

**Agenda**  
**City of Springboro Planning Commission Meeting**  
**Wednesday, February 8, 2023, 6:00 p.m.**  
**Council Chambers, City Building, 320 West Central Avenue**

- I. Call to Order
- II. Approval of Minutes
  - A. January 18, 2023 Planning Commission Meeting
- III. Agenda Items
  - A. Final Approval, preliminary subdivision review, Wade-Wray property, Wadestone subdivision, 2515 West Factory Road, residential subdivision
  - B. Final Approval, revision to approved general plan, Swope-Hills property, Wadestone subdivision, 465 West Factory Road, residential subdivision
  - C. 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
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

**Background Information Staff Comments/Recommendation**  
**City of Springboro Planning Commission Meeting**  
**Wednesday, February 8, 2023, 6:00 p.m.**  
**Council Chambers, City Building, 320 West Central Avenue**

**III. Agenda Items**

**A. Final Approval**

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

**B. Final Approval**

**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 final approval 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, Spring Park, and Sawgrass Pointe subdivisions, to the east residential dwellings fronting West Factory Road as well as 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 12, 2022 Planning Commission meeting. At that time the applicant was advised to complete a traffic impact study to address concerns on the 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. A second preliminary review took place at the January 18th Planning Commission meeting. At that time the Planning Commission authorized this item to be placed on a future agenda for final approval of both agenda items.

### **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 shown 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 it develops 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 show 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 notifications were distributed.

### **Staff Recommendation—Wade-Wray Property**

City staff recommends approval of the preliminary plan for the Wade-Wray property located at 2515 West Factory Road subject to the following comments:

1. No more than 19 lots may be platted in this subdivision without the benefit of a second access to a public right-of-way in the adjacent Hills-Swope property located at 465 West Factory Road.
2. 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.
3. Setbacks are measured from the overhang.
4. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code at the construction plans stage of the subdivision's development.
5. Lighting planned for individual home sites to be provided at a later stage of the development review process.
6. 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.
7. Development is not permitted in the floodway. Adjust setbacks accordingly.
8. A homeowner association (HOA) shall be created and recorded prior to the recording of the record plan. Submit HOA documents for review when ready. HOA shall be responsible for maintaining items such as, but not limited to, open space, landscaping, storm water facilities, entry monuments, sump drains, central mailbox units, etc.
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, 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.
11. Homes that cannot be gravity drained by sewer shall not be permitted to have basements. Hung sewers are not permitted.
12. Central Mailbox Unit(s) to be reviewed and approved by the Post Master.
13. Increase width of easement between lots 6 and 7 to a total of 25 feet.
14. 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.
15. 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.

16. 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.
17. 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 Recommendation—Swope-Hills Property**

City staff recommends approval of the revised general plan for the Swope-Hills property located at 465 West Factory Road subject to the following comments:

1. No more than 19 lots may be platted in this subdivision without the benefit of a second access to a public right-of-way in the adjacent Wade-Wray property located at 2515 West Factory Road.
2. 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.
3. Setbacks are measured from the overhang.
4. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code at the construction plans stage of the subdivision's development.
5. Streets to be built to City specifications, including 29 feet back to back of curb with 5 feet wide sidewalks.
6. Lighting planned for individual home sites to be provided at final development plan stage of development.
7. 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.
8. Development is not permitted in the floodway.
9. A homeowner association (HOA) shall be created and recorded prior to the recording of the record plan. Submit HOA documents for review when ready. HOA shall be responsible for maintaining items such as, but not limited to, open space, landscaping, storm water facilities, entry monuments, sump drains, central mailbox units, etc.
10. Dedicate the right of way along West Factory Road, where applicable.
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, detention basin, and bridge design.
12. Central Mailbox Unit(s) to be reviewed and approved by the Post Master.
13. 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.
14. 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.
15. 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.

16. 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.

### **C. 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 the existing 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, a residence, and more recently a church, then a training center and meeting room for High Concrete. While the building is historic, it was built sometime after 1828, 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 February 8th 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 prior to the January 18th Planning Commission meeting. 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 Thursday, January 31, 2023 at 12:00 p.m.

# 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.

Owner  
 Agent  
 Lessee  
 Signed Purchase  
Contract

**APPLICANT NAME:**

**Grand Communities, LLC**

Address

**3940 Olympic Blvd. - Suite 400**

**Erlanger, KY 41018**

Telephone No.

**( 859 ) 341-4709**

Fax No.

**( )**

Email Address

**rhayes@fischerhomes.com**

**PROPERTY OWNER NAME (IF OTHER):** **Hills Springboro No. 1, LLC**

Address: **4901 Hunt Road, Suite 300**

**Cincinnati, Ohio 45242**

Telephone No. **( )**

Property Address or General Location:

**465 Factory Road**

Parcel Number(s): **04131780110**

Acreage: **28.69**

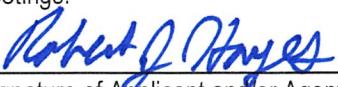
PUD Category:  Residential  Retail  Office  Manufacturing  Mixed Use

If Mixed Use, Acreage in Each Category: **N/A**

For Residential Proposed Density **2.34** Number of Residential Units **67**

Proposed Use: **Single-Family residential**

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

  
(Signature of Applicant and/or Agent)

**2023-01-19**

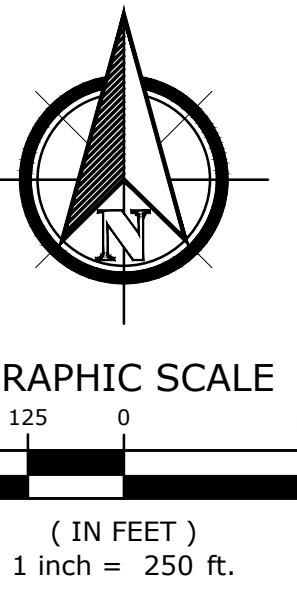
(Date)

Robert J. Hayes, Community Design Project Manager

Printed Name

# WADESTONE SUB-DIVISION (HILLS PROPERTY)

## CITY OF SPRINGBORO, WARREN COUNTY, OHIO



GRAPHIC SCALE

250 125 0 250

(IN FEET)

1 inch = 250 ft.

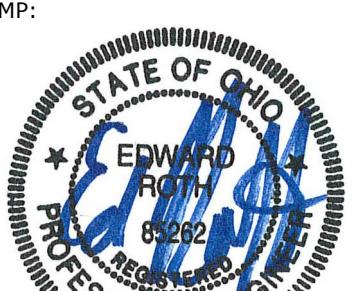
IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51907  
ibigroup.com

## REVISION

SUBMISSION:

<input type="checkbox"/>	PRELIMINARY ENGINEERING SET
<input checked="" type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

STAMP:



The seal is circular with a black and white hatched outer ring. The words "STATE OF OHIO" are at the top, "PROFESSIONAL ENGINEER" are at the bottom, and "REGISTERED" is in the center. The center contains a five-pointed star, the name "EDWARD ROTH", and the number "85262". A large, blue, hand-drawn style "E" is written across the center of the seal.

EDWARD ROTH  
85262  
REGISTERED PROFESSIONAL ENGINEER  
23-01-19

SPRINGBORO, OH  
SPRINGBORO  
FACTORY ROAD  
WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR
IBI NO.:		138895
DATE:		SEPTEMBER, 2022
SCALE:		HORIZONTAL 1" = 250'

SHEET TITLE:

SHEET NO.: C-000

## DECLARATION BY THE DEVELOPER:

EXCEPT AS OTHERWISE HEREINAFTER PROVIDED, OR AS MAY BE PROVIDED BY OTHER RECORDED DOCUMENTS, THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF THE COMMON ELEMENTS AND ALL STRUCTURES THEREON; DESCRIPTION OF COMMON ELEMENTS. THE COMMON ELEMENTS IN THE SUBDIVISION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE RECREATIONAL FACILITIES; OPEN SPACES; LANDSCAPE, FENCING AND SIGNAGE EASEMENTS; SEWER EASEMENTS; MAILBOX EASEMENTS; PRIVATE EASEMENTS AND ANY OTHER EASEMENTS FOR OPEN SPACE, LANDSCAPING AREAS AND MOUNDING, WATER RETENTION/DETENTION BASINS, COMMON AREA UTILITY EASEMENTS, STORM SEWER AND SURFACE WATER DRAINAGE EASEMENTS, WATER MAIN EASEMENTS, SANITARY SEWER EASEMENTS, PRESERVATION AREAS, AND PRIVATE DRAINAGE EASEMENTS; ALL AS ARE OR MAY BE LOCATED, DESCRIBED AND SHOWN ON THE RECORD PLATS (COLLECTIVELY, THE "COMMON ELEMENTS"). DECLARANT AND/OR BUILDER MAY ALSO CREATE OTHER COMMON ELEMENTS NOT NOW IN EXISTENCE BUT THAT MIGHT IN THE FUTURE BE ADDED, LOCATED AND SHOWN ON ANY SUBSEQUENT RECORD PLAT TO BE RECORDED AND CREATING ADDITIONAL

The logo for Ohio 811 features a stylized 'U' shape above the word 'OHIO' in a bold, blocky font. The 'O' is partially filled with a wavy line, and the 'H' has a similar wavy line through it. Below 'OHIO' is the suffix '.org' in a smaller, regular font. At the bottom, the slogan 'Before You Dig' is written in a smaller, sans-serif font.

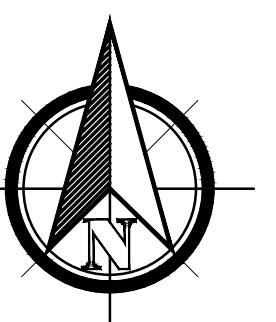
## CODED NOTES:

# VACINITY MAP:

## SHEET INDEX:

STREET INDEX.  
GENERAL LOCATION MAP  
AREA MAP  
ALTA/NSPS LAND TITLE SURVEY  
CONTOURS  
SITE PLAN  
COMMON SPACE  
EXISTING TREE LOCATION MAP  
BRIDGE SITE PLAN  
ABUTMENT SECTION  
TRANSVERSE SECTION

NOTE:  
LANDSCAPE PLANS TO BE SUBMITTED AT A  
LATER DATE AS PART OF FUTURE REVIEW  
PROCESSES



IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51907  
ibigroup.com

## EVISION:

UBMISSION:  
022-08-19 PLANNING COMM  
022-10-18 PLANNING COMM  
022-12-23 PLANNING COMM  
023-01-20 FINAL DEVELOPM

PRELIMINARY ENGINEERING  
 AGENCY REVIEW SET  
 CONSTRUCTION DOCUMENT  
 AS-BUILT DOCUMENT SET

TAMP:



The seal is circular with a decorative border. The words "STATE OF OHIO" are at the top, "PROFESSIONAL ENGINEER" are at the bottom, and "REGISTERED" is on the right side. In the center, there is a large, stylized signature of "EDWARD ROTH" and the number "85262".

SPRINGBORO,  
FACTORY ROAD,  
WARREN COUNTY.

DESIGN	DRAFT
CMR	CMR
BI NO.:	138895
DATE:	

HEET TITLE:

SHEET NO : C-100

FACTORY ROAD (HILLS PROPERTY)				
No.	Owner	Address	Parcel ID	Land Use
1	Sandra Wade-Wray	1515 Factory Rd Springboro Ohio 45066	04131510230	R-1
2	Abigail Wade	2555 Factory Road Clearcreek Twp. Ohio 45066	04131510280	SR-1
3	Courtney Wade	Factory Road Clearcreek Twp. Ohio 45066	04131510290	SR-1
4	Edward Wade	2815 Factory Road Clearcreek Twp. Ohio 45066	04131510260	SR-1
5	Edward Wade	Factory Road Clearcreek Twp. Ohio 45066	04133000471	SR-1
6	John Treon Revocable	Lower Springboro Road Clearcreek Twp. Ohio 45066	04133000050	SR-1
7	Springboro Cemetery	2346 Lower Springboro Road Clearcreek Twp. Ohio 45066	04134020012	R-1
8	Nick & Tondra Cornett	425 Factory Road Springboro Ohio 45066	04131780150	R-2
9	Kevin & Roberta Brandon	435 Factory Road Springboro Ohio 45066	04131780170	R-2
10	Thomas & Linda Mader	445 Factory Road Springboro Ohio 45066	04131780130	R-2
11	Lindsay Kuczek	420 Factory Road Springboro Ohio 45066	04131770080	R-2
12	Jerry & Judith Bell	430 Factory Road Springboro Ohio 45066	04131770070	R-2
13	Jason Anderson	440 Factory Road Springboro Ohio 45066	04131770060	R-2
14	Timothy Whitt	450 Factory Road Springboro Ohio 45066	04131770050	R-2
15	Joseph Compton	150 Catalpa Drive Springboro Ohio 45066	04131770040	R-2
16	HRC Investments INC.	155 Catalpa Drive Springboro Ohio 45066	04131760080	R-2
17	Megan & Adam Popp	510 Factory Road Springboro Ohio 45066	04131760070	R-2
18	Tammy Hobgood	520 Factory Road Springboro Ohio 45066	04131760060	R-2
19	Associate Construction	Sawgrass Pointe Court Springboro Ohio 45066	04131760110	R-2
20	Associate Construction	15 Sawgrass Pointe Court Springboro Ohio 45066	04131260320	R-2
21	Cecil Mullins Jr	620 Factory Road Springboro Ohio 45066	04131260310	R-2
22	Dewey Ely *Gabriel*	2600 Factory Road Springboro Ohio 45066	04131260300	R-2
23	Tara Stockler	2480 Factory Road Springboro Ohio 45066	04131260160	R-2
24	Marilyn Scott	2500 Factory Road Springboro Ohio 45066	04131070140	R-2
25	Guy & Christi Garrett	2510 Factory Road Springboro Ohio 45066	04131070130	R-2
26	Thomas Moscynski	25 Sawgrass Pointe Court Springboro Ohio 45066	04131260330	R-2
27	Jessie & Divya Mani	35 Cladium Court Springboro Ohio 45066	04131260340	R-2
28	Christopher Florio	45 Cladium Court Springboro Ohio 45066	04131260350	R-2
29	Steven Knick	815 Market Street Springboro Ohio 45066	04131260150	R-2
30	Erik & Ashley Adams	810 Market Street Springboro Ohio 45066	04131070080	R-2
31	Jessica & Bryan Workman	15 Creekview Court Springboro Ohio 45066	04131070070	R-2
32	Ilkwang & Inyoung Kim	295 Kesling Drive Springboro Ohio 45066	04131760090	R-2
33	Clayton Sears	20 Sawgrass Pointe Court Springboro Ohio 45066	04131760100	R-2
34	Dylan & Stephan Wilson	285 Kesling Drive Springboro Ohio 45066	04131760010	R-2
35	Nestor Fernandez	275 Kesling Drive Springboro Ohio 45066	04131760020	R-2
36	Marilyn Chandler	265 Kesling Drive Springboro Ohio 45066	04131760030	R-2
37	Anthony Mercado	255 Kesling Drive Springboro Ohio 45066	04131760040	R-2
38	Sheila Greer	245 Kesling Drive Springboro Ohio 45066	04131760050	R-2
39	Kenneth Wagoner	2605 Factory Road Clearcreek Twp. Ohio 45066	04131780060	R-2
40	Ryan & Tiffanie Day	225 Kesling Drive Springboro Ohio 45066	04131770010	R-2
41	Debra & Martin March	215 Kesling Drive Springboro Ohio 45066	04131770020	R-2
42	N & B Ventures LLC	205 Kesling Drive Springboro Ohio 45066	04131770030	R-2
43	Susan Moizuk	805 Market Street Springboro Ohio 45066	04131260140	R-2
44	John & Sandra Webb	50 Cladium Court Springboro Ohio 45066	04131260360	R-2
45	Charlene Tolley	250 Kesling Drive Springboro Ohio 45066	04131300080	R-2
46	Bradley Laudick	240 Kesling Drive Springboro Ohio 45066	04131300180	R-2
47	Timothy Hall	105 Catalpa Drive Springboro Ohio 45066	04131300170	R-2
48	Barbara Engel	220 Kesling Drive Springboro Ohio 45066	04131310130	R-2
49	Sarah Shepherd	120 Catalpa Drive Springboro Ohio 45066	04131310120	R-2
50	Scott Grissinger	110 Catalpa Drive Springboro Ohio 45066	04131310110	R-2
51	Daniel Barnes	165 Maple Drive Springboro Ohio 45066	04132060240	R-2
52	AMB Enterprises LLC	175 Maple Drive Springboro Ohio 45066	04132060250	R-2
53	Herminia Gardner	200 Kesling Drive Springboro Ohio 45066	04131310140	R-1

## LEGEND:

## PROJECT AREA

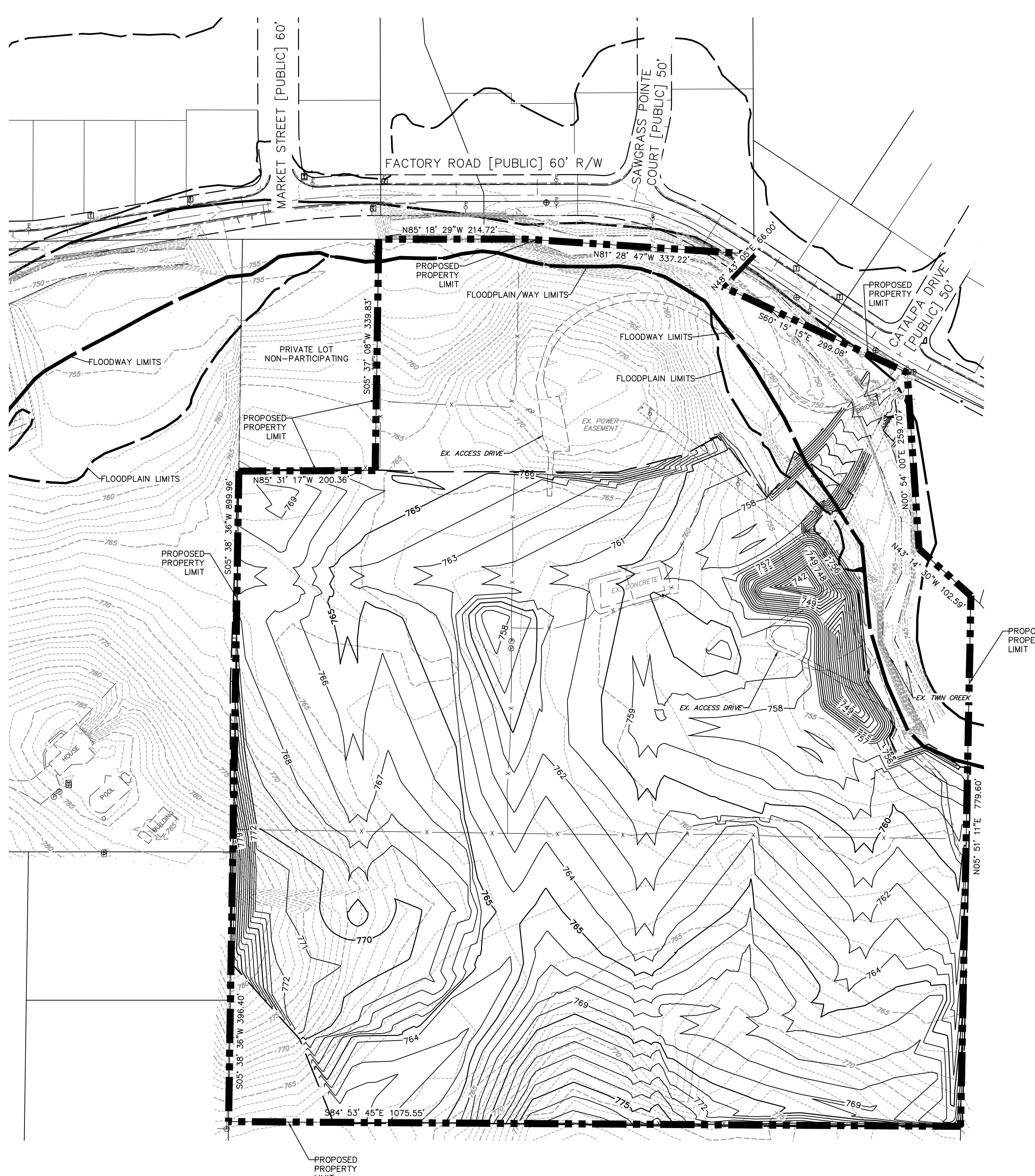
Call 811  
8-1-1  
or 1-800-362-2764  
(Non-members must be called directly)

Underground Utilities

Contact Two Working Days Before You Dig

**OHIO811.org**  
Before You Dig





## GRADING LEGEND

	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED PROPERTY LINE
	EXISTING FENCE
	EXISTING TREE LINE
	CONSTRUCTION LIMITS

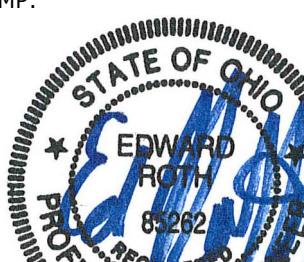
IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51907  
ibigroup.com

REVISION:

SUBMISSION:  
2022-08-19 PLANNING COMMISSION  
2022-10-18 PLANNING COMMENTS  
2022-12-23 PLANNING COMMISSION 2  
2023-01-20 FINAL DEVELOPMENT PLAN

<input type="checkbox"/>	PRELIMINARY ENGINEERING SET
<input checked="" type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

STAMP:



2

SPRINGBORO, OH

SPRINGBORO  
FACTORY ROAD

WARREN COUNTY

DESIGN	DRAFT	CHECK

CMR	CMR	EFR
IBI NO.:	138895	

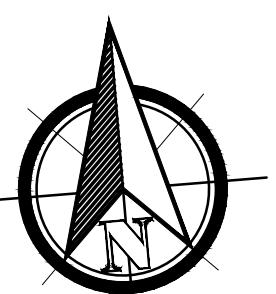
DATE: SEPTEMBER, 2022

SCALE: HORIZONTAL : 1" = 80'

**SHEET TITLE:**

CONTOURS

SHEET NO.: C-300



## GRAPHIC SCALE

( IN FEET )

1 inch = 80 ft

11

ROUP  
ngle Park Drive  
ati OH 45246  
942 3141  
881 2263  
:: Ed Roth  
007  
.com

10 of 10

ON:  
19 PLANNING COMMISSION  
18 PLANNING COMMENTS  
23 PLANNING COMMISSION 2  
20 FINAL DEVELOPMENT PLAN

ELIMINARY ENGINEERING SET  
ENCY REVIEW SET  
INSTRUCTION DOCUMENT SET  
-BUILT DOCUMENT SET

SPRINGBORO, OH  
SPRINGBORO  
FACTORY ROAD  
WARREN COUNTY

N	DRAFT	CHECK
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	CMR	EFR
138895		

SEPTEMBER, 2022

116

## CONTOURS

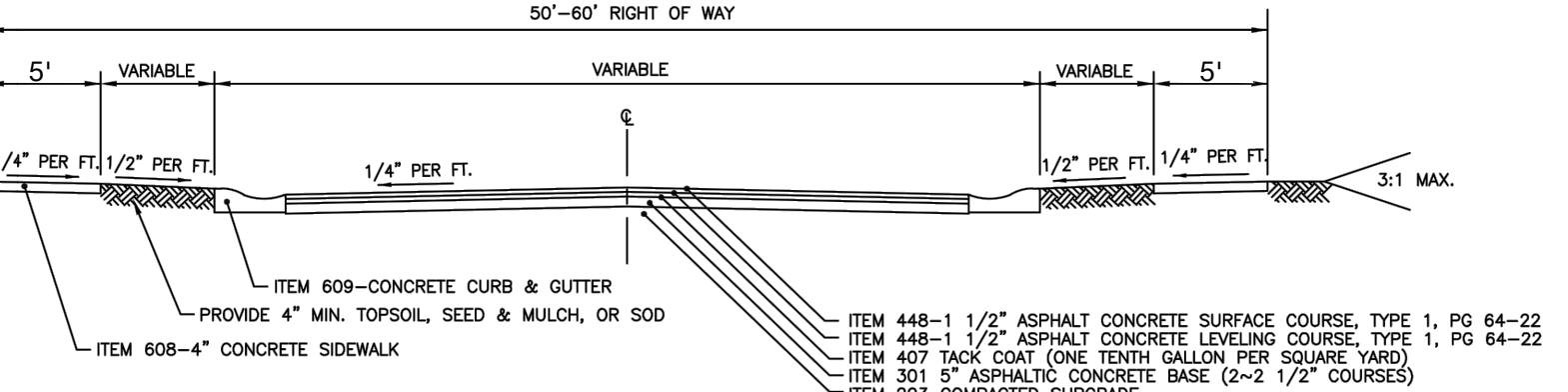
NO.: C-300

NOTES:

1. ALL RESIDENTIAL LOTS TO HAVE INDIVIDUAL RESIDENTIAL POST LAMPS. LOCATIONS TO BE FINALIZED WITH FINAL DEVELOPMENT PLANS.
2. SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200FT. INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYER. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB, 6" BEHIND THE BACK OF CURB, AND TIED INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE AT THE LOW SIDE OF THE PROPERTY. A 3" TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. NO DOWNSPOUTS OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1- 4 HOUSES, AND A 6" LINE FOR 5 OR MORE HOUSES. WALK OUT BASEMENTS DO NOT REQUIRE A SUMP PUMP. FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.
3. NO DEVELOPMENT TO OCCUR IN THE FLOODWAY AND/OR FLOODPLAIN WITHOUT PRIOR PERMIT APPROVAL BY THE CITY ENGINEER

4. 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.
5. SUMP DRAINS AND CENTRAL MAILBOX UNITS ARE TO BE INCLUDED IN THE COMMON ELEMENTS FOR THE HOA TO MAINTAIN.
6. 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.
7. BRIDGES AND ELEVATED SURFACES. WHERE A BRIDGE OR ELEVATED SURFACE IS PART OF 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.

## STANDARD ROADWAY SECTION



## ASPHALT CONCRETE PAVEMENT & ASPHALT CONCRETE BASE

NOTE: MIN. FRONTRAGE AT FRONT AND REAR SETBACKS ARE 62 FT. FOR TYPICAL DESIGNER HOME TYPE  
NOTE: MIN. FRONTRAGE AT FRONT AND REAR SETBACKS ARE 60 FT. FOR TYPICAL PATIO HOME TYPE

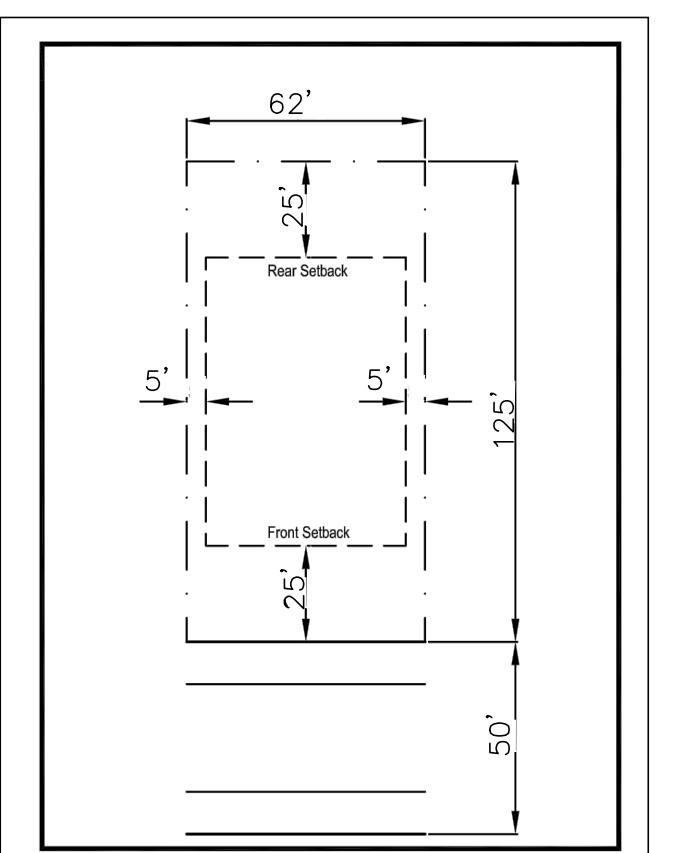
FACTORY ROAD (HILLS PROPERTY)				
Lot No.	Lot Area (SQ. FT.)	Frontage Width (FT.)	Rear Frontage Width (FT.)	Lot Area (Ac)
40	8,232	64	64	0.19
41	8,060	62	62	0.19
42	8,060	62	62	0.19
43	7,941	62	62	0.18
44	7,750	62	62	0.18
45	7,750	62	62	0.18
46	7,751	64	64	0.19
47	7752	62	62	0.18
48	7,779	63	61	0.18
49	8,255	72	64	0.19
50	8,255	72	62	0.19
51	8,119	72	64	0.19
52	8,666	60	65	0.20
53	8,611	60	60	0.20
54	8,875	60	60	0.20
55	9,139	60	60	0.21
56	9,403	60	60	0.22
57	10,249	68	60	0.24
58	8,844	67	61	0.20
59	12,972	60	120	0.30
60	13,646	63	126	0.31
61	13,815	64	128	0.32
62	12,666	60	117	0.29
63	8,952	67	64	0.21
64	8,906	60	68	0.20
65	8,100	60	60	0.19
66	8,100	60	60	0.19
67	8,100	60	60	0.19
68	8,100	60	60	0.19
69	8,106	60	60	0.19
70	8,065	62	62	0.19
71	8,075	62	62	0.19
72	8,323	64	64	0.19
73	8,214	65	61	0.19
74	8,060	62	62	0.19
75	8,060	62	62	0.19
76	8,060	62	62	0.19
77	8,060	62	62	0.19
78	8,060	62	62	0.19
79	8,060	62	62	0.19
80	8,060	62	62	0.19
81	8,153	62	63	0.19
82	8,655	80	80	0.20
83	8,060	62	62	0.19
84	8,060	62	62	0.19
85	8,060	62	62	0.19
86	10,532	81	81	0.24
88	8,564	62	62	0.20
89	8,680	62	62	0.20
90	8,915	64	64	0.20
91	11,566	140	122	0.27
92	7,783	64	64	0.18
93	9,689	80	80	0.22
94	7,465	62	62	0.17
95	7,950	63	67	0.18
96	11,520	62	104	0.26
97	17,827	62	115	0.41
98	14,292	62	120	0.33
99	9,640	62	83	0.22
100	7,762	62	62	0.18
101	7,956	64	64	0.18
102	8,654	64	78	0.20
103	11,253	64	95	0.26
104	9,797	64	85	0.22
105	10,435	80	87	0.24
106	8,000	64	64	0.18
CS4	5,439	N/A	N/A	0.12
CS5	143,445	N/A	N/A	3.29
CS6	8,119	N/A	N/A	0.19
CS7	62,300	N/A	N/A	1.43
CS8	167,875	N/A	N/A	3.85
CS9	13,575	N/A	N/A	0.31

WEST FACTORY ROAD WORK RELATED TO  
SUB-DIVISION IMPROVEMENTS TO INCLUDE: UTILITY  
CONNECTIONS, STORM RE-ALIGNMENT (OUTSIDE  
PUBLIC R/W), AND ROADWAY CONNECTION.

AREA MEASUREMENTS	
TOTAL PARCEL AREA	28.694 ACRES
PROPOSED BUILDABLE AREA	19.593 ACRES
PROPOSED COMMON AREA	9.101 ACRES
% AREA COMMON SPACE	32%

PROPOSED PROPERTY INFORMATION	
ZONED: PUD-R	
TOTAL PARCEL AREA	28.694 ACRES
HOUSING TYPE	SINGLE FAMILY
HOUSING UNITS	67 UNITS
HOUSING UNITS/ACRE	2.33 UNITS/ACRE

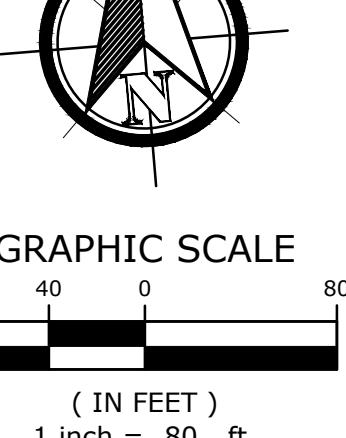
**SUBMISSION:**  
2022-08-19 PLANNING COMMISSION  
2022-10-18 PLANNING COMMENTS  
2022-12-23 PLANNING COMMISSION 2M



**TYPICAL DESIGNER  
HOMESITE DETAIL  
MIN. LOT SIZE 7,750 SF  
MIN. FINISHED BLD 1,600 SF**

---

**N.T.S.**



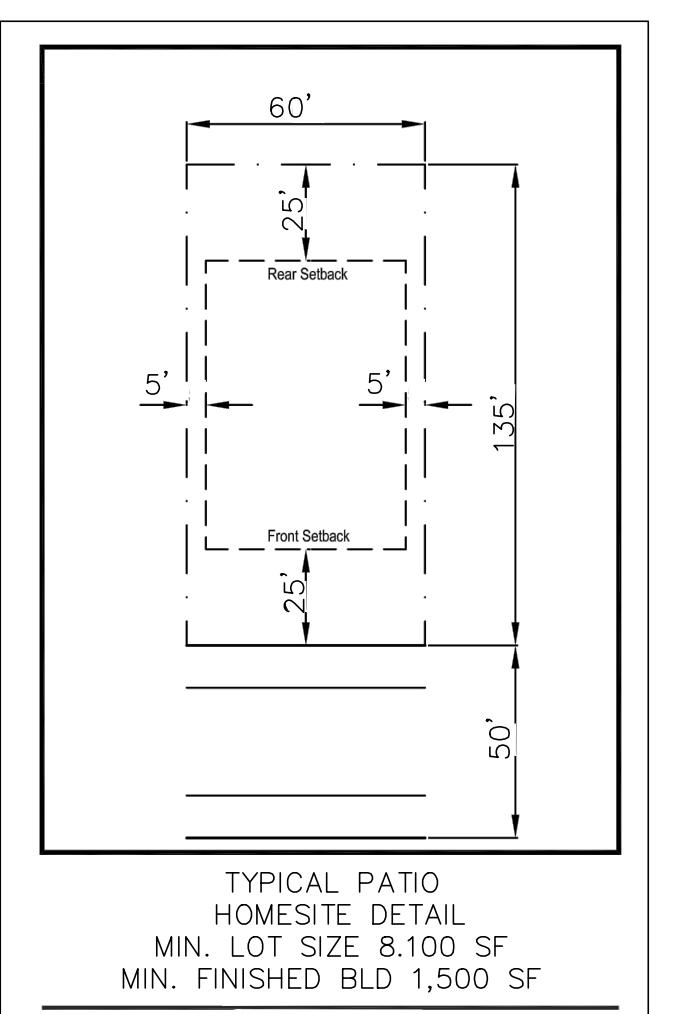
IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51907  
ibigroup.com

DEVICIO



SPRINGBORO, OH  
SPRINGBORO  
FACTORY ROAD  
WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR
IBI NO.:	138895	
DATE:	SEPTEMBER 2022	

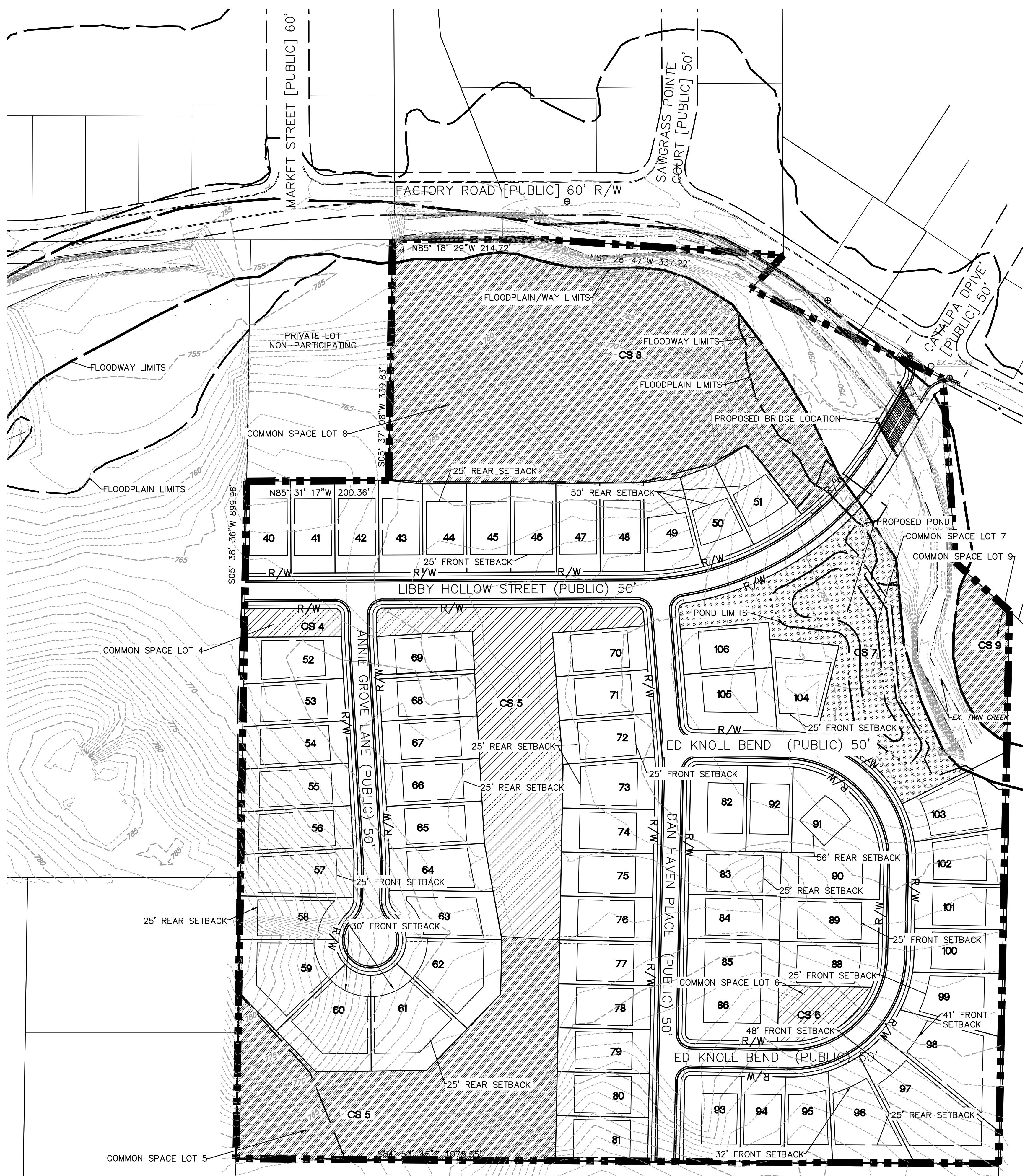


**TYPICAL PATIO  
HOMESITE DETAIL**  
MIN. LOT SIZE 8.100 SF  
MIN. FINISHED BLD 1,500 SF

---

**N.T.S.**

SHEET NO.: C-400



AREA MEASUREMENTS	
TOTAL PARCEL AREA	28.693 ACRES
PROPOSED BUILDABLE AREA	19.593 ACRES
PROPOSED COMMON AREA	9.101 ACRES
% AREA COMMON SPACE	32%

#### LEGEND

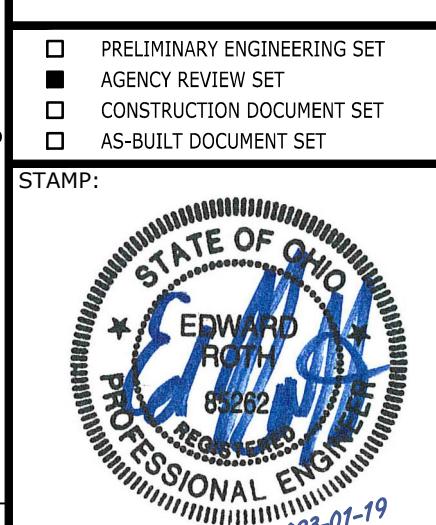
- PROPOSED PROPERTY LINE
- COMMON AREAS AVAILABLE FOR FUTURE COMMON WALKWAY DEVELOPMENT. ULTIMATE WALKWAY AVAILABILITY AND LOCATION TO BE DETERMINED WITH FINAL GRADING.
- COMMON AREA TO BE MAINTAINED AS EXISTING TREED SPACE
- COMMON AREA TO BE USED FOR STORMWATER MANAGEMENT FACILITIES. ADDITIONAL AVAILABILITY FOR COMMON WALKWAYS OR FACILITIES TO BE DETERMINED WITH FINAL STORM POND GRADING.
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- CONSTRUCTION LIMITS

**I**  
**B**

IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51907  
ibigroup.com

REVISION:

SUBMISSION:  
2022-08-19 PLANNING COMMISSION  
2022-10-18 PLANNING COMMENTS  
2022-12-23 PLANNING COMMISSION 2ND  
2023-01-20 FINAL DEVELOPMENT PLAN



#### DECLARATION BY THE DEVELOPER:

EXCEPT AS OTHERWISE HEREINAFTER PROVIDED, OR AS MAY BE PROVIDED BY OTHER RECORDED DOCUMENTS, THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF THE COMMON ELEMENTS AND ALL STRUCTURES THEREON; DESCRIPTION OF COMMON ELEMENTS, THE COMMON ELEMENTS IN THE SUBDIVISION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RECREATIONAL FACILITIES, OPEN SPACES, LANDSCAPE, FENCING AND SIGNAGE EASEMENTS, SEWER EASEMENTS, MAILBOX EASEMENTS, PRIVATE EASEMENTS AND ANY OTHER EASEMENTS FOR OPEN SPACE, LANDSCAPING AREAS AND MOUNDING, WATER RETENTION/DETENTION BASINS, COMMON AREA UTILITY EASEMENTS, STORM SEWER AND SURFACE WATER DRAINAGE EASEMENTS, WATER MAIN EASEMENTS, SANITARY SEWER EASEMENTS, PRESERVATION AREAS, AND PRIVATE DRAINAGE EASEMENTS; ALL AS ARE OR MAY BE LOCATED, DESCRIBED AND SHOWN ON THE RECORD PLATS (COLLECTIVELY, THE "COMMON ELEMENTS"). DECLANT AND/OR BUILDER MAY ALSO CREATE OTHER COMMON ELEMENTS NOT NOW IN EXISTENCE BUT THAT MIGHT IN THE FUTURE BE ADDED, LOCATED AND SHOWN ON ANY SUBSEQUENT RECORD PLAT TO BE RECORDED AND CREATING ADDITIONAL LOTS TO BE SUBJECT TO THIS DECLARATION.

SPRINGBORO, OH  
SPRINGBORO  
FACTORY ROAD  
WARREN COUNTY

DESIGN DRAFT CHECK  
CMR CMR EFR

IBI NO.: 138895

DATE: SEPTEMBER, 2022

SCALE: HORIZONTAL: 1" = 80'

SHEET TITLE:

COMMON SPACE

SHEET NO.: C-500



**Project Site Existing Tree Inventory**  
**Project Site on Factory Road - Springboro, OH**  
 Conducted at the request of The Fischer Group & Grand Communities  
 July/August 2022  
 By Urban Canopy Works, LLC | [www.UrbanCanopyWorks.com](http://www.UrbanCanopyWorks.com)



**TREE MAP NOTE**  
MAP INCLUDES TREES 12" OR MORE IN DIAMETER AT BREAST HEIGHT

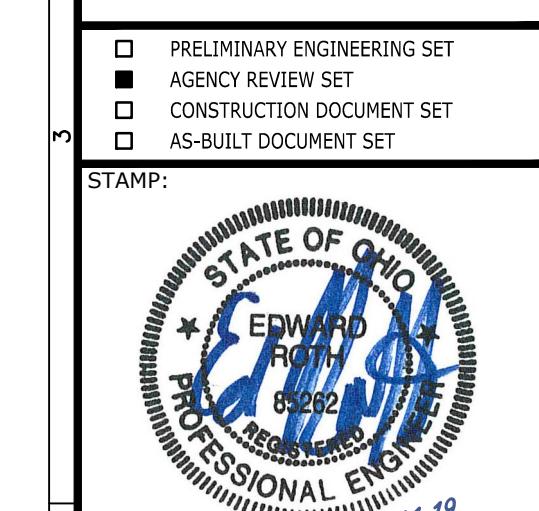
**LEGEND**

PROPOSED PROPERTY LINE

**IBI**  
IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51907  
ibigroup.com

REVISION:

SUBMISSION:  
2022-08-19 PLANNING COMMISSION  
2022-10-18 PLANNING COMMISSION  
2022-12-23 PLANNING COMMISSION 2ND  
2023-01-20 FINAL DEVELOPMENT PLAN



SPRINGBORO, OH  
SPRINGBORO  
FACTORY ROAD  
WARREN COUNTY

DESIGN DRAFT CHECK  
CMR CMR EFR

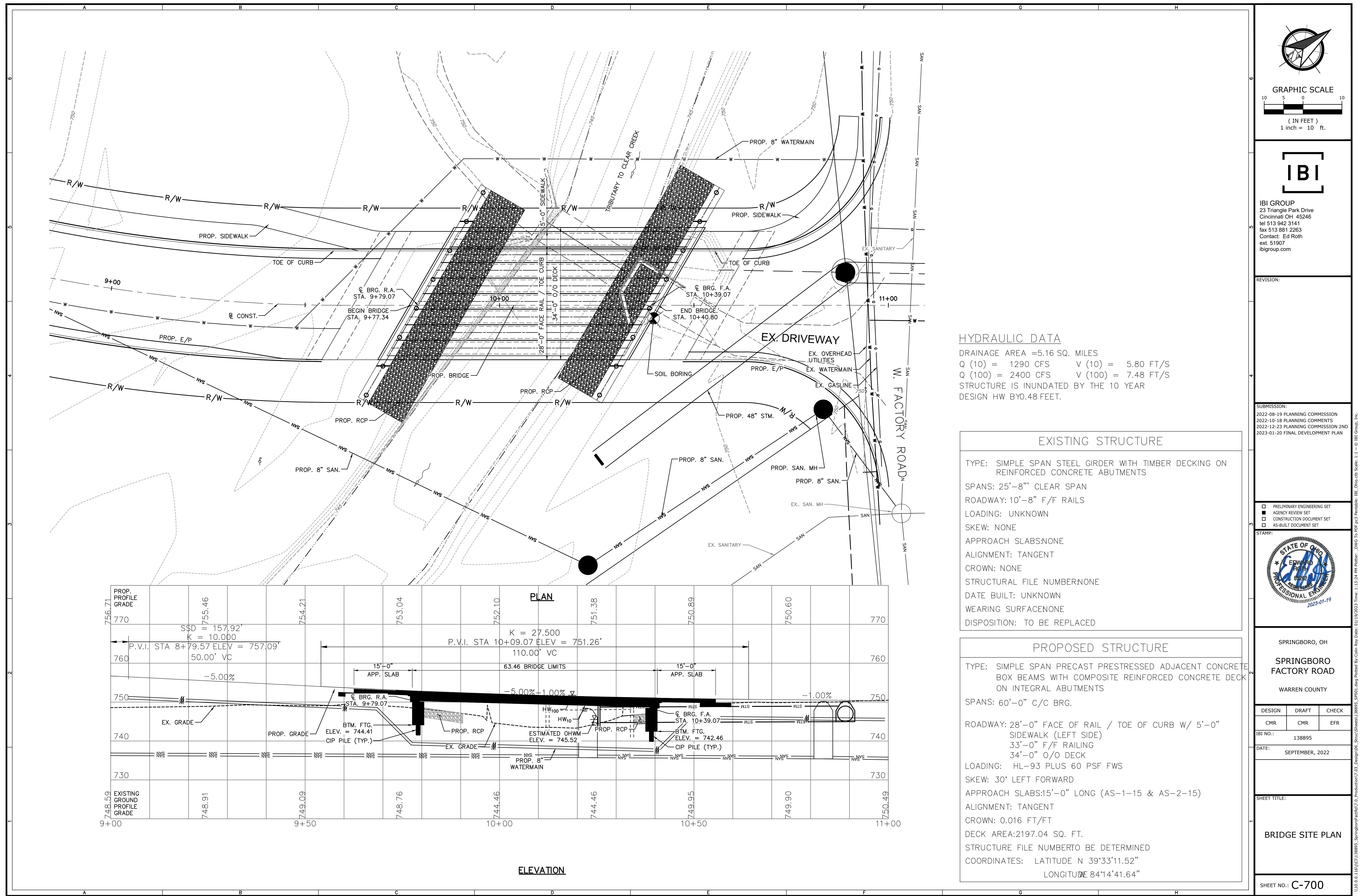
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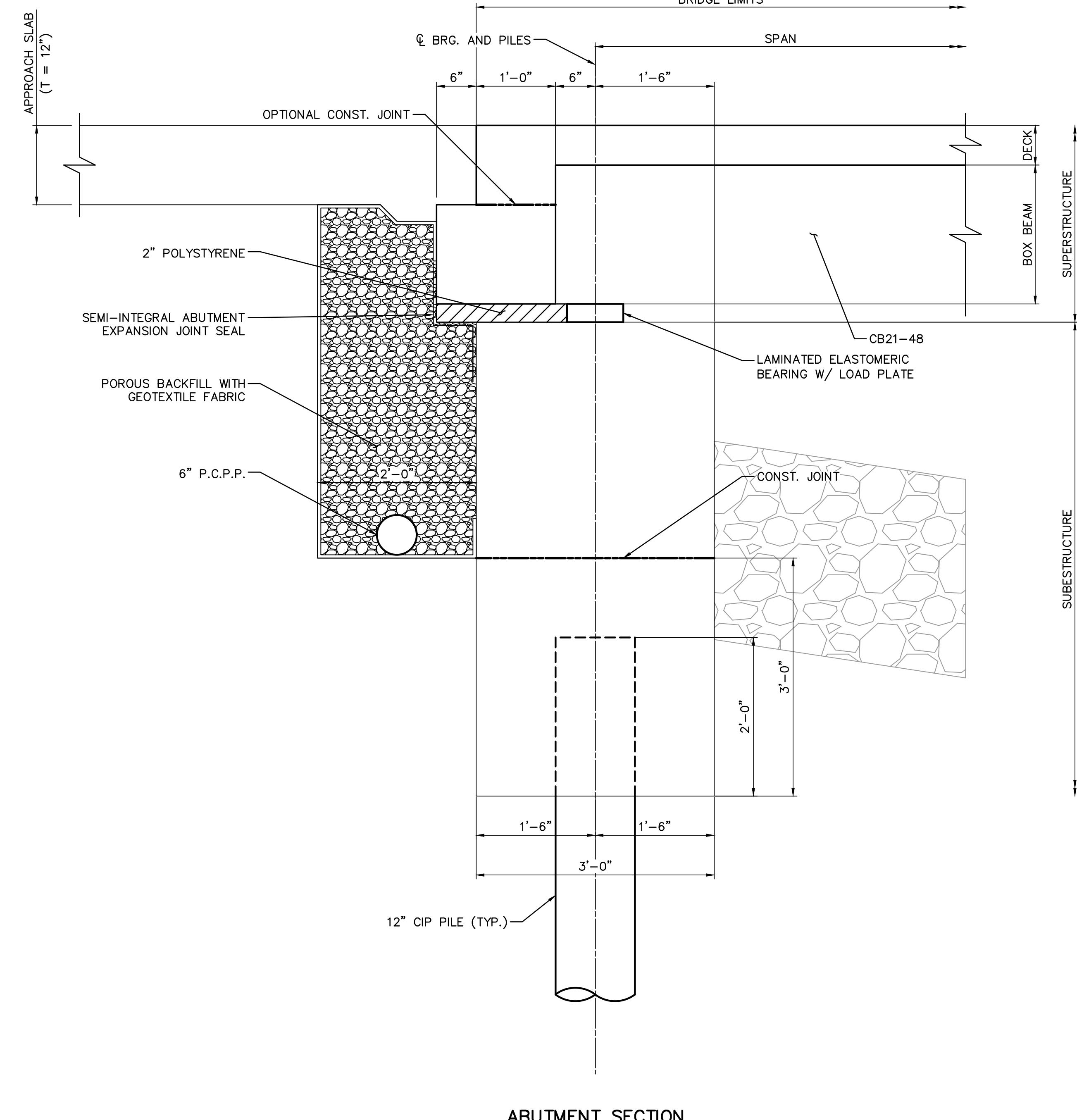
DATE: SEPTEMBER, 2022

SCALE: HORIZONTAL: 1" = 50'

SHEET TITLE:  
EXISTING TREE  
LOCATION MAP

SHEET NO.: C-600





GRAPHIC SCALE  
 1 1/2 0 1  
 ( IN FEET )  
 1 inch = 1 ft.

**B**

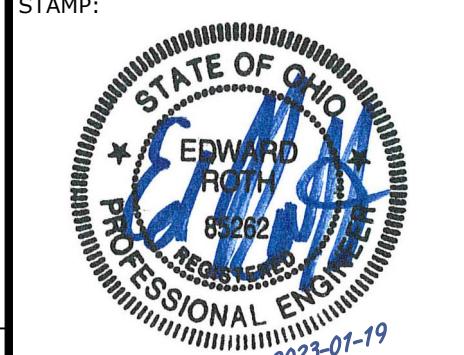
IBI GROUP  
 23 Triangle Park Drive  
 Cincinnati OH 45246  
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 fax 513 881 2263  
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 ibigroup.com

REVISION:

SUBMISSION:  
 2022-08-19 PLANNING COMMISSION  
 2022-10-18 PLANNING COMMENTS  
 2022-12-23 PLANNING COMMISSION 2ND  
 2023-01-20 FINAL DEVELOPMENT PLAN

PRELIMINARY ENGINEERING SET  
 AGENCY REVIEW SET  
 CONSTRUCTION DOCUMENT SET  
 AS-BUILT DOCUMENT SET

STAMP:



SPRINGBORO, OH  
 SPRINGBORO  
 FACTORY ROAD  
 WARREN COUNTY

DESIGN DRAFT CHECK  
 CMR CMR EFR

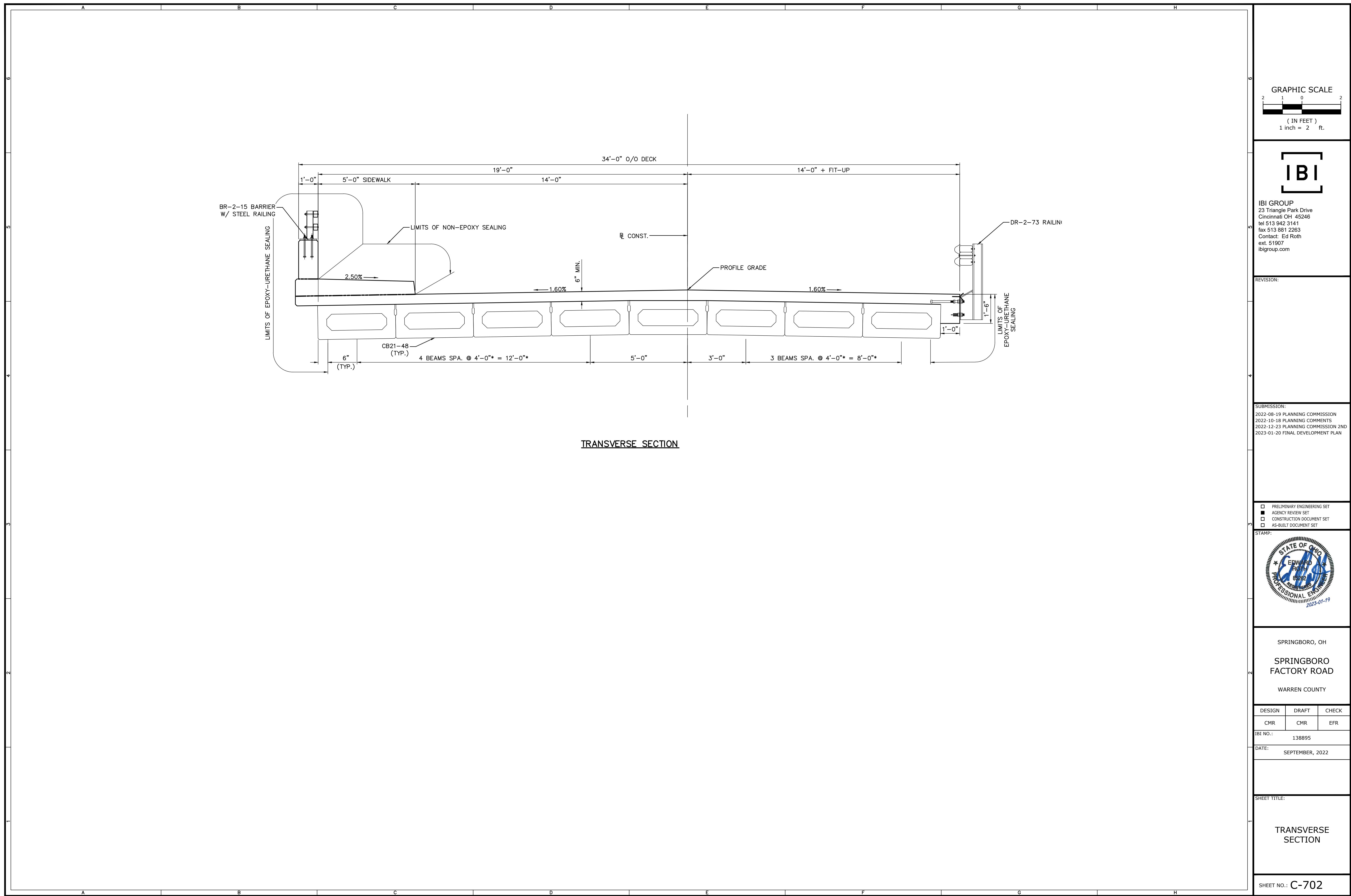
IBI NO.: 138895

DATE: SEPTEMBER, 2022

SHEET TITLE:

ABUTMENT SECTION

SHEET NO.: C-701



# 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.

Owner  
 Agent  
 Lessee  
 Signed Purchase  
Contract

**APPLICANT NAME:**

**Grand Communities, LLC**

Address

**3940 Olympic Blvd. - Suite 400**

**Erlanger, KY 41018**

Telephone No.

**( 859 ) 341-4709**

Fax No.

**( )**

Email Address

**rhayes@fischerhomes.com**

**PROPERTY OWNER NAME (IF OTHER):** **Hills Springboro No. 1, LLC**

Address: **4901 Hunt Road, Suite 300**

**Cincinnati, Ohio 45242**

Telephone No. **( )**

Property Address or General Location:

**465 Factory Road**

Parcel Number(s): **04131780110**

Acreage: **28.69**

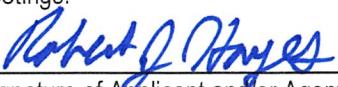
PUD Category:  Residential  Retail  Office  Manufacturing  Mixed Use

If Mixed Use, Acreage in Each Category: **N/A**

For Residential Proposed Density **2.34** Number of Residential Units **67**

Proposed Use: **Single-Family residential**

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

  
(Signature of Applicant and/or Agent)

**2023-01-19**

(Date)

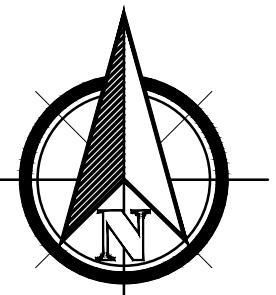
Robert J. Hayes, Community Design Project Manager

Printed Name

# MAJOR SUBDIVISION APPLICATION

# WADESTONE SUB-DIVISION (WADE-WRAY PROPERTY)

## CITY OF SPRINGBORO, WARREN COUNTY, OHIO



IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51907  
[ibigroup.com](http://ibigroup.com)

REVISION

SUBMISSION:  
2022-08-19 PLANNING COMMISSION  
2022-10-18 PLANNING COMMENTS  
2022-12-23 PLANNING COMMISSION 2ND

<input type="checkbox"/>	PRELIMINARY ENGINEERING SET
<input checked="" type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

STAMP:



2

SPRINGBORO, OH

SPRINGBORO  
FACTORY ROAD

WARREN COUNTY

DESIGN	DRAFT	CHECK

IBI NO.: 138895  
DATE: SEPTEMBER, 2022  
SCALE:

**SHEET TITLE:**

## GENERAL LOCATION MAP

SHEET NO.: C-000

This aerial map shows a residential area with several roads and property boundaries. The roads labeled are: BECK DRIVE [PUBLIC] 50', MARKET STREET [PUBLIC] 60', SAWGRASS POINTE COURT [PUBLIC] 50', CATALPA DRIVE [PUBLIC] 50', FACTORY ROAD [PUBLIC] ROW VARIES, WEST LOWER SPRINGBORO ROAD [PUBLIC] ROW VARIES, WEST LOWER SPRINGBORO ROAD [PUBLIC] ROW VARIES, and SOUTH PIONEER BOULEVARD. The property boundaries are indicated by a large black line forming a polygon. Within this polygon, several labels point to specific boundaries: '1/4 MILE LIMITS' points to the top and bottom edges; 'PROPERTY LIMITS' points to the right and left edges; and '1/4 MILE LIMITS' points to the bottom edge. Four numbered circles (1, 2, 3, 4) are located at the vertices of the polygon: circle 1 is at the top, circle 2 is at the bottom right, circle 3 is at the bottom left, and circle 4 is at the top left. The map also shows various buildings and green spaces within the boundaries.

## CODED NOTES:

1. COMMUNITY PARK BASEBALL DIAMONDS
2. SPRINGBORO CEMETERY
3. SPRINGBORO WASTE WATER TREATMENT PLANT
4. E. MILO BECK PARK

UNDERGROUND UTILITIES  
Contact Two Working Days Before  
You Dig

## VACINITY MAP:

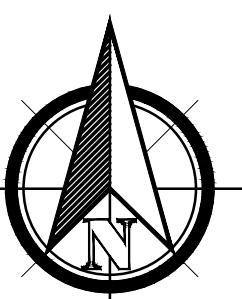
SCALE: 1" = 250'

## SHEET INDEX:

GENERAL LOCATION MAP  
AREA MAP  
ALTA/NSPS LAND TITLE SURVEY  
EXISTING CONDITIONS  
SITE PLAN  
COMMON SPACE  
EXISTING TREE LOCATION MAP

**NOTE:**  
LANDSCAPE PLANS TO BE SUBMITTED AT A  
LATER DATE AS PART OF FUTURE REVIEW  
PROCESSES

SESSION  
MENTS  
SSION 2ND  
ENT PLAN  
  
SET  
SET  
  
  
-19  
  
OH  
  
RO  
AD  
  
TY  
  
CHECK  
EFR  
  
22  
  
250'  
  
MAP



GRAPHIC SCALE

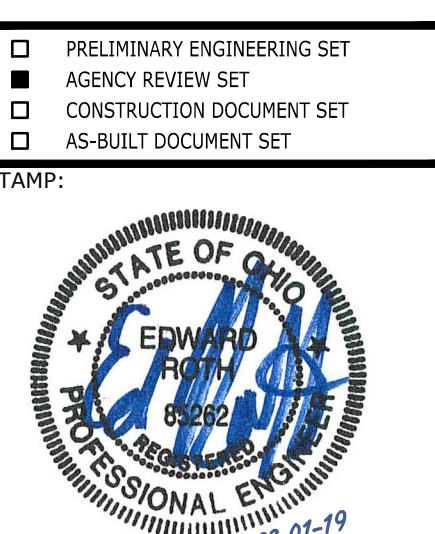
100  
50  
0  
100  
(IN FEET)  
1 inch = 100 ft.

IBI

IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
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ibigroup.com

REVISION:

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2022-08-19 PLANNING COMMISSION  
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SPRINGBORO, OH  
SPRINGBORO  
FACTORY ROAD  
WARREN COUNTY

DESIGN DRAFT CHECK  
CMR CMR EFR  
IBI NO.: 138895  
DATE: SEPTEMBER, 2022  
SCALE: HORIZONTAL: 1" = 100

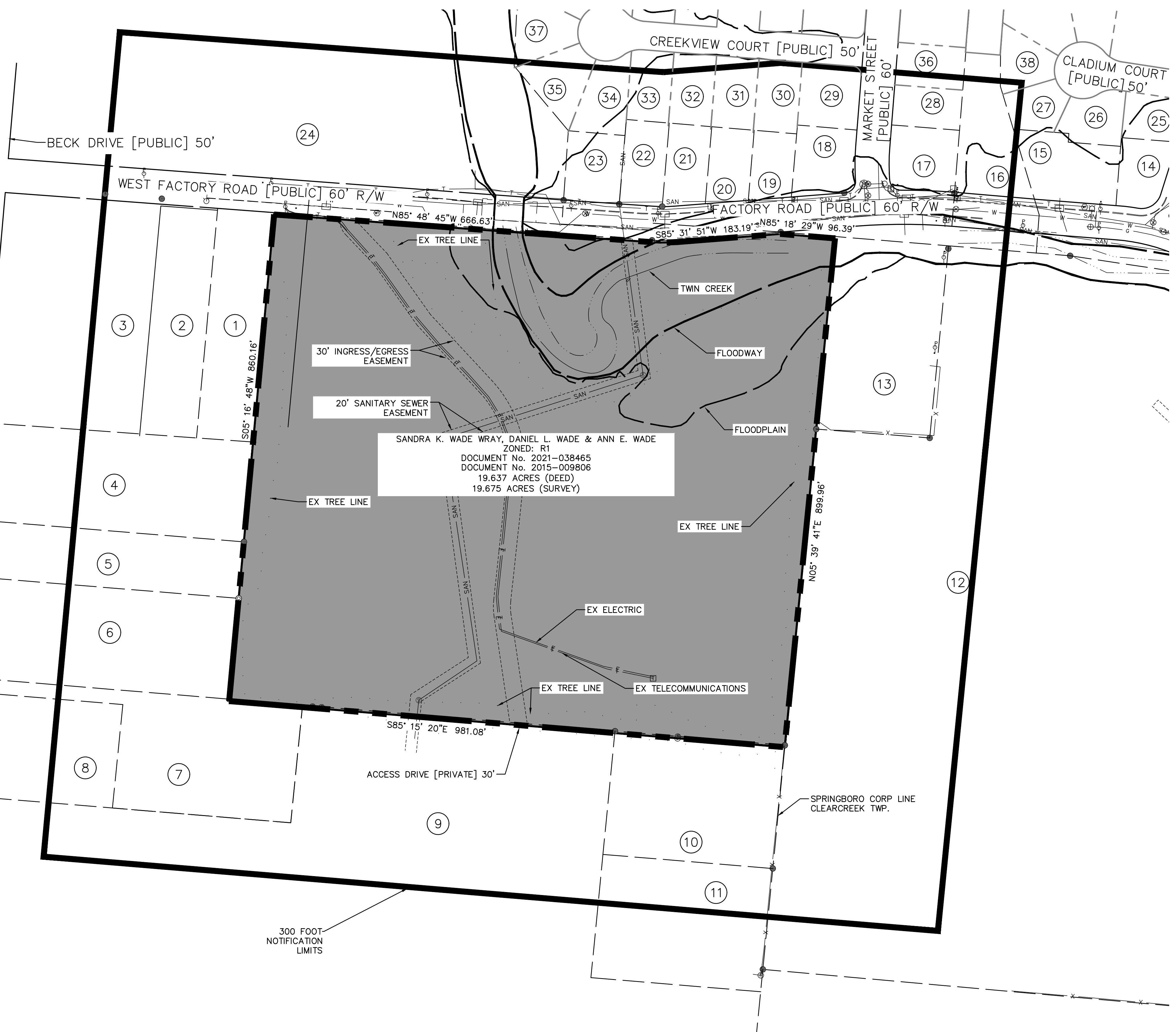
SHEET TITLE:  
AREA MAP

SHEET NO.: C-100

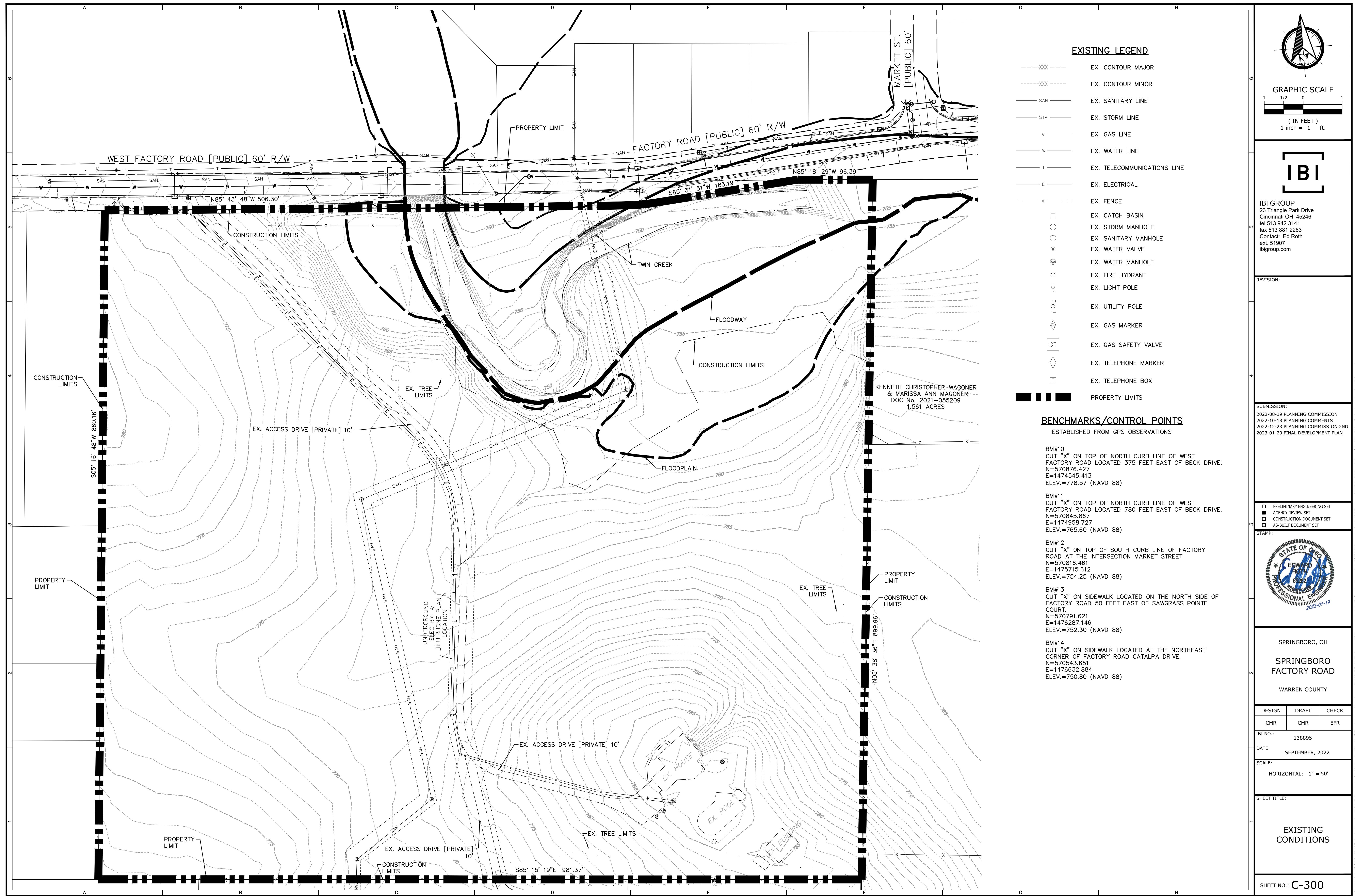
FACTORY ROAD (WADE-WRAY PROPERTY)				
No.	Owner	Address	Parcel ID	Land Use
1	Edward Hird Jr.	2617 Factory Road Clearcreek Twp. Ohio 45066	04131510250	R-1
2	Justin Fueston	2625 Factory Road Clearcreek Twp. Ohio 45066	04131510210	R-1
3	Monica Jones	2639 Factory Road Clearcreek Twp. Ohio 45066	04131510190	R-1
4	Frank McKnight	2729 Factory Road Clearcreek Twp. Ohio 45066	04131510040	R-1
5	Chris & Sherrie Osborne	2747 Factory Road Clearcreek Twp. Ohio 45066	04131510050	R-1
6	Richard & Conni Stahl	2767 Factory Road Clearcreek Twp. Ohio 45066	04131510060	SR-1
7	James Massingill	2787 Factory Road Clearcreek Twp. Ohio 45066	04131510140	R-1
8	Brian & Amy Powell	2783 Factory Road Clearcreek Twp. Ohio 45066	04131510150	SR-1
9	Edward Wade	2815 Factory Road Clearcreek Twp. Ohio 45066	04131510260	SR-1
10	Abigail Wade	2555 Factory Road Clearcreek Twp. Ohio 45066	04131510280	SR-1
11	Courtney Wade	Factory Road Clearcreek Twp. Ohio 45066	04131510290	SR-1
12	Springboro Hills No.1 LLC	456 Factory Road Springboro Ohio 45066	04131780110	PUD-R
13	Kenneth Wagoner	2605 Factory Road Springboro Ohio 45066	04131780060	R-1
14	Associate Construction	15 Sawgrass Pointe Court Springboro Ohio 45066	04131260320	R-2
15	Cecil Mullins Jr	620 Factory Road Springboro Ohio 45066	04131260310	R-2
16	Dewey Ely "Gabriel"	2600 Factory Road Springboro Ohio 45066	04131260300	R-2
17	Tara Stockler	2480 Factory Road Springboro Ohio 45066	04131260160	R-2
18	Marilyn Scott	2500 Factory Road Springboro Ohio 45066	04131070140	R-2
19	Guy & Christi Garrett	2510 Factory Road Springboro Ohio 45066	04131070130	R-2
20	James Cameron Jr.	2520 Factory Road Springboro Ohio 45066	04131070120	R-2
21	Richard & Robin Cain	2530 Factory Road Springboro Ohio 45066	04131070110	R-2
22	Ann Morrett	2540 Factory Road Springboro Ohio 45066	04131070100	R-2
23	Taylor Herbert	2550 Factory Road Springboro Ohio 45066	04131070090	R-2
24	Promotional Wholesalers	425 Victory Drive Springboro Ohio 45066	04131100042	ED
25	Thomas Moscynski	25 Sawgrass Pointe Court Springboro Ohio 45066	04131260330	R-2
26	Jessie & Divya Mani	35 Cladium Court Springboro Ohio 45066	04131260340	R-2
27	Christopher Florio	45 Cladium Court Springboro Ohio 45066	04131260350	R-2
28	Steven Knick	815 Market Street Springboro Ohio 45066	04131260150	R-2
29	Erik & Ashley Adams	810 Market Street Springboro Ohio 45066	04131070080	R-2
30	Bryan & Jessica Workman	15 Creekview Court Springboro Ohio 45066	04131070070	R-2
31	Robert Kent Crager Jr.	25 Creekview Court Springboro Ohio 45066	04131070060	R-2
32	Marcia Jemison	35 Creekview Court Springboro Ohio 45066	04131070050	R-2
33	Daniel Zehr	45 Creekview Court Springboro Ohio 45066	04131070040	R-2
34	Arthur Downey Jr	55 Creekview Court Springboro Ohio 45066	04131070030	R-2
35	Susann Marie Wwoof	65 Creekview Court Springboro Ohio 45066	04131070020	R-2
36	Susan Moizuk	805 Market Street Springboro Ohio 45066	04131260140	R-2
37	John Nicely	75 Creekview Court Springboro Ohio 45066	04131070010	R-2
38	Herminia Gardner	200 Kesling Drive Springboro Ohio 45066	04131310140	R-2

## LEGEND:

	PROJECT AREA
	EXISTING SANITARY SEWER
	EXISTING STORM
	EXISTING GAS
	EXISTING WATER
	EXISTING TELECOMMUNICATIONS
	EXISTING ELECTRIC
	EXISTING FENCE



UNDERGROUND UTILITIES  
Contact Two Working Days Before You Dig  
  
OHIO811, 8-1-1, or 1-800-362-2764  
(Non-members must be called directly)



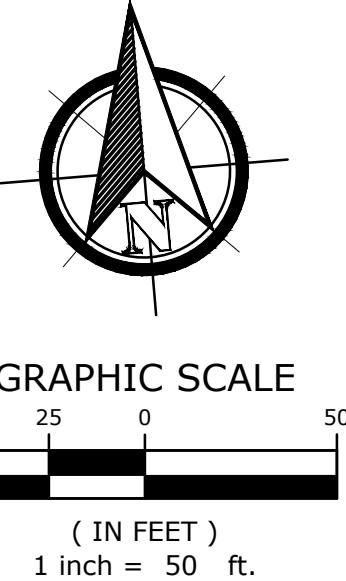
NOTES:  
1. ALL RESIDENTIAL LOTS TO HAVE INDIVIDUAL RESIDENTIAL POST LAMPS. LOCATIONS TO BE FINALIZED WITH FINAL DEVELOPMENT PLANS.  
2. SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200FT. INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYER. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB, 6" BEHIND THE BACK OF CURB, AND TIED INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE AT THE LOW SIDE OF THE PROPERTY. A 3" TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. NO DOWNSPOUTS OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1-4 HOUSES, AND A 6" LINE FOR 5 OR MORE HOUSES. WALK OUT BASEMENTS DO NOT REQUIRE A SUMP PUMP. FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.

3. NO DEVELOPMENT TO OCCUR IN THE FLOODWAY AND/OR FLOODPLAIN WITHOUT PRIOR PERMIT APPROVAL BY THE CITY ENGINEER.  
4. 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.  
5. SUMP DRAINS AND CENTRAL MAILBOX UNITS ARE TO BE INCLUDED IN THE COMMON ELEMENTS FOR THE HOA TO MAINTAIN.  
6. 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.

7. BRIDGES AND ELEVATED SURFACES, WHERE A BRIDGE OR ELEVATED SURFACE IS PART OF 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.

## EXISTING LEGEND

XXX	PROP. CONTOUR MAJOR
XXX	PROP. CONTOUR MINOR
SAN	PROP. SANITARY LINE
STM	PROP. STORM LINE
G	PROP. GAS LINE
W	PROP. WATER LINE
T	PROP. TELECOMMUNICATIONS LINE
E	PROP. ELECTRICAL
■	PROPERTY LIMITS
□	PROP. CATCH BASIN
○	PROP. STORM MANHOLE
○○	PROP. SANITARY MANHOLE

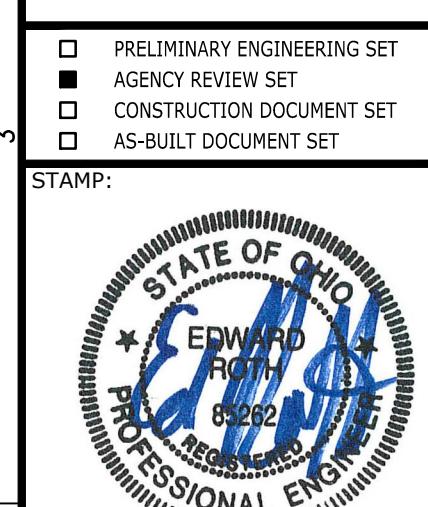


IBI

IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51907  
ibigroup.com

REVISION:

SUBMISSION:  
2022-08-19 PLANNING COMMISSION  
2022-10-18 PLANNING COMMENTS  
2022-12-23 PLANNING COMMISSION 2ND  
2023-01-20 FINAL DEVELOPMENT PLAN

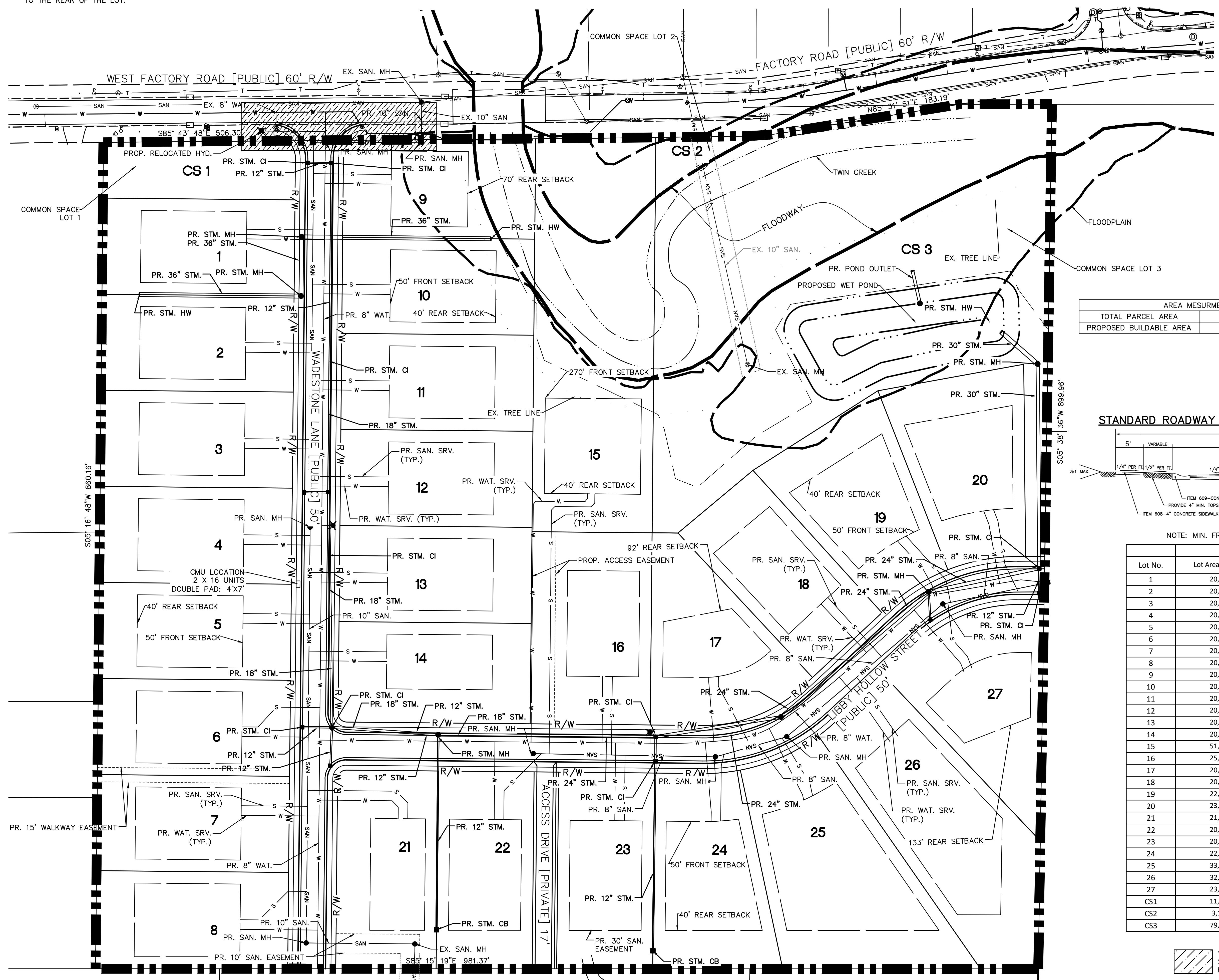


SPRINGBORO, OH  
SPRINGBORO  
FACTORY ROAD  
WARREN COUNTY

DESIGN DRAFT CHECK  
CMR CMR EFR  
IBI NO.: 138895  
DATE: SEPTEMBER, 2022  
SCALE: HORIZONTAL: 1" = 50'

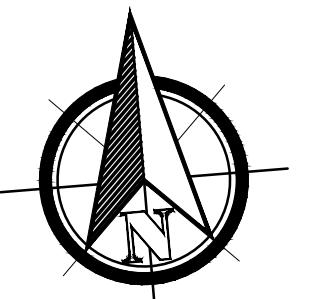
SHEET TITLE:  
SITE PLAN

SHEET NO.: C-400



WEST FACTORY ROAD WORK RELATED TO  
SUB-DIVISION IMPROVEMENTS TO INCLUDE: FIRE HYDRANT  
RELOCATION, UTILITY CONNECTIONS, AND ROADWAY CONNECTION.

FACTORY ROAD (WADE-WRAY PROPERTY)				
Lot No.	Lot Area (SQ. FT.)	Frontage Width (FT.)	Rear Frontage Width (FT.)	Lot Area (Ac)
1	20,000	100	100	0.46
2	20,000	100	100	0.46
3	20,000	100	100	0.46
4	20,000	100	100	0.46
5	20,000	100	100	0.46
6	20,000	100	100	0.46
7	20,000	100	100	0.46
8	20,233	100	101	0.47
9	20,490	102	104	0.47
10	20,000	100	100	0.46
11	20,000	100	100	0.46
12	20,000	100	100	0.46
13	20,000	100	100	0.46
14	20,882	105	105	0.48
15	51,280	125	125	1.18
16	25,000	100	100	0.57
17	20,351	139	100	0.47
18	20,321	100	101	0.47
19	22,997	100	140	0.53
20	23,017	100	140	0.53
21	21,545	105	105	0.49
22	20,000	100	100	0.46
23	20,000	100	100	0.46
24	22,957	100	126	0.53
25	33,841	108	187	0.78
26	32,075	100	100	0.74
27	23,087	144	100	0.53
CS1	11,919	N/A	N/A	0.27
CS2	3,149	N/A	N/A	0.07
CS3	79,723	N/A	N/A	0.07



GRAPHIC SCALE

50 25 0 50  
( IN FEET )  
1 inch = 50 ft.





**Project Site Existing Tree Inventory**  
**Project Site on Factory Road - Springboro, OH**  
 Conducted at the request of The Fischer Group & Grand Communities  
 July/August 2022  
 By Urban Canopy Works, LLC | [www.UrbanCanopyWorks.com](http://www.UrbanCanopyWorks.com)

**TREE MAP NOTE**  
 MAP INCLUDES TREES 12" OR MORE  
 IN DIAMETER AT BREAST HEIGHT

**LEGEND**

PROPOSED PROPERTY LINE

**I B I**

IBI GROUP  
 23 Triangle Park Drive  
 Cincinnati OH 45246  
 tel 513 942 3141  
 fax 513 881 2263  
 Contact: Ed Roth  
 ext. 51907  
 ibigroup.com

REVISION:

SUBMISSION:  
 2022-08-19 PLANNING COMMISSION  
 2022-10-18 PLANNING COMMISSIONS  
 2022-12-23 PLANNING COMMISSION 2ND  
 2023-01-20 FINAL DEVELOPMENT PLAN

PRELIMINARY ENGINEERING SET  
 AGENCY REVIEW SET  
 CONSTRUCTION DOCUMENT SET  
 AS-BUILT DOCUMENT SET

STAMP:



SPRINGBORO, OH  
 SPRINGBORO  
 FACTORY ROAD  
 WARREN COUNTY

DESIGN DRAFT CHECK  
 CMR CMR EFR

IBI NO.:

138895

DATE: SEPTEMBER, 2022

SCALE:

HORIZONTAL: 1" = 50'

SHEET TITLE:

EXISTING TREE  
 LOCATION MAP

SHEET NO.: C-600



September 12, 2022

Planning Commission  
City of Springboro  
320 West Central Ave.  
Springboro, OH 45066

Re: 28.6 Acres  
465 Factory Road, Springboro, Ohio

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Hills Springboro No.1, LLC's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan for the above referenced property.

Respectfully,

Hills Springboro No. 1, LLC



Louis Guttman

Louis Guttman  
President

September 2, 2022

Planning Commission  
City of Springboro  
320 West Central Ave.  
Springboro, OH 45066

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Ann E. Wade's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan.

Respectfully,

Ann E. Wade  
Ann E. Wade

3940 OLYMPIC BLVD., SUITE 400  
ERLANGER, KY 41018

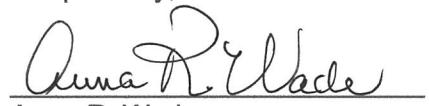
September 3, 2022

Planning Commission  
City of Springboro  
320 West Central Ave.  
Springboro, OH 45066

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Anna R. Wade's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan.

Respectfully,

  
Anna R. Wade

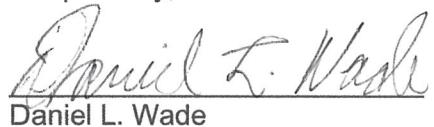
September 3, 2022

Planning Commission  
City of Springboro  
320 West Central Ave.  
Springboro, OH 45066

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Daniel L. Wade's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan.

Respectfully,



Daniel L. Wade  
Daniel L. Wade

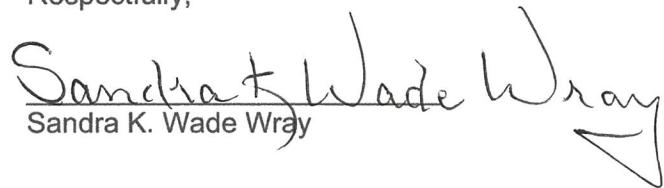
September 3, 2022

Planning Commission  
City of Springboro  
320 West Central Ave.  
Springboro, OH 45066

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Sandra K. Wade Wray's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan.

Respectfully,

  
Sandra K. Wade Wray

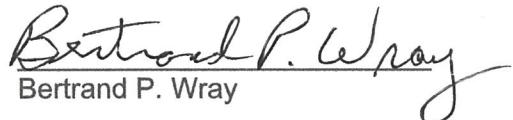
September 3, 2022

Planning Commission  
City of Springboro  
320 West Central Ave.  
Springboro, OH 45066

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Bertrand P. Wray's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan.

Respectfully,

  
Bertrand P. Wray



## **Wadestone Sub-Division General Plans– 2023-01-18 Planning Review Comment Responses**

**IBI's responses to the 2023 January 18<sup>th</sup> planning review meeting comments have been provided below in red:**

### **Staff Comments—Wade-Wray Property**

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. **Product type brochures with elevations and floorplans have been provided for all proposed home types in Wadestone, with the exception of 3 Masterpiece floorplans (Huxley, Beckett, and Pearson). The plans for these 3 products are currently being completed by Fischer Homes while the review carries forward and will be provided as soon as they are available.**
2. Indicate plans for improvements to West Factory Road. **No improvements are required on Factory Road per the approved TIS.**
3. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code. **Noted, the landscape plan will be provided at a later date during future review processes. A plan note has been added to the cover sheet for this as well.**
4. Lighting planned for individual home sites to be provided at a later stage of the development review process. **Noted.**
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. **Noted.**
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. **The note has been revised to 3".**
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. **Setbacks have been updated to remove buildable area from floodway.**
8. Dedicate the right of way along Factory Road, where applicable. **No right of way dedication required.**
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. **Noted.**

10. Homes that cannot be gravity drained by sewer shall not be permitted to have basements. Hung sewers are not permitted. **Noted.**
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. **The CMU location has been updated and coordination will be done with the post master as part of future reviews.**
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. **Noted.**
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. **Noted.**
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. **Noted.**
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. **Noted.**

#### **Staff Comments—Swope-Hills Property**

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. **Product type brochures with elevations and floorplans have been provided for all proposed home types in Wadestone, with the exception of 3 Masterpiece floorplans (Huxley, Beckett, and Pearson). The plans for these 3 products are currently being completed by Fischer Homes while the review carries forward and will be provided as soon as they are available.**
2. Indicate plans for improvements to West Factory Road. **No improvements are required on Factory Road per the approved TIS.**
3. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code. **Noted, the landscape plan will be provided at a later date during future review processes. A plan note has been added to the cover sheet for this as well.**
4. Streets to be built to city specifications, including 29 feet back to back of curb with 5 feet wide sidewalks. **Noted.**

5. Provide minimum dwelling unit square footage for both house product types. Provide the product type details. **Minimum dwelling unit square footage has been provided as part of this final plan submission, product type details are shown on the plans.**
6. Lighting planned for individual home sites to be provided at final development plan stage of development. **Noted.**
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. **The note has been revised to 3".**
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. **Setbacks have been updated to remove buildable area from floodway. Lots 70-73 have been revised to allow for a standard 25' rear yard setback.**
9. Dedicate the right of way along Factory Road, where applicable. **No right of way dedication required.**
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. **Noted.**
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. **The CMU location has been updated and coordination will be done with the post master as part of future reviews.**
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. **Noted.**
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. **Noted.**
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. **Noted.**
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. **Noted.**

*Designer Floorplans*

Collection	Floorplan	Hometype	SqFt
Designer	Magnolia	Ranch	1621
Designer	Delaney	2 Story	1782
Designer	Springfield	Ranch	1805
Designer	Mercer	2 Story	1985
Designer	Calvin	Ranch	2069
Designer	Keaton	2 Story	2108
Designer	Miles	2 Story	2437
Designer	Charles	2 Story	2457
Designer	Avery	5 Level	2535
Designer	Quinn	2 Story	2644
Designer	Grandin	2 Story	2711
Designer	Wyatt	2 Story	2731
Designer	Foster	2 Story	2954
Designer	Blair	5 Level	3029

*Masterpiece Floorplans*

Collection	Floorplan	Hometype	SqFt
Masterpiece	Bayberry	Ranch	2091
Masterpiece	Everett	Ranch	2212
Masterpiece	Hayden	Ranch	2406
Masterpiece	Blake	2 Story	2492
Masterpiece	Mitchell	2 Story	2711
Masterpiece	Bradford	2 Story	2851
Masterpiece	Andover	2 Story	2934
Masterpiece	Clay	5 Level	3029
Masterpiece	Leland	2 Story	3045
Masterpiece	Huxley	2 Story	3127
Masterpiece	Stanton	2 Story	3343
Masterpiece	Keller	2 Story	3467
Masterpiece	Beckett	2 Story	3617
Masterpiece	Pearson	2 Story	3626
Masterpiece	Marshall	2 Story	3722
Masterpiece	Paxton	5 Level	4069

*Patio Floorplans*

Collection	Floorplan	Hometype	SqFt
Patio	Edenton	Ranch	1501
Patio	Amelia	Ranch	1683
Patio	Kiawah	Ranch	1720
Patio	Wilmington	Ranch	1725
Patio	Maxwell	Ranch	1856
Patio	Winthrop	Ranch	1966

welcome home.

Approximately 2644 sq ft and Up



**HILLSTONE CRAFTSMAN**

(WITH LOW STONE AND OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

designed by: 



**MODERN FARMHOUSE**

designed by: 



**AMERICAN CLASSIC**

designed by: 



**COASTAL CLASSIC**

(WITH OPTIONAL STONE VENEER & OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

designed by: 

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



welcome home.

Approximately 2954 sq ft and Up



HILLSTONE CRAFTSMAN

designed by:



AMERICAN FARMHOUSE

designed by:



MODERN FARMHOUSE  
(WITH OPTIONAL BRICK)

designed by:



PACIFIC CRAFTSMAN

designed by:

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



welcome home.

Approximately 1782 sq ft and Up



URBAN MODERN

(WITH ALTERNATE SECOND FLOOR)

designed by:



CAMBRIDGE COTTAGE

(WITH ALTERNATE SECOND FLOOR AND  
SIDE ENTRY GARAGE)

designed by:



MODERN FARMHOUSE

(WITH OPTIONAL LOW STONE)

designed by:



NANTUCKET RETREAT

designed by:

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



welcome home.

Approximately 2731 sq ft and Up



**MODERN FARMHOUSE**  
(WITH SIDE ENTRY GARAGE AND OPTIONAL STONE)

designed by:



**AMERICAN CLASSIC**

designed by:



**NANTUCKET RETREAT**

designed by:



**CAMBRIDGE COTTAGE**  
(WITH OPTIONAL BRICK)

designed by:

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



welcome home.

Approximately 3029 sq ft and Up



MODERN FARMHOUSE  
(WITH OPTIONAL SIDE ENTRY GARAGE)

designed by:



AMERICAN CLASSIC  
(WITH OPTIONAL PORCH & BRICK)

designed by:



URBAN MODERN

designed by:



COASTAL CLASSIC

designed by:

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



welcome home.

Approximately 2711 sq ft and Up



URBAN MODERN

designed by:



COASTAL CLASSIC  
(WITH OPTIONAL STONE VENEER &  
OPTIONAL SIDE ENTRY GARAGE)

designed by:



CAMBRIDGE COTTAGE

designed by:



WESTERN CRAFTSMAN  
(WITH OPTIONAL THREE-CAR  
INTEGRATED FRONT ENTRY GARAGE)

designed by:

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



welcome home.

Approximately 2069 sq ft and Up



MODERN FARMHOUSE  
(WITH OPTIONAL SIDE ENTRY GARAGE)

designed by:



WESTERN CRAFTSMAN

designed by:



CAMBRIDGE COTTAGE  
(WITH OPTIONAL BRICK)

designed by:



NANTUCKET RETREAT

designed by:

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



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Approximately 2437 sq ft and Up



**MODERN FARMHOUSE**  
(WITH SIDE ENTRY GARAGE & OPTIONAL BRICK)

designed by:



**COASTAL CLASSIC**

designed by:



**NANTUCKET RETREAT**

designed by:



**CAMBRIDGE COTTAGE**  
(WITH OPTIONAL BRICK)

designed by:

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Our Plans Include You

welcome home.

Approximately 1805 sq ft and Up



URBAN MODERN

designed by: 



MODERN FARMHOUSE  
(WITH OPTIONAL BRICK)



AMERICAN CLASSIC  
(WITH OPTIONAL BRICK)



COASTAL COTTAGE

designed by: 

designed by: 

designed by: 

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 1621 sq ft and Up



HILLSTONE CRAFTSMAN

designed by: *FH*



MODERN FARMHOUSE  
(WITH OPTIONAL BRICK)

designed by: *FH*



WESTERN CRAFTSMAN

designed by: *FH*



CAMBRIDGE COTTAGE

designed by: *FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 2457 sq ft and Up



COASTAL CLASSIC  
(WITH SIDE ENTRY GARAGE)

designed by: *FH*



PACIFIC CRAFTSMAN

designed by: *FH*



MODERN FARMHOUSE  
(WITH OPTIONAL BRICK)

designed by: *FH*



CAMBRIDGE COTTAGE  
(WITH OPTIONAL BRICK)

designed by: *FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



welcome home.

Approximately 1985 sq ft and Up



**MODERN FARMHOUSE**  
(WITH OPTIONAL BRICK)

designed by:



**COASTAL CLASSIC**

designed by:



**WESTERN CRAFTSMAN**  
(WITH OPTIONAL STONE)

designed by:



**CAMBRIDGE COTTAGE**  
(WITH OPTIONAL BRICK)

designed by:

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 2108 sq ft and Up



AMERICAN FARMHOUSE  
(WITH SIDE ENTRY GARAGE)

designed by: *FH*



WESTERN CRAFTSMAN

designed by: *FH*



MODERN FARMHOUSE  
(WITH OPTIONAL BRICK)

designed by: *FH*



AMERICAN CLASSIC

designed by: *FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



welcome home.

Approximately 2535 sq ft and Up



URBAN MODERN  
(WITH OPTIONAL SIDE ENTRY)

designed by:



COASTAL COTTAGE

designed by:



MODERN FARMHOUSE

designed by:



WESTERN CRAFTSMAN

designed by:

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 2535 sq ft and Up



**CAMBRIDGE COTTAGE**  
(WITH OPTIONAL BRICK AND SIDE ENTRY)

designed by: *FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 3722 sq ft and Up



**WESTERN CRAFTSMAN**

(WITH OPTIONAL DORMER & WOOD TRELLIS WING WALL WITH STONE BASE)

designed by:  




**ENGLISH ELEGANCE**

(WITH OPTIONAL CURVED  
BRICK WING WALL)

designed by:  




**FRENCH MANOR**

(WITH OPTIONAL BRICK & STONE  
VENEER & STONE WALL EXTENSION  
WITH ARCHED OPENING)

designed by:  




**BELLA VISTA**

(WITH OPTIONAL CURVED  
BRICK WING WALL)

designed by:



Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



# ANDOVER

*Masterpiece Collection*

welcome home.

Approximately 2934 sq ft and Up



**STRATFORD TUDOR**  
(WITH OPTIONAL DORMER & OPTIONAL CURVED BRICK WING WALL)

designed by:



**CASA BELLA**  
(WITH OPTIONAL BRICK WALL  
EXTENSION WITH ARCHED OPENING)

designed by:



**WESTERN CRAFTSMAN**  
(WITH OPTIONAL WOOD TRELLIS WING  
WALL WITH STONE VENEER BASE)

designed by:



**NANTUCKET RETREAT**  
(WITH OPTIONAL BRICK WING WALL)

designed by:

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 2406 sq ft and Up



GRANDE VISTA

designed by: 



CAMBRIDGE COTTAGE

designed by: 



WESTERN CRAFTSMAN

designed by: 



AMERICAN CLASSIC

designed by: 

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 3045 sq ft and Up



**MODERN FARMHOUSE**  
 (WITH STONE VENEER &  
 OPTIONAL SIDE ENTRY GARAGE)

designed by: 



**AMERICAN CLASSIC**  
 (WITH BRICK VENEER &  
 OPTIONAL SIDE ENTRY GARAGE)

designed by: 



**COASTAL CLASSIC**  
 (WITH STONE VENEER &  
 OPTIONAL SIDE ENTRY GARAGE)

designed by: 



**WESTERN CRAFTSMAN**  
 (WITH STONE VENEER &  
 OPTIONAL SIDE ENTRY GARAGE)

designed by: 

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 2711 sq ft and Up



**WESTERN CRAFTSMAN**

(WITH OPTIONAL STONE VENEER, WITH OPTIONAL SIDE ENTRY GARAGE, & OPTIONAL WOOD TRELLIS WING WALL)

*designed by:*



**CAMBRIDGE COTTAGE**  
 (WITH OPTIONAL STONE VENEER)

*designed by:*



**AMERICAN CLASSIC**  
 (WITH STONE VENEER & WITH OPTIONAL  
 THREE-CAR INTEGRATED FRONT ENTRY  
 GARAGE)

*designed by:*



**COASTAL CLASSIC**  
 (WITH OPTIONAL THREE-CAR  
 INTEGRATED FRONT ENTRY GARAGE)

*designed by:*



Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



# BRADFORD

*Masterpiece Collection*

welcome home.

Approximately 2851 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL CURVED BRICK WING WALL  
& SIDE ENTRY GARAGE)

designed by: 



**PACIFIC CRAFTSMAN**  
(WITH OPTIONAL STONE VENEER  
& WOOD TRELLIS WING WALL)

designed by: 



**NANTUCKET RETREAT**  
(WITH OPTIONAL BRICK VENEER  
& WOOD TRELLIS WING WALL)

designed by: 



**VILLA TOSCANO**  
(WITH OPTIONAL STONE & BRICK  
VENEER & STONE WING WALL)

designed by: 

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



# STANTON

*Masterpiece Collection*

welcome home.

Approximately 3343 sq ft and Up



ENGLISH ELEGANCE

designed by: 



AMERICAN CLASSIC  
(WITH OPTIONAL DORMERS)

designed by: 



WESTERN CRAFTSMAN

designed by: 



GRANDE VISTA  
(WITH OPTIONAL DORMER)

designed by: 

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 3467 sq ft and Up



**CASA BELLA**

(WITH OPTIONAL METAL ROOF & SECOND FLOOR BONUS ROOM)

designed by: 



**VILLA TUSCANO**

(WITH OPTIONAL STONE VENEER & SECOND FLOOR BONUS ROOM)

designed by: 



**PACIFIC CRAFTSMAN**

(WITH OPTIONAL METAL ROOF & SECOND FLOOR BONUS ROOM)

designed by: 



**BELLA VISTA**

(WITH OPTIONAL SECOND FLOOR BONUS ROOM)

designed by: 

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 2492 sq ft and Up



**ENGLISH ELEGANCE**  
(WITH OPTIONAL BRICK VENEER & STONE WING WALL)

*designed by:* *FH*



**BUCKS COUNTY RETREAT**  
(WITH OPTIONAL BRICK AND STONE VENEER  
& WALL EXTENSION)

*designed by:* *FH*



**NANTUCKET RETREAT**  
(WITH OPTIONAL WOOD TRELLIS WING WALL  
WITH STONE BASE)

*designed by:* *FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 4069 sq ft and Up



ENGLISH ELEGANCE

designed by: 



AMERICAN CLASSIC  
(WITH OPTIONAL PORCH)



COASTAL CLASSIC



FRENCH MANOR

designed by: 

designed by: 

designed by: 

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



welcome home.

Approximately 2091 sq ft and Up



**COASTAL CLASSIC**  
(WITH OPTIONAL WOOD TRELLIS WING WALL)

designed by:



**CAMBRIDGE COTTAGE**  
(WITH OPTIONAL STONE & BRICK  
VENEER & STONE WING WALL)

designed by:



**ENGLISH ELEGANCE**  
(WITH OPTIONAL BRICK WING WALL)

designed by:



**FRENCH MANOR**  
(WITH OPTIONAL STONE VENEER  
& STONE WING WALL)

designed by:

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 3029 sq ft and Up



**FRENCH MANOR**

(WITH OPTIONAL ENTRY COURTYARD & CURVED BRICK WING WALL)

designed by:




**COASTAL CLASSIC**

(WITH WOOD TRELLIS WING WALL  
WITH STONE BASE)

designed by:




**CASA BELLA**

(WITH OPTIONAL LOW  
STONE WING WALL)

designed by:




**ENGLISH ELEGANCE**

(WITH OPTIONAL BRICK WALL  
EXTENSION)

designed by:



Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



welcome home.

Approximately 2212 sq ft and Up



**AMERICAN HERITAGE**  
(WITH OPTIONAL STONE & BRICK VENEER & STONE WING WALL)

designed by:



**AMERICAN CLASSIC**  
(WITH OPTIONAL BRICK WING WALL)

designed by:



**COASTAL CLASSIC**  
(WITH OPTIONAL STONE VENEER & WOOD TRELLIS WING WALL)

designed by:

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 1720 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL STONE)

designed by:  
*FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL STONE)

designed by:  
*FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 1725 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL BRICK)

*designed by:*  
*FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL STONE)

*designed by:*  
*FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 1501 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL STONE)

*designed by:* *FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL STONE)

*designed by:* *FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 1683 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL STONE)

designed by:  
*FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL STONE)

designed by:  
*FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 1966 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL STONE)

*designed by:* *FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL BRICK)

*designed by:* *FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 1856 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL STONE)

*designed by:* *FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL BRICK)

*designed by:* *FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

# APPLICATION—REZONING

## CITY OF SPRINGBORO PLANNING COMMISSION

The undersigned requests the approval identified above. Site Plan Review approvals subject to expiration provided for in Section 1284.18 of the Planning and 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:	LUIS G. RIANCHO & ASSOC., INC.
<input checked="" type="checkbox"/> Agent	Address	140 W. WENGER RD.
<input type="checkbox"/> Lessee		
<input type="checkbox"/> Signed Purchase Contract		ENGLEWOOD, OH 45322
	Telephone No.	( 937 ) 836-1585
	Fax No.	( 937 ) 836-9974
	Email Address	lgriancho@woh.rr.com

PROPERTY OWNER NAME (IF OTHER): HIGH CONCRETE TECHNOLOGY, LLC  
NKA HIGH CONCRETE GROUP, LLC  
Address: 95 MOUND PARK DR  
SPRINGBORO, OH 45066

Telephone No. (  717  ) 917-1549 CONTACT: JEFFREY GOOD

Property Address or General Location: 95 MOUND PARK DR & 145 MARKET ST

Parcel Number(s): PT. 0407156026, PT. 0407157023, 0407157009 Existing Zoning District: M-2 & CBD, CBD, R-2

Proposed Zoning District: CBD, M-2

Proposed Use: PT. 04071560260 with existing brick house to be used as consistent with "CBD" zoning allowable uses.  
PT. 04071560260, currently vacant "CBD" zoned northeast of existing brick house, to be used consistent with  
existing "M-2" use of parent parcel. PT. 04071570230, currently vacant southeasterly part being split, shall be attached  
to adjacent parcel 04071560260 to be used consistent with the adjacent current "M-2" use. Parcel 04071570090 is being  
split and each part shall be attached to the adjacent parcels 04071570230 & 04071560260 to be used consistent with the  
adjacent parcels "CBD" & "M-2" uses respectively. See attached Statement of Intent, Plat of Survey & Rezoning Map.

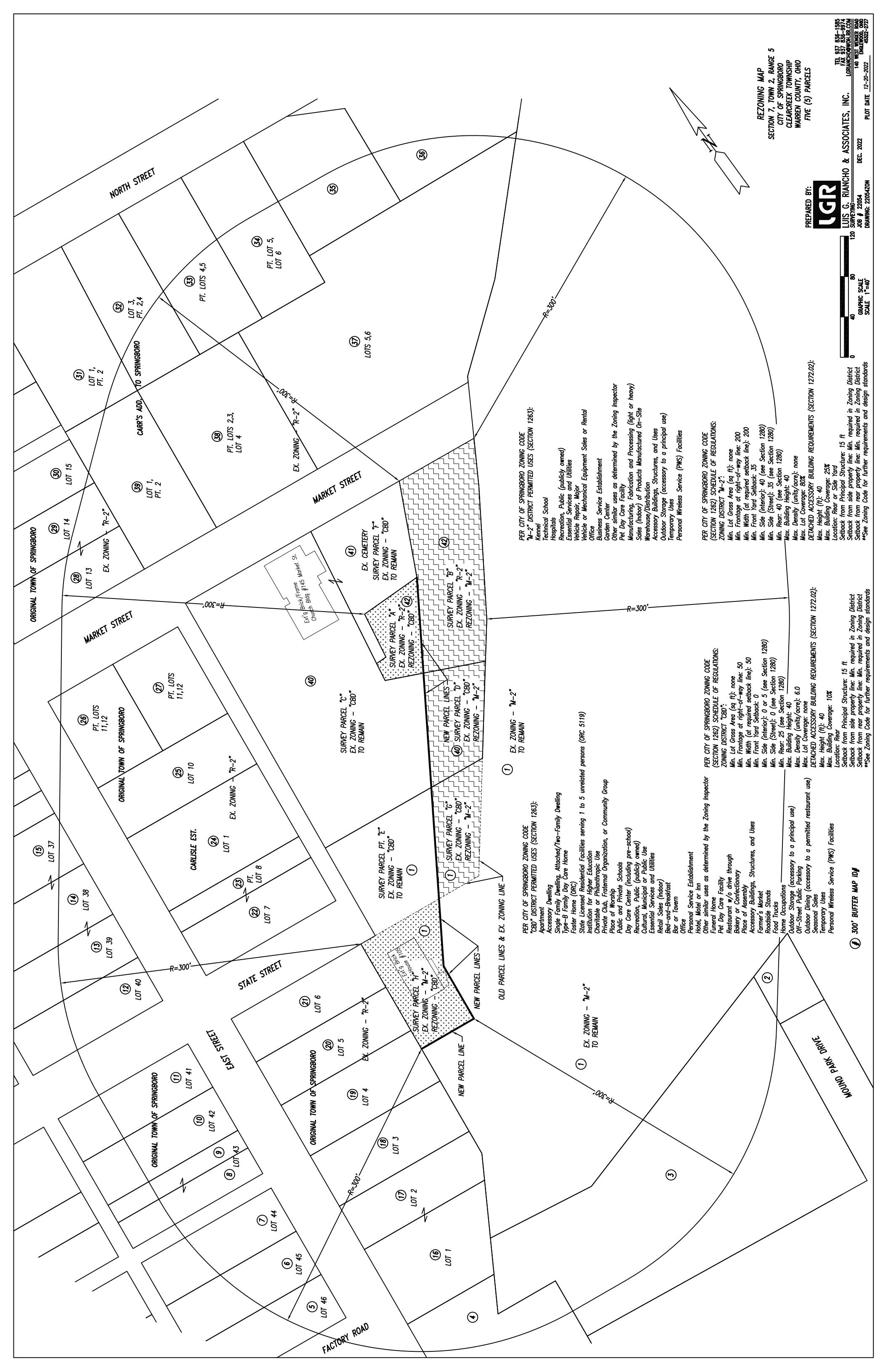
The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

  
(Signature of Applicant and/or Agent)

  
(Date)

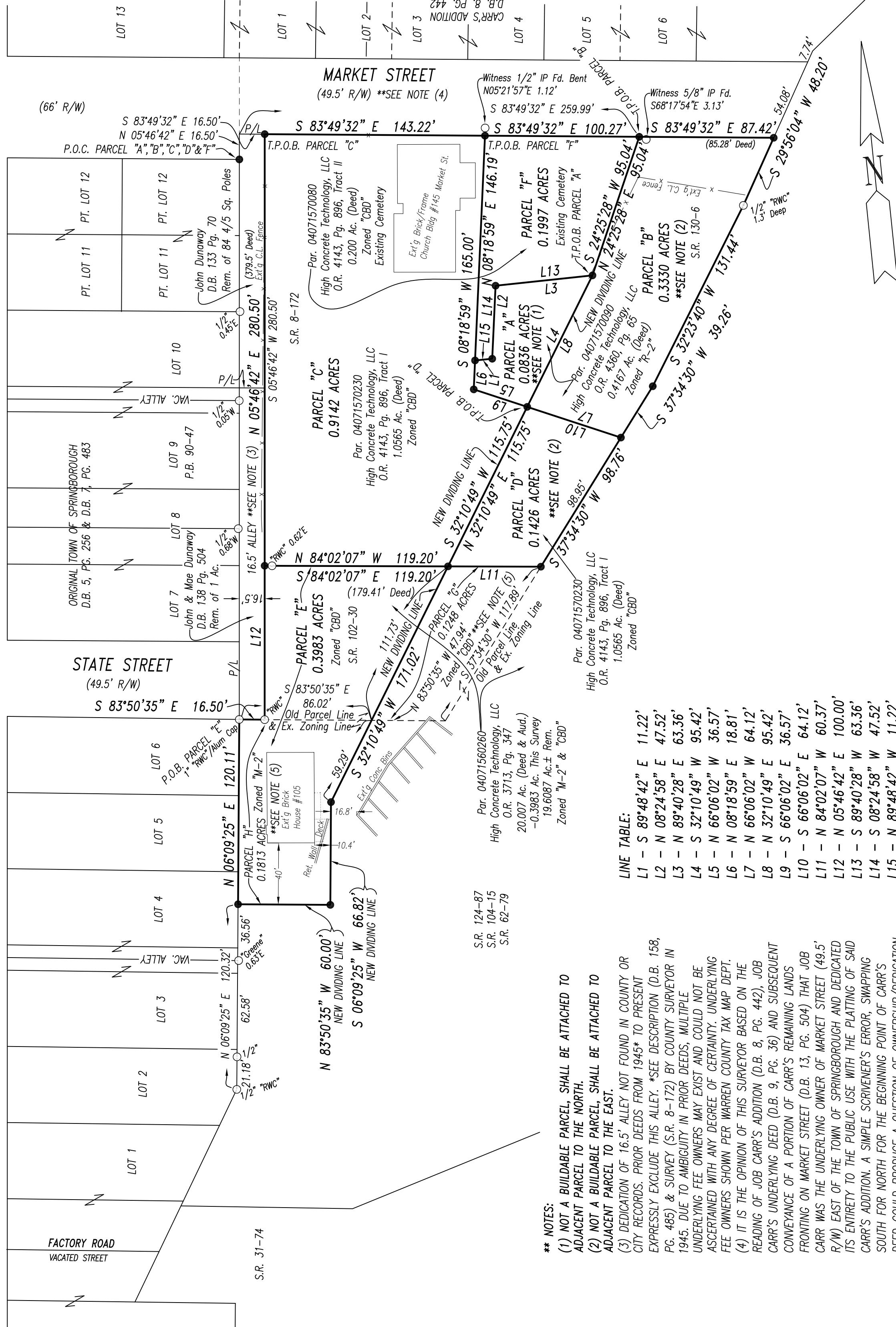
Luis G. Riancho

Printed Name



PLAT OF SURVEY  
SECTION 7, TOWN 2, RANGE 5  
CITY OF SPRINGBOROUGH  
CLEARCREEK TOWNSHIP  
WARREN COUNTY, OHIO  
2.1962 ACRES TOTAL SURVEY

EAST STREET  
(49.5' R/W)



CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.  
 Luis G. Riancho  
 12-20-2022  
 REGISTERED SURVEYOR OF OHIO NO. 5287  
 Luis G. Riancho  
 12-20-2022  
 DATE  
 REGISTERED SURVEYOR OF OHIO NO. 5287

BASIS OF BEARING: N 05°46'42" E FOR THE EAST LINE OF LOTS 7-12 OF THE ORIGINAL TOWN OF SPRINGBOROUGH FROM GPS OBSERVATIONS UTILIZING QDQT VRS. STATE PLANE COORDINATE SYSTEM, NAD 83(2011) (GEOD12), OHIO SOUTH ZONE.

CLIENT: HIGH CONCRETE TECHNOLOGY, LLC  
 DATE OF SURVEY: JULY 2022  
 PREPARED BY:  
 Luis G. Riancho & Associates, Inc.  
 SURVEYING  
 Job # 22054  
 Drawing: 22054POS.DWG  
 Plot Date 12-20-2022  
 Plot # 140 WEST WENGER ROAD  
 Englewood, Ohio 45322-2727  
 Tel 937.836-1585  
 Fax 937.836-9944  
 LGRANCHO@WORLDCOM

## REZONING VICINITY SKETCH FOR HIGH CONCRETE TECHNOLOGY PARCELS



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NGCC, (C) OpenStreetMap contributors, and the GIS User Community, Warren County GIS

Date: 12/20/2022

## Warren County Map

Cadastrial Lines	Corporate Line	Parcel Line	Hardware
All Other Lines	County Line	ROW/Section Lnd Line	Subdivision Lnd Line
Line Type	Farm Lst Line	Read ROW	Twpship and Range Line
Auto Trace Line	Overpass Line	Section Line	Tact Line
Chk Townshp Line	Subdivn Lst Line	Section Lnd	VMS Line
			Vmt Rd Line

1 inch = 376 feet  
North

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.

**Subject:** High Concrete Group Authorization  
**From:** "Good, Jeff" <JGood@high.net>  
**Date:** 9/9/2022, 1:28 PM  
**To:** "elmer@cityofspringboro.com" <elmer@cityofspringboro.com>  
**CC:** "Luis G. Riancho & Assoc., Inc." <lgriancho@woh.rr.com>

Good afternoon, Elmer,

Per the discussion you had with Luis Riancho, this email is to authorize Luis Riancho & Associates to work on the behalf of High Concrete Group LLC (formerly High Concrete Technology) for completion of the rezoning on multiple parcels of property.

Let me know if you have any questions.

Thanks

Jeff

**JEFFREY GOOD**

Director of Purchasing  
High Concrete Group  
M. 717.917.1549 | jgood@high.net

**City of Springboro**  
**320 West Central Avenue, Springboro, Ohio 45066**  
**Planning Commission Meeting**  
**Wednesday, January 18, 2023**

**I. Call to Order**

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

Present: Becky Iverson, Chair, Chris Pearson, Vice Chair, Robert Dimmitt, Mike Thompson, Steve Harding, Matt Leedy and John Sillies

Staff Present: Dan Boron, City Planner; Elmer Dudas, Development Director, Chad Dixon, City Engineer; Ann Burns, Planning Commission Secretary; September Bee, Planning Commission Secretary.

*No motion to excuse was required; all members present.*

**II. Appointment of Officers, Board of Zoning Appeals Representative for 2023**

**A. Motion to appoint Chair for the Planning Commission**

*Ms. Harding made a motion to nominate Becky Iverson as Planning Commission Chair and Chris Pearson as Planning Commission Vice-Chair for 2023. Mr. Dimmitt seconded the motion.*

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

**B. Motion to appoint Vice-Chair for the Planning Commission**

*Ms. Iverson made a motion to nominate Chris Pearson as Planning Commission Vice-Chair for 2023. Mr. Harding seconded the motion.*

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

**C. Motion to appoint a representative to the Board of Zoning Appeals**

Mr. Boron provided some background on the Board of Zoning Appeals and what the duties would include. He noted that these meeting are fairly infrequent, typically one or two meeting per year.

Mr. Thompson volunteered to fill the position.

*Ms. Harding made a motion to appoint Mr. Thompson to the Board of Zoning Appeals. . Mr. Dimmitt seconded the motion.*

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

### **III. Approval of Minutes**

#### **A. November 16, 2022 Planning Commission Minutes**

Ms. Iverson asked for corrections or additions to the minutes. There were none

*Mr. Pearson motioned to approve the November 16, 2022 Planning Commission minutes. Mr. Dimmitt seconded the motion.*

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

### **IV. Agenda Items**

#### **A. Final Approval**

**Record Plan, The Ascent, Section 3, western terminus of 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 & Spring 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 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.

##### **Discussion**

Rusty Myers with JLL Real Estate was in attendance to discuss his application. He stated that he sees no problem meeting all the staff recommendations and looks forward to working with staff.

Mr. Boron asked Mr. Dudas if he had any issues or questions with the record plan.

Mr. Dudas noted that any issues have been discussed and sees no problem with the Planning Commission approving the record plan and forwarding to Council.

Mr. Boron stated it would be sent to City Council in February.

Ms. Iverson called for a motion to approve the record plan, The Ascent, Section 3, western terminus of Pinnacle Point Drive, commercial plat

*Mr. Harding motioned to approve. Mr. Dimmett seconded the motion.*

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

#### **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**

##### **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.

#### **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.

## Discussion

In attendance to discuss their application was Joanne Shelley with LSSE and Brian Hoesl with Maronda Homes.

Mr. Boron reviewed the background and staff comments for this application, noting that it was reviewed last in November and the property owners within 300 feet were notified prior to a review at the October 12th meeting. He explained how the rezoning will be forwarded to Council and a public hearing will be conducted. The general plan is also on the agenda for approval, noting that there are some staff comments that can be addressed later as the project progresses.

Ms. Shelly stated that most comments are clear, and feel that all requirements such as lighting and landscape can be worked through.

Ms. Shelly did want to clarify comment #3 regarding the exclusion of vinyl siding. She explained that she discussed this issue with their builders and believe that a high-end vinyl is not only easier to install, but also more durable than the Hardie Board. The Hardie Board requires a higher level of skill to install, however, this can be made available as an upgrade to customers.

Mr. Boron noted that the development would need to comply with the Master Plan, and it is staff's recommendation that the homes appear similar to adjoining developments which are primarily Hardie Board. He noted that Maronda had a similar development using Hardie Board, in the Monroe area that staff visited, and felt would be appropriate for this development.

Ms. Iverson agreed, and was not in favor of the vinyl siding.

Mr. Harding also agreed that the development should match the exterior appearance of the nearby developments.

Mr. Thomson asked if there was a price range established for these homes.

Mr. Hoesl stated the homes would be price from the low to mid \$400,000s.

Mr. Thompson also asked for clarification on the weight of the vinyl versus the Hardie Board, which states it is 300 pounds per square foot.

Mr. Hoesl noted that that could be an error, and he will double check that number.

Mr. Pearson noted that Hardie Board was actually the brand name and questioned if they should use another term for the material.

Mr. Hoesl stated that the material is fibrous cement board.

Ms. Iverson stated that she appreciates the economic challenges of the materials used, but the City need to consider the Master Plan and the appearance of the development.

Ms. Shelley also asked for clarification of comment #14 regarding Waldwick Way, the stub street. She understood that street was not actually part of the property for the development and was not sure how it would be facilitated.

Mr. Dudas noted that has been discussed at previous meetings and based on the layout of the development, the decision was made to have it removed in order to straighten the layout. This would be treated the same as improvements in the right of way, which often happen in a new development.

Mr. Hoesl asked if that would be done as part of the development stage, or the City would perform the work and later be reimbursed.

Mr. Dudas clarified that it would be done in the development stage.

Ms. Shelley stated that there may be some legal requirements on this issue, but they are willing to work with the City to make this happen.

Mr. Boron noted that these type of advisory comments can be resolved during the final development state of the review and approval process.

Mr. Pearson clarified that the removal of this stub street was recommended as a result of the traffic study.

Mr. Shelly noted that their internal traffic engineer recommended that the plan did not connect to that street because it is so close to Red Lion-Five Points Road.

Mr. Thomson noted that it appears the work on this stub street would affect two or three lots, and asked for clarification of how this is being resolved.

It was Ms. Shelly's understanding that the approval today was for the concept of the general plan, and issues such as property lines and what both parties would be giving up, will be resolved in more detail during the development phase.

Mr. Dudas clarified that the City is not agreeing to give anything up, but the street will be removed and that area will become right of way.

Mr. Boron stated that the general plan is a concept plan that cannot be used for development of the property and staff would require additional detail such as engineering, underground utilities and additional lot detail. He noted that the general plan has to move forward together with the zoning in order for that to occur. Staff will be happy to work together to resolve issues in the next phase if they choose to move forward tonight.

Ms. Iverson asked what the overall vision is for this development and how it fits into the Master Plan.

Ms. Shelly explained that they see this development as part of policy area 12 as a transition area with both smaller and larger lots. The home styles will provide a variety of additions and upgrades for the buyers, consistent with the existing character and style of adjacent neighborhoods. Additionally, the team had made an effort to accomplish connectivity through sidewalks and landscaping.

Mr. Harding stated he was happy with the proposed sidewalks and just wanted to make sure the aesthetics of the homes match the area, specifically the Hardie Board.

Mr. Sillies asked if there has been any response from residents.

Mr. Boron explained they received nothing in writing from residents or the HOA president, however HOA representatives were in attendance.

Ms. Iverson clarified that there is agreement between the Planning Commission and the applicant to vote on the general plan.

Ms. Iverson asked if there were any guests who wanted to make comments at this time.

Ms. Lisa Randall, 5 Woodcliff Boulevard, Vice-President of The Enclave Homeowners Association, shared concerns about out of state buyers using the homes as rental properties. She asked if there were any limits set as to the percentage of the development that can be rentals.

Ms. Iverson explained that the City has no control over that and would be up to an HOA to designate those regulations.

Mr. Thompson noted that the developer maintains and operates the HOA until the development is completed, and then transfers to the resident operated HOA.

Ms. Lisa Allmond, 124 Haverstraw, Secretary for Enclave HOA, also expressed concerns about the rentals, which is around 20% for the Enclave. She also noted that Waldwick Way does have 2 homes that have Waldwick Way addresses.

Mr. Dave Weinberg, 176 Haverstraw, HOA President, agreed with the earlier comments that were expressed. He also asked about accessory structures for the development.

Mr. Dudas referred to staff comment #15 which does not allow accessory structures on the existing 30 feet sanitary sewer easement along the west property line, including lots 9 thru 14.

Ms. Iverson called for a motion to approve the rezoning, Clearview Crossing at Stoneridge subdivision, PUD-B, Planned Unit Development-Business, to PUD-R, Planned Unit Development-Residential, southwest corner East Central Avenue (SR 73) and Red Lion-Five Points Road, proposed residential subdivision, with staff conditions.

*Mr. Harding motioned to approve. Mr. Dimmitt seconded the motion.*

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

### **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.

Ms. Iverson called for a motion to approve the general plan, Clearview Crossing at Stoneridge subdivision, southwest corner East Central Avenue (SR 73) and Red Lion-Five Points Road, proposed residential subdivision, with staff conditions, and to exclude vinyl siding and allow fibrous cement board.

*Mr. Thompson motioned to approve. Mr. Harding seconded the motion.*

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

- 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 requires 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 shown 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.

### **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.

### **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 develops 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 show 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—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.

**Discussion:**

The following representatives from Fischer Homes were present to discuss their application: Robert Hayes, Jennifer Gonzales, and Sam Reese. Also in attendance was Ed Roth with IBI.

Mr. Boron reviewed the background and staff comments for the project, explaining that the two reviews will proceed through the development process separately and approval of both plans is required to provide secondary access to each development, as required under the City's Planning and Zoning. He reviewed the history and zoning of both the Wade –Wray property and the Swope Property, which later was purchased by Hills Development.

Mr. Boron explained that these items will not involve any action by Council at this point in time. However, if approved, when platting occurs, it will require Council approval. He noted that this item is the preliminary review stage at this point in order to work with the development team and the traffic consultant to develop a traffic study.

Mr. Dixon reported that there is no significant impact on traffic of the surrounding road network, and the recommendation is that no improvements are necessary along Factory Road.

Mr. Hayes stated that staff has been very helpful, they have reviewed all comments and are prepared to address any issue or questions at this time.

Mr. Sillies asked what is the reason or justification for the drastic difference in density between the two parcels.

It was noted that this is similar to the various densities in Settlers Walk, and it avoids the need for additional rezoning.

Mr. Hayes that Fisher Homes likes to offer different products to allow a variety of homes and better create community. The current zoning does allow them to build different products on various sections of the parcel.

Ms. Gonzalez noted that there is that option to pursue a zoning change to allow a higher density, but this would take additional time as well as the willingness of the seller to delay the development.

Mr. Thompson asked if there is a chance they will address the rezoning.

Ms. Gonzalez did ask what the timeline would be on the rezoning.

Mr. Boron explained that if they started the process next month, it would also go to City Council, which is typically a 4-5 month process.

Ms. Iverson noted this is a preliminary review tonight, so there is time if the applicant wants to consider the rezoning issue.

Mr. Hayes noted that they did have product brochures to distribute and are ready to move forward to the February agenda for approval.

It was agreed they can submit the plan for approval in February.

**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 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 if 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.

### **Discussion:**

No applicants were in attendance to discuss this application.

Mr. Boron stated he was not comfortable discussing the rezoning requests without the applicant. He explained they staff did have questions for the applicant regarding the long-term use of the property, particularly the cemetery, the church and other various sections of the property. Mr. Boron will be contacting the applicant.

Mr. Thompson spoke on behalf of the Historical Society and expressed concerns about the cemetery, because you have to cross property belonging to High Concrete in order to access.

## **V. Planning Commission and Staff Comments**

Ms. Iverson referred to the corrected meeting schedule.

## **VI. Adjournment**

*Mr. Harding motioned to adjourn the January 18, 2023 Planning Commission Meeting at 7:12 pm  
Mr. Dimmitt seconded the motion.*

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

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Becky Iverson, Planning Commission Chairperson

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Dan Boron, Planning Consultant

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Ann Burns, Planning Commission Secretary

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