Brett Scott Rezoning

B1-PUD to NR-PUD

Clearcreek Township

RPC Executive Committee

March 26, 2020
PROCESS

1. RPC Recommendation

2. Clearcreek Twp Zoning Board

3. Clearcreek Twp Trustees Decision
## GENERAL INFORMATION

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Applicant</strong></td>
<td>Brett Scott</td>
</tr>
<tr>
<td><strong>Agent</strong></td>
<td>Matthew Agnew</td>
</tr>
<tr>
<td><strong>Site address</strong></td>
<td>E Route 73</td>
</tr>
<tr>
<td><strong>Current Zoning</strong></td>
<td>B-1- PUD</td>
</tr>
<tr>
<td><strong>Proposed Zoning</strong></td>
<td>NR- PUD</td>
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Aerial
NOW THEREFORE, BE IT RESOLVED by the Board of Clearcreek Township Trustees that said the modified application for Neighborhood Business with a Planned Unit Development District "B-1PUD" for a total of 2.39 acres, be approved.

1. Approval of a planned unit development (PUD) overlay shall only mean approval of land uses and shall not include approval of a site plan, as this is a matter for Stages 2 and 3 of the PUD.

2. Mr. Brett Scott shall be designated as the spokesperson for the planned unit development in all dealings with Clearcreek Township regardless of the number of property owners within the project. Mr. Scott may delegate his role as spokesperson to another individual and shall notify the Clearcreek Township Zoning Inspector of such event. In any event, only one (1) spokesperson will be recognized by Clearcreek Township in representing the planned unit development.

3. Final detailed site plan approval shall be in accordance with the procedure set forth in Section 13.07 of the Clearcreek Township Zoning Code.

4. Compliance with all of the Clearcreek Township Trustees conditions and requirements that may be set forth by Resolution granting the PUD overlay and compliance with Chapter 13 of the Clearcreek Township Zoning Resolution.

5. Prior to the approval of the final site plan, the developer shall expand and/or upgrade the water system, water treatment and storage facilities, as determined by the Warren County Sanitary Engineer.

6. Prior to the approval of the final site plan, the developer shall provide wastewater disposal facilities necessary to serve the development, as determined by the Ohio Environmental Protection Agency (OEPA).

7. All Neighborhood Business B-1 uses as identified in Chapter 9 of the Clearcreek Township Zoning Resolution are permitted.

8. Warehouse/storage is allowed for a maximum of 7,200 square feet.
9. Approval of a driveway permit and determination of necessity of road improvements by the Ohio Department of Transportation (ODOT).
10. Compliance with the Warren County Subdivision Regulations.
Proposed Uses

The proposed uses would be permitted within the PUD are specified:

• BJ’s Garage- Automotive mechanic shop
• Allstate Insurance Agency
• Holistic Vape Shop- Specializing in vape equipment and oils
• Distillery Building A- This unit will be used primarily as our office and storage facility, there currently is a false wall separating building A from building B which we will be modifying to fit our needs.
• Distillery Building B- This unit will be used as the actual distillery where spirits will be made as well as a retail store where promotional goods will be sold.
• Examples include but are not limited to:
  Clothing such as t-shirts, hats, personalized glassware, home décor and other misc. items
Staff Recommendation

Recommend **approval** of the Clearcreek Township Brett Scott Rezoning to B1-PUD to NR-PUD.
Creek Song
PUD Stage 1 & 2
& Revised Preliminary Plan

Prepared for the Warren County RPC Executive Committee

Meeting Date: March 26th 2020
PUD Process

PUD Stage 1 Process

- PUD Stage 1
  - RPC Recommendation to Zoning Commission (3-26-2020)

  Zoning Commission Recommendation to BOCC

  Board of County Commissioners Decision

PUD Stage 2 Process

- PUD Stage 2
  - RPC Recommendation to BOCC (3-26-2020)

  Board of County Commissioners Decision
Subdivision Process

RPC Review and Decision on Preliminary Plan (3-26-2020)

PUD Stage 3
RPC Staff Review

Final Plat
RPC Staff Review
## Project Overview

<table>
<thead>
<tr>
<th><strong>Property Owner</strong></th>
<th>Creek Song, LLC</th>
</tr>
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<tbody>
<tr>
<td><strong>Developer</strong></td>
<td>Highland Development Partners, LLC</td>
</tr>
<tr>
<td><strong>Site Location</strong></td>
<td>2260 N. Route 48, Lebanon, OH 45036</td>
</tr>
<tr>
<td><strong>Site Area</strong></td>
<td>70.39 Acres</td>
</tr>
<tr>
<td><strong>Current Zoning</strong></td>
<td>Planned Unit Development (PUD)</td>
</tr>
</tbody>
</table>
Site Aerial
Current Preliminary Plan & PUD Stage 2

Proposed on-site wastewater Preliminary Plan & PUD Stage 2
Current Preliminary Plan & PUD Stage 2

17.23 Acres of Open Space

Proposed on-site wastewater Preliminary Plan & PUD Stage 2

17.69 Acres of Open Space
Current Preliminary Plan & PUD Stage 2

Proposed on-site wastewater Preliminary Plan & PUD Stage 2

1 additional lot
Current Preliminary Plan & PUD Stage 2

Proposed on-site wastewater Preliminary Plan & PUD Stage 2

Slight adjustment to Daisy Ct.
Current Preliminary Plan & PUD Stage 2

Local Subdivision Street Rural
(Ditch)

Proposed on-site wastewater Preliminary Plan & PUD Stage 2

Local Subdivision Street Urban
(Curb & Gutter)
Proposed on-site option Preliminary Plan & PUD Stage 2

Summary of differences between current approved plan and proposed on-site wastewater option:

<table>
<thead>
<tr>
<th>Current Approved Plan</th>
<th>Proposed on-site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>62 lots</td>
<td>63 lots</td>
</tr>
<tr>
<td>17.23 acres of open space</td>
<td>17.69 acres of open space</td>
</tr>
</tbody>
</table>

- Adding curb and gutter to Degar Dr., Hailee’s Way, and Daisy Ct.
- Adjustment of Daisy Ct. cul-de-sac
Current Preliminary Plan & PUD Stage 2

Proposed Sewer Option Preliminary Plan & PUD Stage 2
Current Preliminary Plan & PUD Stage 2

Proposed Sewer Option Preliminary Plan & PUD Stage 2
Proposed Sewer Option Preliminary Plan & PUD Stage 2

Summary of differences between current approved plan and proposed sewer option:

<table>
<thead>
<tr>
<th>Current Approved Plan</th>
<th>Proposed Sewer Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>62 lots</td>
<td>80 lots</td>
</tr>
<tr>
<td>17.60 acres of open space</td>
<td>19.31 acres of open space</td>
</tr>
</tbody>
</table>

- Street configuration on the eastern portion of the site
- Street stub connection to the east parcel
Staff Recommendation- PUD Stage 1

Approval of the Creek Song PUD Stage 1 Rezoning to the Warren County Board of Zoning Appeals subject to the conditions listed in the staff report.
Approval of the Creek Song PUD Stage 2 to the Warren County Board of County Commissioners subject to the conditions listed in the staff report.
Staff Recommendation- Preliminary Plan

Approval of the Creek Song revised Preliminary Plan subject to the conditions listed in the staff report.
SHAKER RUN

REVISED PRELIMINARY PLAN

RPC Executive Committee

March 26, 2020
## GENERAL INFORMATION

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<tbody>
<tr>
<td><strong>Applicant</strong></td>
<td>Grand Communities, Ltd.</td>
</tr>
<tr>
<td><strong>Engineer</strong></td>
<td>Bayer Becker</td>
</tr>
<tr>
<td><strong>Revision Area</strong></td>
<td>34.16 acres</td>
</tr>
<tr>
<td><strong>Revised Lots</strong></td>
<td>148</td>
</tr>
<tr>
<td><strong>Zoning Classification</strong></td>
<td>R1 PUD</td>
</tr>
</tbody>
</table>
PROCESS

1. Preliminary Plan
   - RPC Decision

2. Final Plat
   - Administrative Review
Total Lots (Revision Area) – 228
Buildable – 223
Open Space - 5
REVISED PRELIMINARY PLAN

Total Lots (Revision Area) – 217
Buildable – 207
Open Space - 8
KEY REVISIONS – POD E

APPROVED PRELIMINARY PLAN

REVISED PRELIMINARY PLAN

- (1) Additional Open Space Lot
- (1) Postal Facility Location
- Slight Road/ Lot Reconfigurations
KEY REVISIONS – POD G

APPROVED PRELIMINARY PLAN

REVISED PRELIMINARY PLAN

- (2) Postal Facility Locations
- (2) Additional Open Space Lot
- Road and Lot Reconfigurations
KEY REVISIONS – POD H

APPROVED PRELIMINARY PLAN

- Road/Lot Configurations to the North

REVISED PRELIMINARY PLAN

- (3) Additional Open Space Lots
- (6) Postal Facility Locations
RPC Recommendations

Approval, with the following recommendations:

1. Compliance with the Warren County Rural Zoning Code, PUD approval conditions, and the Warren County Subdivision Regulations prior to final plat approval.

2. Developer provision of streets, driveways and walkways in accordance with PUD approval conditions and County regulations to the satisfaction of the Warren County Engineer’s Office (WCEO).
3. Developer provision of off-site road improvements as determined by the Warren County Engineer’s Office based on a Traffic Impact Study (TIS). Every six (6) months, the developer shall also provide, to the Warren County Engineer’s Office, the number of lots/units developed and occupied. This shall be used to determine when further road improvements are required.

4. Developer provision of sanitary sewer system improvements as required by the Butler County Environmental Services Department for final plat approval.
RPC Recommendations

5. Developer provision of water system improvements as required by the Warren County Water and Sewer Department for final plat approval, with input from the Turtlecreek Township Fire/EMS Department on the type, number and placement of fire hydrants.

6. Provision of public street rights-of-way; easements for public utilities; stormwater drainage facilities; emergency access ways; private streets and driveways; as required by the applicable permitting authority.

7. Satisfying the Turtlecreek Township Fire/EMS Department requirements for provision of address identification markers and design of emergency access and private drives.
8. Satisfying Warren County Engineer’s Office and OEPA requirements of the management of storm water drainage.

9. Compliance with the Warren County Erosion and Sediment Control Regulations as determined by the Warren County Soil & Water Conservation District (SWCD) prior to commencing earth disturbing activities and final plat approval. All new sections will need an environmental assessment performed during the engineering phase and submitted to the County during the review phase.
10. Showing the locations of all required street lights in compliance with Subdivision Regulations Section 418.

11. Providing homeowner’s association(s) for ownership and maintenance of the private areas, improvements, and, inclusive of all common open spaces and amenities, the lake observation dock, hiking/biking paths, and walkways, recreation centers, signage, lighting, landscaping, postal facility CBU, and stormwater drainage management facilities located outside public streets r/w, and shall be so noted on all final plats. The respective condominium associations for Pods F, K, and Q shall be established and responsible for owning and maintaining all common areas of the condominium site, the private streets and walkways, landscaping, and entry monument signs and any private lighting. The Condo Associations for those Pods of the PUD shall also be part of the Homeowners’ Association for the rest of the Shaker Run PUD.
12. Developer recording of an easement that provides for public pedestrian use of the hiker/biker trail.

13. The postal facility cluster box unit (CBU) pull-off locations provided per WCSR Section 415 shall be to the satisfaction of the Warren County Engineer and Turtlecreek Township Fire/EMS Department.

14. Construction drawings and final plats shall match the preliminary plan, as determined acceptable by the RPC Executive Director.
15. The Revised Preliminary Plan shall be revised to ensure that no water lines/easements are placed on residential lots. The revision shall be sent to the Regional Planning Commission within 30 days contingent on RPC approval.