

# PLANNING COMMISSION AGENDA



**Planning Commission Meeting**  
**6:00 PM Wednesday, April 6, 2016**

**Village Administration Building**  
**99 High Street**  
**South Lebanon, Ohio 45065**

	<b>Agenda Item</b>
<b>1.</b>	<b>Election of Officers</b>
<b>2.</b>	<b>Call to Order</b>
<b>3.</b>	<b>Pledge of Allegiance</b>
<b>4.</b>	<b>Roll Call</b>
<b>5.</b>	<b>Open Forum</b>
<b>6.</b>	<b>Review and Approval of Minutes</b> A. Minutes of February 11, 2016 (will be provided prior to the meeting)
<b>7.</b>	<b>Public Hearing – None</b>
<b>8.</b>	<b>Old Business</b> A. None
<b>9.</b>	<b>New Business</b> A. Case 16-02P: Acceptance & Dedication of a portion of Corwin Nixon Boulevard B. Case 16-03P; Consider Amendment to Woodknoll PUD
<b>10.</b>	<b>Communications</b>
<b>11.</b>	<b>Adjournment</b>

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.

**VILLAGE OF SOUTH LEBANON  
MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Jerry Haddix, Village Administrator  
**RE:** Case 16-2P, Acceptance and Dedication of Public Improvements for Corwin Nixon Boulevard  
**DATE:** April 4, 2016

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One of the items on the agenda for the April 6th meeting is a request of the Planning Commission to find that the public improvements for Corwin Nixon Boulevard west of State Route 48 conform to South Lebanon's standards for construction of public improvements.

**Background**

As part of the Rivers Crossing West development, Corwin Nixon Boulevard was extended to the west side of State Route 48 to accommodate the new Speedway gas station & convenient store. The public improvements were completed by the Contractor and inspected by ODOT and Choice One Engineering.

**Code Analysis**

Pursuant to Sec 15.20.7(6) Requirements for the Construction of Improvements, the Village, through formal action by the Village Council, shall accept public improvements made by a developer which meet the following conditions:

- a. Said public improvements have been made in accordance with the requirements of these Regulations; and
- b. The design standards of these Regulations have been adhered to; and
- c. Installation of said public improvements has been completed according to the requirements of the Village of South Lebanon; and
- d. All final inspections required by these Regulations have been carried out by the Village and said public improvements were found to be acceptable by the Village Administrator upon the advice (if needed and requested) by an engineer acting in the service of the Village; and
- e. Accurate "as built" construction plans have been submitted by the subdivider to the Village and release from the posted Performance Bond has been granted; and
- f. The Planning Commission has found the subdivider to be in conformance with these Regulations.

**Zoning Process**

Before Council may accept public improvements for a subdivision, the Planning Commission shall issue a finding that the developer is in conformance with the aforementioned regulations a – e.

**Staff Review**

Choice One Engineering, the Village Engineer, provided construction inspection during the installation of the public improvements by the Ford Development Company (“Contractor”). Upon completion of the public improvements, Choice One issued a letter dated February 29, 2016, a copy of which accompanies this memorandum, which confirmed the satisfactory completion of the public improvements by the Contractor.

**Recommendation**

Staff recommends that the Planning Commission issue a finding to Council that they have found the public improvements on Corwin Nixon Boulevard, as attached, be in conformance with the regulations listed in Sec 15.20.7(6) items a – e.

**Attachments**

Choice One Acceptance Letter & Exhibit



February 26, 2016

Jerry Haddix  
Village Administrator  
Village of South Lebanon  
99 High Street  
South Lebanon, OH 45065

Dear Mr. Haddix:

Subject: S.R. 48 @ Corwin-Nixon Blvd. Intersection Improvements  
Punch List Completion and Acceptance

After field walking the above-mentioned project, it has been determined that the punch list work has been completed by the contractor in a satisfactory manner. The dedication and acceptance of the public improvements is now recommended.

- Ford Development has satisfactorily completed all punch list items pursuant to Section 15.20.7(6)(a-d).
- The streets that are included in this acceptance are Corwin Nixon Boulevard and State Route 48.
- The accepted Corwin Nixon Boulevard Extension is 65' wide and 405' long.
- The pavement markings, storm sewer, utilities, and turn lane work on State Route 48 to be accepted are a total of 1102' long.
- The sanitary sewer installed on the west side of State Route 48 and on the north side of Corwin Nixon Boulevard Extension is 2591' long.
- Please see attached exhibit for the extent of the public improvements on this project.

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas J. Selhorst".

Nicholas J. Selhorst  
Project Manager

**West Central Ohio**

440 E. Hoewisher Rd.  
Sidney, OH 45365  
937.497.0200 Phone

**S. Ohio/N. Kentucky**

203 W. Loveland Ave.  
Loveland, OH 45140  
513.239.8554 Phone

**Eastern Indiana**

607 N. Meridian St.  
Portland, IN 47371  
260.766.2500 Phone



CHOICE		<b>ONE</b>	
www.choiceoneengineering.com		ENGINEERING	
<b>S.R. 48 AT CORWIN NIXON BLVD. INTERSECTION IMPROVEMENTS PROJECT</b> <b>VILLAGE OF SOUTH LEBANON</b> <b>PUBLIC IMPROVEMENTS ACCEPTANCE EXHIBIT</b>			
REVISIONS:			
FILE NAME	WARSLE1410		
DRAWN BY	NNS		
CHECKED BY	MJH		
PROJECT No.	WARSLE1410		
DATE	02-26-16		
SHEET NUMBER	1 OF 1		

440 E. HOWSHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0000  
 www.choiceoneengineering.com  
 203 W. LOVELAND AVENUE  
 LOVELAND, OHIO 45140  
 (513) 239-8554

**VILLAGE OF SOUTH LEBANON  
MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Jerry Haddix, Village Administrator  
**RE:** Case 16-03P, Revision to Woodknoll PUD  
**DATE:** April 4, 2016

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On the agenda for April 6, 2016 is a request to modify the preliminary PUD for the Woodknoll PUD submitted by Shepherds Crossing Development LLC (the “Developer”).

**Background**

The Woodknoll Planned Unit Development (“Woodknoll”) is a 53.95 acre residential development originally proposed by Mainstream Homes in the late 1990’s with the first section (lots 1-30) being recorded in 2001. Section 2 of Woodknoll (lots 31-56) which began in 2013 is nearly complete. Due to financial problems during Section 2, First National Bank (“Bank”) stepped in to ensure completion of Section 2. In the meantime, the Bank foreclosed on the remaining acreage and bought it back at Sheriff’s Sale. The Bank currently has a contract with Shepherds Crossing Development LLC to purchase the remaining 38 acres.

The original PUD included an extension of Sunset Drive from the lower elevation leading to a “no outlet” development at the higher elevation. In 2012, the PUD was revised to include a connection to Shepherd’s Way, a new subdivision off of Snook Road.

In reviewing the PUD, due to the steep slope and location of water mains, the new developer has determined that constructing the street up the hill for the next phase was not feasible or cost effective. Therefore, the Developer is proposing to eliminate this connection with access to the upper portion coming off of Shepherd’s Way.

Also, the Developer is also requesting to allow the sideyard setbacks to 6’ on either side (12’ total) as opposed to the R-3 sideyard setbacks of 6’ and 16’ total to accommodate wider house plans.

**Code Analysis**

Pursuant to Section 15.14.22 of the Village Zoning Code, a developer may file a PUD amendment request with the Zoning Administrator. The Planning Commission has to determine if the request represents a departure from the intent of, or a major departure from the substance of the preliminary plan. If it is, it is subject to the same process as the original application.

**Zoning Process**

The Planning Commission shall make the determination whether this is a major departure from the intent or substance of the preliminary PUD plan.

## **Recommendation**

It is Staff's recommendation that the elimination of the street, as described, does not represent a major departure from the intent or substance of the preliminary PUD for the following reasons:

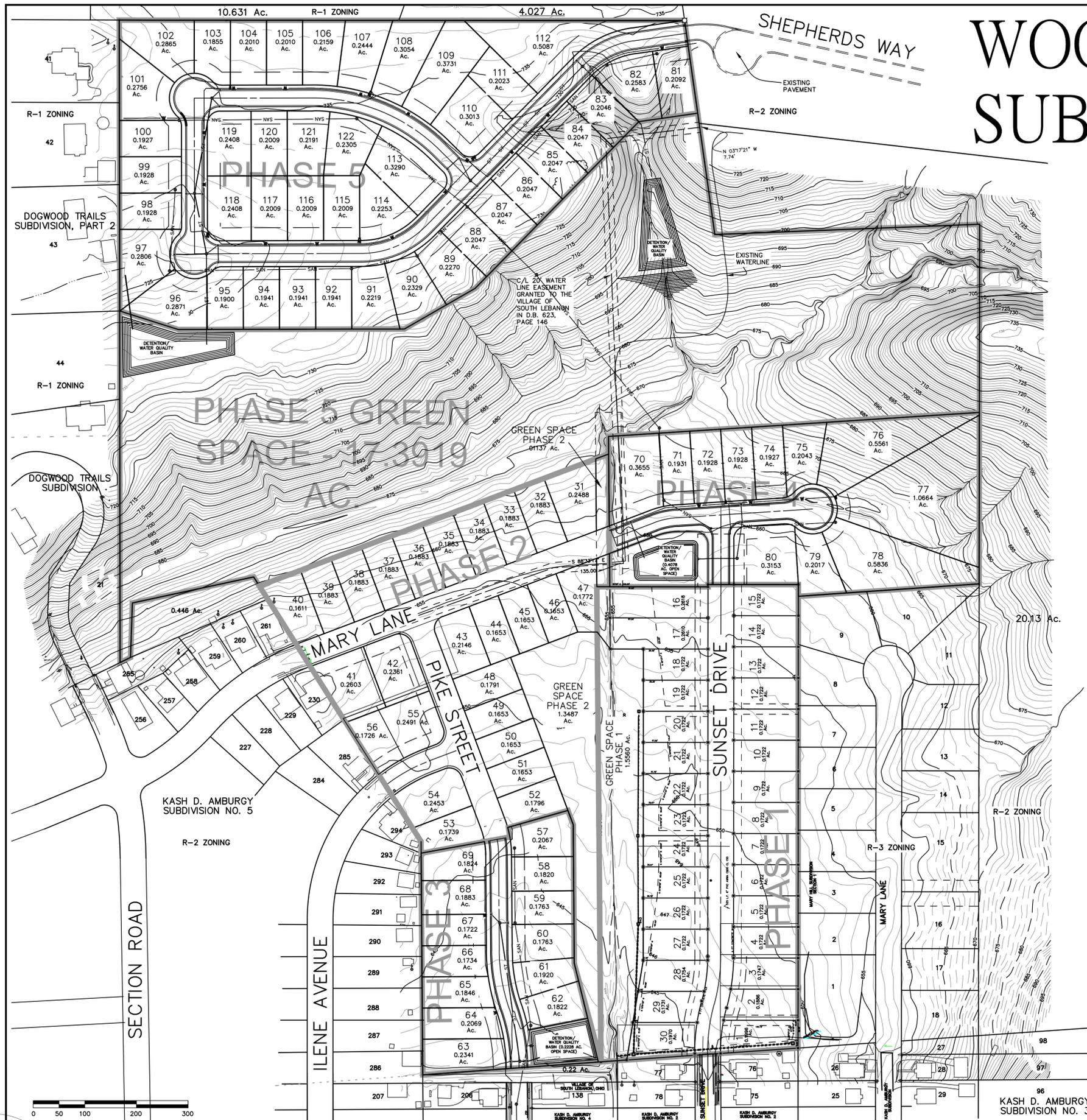
1. The grade (greater than 15%) of the proposed street to be deleted is excessive and would not have been approved through the current Zoning Code; and
2. There is an adequate street network remaining to service the proposed development; and
3. The sideyard variance request would allow for higher value homes and improve the value and aesthetic of the overall development.

If determined to not be a major departure, the Developer is still required to follow all of the required steps through the Planning Commission and Village Council.

## **Attachments**

Revised PUD

# WOODKNOLL SUBDIVISION

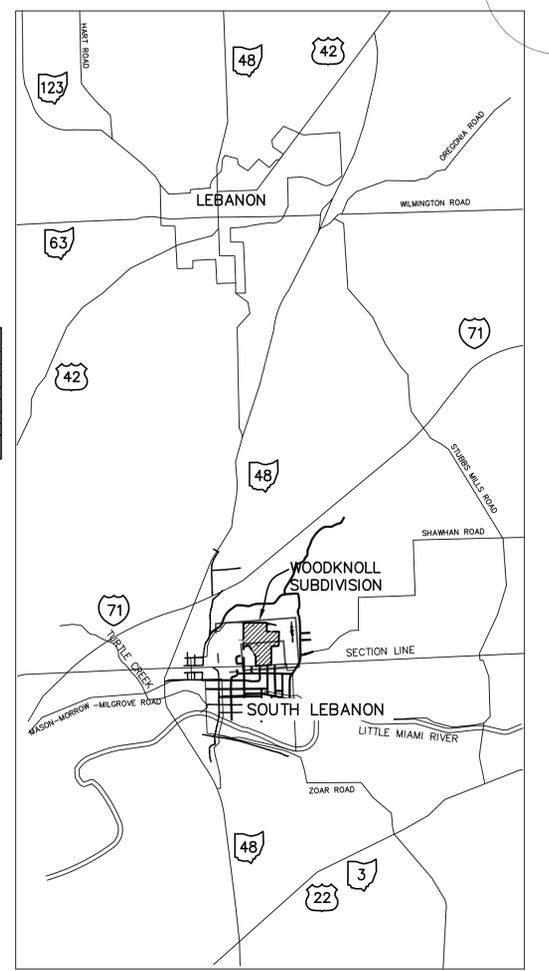


PRESENT USE: VACANT GROUND  
ZONING: R-3 PUD

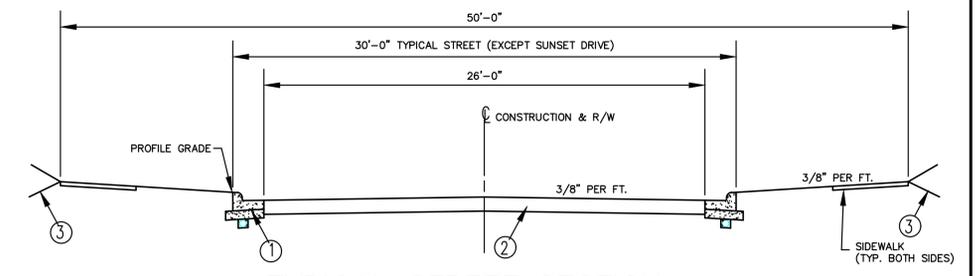
PHASE	LOTS	TOTAL AC.	AREA IN LOTS	LOTS/TOTAL AC.	OPEN AREA	% OPEN	ROAD AREA
1	30	8,017.3	5,419.1	3,741.9	1,556.0	19.4%	1,042.2
2	28	7,905.8	5,036.8	3,289.7	1,492.4	18.3%	1,406.6
3	13	3,170.1	2,457.4	4,100.8	0,222.9	7.0%	0,489.8
4	11	5,190.9	4,064.3	4,330.3	0,407.6	7.9%	0,718.8
5	42	29,668.0	9,885.5	1,415.7	17,391.9	58.6%	2,390.6
<b>TOTALS</b>	<b>122</b>	<b>53,952.1</b>	<b>26,863.1</b>	<b>2,261.3</b>	<b>21,041.0</b>	<b>39.0%</b>	<b>6,048.0</b>

**LOT DATA:**  
MIN. LOT WIDTH:  
PHASES 3 & 4: 60'  
PHASE 5: 70'  
FRONT SETBACK: 25'  
SIDE YARD: 6' (12' TOTAL)

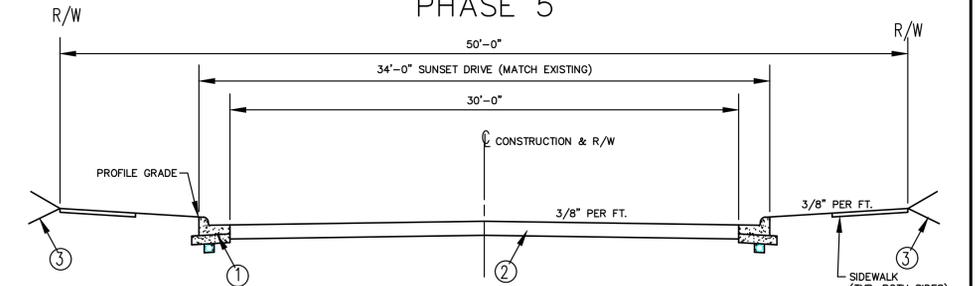
**DEVELOPER:**  
SHEPHERDS CROSSING  
DEVELOPMENT, LLC  
ATTN: JOE FARRUGIA  
P.O. BOX 498007  
CINCINNATI, OHIO 45249  
(513) 477-0835



VICINITY MAP  
SCALE 1"=4000'



TYPICAL STREET SECTION -  
PHASE 5



TYPICAL STREET SECTION -  
PHASES 3 & 4

- ① COMBINED CURB & GUTTER
- ② SEE "MINIMUM PAVEMENT COMPOSITION CHART" FOR DESIGN THICKNESS
- ③ CUT SECTION 5" AND UNDER - 3:1  
CUT SECTION OVER 5" - 2 1/2:1  
FILL SECTION 5" AND OVER - 2 1/2:1  
FILL SECTION UNDER 5" - 4:1

REVISIONS  
DATE:  
CHECKED:  
DATE:  
ASBULT:

DRAWN:  
DATE:  
CHECKED:  
DATE:

**Mc** **CA** **ASSOCIATES**  
Consulting Engineers-Architects-Surveyors  
213 North High Street Hillsboro, Ohio 45133  
(937) 393-9971 fax (937) 393-2480

REVISED PRELIMINARY DEVELOPMENT PLAN  
WOODKNOLL SUBDIVISION  
SEC. 2 - TOWN 4 - RANGE 3 AND SEC. 32 - TOWN 5 - RANGE 3  
VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO

PROJECT NUMBER  
E12-541B  
SCALE  
1"=100'

1  
1

# Shepherds Crossing Development, LLC

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7861 E. Kemper Road \* Cincinnati, OH 45249

March 29<sup>th</sup>, 2016

To:

Jerry Haddix  
Village Administrator  
Village of South Lebanon  
99 N. High Street  
South Lebanon, OH 45065

**Subject:** Woodknoll Subdivision Sections 3 & 4 and Shepherds Crossing Subdivision Section 5 Side Yard Setback Requirements.

Dear Mr. Haddix:

The purpose of the letter is to request a change of the side yard setback requirements for Woodknoll Subdivision Sections 3 & 4 as well as Shepherds Crossing Subdivision Section 5. Currently, the side yard setback requirements for these three development pods is a 6 foot minimum and a total of 16 feet. We would like to change the side yard setback to a 6 foot minimum and a total of 12 feet.

If the side yard setbacks are changed, it will allow the home builder to build a wider and more expensive product. Also, by changing the setback, the home builder will be able to offer a more diverse variety of products to be built, which in turn will enhance the subdivision aesthetic as a whole.

I hope that after reviewing and considering our request, the Village of South Lebanon will grant us approval on the side yard setback being changed from 6 foot minimum and a total of 16 feet to a 6 foot minimum and a total of 12 feet.

Please feel free to contact me on my cell phone (513-477-0855) with any questions or concerns you may have.

Very truly yours,



Joe Farruggia  
Shepherds Crossing Development, LLC