

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Work Session
Wednesday, July 10, 2019, 6:00 p.m.

I. Call to Order

Chairperson Becky Iverson called the Springboro Planning Commission Work Session 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, Chris Pearson, Robert Dimmitt, Jack Hanson, and John Sillies. Absent: Becky Hartle

Staff: Dan Boron, City Planner; Elmer Dudas, Development Director, Chad Dixon, City Engineer; Amy Brown, Planning Commission Secretary

Ms. Iverson said that Ms. Hartle was unable to attend tonight's meeting.

II. Agenda Items

A. Record Plan

Sawgrass Pointe subdivision, 2426 West Factory Road

Background Information

This agenda item is an application for record 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 includes the development of Sawgrass Pointe, a 23-lot, single-family residential subdivision on an approximately 9.0027-acre site located at 2426 West Factory Road. Record plan review and approval is the third and final step of the review process under the City of Springboro's subdivision review process.

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.

The subject property is zoned R-2, Low Density Residential District, a zoning designation that permits single-family residential development up to 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 subdivision includes has been modified somewhat from the preliminary plan that approved by the Planning Commission on March 20, 2018, however major development factors remain unchanged: the total number of single-family residential lots proposed, 23, and development density, 2.56 dwelling units per acre. Also unchanged from the March 2018 preliminary plan

are the range in lot sizes: from 9,048 (lot #23) to 20,468 (lot #18) square feet. The average lot size of the 23 lots is 12,641 square feet. The subdivision proposes a total of approximately 6.5668 acres in single-family residential lots.

Lot 24 has been reserved for the subdivision's storm water detention system and Lot 25 has been reserved as an undeveloped parcel on the south side of West Factory Road. In all approximately 0.5543 acres in open space are proposed as part of the subdivision.

The preliminary plan proposes the dedication of three 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. Once this roadway intersects Kesling Drive it continues as Cladium Court. In all approximately 1.9816 acres of right-of-way are proposed as part of the subdivision.

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 Twincreek 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.

Record plan review is the second stage in the subdivision review process that includes (1) concept plan, (2) preliminary plan and (3) record plan. Planning Commission action may take place as soon as the July 31, 2019 Planning Commission meeting. Following Planning Commission action, City Council will need to approve the record plan by Ordinance.

Staff Comments

City staff has the following comments regarding this agenda item:

1. Add the following note on sheet 1, "All lot corners, angle points, points of tangency, and points of curvature shall be marked with a 5/8" diameter iron pin if not indicated otherwise

2. Construction drawings and the record plan are to match including lot lines and easements.
3. Add the acreage breakdown (totals for lots, right of way, etc...) to the title sheet.
4. Revise the approval block for City signatures.
5. Remove 4th and 5th paragraphs on the title sheet in the middle of page.
6. Remove note #9 on sheet two along with detail.
7. Label lot 25 as green space on plan view on sheet 2.
8. Submit record plan to Warren County for review.
9. Check landscape easement width throughout subdivision.

Discussion:

Ruth Campbell, engineer for the project with Wyco Consulting, was present this evening to answer questions and discuss the project.

Ms. Iverson asked the applicant if she had any questions or comments on the staff recommendations.

Ms. Campbell said no. She said they have dealt with the questions and issues and are ready to move forward.

Ms. Iverson asked members if they had any questions or comments.

Mr. Harding said that nothing has really changed too much from before.

Mr. Sillies asked what has changed.

Mr. Boron said there were minor changes. He said the number of lots and density didn't change. He said the average lot size changed slightly, and they added a road name. He said he would defer to Mr. Dudas, who has been working with them more closely.

Mr. Dudas said that he had nothing more to add.

Mr. Boron said they would be continuing to work with Ms. Campbell and the development team on this. He said this needs to be approved before they are able to sell lots, and they are ready to move on that.

Mr. Sillies said this was already approved this back in 2018, so why are they back again.

Mr. Boron said that was a preliminary plan, and this is the record plan. He said this is necessary for the subdivision of property so they can take it to the county, and then create real lots. He said addresses cannot be assigned until the actual lots are created, and now that can occur.

Ms. Iverson asked how long it would take to be ready as far as one spec home, and how long did the applicant think it would take to sell the homes.

Ms. Campbell said that they are thinking a couple of years. She said they are a small builder, and they are excited about this project. She added they would like to do another project in Springboro if another opportunity presents itself.

Mr. Boron said that this has to come back here for formal approval at the end of the month on the July 31st, and then be referred to Council, where it would go through three readings. He said they were making some corrections on the plans. He said the largest lot and smallest lot didn't change, and the

middle lot size was the only thing that changed just because of redistribution of lots. He added that only one lot will be accessible from West Factory Road, and everything else is internal in the development.

Ms. Iverson said that she would be on vacation on July 31st, but she would have no reason not to approve it from what she has seen.

Mr. Sillies said that he would also be out of town as well.

The members discussed if they would have a quorum, for that meeting,

III. Guest Comments

Ms. Iverson asked if there were any guest comments.

There was no response.

IV. Planning Commission and Staff Comments

Mr. Boron said there would be at least one other item that would be on the agenda for July 31st. He said one would be Tomco Machining, and possibly Woodhull, but he has not heard from them.

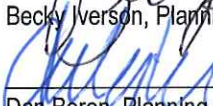
The members discussed whether there would be a quorum for the meeting on July 31st. Mr. Boron said that he would see if Ms. Hartle is able to be there, and if not, they may have to postpone. The members discussed changing the meeting date, and Mr. Boron said that he would reach out to members after hearing from Ms. Hartle.

V. Adjournment

Ms. Iverson adjourned the Wednesday, July 10, 2019 Planning Commission Work Session at 6:13 p.m.



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Amy Brown, Planning Commission Secretary