

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066

Planning Commission Work Session
Wednesday, June 13, 2007, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the June 13, 2007 Work Session to order.

Present: Marie Belpulsi, Jim Chmiel, Becky Hartle, Chris Papakirk, Barbara Gibson, Janie Ridd
Hans Landefeld (arrived at 7:35 p.m.)

Staff: Chris Thompson, City Manager; Dan Boron, Planning Consultant; Raj Sharma, City
Engineer; Elmer Dudas, Assistant City Engineer; Lois Boytim, Planning Commission Secretary

II. Agenda Items

- A. Amendment to Zoning Map, 8683 Clearcreek Franklin Road, west side of intersection of
Clearcreek-Franklin Road and Whispering Pines Drive, from (T)R-1, Franklin Township Rural
Residence Zone, and ED, Employment Center District, to PUD-R, Planned Unit Development
Residential, proposed residential development

Background

This agenda item is a request by Theodore Gilbert of Henkle-Schueler & Associates, agent for the
property owner, to rezone approximately 12.1 acres of land located at 8683 Clearcreek-Franklin
Road to PUD-R, Planned Unit Development-Residential. The property is located on the west side
of Clearcreek-Franklin Road opposite the intersection of Whispering Pines Drive and Clearcreek-
Franklin Road.

The site is presently zoned Franklin Township Rural Residence Zone, or (T)R-1, and ED,
Employment Center District. The (T)R-1 portion of the site comprises the eastern side of the site
and the frontage onto Clearcreek-Franklin Road. The (T)R-1 District allows residential development
at the density of two (2) dwelling units per acre when serviced by a centralized sewer system;
otherwise development at the maximum density of one (1) dwelling unit per acre is permitted. The
ED, Employment Center District, is intended to provide for employment parks and allows a variety
of permitted uses including light manufacturing, offices, hotels and conference centers and similar
uses. Single-family residential dwellings are not a permitted use in the ED District.

Rezoning of this site was discussed throughout the second half of 2006 and appeared as an
agenda item for the following meetings: July 12th Work Session, September 13th Work Session;
December 12th Work Session and December 12th Meeting.

At the December 12th Planning Commission meeting a recommendation to Council was made to
approve rezoning to PUD-R for the 12.1-acre site with no a maximum of 126 residential units, or
10.4 units per acre. Following a Public Hearing on January 31st, Council on March 1st denied
approval of that rezoning application.

The applicant has revised that application and is proposing to rezone the property to PUD-R and develop the property with up to 118 residential units, or 9.75 units per acre. This is a 6.25% density reduction (from 10.4 units/acre to 9.75 units/acre) from the rezoning application reviewed and approved by Planning Commission in 2006.

No General Plan has been submitted at this time. See consolidated staff comment #1 regarding the City Attorney's opinion regarding the General Plan's status.

The site is presently vacant.

Adjacent land uses include single-family residential to the north and east along Clearcreek-Franklin Road; single-family and multi-family residential to the south; and business park/industrial to the west for properties that front onto North Pioneer Boulevard and Hiawatha Trail.

Adjacent zoning includes ED District to the west for properties that front North Pioneer Boulevard and Hiawatha Trail; R-2, Low Density Residential District to the east; (T)R-1, Franklin Township Rural Residence north (please note that properties to the north of the subject property are not only zoned (T)R-1 but are located within Franklin Township); and to the south (T)R-1, Franklin Township Rural Residence (including one lot located in Franklin Township) and B-3, Medium Density Residential District.

The *Springboro Comprehensive Land Use Master Plan*, initiative NW-16—that corresponds to the site subject to the rezoning request—states “(The) Site is suitable for residential cluster homes or other moderate density development.”

Rezoning together with General Plan review and approval are the first stage in the three-stage PUD review and approval process. Approval by both Planning Commission and City Council is required. Final Development Plan review and approval by Planning Commission is the second stage in the process followed by Record Plan review and approval by both Planning Commission and City Council.

Consolidated Staff Comments

1. Per the opinion of the City Attorney in 2006 when a previous application for PUD rezoning was approved by Planning Commission on December 12, 2006 for 126 units on the subject 12.1 acres, the proposed rezoning application may proceed to City Council without the benefit of a General Plan, if the following conditions are met: (1) specific uses need to be enumerated, multi-family in the above case; (2) specific density must be set forth (e.g., so many units per acre or a maximum gross square footage): in this case the density is 9.75 units per acre with a maximum of 118 units; (3) the site will have access only to Clearcreek-Franklin Road, not to adjoining property; (4) the site cannot be developed until a lot split is initiated and approved by the City; (5) the site cannot be developed and no lot split will be approved until the Owner/Developer submits a General Plan pursuant to Springboro Ordinance 1272 to Planning Commission for recommendation and then is approved by the City Council.
2. The size of the proposed rezoning site, when applied to Warren County digital orthophotography, does not match the size proposed in the PUD rezoning application (12.1 acres). Please coordinate with staff on the proposed rezoning site's size; staff to report correct information at the June 13th Work Session.
3. Provide legal description of the property being rezoned.
4. Clearcreek Township Fire District: No comments at this time.

Greg Bartley of Henkle-Schueler Realty was in attendance to answer questions of Planning Commission. Mr. Bartley reviewed the proposal and explained that the density has been amended. Due to the density change and a calculation correction in the amount of actual acreage to 13.34 acres, the proposed density is 8.84 units per acre.

Ms. Belpulsi commented that a previous proposal was approved by the Planning Commission and denied by the City Council. Planning Commission discussed the possible concerns that City Council may have had that resulted in their denial of the rezoning. Subsequent steps in the approval process would address the concerns of Planning Commission and City Council regarding the actual development of the property.

Mr. Bartley's plans for the surrounding lot were reviewed. Mr. Bartley confirmed that access to the site will be from Clearcreek Franklin only.

Mr. Boron commented that the item would be presented for the June 27th Planning Commission meeting for approval. Mr. Boron will meet with Mr. Bartley to confirm that the attorney's comments are met.

- B. Rezoning, Bailey Annexation, southwest corner of East Lower Springboro Road and Red Lion-Five Points Road, (T)R-1, Clearcreek Township Rural Residence District, to PUD-R, Planned Unit Development-Residential
- C. General Plan Approval, near southeast corner of intersection of Clearcreek Franklin Road and Whispering Pines Drive (no address), proposed continuing care facility/nursing home

Background

This agenda item is a request filed on behalf of Jill Hreben, Otterbein Communities, for Rezoning and General to rezone approximately 5.5 acres of land located near the southeast corner of Clearcreek-Franklin Road and Whispering Pines Boulevard to PUD-B, Planned Unit Development-Business. This rezoning would allow for the development of the site as a nursing home facility consisting of five 10-unit stand-alone "houses."

The 5.5-acre site is located on the northwest corner of the Eastbrook Farm, an 83.1-acre site owned by Eastbrook Farm, Inc. and represented by Henkle-Schueler Realty. The remaining 77.6 acres of Eastbrook Farm is not subject to this rezoning application and would be retained by Henkle-Schueler.

The site is presently zoned from R-2, Low Density Residential District, and O-2, Office Park District. These zoning districts were applied to the site in April 2002 as part of the SR 73 Planning and Zoning Initiative, a Planning Commission-led rezoning process that addressed zoning from Clearcreek-Franklin Road east to the City corporate limits. That rezoning process, in part, was designed to help implement the recommendations of the 1998 Comprehensive Land Use Master Plan. The R-2 District allows single-family residential development at the rate of four (4) dwelling units per acre. The R-2 District also allows public and quasi-public uses such as schools, churches, parks and playgrounds.

The O-2 District allows for the development of large-scale office parks including medical offices, clinics and research laboratories. A limited amount of retail uses, accessory to office uses, are also permitted.

Rezoning together with General Plan review and approval are the first stage in the three-stage PUD review and approval process. Approval by both Planning Commission and City Council is required. Final Development Plan review and approval by Planning Commission is the second stage in the process followed by Record Plan review and approval by both Planning Commission and City Council.

The site is presently vacant.

Adjacent land uses include single-family residential to the north, along Whispering Pines Boulevard, within the Tamarack subdivision, and to the west along Clearcreek-Franklin Road. A portion of the single-family residential area to the west is located in Franklin Township. Vacant land, comprising the balance of the Eastbrook Farm property, is located to the south and east.

Adjacent zoning includes R-2 District to the north (Tamarack subdivision); (T)R-1, Franklin Township Rural Residence to the west including some property located within Franklin Township.

R-2 and O-2 zoning is located to the east; and O-2 District is located to the south. As described in the previous paragraph, lands to the east and south are located within the balance of the Eastbrook Farm property.

The *Springboro Comprehensive Land Use Master Plan*, initiative NW-8—that corresponds to the 5.5-acre site subject to the rezoning request, as well as the balance of the Eastbrook Farm property to the south and east—states that “Development of this parcel should be oriented towards Rt. 73. Property is suitable for development as a large-scale office park. Retail use is not appropriate except supplemental retail to the office park with no frontage or exposure to Rt. 73 or Clearcreek Franklin Rd. Site would also be suitable to (The) Site is suitable for residential cluster homes or other moderate density development.”

The applicant has requested rezoning to PUD-B, not a residential PUD category, since nursing home facilities are not permitted in conventional residential zoning districts such as R-2, R-3 and so on. Nursing homes are allowed in the B-2, Local Business District, as well as the B-1 and B-4 District. The applicant has been advised by staff that the Planning Commission will have in its power, should it find the proposed use of this site as a nursing home desirable, the ability to strike-out other uses permitted in the B-2 that they might find undesirable for this site given its location.

The proposed rezoning and General Plan request for approval appear as two items on the Planning Commission agenda since, in the event this application moves forward, the Planning Commission will need to make two separate recommendations to City Council: one for the rezoning request and a second for the General Plan.

Consolidated Staff Comments

1. Provide legal description of the property being rezoned.
2. Provide an indication of interim plans for stormwater detention/retention for the site until the entire Eastbrook Farm acreage is developed.
3. Please indicate plans for the access drive to the proposed nursing home facility: will the drive be a publicly dedicated right-of-way?

4. Clearcreek Township Fire District: No comments at this time

Greg Bartley of Henkle-Schueler Realty and Adam Hoff of R.D. Zande & Associates, consulting engineers, were in attendance to answer questions of Planning Commission. Mr. Hoff reviewed the plans for Otterbein's nursing care facility and presented comparable designs from other sites in Ohio.

Mr. Hoff presented the concept for the facility, the layout of the individual buildings, the proposed number of residents and employees and the anticipated amount of vehicle traffic.

Mr. Hoff explained that this parcel is being zoning separately due to a Certificate of Need, filed with the State of Ohio and with a time constraint, compelling Otterbein to proceed sooner with the rezoning process than the remainder of Eastbrook Farms development.

Planning Commission expressed concern that due to the remainder of the development plan not being complete, how the nursing care facility will fit into the overall design and how the streets would be laid out in relation to the facility. The proposed Eastbrook Farm Development plans were reviewed and overall concept confirmed.

The impact of additional traffic in the area was discussed. Ms. Thompson explained that staff would ask for a traffic study of Clearcreek Franklin Road. Potential access points from Clearcreek Franklin and number of lanes and turning lanes were reviewed. Connectivity within the overall development was reviewed.

Planning Commission expressed the desire to restrict the site to the specific type of nursing home facility proposed. Mr. Boron explained that the use could be limited within the PUD-B recommendation. Subsequent steps in the approval process could be used to control the type of structure.

Mr. Boron asked that the background comments be amended on page 3, paragraph 9, last sentence to "Site would also be suitable for medical service facilities including assisted care living facilities".

A date for presentation of the project for approval of Planning Commission was reviewed. Planning Commission discussed conditions that could be placed on approval including site access and that the zoning be specific as to the use of the project.

Ms. Ridd asked what would happen with the zoning should the nursing care facility not be complete, whether the 5.5-acre parcel would remain separate or could it revert back to the overall development. It was decided that the parcel would need to be rezoned as a stand alone property.

Mr. Hoff commented that Otterbein would be proceeding with the project as soon as possible. Timelines for aspects of the project were discussed.

Planning Commission expressed their approval of the project but their need for further information about the project's fit within the entire Eastbrook Farm development and the impact of traffic on the area.

Information that will be needed for review was discussed and Mr. Hoff will work with staff to present the project for further review at the July 11th Planning Commission Work Session and for approval at the July 25th Planning Commission meeting.

Mr. Landefeld joined the meeting.

- D. Site Plan Review, west end of South Tech Boulevard (no address), Maverick Corporation, proposed manufacturing facility

Background

This agenda item is a request from Jeff Subler, Bruns General Contracting, for the construction of a 25,000-square foot manufacturing facility, along with accessory office space, at the west end of South Tech Boulevard in the South Tech Business Park. The proposed building would house Renegade Corporation, a subsidiary of Maverick Corporation. The proposed site is located to the north of The Leather Gallery and to the west of Printing Services, Inc.

This portion of the South Tech Business Park was rezoning in early 2007 to ADD-1, Austin Development District 1, in order to comply with the recommendations of the multi-jurisdictional *Austin Center Land Use and Development Plan* that is intended to guide the long-range development of the land adjacent to the proposed Austin Road interchange of I-75 on the north side of the City. The ADD-1 allows the proposed use.

The City of Miamisburg and Miami Township, Montgomery County also adopted similar zoning code text and map amendments to incorporate that plan's recommendations. As part of the review process, review and approval by the Austin Center Land Use Advisory Committee (LUAC) is required.

Consolidated Staff Comments

1. Elements pertaining to contours, drainage design, etc. to be prepared and certified by a professional engineer or landscape architect licensed to practice in Ohio.
2. Identify uses of adjacent properties.
3. Provide vicinity sketch showing location of site in relation to surrounding street system.
4. Show the floor area of the proposed office and manufacturing area.
5. Show the number of parking spaces provided and required as per Section 1271.04 (d)(2) of the City's Planning and Zoning Code. Parking requirement is based on projected building population figures—for maximum shift—for the purposes of determining minimum and maximum parking requirements.
6. Trash receptacles to be located as per Section 1264.20 (f)(5)(B) of City's Planning and Zoning Code.
7. Install exterior lighting as per Section 1271.02 (b)(3)(N) of the City's Planning and Zoning Code. All exterior lighting to be high-pressure sodium.
8. Extend the proposed storm sewer to the existing 48" storm sewer. No open ditch allowed.
9. Show details of the curb used at the entrance driveway and combination curb and walk.
10. Provide curbed landscape island internal to parking lot at the ends of each parking aisle and between every twelve parking spaces. See Section 1264.20 (f)(4)(E) of the City's Parking and Zoning Code.
11. Install handicap parking signs meeting ADA requirements. Also provide handicap ramps.
12. No mechanical equipment such as transformers and HVAC shall be located in front yards.
13. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
14. Provide an easement at the rear of the property to facilitate the installation of a trail system within the South Tech Business Park.
15. Loading dock to be screened from I-75.

16. Proposed plan subject to review by Austin Center Land Use Advisory Committee (LUAC). City Staff will coordinate with the applicant on this requirement.
17. Please coordinate with Ron Gibboney, Zoning Inspector, at (937) 748-9791, regarding proposed signage for the facility.
18. Sanitary Sewer and Water Main improvements to be reviewed by Montgomery County.
19. Provide lot coverage (%) of impervious surfaces. A maximum of 85% is permitted.
20. Please provide color elevations of the proposed building at the June 13th Work Session.
21. Please verify category of proposed building walls. Appropriate materials, per the ADD-1 District, include brick, stone and decorative masonry; inappropriate materials include EIFS and unadorned tilt up panels.
22. Building architecture/exterior design needs to address the following:
 - a. Main building entrance design to comply with Section 1264.20(f)(2)(E)(Main Building Entrances) which states: Public entrances shall be inviting and pronounced with lighting; high quality building materials; and architectural elements that draw the eye to the opening such as decorative transoms, columns, recesses, or protrusions. Combine different colors, textures and the before mentioned architectural elements to emphasize entrances and to break the monotony of large vertical surfaces. Public entrance vistas shall be established or preserved by framing the area leading to the entrance with landscaping. It is not the intent of the landscaping or screening requirements found in this chapter to block the view of the primary building entrances. Also, entrances should be designed with attention to pedestrian use, as well as automobile drop-off convenience.
 - b. I-75 and South Tech elevations to comply with Section 1264.20(f)(2)(F)(Architectural Details), which states: Encourage use of recesses, off-sets, arches, colonnades, columns, pilasters, detailed trim, brick bands, and contrasting courses of material, cornices, or porches to vary building facades. Vary roof lines with cantilevers, gables, parapets, and cornice lines. Screen rooftop mechanical equipment with roof form.
 - c. I-75 and South Tech elevations to comply with Section 1264.20(f)(2)(G)(Accents), which states: Use canopies, overhangs, raised parapets over the door, archways, awnings, larger openings and display windows, accent colors, and details such as tile work, moldings, pedestrian-scale lighting, and distinctive door pulls to add detail and additional interest to building designs.
 - d. Elevations to comply with Section 1264.20(f)(2)(H)(Break Long, Flat Walls), which states: Where buildings with long continuous walls are oriented to the street, use contrasting architectural features to provide visual relief and break the building mass at regular intervals no greater than one hundred (100) feet by utilizing the architectural features suggested in the above items.
23. Provide landscape buffers between properties per 1264 (f)(4)(c). A 20-foot buffer, required per the ADD-1 District, to be provided along the north property line.
24. Check storm structure inverts.
25. Clearcreek Township Fire District: No comments at this time.

Jeff Subler of Bruns General Contracting and Robert Gray of Maverick Corporation were in attendance to answer questions of Planning Commission. Mr. Subler reviewed the proposal.

Ms. Belpulsi asked if there were any questions about the staff comments.

Mr. Subler asked about the screening of the rooftop mechanical equipment and the intent. Mr. Boron explained that the equipment must be screened from a street level site line.

Mr. Subler asked about connecting to the existing storm sewer that is not on the property. The property belongs to the City and the easement will not be an issue.

Mr. Subler asked about the easement at the rear of the property for the trail system and where that is located. Ms. Thompson explained that it is on the west side of the property.

Ms. Belpulsi asked Mr. Subler whether he had any questions about the ADD regulations or about the LUAC board. He had none. Mr. Boron commented that staff would facilitate the LUAC process.

Mr. Landefeld asked for confirmation that the use was appropriate under the ADD regulations. Mr. Boron commented that the use of light manufacturing and office was appropriate.

Mr. Chmiel asked about the number of employees at the facility. Mr. Gray answered that 25 to 30 employees will be employed at the onset and that 50 to 60 employees are anticipated long term.

Ms. Gibson asked to be shown the screening of the loading docks mentioned in comment #15 on the floor plan. The plans were reviewed.

Mr. Boron commented that it is anticipated that the building will be expanded and that screening has been planned short and long term to address that possibility.

Mr. Boron commented that staff expects the project to return for approval at the July 25th Planning Commission meeting.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

Ms. Gibson asked staff to monitor the maintenance of the grass in the empty lots and easements at the edges of the properties at Village Park. Staff will follow up.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, June 13, 2007 Work Session at 8:30 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary