

VILLAGE OF SOUTH LEBANON
SPECIAL MEETING MINUTES
JUNE 25, 2020
6:30 P.M.

1. Mayor Smith opened the meeting at 6:30 p.m. with the Pledge.
2. ATTENDANCE

Linda Allen – Present	Maryan Harrison - Present
Linda Burke – Present	Bill Madison – Present
Bryan Corcoran – Absent	Rolin Spicer – Present

3. Mayor Smith stated that we have a Public Hearing for the rezoning and Planned Unit Development (PUD) preliminary development plan for River Creek Lofts, LLC located at 1771 Mason-Morrow-Millgrove Road.

Administrator Haddix stated on February 14, 2020 Calfee, Halter & Griswold, LLP submitted on behalf of River Creek Lofts a zoning map amendment and a preliminary development plan for the property located at 1771 Mason-Morrow-Millgrove Road. This proposal includes rezoning from B-2 [General Business District] to R-3 [Single and Multi-family Residential District]. The developers are proposing 416 one, two, and three-bedroom luxury loft apartments within eight buildings on 30.54 acres. On May 19, 2020, the Village Planning Commission met and unanimously recommended approval of the preliminary development plan and the rezoning. As part of the process, a public hearing is required and on May 25, 2020, a notice was placed in the Cincinnati Enquirer for this public hearing and distributed to the property owners within 300 feet of the property.

Sean Suder, Attorney, Calfee, Halter & Griswold LLP - Mr. Suder thanked Mayor Smith and Council for allowing them to appear in-person to discuss this important project. Mr. Suder stated we are seeking a zoning map amendment that allows the development to go forward as a Planned Unit Development (PUD) under the R-3 multi-family residential zoning. The current zoning does not allow for multi-family development. The R-3 zoning is essential to accommodate this development and the PUD is an overlay to allow for a couple of modifications to the R-3 zoning. Mr. Suder said this project is well thought out which you will see in the presentation. The amount of effort in the details by the developers and building it around the amenity of the bike trail. River Creek Lofts will be a benefit to the community by providing a housing option that is currently not available, but is doing so in a really nice way by taking advantage of the natural environment.

VCARVE Constuction is the developer and they have several developments around this area. They construct high-quality projects and are vested in the

community, as well as live in the area. The proposal is for 416 units one, two, and three-bedroom luxury loft apartments within eight new buildings over 30.54 acres. The buildings will be in excess of the 35-foot maximum height. That height is the single-family, residential maximum height for two-story homes, which is why the PUD is needed to accommodate our 4-story buildings at 64 feet in height. The development will have direct access to the Lebanon Countryside Trail for an active lifestyle type community. The site plan shows that there will be a great deal of green space. Mr. Suder stated that, other than a couple of businesses by the property, this development will be able to take advantage of the natural surroundings. The property is adjacent to the Little Miami River and his client has pledged to maintain that area by the river.

Jocelyn Gibson, Urban Planner, Calfee, Halter & Gruswold LLP – Ms. Gibson stated as part of this application, we reviewed it for its consistency with your Comprehensive Plan. We found the themes and objectives from your community input in your Comprehensive Plan are consistent with this project. The key proposed amenities include: gated access, elevator, clubhouse with banquet hall, lighted tennis, basketball, pickle ball courts, security surveillance system, underground parking, outdoor courtyard with fireplace, adjacent to Lebanon Bike Trail, cyber café, dog park, and more. The interior of the units will include: 9 foot ceilings with crown molding, private patio/balconies with river views, full-size washer & dryer, walk-in closets, modern fixtures, stainless steel appliances, wood grain flooring, granite counter tops, and more.

Tim Greive, Civil Engineer, Thomas Graham Associates – Mr. Greive showed the site layout among the open space which makes use of the natural topography of the land. Mr. Greive discussed the utility plan, site grading plan, site lighting plan, parking plan, signage, and decorative entrance wall.

Mr. Suder presented the proposed floor plans for the units ranging in size from 851 sq. ft. to 1,592 sq. ft. and the 7,000 sq. ft. clubhouse floor plan. Mr. Suder said our thesis for River Creek Lofts is to create high quality, intergenerational housing to meet the need of this community.

Kumar Tella, Project Manager, River Creek Lofts – Mr. Tella presented a 3D animation video of the project.

Sam Echuri, Owner/Developer, River Creek Lofts - Mr. Echuri thanked Mayor Smith and Council for the opportunity to present this project.

Mayor Smith opened the floor to the public.

Dan Phipps, 10429 Cozaddale-Murdock Road, Hamilton Township – Mr. Phipps stated that he is a past Hamilton Township Planning Commission member and has worked with Mr. Echuri. Mr. Echuri builds a good product and does what he says

he is going to do. Mr. Phipps stated that he is proud of South Lebanon's accomplishments.

Cynthia Metz, 6890 Jennifer Lynn Drive, Cincinnati 45242 – Ms. Metz stated that she has had the privilege of working with Mr. Echuri for more than five years as a realtor helping him market and lease some of his retail property. Mr. Echuri, as a businessman, landlord, and general contractor, does do what he says he is going to do, uses the best materials, and takes pride in his work as if it is his own home. He is a high-character individual and you will love the product.

Bill Cottell, 9866 Belleford Court, Cincinnati 45242 - Mr. Cottell stated that he has had the pleasure of working with Mayor Smith and Haddix on this property for several years. As listing broker, he has had every big builder look at the property, but it was for single-family housing. This property was originally in Hamilton Township and Dr. Lewis, property owner, and we both decided it would be best to annex to South Lebanon. We have seen so many great things happen to this community and this project will be an asset to South Lebanon.

Mayor Smith closed the public hearing.

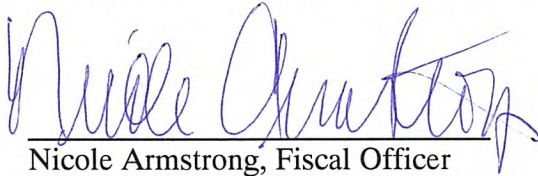
4. ORDINANCE 2020-15, FIRST READING: AN ORDINANCE APPROVING ZONING MAP AMENDMENT TO A CERTAIN PROPERTY IN THE VILLAGE OF SOUTH LEBANON, CONSISTING OF 30.54 ACRES FROM B-2 [GENERAL BUSINESS DISTRICT] TO R-3 [SINGLE AND MULTI-FAMILY RESIDENTIAL DISTRICT]
5. ORDINANCE 2020-16, FIRST READING: AN ORDINANCE APPROVING THE PLANNED UNIT DEVELOPMENT PLAN AT 1771 MASON-MORROW-MILLGROVE ROAD IN ACCORDANCE SECTION 15.14.15 OF THE VILLAGE ZONING REGULATIONS
6. RESOLUTION 2020-24 A RESOLUTION APPROVING AND AUTHORIZING MAYOR AND FISCAL OFFICER TO EXECUTE A DEVELOPMENT AGREEMENT FOR WYNSTEAD SUBDIVISION, SECTION 6, WITH GRAND COMMUNITIES, LLC, AND DECLARING AN EMERGENCY

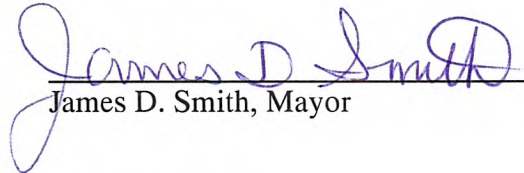
A motion to waive the three reading rule was made by Burke, seconded by Madison, all yeas. By title only, Resolution 2020-24, a motion to adopt was made by Madison, seconded by Burke, all yeas.

7. RESOLUTION 2020-25 A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A RECORD PLAT FOR WYNSTEAD SECTION 6 SUBDIVISION, AND DECLARING AN EMERGENCY

A motion to waive the three reading rule was made by Allen, seconded by Burke, all yeas. By title only, Resolution 2020-25, a motion to adopt was made by Allen, seconded by Burke, all yeas.

8. Madison stated that he supports the rezoning as it is suited for the area. River Creek Lofts is a great product, which will enhance the community. There are three access points SR 48, Kings, and Columbia, which have all been improved. The height of the buildings will be absorbed into the natural setting. Madison said he likes the 19 acres of trees and vegetation that will remain. Madison stated that he is pleased that they observed Little Miami River Corridor agreement.
9. Allen stated that she likes the look of the buildings and it is very cohesive to our area and what we are looking for. Allen appreciated in the presentation that it was discussed that this project fits with our Comprehensive Plan. We need multi-family housing and likes the look of the development and feels it will be an asset. A traffic study will be incorporated into the plan along with a First Responders plan because it will be a gated community. It is a very high-end product.
10. Burke said that it is a beautiful development that will enhance the area. Burke stated the developer has done an incredible job.
11. Mayor Smith asked for a motion to adjourn the meeting at 7:20 p.m. A motion was made by Allen, seconded by Madison, all yeas.


Nicole Armstrong, Fiscal Officer


James D. Smith, Mayor