

Memo

To: Planning Commission Members, Staff
From: Dan Boron, Staff Liaison Springboro Planning Commission
Date: June 8, 2021
Re: Supplemental Information for June 9, 2021 Planning Commission Meeting

Enclosed please find the following supplemental information for the June 9, 2021 Planning Commission Meeting:

1. A two-sheet response to staff comments dated 6/7/2021 from Easton Farm Partners, LLC.
2. A revised sheet C1.1 from Easton Farm Partners, LLC, indicating changes to the list of permitted uses and residential development standards, in response to staff comment #1 in the Background Information & Staff Comments (general plan, illustrative plan).
3. A one-page "Easton Farm Commercial Uses, List of permitted uses for Easton Farm" from the October 11, 2017 and October 25, 2017 submittal to Planning Commission by Hills Development.
4. All written comments received from the public through this afternoon's deadline.

Please do not hesitate in calling me if you have any questions or need any additional information at (937)748-6183 or danb@cityofspringboro.com.

Easton Farm Partners, LLC response to Staff Comments – 6/7/2021 (Responses in Red)

6/3/2021 City staff recommends the following conditions be included in any recommendation of approval for the proposed rezoning and general plan. The following comments address the illustrative plan, general plan sheets C.1 through C5.2:

1. Revise List of Approved Land Uses on sheet C1.1 as follows and submit to City staff for review and distribution to Planning Commission prior to June 9th meeting as follows: **(See updated List of Approved Land Uses table on C1.1 addressing a, b, & c below)**
 - a. Separate commercial and multifamily component columns into two distinct permitted use lists. Assign most uses under Community, Civic, and Institutional Uses to the commercial component. Assign most uses under Residential uses to the multi-family component.
 - b. Add existing farmstead column and assign and desired uses to that component.
 - c. Revise approved land use table as follows:
 - i. Delete vehicle fueling station and vehicle wash references on table under Community, Civic, and Institutional Uses.
 - ii. Move Essential Services and Other similar uses... to Accessory, Temporary, and Other Uses.
 - iii. Under Community, Civic, and Institutional Uses, combines bank w/ or w/o drive through to one permitted use (typical to other similar uses in this list).
 - iv. Under Residential Uses, move Independent Living Facility to Community, Civic, and Institutional use list.
 - v. Under Residential Uses, assign single-family attached and detached to residential component, and remaining uses to multi-family component.
 - vi. Under Accessory... Uses, assign Farmer's Market to commercial component, Food Trucks to all components, Outdoor Entertainment, and Seasonal Sales to commercial component, Temporary Uses to all components, and Personal Wireless Services to commercial component, and add Home Occupations to residential component.
 - vii. Under Additional Land Uses delete car wash and gas station listings.
 - viii. Retain the following uses in this listing with the component assignment in parentheses: B&B (farmstead), drive-through (commercial), drug store (commercial), dinner club (commercial), hotel (commercial).
 - ix. Describe meaning of retail/office and retail/apartment over walk-up.
 - x. In the same area, delete all other uses not mentioned above that are duplications of uses listed elsewhere (uses are not listed above).
2. Include minimum lot sizes on sheet C1.1. **(See updated Residential Development table on C1.1)**
3. HOA documents need to be created for review that contains provisions for City to take action and assess owners if necessary for maintenance/repairs of private retention/detention areas and common area maintenance. **HOA and Condo Association Documents will in the future be drafted in standard form to comply with regulatory statutes.**
4. On the Typical Sections sheets – Item 301 – Change the word “aggregate” to “concrete”. **This is updated in the General Plan with “Asphalt Concrete Base”.**
5. Private alley name designations to be worked out with developer. **This will be addressed in future with City Engineer and Developer input.**
6. 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. **The PUD-MU establishes a 5ft utility easement from ROW in the single-family frontage locations. This is needed to preserve the neo-classic design. We will work with the City to understand its needs for access and ensure the final engineered design is satisfactory to the City, Utility Providers, and Developer.**

7. 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. **This is noted and reflected on plans, C1.1.**

The following comments address the design guidelines booklet included in the application for rezoning/general plan:

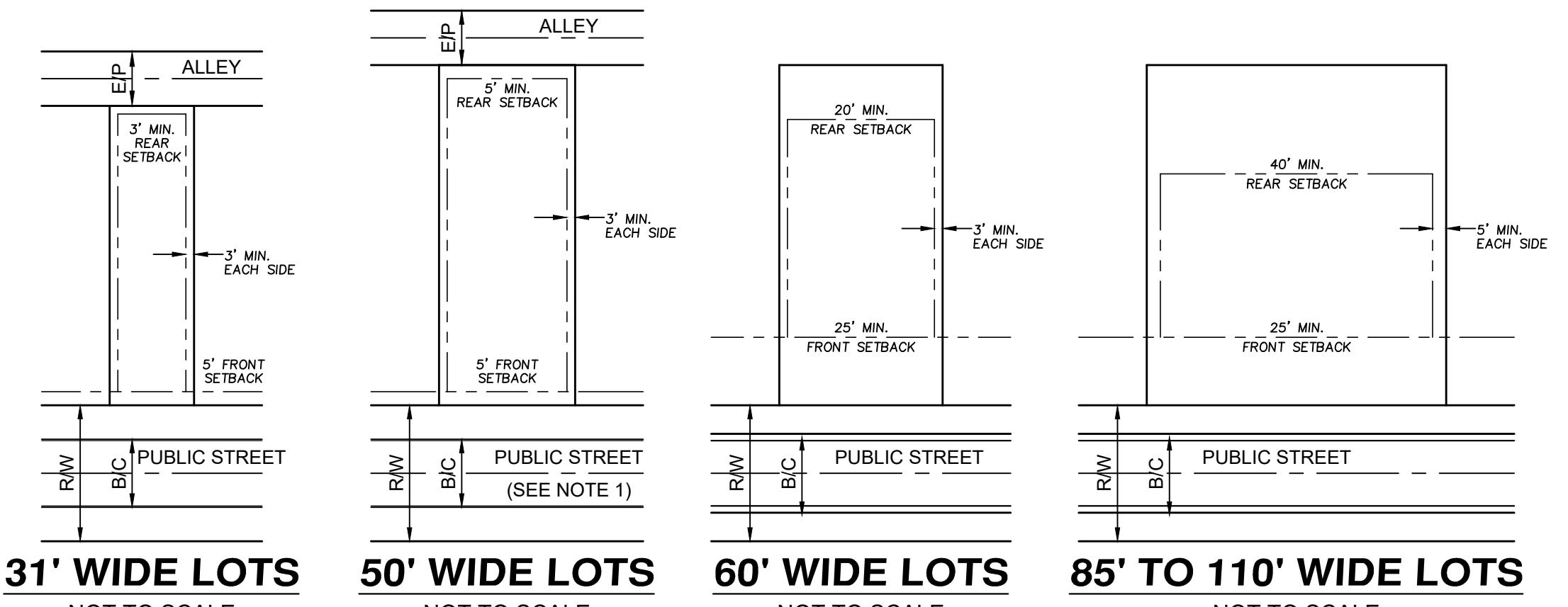
1. Page 5, Incorporate updated illustrative plan into design manual when finalized. **Will be updated.**
2. Page 10-11, Remove utility easements language from document. Easements are to be per City specifications. **The PUD-MU establishes a 5ft utility easement from ROW in the single-family frontage locations. This is needed to preserve the neo-classic design. We will work with the City to understand its needs for access and ensure the final engineered design is satisfactory to the City, Utility Providers, and Developer.**
3. Page 27 (d) – Increase the minimum setback for off street parking along SR 741 to 35 feet. **Discussion has occurred allowing minimum of 30ft for this setback (General Plan and Design Guidelines currently indicate this as 30ft).**
4. Provide Public Access Easements and utility easements over alleys. Details to be worked out at a later date. **This will be coordinated as design advances.**
5. 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? **This document is intended as design criteria but not to be established as ordinance. There is no intention of City approval requirement. Document can be reviewed before finalized to exclude such language indicating need for City approval.**

GENERAL NOTES

- DEVELOPER CONTROLLED MASTER HOA, WITH SUB-ASSOCIATIONS BY AREA WILL MANAGE OPEN SPACES AND PRIVATE ROADS PROPOSED IN THE DEVELOPMENT GENERAL PLAN. CITY WILL MAINTAIN ALL ROADWAYS, WALKS, AND PATHS WHICH ARE NOT ALLEYS.
- ALL SIDEWALKS, TRAILS, AND PATHS IN PUBLIC SPACE TO BE AVAILABLE FOR ALL PUBLIC USE.
- THE TRAIL ALONG ANNA DRIVE TO BE DESIGNED TO MEET AASHTO MINIMUM STANDARDS FOR PAVEMENT WIDTHS, SIDE CLEARANCE, MINIMUM TURNING RADII, AND STREET CROSSING STANDARDS. DESIGN TO BE COORDINATED.
- CITY TO REVIEW, DESIGN, AND IMPLEMENT THE OFFSITE TRAFFIC CIRCLE AT THE TAMARACK INTERSECTION.
- SIDEWALKS (OR TRAIL) TO BE LOCATED ALONG ALL PUBLIC STREETS, BOTH SIDES.
- FINAL LOCATIONS OF CENTRAL MAILBOX KIOSKS WILL BE REVIEWED BY THE CITY AND POST OFFICE AND PLACED ACCORDINGLY.
- ROAD NAME PROPOSALS TO BE REVIEWED BY CITY ENGINEER IN CONSULTATION WITH THE POLICE AND FIRE DEPARTMENTS.
- AT CROCKETT PARK, AREA H, PATH EXTENDING REBECCA DR IS CLOSED TO VEHICLE TRAFFIC THROUGH PARK, BUT FOR SPECIAL EVENTS.
- TRAFFIC STUDY CURRENTLY UNDER REVIEW. SPRINGBORO TO ADVISE, THEN WILL BE INCORPORATED TO GENERAL PLAN.
- NO CONSTRUCTION ACCESS PERMITTED FROM TAMARACK TRAIL OR FOX TRAIL DRIVE.
- RIGHT-OF-WAY ALONG NORTH MAIN STREET TO BE DEDICATED PER CITY SPECIFICATIONS.
- ALL CIVIL DESIGN INCLUDING STORM WATER, ROADWAYS, UTILITY AND EASEMENT DETAILS WILL BE FINALIZED AS DESIGN PROCESS ADVANCES.
- PROPOSED PHASING INCLUDING ROAD CONNECTIONS AND OTHER IMPROVEMENTS WITH SURROUNDING DEVELOPMENTS INDICATED ON THIS SHEET (SEE DETAIL SEE RIGHT).
- HOA DOCUMENTS NEED TO BE CREATED FOR REVIEW IN FUTURE.
- 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.
- THE INTENT OF THE DESIGN GUIDELINES IS AS COVENANT.
- MINIMUM SETBACK FOR OFF STREET PARKING ALONG SR 741 IS 30 FEET.

Element Metrics for Component Areas:	Commercial	MultiFamily	Residential
Number of Lots/Dwellings	N/A	252	
Setbacks / Build-to-Lines	See Plan	See Plan	
Maximum Building Height	50ft	58ft	
Minimum Dwelling Unit Size	N/A	400 S.F.	
Max Lot Coverage	85%	75%	
List of Land uses	See Table	See Table	

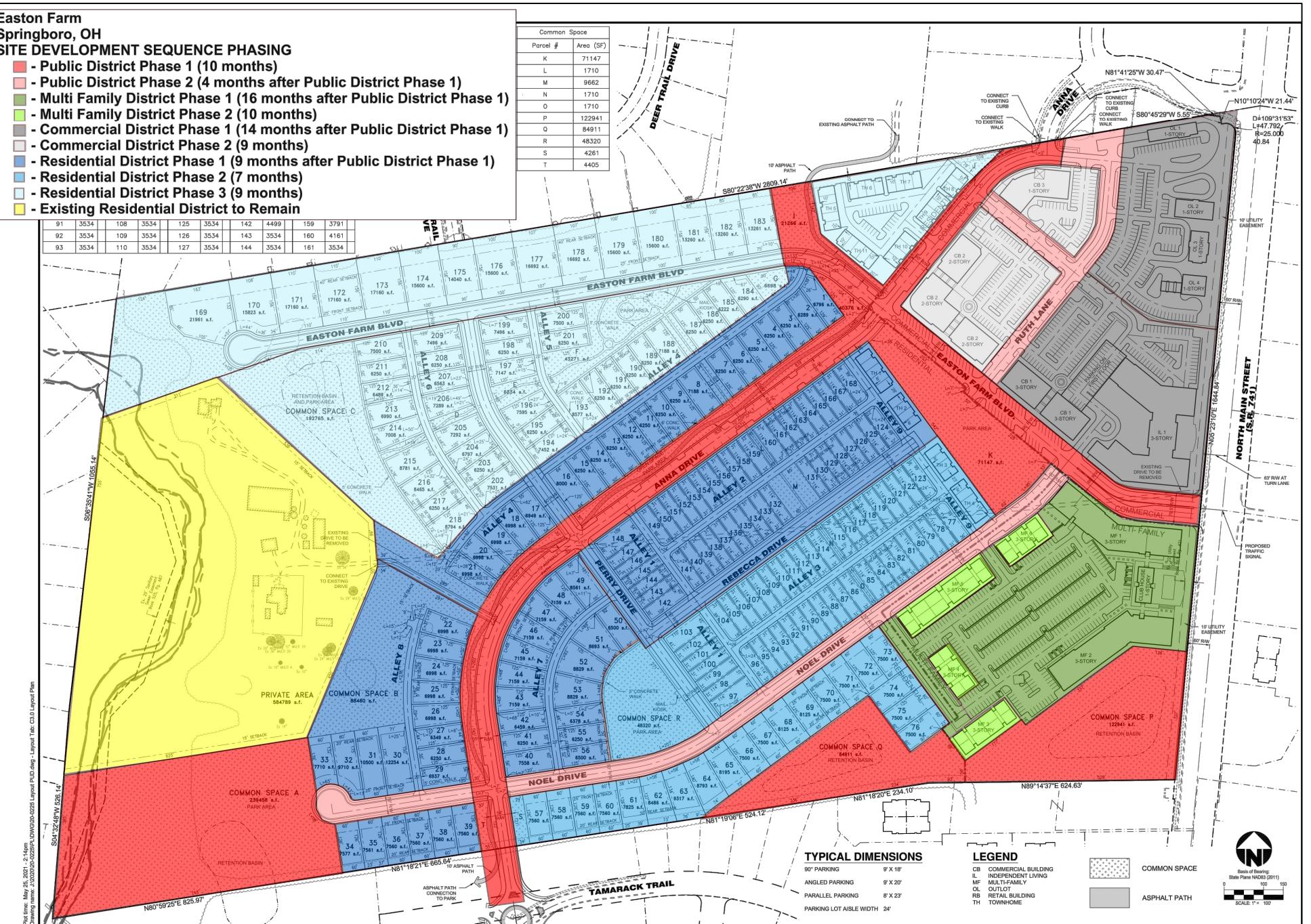
ELEMENT METRICS FOR COMPONENT AREAS



SINGLE FAMILY LOT DETAILS

	Commercial	MultiFamily Residential	Single Family Residential	Existing Farmstead
Community, Civic, and Institutional Uses				
Technical School	✓			
Institution for Higher Education	✓			
Charitable or Philanthropic Use	✓			
Private Club, Fraternal Organization, or Community Group	✓			
Medical Clinics	✓			
Assisted or Independent Living Residences	✓			
Public and Private schools	✓			
Day Care Center	✓			
Retail Sales	✓			
Veterinary Hospital, Clinic or Office	✓			
Bank or Financial Institution w/ drive through	✓			
Bar or Tavern	✓			
Office	✓			
Recreations, Commercial Indoor	✓			
Business Service Establishment	✓			
Drive In and/or Drive Through Facilities (except for restaurants and financial institutions)	✓			
Personal Service Establishment	✓			
Other similar uses as determined by the Zoning Inspector	✓			
Retail Sales (Outdoor) (accessory to a permitted use)	✓			
Restaurant w/o drive through	✓			
Restaurant w/ drive through	✓			
Bakery or Confectionary	✓			
Theatre	✓			
Residential Uses				
Single Family detached Dwellings		✓	✓	✓
Single Family attached Dwellings	✓	✓	✓	✓
Multi Family Dwellings	✓	✓		
Apartments				
Condominiums Loft style Residential			✓	
Accessory, Temporary, and Other Uses				
Accessory Buildings, Structures, and Uses	✓	✓	✓	✓
Essential Services and Utilities	✓			
Farmer's Market	✓			
Food Trucks	✓	✓	✓	✓
Home Occupations	✓	✓	✓	✓
Outdoor Entertainment (accessory to a permitted restaurant, bar or tavern use)	✓	✓		
Seasonal Sales	✓			
Temporary Uses	✓	✓	✓	✓
Personal Wireless Service (PWS) Facilities	✓			
Additional Land Uses				
Bed and breakfast inn/airbnb	✓			✓
Drive through	✓			
Drug store/pharmacy	✓			
Hotel	✓			
Supper club/night club	✓			
Gas Station / Carwash-full service or auto	✓			
Grocery / Convenient / Food stores	✓			
Health spas	✓			

LIST OF APPROVED LAND USES

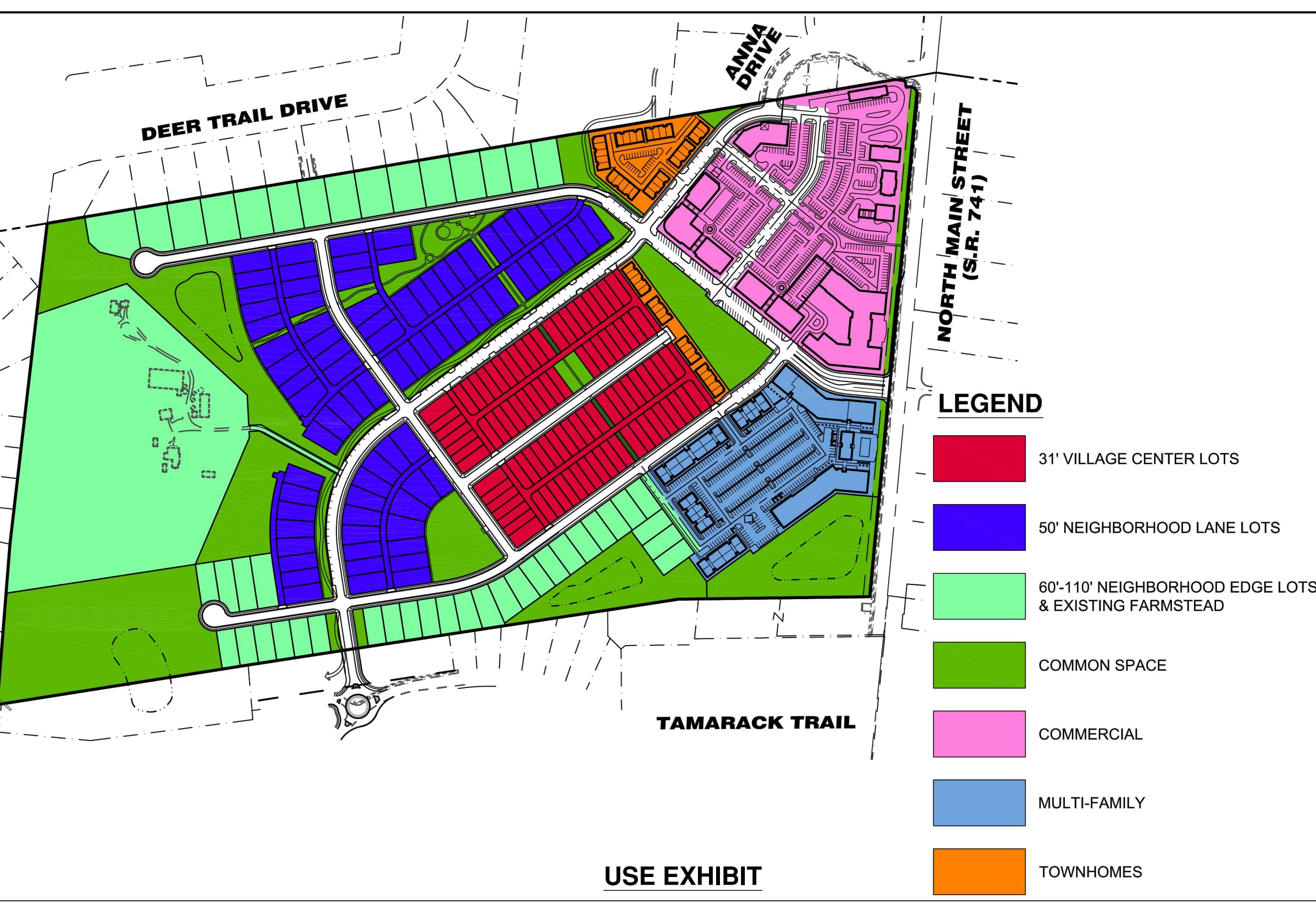


PROJECT PHASING PLAN

SINGLE FAMILY LOT STANDARDS										
	LOT WIDTH	Lot Depth	Garage Loading	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	MAXIMUM OCCUPIED HEIGHT	MINIMUM OCCUPIED HEIGHT	MINIMUM DWELLING SIZE	MAXIMUM LOT COVERAGE
VILLAGE CENTER LOTS	(Min.)	(Min.)		(Min. Ea. Side)	(Min. Ea. Side)	(Min.)				
NEIGHBORHOOD LANE LOTS	31'	114'	Service Way	5' to 8'	3'	3'	2 stories	1 story	1,800 sf	75%
NEIGHBORHOOD EDGE LOTS & EXISTING FARMSTEAD	50'	125'	Service Way	5' to 8'	3'	5'	2 stories	1 story	2,400 sf	75%
TOWNHOMES	N/A	N/A	Front	25'	3'	20'	2 stories	2 story	3,000 sf	75%

RESIDENTIAL DEVELOPMENT STANDARDS

NOTE:
1. PER CITY CODE CHAPTER 1222, THE OUTER PERIMETER OF A DECK (ATTACHED OR DETACHED) MAY EXTEND INTO THE REAR SETBACK AREA, BUT IN NO CASE SHALL BE LOCATED CLOSER THAN 5 FEET TO A REAR PROPERTY LINE. DECK SHALL NOT EXTEND LATERALLY INTO THE SIDE YARD SETBACK OR NOT WIDER THAN THE PRIMARY STRUCTURE. AND FURTHER REGARDING SWIMMING POOLS, A POOL MAY NOT BE LOCATED, INCLUDING ANY WALK, PAVED AREA OR ACCESSORY STRUCTURE ADJACENT THERETO, CLOSER THAN 10 FEET TO ANY PROPERTY LINE OF THE PROPERTY ON WHICH IT IS LOCATED.



EASTON FARM GENERAL PLAN
SECTION 14, TOWNS 2, RANGE 5 N.
CITY OF SPRINGBORO,
WARREN COUNTY, OHIO

GENERAL NOTES

bayer becker
www.bayerbecker.com
6900 Tyler Road Suite A
Mason, OH 45040

Drawing: 20-0225 LAYOUT PUD
Drawn by: JSD
Checked by:
Issue Date: 5-21-21
Sheet: C1.1

Easton Farm Commercial Uses

List of permitted uses for Easton Farm

Community, Civic and Institutional Uses
Technical School
Institution for Higher Education
Charitable or Philanthropic Use
Private Club, Fraternal Organization, or Community Group
Medical Clinics
Human Care Institution, i.e. nursing, convalescent home, assisted living & memory care
Place of Worship
Public and Private Schools
Day Care Center (including pre-school)
Essential Services and Utilities
Retail Sales (Indoor) 75,000 maximum building footprint
Drug Store w/drive through (drive through to be located in rear of building)
Drug Store w/o drive through
Veterinary Hospital, Clinic or Office
Vehicle Fueling Station
Bank or Financial Institution w/drive through (drive through to be located in rear of building)
Bank or Financial Institution w/o drive through
Bar or Tavern
Office (Professional, Business, Medical, Dental)
Recreation, Commercial Indoor
Business Service Establishment
Drive-In and/or Drive-Through Facilities (except for restaurants and financial institutions)
Personal Service Establishment
Funeral Home
Pet Day Care Facility
Restaurant w/o drive through
Restaurant w/drive through (only as approved by the Planning Commission on a case-by-case basis)
Bakery or Confectionary
Place of Assembly
Theater
Accessory, Temporary, and Other Uses
Accessory Buildings, Structures, and Uses
Farmer's Market
Food Trucks
Outdoor Entertainment (accessory to a permitted restaurant, bar or tavern use)
Outdoor Dining (accessory to a permitted restaurant use)