

Background and Rezoning Process Summary

Southwest Corner East Central Avenue (SR 73) and Red Lion-Five Point Road

Proposed Rezoning from PUD-B, Planned Unit Development-Business, to PUD-R, Planned Unit Development-Residential for proposed Clearview Crossing of Stoneridge Residential Subdivision

On Thursday, March 2, 2023 Springboro City Council will conduct a Public Hearing regarding an application to rezone approximately 12.08 acres of land located southwest of the intersection of East Central Avenue (SR 73) and Red Lion-Five Points Road from PUD-B, Planned Unit Development-Business, to PUD-R, Planned Unit Development-Residential. The rezoning is at the request of Maronda Homes of Cincinnati, LLC, and would accommodate the 41-unit Clearview Crossing of Stoneridge residential subdivision. The Public Hearing will take place at 7:00 p.m. EST in Council Chambers in the Springboro City Building located at 320 West Central Avenue (SR 73), Springboro.

This summary document describes the nature of the rezoning request, the PUD rezoning process, and contact information for questions you may have regarding the Public Hearing.

Background

The subject property is approximately 12.08 acres in area and consists of two separate parcels: a 7.3855-acre northern parcel with frontage on East Central Avenue (SR 73) and Red Lion-Five Points Road, and a 4.6947-acre southern parcel with frontage on Red Lion-Five Points Road. The southern parcel also has access through two stub streets to the south into The Enclave residential subdivision. Both subject property parcels are owned by Stoneridge Development Ltd. Stoneridge Development was responsible for the development of residential subdivisions to the east in Clearcreek Township as well as the North Hills and The Enclave residential subdivisions in Springboro. The eastern property line of the subject property coincides with the Springboro corporation line. See Figure 1 on page 4 for an aerial photograph of the subject properties and vicinity. The subject property does not have an address; addresses are not assigned until platting of the property occurs. Both parcels are zoned PUD-B, Planned Unit Development-Business. The northern parcel has been zoned PUD-B since August 2002. At that point the property owner sought rezoning of the site to accommodate a gasoline station, offices, and other uses of the site. A general plan was prepared that included an access road from East Central Avenue (SR 73) to Red Lion-Five Points Road through the site. The general plan was approved by the Planning Commission and City Council.

In 2007 the property owners elected to rezone the southern parcel to PUD-B. Originally this parcel was envisioned to be Section Three of The Enclave subdivision and included the two stub streets that connect the now-developed subdivision to the south. The rezoning was approved by Planning Commission and City Council. A general plan was also approved concurrent to the rezoning. That general plan continued to show a gas station, retail uses, and offices on the 12.08-acre site as well as a landscaped buffer between it and The Enclave to the south. Since that time the property owner has been unable to sell or develop the site.

Adjacent land uses in Springboro include the North Hills subdivision to the north on the north side of East Central Avenue (SR 73), and The Enclave subdivision to the south. In Clearcreek Township, single-family residential in the Stoneridge subdivision to the east, and to the west single-family residential along the south side of East Central Road, and on the north side of East Central Road farmland.

Adjacent zoning in the Springboro portion of the vicinity is PUD-R for both North Hills and The Enclave. In Clearcreek Township the Stoneridge subdivision to the east is zoned R-1, Rural Residence, and lands to the west are zoned SR-1, Suburban Residence. See Figure 2 on page 5 for an exhibit showing existing zoning in the Springboro portion of the vicinity of the subject property.

The *Springboro Master Plan*, adopted by City Council in February 2022, 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 12, Southeast Neighborhoods, includes the subject area and land including North Hills, The Enclave, Creekside, Fieldstone, Richards Run, and Fairways subdivisions. The policy area recommends residential development that conforms to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area, and improving pedestrian and bicycle access.

The City of Springboro received an application to rezone the property from the current PUD-B to PUD-R from Maronda Homes of Cincinnati, LLC, acting under the authority of the existing property owners, Stoneridge Development Ltd. The applicant proposed to develop the entire property into a residential subdivision with 41 single-family detached homes named Clearview Crossing at Stoneridge. Two access points to the subdivision are proposed, the primary entrance being from Red Lion-Five Points Road to the east with an entrance opposite the Valley View Road intersection, and a connection to the south on Waldwick Way (please note change in name from previous City staff comments, however this is the same physical street referred to) into The Enclave subdivision. The proposed development density of the subdivision is 3.39 dwelling unit per acre. The Enclave subdivision was developed at a density of 2.92 dwelling units/acre and the North Hills subdivision was developed at a density of 2.46 units/acre. A total of 3.62 acres of open space is proposed, or 30% of the property. Residential PUDs require a minimum 25% open space.

PUDs are provided for in the Planning and Zoning Code to allow City Council and property owners the flexibility not normally afforded through conventional zoning districts with respect to permitted land uses, development and design standards--development densities, building setbacks, building heights and building materials. In this case the applicant is proposing a development using the minima of the R-3, Medium-Density Residential District, as a basis for lot development and design standards. It should be noted that the development density of the proposed subdivision is lower than the R-2, Low-Density Residential District's maximum of 4 units/acre. That is a development pattern consistent for Policy Area 12 with the Creekside and Fieldstone subdivisions.

The application reviewed at the January 18th Planning Commission meeting and the staff report/recommendation may be found at the end of this document.

Where Things Are Presently

In response to the application filed by Maronda Homes of Cincinnati, LLC, of Columbus, Ohio, the Springboro Planning Commission reviewed the application for rezoning and general plan approval at its October 12, 2022 and November 16, 2022 meetings on a preliminary basis. Property owners within 300 feet of the subject property were notified of the October 12th meeting by courtesy letter. Representatives of the adjoining The Enclave subdivision have been notified of every Planning Commission meeting where this item was discussed. Following the November 16, 2022 meeting, the Planning Commission authorized the rezoning and general plan to be placed on a future meeting agenda for approval. The Planning Commission approved the rezoning and general plan at their January 18, 2023 meeting. The Planning Commission included conditions of approvals.

The Planning Commission's recommendations is only that: *recommendations*. Only the Springboro City Council can formally legislate by Ordinance a change in zoning such as the one requested, and by Resolution the general plan. As part of that process, and to solicit input from the public, City Council has set a Public Hearing for Thursday, March 2, 2023 to hear comments from all parties interested in the rezoning. All property owners within 300 feet of the property line for the subject property were notified by mail of the rezoning request and Public Hearing as has the property owner of the subject property.

Following the Public Hearing, and as is typical for proposed City rezoning Ordinances, the rezoning Ordinance will be read at three City Council meetings prior to adoption. Following adoption, Ordinances become effective thirty (30) days following the final reading by City Council. At that point the City Clerk will direct the City Engineering Department to revise the Official Zoning Map based on City Council's action.

Rezoning is only one part of the approval process for PUDs such as the one being proposed here. Concurrent to City Council's review of the rezoning application, the applicant also must submit a general plan that among other requirements identifies the relative location of land uses proposed for the site on a map, proposed private and public streets, connections to existing infrastructure such as roads, utilities, and other public improvements. As stated above, a recommendation to approve the general plan was approved by the Planning Commission at its January 18th meeting.

Following general plan and rezoning review and approval, the applicant will be required to submit a final development plan for the project. At this point in the PUD review process, more detailed information on the proposed development will need to be submitted to the City for review by the Planning Commission. For example, detailed building design including exterior building materials, vehicular and pedestrian transportation plans, utility infrastructure information and other project details will be presented by the applicant.

The last step in the PUD approval process is record plan review. Record plans identify the manner in which individual property is subdivided, the dedication of public rights-of-way (streets) and other information so that the property may be recorded. Sometimes this step takes place after construction has been completed.

If You Cannot Attend the Public Hearing

If you cannot attend the Public Hearing on March 2nd, you may still forward your comments in writing to City Council so that it may be read into the record. The letter must be signed and include your name and address. Letters may be sent to the attention of Ms. Lori Martin, Clerk of Council, City of Springboro, 320 West Central Avenue, Springboro, Ohio 45066. Letters may be faxed to the attention of the Clerk of Council at (937) 748-0815 or by e-mail at lori@cityofspringboro.com and they need to include your name and address.

All information regarding this rezoning request application and other information is available for public inspection at the Planning Department in the Springboro City Building, 320 West Central Avenue (SR 73), during normal business hours, 8:00 a.m. to 4:30 p.m., Monday through Friday, legal holidays excluded. Please call (937) 748-4343 for more information.

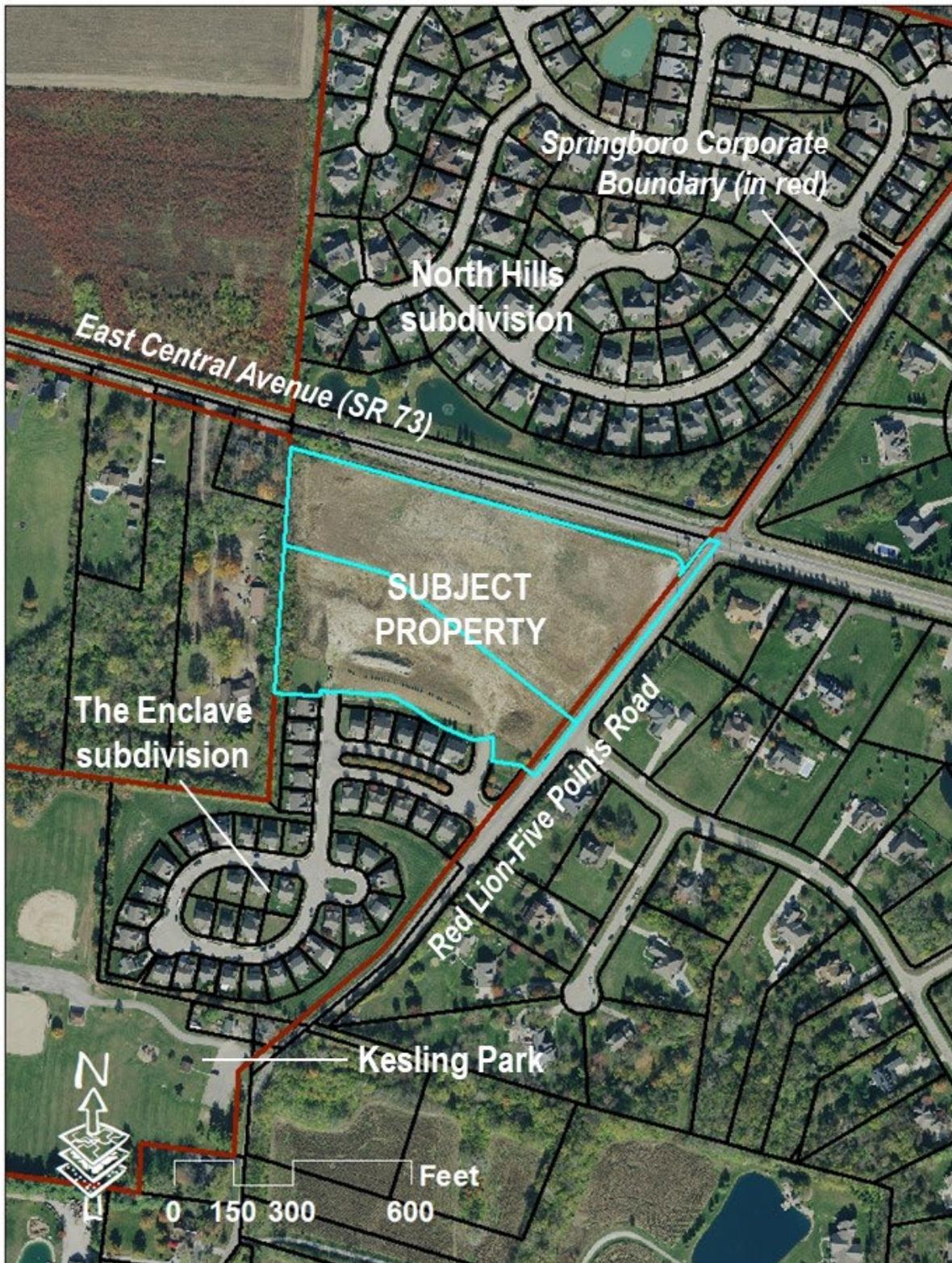


Figure 1. The aerial photograph above shows the location of the proposed rezoning subject property in light blue. The Springboro corporate boundary is show in red. Image courtesy of the Warren County GIS Department (2020).

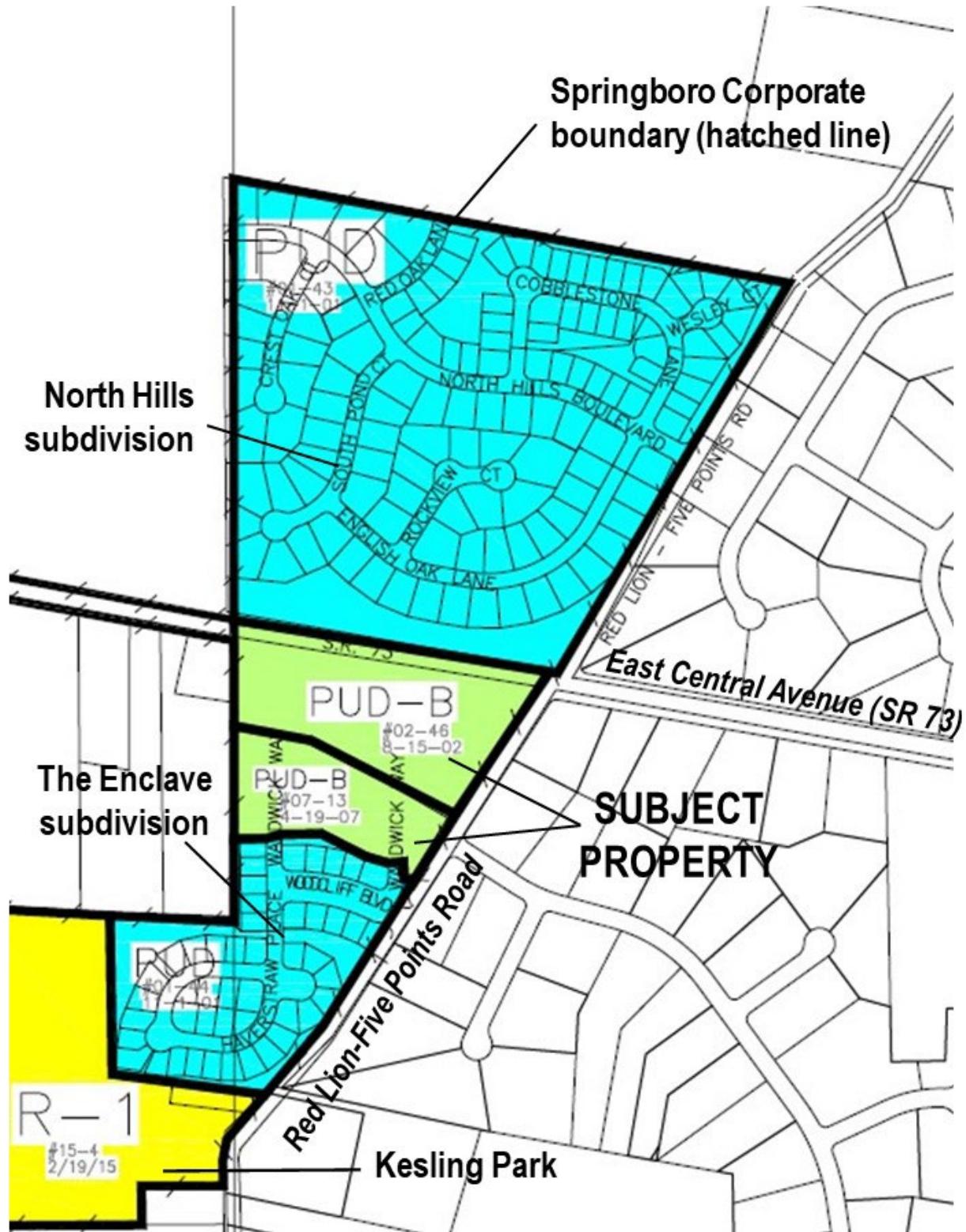


Figure 2. The exhibit above indicates the location of the subject property and adjacent zoning districts. Subject property includes two parcels in green currently zoned PUD-B, Planned Unit Development-Business. Areas in light blue are PUD. Areas in yellow are zoned R-1, Estate-Type Residential District, and includes Kesling Park. Areas with no color are in Clearcreek Township. North is at the top of the image. Image not to scale.

**The following document includes the entire
Background Information and Staff
Comments/Recommendations prepared for the
January 18, 2023 Planning Commission meeting.**

**Information regarding the proposed Clearview
Crossing development, the subject of the March 2,
2023 Public Hearing of City Council, may be found
beginning on the bottom of page 1 and continuing
through page 4.**

Background Information Staff Comments/Recommendation
City of Springboro Planning Commission Meeting
Wednesday, January 18, 2023, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

IV. Agenda Items

A. Final Approval

Record Plan, The Ascent, Section 3, western terminus Pinnacle Point Drive, commercial plat

Background Information

This agenda item is a request for record plan approval for The Ascent, Section Three, record plan filed by Van Atta Engineering of Centerville. The property is located at the west end of Pinnacle Point Drive and is the future location of the Mayfield Brain & Spine medical office building that was approved at the September 12, 2022 Planning Commission meeting. The plan contains three lots, of which lot 11 is the site for phase one (the approved medical office building), lot 12 is for a future phase (proposed in concept only as a surgical center), and lot 13 is a remainder property. The record plan contains approximately 5.56 acres. Upon Planning Commission approval, it will proceed to City Council for final review and approval.

Staff Recommendation

Staff recommends approval of a recommendation to City Council to approve the record plan for The Ascent, Section Three, subject to compliance with the following comments:

1. Provide sidewalk easement to cover the sidewalk as shown on construction drawings adjacent to Pinnacle Point Drive. Also provide a 10-foot utility easement around cul-de-sac.
2. Provide Lot 8 information.
3. Submit to Montgomery County for their review, and make revisions accordingly, if any.
4. Easements to match construction drawings.

B. Final Approval

Rezoning, Clearview Crossing at Stoneridge, southwest corner of East Central Avenue (SR 73) and Red Lion-Five Points Road, Clearview Crossing residential subdivision

C. Final Approval

General Plan, Clearview Crossing at Stoneridge, southwest corner of East Central Avenue (SR 73) and Red Lion-Five Points Road, residential subdivision

Background Information

These agenda items are based on a request filed by Maronda Homes, Dublin, Ohio, seeking rezoning and general plan approval for the Clearcreek Crossing at Stoneridge, a residential subdivision on an approximately 12.08-acre site located at the southwest corner of East Central Avenue (SR 73) and Red Lion-Five Points Road. The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from PUD-B, Planned Unit Development-Business, to PUD-R, Planned Unit Development-Residential.

This item was reviewed on a preliminary basis at the October 12th and November 16th Planning Commission meetings. At the latter meeting Planning Commission authorized these items to be placed on a future agenda for formal approval pending staff comments and changes discussed at that meeting. Since the November 16th meeting the applicant has provided sight distance information internal to the proposed development and home designs for the project. The general plan layout remains the same with 41 single-family detached residential lots proposed with two access points to the subdivision: an access point to the east to Red Lion-Five Points Road opposite intersection with Valley View Road, and a connection to the south on Waldwick Way (please note change in name from previous City staff comments, however this is the same physical street referred to) into The Enclave neighborhood. A total of 3.62 acres of open space is proposed, or 30% of the property, a slight increase from the November 16th general plan, for the subdivision. Residential PUDs require a minimum 25% open space.

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.

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 allows 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.

The subject property is presently zoned PUD-B, Planned Unit Development-Business. The northern half of the property was zoned this category in August 2002 along with a general plan to develop a gas station, retail uses, and offices. The southern half of the property was rezoned to PUD-B in April 2007; at that time the general plan was revised, but continued to show a gas station, retail uses, and offices. Prior to that time this portion of the subject property was zoned to accommodate the third section of The Enclave subdivision. This is why two stub streets, Haverstraw Place and Waldwick Way, were built immediately to the south of the subject property.

Adjacent land uses in Springboro include the North Hills subdivision to the north on the north side of East Central Avenue, and The Enclave subdivision to the south. In Clearcreek Township, single-family residential in the Stoneridge subdivision to the east, and to the west single-family residential along the south side of East Central Road, and on the north side of East Central Road farmland.

Adjacent zoning in the Springboro portion of the vicinity is PUD-R for both North Hills and The Enclave. In Clearcreek Township the Stoneridge subdivision to the east is zoned R-1, Rural Residence, and lands to the west are zoned SR-1, Suburban Residence.

The *Springboro Master Plan*, adopted by City Council in February 2022, 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 12, Southeast Neighborhoods, includes the subject area and land including North Hills, The Enclave, Creekside, Fieldstone, Richards Run, and Fairways subdivisions. The policy area recommends residential development that conforms to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area, and improving pedestrian and bicycle access.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the October 12th meeting. As stated at that meeting no follow-up letters will be mailed while this project is under review by Planning Commission, however City staff has notified The Enclave Homeowners Association (HOA) of the proposal being on the agenda. Should this proposal move forward, the same property owners will be notified of a Public Hearing of City Council on the rezoning of the property.

Staff Recommendation—Rezoning

City staff recommends approval of a recommendation to City Council of the rezoning of the proposed Clearview Crossing at Stoneridge residential subdivision from PUD-B, Planned Unit Development-Business, to PUD-R, Planned Unit Development-Residential, subject to the following comments:

1. Revise sheet 3 of 4, Layout Plan, to clearly state uses in the R-3, Medium Density Residential District, to be included in proposed PUD-R zoning (e.g., includes single-family residential detached, and certain accessory uses, but not attached residential).
2. Rezoning subject to approval of general plan by Planning Commission and City Council.

Staff Recommendation—General Plan

City staff recommends approval of a recommendation to City Council of the general plan for the Clearview Crossing at Stoneridge residential subdivision subject to the following comments:

1. Indicate how the proposal is consistent with the recommendations of the Springboro Master Plan, Policy Area 12, Southeast Neighborhoods.
2. Plans to comply with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.
3. Verify proposed exterior building materials to exclude vinyl siding for homes proposed in the development.
4. Landscaping plan for the subdivision will need to be revised in light of comments #13 and #17 below and consistent with provisions of Chapter 1280 of Planning and Zoning Code. This may be revised, subject to approval of the rezoning and general plan, during the final development plan stage of the approval process.
5. Lighting planned for individual home sites to be provided at final development plan stage of development.
6. Proposed 10-foot walk subject to comment as plan moves forward through review process. City staff recommends curving the path around the northeast corner of the residential area, and extend proposed East Central Avenue path into subdivision.
7. Streets to be built to City specifications.
8. Provide minimum dwelling unit size in square feet.
9. An HOA shall be developed to maintain all common elements, including but not limited to, detention facility, sump drains, identification signage, central mailbox unit(s), and open space lots.

10. Dedicate the right of way along Red Lion-Five Points Road according to Clearcreek Township/Warren County standards, and make the necessary roadway improvements, including but not limited to, roadway widening (if needed), pavement markings and signage.
11. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to, water, sanitary, storm sewer, and detention basin design.
12. Location of Central Mailbox Unit(s), to be reviewed and approved by the Post Master
13. Relocate the proposed landscaping along the north boundary to be a minimum 10 feet away from the existing water main, to the south side of the 10 foot trail.
14. Show the removal of the existing Waldwick Way stub street on the General Plan, as well as the associated realignment of the curb line. The construction of this work is to be completed with the initial phase of the development.
15. No accessory structures, fence, decks, pools, etc. shall be permitted to be constructed on the existing 30 feet sanitary sewer easement located along the west property line, including the lots 9 thru 14.
16. Add note on plans stating a 20 foot rear setback for lots 9 thru 14.
17. Relocate the proposed tree line on the west side of development outside of the existing 30 foot sanitary sewer easement.
18. No parking permitted along the north east side of the west end intersection with Haverstraw Place due to sight distance. Provide a site distance easement (details to be worked out with engineering) at this location to prevent obstructions. No street trees or other landscaping/obstructions are to be installed in this area. Relocate the two trees on the south east side outside of right of way for sight.
19. No parking permitted from first intersection to Red Lion Five Points Road, both sides of street. Relocate the proposed trees from right of way onto private property on the north side of road for sight distance in this area. Provide intersection sight distance at the west intersection with Haverstraw Place per ODOT standards. Adjust lots 15 and 23 accordingly (and setbacks) and provide sight distance easement.
20. 505.1, Address Identification. New and existing homes shall be provided with approved address identification. The address identification shall be legible and be placed in a position that is visible from the street or road fronting the property.
21. 505.2, Street or road signs. Street and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allow passage by vehicles, Signs shall be approved size, weather resistant and be maintained until replaced by permanent signs.
22. D103.1, Access roads with hydrant. Where a fire hydrant is located on a fire apparatus road the minimum road width shall be 26 feet.

D. Preliminary Review

Preliminary Subdivision Review, Wade-Wray property, Wadestone subdivision, 2515 Factory Road, residential subdivision.

E. Preliminary Review

Revision to Approved General Plan, Swope-Hills property, Wadestone subdivision, 465 West Factory Road, residential subdivision.

Background Information

These agenda items are based on requests for preliminary reviews submitted by Grand Communities, LLC, Erlanger, Kentucky, seeking approval to accommodate the development of two

adjacent sites on West Factory Road as the Wadestone subdivision. While related, the two reviews will proceed through the City's development review processes separately owing the existing zoning of each site: the 19.6-acre Wade-Wray property located at 2515 West Factory Road that is zoned R-1, Estate-Type Residential District, and the 28.7-acre Swope-Hills property located at 465 West Factory Road that is zoned PUD-R, Planned Unit Development-Residential. Approval of both plans is required to provide secondary access to each development as required under the City's Planning and Zoning Code.

Adjacent uses include single-family residential to the north in the Royal Oaks and Spring Park subdivisions, to the east residential dwellings fronting West Factory Road and the Springboro Cemetery, the latter in Clearcreek Township, farmland and undeveloped land to the south also in Clearcreek Township, and to the west residential development fronting West Factory Road in Clearcreek Township. Zoning in the vicinity includes R-2, Low-Density Residential District to the north and east in the City of Springboro. In Clearcreek Township, R-1, Rural Resident District, to the east, SR-1, Suburban Residence District, to the south and southeast, and R-1 District to the west.

These items were reviewed on a preliminary basis at the October 12th Planning Commission meeting. At that time the applicant was advised to complete a traffic impact study to address concerns on impacts of the proposed developments on existing roadways in the area. A traffic impact study was received by the City in December and reviewed by the City's traffic engineering consultant, Scott Knebel, PE, of Crawford, Murphy & Tilly, who agreed with the conclusion that there was no significant traffic impact on the surrounding road network and that no additional improvements, other than those included in City staff comments, were necessary.

Wade-Wray Property

This property is located at 2515 West Factory Road, southwest of the intersection of West Factory Road and West Market Street. The naming of this property is to help in the explanation of the review and approval process only; the name is derived from the current property owners. The site is currently used as a farm and includes one single-family residence on its southeast corner. The property is approximately 19.68 acres in area and is zoned R-1, Estate-Type Residential District, a zoning district that permits development at the rate of 2 units per acre. The R-1 District requirement a minimum lot size of 20,000 square feet. The R-1 District is a conventional zoning district; no open space is required as part of this property's development, however approximately 2.18 acres of open space, 11.08 percent of the site's acreage, is proposed in the plan. The preliminary plan show on sheet C-400 is largely unchanged with respect to the plan details.

The applicant is proposing the development of 27 single-family residential lots on the property. Access would be provided from West Factory Road, with required secondary access to the east to the adjoining Swope-Hills Property. Since the property bears conventional zoning the plan's layout is being reviewed by the Planning Commission under the City's subdivisions regulations as a preliminary plan, the second stage in the subdivision review process, first on a preliminary review basis and the formal review at a subsequent meeting at the discretion of Planning Commission. There is no City Council review of the preliminary subdivision plan. Following Planning Commission's review, the development may move forward through construction plan review with City staff, and eventually record plan review—the laying out of streets, lots, and common areas—through Planning Commission and City Council.

Swope-Hills Property

The Swope-Wade property is a 28.7-acre site located at 465 West Factory Road that has frontage on West Factory Road. The naming of this property is to help in the explanation of the review and approval process only; the name is derived from the former (Swope family) and current (Hills Development) property owners. The property is zoned PUD-R, Planned Unit Development-Residential. This zoning, dates to September 2003. A general plan was approved at that time, but was revised at the request of the property owner, Hills Development, in April 2006. Subsequently a final development plan was reviewed and approved by the Planning Commission, however that approval lapsed due to inactivity on the part of the development.

The 2006 revised plan allows for residential development of the property with up to 75 dwelling units and 40.4% open space. PUDs such as this parcel are required to include a minimum 25% open space. Fischer/Grand Communities is proposing a minor change to the approved general plan for the property to allow 67 dwellings, and maintain 9.2 acres, or 32% of the site, as open space. Access will be provided by a road extension including a bridge to West Factory Road south of the intersection with Catalpa Drive, and a second entrance to the Wade-Wray property to the west. A stub street is also proposed to the south into land located in Clearcreek Township.

The proposed changes to the Swope-Hills property constitute a minor change to the approved general plan; review and approval by Planning Commission only is required. Together with rezoning, general plan review and approval is the first step in the PUD approval process. The second stage, final development plan review and approval by Planning Commission, provides more detail on the subdivision's (or a portion of it if developed in sections) plans including street design, utilities, home designs, and more. The final stage, record plan review and approval by Planning Commission and City Council allows for the creation of lots, and the dedication of right-of-way and common space as was described for the Wade-Wray property.

The proposed general plan shown on sheet C-400 is largely unchanged from the October 12th submittal with respect to the plan details.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject properties the week prior to the October 12th Planning Commission meeting. As stated at the October 12th meeting, no follow-up letter were distributed.

As these agenda items remain under preliminary review, the Planning Commission will need to authorize placement of these items on a future agenda for formal approval.

Staff Comments—Wade-Wray Property

City staff has the following comments for this agenda item:

1. Provide home plan examples for determining compliance with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code. Provide this and other information as the review carries forward through the review and approval process.
2. Indicate plans for improvements to West Factory Road.
3. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code.

4. Lighting planned for individual home sites to be provided at a later stage of the development review process.
5. Streets to be built to city specifications, including 29 feet back to back of curb with 5 feet wide sidewalks and subdivision shall meet R-1 standards.
6. A 3" tee and plug (not 2" as noted on plans) shall be stubbed to each property for sump drains to tie into main line sump. Revise note accordingly.
7. Remove buildable home area footprint for lots 9 and 15 to be outside of the Floodway. Development is not permitted in the Floodway. Adjust the setbacks accordingly.
8. Dedicate the right of way along Factory Road, where applicable.
9. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to, water, sanitary, storm sewer, and detention basin design. The existing sanitary sewer (through the center of the property) shall be removed and relocated to the proposed sanitary sewer, if possible.
10. Homes that cannot be gravity drained by sewer shall not be permitted to have basements. Hung sewers are not permitted.
11. Move location of Central Mailbox Unit(s) to the south to be away from the main entrance; to be reviewed and approved by the Post Master. Possible traffic conflicts in this area.
12. 505.1, Address Identification. New and existing homes shall be provided with approved address identification. The address identification shall be legible and be placed in a position that is visible from the street or road fronting the property.
13. 505.2, Street or road signs. Street and Roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
14. D103.1, Access roads with a hydrant. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet.
15. 503.2.6, Bridges and elevated surfaces. Where a bridge or elevated surface is part of a fire apparatus road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17 as listed in rule 1301:7-7-80 of the Administrative Code. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges.

Staff Comments—Swope-Hills Property

City staff has the following comments for this agenda item:

1. Provide home plan examples for determining compliance with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code. Provide this and other information as the review carries forward through the review and approval process.
2. Indicate plans for improvements to West Factory Road.
3. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code.
4. Streets to be built to city specifications, including 29 feet back to back of curb with 5 feet wide sidewalks.
5. Provide minimum dwelling unit square footage for both house product types. Provide the product type details.
6. Lighting planned for individual home sites to be provided at final development plan stage of development.
7. A 3" tee and plug (not 2" as noted on plans) shall be stubbed to each property for sump drains to tie into main line sump. Revise note accordingly.

8. Homes that cannot be gravity drained by sewer shall not be permitted to have basements. Hung sewers and grinder pumps are not permitted. Remove buildable home area footprint for lot 103 to be outside of the Floodway. Development is not permitted in the Floodway. Adjust the setbacks accordingly. Adjust lot lines for lots 70 to 73 to make the rear yards for lot 72 & 73 standard 25 foot rear setback lots.
9. Dedicate the right of way along Factory Road, where applicable.
10. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to, water, sanitary, storm sewer, detention basin, and bridge design.
11. Move location of Central Mailbox Unit to the southwest, adjacent to lot 51, to be outside of the floodway/floodplain, and to be farther way from the main entrance; needs approval of post master.
12. 505.1, Address Identification. New and existing homes shall be provided with approved address identification. The address identification shall be legible and be placed in a position that is visible from the street or road fronting the property.
13. 505.2, Street or road signs. Street and Roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
14. D103.1, Access roads with a hydrant. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet.
15. 503.2.6, Bridges and elevated surfaces. Where a bridge or elevated surface is part of a fire apparatus road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17 as listed in rule 1301:7-7-80 of the Administrative Code. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges.

F. Preliminary Review

Rezoning, R-2, Low-Density Residential District, to CBD, Central Business District, M-2, Heavy Manufacturing District, to CBD, R-2 District to M-2 District, and CBD to M-2 District, vicinity of east termini of East Market Street and East State Street

Background Information

This agenda item is based on a request filed on behalf of High Concrete Technology, LLC, (hereafter High Concrete) to rezone a number of properties located on or in the vicinity of the east termini of East Market Street and East State Street. The rezoning proposal, which is itemized below, is to accommodate the sale of property to Springboro Evangelical Church for use of a vacant office, located at 105 East State Street, and formerly used by High Concrete, and High Concrete's training and meeting space located at 145 East Market Street. The building/property at 145 East Mill Street were rezoned to B-3, Central Business District, in 2006 to accommodate the use of the building/property by High Concrete as a training center and meeting room. In 2015 that zoning was changed to CBD as part of the large scale text revision to the Planning and Zoning Code and Official Zoning Map.

The rezoning also allows for the rezoning of property on the bottom of the hillside that separates the Historic District and East Street from High Concrete's main operation. That zoning is consistent with the current use of the site.

The proposed rezoning involves the following items as documented in the submitted materials:

- Rezone survey parcel A, 0.0836 acres in area, from R-2, Low-Density Residential District, to CBD, Central Business District. This property is vacant.
- Rezone survey parcel B, 0.333 acres in area, from R-2 District to M-2, Heavy Manufacturing District. The property was formerly the site of a home but is presently the site of a detention pond.
- Rezone survey parcel D, 0.1426 acres in area, from CBD to M-2 District. This property includes a portion of the detention pond.
- Rezone survey parcel G, 0.1248 acres in area, from CBD to M-2 District. This property is vacant.
- Rezone survey parcel H, 0.1813 acres in area, from M-2 District to CBD. This property includes a home that was converted into an office for High Concrete but is now vacant.

The building located at 145 East Market Street was originally constructed as an Orthodox Quaker meeting house, and was later used as a creamery, school, and more recently church, then training center and meeting room for High Concrete. While the building is historic it is not a protected property under the terms of the City of Springboro Historic Preservation Code. The historic district's east boundary ends at the alley that defines the property's west edge. A cemetery tied to the Orthodox Quaker congregation is located to the east of the building.

Adjacent land uses include residential to the north and west on properties fronting East Market Street and East Street. Lands to the east and south are used for manufacturing and are part of the main High Concrete facility. Adjacent zoning includes R-2 District to the west and north, and M-2 District to the east and south with the exception of a small parcel, zoned R-2 District, immediately to the east of 145 East Market Street.

The *Springboro Master Plan*, adopted by City Council in February 2022, 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 13, Historic Code, includes the subject area. The policy area recommends a mix of uses to ensure a lively interactive district including residential, service, and retail.

This item is being reviewed on a preliminary basis at the January 18th Planning Commission meeting at which time the Planning Commission may authorize this item to be placed on a future Planning Commission regular meeting agenda for formal approval.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property earlier this week. Should this proposal move forward, the same property owners will be notified of a Public Hearing of City Council on the rezoning of the property.

Staff Comments

City staff has the following comments on this agenda item:

1. Indicate plans for the use of the properties to be rezoned to CBD. Also indicate plans for the existing buildings located at 105 East State Street and 145 East Market Street, as well as the Quaker cemetery located to the east of the building at 145 East Market Street.

2. Indicate plans for the use of the properties to be rezoned to M-2.

The information contained in this report is based on material provided to the City of Springboro as of Wednesday, January 11, 2023 at 11:00 a.m.

The following document includes the submittal made on behalf of Maronda Homes of Cincinnati, LLC, for the January 18, 2023 Planning Commission meeting.

APPLICATION—PLANNED UNIT DEVELOPMENTS CITY OF SPRINGBORO PLANNING COMMISSION

REZONING/GENERAL PLAN

FINAL DEVELOPMENT PLAN

RECORD PLAN

VARIANCE

The undersigned requests the approval identified above. Approvals subject to expiration provided for in Chapter 1266 of Planning & Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

<input type="checkbox"/> Owner	APPLICANT NAME:		John Konovodoff
<input checked="" type="checkbox"/> Agent			Maronda Homes of Cincinnati, LLC.
<input type="checkbox"/> Lessee	Address	<u>5900 Wilcox Place, Dublin, Ohio 43016</u>	
<input type="checkbox"/> Signed Purchase Contract	<hr/>		
	Telephone No.	(<u> </u>)	<u>312.505.4419</u>
	Fax No.	(<u> </u>)	<hr/>
	Email Address	<u>jkonovodoff@maronda.com</u>	

PROPERTY OWNER NAME : Robert Abernathy, Stone Ridge Development Ltd.

Address: 807 Stokes Reserve C, Lebanon, OH 45036

Telephone No. () _____

Property Address or General Location: Rt 73; Red Lion-Five Points Rd

Parcel Number(s): 04013000580 Acreage: 12.08

PUD Category: Residential Retail Office Manufacturing Mixed Use

If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density 3.4 DU/AC Number of Residential Units 35 single fam
6 townhomes

Proposed Use: _____

The purpose of this application is to revise the PUD-B to PUD-R this will allow the property to be developed as single-family homes, in keeping with adjacent properties. Sidewalks have been proposed along the streets and primary roads to provide the neighborhood connectivity identified in the 2022 Springboro Master Plan (Section 5, items #2 and #3).

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

John K. Kiser
(Signature of Applicant and/or Agent)

September 22, 2022
(Date)

John Konovodoff

Printed Name



HEADQUARTERS IN CORAOPOLIS, PENNSYLVANIA

MANAGING PRINCIPALS

Kevin A. Brett, P.E.

Ned Mitrovich, P.E.

Jason E. Stanton, P.E.

January 4, 2023

S. O. No. 308-343

VIA EMAIL AND FEDEX
(danb@cityofspringboro.com)

Mr. Dan Boron, AICP
City of Springboro
320 W Central Avenue
Springboro, Ohio 45066

**Subject: Maronda Homes, LLC
Clearview Crossing of Stone Ridge
Rezone and Preliminary Development Review**

Dear Mr. Boron:

On behalf of Maronda Homes, LLC, LSSE is transmitting the following plans and narrative for use at the January 18, 2023 Planning Commission meeting.

1. Springboro Narrative (digital only);
2. Clearview Crossing home style (digital only);
3. Clearview Crossing Architectural materials – Exhibit A (digital only);
4. Clearview Crossing Sight Distance memo (digital only);
5. Clearview Crossing Sight Distance - Exhibit B (digital only);
6. Buffer plan & Section – Exhibit D (digital only);
7. Street Buffer Sections – Exhibit D (digital only);
8. Concept Rendering (11 x 17) (digital and six (6) hardcopies); and
9. Preliminary Plan Set (digital and six (6) hardcopies).

OFFICES IN: Allegheny, Beaver, Erie and Westmoreland Counties Pennsylvania; Franklin County, Ohio

846 Fourth Avenue Coraopolis, PA 15108 (412) 264-4400 Fax: (412) 264-1200	150 Pleasant Drive, Suite 204 Aliquippa, PA 15001 (412) 264-4400 Fax: (412) 264-1200	10560 Walnut Street Albion, PA 16401 (814) 756-4384 Fax: (814) 756-5638	4534 Route 136, Suite 9 Greensburg, PA 15601 (724) 837-1057 Fax: (412) 264-1200	5980 Wilcox Place, Suite J Dublin, OH 43016 (614) 395-1661
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LSSE is providing the following responses to the November 10, 2022 comment email provided by The City of Springboro Planning Staff; and the comments provided at the November 16, 2022 Planning Commission meeting. Where noted, comments reference Maronda Homes, Clearview Crossing of Stone Ridge, General Plans, Sheet Nos. 1 (Title Sheet) through 4 of 4 revised and submitted October 21, 2022.

Following is an item-by-item response to the Planning Staff comments email delivered November 10, 2022. For convenience, LSSE's responses comments are in **BOLD**:

1. *Indicate how the proposal is consistent with the recommendations of the Springboro Master Plan, Policy Area 12, Southeast Neighborhoods.*

Response: The Springboro master plan, adopted by City Council in February 2022, includes recommendations for the long-range development of the community. It is divided into 16 policy areas. Policy area 12, Southeast neighborhoods including the adjoining neighborhoods of the Enclave, North Hills, Creekside, and Fieldstone subdivisions. The policy area recommends residential development that conforms to the existing character of adjoining neighborhoods. The purpose of this application is to revise the PUD-B to PUD-R. This will allow the property to be developed as single-family homes, in keeping with adjacent properties. The property has an underlying zone is R3, medium density residential. The plan proposed by Maronda Homes is a residential development with home and lot sizes similar and complimentary to the adjacent neighborhoods. The Master Plan also recommends connecting neighborhoods in the area, and improving pedestrian and bicycle access. The plan proposes to connect to stub streets and provide sidewalks along primary streets; sidewalks within the development and sidewalk connections between primary streets and adjacent communities; infilling gaps in the pedestrian/bike network, to the full extent possible on this corner lot.

2. *Plans to comply with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.*

Response: The selected house types will comply with Section 1264.06 Design Standards, which specifies the acceptable exterior building materials, appearance, and garage width. Consideration will be given to side loaded garages when appropriate and compatible with the buyer's selections.

3. *Verify proposed exterior building materials for homes proposed in the development.*

Response: Exterior building materials are proposed as provided for in Section 1264.06.

Table 7. Building Materials for Detached Single-Family Dwellings

Building Material	Maximum Street Facing Facade Coverage	Maximum Non-Street Facing Facade Coverage
Brick	100%	100%
Concrete block (decorative split face only)	20%	20%
EIFS/Dryvit higher than 8 feet above grade	50%	50%
Siding - vinyl or metal (horizontal)	100%	100%
Siding - vinyl or metal (articulated)	100%	100%
Siding - natural wood, natural-based wood (excluding T-111 or similar materials), cementitious (e.g. Hardiboard or Hardiplank) or similar	100%	100%
Stone - cast or natural	100%	100%
Plaster, stucco or similar materials	100%	100%

4. *Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code.*

Response: A landscaping plan was provided as part of the preliminary plan submittal. Refer to sheet 4 of 4.

5. *Lighting planned for individual home sites to be provided at final development plan stage of development.*

Response: Individual pedestrian lighting for each unit will be provided at the final stage of development. Preliminary pedestrian lighting is shown on each lot. Refer to sheet 4 of 4.

6. *Proposed 10-foot walk subject to comment as plan moves forward through review process. City staff recommends curving the path around the northeast corner of the residential area, and extend proposed East Central Avenue path into subdivision.*

Response: Noted. Additionally, a 10-foot-wide trail was added per staff recommendation. Refer to sheet 3 of 4.

7. *Streets to be built to city specifications, including 29 feet back-to-back of curb with 5 feet wide sidewalks. Back of sidewalk to be along the right of way line, revise plan accordingly.*

Response: Plans have been revised to reflect City specifications including 29 feet between back of curb and 5-foot sidewalks at the right-of-way line. Refer to sheet 3 of 4.

8. *Provide minimum dwelling unit square. Provide the product type details*

Response: Maximum dwelling unit building envelope is provided on the Layout Plans. Refer to Sheet 3 of 4. Minimum dwelling unit size and details are included on the product sheets included with this submission.

9. *An HOA shall be developed to maintain all common elements, including but not limited to, detention facility, sump drains, identification signage, central mailbox unit(s), and open space lots.*

Response: Landscaping notes on the landscape plan specify that the HOA shall be responsible for maintaining all landscaped areas including the vegetative buffer. Additionally, the City of Springboro will not be responsible to maintain any of the HOA amenities nor any landscape features. Refer to sheet 4 of 4.

An HOA maintenance document will be provided as part of the final development plan submission.

10. *Dedicate the right of way along Red Lion-Five Points Road according to Clearcreek Township/Warren County, and make the necessary roadway improvements, including but not limited to, roadway widening (if needed), pavement markings and signage.*

Response: In coordination with Clearcreek Township and Warren County, right-of-way will be dedicated and roadway improvements included in the final development plans.

11. *Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to, water, sanitary, storm sewer, and detention basin design.*

Response: Noted.

12. *Provide location of Central Mailbox Unit(s), which are to be reviewed and approved by the Post Master.*

Response: A centralized mailbox unit(s) location has been provided. Location to be approved by the Post Master. Refer to sheet 3 of 4.

13. *Per the approved traffic study, remove the Waldwick Way stub street, and make necessary roadway and storm sewer adjustments, including curb line; provide design details.*

Response: The Owner and Developer will coordinate with the City and the Enclave neighborhood with regards to improvements to the Waldwick Way stub street.

14. *No accessory structures, fence, decks, pools, etc. shall be permitted to be constructed on the existing 30 feet sanitary sewer easement located along the west property line, including the lots 9 thru 14.*

Response: Noted. The rear yard setbacks of lots 9 through 14 have been revised to reflect the existing 30-foot sanitary sewer easement.

15. *Provide intersection sight distance at the west intersection with Haverstraw Place per ODOT standards. Adjust lots 15 and 23 accordingly (and setbacks) and provide sight distance easement.*

Response: West-bound vehicles will be stop controlled at the intersection to Haverstraw Place and a speed limit of 25 mph for both roads. Site distances will be about 150'. Building setbacks are shown on the Layout Plan (Refer to sheet 3 of 4). Homes would be set behind the setback line. Providing clear site lines for 150'. Right-of-way and buffer landscaping within any potential sight lines will avoid evergreen plant species. Contour lines depicted on plans reflect the existing topography of the site. Proposed contour lines, needed to confirm compliance with ODOT standard sight distance triangles, will be shown upon creation of the Grading Plan, at the final development plan submittal.

16. *505.1, Address Identification. New and existing homes shall be provided with approved address identification. The address identification shall be legible and be placed in a position that is visible from the street or road fronting the property.*

Response: Noted. Houses will have approved address identification. Address identification details will be provided for approval as part of the final development plan submittal.

17. *505.2, Street or road signs. Street and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allow passage by vehicles, Signs shall be approved size, weather resistant and be maintained until replaced by permanent signs.*

Response: Noted. Street signage meeting the above criteria will be identified at the appropriate time in the development process.

18. *D103.1, Access roads with hydrant. Where a fire hydrant is located on a fire apparatus road the minimum road width shall be 26 feet.*

Response: Noted. All proposed roads are designed per City requirements including 29 feet roadway width which is greater than the minimum width of 26 feet. Refer to sheet 3 or 4.

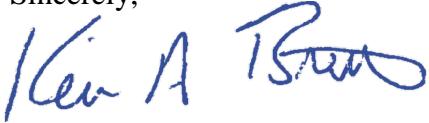
In response to questions and comments at the November 16, 2022 Planning Commission meeting the following supplemental documents have previously been provided to the city as digital and hard copies.

1. An Architectural Materials comparison exhibit;
2. A Sight Distance Memo; and
3. A Sight Distance Exhibit.

Mr. Dan Boron, AICP
City of Springboro
January 4, 2023
Page 6

Should you have any questions, please contact Joanne L. Shelly, RLA, AICP, LEED BD+C directly (Ext. 213).

Sincerely,



Kevin A. Brett, P.E.



Joanne L. Shelly, RLA, AICP, LEED BD+C

KAB/JLS:als

Enclosures

cc/enc: Todd Lipschutz, Maronda Homes (tlipschutz@maronda.com)
Ann Burns City of Springboro (ann.burns@cityofspringboro.com)

CLEARVIEW CROSSING OF STONE RIDGE
RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

PUD REZONE
GENERAL PLAN

PROJECT NARRATIVE AND SUPPLEMENTAL INFORMATION

EXISTING CONDITIONS

The proposed site is an undeveloped portion of the existing Stoneridge residential development, located at the intersection of State Route 73 and Red Lion-Five Points Road, City of Springboro, Ohio. The 12.08-acre site is currently zoned PUD-B Planned Unit Development – Business.

PROPOSED DEVELOPMENT

Maronda Homes of Cincinnati, LLC is proposing to construct 41 residential lots; consisting of 41 single-family dwellings. The purpose of this application is to revise the PUD from a business designation to a residential designation which will allow the property to be developed as single-family homes, in keeping with adjacent properties. A review of neighboring residential developments is included on the cover of the general plan detailing the zoning, minimum lot size, minimum lot area, and gross density according to their recorder subdivision plans.

The following aspects of the development respond to the 2022 Springboro Master Plan, Section 5 Plan Recommendations:

- Policy Area 12. This area is a transition from smaller to larger residential lots and moderately priced homes. The proposed development incorporates single family home options including both moderately priced town homes and single family detached homes. An effort has been made to connect the proposed development to the adjacent neighborhood to promote walkability. The homes conform to the existing character of the adjacent neighborhoods.
- Connectivity Goal #2 Alternative routes. The recommendation to develop and encourage alternative traffic routes around the City of Springboro. The traffic impact study recommends adjusting Red Lion – Five Points Road to add a northbound left turn lane at the proposed entrance opposite of Valley View Point. This would facilitate better traffic flow in support of the alternative perimeter traffic route.

CLEARVIEW CROSSING OF STONE RIDGE
RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

- Connectivity Goal #3 and #4 Pedestrian Connections. Sidewalks have been proposed along all internal streets and a 25' buffer along State Route 73 and Red Lion-Five Point Road will incorporate a 10' wide public sidewalk to provide needed neighborhood connectivity through the development to Kesling Park. Additional paths will be provided through the proposed open space areas.
- Connectivity Goal #6 Enhance the Character of Roadways. The project has provided for generous buffers along both Route 73 and Red Lion – Five Points Roads, including a large open area at the intersection that can be enhanced with landscape.

The applicant is requesting approval to modify the current zoning PUD-B to PUD-R. The proposed lot density would be 3.4 dwelling units/acre; The total site area of 12.08 acres would be developed as +/- 6.5 acres of residential lots; +/- 2 acres of ROW; and +/-3.6 acres of open space.

The applicant is also requesting the following variances.

Chapter 1280.04d Table 15 Required Landscaping & Buffer specifies a 30' wide buffer when single family residential is adjacent to an interstate or state route. The applicant is requesting a variance for a reduced buffer of 25'.

Chapter 1262.02c Table 4 Schedule of Regulations specifies a minimum lot size of 6,000 square feet; 35' front yard setback; and 25' rear yard setback. The applicant is requesting a variance for the modified lot sizes and dimensions as described below.

Single family lots are proposed at 52' wide by 105' depth; minimum lot sizes shall be 5,460 square feet, with an average lot size of 6,370 sq. ft.; setbacks would be minimum 25' front yard; minimum 5' side yard, and minimum 15' rear yard. Parking for individual homes has been provided as follows: two (2) vehicle garage spaces and two driveway spaces. On-street visitor parking is permitted. The ROW is proposed as 50' width with 5' sidewalks and 5.5' wide tree lawn. Streets will be designated as public. A 25' buffer along State Route 73 and Red Lion-Five Point Road will incorporate a 10' wide public sidewalk. A secondary path will be provided through the open spaces. One path will connect the sidewalk along State Route 73 to the internal

CLEARVIEW CROSSING OF STONE RIDGE
RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

street sidewalks. Also, a trail through the open space in the north east corner of the property will provide an alternate pedestrian connection between the 10' sidewalks adjacent to the primary roads. A 10' buffer has been provided along the western and southern boundaries. The corner of the site located at the intersection of State Route 73 and Red Lion-Five Points Road will remain open and naturalized. Buffers will be landscaped with a combination of existing and supplemental vegetation. Refer to the landscape plans and Exhibit C – Buffer Plans & Sections and Exhibit D – Street Buffer Sections included with this narrative for additional information as to character of the proposed buffers. 25% of the site is required to be dedicated to open space. 3.62 Acres of Open Space is proposed, which is 29.97% of the site area. The HOA would manage and maintain open space and stormwater management areas.

Utilities (water, sanitary sewer) connections are available. Water service will be provided via the 12-inch water line in Red Lion – Five Points Road. There is an existing 30' wide sanitary easement along the western property line. The stormwater will be managed in a single dry pond facility. All Stormwater will be managed on site and discharged per NPDES standards and requirements.

The following site investigation studies and reports were provided by the property owner. Maronda Homes and LSSE have not undertaken independent verification of the information provided. Where technical data is required to inform final engineering design of roads, foundations, utilities additional site investigation will be performed, and the updated information provided as part of any final development plan submittal.

A Geotechnical survey was provided by Alt & Witzig Engineering, Inc. December of 2019. The report included soil sampling, analysis and recommendations for slope construction. The survey was prepared for a commercial use and additional borings may be necessary for the change of use. The Geotechnical report was previously provided to the City. A USDA soil survey was downloaded and previously provided to the City. A preliminary investigation for water resources

CLEARVIEW CROSSING OF STONE RIDGE
RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

was conducted on the U.S. Fish and Wildlife National Wetlands Inventory website. The inventory map was previously provided to the City.

A Phase 1 Environmental Site Assessment was performed by MAKSolve, June of 2020. The Environmental Assessment report was previously provided to the City.

A traffic impact study (TIS) conducted by TEC Engineering, Inc. August 2022 was previously provided to the City. The TIS concludes “the proposed development generally has insignificant impact on the surrounding road network.” The TIS was conducted based on a prior proposed layout with differing access points and may need to be revised to reflect the current proposed layout. Under consideration is a recommendation to add a northbound left turn lane at the proposed entrance opposite of Valley View Point, since the pavement structure is already in place and the turning lane can be created by simply revising the pavement marking along the roadway. Our traffic engineer will work with local authorities to design all proposed entrances per City, County and State standards.

SUMMARY

Zoning: PUD-B rezoned to PUD-R (R-3 underlay)

Site Data:

- Total Site Area: 12.08 Acres
- Lot density: 3.4 DU/AC
- 41 total lots (single family)
- Single Family Lots: 52' width x 105' depth
 - Minimum lot size: 5460 sq. ft. / Average lot size 6,370 sq. ft.
 - Front yard setback: 25'
 - Rear yard setback: 15'
 - Side yard setback: 5' minimum
- 3.63 Acres Open Space – 29.97%

MARONDA
Homes

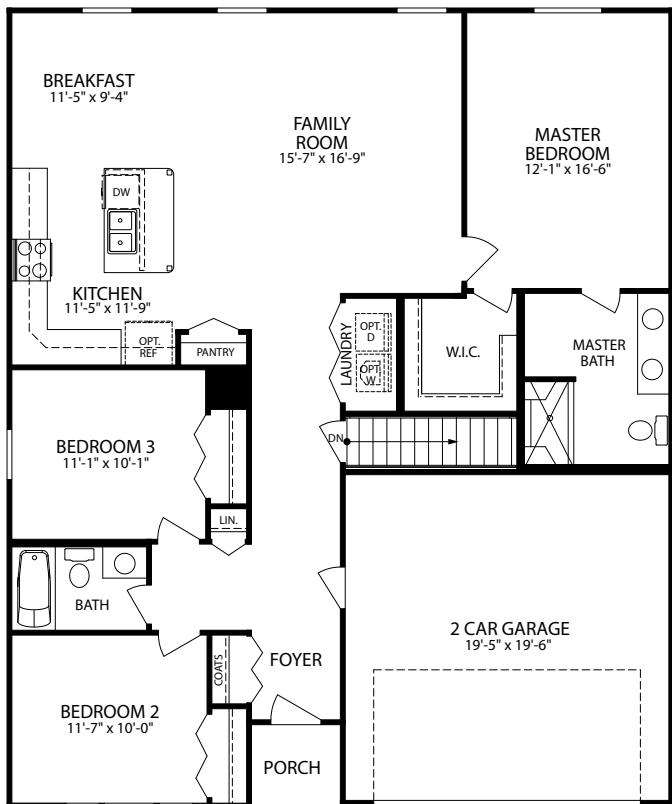
AVALON
Elevation E
Heritage Series



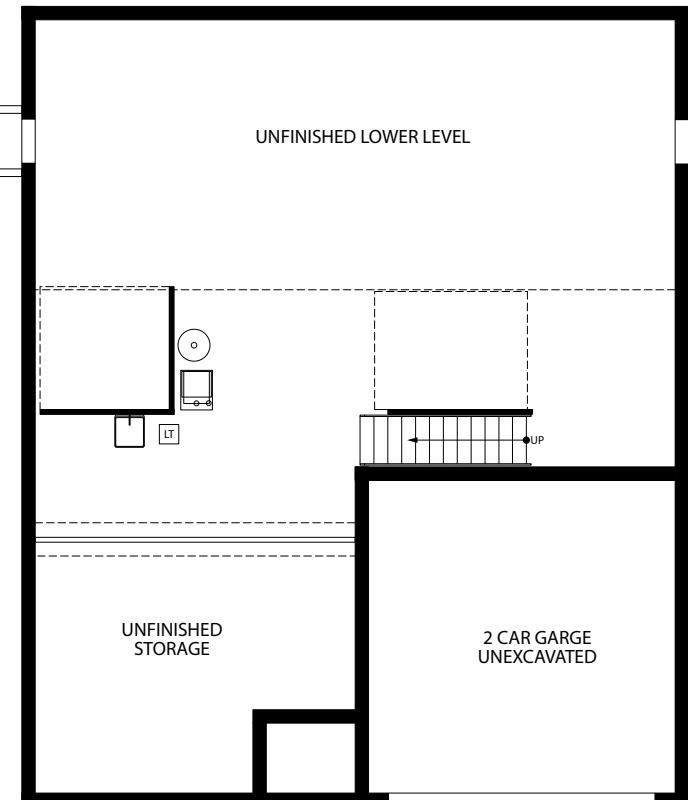
Optional Partial Brick

DREAM. BUILD. *Live.*

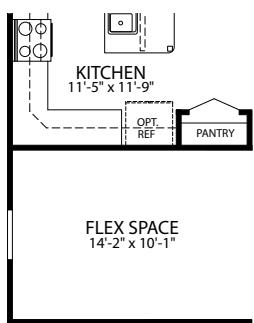
FIRST FLOOR



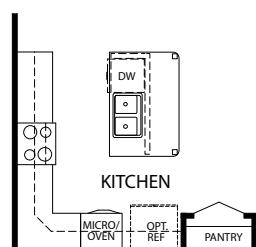
LOWER LEVEL



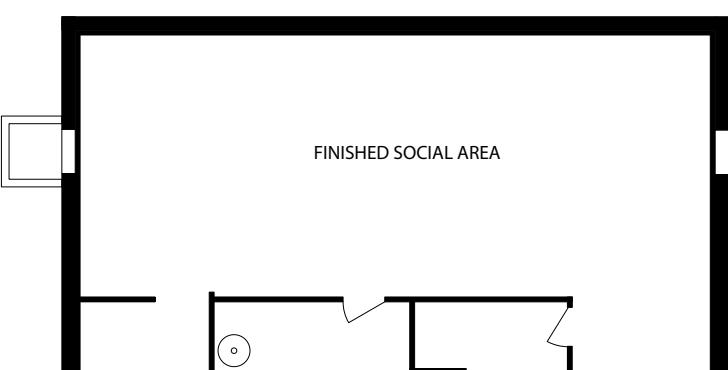
Opt. Flex ILO Bedroom 3



Opt. Chef Kitchen



Opt. Finished Social Area



- 2-3 Bedrooms, 2 Bathrooms
- 2 Car Garage
- 1,498-2,418 Finished Sq. Ft.
- First Floor Owner Suite



Visit marondahomes.com for more information. Ask your New Home Specialist for details about additional options to this floor plan to meet your unique lifestyle and needs. Floor plans and elevations are artist's renderings for illustrative purposes and not part of a legal contract. Features, sizes, options, and details are approximate and will vary from the homes as built. Optional items shown are available at additional cost. Maronda Homes reserves the right to change and/or alter materials, specifications, features, dimensions and designs without prior notice or obligation. ©2019 Maronda Homes, Inc. All Rights Reserved. 2/19



Optional Carolina Partial Brick Front



Optional Carolina Partial Stone Front



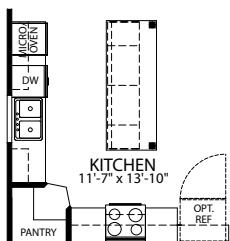
Optional Siding Front



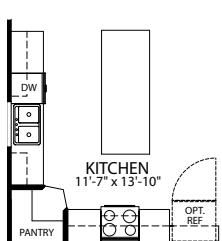
- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage
- 1,704 Finished Sq. Ft.



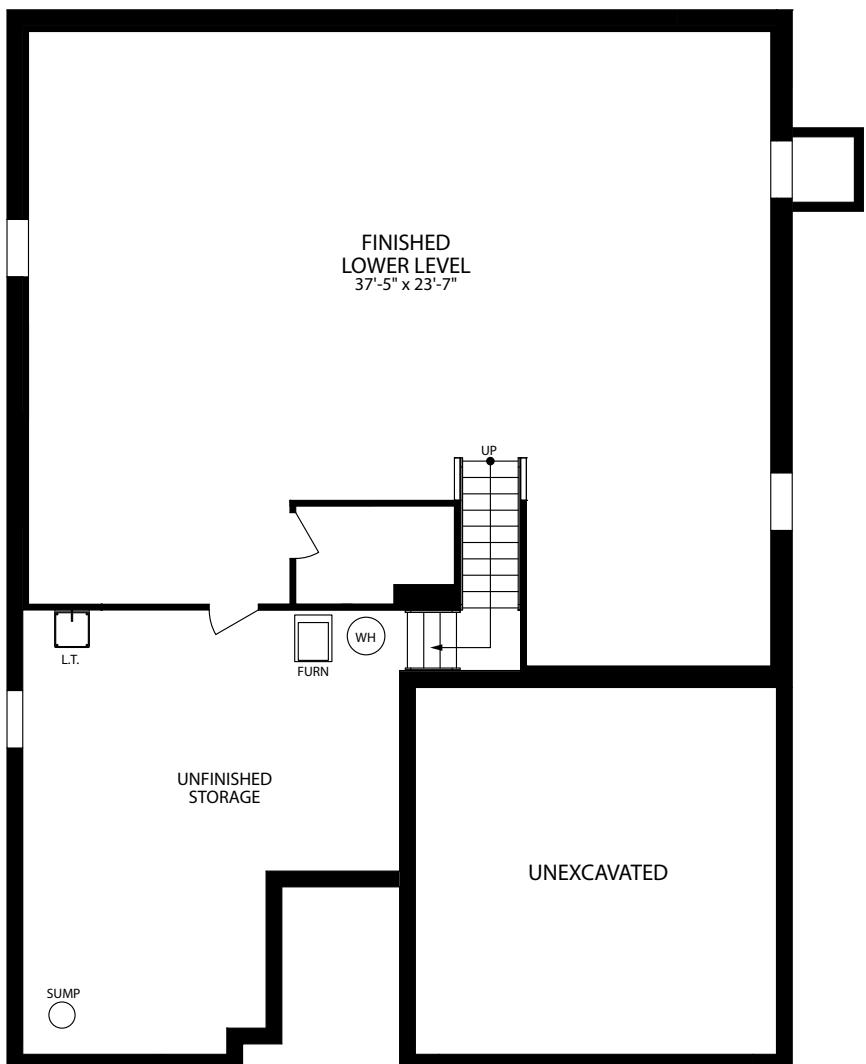
Opt. Chef's Kitchen



Opt. Extra Kitchen Island



Opt. Finished Lower Level



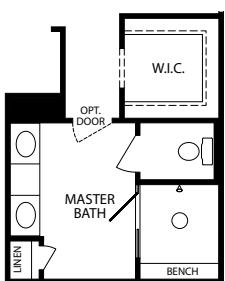
Opt. Fireplace



Opt. 28 Patio Door



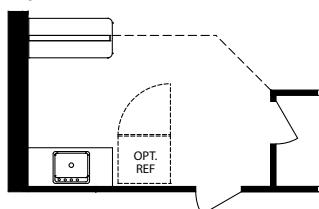
Opt. Upgraded Master Bath



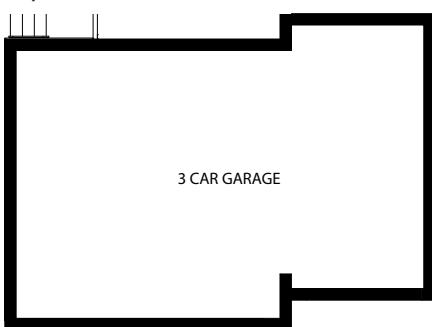
Opt. Shower Bath



Opt. Social Center



Opt. 3 Car Garage at Lower Level



MARONDA

Home

Clearview Crossing of Stoneridge City of Springboro

HOME CONCEPTS

Maronda Homes offers a variety of single family detached home styles, with a selection of material finishes and feature options.

The home concepts on the following pages are part of the Americana Series. The concepts shared are representational. Final designs, features and material selection will be made at the time of purchase by the home owner. All homes will conform to the Maronda Homes anti-monotony standards.

DREAM. BUILD. *Live.*



Material options: Front facade:

- Brick
- Stone (front facade)

Non-street facade

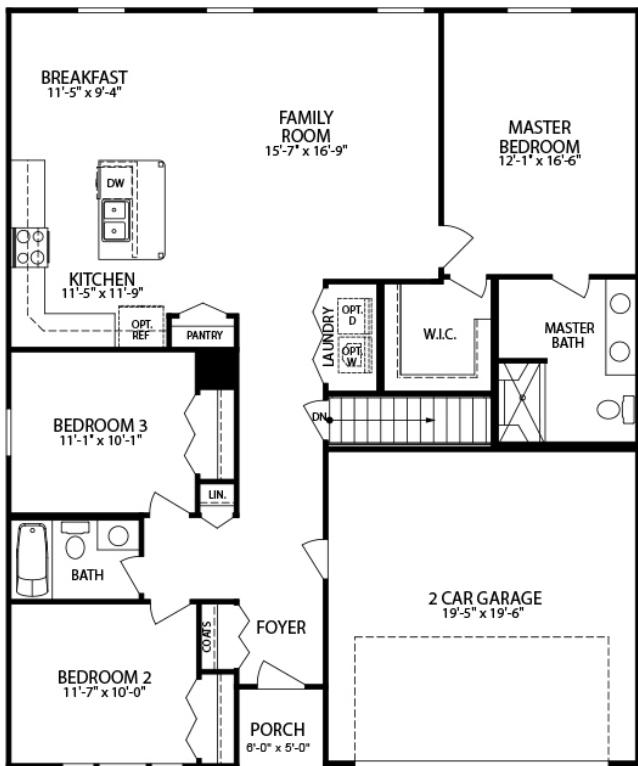
- Vinyl plank
- Hardie plank (upgrade)

Roof: Premium shingles

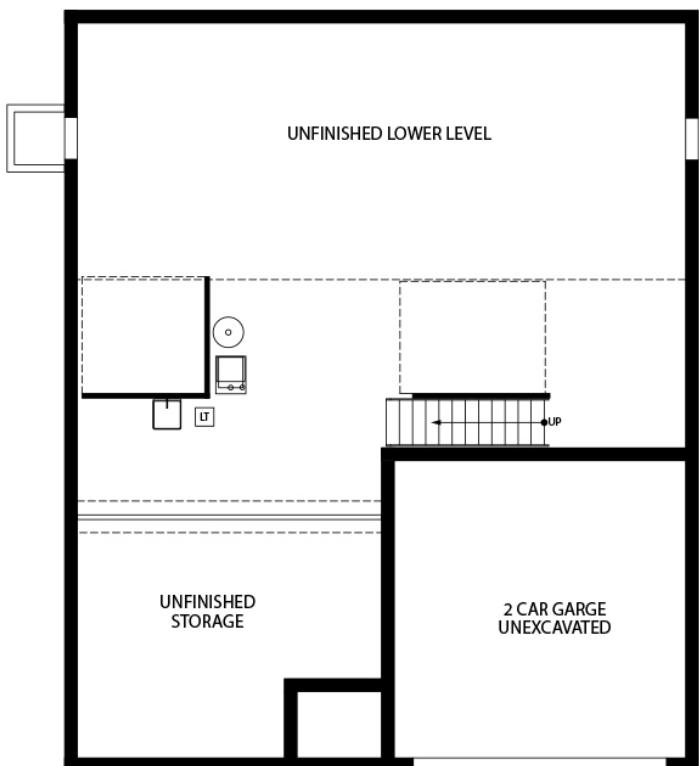
DREAM. BUILD. *Live.*

Quality Since 1972

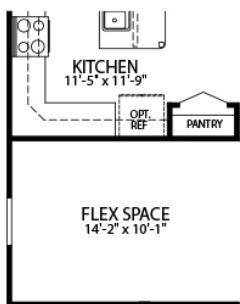
FIRST FLOOR LAYOUT



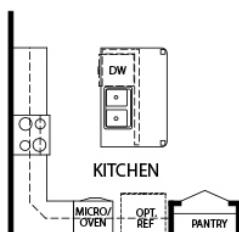
LOWER LEVEL LAYOUT



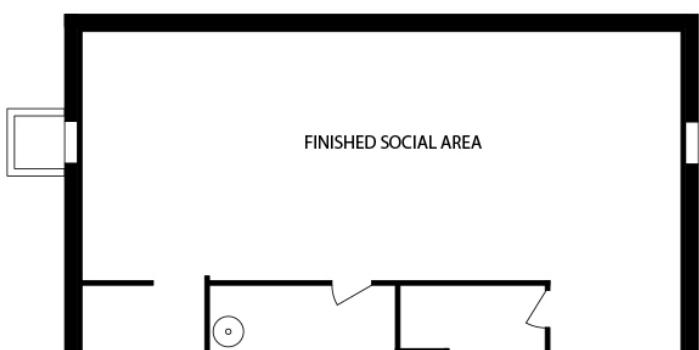
Opt. Flex ILO Bedroom 3



Opt. Chef Kitchen



Opt. Finished Social Area



- 1,498-2,418 finished sq. ft.
- 2 Car Garage
- First Floor Owner Suite
- 2-3 Bedrooms, 2 Bathrooms

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Material options: Front facade:

- Brick
- Stone (front facade)

Non-street facade

- Vinyl plank
- Hardie plank (upgrade)

Roof: Premium shingles

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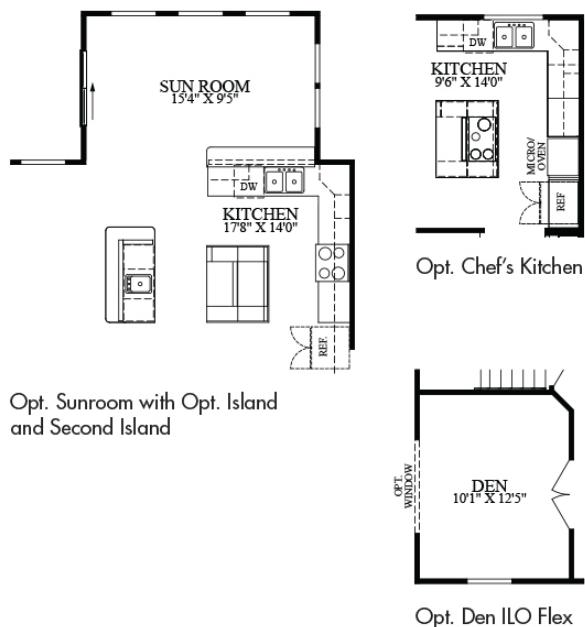
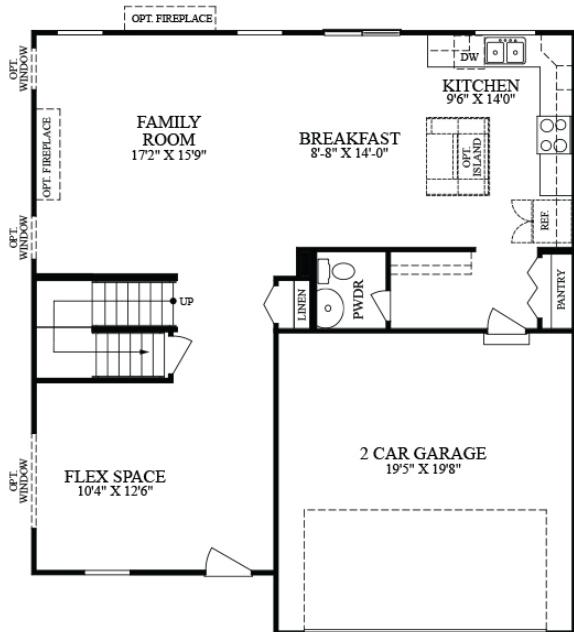
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MARONDA

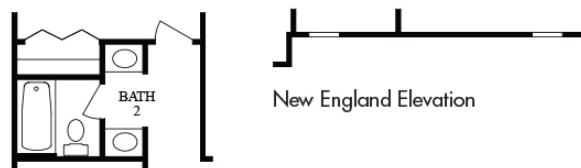
Homes

THE SOMERSET

FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



Opt. Hall Bath Alt.
Door Location



Opt. Bedroom 4 ILO Loft

- 2,382 - 3,365 finished sq. ft.
- 2-3 Car Garage
- Second Floor Owner Suite
- 3-4 Bedrooms, 2.5-3.5 Bathrooms

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The following pages provide a comparison of materials with regards to the proposed front facade and non-street facing siding options.

The Springboro Zoning Section 1264.06 Single Family Dwelling, Detached; Subsection (a) Exterior Building Materials allows the following materials at the percentages noted in Table 7.

Table 7. Building Materials for Detached Single Family Dwellings

Building Material	Maximum Street Facing Facade Coverage	Maximum Non-Street Facing Facade Coverage
Brick	100%	100%
Concrete block (decorative split face only)	20%	20%
EIFS/Dryvit higher than 8 feet above grade	50%	50%
Siding - vinyl or metal (horizontal)	100%	100%
Siding - vinyl or metal (articulated)	100%	100%
Siding - natural wood, natural-based wood, cementitious wood	100%	100%
Stone - cast or natural	100%	100%
Plaster, stucco or similar materials	100%	100%

Maronda proposes to provide a brick, stone and architectural vinyl siding option for Street facing front facades and a premium vinyl plank siding for non-street facing facades. The comparison of built homes is provided, on the following pages, to demonstrate that premium vinyl siding has a similar performance value as cementitious wood also referred to as Hardie plank.

MATERIAL COMPARISON

GENERAL SPECIFICATIONS

HARDIE PLANK SIDING

- James Hardie™
- Material:
 - Fiber cement: wood pulp, cellulose fibers and cement
 - Weight: 300 lbs per square foot
- Installation
 - Increased installation costs
 - Requires skilled labor
 - Poor installation may void warranty
- Maintenance: repainting & power washing



VINYL SIDING

- Mastic Siding, Cornerstone Building Brands ©
- Material:
 - Vinyl
 - Weight: 60-70 lbs per square foot
- Installation
 - Lower installation costs
 - Reduced skilled labor
- Maintenance: power washing



MATERIAL COMPARISON

EXISTING CONDITIONS

HARDIE PLANK SIDING

Springboro installations: The Enclave at Stone Ridge



120 Haverstraw Place



155 Haverstraw Place



180 Haverstraw Place



188 Haverstraw Place

MATERIAL COMPARISON

EXISTING CONDITIONS

HARDIE PLANK SIDING

Springboro installations: The Enclave at Stone Ridge



109 Montgomery Lane



113 Montgomery Lane



117 Montgomery Lane



140 Montgomery Lane

MATERIAL COMPARISON

EXISTING CONDITIONS

VINYL SIDING

Maronda installations:



6329 Bernard Ct.
Burlington, KY



10242 Harlequin Ct.
Alexandria, KY



10252 Harlequin Ct.
Alexandria, KY



MARONDA

Home

HOME CONCEPTS

For more information visit
marondahomes.com

Ask your New Home Specialist for details about additional options to this floor plan to meet your unique lifestyle and needs.

Floor plans and elevations are artist's renderings for illustrative purposes and not part of a legal contract. Features, sizes, options, and details are approximate and will vary from the homes as built. Optional items shown are available at additional cost.

Maronda Homes reserves the right to change and/or alter materials, specifications, features, dimensions and designs without prior notice or obligation.

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MEMO

846 Fourth Avenue, Coraopolis, PA 15108
(412) 264-4400 • (412) 264-1200 Fax

TO: Dan Boron, AICP
City Planner
City of Springboro
COMPANY: LSSE
FROM: Joanne Shelly,
AICP, RLA LEED BD+C
SUBJECT: Clearview Crossing
interior intersection

DATE: December 2022
S. O. NO.: 308-343
cc: City of Springboro
Planning Commission

Clearview Crossing – Sight Distance at Haverstraw Place internal intersection

The American Association of State Highway and Transportation Officials (AASHTO) publication *A Policy on Geometric Design of Highways and Street 7th Edition* Section 9.5.1 states:

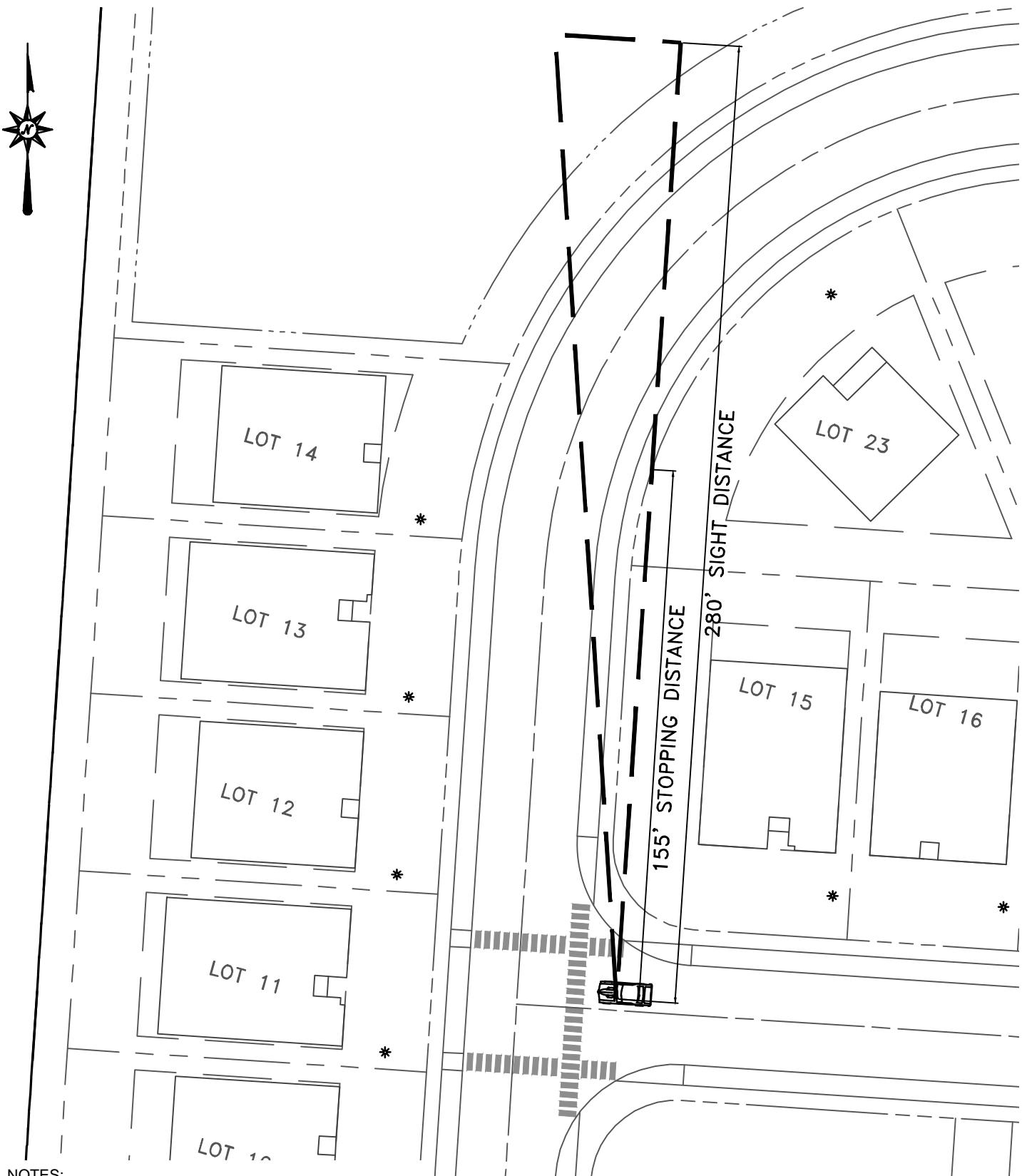
“If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions... To enhance traffic operations, intersection sight distance that exceed stopping sight distances are desirable along the major roadway.”

The movement from the stop sign, requiring the longest sight distance is for left turning vehicles. Referencing AASHTO Table 9-7, required stopping sight distance for the proposed development with a posted speed limit of 25 miles per hour would be 155 feet and desired intersection sight distance in the same conditions would be 280 feet. The attached Exhibit B shows the stopping distance and the sight distance triangle.

The reference standards are for intersections at major roads and highways; meeting these standards for an interior residential street, exceeds the requirements.

Table 9-7. Design Intersection Sight Distances
Case B-1 Left Turn from stop

Design Speed (mph)	Stopping Sight Distance (ft)	U.S. Customary	
		Calculated (ft)	Design (ft)
15	80	165.4	170
20	115	220.5	225
25	155	275.6	280
30	200	330.8	335
35	250	385.9	390
40	305	441.0	445
45	360	496.1	500
50	425	551.3	555
55	495	606.4	610
60	570	661.5	665
65	645	716.6	720
70	730	771.8	775
75	820	826.9	830
80	910	882.0	885



NOTES:

1. DISTANCES DERIVED FROM AASHTO STANDARDS FOR STREETS WITH A 25 MPH SPEED LIMIT.
2. SITE DISTANCES MEASURED 14.5 FT. FROM THE EDGE OF THE MAJOR ROADWAY, PER AASHTO.

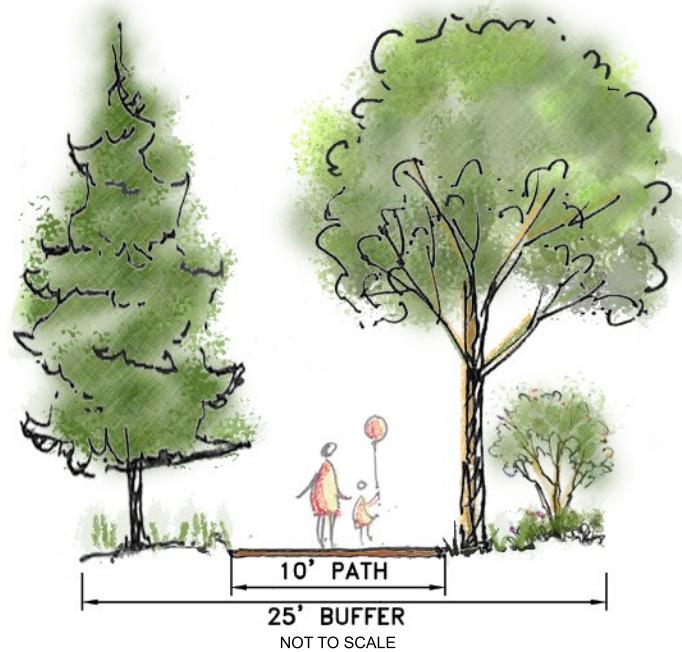
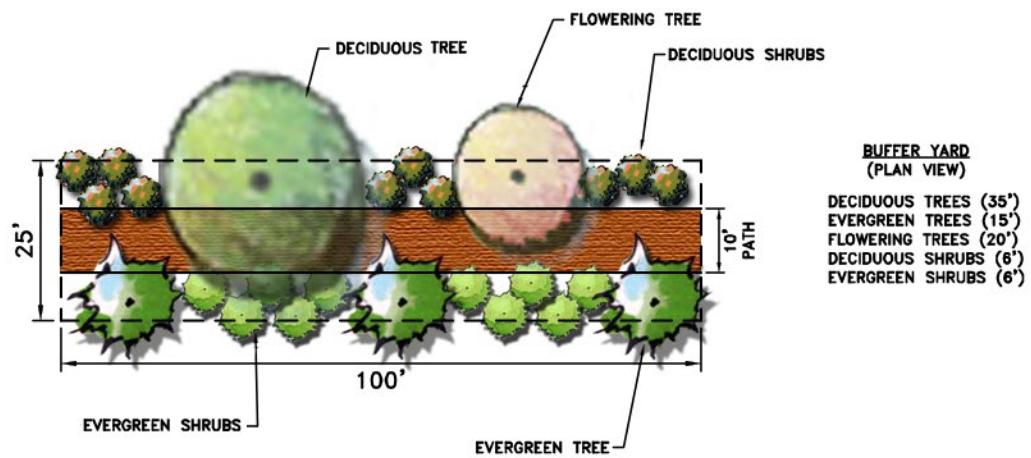


LSSE
Civil Engineers and Surveyors
846 4th Avenue
Corporation, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

Scale: 1"=40'
Drwn By: Chkd By: Appd By:
Filename: Sight Distance Exhibit
Date: December 2022

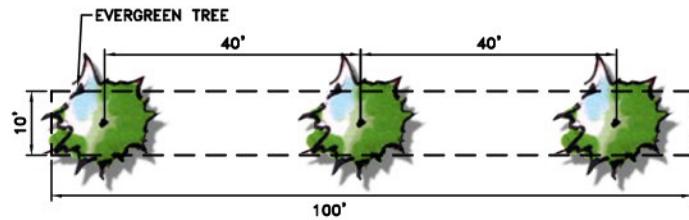
308-343 CLEARVIEW CROSSING
EXHIBIT B
SIGHT DISTANCE AT HAVERSTRAW PLACE

Situate In
City of Springboro, Warren County, OH



LANDSCAPE BUFFER ADJACENT TO PRIMARY ROADS

DECIDUOUS OR EVERGREEN TREE: 1 TREE PER 20 LINEAR FEET
 FLOWERING TREE: 1 TREE PER 100 LINEAR FEET
 DECIDUOUS OR EVERGREEN SHRUBS: 1 SHRUB PER 5 LINEAR FEET



LANDSCAPE BUFFER RESIDENTIAL TO RESIDENTIAL

DECIDUOUS OR EVERGREEN TREE: 1 TREE PER 40 LINEAR FEET

NOTES:

1. PLANT SIZES AT THE TIME OF INSTALLATION SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE
2. WIDTH IN CHART ARE ESTIMATED PROJECTIONS FOR SUSTAINED GROWTH ASSUMING SUFFICIENT MAINTENANCE
3. BUFFER PLANS ARE DIAGRAMMATIC AND USE APPROXIMATE PLANT SIZES BY TYPE AS LISTED
4. PLANT SPECIES SHOULD BE SELECTED THAT ARE APPROPRIATE FOR THEIR LOCATION AND DESIRED PURPOSE
5. REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION

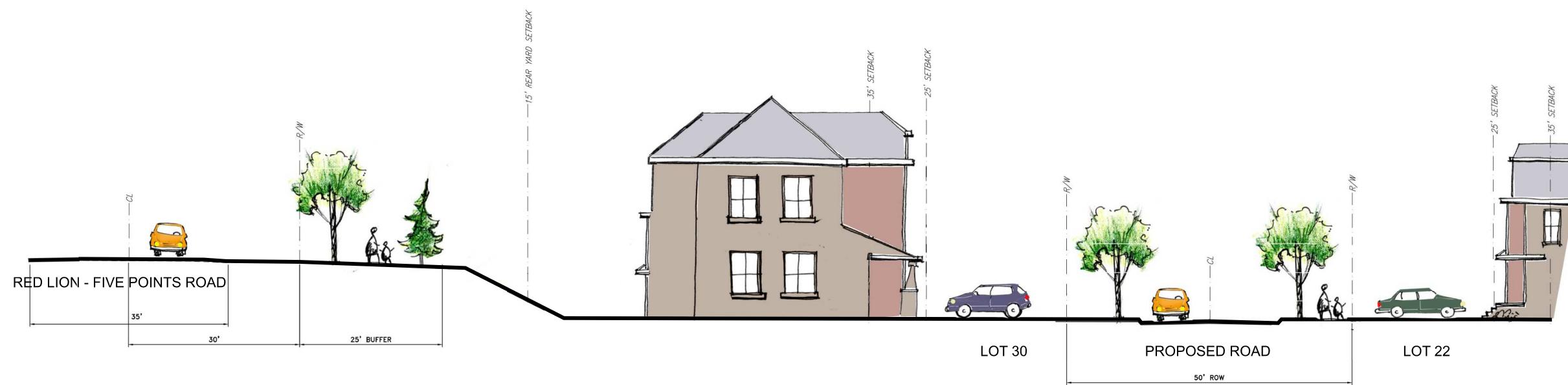
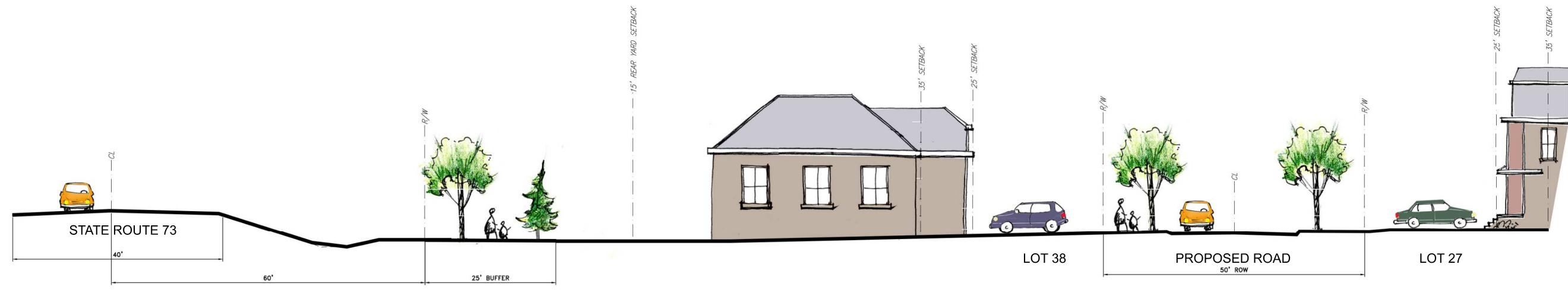
EXHIBIT A



LSSE
Civil Engineers and Surveyors
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email: info@lsse.com

Scale:	1"=30'
Drwn By:	Chkd By:
Filename:	Buffer Exhibit
Date:	October 2022

CLEARVIEW CROSSING
OF STONE RIDGE
EXHIBIT A
TYPICAL BUFFER YARD LANDSCAPE
Situate In
City of Springboro, Warren County, OH



Scale:



Drawn By _____ Checked By _____ Approved By _____



846 4th Avenue
Concord, Pennsylvania 15108
Phone: 412-254-4400
Fax: 412-254-1200
email: info@lsse.com

Filename: **Exhibit Sections.dwg**
Date: **October 2022**

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

**CLEARVIEW CROSSING
OF STONE RIDGE**
General Plan
Situate In
City of Springboro, Warren County, Ohio

SITE PROFILES

Drawing No. **308-343** Sheet No. **1 of 1**

