

Agenda
City of Springboro Planning Commission Meeting
Wednesday, September 13, 2023, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. August 9, 2023 Planning Commission Meeting
- III. Agenda Items
 - A. Final Approval, Preliminary Plan, Cedar Creek subdivision, 7878 & 7914 Sharts Road
 - B. Final Approval, Final Development Plan, Village Park PUD-MU, Planned Unit Development-Mixed Use, 748 Gardner Road, retail development
 - C. Final Approval, Variance Request in Planned Unit Development, 70 Heather Glen Court, Heatherwoode PUD, addition in required rear yard.
 - D. Preliminary Review, Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family residential subdivision
 - E. Preliminary Review, General Plan, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family residential subdivision
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Comments/Recommendations
City of Springboro Planning Commission Meeting
Wednesday, September 13, 2023, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval

Preliminary Plan, Cedar Creek subdivision, 7878 & 7914 Sharts Road

Background Information

This agenda item is based on a request filed by Associate Construction of Carlisle, Ohio, property owner, requesting preliminary review of the subdivision for the proposed Cedar Creek subdivision located on approximately 42.08 acres of land at 7878 and 7914 Sharts Road. The subject property is vacant.

The proposed site was the subject of a rezoning application from Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to City of Springboro R-2, Low Density Residential District. The application was reviewed by the Planning Commission at the April 12th meeting, and approved at the May 10th meeting. A Public Hearing was held before City Council on June 1st; following three readings of the Ordinance, the rezoning was approved at the July 6th City Council meeting and will become effective on August 5th. The property was annexed into the City of Springboro on July 15th.

The R-2 District allows for the development of moderate density residential areas in the community at the rate of four dwelling units per acre on lots 9,000 square feet or larger. Examples of R-2 District areas in Springboro include the Royal Oaks, Fieldstone, and Creekside subdivisions, as well as the Sawgrass Pointe project also by Associate Construction. The proposed subdivision will include 75 lots, access points to Sharts Road and Advanced Drive, and 8.64 acres of open space on the south end of the property to be purchased by the City as parkland.

Lands to the north, south, and east are generally within the City of Springboro, while lands to the west are generally in Franklin Township. To the north, on the west side Sharts Road is a residential dwelling being developed in Franklin Township, in Springboro Quick Tech on the north side of the Advanced Drive and Sharts Road intersection, to the east in the Stolz Industrial Park are Matrix 5 at 105 Advanced Drive, Hanover Clocks at 125 Advanced Drive, Armstrong Trailer at 175 Advanced Drive, Honest Abe Roofing at 235 Advanced Drive, and Corvexxe at 245 Advanced Drive, to the south the City of Springboro's Clearcreek Park, and a large residential lot to the southwest. To the west in Franklin Township are residential lots and a church, Franklin Faith Tabernacle, all on Sharts Road.

In the City of Springboro, adjacent zoning includes ED, Employment Center District, to the north, PUD, Planned Unit Development, to the east associated with the Stolz Industrial Park on Advanced Drive, and to the south R-2 District overlaying Clearcreek Park and residential uses to the west. To the west in Franklin Township, can be found R2, Two-Family Residential District, regulated in the Warren County Rural Zoning Code.

This item was reviewed on a preliminary basis at the August 9th Planning Commission meeting at which time this item was authorized to be placed on an agenda for formal approval. No City Council action is required on preliminary plans.

Staff Recommendation

City staff recommends approval of the preliminary plan subject to the following conditions:

1. All homes to be consistent with Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached) for compliance of some of the home plans with (b) Appearance, and (c) Garages with respect to 60% maximum width and side/rear access.
2. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code, Landscaping, including those for exterior and interior streets, buffers, and overall site concurrent to the construction plan phase of the approval process. Applicant advised that existing vegetation in the non-park dedication portion of the property can be used as credit against landscaping requirement.
3. Coordinate with Zoning Inspector on subdivision entry signage, if proposed.
4. Site to meet R-2 District zoning requirements.
5. Roadway to meet city specifications, including but not limited to, 50 foot right of way (local road), 29 feet back to back of curb with 24 feet wide pavement, and 5 feet sidewalks on both sides of road.
6. Provide access easement and drive to open space retention lot for maintenance purposes.
7. Verify intersection sight distance is met at Sharts Road and Advanced Drive. If not, make improvements accordingly.
8. Each lot to have a post light with a photoelectric cell and shall be operable at all times.
9. Provide Central Mailbox Units for the development, which shall also be reviewed by the Post Master.
10. An HOA is to be created to maintain items including, but not limited to, sump drains, retention pond, open space, and central mailbox units.
11. Additional engineering comments are reserved until such time when designed construction drawings are submitted for review, including but not limited to, site survey, roadway design, contours, drainage, easements, water, sanitary, storm sewer and retention calculations.
12. The Clearcreek Fire District looks forward to working with the builders and The City of Springboro as these projects move forward. The Clearcreek Fire District may have other comments as these projects move forward.

B. Final Approval

Final Development Plan, Village Park PUD-MU, Planned Unit Development-Mixed Use, 748 Gardner Road, retail development

Background Information

This agenda item is based on an application filed by Dryden Builders on behalf of Sahana Properties, LLC, requesting preliminary review for the development of commercial property in the retail component of the Village Park PUD-MU, Planned Unit Development-Mixed Use, located southwest of the intersection of North Main Street (SR 741) and Pennyroyal Road.

Two commercial buildings are proposed for the site. Building A would have frontage on North Main Street and would be approximately 5,993-square feet in area and would include a drive-through

window on the north side of the building. Building B with frontage on Gardner Road is also proposed and would be 2,971 square feet in area.

Adjacent uses to the subject property include Springboro Wine & Spirits to the north, Huntington Bank to the east on the east side of North Main Street, Biggby's/Farmers & Merchants Bank to the south, and vacant land to the west on the west side of Gardner Road that is proposed to be developed as Clearcreek Fire Station No. 24.

Zoning adjacent to the subject property is PUD-MU, for properties to the north, south, and west as part of the Village Park mixed-use development, and PUD for property to the east that is part of the Settlers Walk development on the east side of North Main Street.

Final development plan is the second stage of the PUD approval process. Following preliminary review Planning Commission may authorize this item to be placed on a future meeting agenda for final approval.

Staff Recommendations:

City staff recommends approval of the site plan subject to the following conditions:

1. Indicate proposed building populations that are driving the volume of parking proposed for the site.
2. Relocate proposed drive-through facility to south side of 5,993-square foot building. Screen remainder of operation.
3. Landscaping plan meets Chapter 1280 requirements; please coordinate with City on inspector following installation.
4. No lighting plan submitted. Submit a lighting plan consistent with Chapter 1273, Lighting, of the Planning and Zoning Code including photometric analysis, lighting fixture information.
5. While not part of final development plan review process, signage to be reviewed by Zoning Inspector for compliance with Sign Code and Village Park PUD-MU design standards. Same applies to construction and other temporary signage.
6. Straighten the drive aisle from Gardner Road curb cut into the site.
7. Poor internal site circulation. Consider aligning drive aisles from proposed site to the existing Springboro Wine and Spirits store. Move parking spaces accordingly.
8. Provide separate 6" sanitary sewer lateral taps for each building tying directly into the existing 8" sewer main on Gardner Road. Minimum slope is 2%. Remove the proposed sanitary manhole in front of Building B, and connect to existing 6" sanitary lateral. Provide cleanouts every 100 feet and at bends. Provide details for the sewer tap on Gardner Road, such as saw cut and pavement replacement details.
9. Water meters to be located inside buildings – no meter pits. Also provide remote readers (mtu) for each service.
10. Provide curb stop for each water service lateral on the west side of Gardner Road in the tree lawn. The 2" water service lateral to be HDPE (250 PSI), SDR 9 material, with blue #14 minimum tracer wire.
11. Match crowns for storm sewer at manhole #301.
12. Provide invert information for catch basin #200.
13. Provide dumpster enclosure details.

14. State storm manhole #501 to be dog house manhole, and show existing 15" storm pipe elevations. If possible, connect this storm sewer span into the existing manhole, just west of MH #501.
15. Relocate proposed curb line, along south of lot, to be off of the existing storm manhole and proposed storm manhole #501.
16. Add note stating that any curb/sidewalk damaged during the water taps to existing main will be replaced per city specifications.
17. Consolidate the two lots into one.
18. Provide detention calculations for review.
19. Provide detailed plans for underground storage structure.
20. Provide an "AS BUILT" drawing showing as built location and elevations of all improvements, which shall be submitted prior to the issuance of an occupancy permit.
21. The Clearcreek Fire District has no comments at this time.

C. Final Approval

Variance Request in Planned Unit Development, 70 Heather Glen Court, Heatherwoode PUD, addition in required yard

Background Information

This agenda item is an application, filed by Jerry and Julie McCarthy, property owners, requesting a variance from the minimum rear setback to allow the construction of a roof extension to their home located at 70 Heather Glen Court in the Heatherwoode Cluster C portion of the Heatherwoode PUD, Planned Unit Development. The rear yard setback for this property is 20 feet. The property owners would like to extend the roofline on the home to within 17.95 feet of the rear property line. This would allow, as indicated in the submitted materials, the property owners to be protected from golf balls from the nearby #10 tee of Heatherwoode Golf Course.

The Planning and Zoning Code provides relief from the strict interpretation of the code in Planned Unit Developments such as Heatherwoode from the Planning Commission. Variances from the strict interpretation of the code for conventionally-zone properties (R-2, HBD, O-R for example) from the Board of Zoning Appeals.

The City is in receipt of documentation from the homeowners association indicating approval of the proposed construction as well as neighbors owning properties on abutting property.

Staff Recommendation

City staff recommends approval of the variance as requested for 70 Heather Glen Court subject to the following comments:

1. Construction shall be outside of sanitary sewer easement area.
2. Setbacks are measured from the overhang by Zoning Department; verify distance from outermost portion of proposed addition.

- D. Preliminary Review, Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family residential subdivision**
- E. Preliminary Review, General Plan, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family residential subdivision**

Background Information

These agenda items are based on a request filed by M/I Homes of Cincinnati, LLC, seeking rezoning and general plan approval for the proposed Whispering Pines subdivision, a residential subdivision on an approximately 35.62-acre site located at 1525 South Main Street (SR 73). The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential. These items were reviewed on a preliminary basis at the July 12th and August 9th Planning Commission meeting at which time the Planning Commission asked the applicants to consider the comments made at the meeting and present another plan for preliminary review.

The current proposal is largely the same as the one reviewed on August 9th. The applicant proposes to develop a total of 75 single-family residential units on the site, down from the 95 lots proposed in the previous proposal. The proposed development density is 2.11 units per acre with typical lots proposed to be 8,370 square feet and an average of 9,000 square feet. Current R-1 District zoning permits two units per acre on lots no less than 20,000 square foot lots. Two access points are proposed for the subdivision, both from the frontage on South Main Street, one at the midpoint of the property frontage, and a second on the northeast corner aligned with the intersection of Heatherwoode Boulevard. A stub street is also proposed for the west end of the site. That stub street would project into lands in Clearcreek Township. A total of 13.40 acres of open space is shown, or 37.6% of the land area, a slight reduction from the proposal reviewed on August 9th. 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. 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 R-1, Estate-Type Residential District. That classification dates to 2015 when large parts of Springboro were reclassified to R-1 District from Township or (T)R-1 District. The (T)R-1 designation was allowed to remain on properties annexed over time from lands originally in Clearcreek and Franklin Townships. The R-1 and (T)R-1 have similar development densities, however moving to R-1 District allows the City to manage its own long-range development through its own Planning and Zoning Code.

Adjacent land uses in Springboro include large lot residential to the west in Clearcreek Township, and to the north in the City. To the east, on the east side of South Main Street, cluster housing on Glencoe Court, Dunnington Court within the Heatherwoode PUD, and large lot residential, and to the south the Springboro Community Schools Junior High School and athletic facilities.

Adjacent zoning in the Springboro portion of the vicinity is R-1 District to the north and southeast, PUD to the east encompassing the Heatherwoode PUD, and PUD to the south incorporating the Junior High School and other school property to the south. Lands to the west in Clearcreek Township are zoned SR-1, Suburban Residence, which allows development up to two units per acre when connected to a centralized sewage system.

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 16, Heatherwoode, includes the subject area and land including the Heatherwoode, Farms of Heatherwoode, and Ashton Woods subdivisions, the City's Heatherwoode Golf Course, and the Springboro Community Schools main campus. The policy area recommends residential development and redevelopment that conforms to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area, and improving pedestrian and bicycle access.

The three residential subdivisions in the vicinity were developed at the following densities:

- Ashton Woods, 21 units on 10.62 acres, 1.98 units/acre
- Farms of Heatherwoode, 162 units on 80.79 acres, 1.78 units/acre
- Heatherwoode, 221 units on 105.71 acres, 2.08 units/acre. This includes Glencoe Court and Dunnington Court. The golf course is not included in the density calculation.

Aside from school property, lands immediately abutting the property are 11.23 acres (west), and 16.65 acres (north) in area.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the July 12th 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 the general plan and rezoning for 1525 South Main Street:

1. What is warranting a development density at the high range for the surrounding area as recommended in Master Plan Policy Area 16 (2.11 dwelling units proposed, three nearby subdivisions developed at 1.72 to 2.10 units/acre)?
2. Home plans to comply with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.
3. Indicate proposed exterior building materials for the subdivision.
4. What is the proposed breakdown of ranch and two-story homes proposed? A 50/50 split between the two types was discussed at the August 9th meeting.

5. Provide minimum lot sizes for all proposed lots. Note that side yard setbacks are measured from the roof overhang.
6. Indicate percentage of open space that is set aside for storm water detention, that is buffering to adjacent development, and set aside for amenities within the subdivisions.
7. Reorganize the proposed open space plan so that it provides future residents with more quality open space this is contiguous and usable, then drains the property, then buffers neighboring development in that preference order.
8. Plan to incorporate an east-west multiuse trail into the design of the subdivision to connect Heatherwoode on the east with land fronting Weidner Road to the west.
9. Proposed name of development to be changed. Whispering Pines is an existing street.
10. Streets to be built to City specifications, including 29 feet back to back of curb with 5 feet sidewalks. Back of sidewalk to be along the right of way line.
11. An HOA shall be developed to maintain all common elements, including but not limited to: detention facilities, sump drains, identification signage, central mailbox unit(s) and open space.
12. Provide location of Central Mailbox Unit(s), which are to be reviewed by the Post Master.
13. 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.
14. Traffic study is currently being reviewed.
15. Dedicate the right of way along South Main Street (SR 741) and make any necessary roadway improvements, including but not limited to roadway widening (if needed), pavement markings and signage.
16. Consider implementing traffic calming controls on Glasgow and Morris Streets.
17. Clearcreek Fire District has no comments at this time.

The information contained in this report is based on material provided to the City of Springboro as of Wednesday, September 6th, 2023 at 12:00 p.m.

APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS

CITY OF SPRINGBORO PLANNING COMMISSION

☐ SITE PLAN ☐ REVISION TO APPROVED SITE PLAN ☐ CONCEPT PLAN ☒ PRELIMINARY SUBDIVISION ☐ RECORD PLAN

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.

☐ Owner
☐ Agent
☐ Lessee
☐ Signed Purchase Contract

APPLICANT NAME: JOSHUA LILES, P.E.
Address: 1068 N. UNIVERSITY BLVD
MIDDLETOWN, OH 45042

Telephone No. (513) 424-5202

Fax No. (513) 424-6202

Email Address apexengineering@sbcglobal.net

PROPERTY OWNER NAME (IF OTHER): ASSOCIATE CONST.

Address: 31 EAGLE CT. STE. A
CARLISLE, OH 45005

Telephone No. (937) 313-2496

Property Address or General Location: SHARTS RD. SOUTH OF ADVANCED DR.

Parcel Number(s): 04191760020 & 04191270050 Zoning District: R-2

Proposed Use: SINGLE FAMILY SUBDIVISION

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)

07/21/23
(Date)

JOSHUA LILES
Printed Name



SITE DATA
PARCELS: 04191760020 & 04191270050
DEEDS: OR 318 PGS: 864-865 & VOL 221 PG 497
AREA: 42.082 AC. (TOTAL)
PROPOSED ZONE: R-2

DEVELOPER/APPLICANT/OWNER
ASSOCIATE CONSTRUCTION, LLC
31 A EAGLE COURT
CARLSLE, OH 45005
(937)746-7932

PRELIMINARY PLAN
CEDAR CREEK RESERVE
CITY OF SPRINGBORO
WARREN COUNTY, OHIO

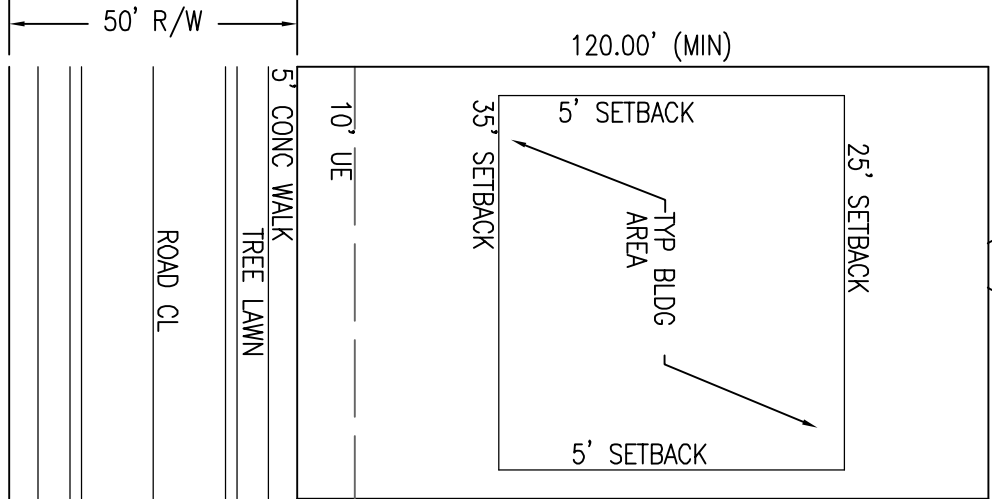


GENERAL/LANDSCAPING NOTES:

- 1.) ALL BUFFER YARD LANDSCAPING SHALL MEET SPECS IN SEC 1280 OF THE SPRINGBORO CODE OF ORDINANCES
- 2.) SUBDIVISION SHALL MEET R-2 ZONING REQUIREMENTS.

SURVEYOR NOTES:

- 1.) SOURCE DOCUMENTS AS NOTED.
- 2.) BEARINGS BASED ON D.N. 2022-004470



TYPICAL LOT DETAIL

2. ASSESSING DWS
BEFORE YOU DIG
CALL 800-362-7264
OR 513-763-1234
WWW.811.ORG

SCALE: 1"=100'
DATE: 08-24-23
DRAWN: ALL
DESIGNED: ALL
CHECKED: ..

INDEX
ENGINEERING & SURVEYING, INC.
1089 N. UNIVERSITY BLVD. WILLOUGHBY, OHIO 44094
PH: (419) 424-5002 OR (419) 532-8891 FAX: (419) 424-8202

REVISIONS:
1.
2.
3.
4.
PROJECT: 217456
DRAWING: 222038BA
SHEET
1 OF 1

APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS

CITY OF SPRINGBORO PLANNING COMMISSION

☒ SITE PLAN ☐ REVISION TO APPROVED SITE PLAN ☐ CONCEPT PLAN ☐ PRELIMINARY SUBDIVISION ☐ RECORD PLAN

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.

☐ Owner
☒ Agent
☐ Lessee
☐ Signed Purchase Contract

APPLICANT NAME: Christopher A. Hinkel, President
Dryden Builders, Inc.

Address: 1741 Thomas Paine Parkway
Centerville, Ohio 45459

Telephone No. (937) 439-2728

Fax No. (937) 439-2729

Email Address: chris@drydenbuilders.com

PROPERTY OWNER NAME (IF OTHER): Sahana Properties, LLC

Address: 748 Gardner Road
Springboro, Ohio 45066

Telephone No. (937) 680-1600

Property Address or General Location: Lot next to Springboro Wine & Spirits, 748 Gardner Road

Parcel Number(s): 04154000400 Zoning District: PUD - MU

Proposed Use: Construct two single story buildings for commercial use, total 8,982 SF

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)

8-25-23
(Date)

Christopher A. Hinkel, President
Dryden Builders, Inc.
Printed Name



NEW COMMERCIAL BUILDING
GARDNER ROAD
SPRINGBORO, OHIO



©JAMES C HAWTHORN ASSOCIATES



JAMES C. HAWTHORN ASSOCIATES
ARCHITECTS
1900 Kress Wood Circle
Springboro, OH 45568
360.398.3414
jchawthorn@jchawthorn.com



**PROPOSED
RETAIL BUILDINGS:**
GARDNER ROAD
SPRINGBORO, OHIO 45066

REVISIONS

NO.	DATE	DESCRIPTION

DATE

8.22.23

JOB. NO.

23.008

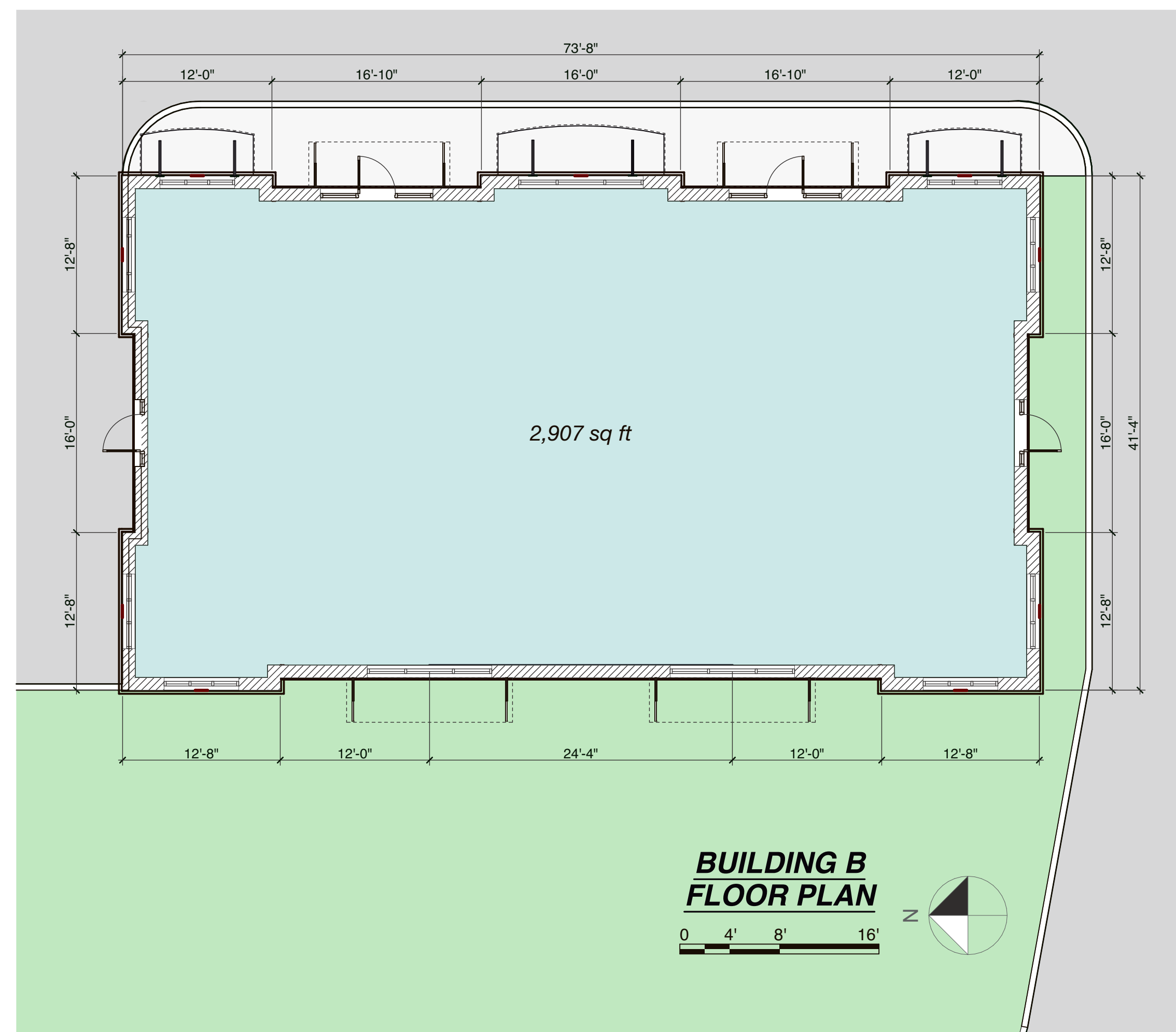
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SHEET NO.

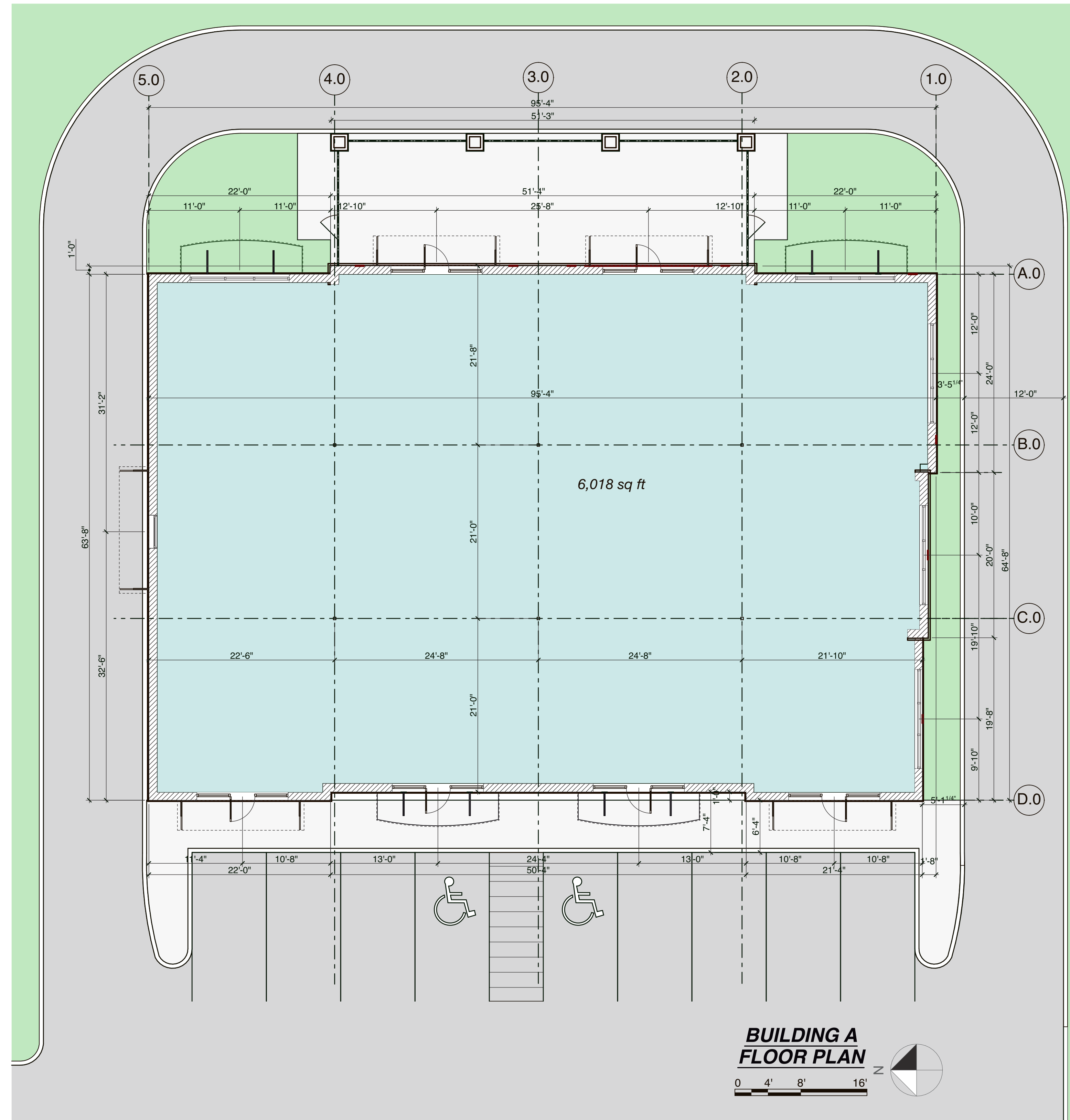
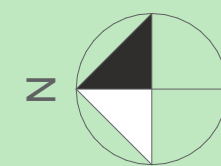
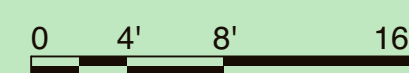
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PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

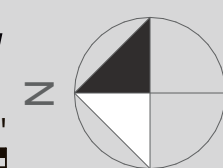
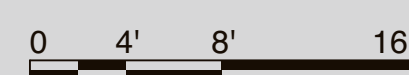
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BUILDING B
FLOOR PLAN



BUILDING A
FLOOR PLAN



REVISIONS		
NO.	DATE	DESCRIPTION

DATE
8.22.23

JOB. NO.
23.008

TITLE

SHEET NO.

A1.1



JAMES C. HAWTHORN ASSOCIATES

ARCHITECTS
1900 Kress Wood Circle



1000 Kress Wood Circle
Dayton, OH 45424
360.331.1111

CONSTRUCTION

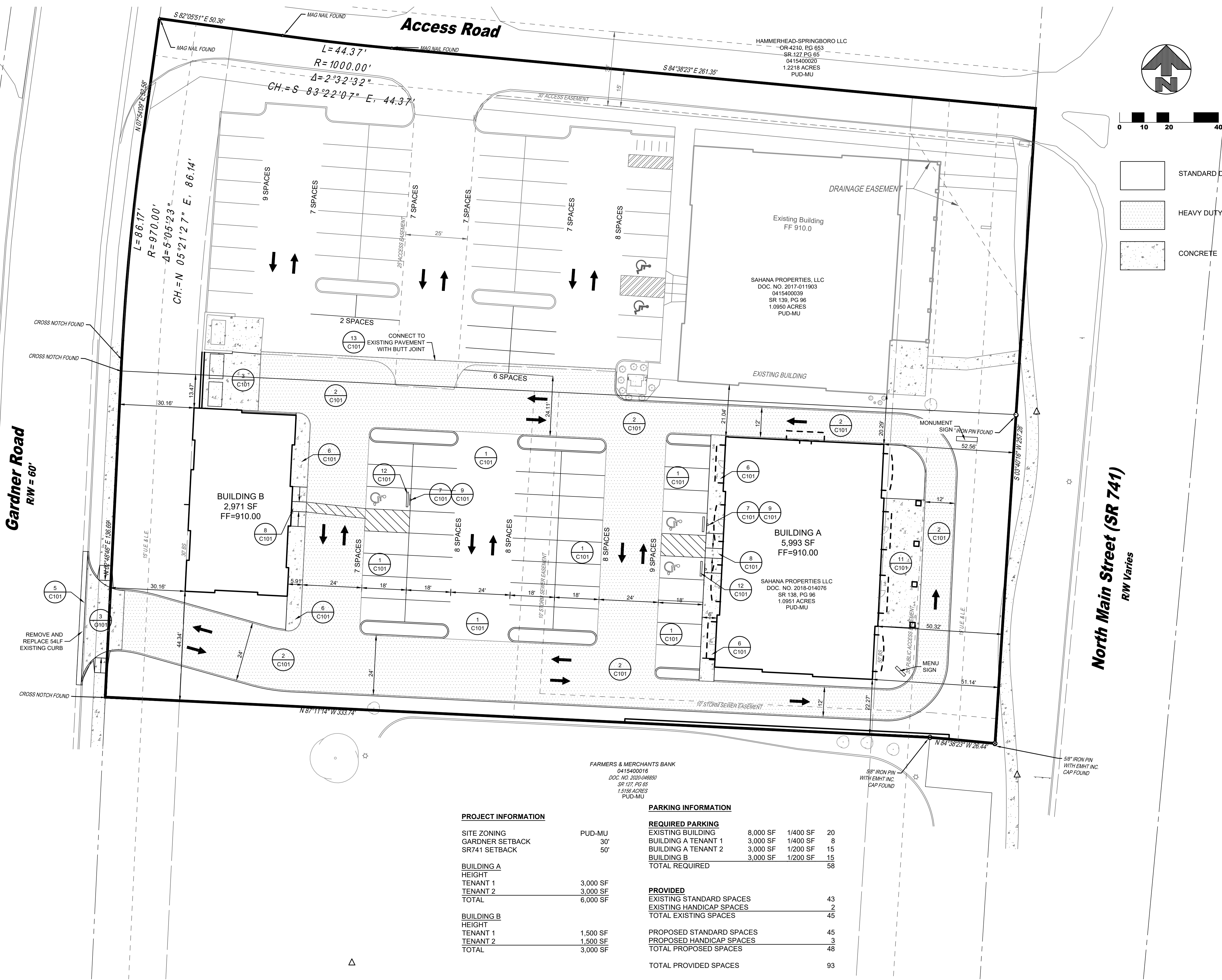
1741 Thomas Paine Parkway
Dayton, OH 45459
Office (937) 439-2728 chris@drydenbuilders.com

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PROPOSED
RETAIL BUILDINGS:
GARDNER ROAD
SPRINGBORO, OHIO 45066

PRELIMINARY DRAWINGS NO FOR CONSTRUCTION

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD
INFORMATION AND SURFACE INDICATIONS OF
UNDERGROUND STRUCTURES AND MAY NOT BE
INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF
UNDERGROUND UTILITIES CANNOT BE VERIFIED.
PLEASE NOTIFY THE OHIO UTILITY PROTECTION
SERVICE AT 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION
ACTIVITY.

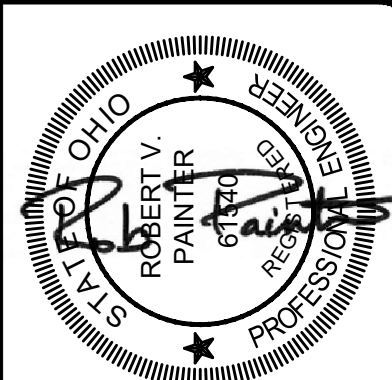


PROJECT INFORMATION

SITE ZONING	PUD-MU
GARDNER SETBACK	30'
SR741 SETBACK	50'
BUILDING A	
HEIGHT	
TENANT 1	3,000 SF
TENANT 2	3,000 SF
TOTAL	6,000 SF
BUILDING B	
HEIGHT	
TENANT 1	1,500 SF
TENANT 2	1,500 SF
TOTAL	3,000 SF

PARKING INFORMATION

REQUIRED PARKING			
EXISTING BUILDING	8,000 SF	1/400 SF	20
BUILDING A TENANT 1	3,000 SF	1/400 SF	8
BUILDING A TENANT 2	3,000 SF	1/200 SF	15
BUILDING B	3,000 SF	1/200 SF	15
TOTAL REQUIRED			58
PROVIDED			
EXISTING STANDARD SPACES			43
EXISTING HANDICAP SPACES			2
TOTAL EXISTING SPACES			45
PROPOSED STANDARD SPACES			45
PROPOSED HANDICAP SPACES			3
TOTAL PROPOSED SPACES			48
TOTAL PROVIDED SPACES			93



REVISIONS

1	PERMIT SET 2023-08-25
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SPRINGBORO WINE
GARDNER ROAD
SPRINGBORO, OHIO 45066

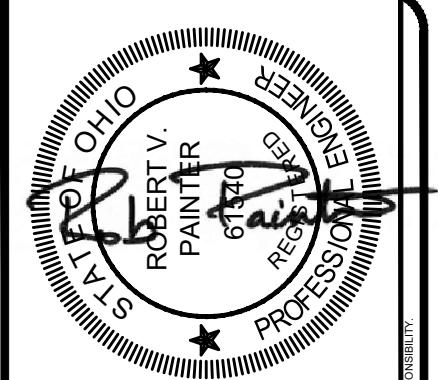
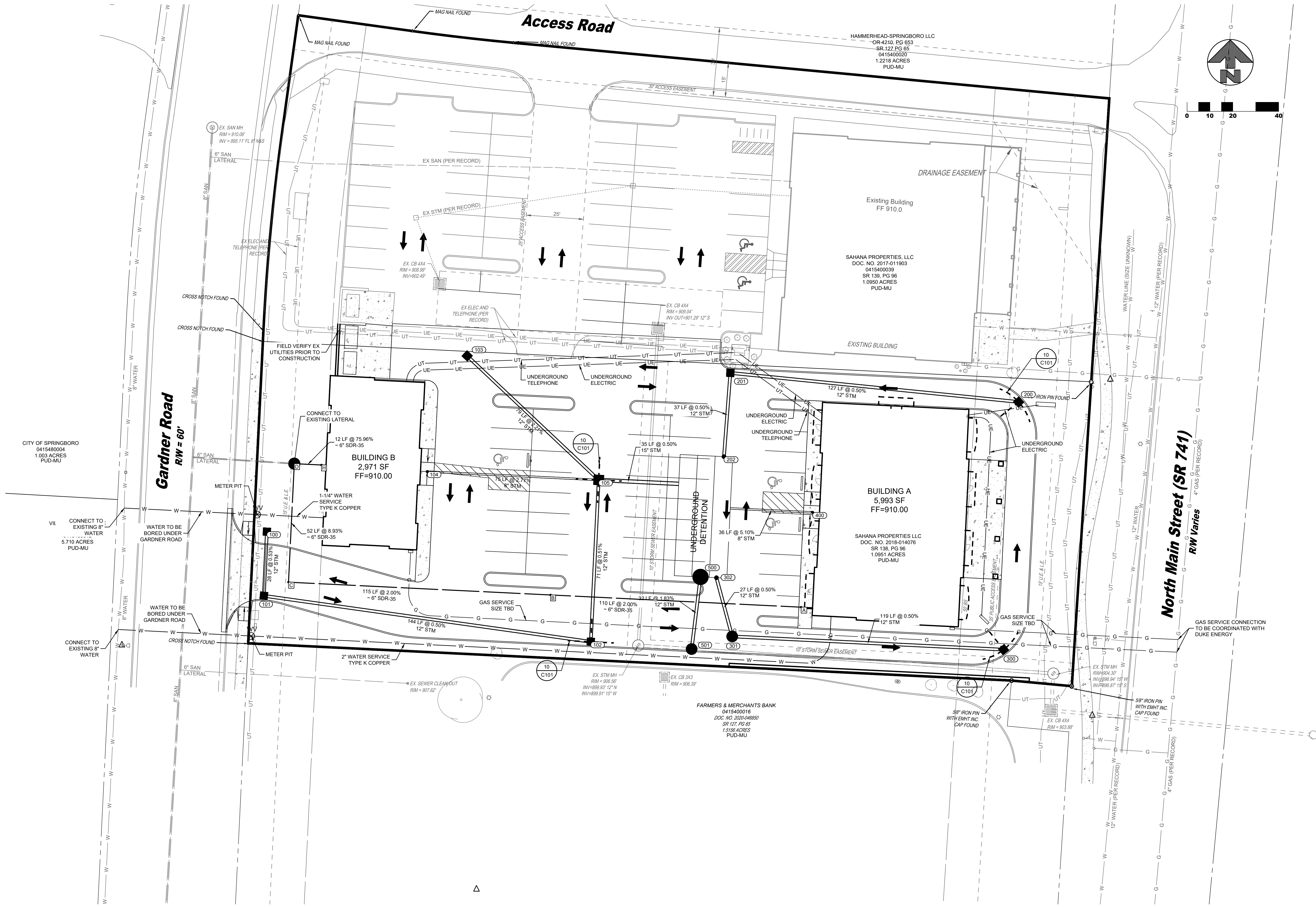
LOCATION PLAN

SCALE: 1"=20'
DATE: 2023-08-07
DRAWN: PGM
DESIGNED: PGM
CHECKED: RVP
XREF:
JOB NO.: 22030

SPRINGBORO WINE

Page

C120



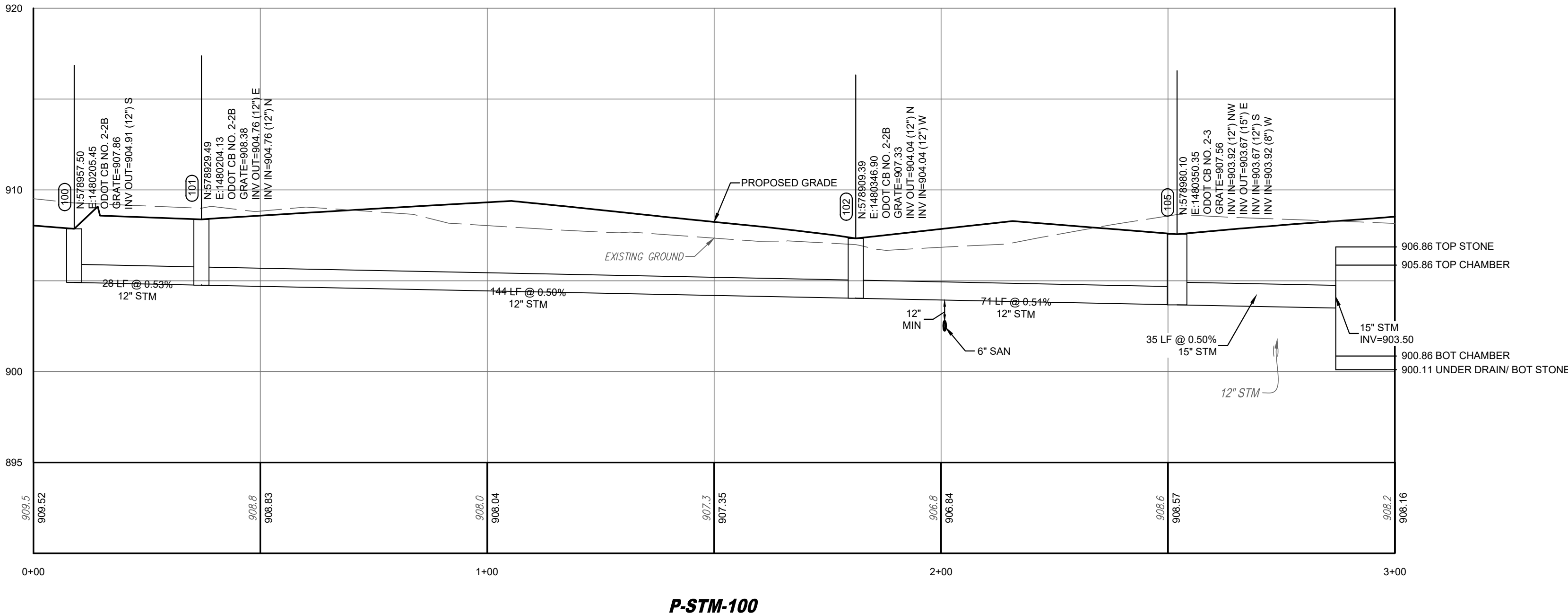
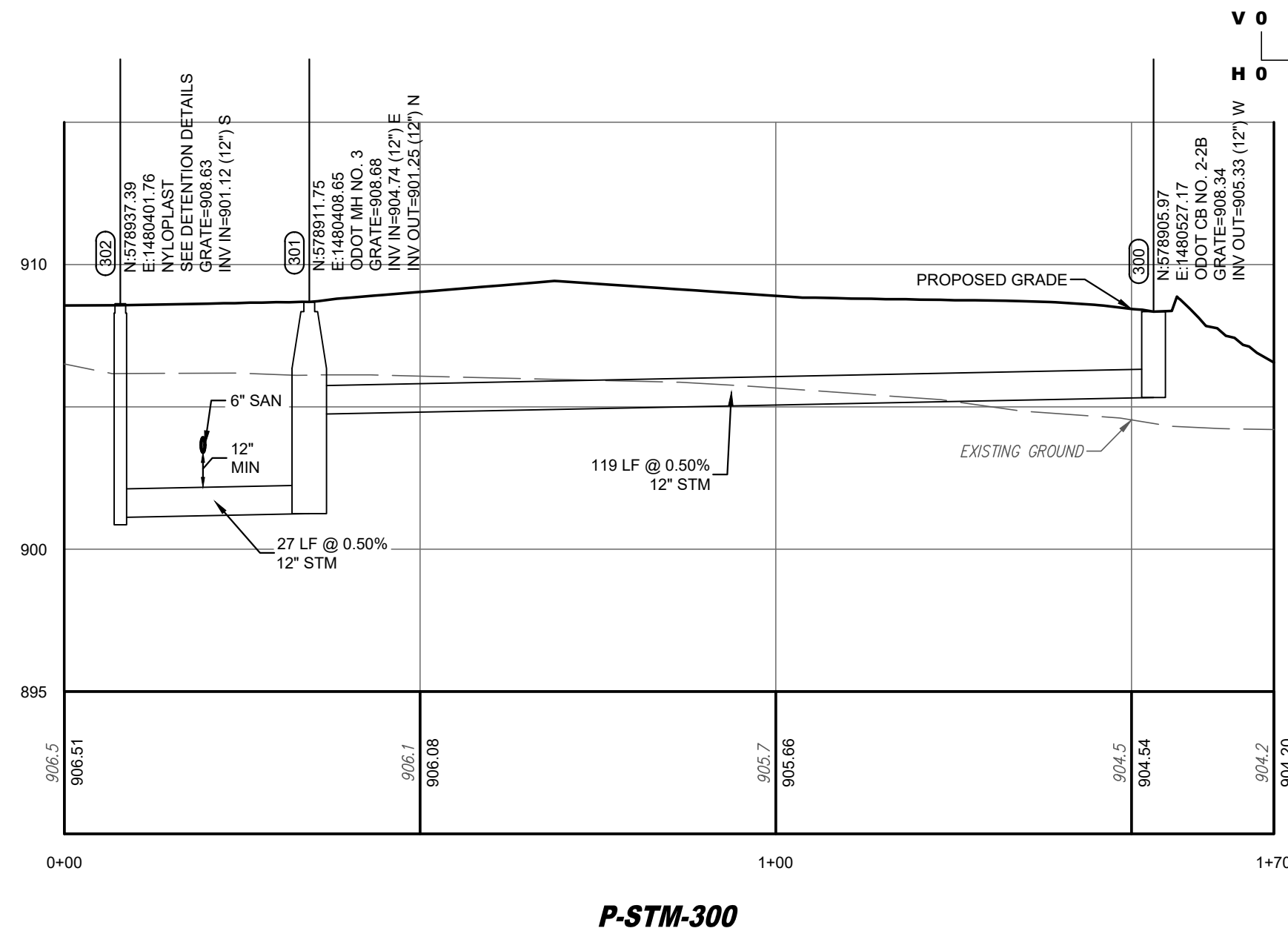
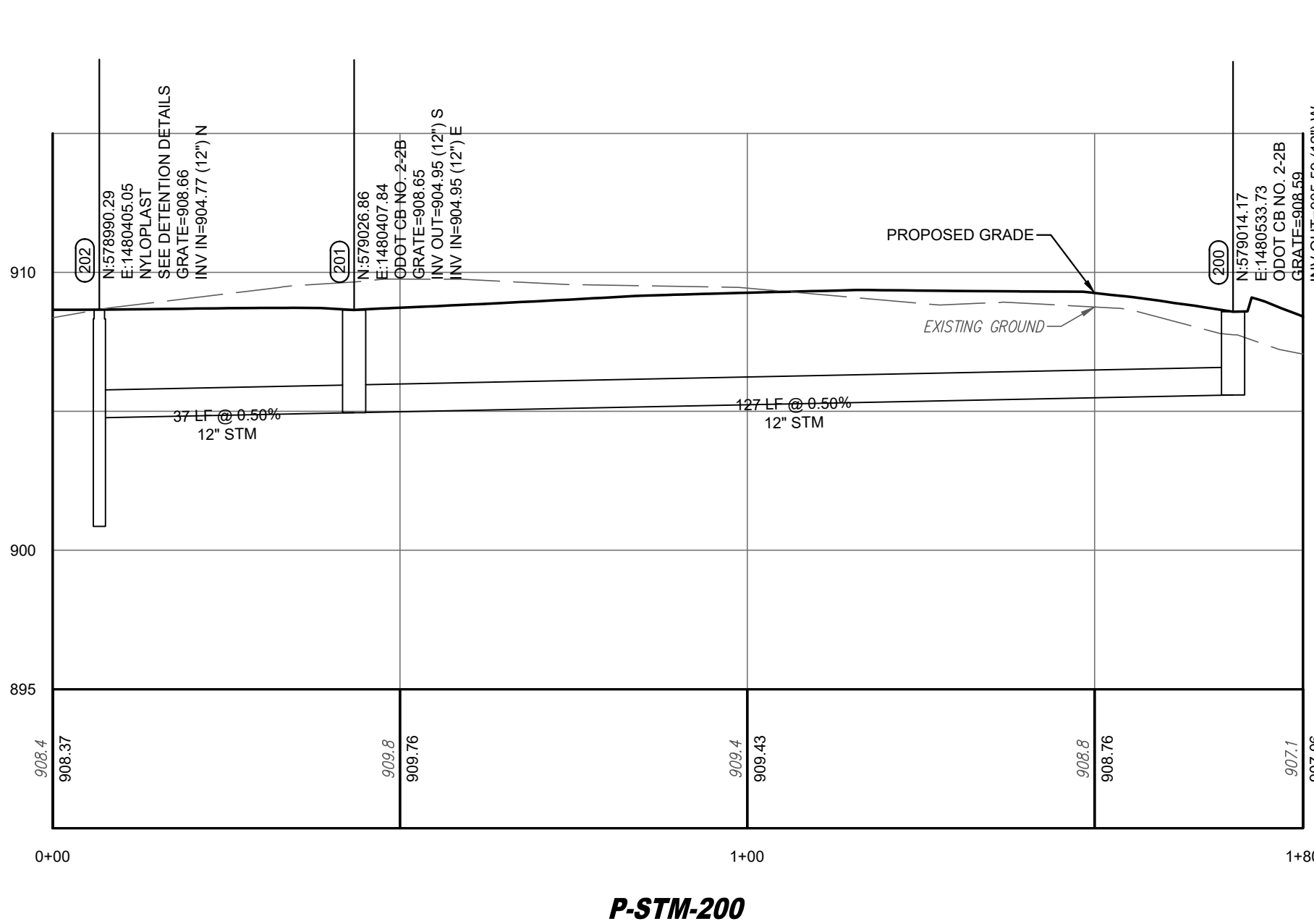
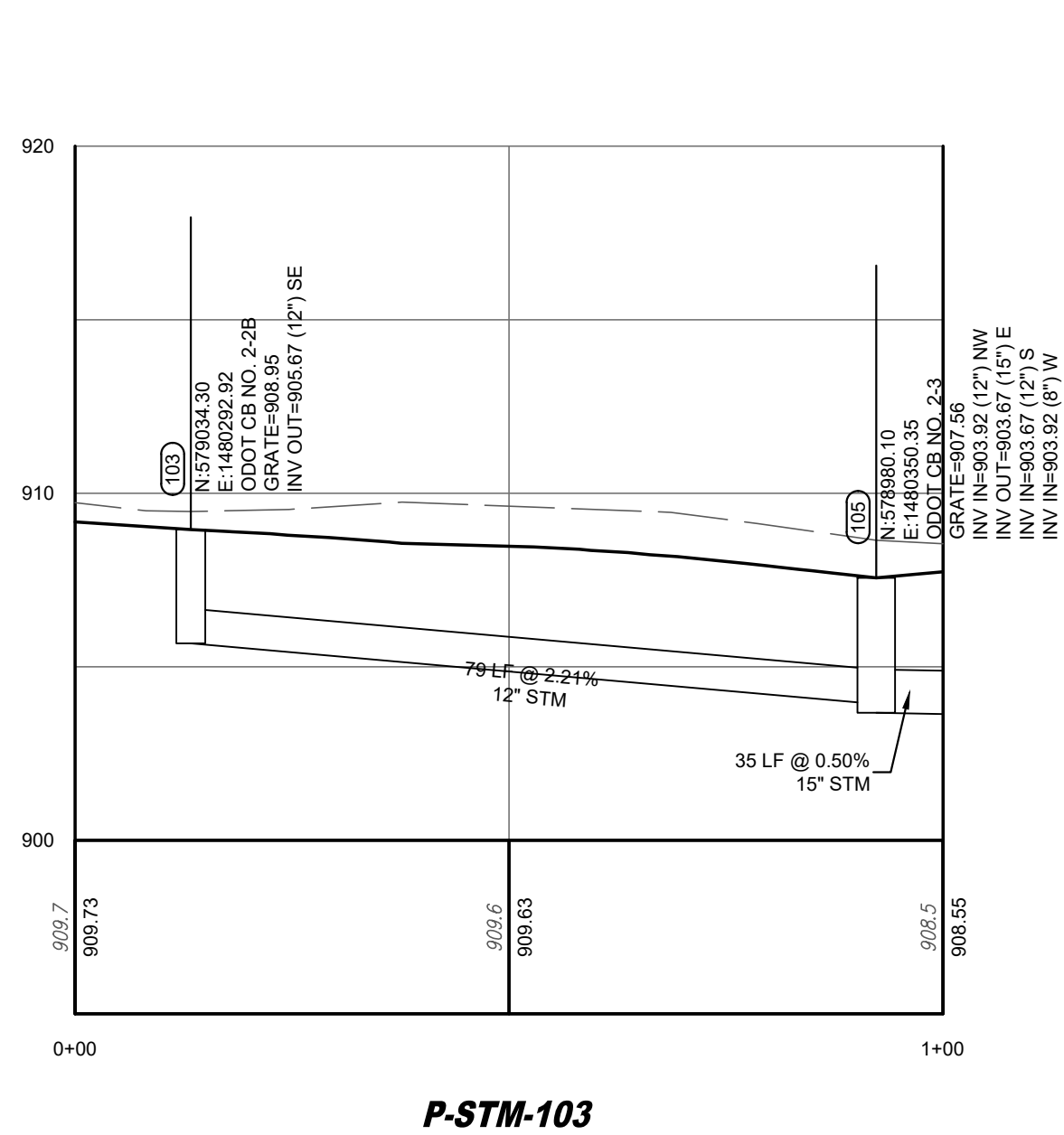
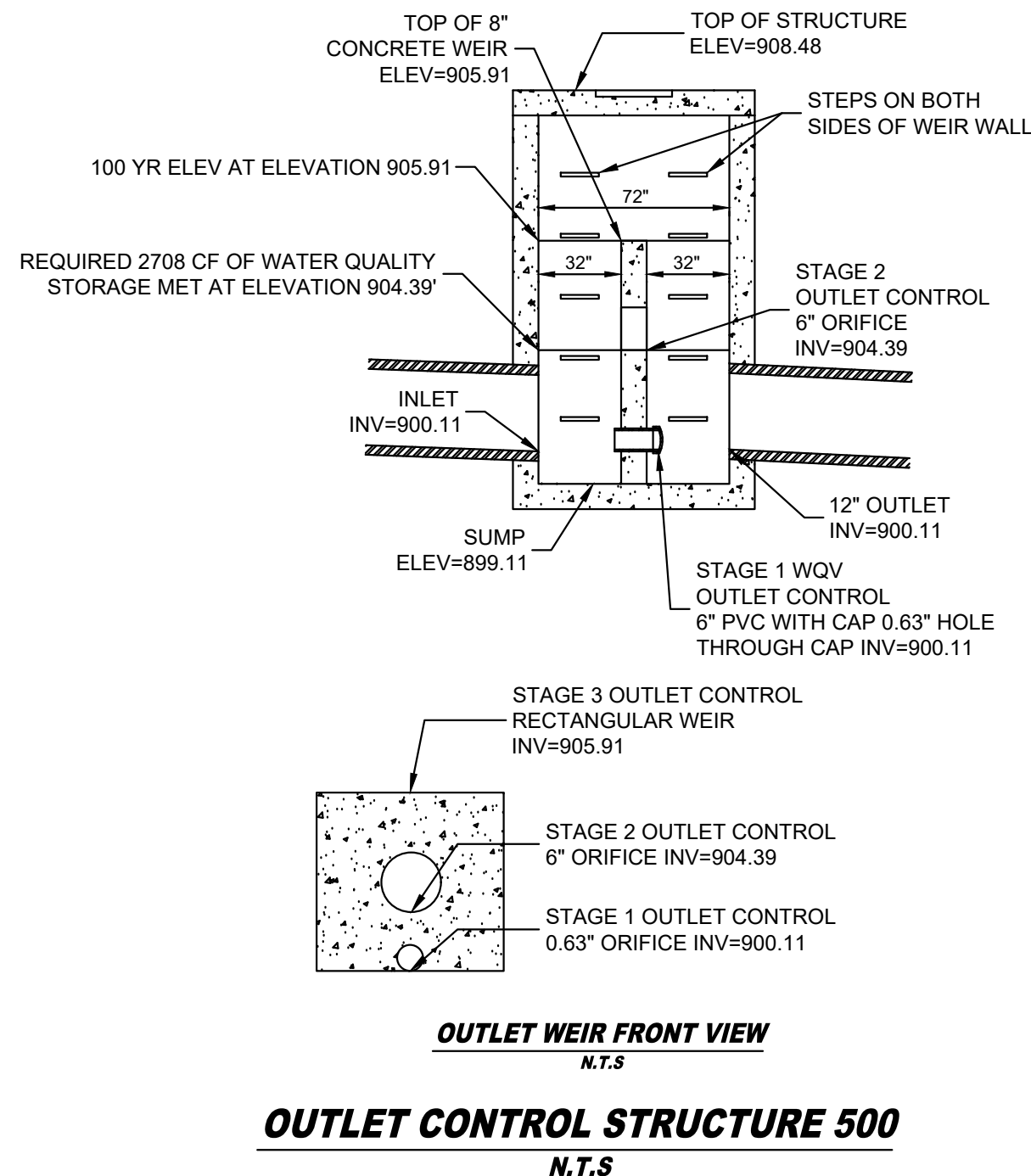
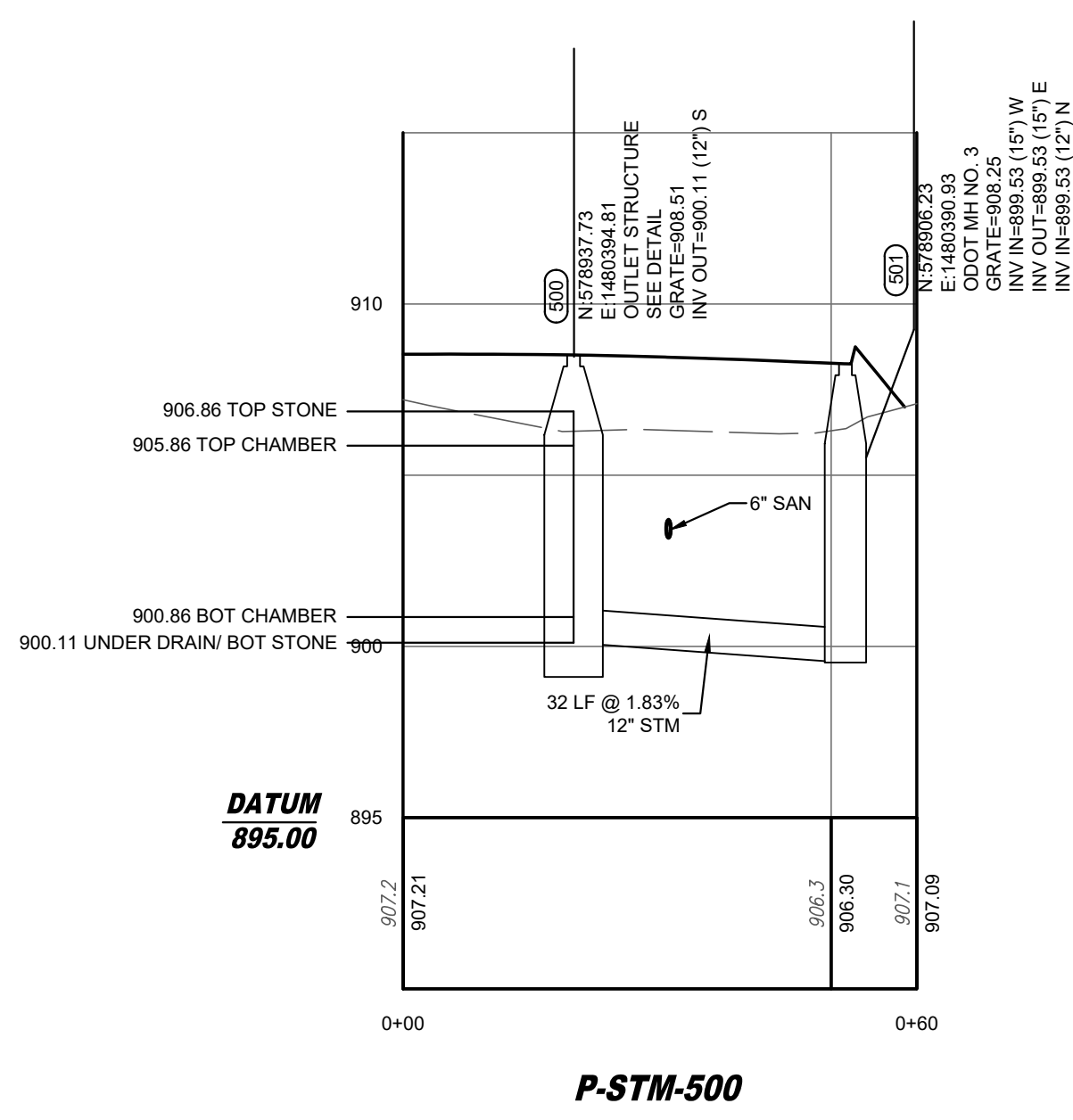
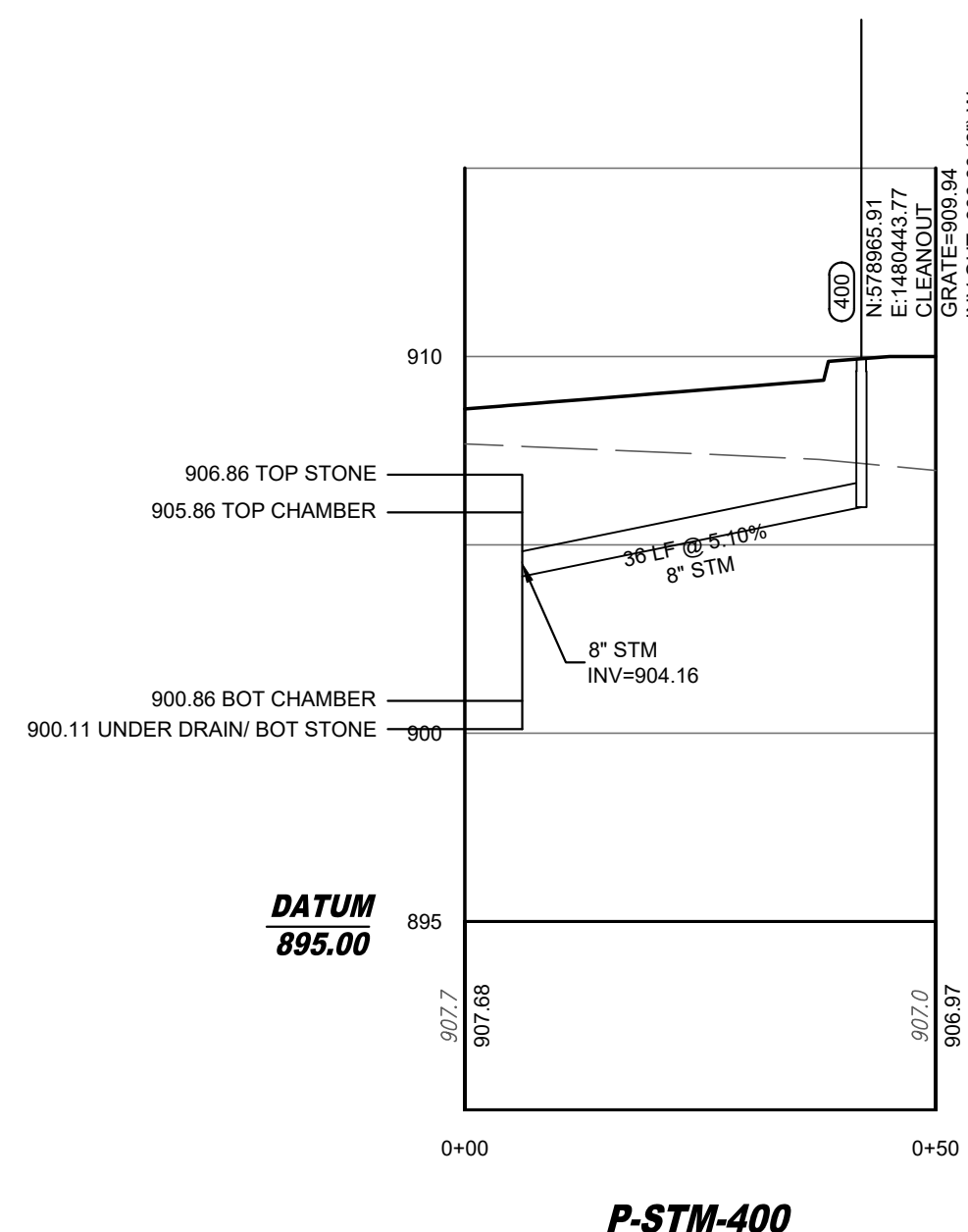
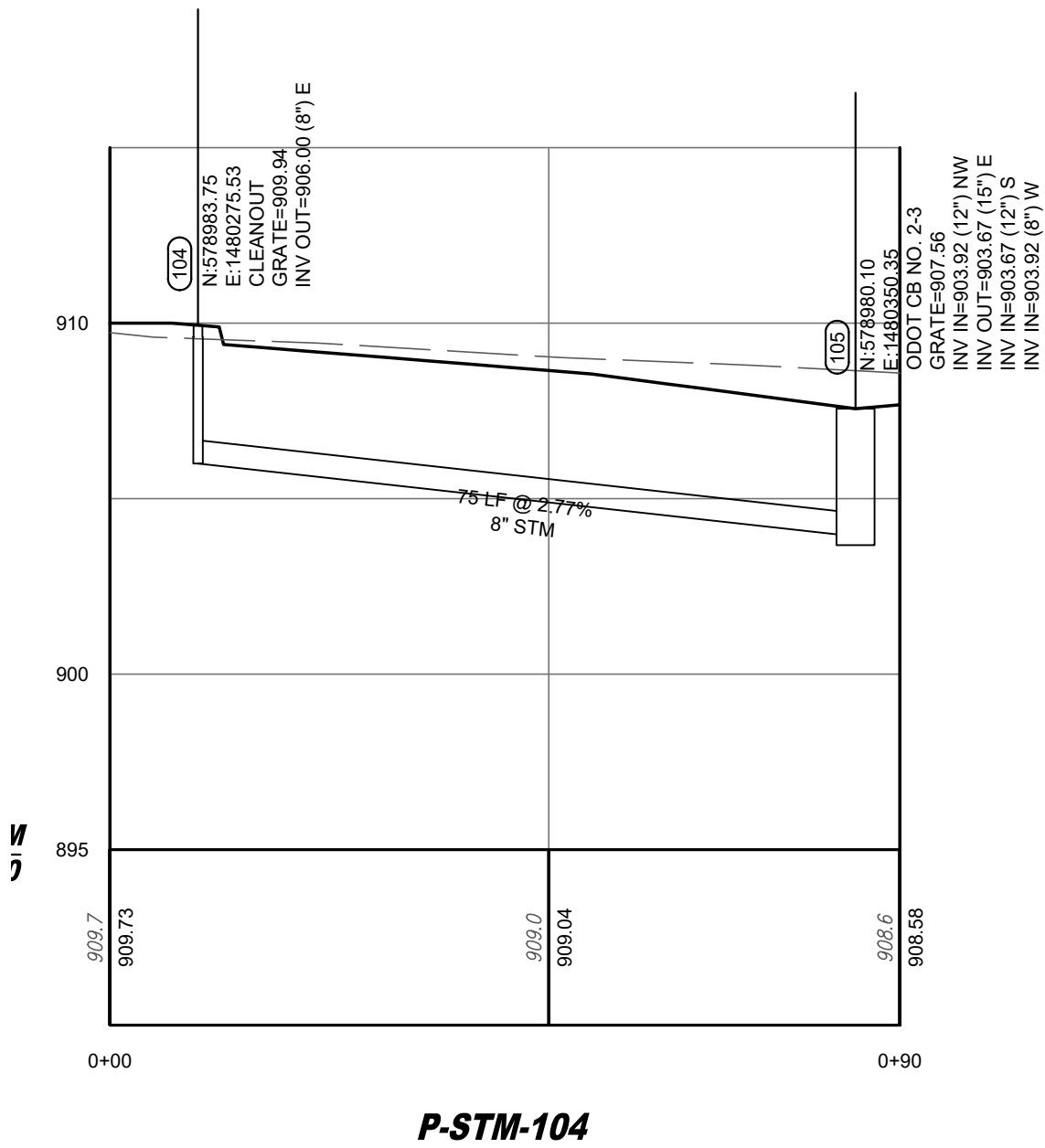
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1	PERMIT SET 2023-08-25

SPRINGBORO WINE
GARDNER ROAD
SPRINGBORO, OHIO 45066

SCALE: 1"=20'
DATE: 2023-08-07
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JOB NO.: 22030

SPRINGBORO WINE

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SPRINGBORO WINE
GARDNER ROAD
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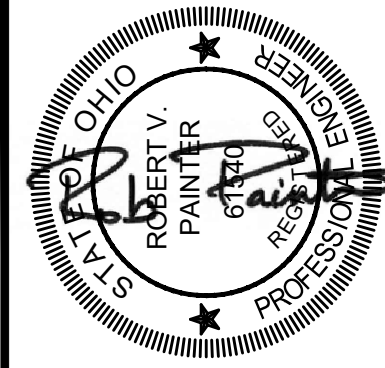
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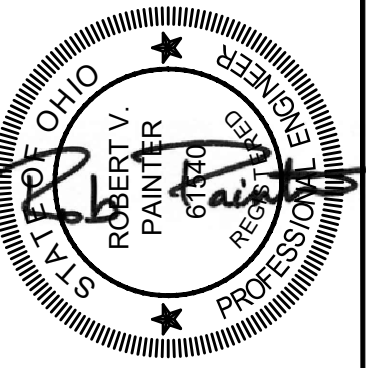
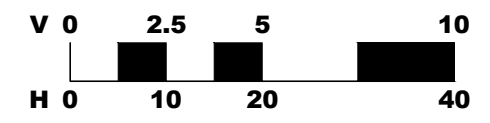
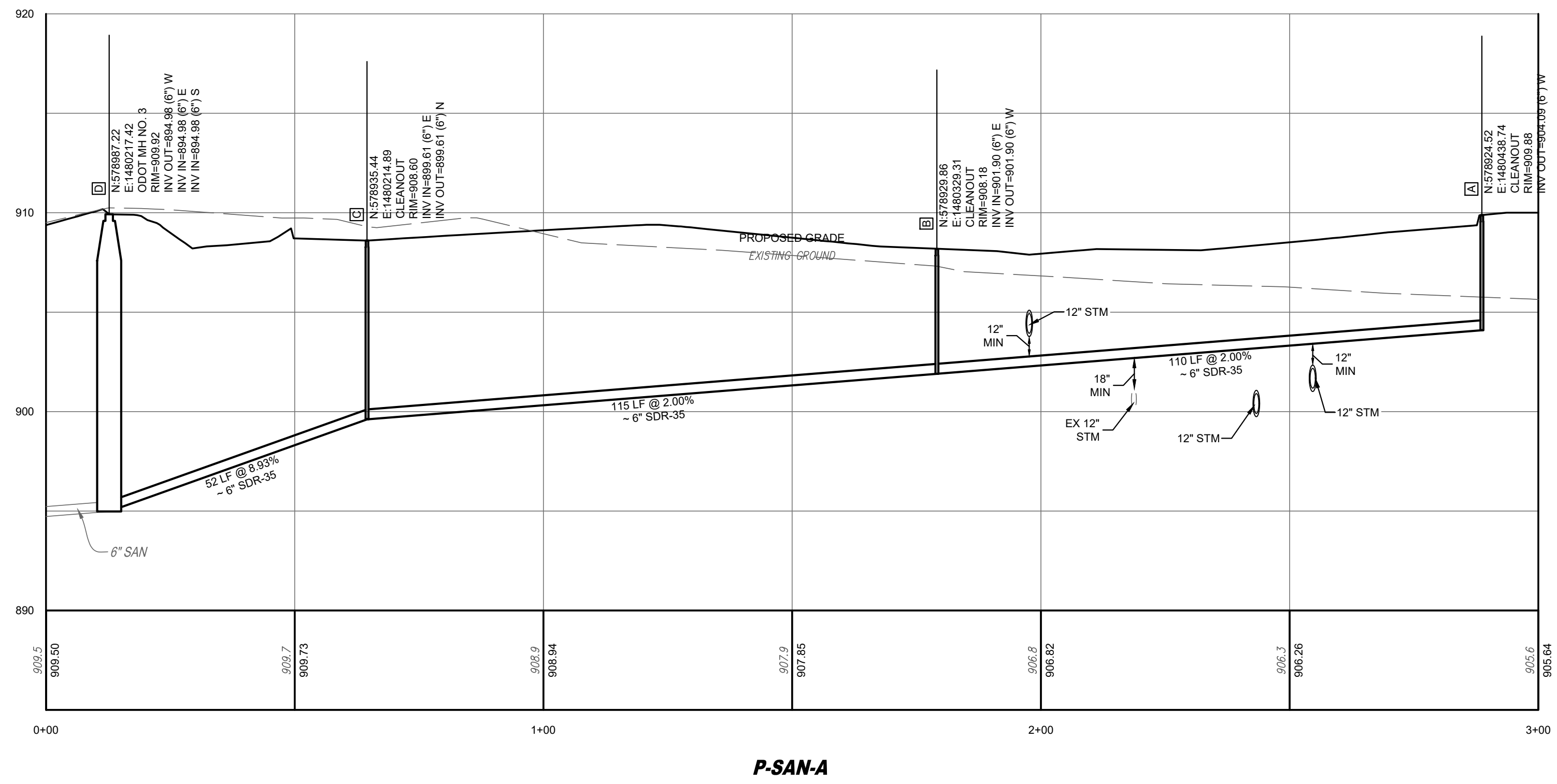
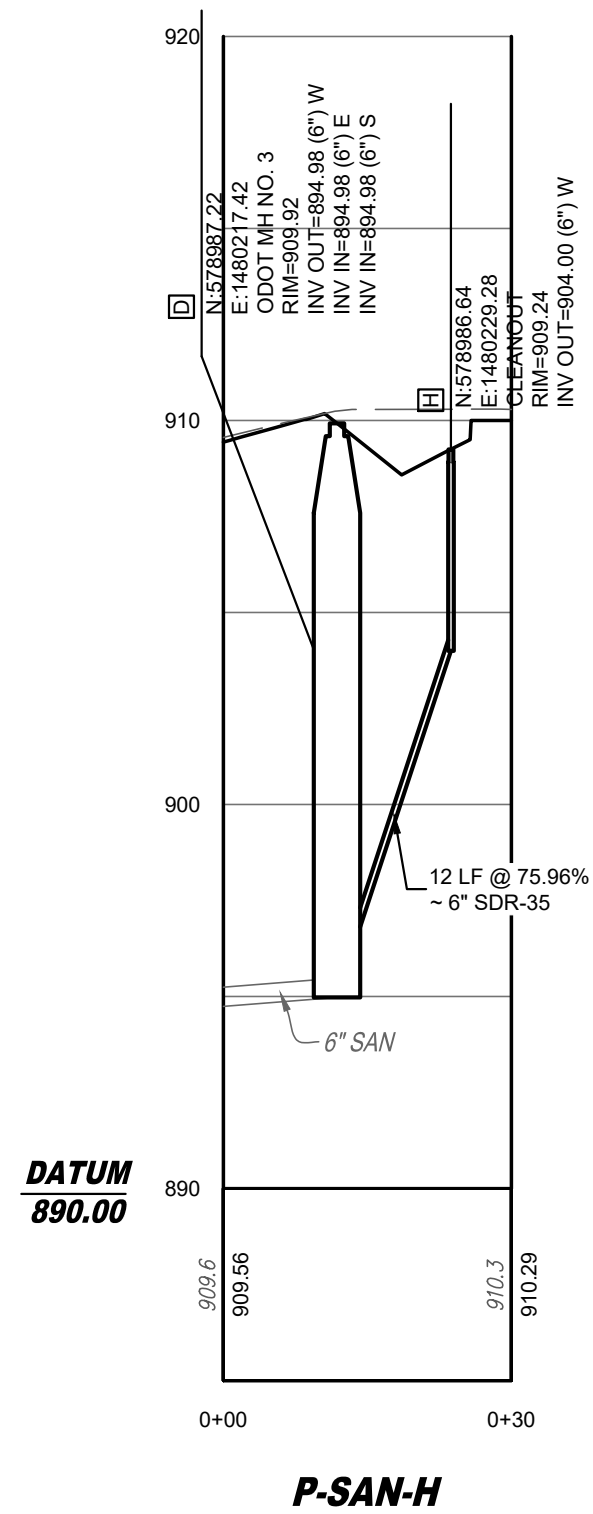
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EROSION CONTROL NOTES:

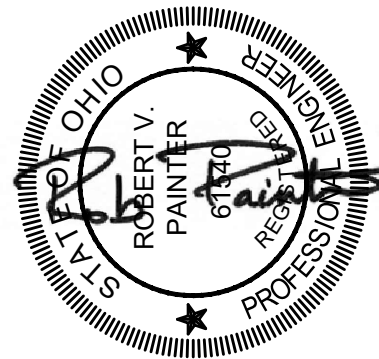
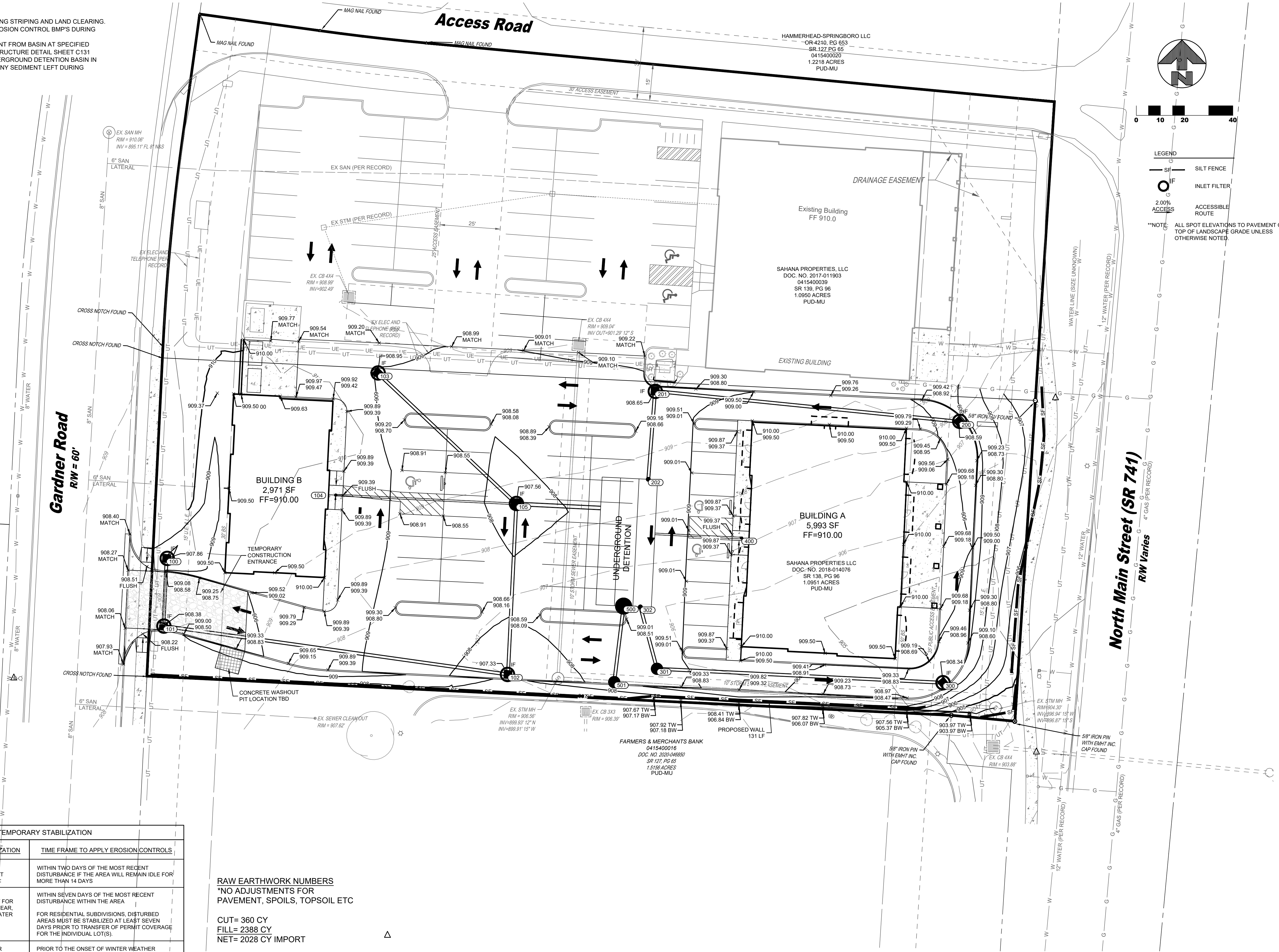
- SEDIMENT BASINS INSTALLED DURING STRIPING AND LAND CLEARING.
- CONTRACTOR TO MAINTAIN ALL EROSION CONTROL BMP'S DURING CONSTRUCTION.
- CONTRACTOR TO REMOVE SEDIMENT FROM BASIN AT SPECIFIED ELEVATIONS LISTED ON OUTLET STRUCTURE DETAIL SHEET C131
- CONTRACTOR DELIVER FINAL UNDERGROUND DETENTION BASIN IN FULL WORKING ORDER CLEAR OF ANY SEDIMENT LEFT DURING CONSTRUCTION.

TABLE 2: TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITH 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

RAW EARTHWORK NUMBERS
*NO ADJUSTMENTS FOR
PAVEMENT, SPOILS, TOPSOIL ETC

CUT= 360 CY
FILL= 2388 CY
NET= 2028 CY IMPORT

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REVISIONS

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GRADING PLAN

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SPRINGBORO WINE

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PROJECT SCHEDULE:
GENERAL CONSTRUCTION SEQUENCE *
A. INSTALL SEDIMENT CONTROL MEASURES
B. PRESERVE AND PROTECT EXISTING VEGETATION
C. INSTALL STORM WATER MANAGEMENT MEASURES
D. DEMOLITION ACTIVITIES
E. CONSTRUCT SITE UTILITIES
F. GRADE SITE / STOCKPILE TOPSOIL
G. TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES
H. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 45 DAYS
I. INSTALL ROAD AND PARKING SUBGRADE
J. SURFACE ROADS AND PARKING
K. PERMANENT VEGETATIVE STABILIZATION
L. HOURS OF OPERATION ARE 7 DAYS A WEEK FROM 6 AM TO 9 PM
* TO BE FOLLOWED IN GENERAL ORDER FOR BEST MANAGEMENT PRACTICE. SOME INDIVIDUAL SITE CONSTRUCTION MAY NOT ALLOW FOR EXACT SEQUENCE.

CONSTRUCTION MEASURES FOR STORM WATER RUNOFF, EROSION AND SEDIMENT:

STABILIZATION OF DENUDED AREAS AND SOIL STOCKPILES

PERMANENT OR TEMPORARY SOIL STABILIZATION WILL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION WILL ALSO BE APPLIED TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR MORE THAN 45 DAYS. APPLICABLE PRACTICES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED. SOIL STABILIZATION MEASURES WILL BE SELECTED TO BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE. SOIL STOCKPILES WILL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES TO PREVENT SOIL LOSS.

ESTABLISHMENT OF PERMANENT VEGETATION

A PERMANENT VEGETATIVE COVER WILL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION WILL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE SEVERE WEATHER CONDITIONS. (SEE VEGETATIVE PRACTICES - ITEM 10).

PROTECTION OF ADJACENT PROPERTIES

PROPERTIES ADJACENT TO THE SITE OF LAND DISTURBANCE WILL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS WILL BE ACCOMPLISHED BY PRESERVING A WELL VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF LAND DISTURBANCE. BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT TRAPS, FILTERS OR DIKES, OR SEDIMENT BASINS, OR BY A COMBINATION OF SUCH MEASURES. VEGETATED FILTER STRIPS MAY BE USED ALONE ONLY WHERE RUNOFF IN SHEET FLOW IS EXPECTED. FILTER STRIPS SHOULD BE AT LEAST 15 FEET IN WIDTH. IF AT ANY TIME IT IS FOUND THAT A VEGETATED FILTER STRIP ALONE IS INEFFECTIVE IN STOPPING SEDIMENT MOVEMENT INTO ADJACENT PROPERTY, ADDITIONAL PERIMETER CONTROLS MUST BE PROVIDED.

TIMING AND STABILIZATION OF SEDIMENT TRAPPING MEASURES

NO STORM WATER SHALL BE DIRECTED THROUGH ANY POST CONSTRUCTION BMP. IF REQUIRED UNDER ARTICLE V OF THE HAMILTON COUNTY STORMWATER DISTRICT RULES & REGULATIONS, OR PORTIONS THEREOF, UNTIL THE ENTIRE AREA TRIBUTARY TO THE POST CONSTRUCTION BMP HAS REACHED FINAL STABILIZATION. FINAL STABILIZATION OCCURS AFTER THE COMPLETION OF THE FINAL GRADE AT THE SITE, AFTER ALL OF THE UTILITIES ARE INSTALLED, AND THE SITE IS STABILIZED WITH VEGETATION OR OTHER APPROPRIATE METHODS. DOCUMENTATION ACCEPTABLE TO THE ENFORCING OFFICIAL SHALL BE SUBMITTED TO DEMONSTRATE THAT THE SITE HAS REACHED FINAL STABILIZATION. UPON SATISFACTORILY DEMONSTRATION, THE POST CONSTRUCTION BMP'S OR STRUCTURES MAY BE COMPLETED AND PLACED INTO SERVICE. UPON COMPLETION OF INSTALLATION OF THE POST CONSTRUCTION BMP'S OR STRUCTURES, STABILIZATION MEASURES (E.G., SEEDING AND MULCHING) MUST BE INSTALLED ON ALL DISTURBED AREAS AND/OR EXPOSED SOILS CAUSED BY SUCH INSTALLATION WITHIN 7 DAYS, WEATHER PERMITTING.

SEDIMENT BASINS, DIVERSIONS, SEDIMENT TRAPS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT ON-SITE WILL BE CONSTRUCTED AS A FIRST STEP IN GRADING AND BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS WILL BE SEEDED AND MULCHED AFTER INSTALLATION.

SEDIMENT BASINS

STORMWATER RUNOFF CONTAINING DAMAGING AMOUNTS OF SEDIMENT SHALL PASS THROUGH A SEDIMENT BASIN OR OTHER SUITABLE SEDIMENT TRAPPING FACILITY.

CUT AND FILL SLOPES

CUT AND FILL SLOPES WILL BE DESIGNED AND CONSTRUCTED IN A MANNER WHICH WILL MINIMIZE EROSION. SLOPES WHICH ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF CONSTRUCTION WILL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

STORMWATER MANAGEMENT

CONCENTRATED STORMWATER RUNOFF LEAVING THE SITE WILL BE DISCHARGED DIRECTLY INTO A WELL-DEFINED, ADEQUATELY-PROTECTED NATURAL OR MAN-MADE OFF SITE RECEIVING CHANNEL OR PIPE. IF NO OFF SITE CHANNEL OR PIPE EXISTS, THE STORMWATER WILL BE DETAINED ON SITE IN A SUITABLE RETENTION/DETENTION FACILITY.

STABILIZATION OF WATERWAYS AND OUTLETS

ALL ON SITE STORMWATER CONVEYANCE CHANNELS WILL BE DESIGNED AND CONSTRUCTED TO WITHSTAND THE EXPECTED VELOCITY OF FLOW FROM A 10 YEAR FREQUENCY STORM WITHOUT EROSION. DESIGN FOR A LARGER MAY BE NECESSARY FOR PROTECTION FROM THE STORMWATER FLOW. STABILIZATION ADEQUATE TO PREVENT EROSION WILL ALSO BE PROVIDED AT THE OUTLETS OF ALL PIPES AND PAVED CHANNELS.

STORM SEWER INLET PROTECTION

ALL STORM SEWER INLETS WHICH ARE MADE OPERABLE DURING CONSTRUCTION WILL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

WORKING IN OR CROSSING WATERCOURSES

CONSTRUCTION VEHICLES WILL BE KEPT OUT OF WATERCOURSES WHENEVER POSSIBLE. WHERE IN-CHANNEL WORK IS NECESSARY, PRECAUTIONS WILL BE TAKEN TO STABILIZE THE WORK AREA DURING CONSTRUCTION TO MINIMIZE EROSION. THE CHANNEL (INCLUDING BED AND BANKS) WILL ALWAYS BE RESTABILIZED IMMEDIATELY AFTER IN-CHANNEL WORK IS COMPLETED. WHERE A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES REGULARLY DURING CONSTRUCTION, A TEMPORARY STREAM CROSSING WILL BE PROVIDED.

CONSTRUCTION ACCESS ROUTES AND PARKING AREAS

WHENEVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS WILL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO THE PAVED SURFACE. TEMPORARY CONSTRUCTION ROUTES WILL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT. ROADBEDS SHALL BE AT LEAST 14 FEET WIDE FOR ONE-WAY TRAFFIC AND 20 FEET WIDE FOR TWO-WAY TRAFFIC. TEMPORARY PARKING AREAS WILL BE LOCATED ON NATURALLY FLAT AREAS WHENEVER POSSIBLE TO MINIMIZE GRADINGS. GRADES FOR SAID PARKING AREAS SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT NOT EXCEED 4 PERCENT SLOPE. BOTH TEMPORARY AND PERMANENT ROADS AND PARKING AREAS MAY REQUIRE PERIODIC TOP DRESSING WITH NEW GRAVEL. SEEDED AREAS ADJACENT TO ROADS AND PARKING AREAS WILL BE CHECKED PERIODICALLY TO ENSURE THAT A VIGOROUS STAND OF VEGETATION IS MAINTAINED.

DISPOSITION OF TEMPORARY MEASURES

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE DISPOSED OF AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES WILL BE PERMANENTLY STABILIZED TO PREVENT EROSION AND SEDIMENTATION.

MAINTENANCE

ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

i.e. STORM INLET PROTECTION

INLET STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE INLET PROTECTION SHALL BE RESTORED TO ITS ORIGINAL WORKING CONDITION. AT NO TIME SHALL MORE THAN A 2" BUILD UP OF SEDIMENT REMAIN AROUND THE INLET PROTECTION.

i.e. FILTER STRIPS

A HEALTHY GROWTH OF VEGETATION CAN BEST BE MAINTAINED BY FERTILIZING, REMOVING SEDIMENT WHEN FILTER BECOMES CLOGGED, AND BY PREVENTING CONSTRUCTION TRAFFIC FROM DRIVING ACROSS FILTER STRIPS.

i.e. SILT FENCES AND FILTER BARRIERS

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

CONSTRUCTION CONTROL PRACTICES:

SILT FENCES (SF). SEE SILT FENCE DETAIL

MATERIAL: SYNTHETIC FILTER FABRIC SHALL BE A SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS.

PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	75 PERCENT (MIN.)
TENSILE STRENGTH AT 20% (MAX.) ELONGATION	EXTRA STRENGTH 50 lbs/in. in. (MIN.)
STANDARD STRENGTH	30 lbs/in. in. (MIN.)
FLOW RATE	0.3 gal./sq. ft./min. (MIN.)

* REQUIREMENTS REDUCED BY 50% AFTER 6 MONTHS OF INSTALLATION.

SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE OF ZERO DEGREES F TO 120 DEGREES F.

BURLAP SHALL BE 10 OUNCES PER SQ. YD. OF FABRIC.

POSTS FOR SILT FENCES SHALL BE EITHER 4" x 4" WOOD OR STEEL WITH A MIN. LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.

WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MIN. OF 42 INCHES IN HEIGHT, A MIN. OF 14 GA. AND SHALL HAVE A MAX. MESH SPACING OF 6 INCHES.

THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXCEED 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MIN. 6 INCH OVERLAP, AND SECURELY SEALED.

POSTS SHALL BE SPACED AT A MAX. OF 10 FEET APART. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.

WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS APPLYING.

FILTER BARRIERS (FB). SEE FILTER BARRIER DETAIL

FLOW RATE		
MATERIAL (gal./sq. ft./min.)		FILTER EFFICIENCY %
STRAW	5.6	67
BURLAP (10 OZ. FABRIC)	2.4	84
SYNTHETIC FABRIC	0.3 (AVG.)	97 (AVG.)

THE HEIGHT OF A FILTER BARRIER SHALL BE A MIN. OF 15 INCHES AND SHALL NOT EXCEED 18 INCHES.

THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.

STAKES SHALL BE SPACED AT A MAX. OF 3 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. OF 8 INCHES).

A TRENCH SHALL BE EXCAVATED APPROX. 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER.

THE FILTER MATERIAL SHALL BE STAPLED ON THE WOODEN STAKES, AND 8 INCHES OF FABRIC SHALL BE EXTENDED INTO THE TRENCH. HEAVY DUTY WIRE STAPLES AT LEAST 1/2 INCH LONG SHALL BE USED. FILTER MATERIAL SHALL NOT BE STAPLED INTO EXISTING TREES.

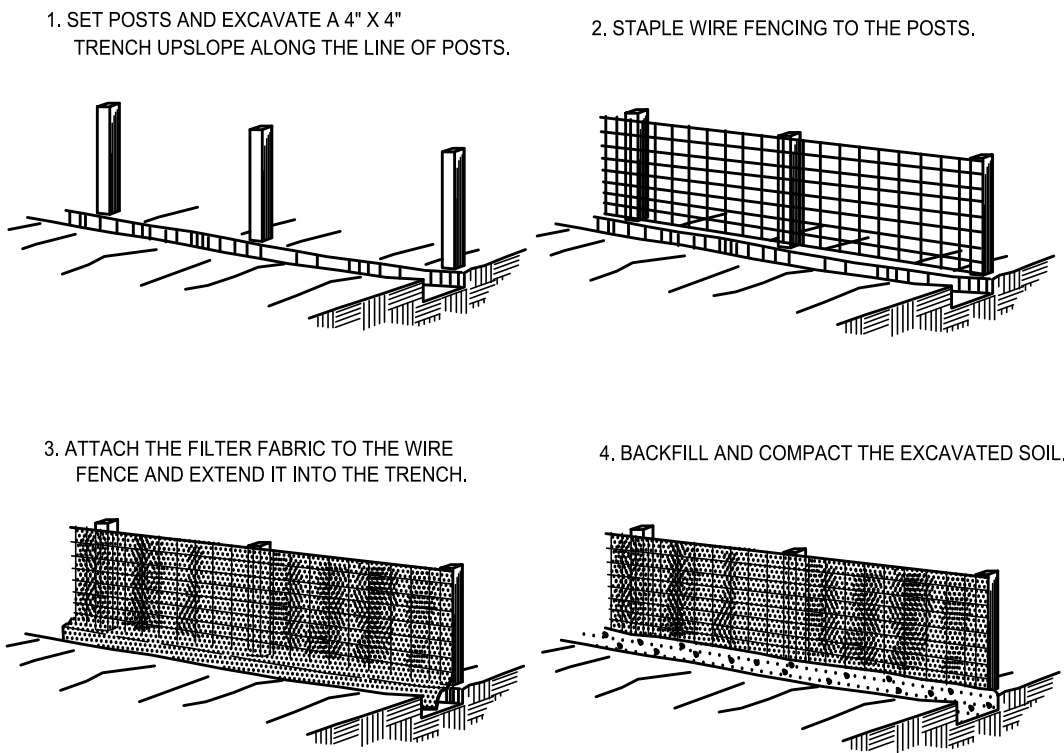
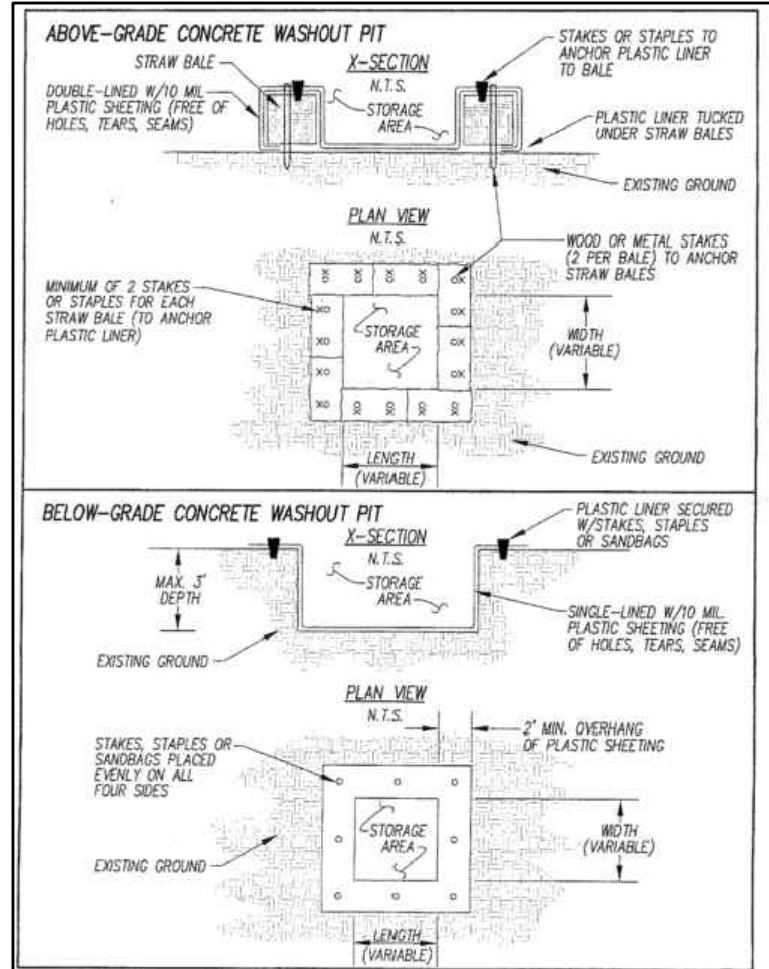
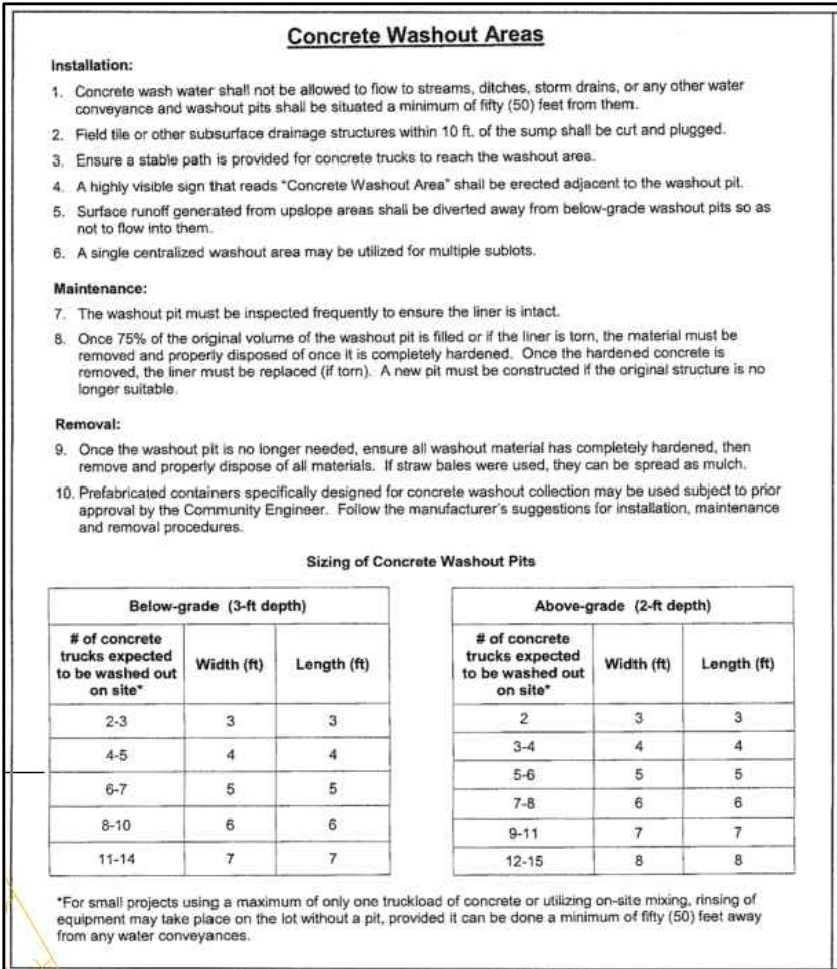
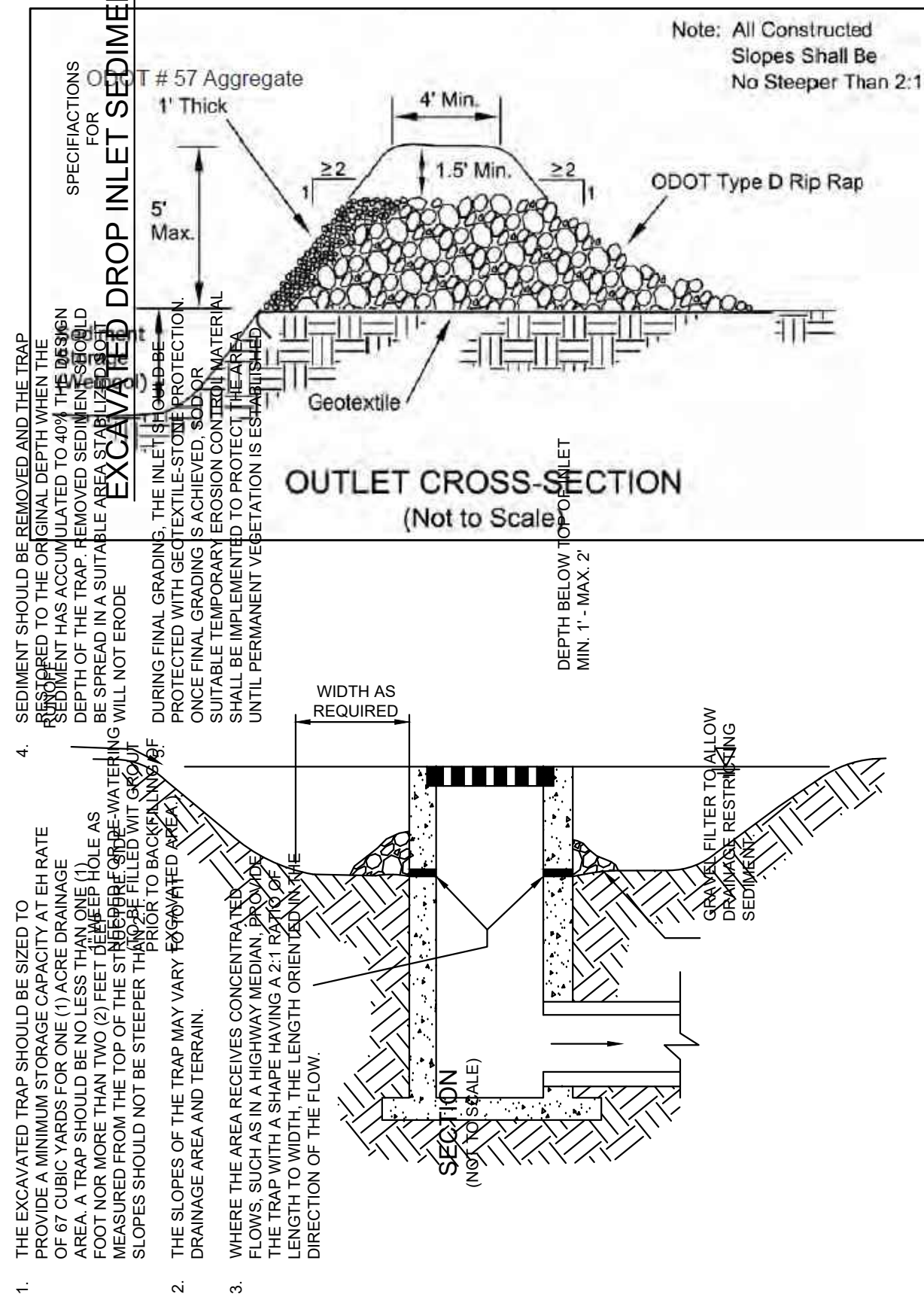
THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER MATERIAL.

IF A FILTER BARRIER IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, THE BARRIER SHALL BE OF SUFFICIENT LENGTH TO ELIMINATE END FLOW, AND THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE.

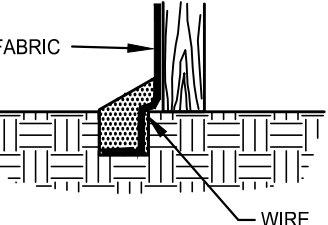
CHECK DAM (CD)

CHECK DAMS ARE USUALLY INEFFECTIVE FOR CATCHING SEDIMENT BUT CAN SLOW FLOW VELOCITIES AND REDUCE CHANNEL EROSION. ROCK TYPE AND SIZE OF THE DAM ARE TO BE DETERMINED BY THE ENGINEER.

IF AT ANY TIME IT IS FOUND THAT A CHECK DAM ALONE IS INEFFECTIVE IN ADEQUATELY PERFORMING ITS FUNCTION, ADDITIONAL CONTROL MEASURES MUST BE PROVIDED.



EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.



SILT FENCE (SF)

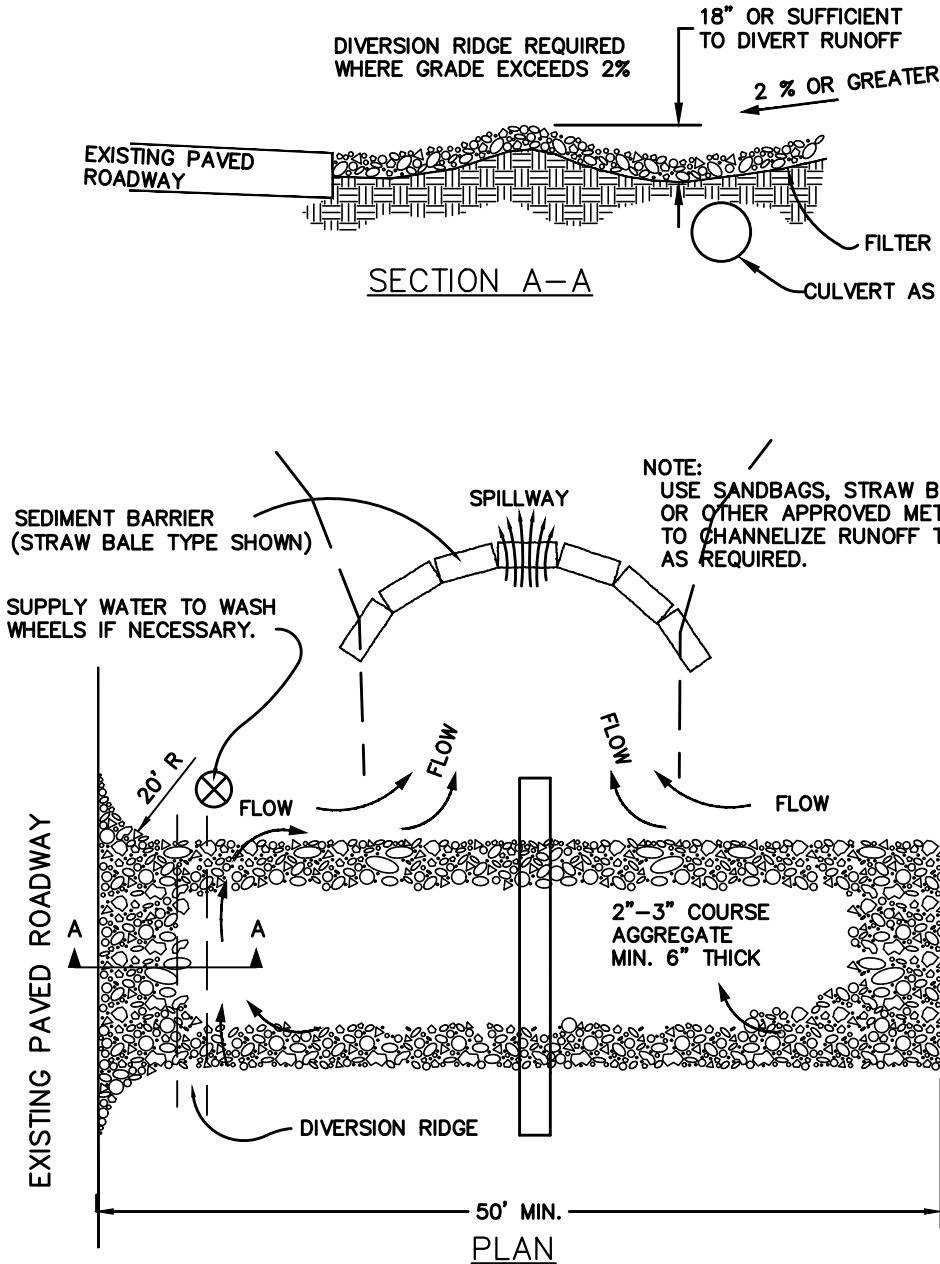
NOTE: STRAW BALE BARRIERS & SOD MAY BE SUBSTITUTED FOR SILT FENCE.

CONSTRUCTION SPECIFICATIONS

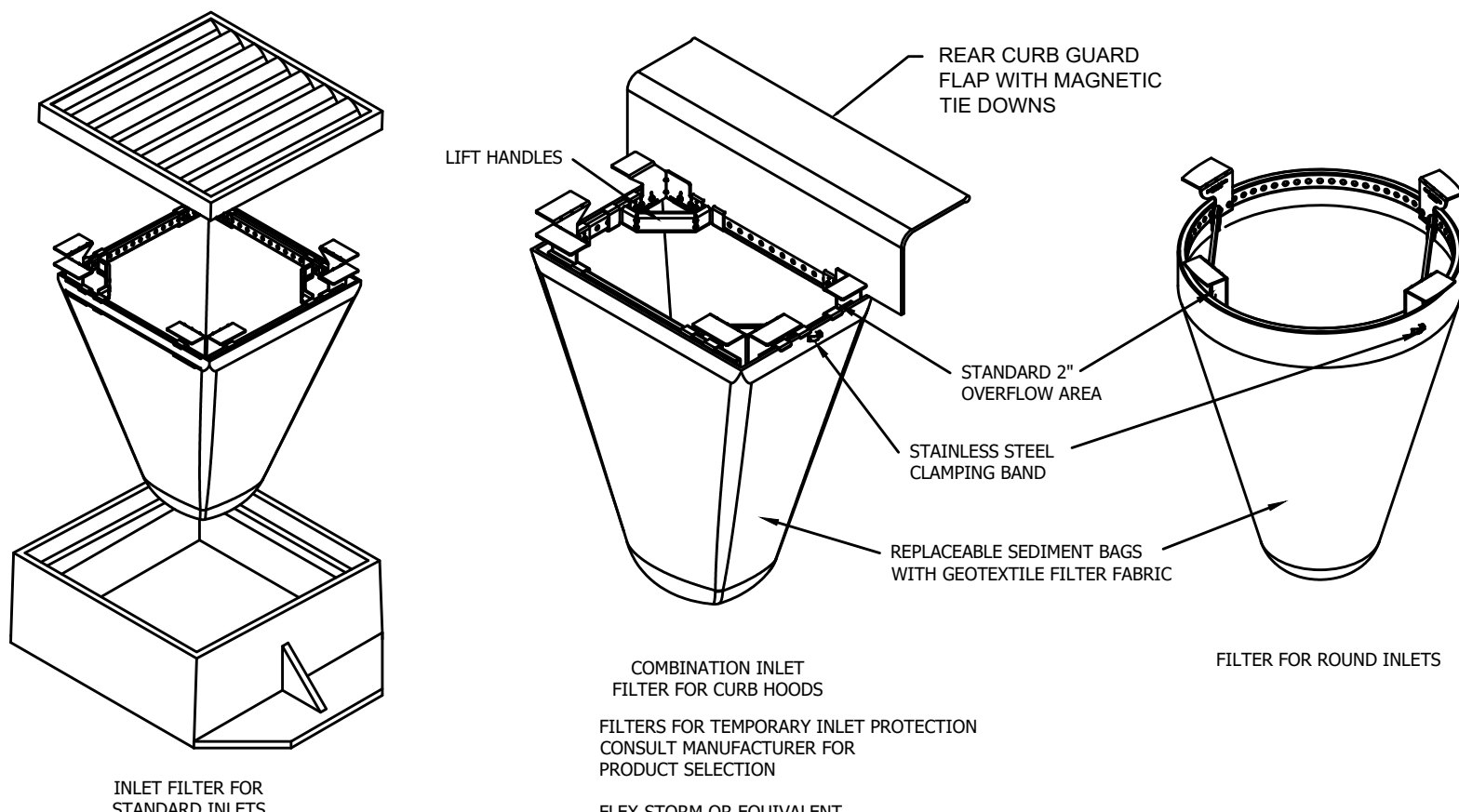
- THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 2-TO 4-INCH STONE, PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.
- THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 6 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE. GEOTEXTILE SHALL HAVE A GRAB TENSILE STRENGTH OF 200 LB. AND A MINIMUM BURST STRENGTH OF AT LEAST 100 LB.
- THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THAN 12 FEET WIDE.
- LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.
- A GUYER SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE AND FROM BEING DIRECTED OUT ONTO PAVED SURFACES.

INSPECTION AND MAINTENANCE

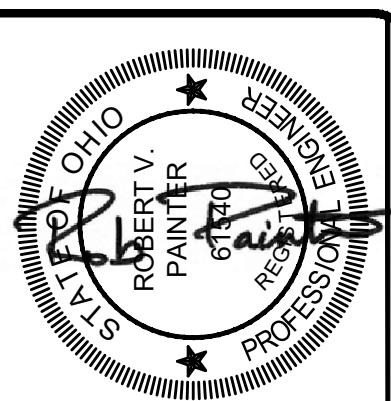
- MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
- REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE.
- AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY.
- IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



INLET FILTER



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2023-08-25
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SPRINGBORO WINE

GARDNER ROAD
SPRINGBORO, OHIO 45066

EROSION CONTROL DETAILS

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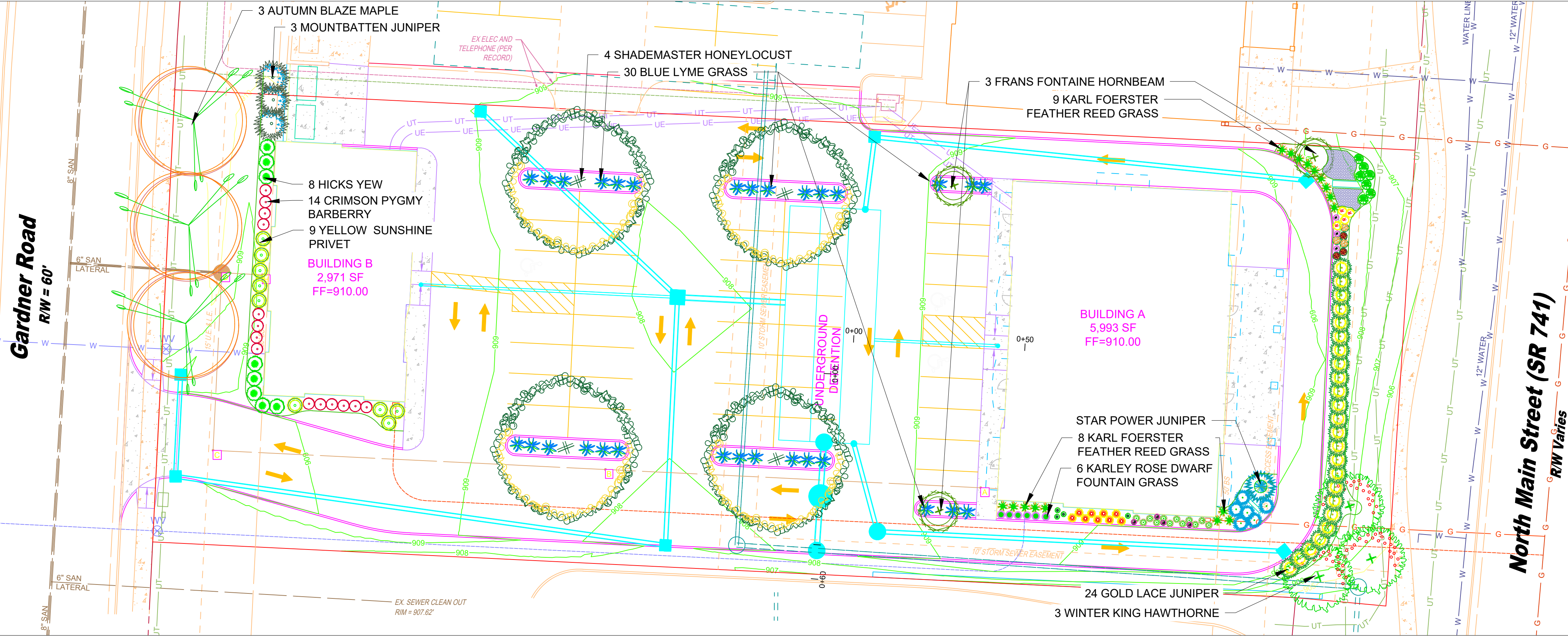
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PERMIT SET 2023-08-25

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**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:

Jerry & Julie McCarthy

Address

70 Heather Glen Ct

Springboro Ohio

Telephone No.

(937) 790-0134 or 0132

Fax No.

(937) 748 9239

Email Address

jerry@mccarthywealth.com

PROPERTY OWNER NAME (IF OTHER):

Same

Address:

Telephone No. ()

Property Address or General Location:

Parcel Number(s):

0812151007

Acreage:

PUD Category: ☒ Residential

☐ Retail

☐ Office

☐ Manufacturing

☐ Mixed Use

If Mixed Use, Acreage in Each Category:

For Residential Proposed Density

Number of Residential Units

Proposed Use:

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)

Printed Name

(Date)





Heather Glen Court HOA

President: Caleb Downey-Kalbfleisch | Treasurer: Michelle Johnson
65 Heather Glen Ct., Springboro OH 45066 | 303-620-6014 | cdowney303@gmail.com



To Whom It May Concern,

29 August 2023

This letter is to notify the residents of 70 Heather Glen Ct, Jerry and Julie McCarthy that their plans to rebuild their back patio are approved by the Heather Glen Court HOA as provided via email from Mr. McCarthy dated 8/29/2023.

If there are any changes to the plans received on 8/29/2023 please resend them to the HOA for review. Please provide an estimated completion date once your plans receive all the required city approvals.

Any questions can be sent to cdowney303@gmail.com.

Sincerely,

X *Caleb J. PK*

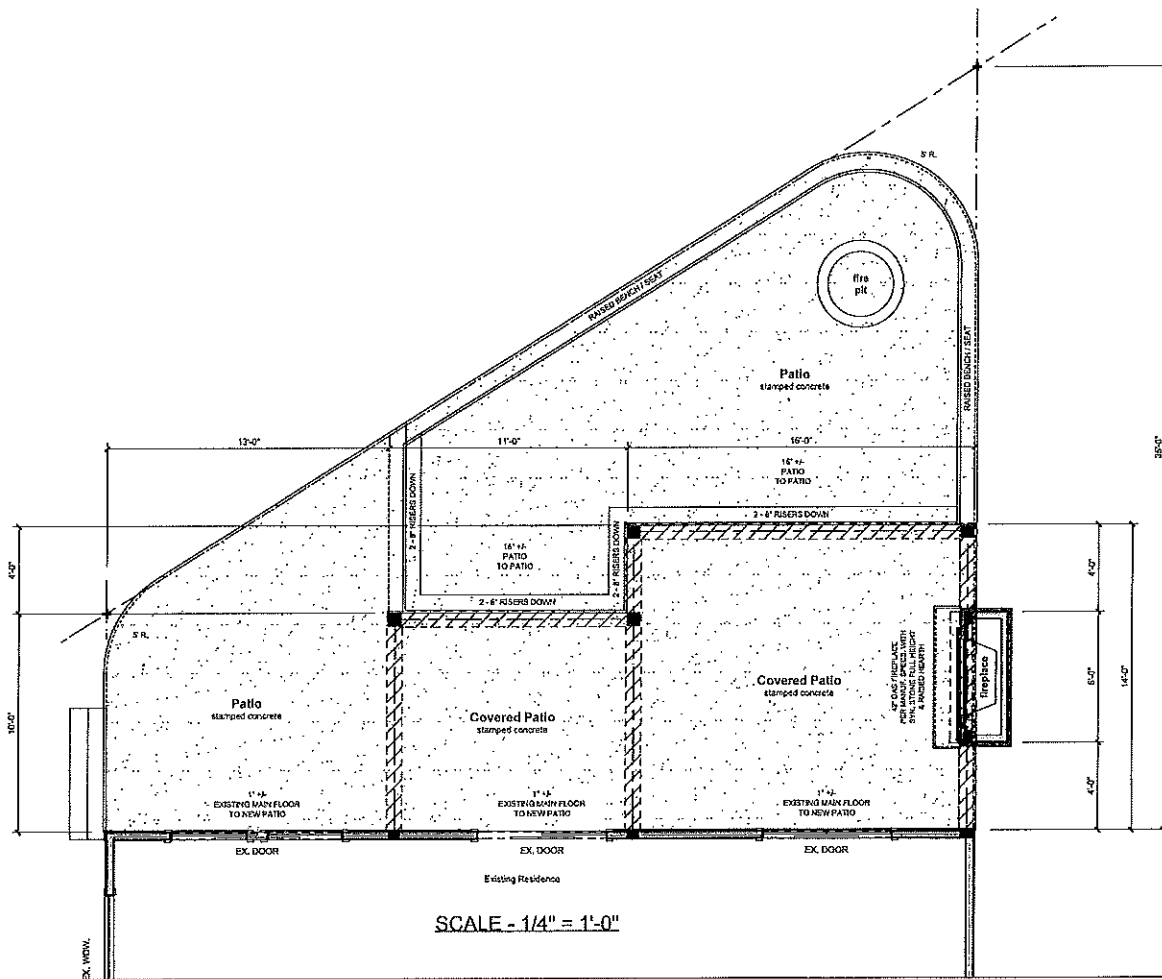
Caleb Downey Kalbfleisch
President, Heather Glen Court HOA

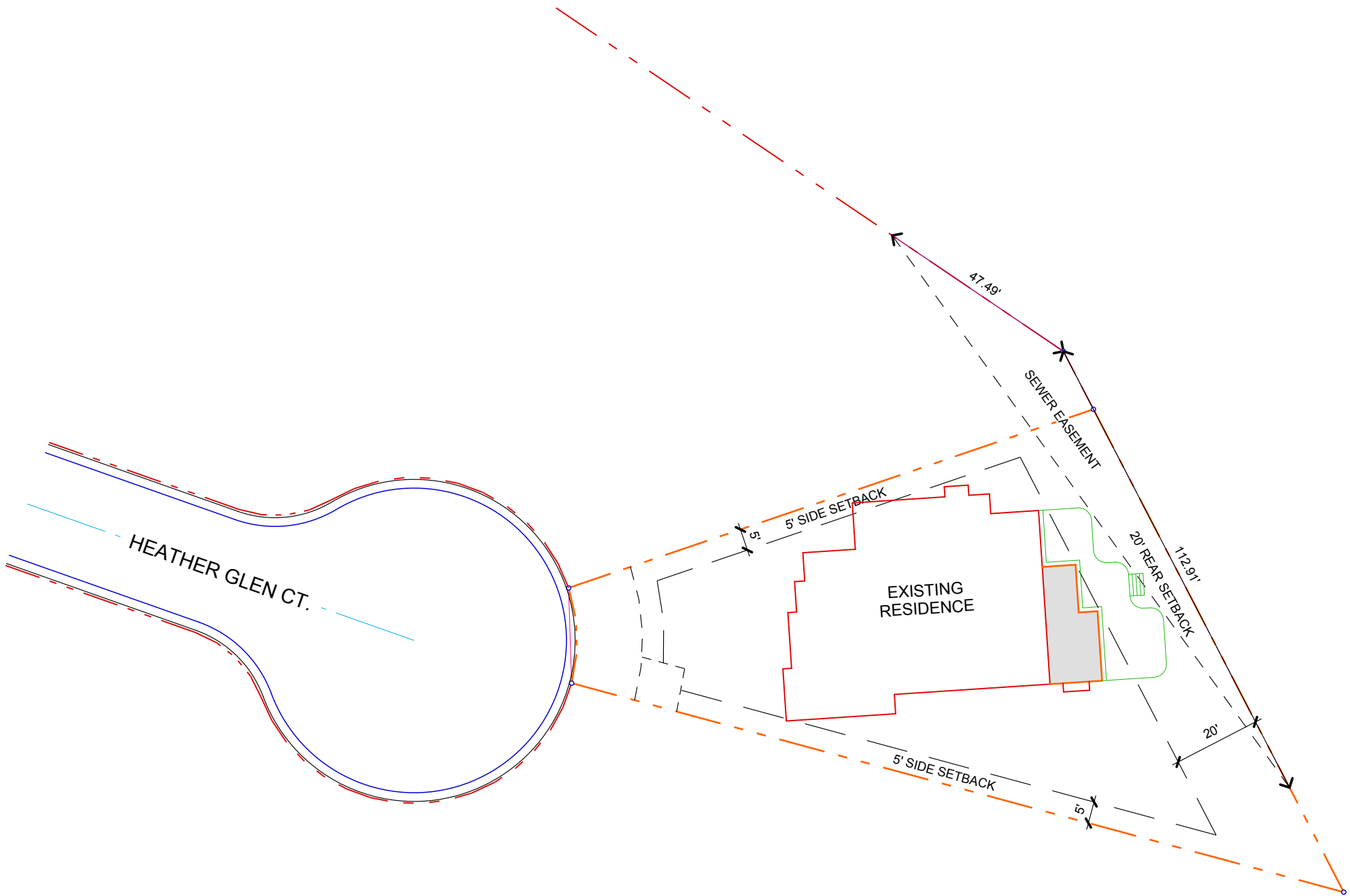
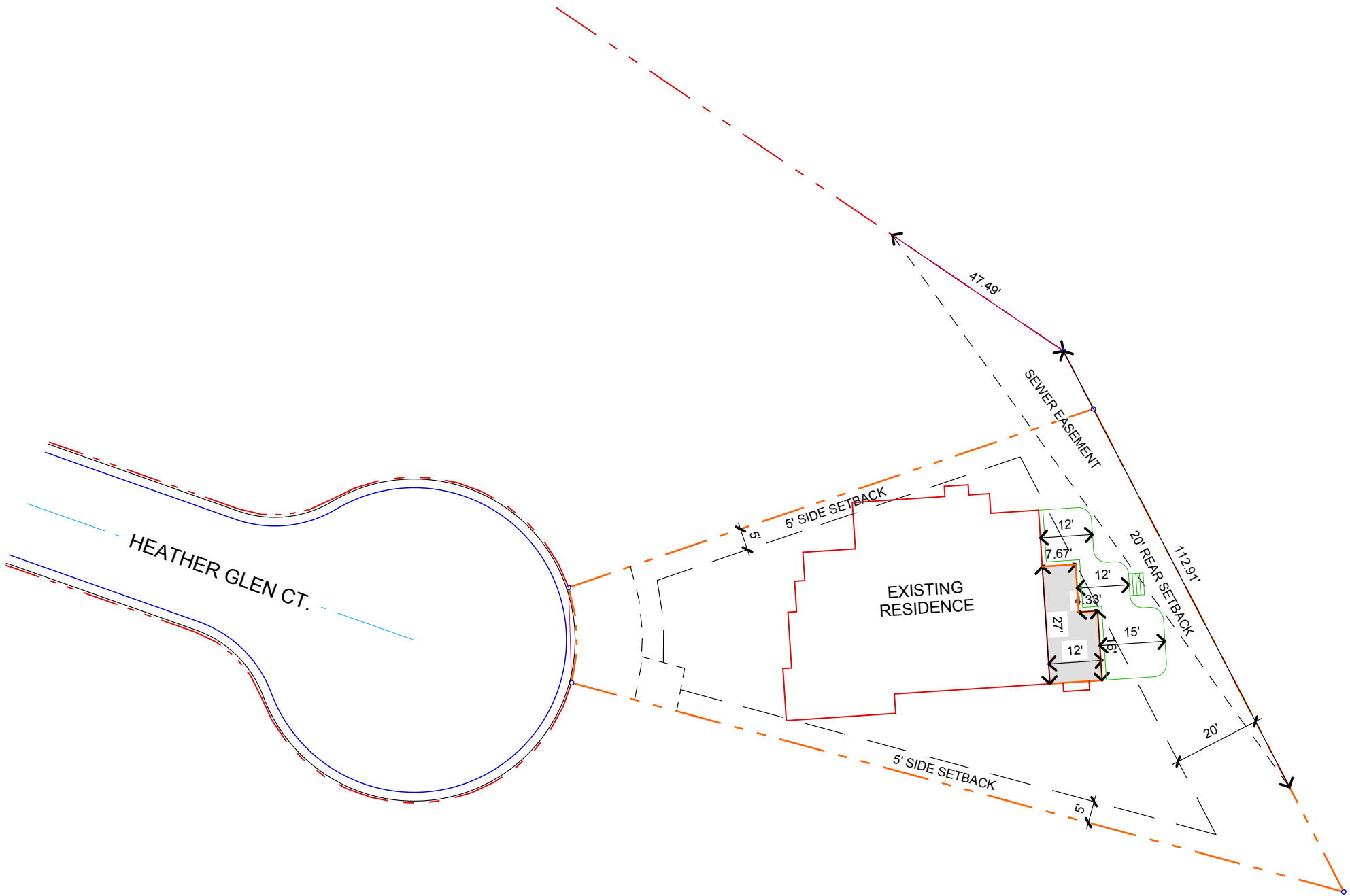
8/28/23

City of Springboro
Request For small variance

Please see the Attached proposal
we are requesting a small variance
to extend the Roof of our home to
hinder the golf balls that constantly
hit our home. We are hit an average of
10 times per day we have already
had a lot of property damage in
the short 1 year that we have lived
here, It is unsafe to actually sit
outside without coverage. the proposed
Change would protect myself and the
new sliders on our back side.
We love our new home and will continue to
update and put money in it. This variance
would make it possible.

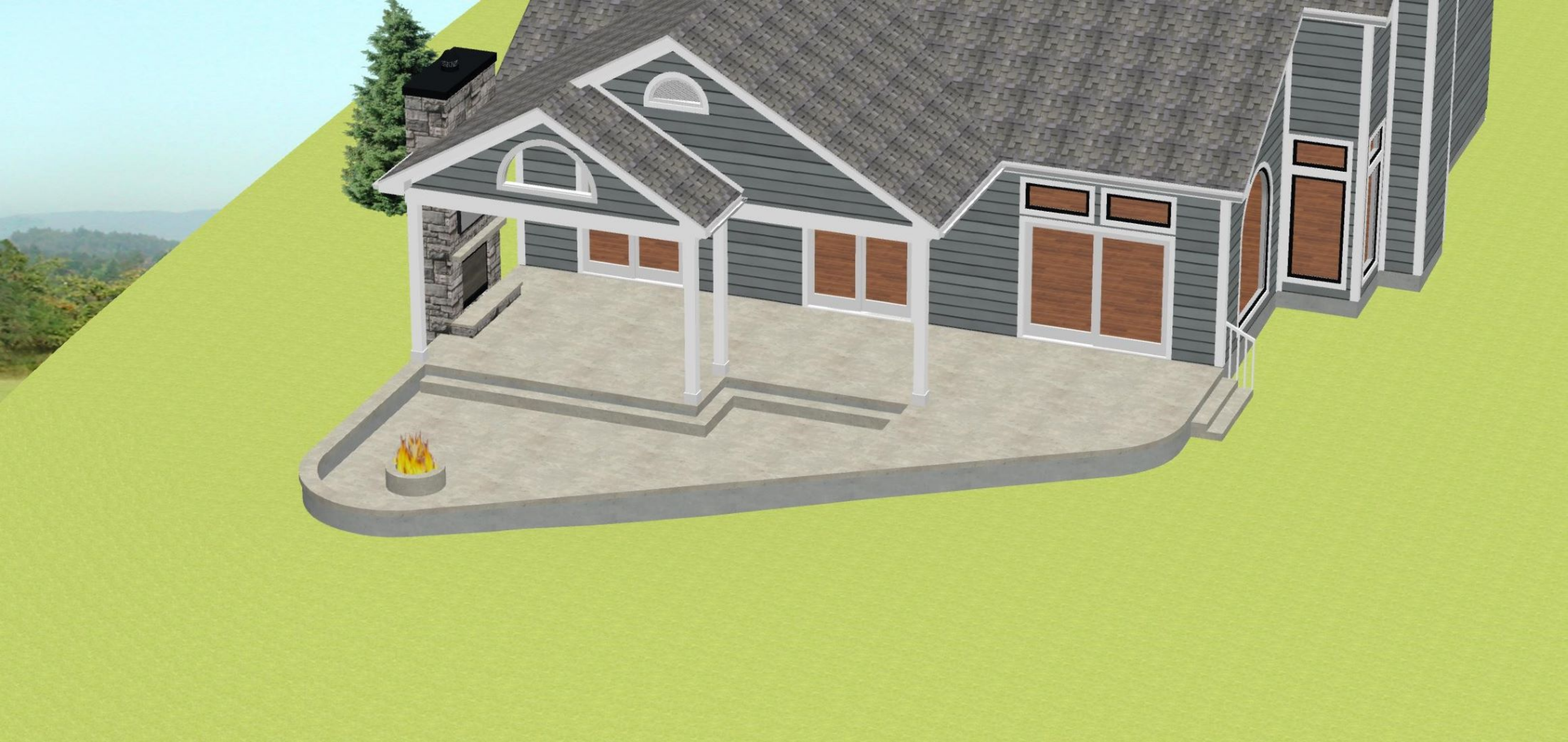
Thankyou, Julie McEntly















APPLICATION—PLANNED UNIT DEVELOPMENTS

CITY OF SPRINGBORO PLANNING COMMISSION

☒ REZONING/GENERAL PLAN

☐ FINAL DEVELOPMENT PLAN

☐ RECORD PLAN

☐ VARIANCE

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☐ Owner
☐ Agent
☐ Lessee
☒ Signed Purchase Contract

APPLICANT NAME: M/I Homes of Cincinnati, LLC

Address 9349 Waterstone Boulevard, Suite 100

Cincinnati, OH 45249

Telephone No. (513) 833-2206

Fax No. ()

Email Address ilanham@mihomes.com

PROPERTY OWNER NAME (IF OTHER): Peter S. Morris, Successor Trustee

Address: 1525 S. Main Street

Springboro, OH 45066

Telephone No. (407) 786-5125

Property Address or General Location: 1525 S. Main Street Springboro, OH 45066

Parcel Number(s): 08182000131 & 08182000132 Acreage: 35.62

PUD Category: ☒ Residential ☐ Retail ☐ Office ☐ Manufacturing ☐ Mixed Use

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

For Residential Proposed Density 2.11 Number of Residential Units 75 + Existing House

Proposed Use: 75 for sale new homes with a typical lot size of 62'x135'

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)

8/23/2023

(Date)

Justin Lanham
Printed Name

August 25, 2023

Daniel J. Boron, AICP
Planner, City of Springboro
320 West Central Avenue
Springboro, Ohio 45066

Subject: Morris Property – Application for Amendment of Zoning Map & General Plan
Enclosed: Proposed House Elevations and Floorplans (10 Pages)

Dear Mr. Boron,

M/I Homes is pleased to provide an Application for an Amendment of Zoning Map & General Plan for the 35.62 acre Morris property located at 1525 S Main Street Springboro, OH 45066. The proposed General Plan shows (75) single-family detached lots with a typical lot dimension of 62'x135' and 25' front and rear setbacks as well as 5' side setbacks on each side (10' total). The existing house will remain and be platted on a 2-acre lot. The streets are in a 50' public right-of-way that will include 5' sidewalk on both sides of the internal streets.

The proposed plan has 13.40 acres of active and passive open space which is 37.6% of the total acreage. The central 6.08 acre green space will feature the existing pond, seating shelter, and multi-use trail. The open space will be owned and maintained by a Homeowners Association that shall govern the community through the Covenants, Conditions, & Restrictions.

If the Amendment of Zoning Map & General Plan is approved, we plan to break ground in the Spring of 2024 with the goal of having a model home open in the Fall of 2024. We will offer for sale detached ranch and two-story homes targeting empty-nester and family buyers. The enclosed house plans include a variety of elevations and colors with square footage ranging from 1,544sf to more than 3,000sf. Buildout is expected to take 3-5 years depending on market conditions. We will market the community as "Northampton".

The City of Springboro Master Plan adopted in February 2022 locates the property within Policy Area 16 which is described as having the following existing and preferred future characteristics:

1. Low-to moderate-density detached residential (Pg. 79).
 - The proposed plan density is 2.11 detached du/ac (2.13 including the existing house) which is consistent with the "low-to moderate density" prescribed for Policy Area 16.

2. Extensive active and passive open space areas (Pg. 79).
 - The proposed plan includes 37.6% active and passive open space including walking paths, seating shelter, naturally wooded areas, and the existing pond.
3. Policy area 16 is characterized by large lot single family residential uses (Pg. 79).
 - While the area does have a mixture of large lots including multiple single-family lots along S.R. 741 that could be redeveloped in the future, there are pockets of residential lots similar in size to the proposed plan most notably across at Heatherwoode Blvd.
4. Encourage safe school access for nearby residents through the establishment of sidewalks and/or walking trails (Pg. 80).
 - The proposed plan includes 5' sidewalk on both sides of the internal streets as well as a multi-use trail that connects S.R. 741 to the development and the school campus to the south.
5. Promote and maintain the Heatherwoode Golf Course as a valuable local and regional amenity (Pg. 80).
 - The proposed plan will not negatively impact the golf course but should be a source of new customers.

Based on these characteristics, we believe the proposed plan “emphasizes residential uses that conform to the existing character of the neighborhood” as is recommended by the 2022 Master Plan (Pg. 80). We look forward to working with the City of Springboro and creating a community that current and future residents can be proud of. Please contact me should you have any questions or need additional information.

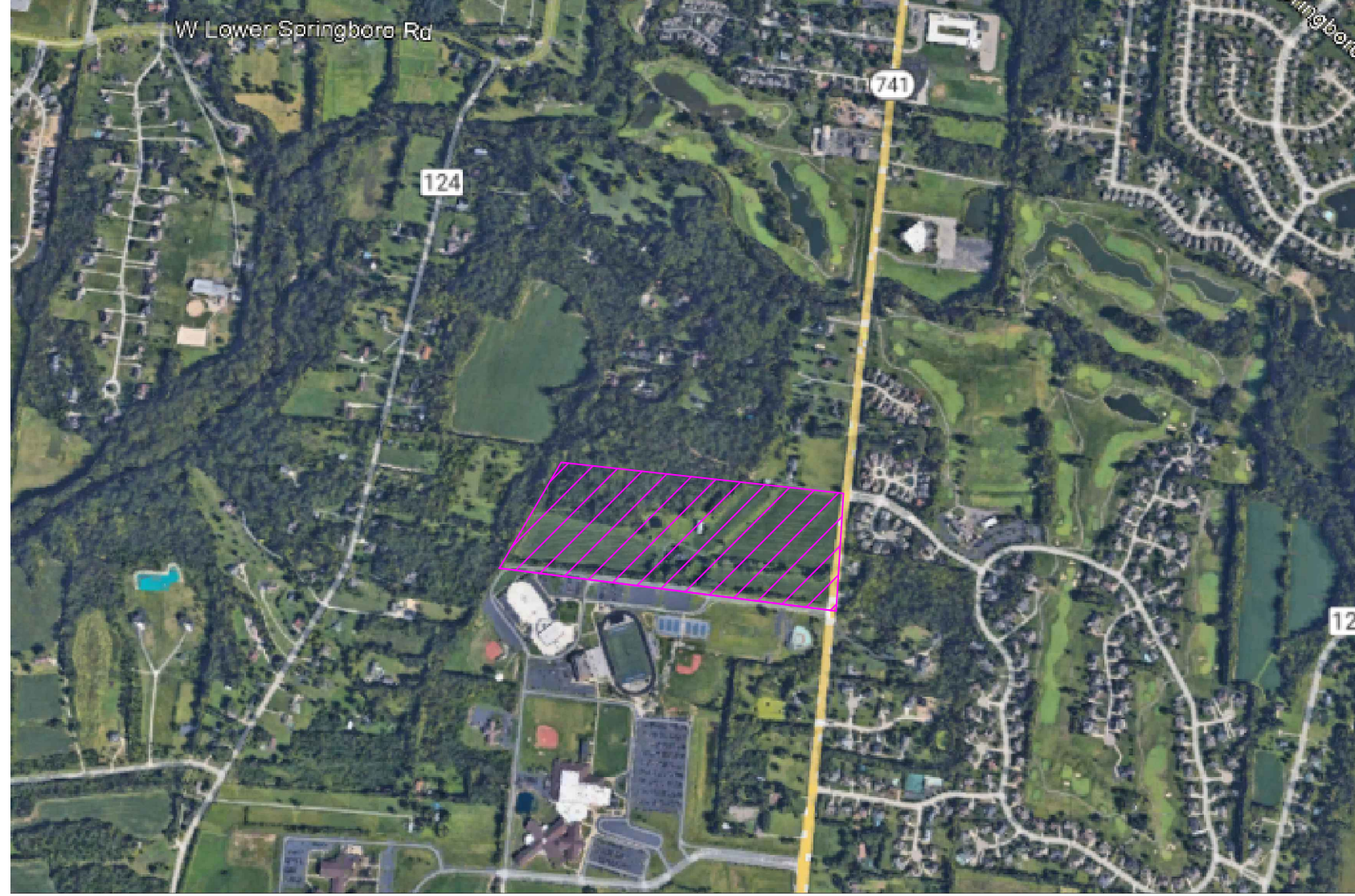
Respectfully,



Justin Lanham

M/I Homes of Cincinnati, LLC
9349 Waterstone Boulevard, Suite 100
Cincinnati, OH 45249
(513) 551-3954
jlانham@mihomes.com

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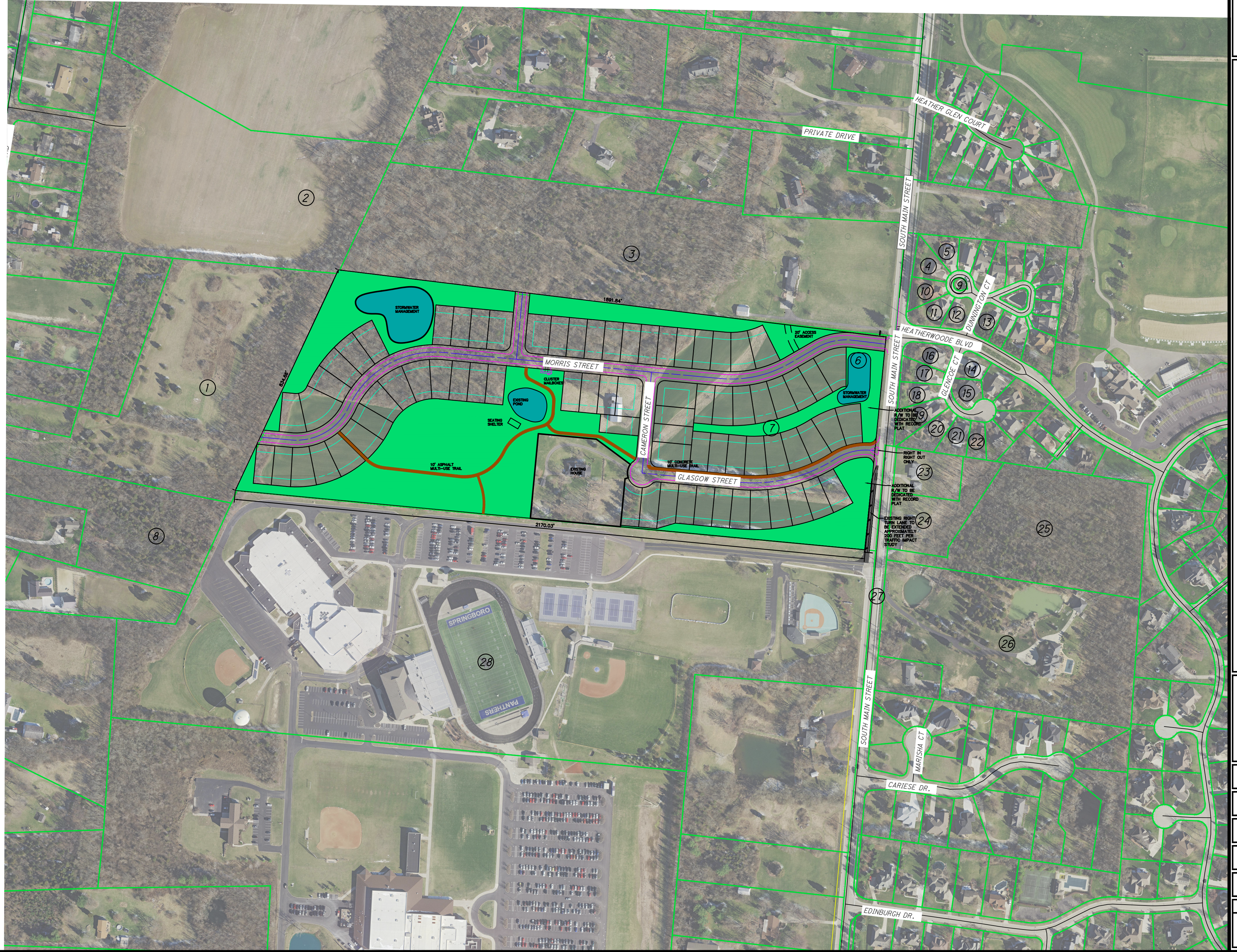
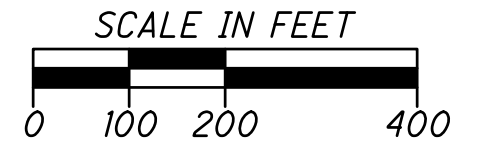
VICINITY MAP 1"=1000'

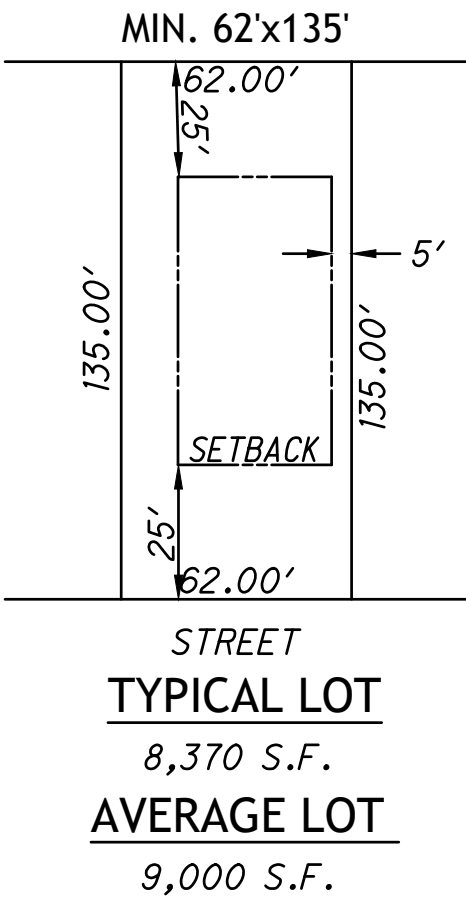


ZONING MAP: 1"=1000'

	(R-1) ESTATE-TYPE RESIDENTIAL DISTRICT
	(R-2) LOW DENSITY RESIDENTIAL DISTRICT (SINGLE FAMILY)
	(R-3) MEDIUM DENSITY RESIDENTIAL DISTRICT (SINGLE & MULTI-FAMILY)
	(HBD) HIGHWAY BUSINESS DISTRICT
	(LBD) LOCAL BUSINESS DISTRICT
	(CBD) CENTRAL BUSINESS DISTRICT
	(UVD) URBAN VILLAGE DISTRICT
	(M-1) LIGHT MANUFACTURING DISTRICT
	(M-2) HEAVY MANUFACTURING DISTRICT
	(ED) EMPLOYMENT CENTER DISTRICT
	(PUD) PLANNED UNIT DEVELOPMENT DISTRICT
	(PUD-MU) PLANNED UNIT DEVELOPMENT-MIXED USE
	(PUD-O) PLANNED UNIT DEVELOPMENT-OFFICE
	(PUD-B) PLANNED UNIT DEVELOPMENT-BUSINESS
	(PUD-R) PLANNED UNIT DEVELOPMENT-RESIDENTIAL
	(O-R) OFFICE-RESIDENTIAL DISTRICT
	(ID) OFFICE PARK DISTRICT
	(ADD-1) AUSTIN DEVELOPMENT DISTRICT 1
	(ADD-2) AUSTIN DEVELOPMENT DISTRICT 2

- 1 KASH TERRY ARTHUR
6614 WEIDNER RD
SPRINGBORO OH 45066
- 2 SAGE LAND DEVELOPMENT LLC
3601 RIGBY RD
STE 300
MIAMISBURG OH 45342
- 3 CALMES SANDRA L
1405 S MAIN ST
SPRINGBORO OH 45066
- 4 PENWELL PHILLIP L & BARBARA J
23 DUNNINGTON CT
SPRINGBORO OH 45066
- 5 BRUNNER E MELVIN & SUSAN
29 DUNNINGTON CT
SPRINGBORO OH 45066
- 6 MORRIS PETER S TRUSTEE
1525 S MAIN ST
SPRINGBORO OH 45066
- 7 MORRIS PETER S TRUSTEE
1525 S MAIN ST
SPRINGBORO OH 45066
- 8 FERGUSON REBECCA A
6584 WEIDNER RD
SPRINGBORO OH 45066
- 9 SIR EDWARDS GLEN OWNERS
ASSOCIATION
44 DUNNINGTON CT
SPRINGBORO OH 45066
- 10 CHRISTOPHER ANASTASIA
17 DUNNINGTON CT
SPRINGBORO OH 45066
- 11 MCLAIN DOUGLAS & CHRISTINE
11 DUNNINGTON CT
SPRINGBORO OH 45066
- 12 ANDERSON JANA S
5 N DUNNINGTON CT
SPRINGBORO OH 45066
- 13 GOLLIGHUGH CURTIS R & LOIS J
4 DUNNINGTON CT
SPRINGBORO OH 45066
- 14 MUNTZ GARY W & MARY L
10 GLENCOE CT
SPRINGBORO OH 45066
- 15 BURCH KEVIN W
30 GLENCOE CT
SPRINGBORO OH 45066
- 16 BURNS PATRICK & PAMELA
5 GLENCOE CT
SPRINGBORO OH 45066
- 17 VALENTINO NICHOLAS V
15 GLENCOE CT
SPRINGBORO OH 45066
- 18 ASHBY HULAN C
25 GLENCOE CT
SPRINGBORO OH 45066
- 19 RUTLEDGE LARRY R JR
35 GLENCOE CT
SPRINGBORO OH 45066
- 20 HAGAMAN HENRY R & KAREN S
45 GLENCOE CT
SPRINGBORO OH 45066
- 21 MARTIN LORI A & DUDAS ELMER
55 GLENCOE CT
SPRINGBORO OH 45066
- 22 SKELDING RICHARD C & ROBIN K
65 N GLENCOE CT
SPRINGBORO OH 45066
- 23 CARNES RALPH M & MELANIE A
5707 WEIDNER RD
SPRINGBORO OH 45066
- 24 CARNES MICHAEL A
1520 S MAIN ST
SPRINGBORO OH 45066
- 25 CRANE ROBERT M & REGINA
138 TIMBERSIDE CT
SPRINGBORO OH 45066
- 26 DO DAKLAK CAO &
DAKBLA TRAN
1550 S MAIN ST
SPRINGBORO OH 45066
- 27 CITY OF SPRINGBORO
320 W CENTRAL AVE
SPRINGBORO OH 45066
- 28 SPRINGBORO COMMUNITY
CITY SCHOOLS
1685 S MAIN ST
SPRINGBORO OH 45066

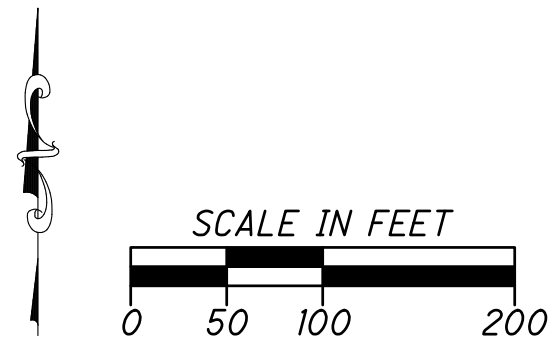




PROPOSED STREET RIGHTS OF WAY TO BE 50' IN WIDTH.
INTERNAL STREETS TO BE 29' BACK TO BACK CURB WITH 5' SIDEWALKS.

SITE: 35.62 Ac.
SUMMARY TABLE:
PROPOSED USE: SINGLE FAMILY RESIDENCE
NUMBER OF DWELL UNITS: 75
1 EXISTING HOUSE: 2.00 AC.
NET DENSITY OF RESIDENTIAL USES: 75 UNITS / 35.62 AC. = 2.11 UNITS / ACRE
EXISTING ZONING: R-1 ZONING
PROPOSED ZONING: PUD-R ZONING
OPEN SPACE: 13.40 Ac. / 37.6%
ACTIVE OPEN SPACE: 6.08 Ac.
STORMWATER MANAGEMENT: 2.51 Ac.
BUFFER AREA: 4.81 Ac.
75 LOTS 62'x135'
FRONT SETBACK = 25'
REAR SETBACK = 25'
SIDE SETBACK = 5', 10' TOTAL

OPEN SPACE MAINTAINED BY HOA
PROPOSED WALKING PATH



ChoiceOne Engineering

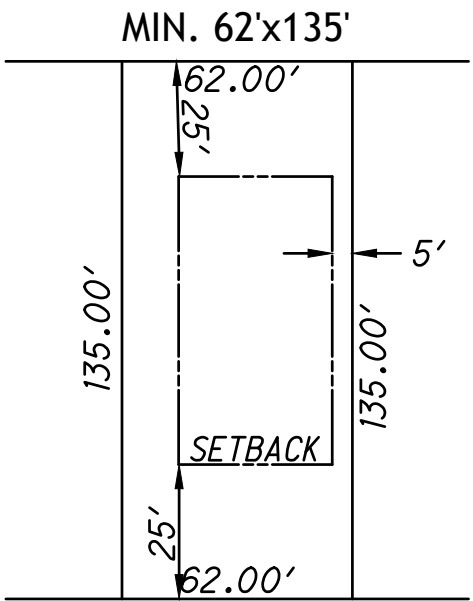
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.299.8554
WWW.CHOICEONEENGINEERING.COM

**NORTHAMPTON
CITY OF SPRINGBORO**

GENERAL PLAN

REVISIONS:

FILE NAME	PHASE
DRAWN BY	JBP
CHECKED BY	JSP
PROJECT No.	WARSPPR2303
DATE	08-25-2023
SHEET NUMBER	2 OF 4



STREET
TYPICAL LOT
8,370 S.F.
AVERAGE LOT
9,000 S.F.

PROPOSED STREET RIGHTS OF WAY
TO BE 50' IN WIDTH.
INTERNAL STREETS TO BE 29' BACK
TO BACK CURB WITH 5' SIDEWALKS.

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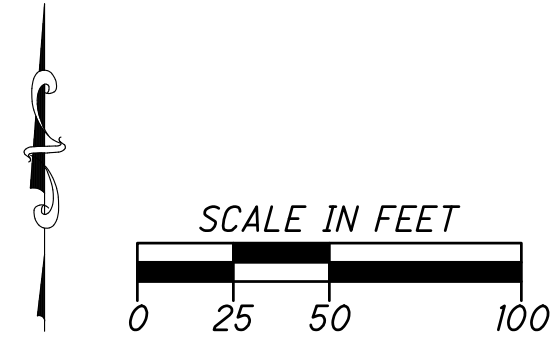
PROPOSED ZONING: PUD-R ZONING

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STORMWATER MANAGEMENT: 2.51 Ac.
BUFFER AREA: 4.81 Ac.

75 LOTS 62'x135'

FRONT SETBACK = 25'
REAR SETBACK = 25'
SIDE SETBACK = 5', 10' TOTAL

- OPEN SPACE
MAINTAINED BY
HOA
- PROPOSED
WALKING PATH

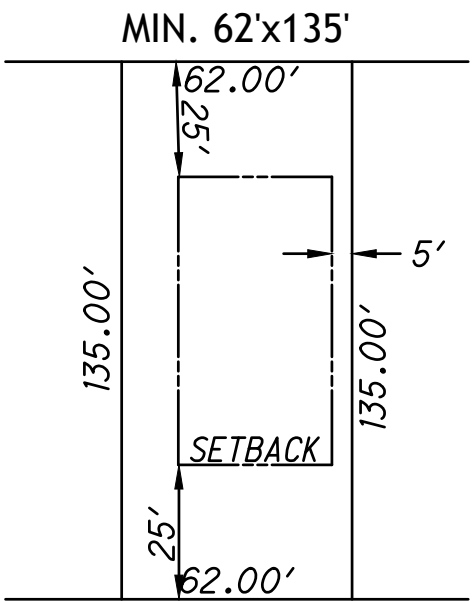


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LOVELAND, OHIO 513.239.8534
WWW.CHOICEONEENGINEERING.COM

NORTHAMPTON
CITY OF SPRINGBORO
GENERAL PLAN

REVISIONS:

FILE NAME	50 SCALE-1
DRAWN BY	JBP
CHECKED BY	JSP
PROJECT No.	WARSPPR2303
DATE	08-25-2023
SHEET NUMBER	3 OF 4



STREET
TYPICAL LOT
8,370 S.F.
AVERAGE LOT
9,000 S.F.

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EXISTING ZONING: R-1 ZONING

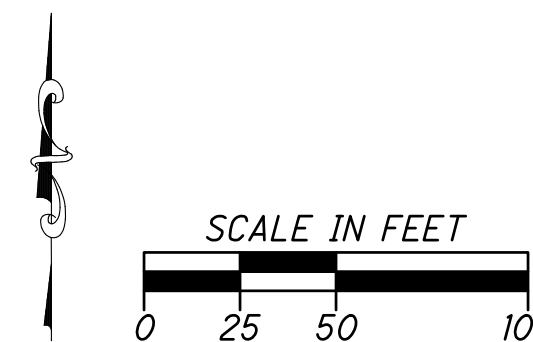
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75 LOTS 62x135'

FRONT SETBACK = 25'
REAR SETBACK = 25'
SIDE SETBACK = 5', 10' TOTAL

OPEN SPACE
MAINTAINED BY
HOA
PROPOSED
WALKING PATH



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LOVELAND, OHIO 513.299.8534
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NORTHAMPTON CITY OF SPRINGBORO GENERAL PLAN

REVISIONS:

FILE NAME	50 SCALE-2
DRAWN BY	JBK
CHECKED BY	JSP
PROJECT No.	WARSPPR2303
DATE	08-25-2023
SHEET NUMBER	4 OF 4

Faulkner



Elevation B - Shown w/ Opt coach lights, black windows & Brick Wainscot



Elevation A - Shown w/ Opt coach lights & Brick Wainscot



Elevation C - Shown w/ Opt coach lights & Brick Wainscot

Square Feet: 1,544
Bedrooms: 2-3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1



Note: Other elevation materials available and may be required by community. See M/I Homes.com for more elevations.



Because we are constantly improving our product, we reserve the right to revise, change, and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustration purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and calculated from inside of partition. Printed 4/20



NORTHAMPTON



Cooper



Elevation C - Shown w/ Opt coach lights & Stone Wainscot



Elevation A - Shown w/ Opt coach lights & Brick Wainscot



Elevation B - Shown w/ Opt coach lights & Brick Wainscot

Square Feet: 1,776
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1

Note: Other elevation materials available and may be required by community. See M/I Homes.com for more elevations.



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NORTHAMPTON



Melville



Elevation B - Shown w/ Opt Coach Lights & Brick Wainscot



Elevation A - Shown w/ Opt Coach Lights & Brick Wainscot



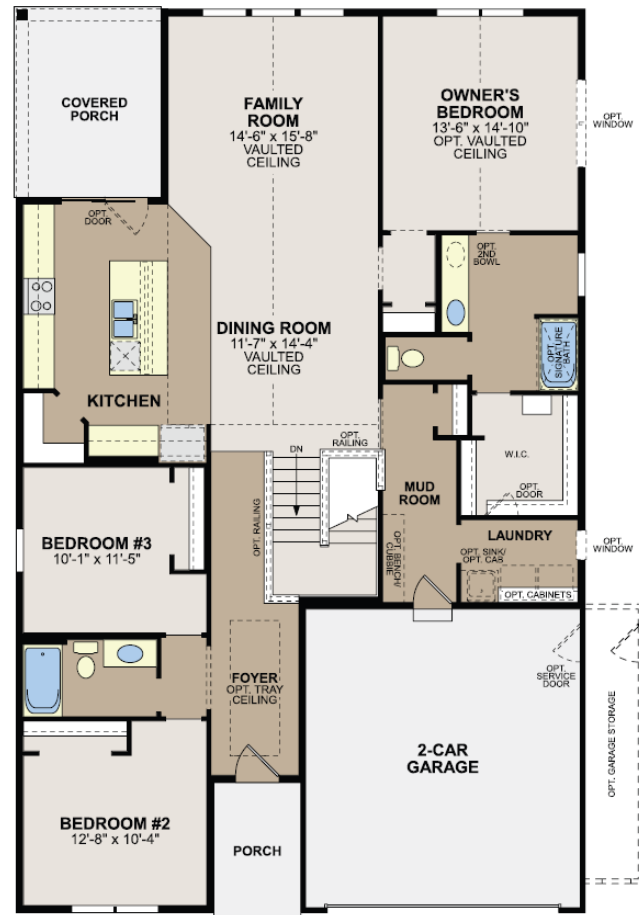
Elevation C - Shown w/ Opt Coach Lights & Brick Wainscot

Square Feet: 1,865
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1



*Note: Other elevation materials available and may be required by community. See M/I Homes.com for more elevations.



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NORTHAMPTON



Serenity



Elevation B - Shown w/Opt Full Brick Front



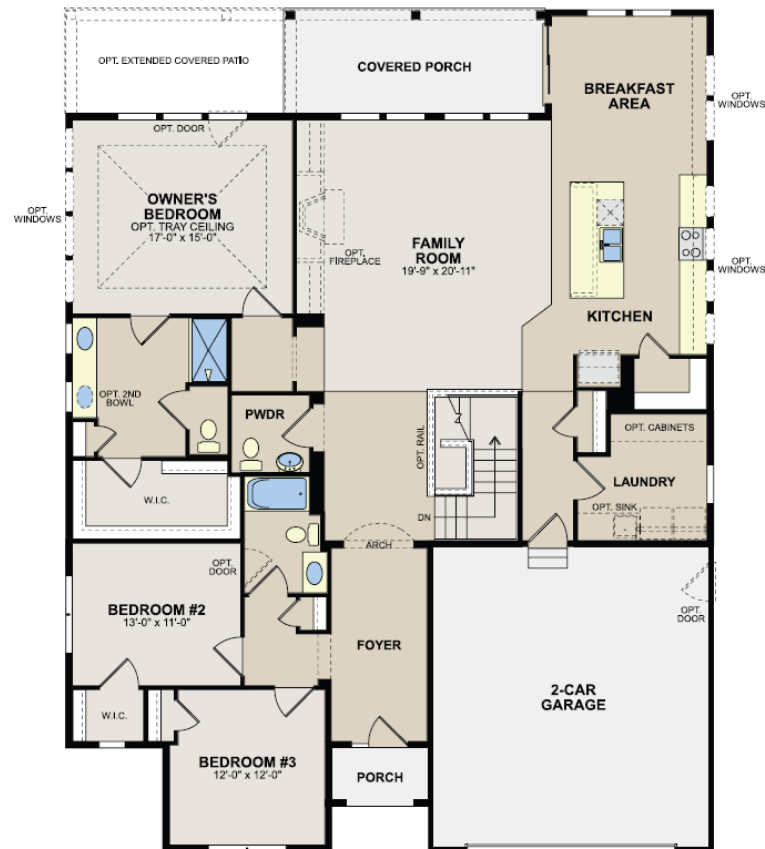
Elevation C - Shown w/Opt Stone



Elevation E

Square Feet: 2,330
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 1



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NORTHAMPTON



Dawson



Elevation B



Elevation A



Elevation D - Shown w/Opt Stone

Square Feet: 2,461
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



FIRST FLOOR



SECOND FLOOR

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NORTHAMPTON



Inglewood



Elevation E - Shown w/ Opt Coach Lights



Elevation B - Shown w/ Opt Coach Lights



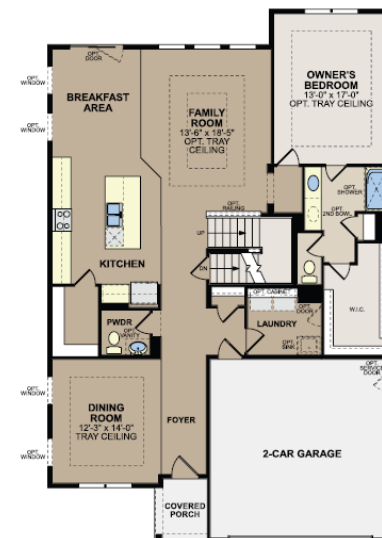
Elevation C - Shown w/ Opt Coach Lights



Elevation D - Shown w/ Opt Coach Lights

Square Feet: 2,558
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



FIRST FLOOR



SECOND FLOOR

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NORTHAMPTON



Cooke



Elevation C - Shown w/Opt Stone and Bonus Room



Elevation A



Elevation B



Elevation E

Square Feet: 2,624
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



FIRST FLOOR



SECOND FLOOR

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NORTHAMPTON



Dillon



Elevation C



Elevation A

Elevation B

Square Feet: 2,913
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



FIRST FLOOR



SECOND FLOOR

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NORTHAMPTON



Barrett



Elevation B - Shown w/Opt Coach Lights



Elevation A - Shown w/Opt Coach Lights



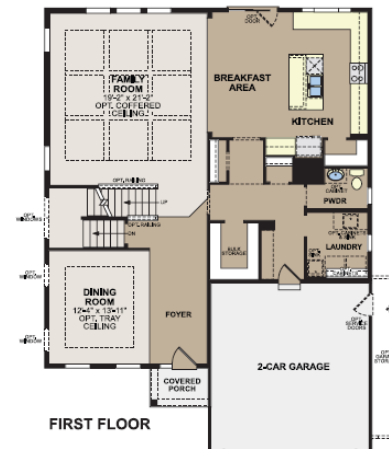
Elevation C - Shown w/Opt Coach Lights



Elevation D - Shown w/Opt Coach Lights

Square Feet: 3,035
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



FIRST FLOOR



SECOND FLOOR

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NORTHAMPTON



Fairview



Elevation E - Shown w/ Opt Coach Lights



Elevation A - Shown w/ Opt Coach Lights



Elevation B - Shown w/ Opt Coach Lights



Elevation C - Shown w/ Opt Coach Lights



Elevation D - Shown w/ Opt Coach Lights

Square Feet: 3,313
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



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NORTHAMPTON



City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, August 9, 2023

I. Call to Order

Vice Chair Chris Pearson called the Springboro Planning Commission Meeting to order at 6:00 pm at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

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

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

Mr. Harding motioned to excuse Ms. Iverson. Mr. Thompson seconded the motion.

Vote: Pearson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6 yes, -0 no)

II. Approval of Minutes

A. July 12, 2023 Planning Commission Minutes

Mr. Pearson asked for corrections or additions to the minutes. There were none.

Mr. Harding motioned to approve the July 12, 2023 Planning Commission minutes. Mr. Dimmitt seconded the motion.

Vote: Pearson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6 yes, 0 no)

III. Agenda Items

A. Final Approval

Site Plan, 55 Edwards Drive, building addition for Thaler Machine manufacturing/warehouse facility

Background Information

This agenda item is a request for site plan review approval for the construction of a 1,938-square foot building addition for Thaler Machine Company for their manufacturing/warehouse facility located at 55 Edwards Drive. The building is located immediately to the south of Thaler Machine's main operation on the north side of Edwards Drive. The site plan for the 14,022-square foot building was approved by the Planning Commission in July 2022.

As indicated in the submitted plans, the proposed addition would fill the present loading dock for the warehouse/manufacturing facility. In addition to the existing Thaler Machine operation to the north, adjacent land uses in the vicinity include the Cascade Car Wash to the east, located at the corner of Edwards Drive and Hiawatha Trail, a multi-tenant commercial buildings to the south, the site of the proposed Sheetz

convenience store/fueling center/restaurant to the southwest on the west side of Tahlequah Trail, and the former site of Integrity Interiors general contractors to the northwest. Properties to the northwest and north are zoned ED, Employment Center District, while lands to the east, south and west are all zoned HBD District.

Given that the site is developed and the size of the addition, this item may proceed to final approval. No City Council action is required on this agenda item.

Staff Recommendation

City staff recommends approval of the site plan for the proposed addition on the condition of compliance with the following staff comments:

1. Eliminate dumpster enclosure; structures are not permitted in the building setback.
2. All testing of systems shall be scheduled through the Springboro Building Department at (937)-748-9791. All test shall be scheduled 48 hours in advance of testing. The Clearcreek Fire District will witness all testing.

Discussion:

Mr. Pearson asked for any representative for Thaler Machine Company to come to the podium for discussion.

There was no representative from Thaler Machine Company present at the meeting.

Mr. Pearson asked Mr. Boron for a brief summary of the project.

Mr. Boron said that Thaler wants to add an addition to their existing building located at 55 Edwards Drive; they will be filling in the space that currently serves as a loading dock. He has spoken with their architect, Mr. John Roll, of John Roll & Associates, and they have no issues with the staff comments.

Mr. Pearson asked if there were any further questions or comments.

There were none.

Mr. Pearson called for a motion to approve incorporating staff recommendations.

Mr. Sillies motioned to approve the final approval. Mr. Harding seconded the motion.

Mr. Pearson called for roll call.

Vote: Pearson, yes; Dimmit, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)

Mr. Pearson said that the motion is approved unanimously.

B. Final Approval

Final Development Plan, Village Park PUD-MU, Planned Unit Development-Mixed Use, office component, Southwest of Intersection of Gardner Road and Village Park Drive, proposed fire station

Background Information

This agenda item is the final approval of a final development plan for the development of Clearcreek Fire District Station No. 24 on Gardner Road between Village Park Drive and Anna Drive in the office component of the Village Park PUD-MU, Planned Unit Development-Mixed Use. The final development plan, submitted by KZF Design, Cincinnati, would allow for the construction of a four-bay, drive-through bay for apparatus, fire district administrative offices, living areas for Station No. 24 personnel, and training areas. The 4.0635-acre site will also include in the long-term space for use by the City of Springboro Public Works Department to be constructed at a later date.

The proposed site is vacant and is located in the office component of the Village Park PUD-MU. The use is permitted in this location as an essential service. Direct access for the apparatus bays will be to Gardner Road. Secondary access will be provided by private access drives shared with other properties to the north and south of the fire station.

All lands in the vicinity are within the Village Park PUD-MU, Planned Unit Development-Mixed Use, which was approved in September 2004. Immediately to the north of the proposed fire station site is Wade Insurance, 775 Gardner Road, to the south are two platted vacant office sites and Goddard School, 705 Gardner Road, and to the west is the City of Springboro's Gardner Park in the open space component of the PUD. To the east is the retail component of the PUD including Springboro Wine & Spirits, 748 Gardner Road, the vacant parcel that brought about tonight's Public Hearing, and Farmers & Merchants Bank/Biggby's Coffee, 720 Gardner Road. Zoning for all lands in the vicinity is controlled by the Village Park PUD-MU.

This agenda item was reviewed on a preliminary basis at the July 12th Planning Commission meeting at which time the Planning Commission authorized this item to be placed on a future agenda for final approval.

Staff Recommendation

City staff recommends approval of the final development plan for Fire Station No. 24 subject to the following comments:

1. Lighting plan as proposed complies with Chapter 1273, Exterior Lighting, of Planning and Zoning Code. Light fixtures to match Village Park PUD-MU design standards (Holograph Hallbrook) used in office component.
2. For landscaping plan provide 5 additional shade trees and 1 additional ornamental tree on Gardner Road frontage, and provide 33 additional trees (ornamental or shade/evergreen) for site requirement. Note that existing vegetation to remain on site may in-part satisfy landscaping requirement.
3. While not part of final development plan review process, signage to be reviewed by Zoning Inspector for compliance with Sign Code and Village Park PUD-MU design standards. Same applies to construction and other temporary signage.
4. C200 – Concrete apron at Gardner Road has incorrect material callout. Change H-C201 to read F-C201.
5. Provide minimum 4 foot width of sidewalk on both sides of proposed monument sign adjacent to Gardner Road.
6. Provide width of concrete channel connecting the drive aisle to the parking lot on the west side.
7. Provide record plan replatting the lot lines and establishing/vacating any necessary easements.

8. Provide water and sanitary sewer lateral details (material, size, meter, mtu) of which water laterals to be min 1" K copper with meter and mtu inside building. Sewer laterals to be min 6" SDR 35 with 2% slope.
9. Maintain 54" cover on water mains. Revise C003 and add on profile sheet accordingly.
10. Remove water system general notes on C003 and replace with city standard water main general notes.
11. Final revised and approved site plan shall be submitted to include all comments by staff and planning commission to have signature of the owner or duly authorized officer and stamped certified by a professional engineer.
12. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
13. Fire Department Connections (FDC) for all sprinkled buildings shall be with-in 75 feet of a fire hydrant on the public water system.

Discussion:

Mr. Scott Csendes, KZF Designs, Cincinnati, Ohio was present to discuss the final approval for the new fire station on Gardner Road in Village Park.

Mr. Pearson asked Mr. Csendes if he had any questions regarding the staff comments.

Mr. Csendes said he did not have any questions and will continue to work with City staff to resolve any issues that may arise.

Mr. Pearson asked if there were any questions or comments from Planning Commission members.

Mr. Sillies asked about the timeline for the project.

Mr. Csendes said they are waiting for site bids which are due next week and then once the permits are secured from the City, they will start building.

Mr. Boron said that he, Mr. Dudas and Mr. Dixon had a meeting with Clearcreek Fire Chief Steve Agenbroad last week and discussed the relatively minor issues to work through.

Mr. Pearson asked for guest comments.

There were no guest comments.

Mr. Pearson called for a motion to approve the final approval for the final development plan for the Clearcreek Fire Station on Gardner Road in Village Park.

Mr. Harding motioned to approve the final approval. Mr. Sillies seconded the motion.

Mr. Pearson called for roll call.

Vote: Pearson, yes; Dimmit, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)

Mr. Pearson said that the motion is approved unanimously.

C. Final Approval
Record Plan, Midway Meadows, Section Three

Background Information

This agenda item is a record plan for the future Sheetz convenience store/fueling center/restaurant development proposed for 800 West Central Avenue (SR 73), the former site of Edwards Furniture. It contains approximately 2.4 acres, of which 2.0 acres are in the platted lot and 0.4 acres are in dedicated right-of-way. The northern Edwards Drive right-of-way dedication is for a future east/west connection from Tahlequah Trail to Greenwood Lane, the construction of which is undetermined. The record plan will proceed to City Council upon approval of Planning Commission.

Staff Recommendation

Staff recommends approval of the record plan subject to compliance with the following comments:

1. Submit to Warren County for review and make revisions, if any.
2. Clearcreek Fire District has no comments on the record plan.

Discussion:

Mr. Aaron Scott from Skilken Gold was present to discuss the final approval for Midway Meadows, Section Three.

Mr. Pearson asked Mr. Boron for a summary of the project.

Mr. Boron referred to Mr. Dudas, Development Director, for comments.

Mr. Dudas said that this is the site for the new Sheetz. He said the City has no comments but Warren County may still have comments. If approved at tonight's meeting, this item will move on to City Council for approval.

Mr. Harding asked how many readings will be required in front of City Council.

Mr. Dudas said that three readings will not be required in this case and some of those readings may be waived.

Mr. Pearson asked Mr. Scott if he had any questions for Planning Commission.

Mr. Scott answered that he did not have any questions and would be happy to answer any questions from Planning Commission members.

Mr. Sillies asked when construction was expected to begin.

Mr. Scott said that August 24th is their target start date. There were some internal issues from Sheetz and those have been resolved.

Mr. Pearson asked if there were any further questions.

There were none.

Mr. Pearson asked if there were any guest comments.

There were no guest comments.

Mr. Pearson called for a motion to approve the Final Approval, Record Plan, Midway Meadows, Section Three.

Mr. Leedy motioned to approve. Mr. Harding seconded the motion.

Mr. Pearson called for roll call.

Vote: Pearson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)

Mr. Pearson said that the motion is approved unanimously.

D. Preliminary Review

Preliminary Plan, Cedar Creek subdivision, 7878 & 7914 Sharts Road

Background Information

This agenda item is based on a request filed by Associate Construction of Carlisle, Ohio, property owner, requesting preliminary review of the subdivision for the proposed Cedar Creek subdivision located on approximately 42.08 acres of land at 7878 and 7914 Sharts Road. The subject property is vacant.

The proposed site was the subject of a rezoning application from Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to City of Springboro R-2, Low Density Residential District. The application was reviewed by the Planning Commission at the April 12th meeting, and approved at the May 10th meeting. A Public Hearing was held before City Council on June 1st; following three readings of the Ordinance, the rezoning was approved at the July 6th City Council meeting and will become effective on August 5th.

The property was annexed into the City of Springboro on July 15th.

The R-2 District allows for the development of moderate density residential areas in the community at the rate of four dwelling units per acre on lots 9,000 square feet or larger. Examples of R-2 District areas in Springboro include the Royal Oaks, Fieldstone, and Creekside subdivisions, as well as the Sawgrass Pointe project also by Associate Construction. The proposed subdivision will include 75 lots, access points to Sharts Road and Advanced Drive, and 8.64 acres of open space on the south end of the property to be purchased by the City as parkland.

Lands to the north, south, and east are generally within the City of Springboro, while lands to the west are generally in Franklin Township. To the north, on the west side Sharts Road is a residential dwelling being developed in Franklin Township, in Springboro Quick Tech on the north side of the Advanced Drive and Sharts Road intersection, to the east in the Stolz Industrial Park are Matrix 5 at 105 Advanced Drive, Hanover Clocks at 125 Advanced Drive, Armstrong Trailer at 175 Advanced Drive, Honest Abe Roofing at 235 Advanced Drive, and Corvexxe at 245 Advanced Drive, to the south the City of Springboro's Clearcreek

Park, and a large residential lot to the southwest. To the west in Franklin Township are residential lots and a church, Franklin Faith Tabernacle, all on Sharts Road.

In the City of Springboro, adjacent zoning includes ED, Employment Center District, to the north, PUD, Planned Unit Development, to the east associated with the Stolz Industrial Park on Advanced Drive, and to the south R-2 District overlaying Clearcreek Park and residential uses to the west. To the west in Franklin Township, can be found R2, Two-Family Residential District, regulated in the Warren County Rural Zoning Code.

Following preliminary review of the preliminary plan, the Planning Commission may authorize this item to be placed on a future agenda for formal approval. No City Council action is required on preliminary plans.

Staff Comments

City staff has the following comments regarding this agenda item:

1. Provide housing plans for incorporation into the final development plan approval. All homes to be consistent with Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached) for compliance of some of the home plans with (b) Appearance, and (c) Garages with respect to 60% maximum width and side/rear access.
2. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code including buffer and site landscaping requirements. Applicant advised that existing vegetation in the non-park dedication portion of the property may be used as credit against open space requirement.
3. Coordinate with Zoning Inspector on subdivision entry signage, if proposed.
4. Site to meet R-2 District zoning requirements.
5. Roadway to meet city specifications, including but not limited to, 50 foot right of way (local road), 29 feet back to back of curb with 24 feet wide pavement, and 5 feet sidewalks on both sides of road.
6. Provide access easement and drive to open space retention lot for maintenance purposes.
7. Verify intersection sight distance is met at Sharts Road and Advanced Drive. If not, make improvements accordingly.
8. Each lot to have a post light with a photoelectric cell and shall be operable at all times.
9. Provide Central Mailbox Units for the development, which shall also be reviewed by the Post Master.
10. An HOA is to be created to maintain items including, but not limited to, sump drains, retention pond, open space, and central mailbox units.
11. Additional engineering comments are reserved until such time when designed construction drawings are submitted for review, including but not limited to, site survey, roadway design, contours, drainage, easements, water, sanitary, storm sewer and retention calculations.
12. The Clearcreek Fire District looks forward to working with the builders and The City of Springboro as these projects move forward. The Clearcreek Fire District may have other comments as these projects move forward.

Discussion:

Mr. John Liles of Apex Engineering was present to answer questions from the Planning Commission.

Mr. Boron gave a brief summary of the project. The rezoning process has been completed and the 30 day hold period following approval has been completed and it has been annexed into the City of Springboro. The property is being developed under conventional zoning, R-2, which requires there be minimum 9,000 square foot lots. The development will be similar to the Sawgrass Pointe development in the Royal Oaks

neighborhood. R-2 zoned areas are considered to be a subdivision and the review process is different than a Planned Unit Development, which has a three step process. This review does have staff comments that are for mostly minor; more activity is expected when the project moves into the construction phase when Associate Construction is ready to develop the lots. Construction plans will be submitted following this preliminary review to Mr. Dudas that will lead to a Record Plan submittal which will allow for the dedication of the right-of-way, open space and the creation of lots.

Mr. Leedy asked if any soil testing had been completed.

Mr. Boron explained that a Phase I Environmental Review for soil testing is not required for this property; it is being self-financed.

Mr. Sillies asked if the Planning Commission would see this come before them again with more detailed plans.

Mr. Boron said that this is a Preliminary Review of Preliminary Plans and the next time Planning Commission reviews the plans it will be for Formal Review. Following Formal Approval, the next step will be submittal of the Record Plan. The Construction Plan Review typically takes place with City staff only.

Mr. Sillies asked if the neighbors who were concerned about the development of the property had made any other comments or raised further concerns.

Mr. Boron stated that yes, the City has heard back from several residents who were concerned that the ongoing demolition on the site was being legally done and he has assured them that the developers are operating within their legal rights.

Mr. Pearson asked Planning Commission members if they were comfortable moving forward for Formal Approval at the next meeting, scheduled for September 13th with a submittal deadline of August 25th.

Mr. Liles said that they will submit their plans by the August 25th deadline.

Mr. Pearson called for guest comments; there were no guest comments.

E. Preliminary Review

Final Development Plan, Village Park PUD-MU, Planned Unit Development-Mixed Use, 748 Gardner Road, retail development

Background Information

This agenda item is based on an application filed by Dryden Builders on behalf of Sahana Properties, LLC, requesting preliminary review for the development of commercial property in the retail component of the Village Park PUD-MU, Planned Unit Development-Mixed Use, located southwest of the intersection of North Main Street (SR 741) and Pennyroyal Road.

This action is contingent on the approval of the major revision to the approved general plan for the Village Park PUD-MU that would allow drive-through and drive-in facilities. City Council is scheduled to review the Resolution at their meeting on August 3rd.

Two commercial buildings are proposed for the site. Building A would have frontage on North Main Street and would be approximately 5,993-square feet in area and would include a drive-through window on the north side of the building. Building B with frontage on Gardner Road is also proposed and would be 2,971 square feet in area.

Adjacent uses to the subject property include Springboro Wine & Spirits to the north, Huntington Bank to the east on the east side of North Main Street, Biggby's/Farmers & Merchants Bank to the south, and vacant land to the west on the west side of Gardner Road that is proposed to be developed as Clearcreek Fire Station No. 24.

Zoning adjacent to the subject property is PUD-MU, for properties to the north, south, and west as part of the Village Park mixed-use development, and PUD for property to the east that is part of the Settlers Walk development on the east side of North Main Street.

Final development plan is the second stage of the PUD approval process. Following preliminary review Planning Commission may authorize this item to be placed on a future meeting agenda for final approval.

Staff Comments

City staff has the following comments on this agenda item:

1. Indicate proposed building populations that are driving the volume of parking proposed for the site.
2. Proposed drive-through facility to be screened from North Main Street with landscaping, walls and fencing.
3. Following preliminary review of final development plan, provide exterior lighting plan consistent with Chapter 1273, Exterior Lighting, of Planning and Zoning Code, and Village Park PUD-MU design standards.
4. Following preliminary review of final development plan, provide landscaping plan consistent with Chapter 1280, Landscaping, of Planning and Zoning Code, and Village Park PUD-MU design standards.
5. While not part of final development plan review process, signage to be reviewed by Zoning Inspector for compliance with Sign Code and Village Park PUD-MU design standards. Same applies to construction and other temporary signage.
6. Consolidate the two lots into one.
7. Remove and replace curb & gutter along Gardner road curb cut to depressed ODOT Type 2 curb and gutter.
8. Water laterals to be min 1" K copper with meter inside building and with remote reader (mtu). Sewer laterals to be min 6" SDR 35 with 2% slope.
9. Additional engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to: site survey, contours, drainage, easements, water, sanitary, and storm sewer.
10. The Clearcreek Fire District has no comments at this time.

Discussion:

Mr. Chris Hinkle of Dryden Builders and Mr. Jim Hawthorne, architect, were present to answer questions from Planning Commission.

Mr. Pearson called Mr. Hinkle and Mr. Hawthorne to the table to discuss their application for Preliminary Review of the Final Development Plan.

Mr. Pearson asked Mr. Boron for a summary of the application.

Mr. Boron said that this item was up for preliminary review at a previous meeting. At that time it was reviewed to determine if the Planning Commission was comfortable moving forward as a revision to the approved general plan for Village Park PUD. Planning Commission recommended that the revision be approved and it went before City Council for review on Thursday, August 2nd. Council approved Planning Commission's recommendation and it can now move forward for Preliminary Review of the Final Development Plan.

Planning Commission members had a general discussion regarding the permitted retail usage allowed in the PUD now that City Council has approved their recommendation.

Mr. Boron explained that there were several staff comments that still need to be addressed; this item is being considered for preliminary review at this time.

Mr. Pearson asked Mr. Liles if he had any questions regarding the staff comments.

Mr. Hinkle stated that at this time they have engaged with TEC to conduct a traffic impact study; they have collected the data and he is waiting for their report. He further went on to explain that more detailed site plans will be submitted for the next Planning Commission meeting. Their goal is to have one big parking lot serve three buildings: Springboro Wine and Spirits, along with the two new proposed retail outlets.

Planning Commission members and staff had a discussion regarding what type of tenants would be considered for the proposed new building and the process of approving those tenants.

Mr. Hawthorne said that the materials and scale of the new building will be commensurate with the existing Springboro Wine and Spirits building.

Mr. Boron said that for the project to move forward with Planning Commission, the traffic study must be received by the Engineering Department on or before the August 25th submittal deadline. Mr. Dixon, along with the City's consultant, Mr. Scott Knebel, will review the information and move forward accordingly. The review will also include a more detailed look at the landscaping and lighting plans. The entire retail component has its own set of design standards that the City will be reviewing.

Mr. Boron stated that the review can come back before Planning Commission conditional on traffic survey is finished.

Mr. Dudas said that if their plans and the traffic study report are received by the August 25th submittal deadline, they would be able to be considered at the September 13th Planning Commission meeting.

Mr. Pearson called for guest comments. There were no guest comments.

- F. Preliminary Review, Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family residential subdivision**
- G. Preliminary Review, General Plan, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family residential subdivision**

Background Information

These agenda items are based on a request filed by M/I Homes of Cincinnati, LLC, seeking rezoning and general plan approval for the proposed Whispering Pines subdivision, a residential subdivision on an approximately 35.62-acre site located at 1525 South Main Street (SR 73). The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential. This item was reviewed on a preliminary basis at the July 12th Planning Commission meeting at which time the Planning Commission asked the applicants to consider the comments made at the meeting and present another plan for preliminary review.

The applicant proposes to develop a total of 75 single-family residential units on the site, down from the 95 lots proposed in the previous proposal. The proposed development density is 2.11 units per acre, down from the 2.67 units/acre proposed at the July 12th Planning Commission meeting, with typical lots proposed to be 8,370 square feet and an average of 9,000 square feet. Current R-1 District zoning permits two units per acre on lots no less than 20,000 square foot lots. Two access points are proposed for the subdivision, both from the frontage on South Main Street, one at the midpoint of the property frontage, and a second on the northeast corner aligned with the intersection of Heatherwoode Boulevard. A stub street is also proposed for the west end of the site. That stub street would project into lands in Clearcreek Township. A total of 13.72 acres of open space is shown, or 38.5% of the land area. Residential PUDs require a minimum 25% open space. This is an increase from the July proposal of 10.6 acres of open space or 30% of the land area.

The proposed rezoning/general plan appears as two separate items on the Planning Commission work session agenda. 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 R-1, Estate-Type Residential District. That classification dates to 2015 when large parts of Springboro were reclassified to R-1 District from Township or (T)R-1 District. The (T)R-1 designation was allowed to remain on properties annexed over time from lands originally in Clearcreek and Franklin Townships. The R-1 and (T)R-1 have similar development densities, however moving to R-1 District allows the City to manage its own long-range development through its own Planning and Zoning Code.

Adjacent land uses in Springboro include large lot residential to the west in Clearcreek Township, and to the north in the City. To the east, on the east side of South Main Street, cluster housing on Glencoe Court,

Dunnington Court within the Heatherwoode PUD, and large lot residential, and to the south the Springboro Community Schools Junior High School and athletic facilities.

Adjacent zoning in the Springboro portion of the vicinity is R-1 District to the north and southeast, PUD to the east encompassing the Heatherwoode PUD, and PUD to the south incorporating the Junior High School and other school property to the south. Lands to the west in Clearcreek Township are zoned SR-1, Suburban Residence, which allows development up to two units per acre when connected to a centralized sewage system.

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 16, Heatherwoode, includes the subject area and land including the Heatherwoode, Farms of Heatherwoode, and Ashton Woods subdivisions, the City's Heatherwoode Golf Course, and the Springboro Community Schools main campus. The policy area recommends residential development and redevelopment that conforms to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area, and improving pedestrian and bicycle access.

The three residential subdivisions in the vicinity were developed at the following densities:

- Ashton Woods, 21 units on 10.62 acres, 1.98 units/acre
- Farms of Heatherwoode, 162 units on 80.79 acres, 1.78 units/acre
- Heatherwoode, 221 units on 105.71 acres, 2.08 units/acre. This includes Glencoe Court and Dunnington Court. The golf course is not included in the density calculation.

Aside from school property, lands immediately abutting the property are 11.23 acres (west), and 16.65 acres (north) in area.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the July 12th 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 the general plan and rezoning for 1525 South Main Street:

1. What is warranting a development density at the high range for the surrounding area as recommended in Master Plan Policy Area 16 (2.11 dwelling units proposed, three nearby subdivisions developed at 1.72 to 2.10 units/acre)?
2. Home plans to comply with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.
3. Indicate proposed exterior building materials for the subdivision.
4. What is the proposed breakdown of ranch and two-story homes proposed?
5. Provide minimum lot sizes for all proposed lots. Note that side yard setbacks are measured from the roof overhang.
6. Indicate percentage of open space that is set aside for storm water detention, that is buffering to adjacent development, and set aside for amenities within the subdivisions.

7. Reorganize the proposed open space plan so that it provides future residents with more quality open space this is contiguous and usable, then drains the property, then buffers neighboring development in that preference order.
8. Plan to incorporate an east-west multiuse trail into the design of the subdivision to connect Heatherwoode on the east with land fronting Weidner Road to the west.
9. Proposed name of development to be changed. Whispering Pines is an existing street.
10. Streets to be built to City specifications, including 29 feet back to back of curb with 5 feet sidewalks. Back of sidewalk to be along the right of way line.
11. An HOA shall be developed to maintain all common elements, including but not limited to: detention facilities, sump drains, identification signage, central mailbox unit(s) and open space.
12. Provide location of Central Mailbox Unit(s), which are to be reviewed by the Post Master.
13. 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.
14. Traffic study is currently being reviewed.
15. Dedicate the right of way along South Main Street (SR 741) and make any necessary roadway improvements, including but not limited to roadway widening (if needed), pavement markings and signage.
16. Consider implementing traffic calming controls on Glasgow and Morris Streets.
17. Clearcreek Fire District has no comments at this time.

Discussion:

Mr. Dudas recused himself from the discussion; he resides within the 300 feet notification zone.

Mr. Justin Lanham of M/I Homes and Mr. Nick Selhorst of Choice One Engineering were present to answer questions from the Planning Commission and staff.

Mr. Boron gave a brief summary of the project. This item has been before Planning Commission for a Preliminary Review with Planning Commission members and staff, at which time the Planning Commission directed the applicant to make a several changes, including reducing the number of proposed units to no more than 75 total units. The development density was previously 2.67 units per acre; that has now been reduced down to 2.11 units per acre. The typical lots on the site remain the same but with an average of 9,000 square foot lots which is consistent with the R-2 zoning district.

The property is currently zoned R-1, Estate-type Residential Development which allows two units per acre, each lot must be at least 20,000 square feet each under conventional zoning. The applicant's proposal is to develop the site into a Planned Unit Development, PUD, to revise the zoning to allow flexibility to develop more on smaller lots and a larger number of units per acre. The comments generated by staff are general at this point in time for the developer to consider as this project moves forward.

Mr. Harding asked if a traffic study had been completed.

Mr. Dixon said that the Engineering Department had received the traffic study and Mr. Knebel had reviewed it, sending comments to Choice One Engineering. Choice One has replied to those comments.

Mr. Sillies commented that there was significant improvement over the last proposal the applicants had submitted. The historical home will be saved and the number of homes proposed has been reduced by twenty units.

Mr. Pearson asked what City staff meant by re-organizing the open space as listed in comment 7. Does staff want to have the open spaces combined to one area rather than three separate areas?

Mr. Boron said that yes, they want the developer to combine the common public areas. Staff wants a breakdown of the open space between the storm water management area, detention or retention, versus areas that are buffers versus the area that is programmable open space.

Mr. Lanham said they intend to keep the established tree line buffers on the south and west sides of the property to help screening from the Junior High School building and any future development to the west. He stated that there are two points for access and egress. One will have full access movement and the second will have right turn in and right turn out only movement.

Planning Commission members had a general discussion regarding the turn lanes and their proximity to the schools. It was determined they were within the City requirements.

Mr. Harding asked what type of homes will be built; would they be all patio homes or a mixture of styles?

Mr. Lanham stated that it would depend upon who the buyers would be to determine which style of homes will be built. At this time there is no pre-determined mix of homes proposed. The lots will be owned individually and the homeowners would be responsible for all maintenance as determined by HOA standards.

There was a lengthy discussion among Planning Commission members regarding the volume of traffic on SR 741, South Main Street, and whether or not deceleration lanes would be feasible. A traffic study has been completed and submitted for review but staff has not reviewed it yet.

Mr. Boron asked the Mr. Lanham why the proposed subdivision would not be just patio-style homes as was initially proposed by the property owners.

Mr. Lanham reiterated the style of buildings will be market driven; whomever buys the lots will determine what style of home will be built.

Planning Commission members and staff discussed the possibility of limiting which types of homes can be built if the rezoning is approved.

Mr. Pearson asked Planning Commission members if they were comfortable asking the applicant to resubmit revised plans for further Preliminary Review at the September 13th meeting.

Mr. Harding stated that he wants to review the traffic study before he moves forward with any decision about approval of this application.

Mr. Leedy expressed concerns about the lack of smaller, more affordable homes available for purchase in Springboro.

The general consensus of Planning Commission members was that the applicant needs to revise their submittal and present it to the Commission members for Preliminary Review at a future meeting.

Mr. Pearson called for guest comments.

Mr. Dave Diemunsch and Ms. Deborah Diemunsch, 6615 Weidner Road, introduced themselves. They are concerned about the stub road on the property that may connect to Weidner Road. Weidner Road has many curves and steep drop-offs and is not conducive to heavy volumes of traffic. Many people use this road as an unofficial bypass of City traffic, utilizing Pioneer Boulevard to Lower Springboro Road on to Weidner Road. They do not want yet another access road to Weidner Road.

Mr. David Ferguson, 6584 Weidner Road, commented that he is not concerned about the development of the property, but he is concerned about increased traffic and water flow onto his property.

Mr. Michael Jones, 5926 Weidner Road, commented he is worried about the effects this new development will have on the Springboro community as a whole. He feels that traffic issues need to be addressed by the City. He would like to see an overall perspective of future development in the City of Springboro.

Mr. Jerry Jones, 5926 Weidner Road, commented that he is concerned about where storm water is going to drain. He would like to see where the flood drain is located on the site plans presented to the Commission.

Mr. Pearson directed Mr. Jones to the City of Springboro's website where all documents are available for the public to view and download if desired. He also stated that he could contact the City and staff could print out the documents he would like to review.

Mr. Jones asked if the storm drainage would flow toward Weidner Road.

Mr. Pearson said that the water would flow toward the north, just south of the Junior High School property, not toward Weidner Road. The storm retention pond will be located on the north side of the property.

Mr. Jones is also concerned about speeding traffic in his neighborhood.

Mr. Paul Fox, 6510 Weidner Road, commented he is concerned about speeding traffic and how the watershed will be affected. He does not want an additional access road to Weidner Road.

Mr. Pearson clarified that the stub street in question abuts property in Clearcreek Township and if any road does go in to connect to Weidner Road, it would come from a project in Clearcreek Township, not the City of Springboro.

Several guest made comments from their seats about not being able to view the plans that are being discussed.

Mr. Boron stated that the information that is being discussed tonight has been and will be available on the City's website. Springboro is not requiring Clearcreek Township to connect to this subdivision. The goal of connectivity between Springboro and Clearcreek Township is to help with emergency services being able to access properties in an effective manner. Comments regarding speed and other traffic safety concerns should be brought to the attention of the Clearcreek Township Police Department staff.

Mr. Pearson and Planning Commission members clarified that the stub street in question is not a part of this project.

Ms. Becky Ferguson, 6584 Weidner Road, commented that speeding traffic is so concerning because school buses must stop on Weidner Road to pick up and drop off students and it can sometimes be

dangerous. She addressed the fact that the High School students turn right out of the parking lot onto SR 741, South Main Street and then right again onto Weidner Road to avoid the traffic heading north on SR 741, South Main Street.

V. Guest Comments

Mr. Pearson asked for any other guest comments. There were no further guest comments.

VI. Planning Commission and Staff Comments

Mr. Pearson asked Mr. Boron if he had any additional comments or information.

Mr. Boron said that there will additional items on the September 13th agenda, subject to a submittal deadline of August 25th. The traffic study submitted will be reviewed. All Planning Commission documents are available on the City's website and also in paper format at the City's Building, Zoning and Planning Office at the City building during regular business hours. The next Planning Commission meeting will be held on Wednesday, September 13 at 6:00 pm in Council Chambers.

VII. Adjournment

Mr. Pearson called for a motion to adjourn.

*Mr. Sillies motioned to adjourn the August 9, 2023 Planning Commission Meeting at 7:46 pm
Mr. Leedy seconded the motion.*

Vote: Pearson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)

Mr. Pearson said that the motion is approved unanimously.

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

September Bee, Planning Commission Secretary