benches. He stated that from that aspect, the streetscaping will be the same, with the same wall we will be using out front. He said they have not found a lot of places that have really taken it up to that level.

Ms. Iverson said that you mentioned a location where you've had something like that, and asked where the location is where you have had something like that.

Mr. Copfer said on Mason-Montgomery Road.

Mr. Obert said on Montgomery Road, just south of Fields-Ertel, on the east side of Montgomery Road.

Mr. Sillies asked if he understood that you would put the perimeter wall up before most of the developing, and does that include the buffer zone near Deer Trail Drive. He asked if that mound will be built, and those trees planted early so they have a chance to grow before the first stages of development.

Mr. Copfer said they envision when they come back for the final development plan, the more detailed development plan, they will have a more detailed phasing plan as part of that. He said they were more than happy to discuss that their thought is going to start from the front because they have utilities coming from the front and the back. He said they would grade the site starting from front to back, with construction pads for the commercial out front, and seeded if they are not yet ready for construction. He said the walls and bike trail would be put in, with the street connections to the roundabouts-

Mr. Sillies asked what about the buffer zones.

Mr. Copfer said they would put that in as well as part of the bike trail. He said they want to make those connections for all of their users as well as the connections into the City and have part of their sales pitch for their people buying homes to walk from both parks. He said that their single family home company, Inverness Homes, is going to be building these homes, and they're the user of all of this working together.

Ms. Iverson asked if you would consider even more amenities for the public like playgrounds, because she knows right now there is some open space, and she thinks that would be a huge asset.

Mr. Copfer said they've got areas, and they're also losing another building there, so they're going to have more open space than what is shown right now. He said we talked about putting in a bike amenity and he understands the City has one nearby, so you may not want to duplicate. He said they would be willing to substitute that, and they are looking for suggestions what you think would be useful there for amenities.

Mr. Harding said that regarding submitting the revised traffic study and the proposed light, how is usage determined coming in and out a subdivision that will take a little while to develop, and who would warrant that light.

Mr. Obert said that they had a preliminary letter some months ago submitted by Jack Pflum, based on the density, and they can have that updated. He said that the ITE manual gives direction as to how to calculate projected traffic flows given different traffic uses, so that ITE manual is the traffic engineer's guide. He said that is the source document for determining those inflow and outflow rates, and it has peaking periods for AM and PM peaks based on the different uses, commercial, multi-family, single family, those all have different peaking rates, and those are all included in that calculation. He said if

something more needs to be done, they can work with staff, and that study anticipated that there would be a warrant for a signal at that location, with the initial calculations.

Mr. Pozzuto asked who would pay for the signal.

Mr. Obert said that is something that we need to discuss with the City, but we could make it happen somehow.

Mr. Hanson said he knows there was a concern last time about the vehicle access road coming south out of there, and he didn't have the schematics, but was that addressed.

Mr. Boron said, no.

Mr. Hanson said he knows that was another main issue, but thought that was going to be an easy fix to have that moved more towards the west.

Ms. Iverson added and the bike path closer to the road.

Mr. Copfer said what they're trying to reflect on the general plan level here is that there will be a connection here and we envision working that out with staff as far as where exactly that will be made and where the lots will be made. He said they would expect that detailed document on the final development plan, and they are just recognizing that, yes, there will be a connection here, and they are subject to the same recommendations where they want these connections to be made.

Mr. Hanson said that right now, it's just serving as a placeholder, and that's going to be moved later.

Mr. Copfer said they are willing to move it where the City wants it, they haven't gotten full direction, and they will get there when they get to the detailed plan.

Ms. Iverson said, again, the desire would be for the bike path to be closer to where the road is as well.

Mr. Boron said the staff comment was either move it so it was closer to North Park or combine it, but there are some arguments about not doing that. He said he knows it's a tight site, but it needs to be worked out before it moves on, in his opinion.

Mr. Harding said that you have other residents backing up to that site that also need to be accommodated for.

Mr. Boron said it was so close to Springbrook originally, and it is better than it was, but it needs to be a little further.

Mr. Dimmitt said when you reduced your multi-family residential units, by 4, basically you took a townhouse out.

Mr. Copfer said, yes.

Mr. Pearson said you are talking 7 tall buildings.

Ms. Hartle said she doesn't want to see that.

Mr. Pearson said is that the number? He said that you said 280 units and he just divided 280 by 42.

Mr. Copfer said, yes.

Mr. Sillies asked what the estimated height of those buildings would be if they stay at 4 stories.

Mr. Copfer said with pitched roofs, measured with the City's definition, they would be maximum 50-55 feet in that range. He said that he appreciated all of the Planning Commission's time, but they are kind of where they are with the density issue on the general plan, and so what they're looking for is taking this forward to a vote. He said if it works, move forward, and if not, then they can't, but it does them no good with these little tweaks at this point.

Ms. Iverson said she would agree with that.

Mr. Boron said that the single family residential abutting Deer Trail Drive in the northwest corner of the property, he knows it's been stated before that you are building to an R-2 density, and Deer Trail was built under an R-2 zoning, but at an R-1 density. He said at the price of 1 or 2 lots, that seems like a very minor adjustment to a subdivision that is 463 units.

Mr. Copfer said he concurs it is a minor adjustment with everything that we are talking about, because we have major development going on, yes.

Mr. Boron said it should be reflected in the general plan.

Ms. Iverson said in other words, in the general plan, the lots would be the same size as what Deer Trail Drive has.

Mr. Boron said, correct.

Ms. Iverson asked if we should plan put this to a vote.

Mr. Boron said that he would ask the applicant if their intention is to submit the plan as it exists today, with the same density for formal approval by the Planning Commission at the end of the month.

Mr. Copfer said yes, with modification that you have for the single family lots lining up with that side, and would leave it open to the Planning Commission based upon the 4 or 3 story height adjustment if that would help them.

Mr. Boron said with the same number of residential lots.

Mr. Copfer said yes, the same density, with lower heights with only first 2 being the 4 stories, and the rest being 3 stories behind that, which in that case the parking would be underground. He said that is not as nice a parking situation, and not as light and airy like you saw at Savoy. He said that those buildings are really key with all of the amenities within them you need a certain number to have it work in the long run for maintenance and they have kind of reached that point.

Ms. Iverson said at this time, we will open guest comments, with a reminder to respect everyone's chance to speak. She said we ask that you try to keep your comments to three minutes, because we want to hear from everyone. She said when you do come up, please state your name and address for the record.

Dave Beckman, 166 Deer Trail Drive, said that he was really happy with what he heard so far tonight with regard to the comments from the officials, because it reflected so many concerns that he had in previous meetings. He said he would like to talk about density, because as discussed in the Land Use Plan, it calls for 6-8 units per acre. He said in the first meeting it was talked about, but in the next two meetings, it wasn't really focused on as much, so he was concerned, and he was glad it was focused on today. He stated that he is more concerned now with the density in the apartment area as opposed to the townhome area. He stated that he will mention the issue of density every chance it gets to keep it in everyone's mind. He said that he would like to discuss community feelings, and he took a look at fairly recent community surveys which suggested the majority of residents want moderate or no growth in Springboro. He said he doesn't think this development represents the community's wishes of moderate to no growth. He said that the significant portion of residents doesn't want Springboro to lose its small town charm, and wants to maintain its historic feel. He said you can't do that with 4 story buildings. He said that the demographics in Springboro show that the majority of residents are homeowners. He added that with this development, there would be a large non-transient community. He stated that he doesn't think increasing the number of rental units will help, and people move here because they like what they see here. He said that more rental units will change the perception of the community. He added that as far as the comparables go, the Falls at Settlers Walk are 2 story with stone that look nice and have nice features. He said that Spring Village is a 3 story, low cost housing property that is located downtown. He added that Timber Creek is 3 story housing that is not in Springboro. He said that the closest property to this development would be the Falls, and it doesn't match the heights and density of what's proposed. He said they would be higher than a 2 story home. He said that the elevation increase might be something to consider. He stated that he doesn't know if it will be graded out or not, but that would adjust the heights of the buildings. He said that this development would forever change the way Springboro looks and feels.

Ms. Iverson said that it has been over 6 minutes, and asked Mr. Beckman if he would mind letting someone else come up and speak and he could come back at the end if he wished to.

Justin Wiedle, 164 Deer Trail Drive, said that Mr. Beckman had already covered a lot. He said that he was looking at the numbers. He said that financially, it looks like the residential may generate roughly \$250,000 in income tax with possibly 774 residents, with 2 per unit. He said that may be enough money to hire two police officers, but he doesn't think that money coming in will help leave the City in the same place before all this started. He stated that even if you doubled that money to \$500,000, you are still not looking at a substantial amount of money to cover what the City might need. He said that it was touched on in the discussion that the financial aspects of the development rely heavily on the density. He said it was mentioned that the only way it would work is because of those apartments, and unfortunately, those apartments bring us at such a high density level it alters how we feel and perceive the community. He said that he thinks there are better uses for the land. He added that the current owners are cognizant of the deal that they are trying to make and they are trying to leave Springboro in a better place, but he doesn't think this is the deal that gets us there. He also wanted to thank the developers for meeting with himself and Mr. Beckman, and stated that they had been very nice, and professional, and willing to answer any questions that they had.

Mike Hemmert, 50 Royal Highlands Drive, said that he has lived in the community for 32 years, and owns a business in Springboro. He said he has also owned a couple of homes in the area, but he doesn't really have a dog in the fight, other than he has been here all this time and has seen how Springboro has grown, and he doesn't like what he sees. He said that he has concerns that the City has been talking to the applicant since January and they have been tabled since May, and they are here again tonight, but it is clear they aren't going to budge. He said this is the first meeting he has heard each one of the members speak to density, and he has been to all the meetings. He said that he was encouraged to hear each one speak to density tonight. He stated that he didn't think we have another

mixed-use development in Springboro as it is right now. He asked if this would be first to have a combination of apartments, residential and retail up front, is that right?

Mr. Boron said that Village Park to the north would be one.

Mr. Hemmert said his business is located on SR 73, and we have a lot of parcels of land that will be getting developed there at some point. He said that Meijer came last year, with their building over a certain square footage, and you held your ground on that. He said he just thinks that you need to hold your ground on this because he hears the applicants talking loud about the bike trails and landscaping but they are not addressing what you asked initially in the beginning. He said mentioning the Meijer project and other parcels there on SR 73, if you waiver off the 6-8 units per acre, if you waiver on this project, then what would happen on other projects that come along down SR 73. He said he would like you to hold to what the zoning is. He said that he has known the Halls for many years, and he loves the idea of the retail up front, but would like to see the zoning upheld.

Linda Nelson, 221 Deer Trail Drive, said that she taught in this community for 15 years. She stated that the hardest thing in the school is the transient students. She said that she taught art, with many different grades, and you could tell when there was a new student. She said it is very hard to overcome that, and if you have those kind of apartments, you will have transient students in every single classroom. She also wanted to mention the issue of the fire department. She wondered if there were any other 4 story buildings in Springboro, and would these 4 story buildings require new trucks with longer ladders, or additional equipment. She stated that these costs would not be covered in our taxes, and there would be a need for additional taxes. She said that the end of Deer Trail Drive has no light, and as it is now, she could sometimes sit there for 10 minutes waiting to turn left. She said with the residents in the high density area, they would be encouraged to go down Deer Trail. She stated that it is a one mile residential street, and she doesn't think it would work unless you put restrictions on Deer Trail, and that's not fair. She said Deer Trail was designed to fit 2 homes per acre and would like to see something built behind them that is similar.

Brian Poplin, 216 Deer Trail Drive, stated that he also wanted to mention the issue of density. He also commented on the existing park usage, and said that there are 2 nice parks there. He said that North Park is highly used as it is now. He said that adding that much more pressure on that park and the smaller park to the north there, is a concern. He added that the traffic from density as well as traffic from special events trying to come out of there into the Deer Trail access is a large concern. He said another concern is the land maintenance if these apartments are ever sold. He said if Hills no longer maintains them for whatever financial reason, and sells them, then we would have built this nice community potentially with a lot of maintenance involved. He would wonder if another owner would provide that maintenance or would it fall to the City, or if the homeowners in that area would have to maintain that area.

Rod Bradshaw, 160 Deer Trail Drive, said that he has the same concerns that were brought up before. He said that he was encouraged to hear members tonight address the density again. He wanted to reiterate the fact to not let the amenities get in the way of the density issue. He said that his backyard opens up to the field, and there are concerns that 4 story buildings would not only be 4 stories, because with peaked structures, it would add a height of a particular roof as well, and could be 55-60 feet. He said that he did visit the Savoy, and, yes, it looks nice, but it is completely out of character for the City of Springboro. He said that it would look fine at the Austin development, but as you move closer to Springboro, the look and feel would be different, and it would feel out of place. He said with the potential of 463 families here with potentially two cars per family, and the additional kids in the school district, it would be a strain on the school and the community.

Leena Rekhi-Salmon, representing Goddard School at 705 Gardner Road, stated that their main concern is the 4 story apartment building next to the school. She said that their concern is the safety and privacy of the children as they are playing on the playground, and feels like we have talked about residential issues, but they do have that concern at the school as well.

Don Cummings, 173 Deer Trail Drive, thanked the Deer Trail neighbors, members of the community, and the members of Planning Commission. He stated that we clearly have very intelligent community members. He said that his concern is the new home he just purchased, and how it would affect his home. He said they are still considered new people since they have been there almost a year, and would like to remain, but this development is concerning for him.

Ms. Iverson asked if Mr. Beckman would like to come back to finish his thoughts.

Mr. Beckman mentioned that it was a positive thing when he and Mr. Wiedle met with Mr. Copfer in July, and he thanked him very much for meeting with them. He said the mounds that are backing up to the property line and whatever is on top of those mounds is a concern. He said that he knows the mission is that Deer Trail would make a great shortcut, but he wants to make sure that it wouldn't because of the speeding and traffic concerns. He said that people are smart drivers and they will use any way they can that has less traffic or an easier flow. He said regarding the bike path, he knows that it was previously pushed between multi-family, and he would be happy if this would go back where it was, if possible. He would like it being as far away from their yards as possible. He said that the last thing would be the park acreage. He said right now, those 2 parks host a lot of people, with potentially more people at the parks, and they are already getting full. He said that the streetscaping does look very nice. He added to answer the question about the fire department, he spoke with them, and they stated their concerns would be about the population increase and the need for an additional fire station in the future.

Ms. Iverson asked if anyone else would like to speak, and seeing no one, thanked everyone for coming tonight, knowing it's a very important issue for our community. She asked if there were any last Planning Commission or staff comments.

IV. Planning Commission and Staff Comments

Mr. Boron said we will have a meeting on October 25 with the one item at least regarding the rezoning at 1360 South Main Street, and possibly action on Easton Farm. He said also coming up soon, mark your calendar for the first Friday in December for the planning and zoning workshop in Dayton at Sinclair. He said all members get info to Ms. Brown if you are able to attend, and said there are good sessions with good information related to planning and zoning. He added that we would also have one meeting on November 8, with both regular meeting and the formal meeting, following immediately after, and he anticipates at least one item on that agenda for Beehive Homes barring something unforeseen.

Ms. Iverson thanked Planning Commission members and added that we don't always have projects of this magnitude. She said that she appreciates the time and energy put on this, we received our packets last week, and everyone had good and thoughtful questions and comments, and thanked everyone for their efforts.

V. Adjournment

Ms. Iverson adjourned the Wednesday, October 11, 2017 Planning Commission Work Session at 8:10 P.M.


Becky Iverson, Planning Commission Chairperson


Dan Boron, Planning Consultant


Amy Brown, Planning Commission Secretary