

Background and Rezoning Process Summary

Proposed Streamside at Heatherwoode Residential Subdivision

1360 South Main Street (SR 741)

Rezoning from R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential

On Thursday, December 7, 2017 Springboro City Council will conduct a Public Hearing regarding an application to rezone approximately 2.35 acres of land located at 1360 South Main Street (SR 741) from R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential. The rezoning is being requested to allow the development of a 7-lot, single-family residential development on the property. The subject property is located on the east side of South Main Street north of the intersection of South Main Street and Heatherwoode Boulevard. The subject property bears Warren County Parcel (Sidwell) No. 08121000150.

The Public Hearing will take place at 7:00 p.m. EST in Council Chambers in the Springboro City Building located at 320 West Central Avenue (SR 73), Springboro.

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

Background

The subject property is located at 1360 South Main Street (SR 741) and is approximately 2.35 acres in area and is located on the east side of South Main Street between the intersections of South Main Street and Heatherwoode Boulevard on the south and Heather Glen Court on the north (see Figure 1). Dunnington Court is located immediately south of the subject property. The site is currently occupied by a single-family residence.

Adjacent land uses include single-family residential to the west, north and south and to the east the Heatherwoode Golf Course, specifically the 10th tee. The residential portions of Heatherwoode were developed at a density of 2.06 units per acre (215 lots on 104.4 acres) with 56 percent open space including the portion of Heatherwoode Golf Course situated east of South Main Street. The volume of open space is higher when considering the part of the golf course west of South Main Street and smaller open spaces within the residential part of the development. Development densities on Heather Glen Court immediately to the north and Dunnington Court immediately to the south were developed at a density of 4.25 and 3.75 dwelling units per acre respectively.

Adjacent zoning includes PUD to the north, east and west corresponding the Heatherwoode Golf Course and adjoining residential development. R-1 District is found to the west on the west side of South Main Street.

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

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

The subject property is presently zoned R-1, Estate-Type Residential District (see Figure 2). The subject property was rezoned to R-1 District from (T)R-1, Clearcreek Township Residence District in 2015 (Ordinance No. 15-4, adopted February 19, 2015) to accommodate implementation of the City's newly adopted Planning & Zoning Code. Until then zoning for the property was administered under Clearcreek Township's Zoning Resolution, a designation that dated back to the property's annexation. Extensive areas in this portion of the community were also zoned (T)R-1 District and subsequently rezoned to R-1 District in 2015, allowing the City to manage its growth and development under its own regulatory framework that supports its long-range development plans.

The applicant for the rezoning of the subject property, Rebecca A. Geiger, representing the property owner, the Daniel Family Trust, proposes to develop the subject property as a 7-lot, single-family residential subdivision. The development density of the subdivision as proposed is 3.29 dwelling units per acre. Access would be provided by a private drive with direct access onto South Main Street. The proposed subdivision also includes 25 percent open space in keeping with PUD regulations. The open space includes storm water detention areas and an open space area on the east side of the property. The subdivision also includes the dedication of 0.22 acres of right-of-way along the South Main Street portion of the property. Currently the property line extends to the centerline of South Main Street.

PUDs are provided for in the Planning and Zoning Code to allow City Council and property owners the flexibility not normally afforded through conventional zoning districts with respect to permitted land uses, development and design standards--development densities, building setbacks, building heights and materials. In this case by using the PUD-R category, the applicant proposes to use permitted uses defined in the R-2, Low-Density Residential District, as a basis for defining what uses are permitted within the subdivision but at a density higher than is currently permitted in the R-1 District. The R-1 District permits up to 2 dwelling units per acre. The R-2 District permits up to 4 dwelling units per acre.

Why PUD-R, Planned Unit Development-Residential Zoning?

Under the provisions of the Springboro Planning and Zoning Code, the subject property could be developed for single-family residential development at a maximum development density of 2 dwelling units per acre or as many as 4 lots. The Planning and Zoning Code allows property owners and developers the option of developing properties, subject to approval by the Planning Commission and City Council, through the PUD process where the strict application of conventional zoning district provisions may be modified due to physical limitations to the land, to restrict land uses beyond controls available through conventional zoning or to accommodate alternative design and development standards that would result in a better development.

During the discussion leading up to the rezoning application for the subject property, City staff recommended that the applicant use the PUD provisions in the Planning and Zoning Code to allow development at a higher density than permitted by current zoning but at or below the development densities recommended in the City's 2009 plan. The R-2 District was used as a basis for the proposed PUD, including its list of permitted uses and development and design standards, however the list of permitted uses was limited to single-family detached residential units and uses normally accessory to residential uses. The development's general plan provided a preliminary layout for the subdivision that includes the dedication of 0.22 acres

Where Things Are Presently

In response to the application submitted on behalf of the Daniel Family Trust by Rebecca Geiger, applicant, the Planning Commission reviewed the application for rezoning and general plan approval at its September 13 and October 11 work sessions. At the October 11 work session, the Planning Commission authorized the rezoning and general plan applications to be being placed on the October 25th Planning Commission meeting agenda for formal recommendation to City Council to approve an amendment to the Official Zoning Map of the City of Springboro. The

rezoning and general plan recommendations were approved by Planning Commission on October 25th. The Planning Commission also attached conditions on the approval including but not limited to the dedication of 0.22 acres of right-of-way for South Main Street and the establishment of a homeowner's association to manage common areas of the subdivision.

The Planning Commission's recommendation is only that: *a recommendation*. Only the Springboro City Council can formally legislate by Ordinance a change in zoning such as the one requested. As part of that process, and to solicit input from the public, City Council has set a Public Hearing for Thursday, December 7, 2017 to hear comments from all parties interested in the rezoning. All property owners within 300 feet of the property line for the subject property were notified by mail of the rezoning request and Public Hearing as has the property owner of the subject property.

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

Rezoning is only one part of the approval process for PUDs such as the one being proposed here. Concurrent to City Council's review of the rezoning application, the applicant also must submit a general plan that among other requirements identifies the relative location of land uses proposed for the site on a map, proposed private and public streets, connections to existing infrastructure such as roads, utilities and other public improvements. At their September 13 and October 11 work sessions, the Planning Commission also reviewed the general plan submitted by the applicant. A recommendation to approve the general plan was approved by the Planning Commission at its October 25th meeting.

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

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

If You Cannot Attend the Public Hearing

If you cannot attend the Public Hearing on December 7th, you may still forward your comments in writing to City Council so that it may be read into the record. The letter must be signed and include your name and address. Letters may be sent to the attention of Ms. Lori Martin, Clerk of Council, City of Springboro, 320 West Central Avenue, Springboro, Ohio 45066. Letters may be faxed to the attention of the Clerk of Council at (937) 748-0815 or by e-mail at lori@cityofspringboro.com and they need to include your name and address.

All information regarding this rezoning request application and other information is available for public inspection at the Planning Department in the Springboro City Building, 320 West Central Avenue (SR 73), during normal business hours, 8:00 a.m. to 4:30 p.m., Monday through Friday, legal holidays excluded (please note the City Building will be closed Thursday-Friday, November 23-24, 2017 in observance of the Thanksgiving holiday). Please call (937) 748-4343 for more information.



Figure 1. The aerial photograph above shows the location of the proposed rezoning subject property in light blue. Image courtesy of the Warren County GIS Department (August 2014) and Springboro Planning Department. North is at the top of the image. The image is not to scale.

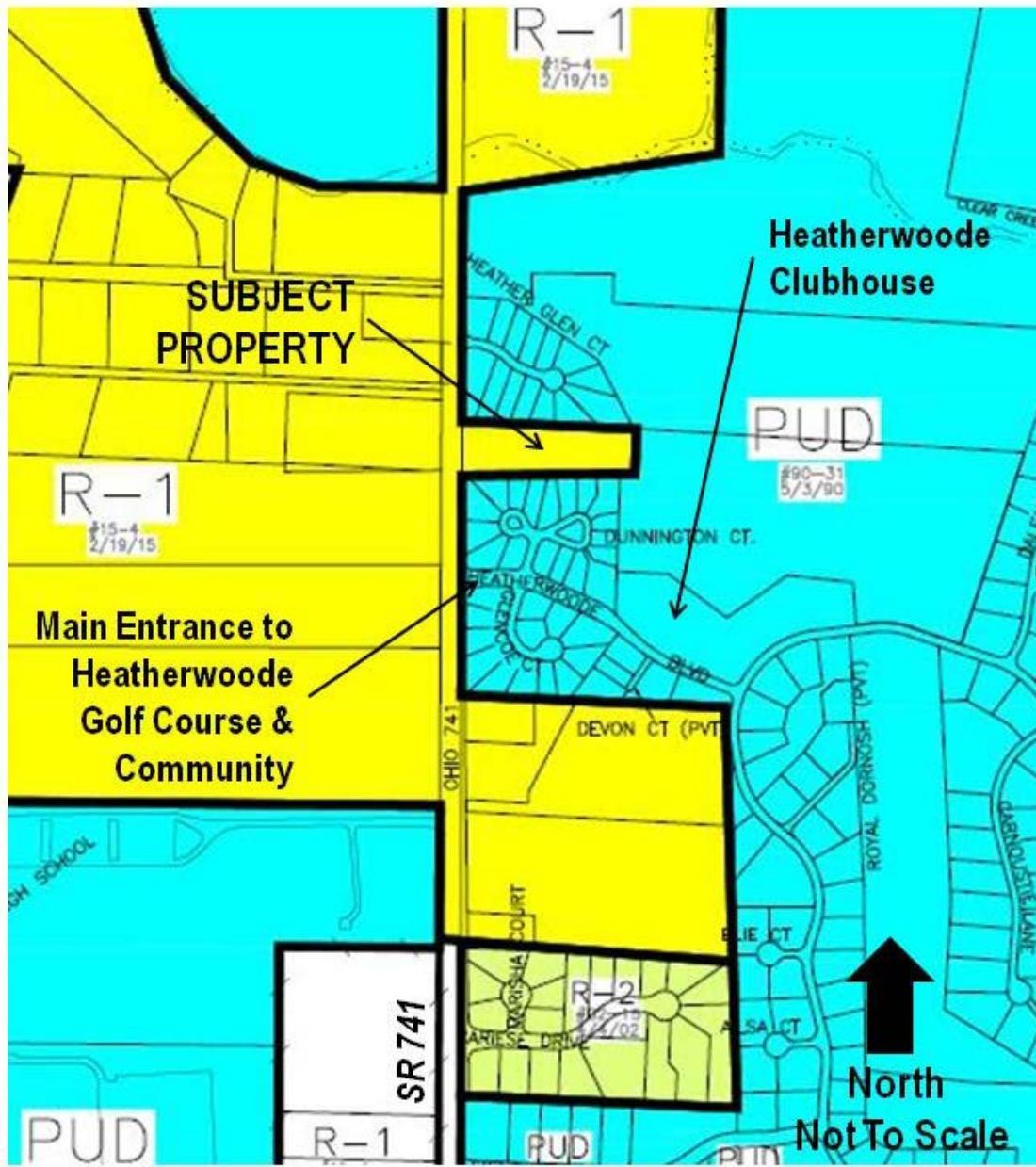


Figure 2. The exhibit above indicates the location of the subject property and adjacent zoning districts. Areas in white are located in Clearcreek Township. All other areas are within the City of Springboro and are zoned as follows. Areas in aqua are PUD, Planned Unit Development. To the north and east the PUD corresponds to the Heatherwoode Golf Course and surrounding residential development. To the southwest the PUD corresponds to the Springboro Junior High School property. Yellow corresponds to R-1, Estate-Type Residential District. The light green corresponds to R-2, Low-Density Residential District. Image courtesy of the City of Springboro Engineering Department. North is at the top of the image. Image not to scale.