

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, March 20, 2018, 6:00 p.m.

I. Call to Order

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

Present: Becky Iverson, Stephen Harding, Robert Dimmitt, Chris Pearson, John Sillies. Absent: Becky Hartle, Jack Hanson

Staff: Dan Boron, Planning Consultant; Chad Dixon, City Engineer; Amy Brown, Planning Commission Secretary

Mr. Harding motioned to excuse Ms. Hartle and Mr. Hanson. Mr. Pearson seconded the motion.

Vote: Iverson, yes; Harding, yes; Dimmitt, yes; Pearson, yes; Sillies, yes. (5-0)

II. Approval of Minutes

A. February 28, 2018 Planning Commission Meeting

Ms. Iverson asked for corrections or additions to the minutes.

There were none.

Mr. Harding motioned to approve the February 28, 2018 Planning Commission Meeting minutes as submitted. Mr. Dimmitt seconded the motion.

Vote: Iverson, yes; Harding, yes; Pearson, yes; Dimmitt, yes; Sillies, yes. (5-0-0)

III. Agenda Items

A. Preliminary Subdivision Plan
2426 West Factory Road, proposed single-family residential subdivision

Background Information

This agenda item is an application for preliminary plan approval through the City of Springboro's subdivision review and approval process included in Chapter 1242 of the Planning & Zoning Code. This application was filed by Associate Construction, Inc., Carlisle, Ohio, and proposes the development of a single-family residential subdivision on a 9.0-acre

site located at 2426 West Factory Road. The working title of the subdivision is Sawgrass Pointe.

The property has frontage on West Factory Road and is located between the West Factory Road intersection with West Market Street to the west and its intersection with Catalpa Drive to the east. The subject property is situated between the Royal Oaks Park subdivision to the east and the Spring Park subdivision to the north and west. A vicinity map is included on the second sheet of the submitted preliminary plan. An aerial photograph of the subject property and surrounding land is included in the meeting materials as well. This agenda item was reviewed at the February 14th Planning Commission work session. At that time the Planning Commission authorized this item to be on the March 20 Planning Commission meeting agenda for formal approval.

The subject property is zoned R-2, Low Density Residential District, a zoning designation that permits single-family residential development at the rate of 4 dwelling units per acre on lots with a minimum size of 9,000 square feet. The R-2 District also allows public and semi-public uses such as schools, churches and other land uses compatible to residential neighborhoods.

The layout of the subdivision has been modified slightly since the February 14th work session however the total number of single-family residential lots proposed, 23, and development density, 2.56 dwelling units per acre, remains unchanged. Lots within the subdivision range in size from 9,048 (lot #23) to 20,468 (lot #18) square feet. The average lot size of the 23 lots is 12,268 square feet. Lot 24 has been reserved for the subdivision's storm water detention system. Lot 25 has been reserved as an undeveloped parcel on the south side of West Factory Road. Changes since the February 14th work session include the elimination of one of two detention ponds and a 2.5 percent increase in the average lot size (an average lot size of 11,900 square feet per lot was proposed on the previous plan).

The preliminary plan proposes the dedication of two public streets. The primary road, Sawgrass Pointe Court, accesses the site from West Factory Road to the south and terminates in a cul-de-sac. A secondary road extends the existing Kesling Drive in the Royal Oaks Park subdivision westward from its current terminus near McVey Court and terminates in a cul-de-sac as well.

Adjacent land uses are primarily single-family residential in subdivision developments. To the east is the Royal Oaks Park subdivision. Section 13 of Royal Oaks Park includes 26 lots developed on 7.36 acres for a development density of 3.53 dwelling units per acre. Section 13 includes McVey Court and the end of the Paw Paw Court cul-de-sac and is the only section of Royal Oaks Park that abuts the subject property. To the north and west are Sections 1 and 2 of the Spring Park subdivision which collectively were developed at a density of 3.10 dwelling units per acre and includes lots on Roundtree Court, West Market Street, Creekview Court and Twin creek Court. (Note: Spring Park includes only two sections). To the immediate west of the subject property is a single-family residence not included in either the Royal Oaks Park or Spring Park subdivisions. To the south are large properties on the south side of West Factory Drive including the undeveloped Swope property/Twin Creek subdivision.

The average home size for Royal Oaks Park Section 13 is 1,488 square feet. The average home size for the Spring Park subdivision is 1,685 square feet. The average home size for the 109 lots in these two areas is 1,638 square feet. All home size figures are based on information from the Warren County Auditor.

Adjacent zoning includes R-2 District to the east (Royal Oaks Park) and north and west (Spring Park). To the southeast is PUD-R, Planned Unit Development-Residential, a zoning designation corresponding to the Swope property also known as the undeveloped Twin Creek subdivision. To the southwest are two properties zoned R-1, Estate-Type Residential District. The R-1 allows single-family residential development at the rate of 2 units per acre.

Preliminary plan review is the second stage in the subdivision review process that includes (1) concept plan, (2) preliminary plan and (3) record plan. Preliminary plan review and approval follows concept plan review and approval which takes place between the applicant and City staff, focusing on compliance with the City's subdivision regulations that manage the manner in which private property is developed (the design of streets and lots, connections to other development, etc.) as well as compliance with zoning code requirements (minimum lot sizes, setback, etc.).

Following Planning Commission action no City Council review is required on the preliminary plan. Following preliminary plan review and approval a record plan may be submitted by the application for review and approval by the Planning Commission and City Council.

Staff Recommendation

City staff recommends approving the preliminary plan for the Sawgrass Pointe residential subdivision proposed for 2426 West Factory Road, contingent on complying with the following staff comments:

1. Development to comply with R-2 District design and development standards including but not limited to setbacks, height, lot coverage, frontage, minimum lot size, etc.
2. Indicate if subdivision will use development entry signage. Such signage to comply with development identification signage provisions, Section 1281.07(c) and construction signage provisions in Section 1281.07(a).
3. The following landscaping will need to be provided as part of the proposed development in accordance with Chapter 1280, Landscaping, of the Planning & Zoning Code.
 - a. Landscape Buffer. Provide a 10-foot buffer between the proposed subdivision and adjoining residential property to the east, west and north. Landscaping within the buffer to be provided at the rate of 1 tree per 40 linear feet of property line. The buffer to consist of trees, shrubs and earthen mounds, decorative fences and masonry walls in combination. The only development permitted within the buffer aside from landscaping are sidewalks and bicycle paths. The buffer may be secured by an easement.
 - b. Roadway Landscaping. Landscaping shall be provided along West Factory Road at the rate of 1 shade or evergreen tree per 40 feet of right-of-way frontage, 1 ornamental tree per 100 feet of right-of-way frontage and 1 shrub per 5 feet of right-of-way frontage.
 - c. Natural Vegetation Preservation. Existing site vegetation greater than 4 inches diameter at breast height shall be noted pre-development. Such trees, if retained, shall be credited for landscaping required as part of Chapter 1280 and indicated in a-b and d herein..
 - d. Site Landscaping. One tree shall be provided on the site at the rate of 1 tree per 3,000 square feet of site area.
4. Roadway and utility design to meet City of Springboro specifications.
5. Development activities in the floodway/floodplain areas shall comply with City Ordinance Chapter 1448, Flood Damage Reduction.

6. Add note stating lot #2 shall not have driveway access to West Factory Road.
7. Create an HOA to maintain the open space/detention areas.
8. Construction traffic shall only be from West Factory Road. Add note stating as such.
9. The Clearcreek Fire District has no comments at this time.
10. City staff reserves the opportunity to comment on plans submitted following work session.

Discussion:

Ms. Iverson said that there is one item on the agenda, and guest comments are normally heard at the end of the meeting, but the Commission will hear guest comments before they vote on the agenda item so that guests will have a chance to speak.

Ruth Campbell, Wyco Consulting, and Ryan Morris, Associates Construction, Inc., owner and developer, were present to answer questions. Ms. Campbell stated that they reviewed the staff comments, and they have no objections.

Ms. Iverson asked if Planning Commission members had any questions or comments.

Mr. Harding asked for verification on the connections of all the sidewalks, and confirmed that they would all be adjoining.

Mr. Boron said that would be correct, and the subdivision would also have public roads.

Mr. Harding asked about the plan to go from two detention ponds to one detention pond, and wanted to know what the plan is for lot one.

Ms. Campbell said that they would like access onto West Factory Road with that single driveway, and explained what prompted the change was the big tree. She said the detention pond that they hoped to put there with the excavation on top of that root structure would not allow that tree to live. She said that it was their intent to relocate the pond, and in order to keep the same number of lots, they had to turn that into one big lot.

Mr. Harding asked if the driveway, and proximity of the entrance would be alright because of potential traffic flow.

Mr. Dixon said that it was far enough away from the intersection that doesn't see a problem. He said they are re-doing the catch basins that we lost that were ran on the west side.

Mr. Pearson asked for clarification from Mr. Dixon about the storm sewer system.

Mr. Dixon said that the previous plan had the cul-de-sac draining into the storm sewer, along the west side of the property, and drain into what was lot 24. He said that the City asked Wyco Consulting if they could look at regrading so the water drains out to the east and the south, and they have done that.

Mr. Boron said that change does not affect the number of lots. He said it is the same density, just a different configuration of lots. He said the utility easement that was on the west side of the property has been eliminated. He said it is now a landscaping easement, which the City had asked for as part of the landscaping requirement.

Mr. Sillies asked where lot 25 was located on the plan.

Mr. Boron said it is on the south side of Factory Road, and runs along the creek. He said it is a small, unbuildable lot.

Ms. Iverson asked for any additional questions or comments.

Mr. Boron said that the developer and the consulting engineer made a number of changes that resulted in the lot sizes on average increasing about 300 square feet. He said there was also discussion at the February work session about construction traffic using Kesling. He said there is a condition in addressing the phasing of the project about tying into Kesling last, or using barricading to deter construction traffic. He also addressed the size of the homes. He said he did a quick study of the homes in the adjoining subdivisions and the average home size was roughly 1,600 square feet, and what is being proposed is on par with that.

IV. Guest Comments

Ms. Iverson said that as stated before, they will be entertaining guest comments first before they vote, and invited guests to the podium to speak and state their name and address for the record.

Ken Wysong, 105 McVey Place, said that he was disappointed if Planning Commission goes ahead with this. He said that despite the homes being the same sizes as surrounding neighborhoods, they are new. He said that the builder doesn't care, and they just want to build homes. He asked how much buffering there will be between his property and the lot that will be right up against his property. He said that his backyard will be torn up when you extend the sidewalk. He stated that there are underground springs in his backyard that are adequately drained right now, and he wants promises and assurances that water will not back up into his yard. He said that he is very disappointed that the City would consider this, and if it goes through, he wants assurances that his property will be well taken care of and respected. He said that he wants contact information for someone he can contact if something goes wrong. He also said that if they get a sign, he would like a sign to designate his neighborhood also. He urged members to vote no for this project, and he is disappointed that no one seems to care.

Ms. Iverson asked Mr. Boron, who is a representative of the staff, if he would be able to address how the city handles these type of projects in terms of respecting private property that surrounds the project.

Mr. Boron said that he, Mr. Dixon, and Ms. Brown will be Mr. Wysong's points of contact if there are issues that arise during development. He said that there will be a survey conducted as a part of this, and the developer will be directed to limit their activities to the property affected. He said that if they do come onto another property, he assumes that the developer would be calling the property owner first. He addressed the buffering and said the buffer between properties is 10 feet and 1 tree per 40 feet, and that can be done on an average, and grouped in particular areas. He added that there is a site buffering requirement based on the overall size of the property, at a rate of 1 tree per 3000 square feet.

Mr. Wysong asked about the extension of the sidewalk, and said that equipment will have to be in his backyard.

Mr. Boron said he believes there is public right of way that would extend and is larger than just the roadway. He said it would be the cross section of the sidewalk.

Mr. Dixon said it is typically 50 feet from the back edge of the sidewalk to the back edge of the roadway. Mr. Dixon pointed this area out on the map to Mr. Wysong.

Mr. Wysong said that the construction will disturb his property.

Mr. Dixon said that the developers we have worked with in the past have been good about replacing what they disturb.

Mr. Wysong said that they will disturb his property, and his underground water runoffs, and he wants some kind of assurances that won't happen.

Mr. Dixon said that they will investigate the under drains to see what kind of water runoff there is there so we can accommodate that.

Mr. Wysong asked about the trees that are already there at the back edge of the property.

Ms. Iverson said any trees that are on the property that they are building on would be their trees.

Mr. Harding said that they are their trees, but they would also get credit regarding the landscaping requirement. He added that it would behoove them to keep those, so they wouldn't have to replant.

Mr. Wysong asked if he will know exactly where his property line is.

Mr. Boron, said yes, there will be a boundary survey conducted, and they can furnish that to Mr. Wysong.

Ms. Iverson thanked Mr. Wysong for his comments and said they are now on the record.

Mr. Boron said that the Kesling connection will be done last, and we will furnish survey and other information. He said that he knows Mr. Wysong is concerned about the development of the property behind him, but the zoning regarding this property matches what it there. He added that the homes may be larger and newer, but the density is lower.

Mr. Pearson added that the property always been zoned this way. He said they are not asking for a zoning change, or anything special, and he is not sure we could vote no on this.

Ms. Iverson asked for motion to approve.

Mr. Pearson motioned to Approve the Preliminary Subdivision Plan for 2426 West Factory Road, subject to compliance with City staff comments. Mr. Dimmitt seconded the motion.

Vote: Iverson, yes; Harding, yes; Dimmitt, yes; Pearson, yes; Sillies, yes. (5-0)

V. Planning Commission and Staff Comments

Mr. Boron said he anticipates having an item on the agenda for the work session on April 11. He said he will know more soon, and notify Planning Commission.


VII. Adjournment

Mr. Harding motioned to adjourn the March 20, 2018 Planning Commission Regular Meeting at 6:24 p.m. Mr. Dimmitt seconded the motion.

Vote: Iverson, yes; Harding, yes; Pearson, yes; Dimmitt, yes; Sillies, yes. (5-0)



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Amy Brown, Planning Commission Secretary