

PLANNING COMMISSION AGENDA



Planning Commission Meeting
6:00 PM Wednesday, June 3, 2020

South Lebanon Municipal Building
10 N. High Street
South Lebanon, Ohio 45065

	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of Minutes A. Minutes of May 19, 2020
6.	Public Hearing – Preliminary Development Plan (PDP) for Redwood USA, LLC, on Mason-Morrow-Millgrove Road submitted by Redwood USA, LLC
7.	Old Business A. None
8.	New Business A. Case -20-13P: Review of rezoning of 41.031 Acres on Mason-Morrow-Millgrove Road (Parcel# 12-01-151-013) from I-2 (Light Industrial District) to R-3 PUD (Single & Multi-Family Residential District) submitted by Redwood USA, LLC B. Case 20-14P – Review of Preliminary Development Plan (PDP) for Redwood USA, LLC, 41.031 acres on Mason-Morrow-Millgrove Road (Parcel# 12-01-151-013) submitted by Redwood USA, LLC
9.	Communications
10.	Adjournment
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
10 N. High St. South Lebanon, Ohio 45065
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Planning Commission Meeting
MEETING MINUTES
Tuesday, May 19, 2020

Members Present:

Darrick Zucco (Via Zoom)
Jim Smith
Tom Hunsche
Bill Madison

Members Absent:

Staff:

Jerry Haddix,
Administrator
Amy Butler,
Clerk

1. Call to order at 6:00p.m.
2. Roll Call
3. Pledge of Allegiance
4. Open Forum : None
5. - Review and Approval of Minutes from January 30th, 2020. A motion to approve was made by Bill Madison, and seconded by Tom Hunsche. A vote was taken. All YEAS.
- Review and Approval of Minutes from April 21st, 2020. A motion to approve was made by Bill Madison, and seconded by Tom Hunsche. A vote was taken. All YEAS.
6. Public Hearing : Preliminary Development Plan (PDP) for River Creek Lofts, 1771 Mason-Morrow-Millgrove Road submitted by River Creek Lofts, LLC –
 - Village Consultant Kim Lapensee states Calfee, Halter and Griswold have submitted a Preliminary PUD Plan for a property that is located on the south side of Mason Morrow Millgrove Road, South Lebanon, Ohio. She states there is one tract that is 30.54 acres in size. Lapensee explains the PUD proposes 8 new buildings and will contain 416 new dwelling units consisting of 1, 2- and 3bedroom loft apartments, that range in sizes from 851 sf to 1,592 sf. There is 18.94 acres of open space (62.02%). She states the overall density of the project is 13.62 units per acre. Lapensee states the parcel number is 12073260020 and 12071000080 and is located in the Kings School District. She explains the property fronts on Mason Morrow Millgrove Road and currently contains a single-family dwelling and outbuildings. She explains the parcel is located next to the Countryside Trail to the east, the Muddy Creek to the west and the Little Miami River to the south; and the only access point to this subdivision is through one

access drive on Mason Morrow Millgrove Road. Lapensee explains the parcel is currently zoned B-2 General Business District and is surrounded by I-1 Light Industrial District and an RFP Residential Flood Plain District to the west, a Little Miami River Overlay District to the south, and a Mineral Extraction and Processing District to the northeast. She states the owner is seeking to rezone the property to R-3 Single and Multiple Family Residential District with a PUD Overlay which allows for the following principal permitted uses: 1) Single-Family Dwellings; 2) Two-Family Dwellings; and 3) Multi-Family Dwellings.

Lapensee explains the existing requirements for R-3 District have a max height – 35'-0"; and the proposed height of buildings in the PUD is 64'-0" tall. She explains that the front yard requirement in an R-3 District is 25'-0"; and the proposal exceeds the front yard setback minimum. She states the side yard requirement is 6'-0" and 10'-0"; and the proposal exceeds the side yard setback minimum. She states the rear yard requirement is 30'-0"; and the proposal exceeds the rear yard setback minimum. She states the minimum lot size for an R-3 District is 2,000 sf per unit; and the proposal exceeds the minimum lot size requirements per unit. She says the frontage requirement is 60'-0"; and the proposal exceeds the minimum frontage requirement – 430'-0". She says the minimum living area requirement is 700 sf.; and the proposal exceeds the minimum living area requirement. Sizes range from 851 to 1,592. She states that the maximum lot coverage requirement is 40%, and the proposed coverage is 38%. Lapensee explains that all parking lots with five or more parking spaces that face any zone or any public or private street, right-of-way, access road or service road shall provide landscape screen as follows:

- Buffer width shall be a minimum of 10'-0" wide.
- Continuous screen provided 30" high consisting of an earth mound, planting, hedge or decorative wall or any combination thereof.
- One deciduous tree shall be required for every 30 lineal feet of the required buffer zone – Screen areas where parking abuts the property lines.
- The property is adjacent to an industrial zoning and will require a 30'-0" buffer that is 6'-0" tall and 1 tree per 20 lineal feet shall be planted of which 50% must be evergreens to buffer the difference in uses.
- Screening shall be provided along Mason Morrow Millgrove Road a minimum of 40'-0" wide, 6'-0" tall and 1 tree for every 20 lineal feet.

Lapensee states that 2 trees shall be provided per dwelling unit for new residential developments; and trees shall be located surrounding building footprints and common spaces. She states there are 416 units, therefore 832 trees would be required to be planted for this development. She explains the interior parking lot landscaping will require one deciduous shade tree to be planted for every 300 sf of required interior parking lot landscaping area; and landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement. She states all landscaped islands shall be curbed. She states 2 parking space per unit are required for residential units; and since there are 576 regular space, 16 ADA, 301 garage spaces shown on the plan, a total of 893 spaces will be required. She states that 1 space is required for each 10 members for the private lodge (club house) or 84 spaces, and there are 76 regular spaces shown for the club house and 4 ADA spaces. She states that all parking areas must be paved and marked, and all parking spaces must be at least 162 sf in size. She says all

parking spaces shown are 9'x18' and meet the minimum standard, and the access drive must be at least 18'-0" wide. She states all parking areas must be curbed.

Lapensee explains that all signs must be setback at least 10'-0" from the right-of-way; no sign can obstruct any clear distances; a freestanding sign may be permitted since the development has more than 100'-0" of frontage; the sign cannot exceed 32 sf in size; and the sign cannot exceed 8'-0" in height. Lapensee states there is no signage shown on this plan and should be approved with the PUD plan. Lapensee states dumpsters must be screened on all sides; and there are only 5 dumpsters shown on this plan for 416 units.

Lapensee explains that basketball, tennis courts and a dog park have been added to the plan since the last submittal. She recommends lighting be placed around the courts to cut down on vandalism and throughout the development. She does not recommend placement of the rear courts behind building 5, due to a high propensity for criminal activity and damages. She recommends placing the courts in the middle, and out in the open so it is easily seen and not tucked behind a building. She asks what the dog park will be made from (fencing and ground material), and if there will be water available. She asks about any access point to the Lebanon Countryside Trail other than on Mason Morrow Millgrove Road. She recommends that more bike racks be installed throughout the site due to the close proximity to the bike trail. She states the existing house will be used as a club house with a pool behind it. She explains Section 15.11.7 - Private Swimming Pools. No private swimming pool, exclusive of portable swimming pools with a diameter of less than twelve feet or with an area of less than one hundred square feet, or of a farm pond, shall be allowed in any residential district or commercial district except as an accessory use, and shall comply with the following requirements:

1. The pool is intended to be used and is used solely for the enjoyment of the occupants of the property on which it is located and their guests.
2. The pool may be located anywhere on the premises except in required front yards, provided that it shall not be located closer than twelve feet to any property line or easement.
3. The swimming pool, or the entire property upon which it is located, shall be walled or fenced in such a manner as to prevent uncontrolled access by children from the street and from adjacent properties. No such fence shall be less than six (6) feet in height, and it shall be maintained in good condition with a gate and lock. In the event that a retractable pool cover is to be installed, the required fence may be reduced to no less than four (4) feet in height. She asks if there is to be a sidewalk or walkway planned for Mason Morrow Millgrove Road to connect to business district on SR48.

Bill Madison asks Kim Lapensee if she feels that the Village of South Lebanon's Pool Conditions up to code. Lapensee responds by saying that she feels these regulations are pretty consistent with surrounding areas.

Sean Suder (via Zoom teleconferencing) – Calfee, Halter & Griswold LLP Cincinnati representing Developer and Applicant, River Creek Lofts for the Zone change. With him is his colleague, Jocelyn Gibson (via Zoom teleconferencing). Mr. Suder thanks the Board for accommodating them during the circumstances of COVID-19. Mr. Suder introduces everyone in attendance: David Layman – Attorney, Tim Greive – Civil Engineer for Thomas Graham Associates, James Sheanshang – Architect for JLS Architecture, Sam Echuri – Owner and

Developer of River Creek Lofts, Kumar Tella – Project Manager of River Creek Lofts. Mr. Suder states that he believes this development will be a benefit to the community because it provides a housing option that is not prevalent in the Village of South Lebanon. He states River Creek Lofts will consist of 416 units across 8 buildings. He states that 60% of the property will remain green space, and there are some great amenities being planned. He states the development will consist of spacious 1, 2- and 3-bedroom loft apartments. He states that the reason they are requesting the PUD overlay is due because they are planning to build in excess of the 35ft height limit. He states that is more of a single family, residential height. He states they are proposing 64ft buildings that are more in line with what a 4-story building would be. Mr. Suder states the plan is to be a high-quality development, and they hope to provide intergenerational housing that is needed in the Village of South Lebanon. Mr. Suder states the development plans to take advantage of the natural beauty around the area along with the Little Miami Bike Trail as more and more people are interested in that sort of leisure activity. He states the rezoning would go from B-2 to R-3 which will allow single, two, and three bedrooms for multiples family properties. He states that the development offers some nice amenities such as a roundabout, clubhouse, ponds, green space and tennis and basketball courts. Mr. Suder states the surrounding areas are mostly open space, businesses and single-family homes that are separated by heavy trees. He states that the development is adjacent to the Little Miami River. He states there is an overlay and his client would like to keep the space as is with trees and vegetation along the river. He states all trees and vegetation will be maintained in order to protect the banks of the River.

Joceyn Gibson states that within the report there is a demonstration of how the proposal adheres to the Village Comprehensive Plan. She states that in the process of putting together a comprehensive plan there was a large community input outreach. She states that they have put together some input that was received in that process to show how the development is compliant. She states that the community wanted a high-quality neighborhood. She states that the Board will see the development proposes to use high-quality materials, layouts and amenities. She states that the multigenerational and mixed income character of the community is a strength, and this development capitalizes on that strength. She states the community also wants more large parks and recreation opportunities, and the proposed development plans for a substantial amount of recreation amenities. She states that the community also wants the Developer to create an ideal investment environment by creating quality, market appropriate development plans that build on each area's assets. She states the Development is exactly that kind of investment by using the Little Miami River and surrounding recreational space as its greatest asset. She states that the community wants the Developer to capitalize on outdoor recreation and the bike trail as economic development tools, and she provides the same explanation points as the last topic. Jocelyn states that there are several points that show compliance with the comprehensive plan. Jocelyn explains that the Little Miami River borders this property and the Development will increase the number of residents that have direct access to this amenity. She states the river will be visible from the apartments, which will further leverage the beauty of the river for residents.

Tim Greive states they are going to go over some key amenities for the project. He states they have already talked about the basketball and tennis courts and parking garages. He states this development proposes a gated entrance, and there will be gates throughout the community recreational areas, which will hopefully deter most of the vandalism activities, since the areas

will be lit, gated, and videoed. He states there will be a dog park and a car vacuum and air check area. He lists a few interior features including a half bath in each unit, patio balconies, river views, riverside views, led lights, etc. He states this will be a high-quality development. He states that there really is a lot of open space provided on the site. He states that there is a connection in the right-of-way to the Little Miami Bike Trail. He states it would be difficult to put a path in without disturbing any existing vegetation, or securing the property from non-residents, which is why there is no path incorporated in the proposed development for said connection. Mr. Grieve states the parking has been adjusted to provide for clubhouse parking. He states they reduced their residential parking by 4, with plenty remaining and all requirements are now met. He states that there is bike storage in the garages, which is why no additional bike racks were provided. He states there are additional bike racks by the clubhouse, but they foresee most bikes being kept in the garages. He states that the developer is intending to construct a new pool with a 6ft fence. He explains the building materials are all premium brick and stonework. He states the security cameras will not be monitored, only recorded. Mr. Grieve goes through the different pricing for different styles and sizes of apartments. He goes through the clubhouse layout which will include a leasing office, pool, pool amenities, banquet area, etc. He states there will be two wet basins that will provide storm water retention. He states he has already been in contact with Chuck Petty at the Warren County Engineer's Office re: storm water. He states that it is anticipated that the development will be a private water system, and each building will have its own meter. Jim Smith asked if they have worked out the details on that in the Utility Department. Jerry Haddix states they are still working on that. Mr. Grieve states that the sewer would be a public system. He states that the development will be preparing a traffic impact study and proposing the roadway improvements that would be necessary to this development. Jim Smith states that he has seen preliminary plans for the street, and it looks good, but there is a Village maintenance property adjacent to this development; and they would like to mirror the vegetation of the development. He states that it looks like there could be a turning lane that could also be used for said property if it was slightly changed based on the proposal. Mr. Grieve states that could be coordinated for everyone involved. Jim Smith states all access and signage can be rearranged for their property to accommodate what they need to. Mr. Grieve states that they have received comments from the Union Township Fire Department. He explains that they have ensured a large fire truck could route through the development. He states that any gate the truck would have to go through would be a 12 ft. wide gate. He states there were questions about the building classification. Mr. Grieve explains the buildings are classified as 5A and will be fully sprinkled. Jim Smith clarifies that they actually did a virtual drive-through with the truck. Mr. Gieves state they did through a computer program.

Mr. Suder expresses his hope in the Board's ability to see the detail and time that has gone into the proposal. He states the goal is to create something unique and special. He states the developer feels this meets the generational needs of the community and it supports the community's comprehensive plan more so than a business use would. He states this is specifically true because this development really takes advantage of the public investment you've made in the trail. Mr. Suder states the development will introduce a lot of new people of all generations and different income types who can live in this setting and become citizens of South Lebanon and enjoy all these beautiful amenities.

Mr. Grieve states that the buildings on the north side of the property are closer to the trail inside the 40-ft setback, and they would like to ask that they could have the setback reduced to 30-ft on the north side. He states the reason they are requesting is, so they have more of a courtyard between the buildings.

Jim Smith states that it does not look like the reduction would affect anything in that particular location. Mr. Smith states this is the first development that will have direct access to the Bike Trail and will be able to ride directly to the new Peter's Cartridge Brewery. Mr. Smith states that South Lebanon was the first community to endorse the bike trail with ODNR. Mr. Smith then opens the floor to comments from the general public.

Dan Phipps at 10429 Cozaddale-Murdoch Road. Hamilton Twp, OH. states he moved out of South Lebanon in 1974 and looking back he is very proud of what South Lebanon has done. He states that he thinks this is a good project and a good location for the project. He states that he owns a junkyard, convenient stores and rents out 8 single family homes, and he does not have any time between renters. He says due to this fact, he is sure there is a need for rentals. He states this is a good fit for South Lebanon.

Donald Middleton at 1773 Mason Morrow Millgrove Rd. asked for further details regarding the buffer for the property. Mr. Grieve responds by saying there is a buffer requirement along the property line which will be landscape, but the landscape plan has not been prepared yet, but it will be prepared to meet or exceed the Village requirements. Mr. Middleton asks if it is going to be built for some privacy. Mr. Grieve states there are some large trees along the property line that should be able to be maintained. Mr. Middleton asks if the buildings are going to be elevated. Mr. Grieve says the property will be slightly elevated. Mr. Smith suggests ensuring a copy of the completed plans are presented to Mr. Middleton. Mr. Middleton states there is a lot of mud from the construction traffic. Mr. Smith states that the issue will be addressed, and he understands his concern.

Cindy Metz at 6890 Jennifer Lynn Dr. Cincinnati, OH states that she is a realtor with NAI Bergman and has worked with the developer of the project on other surrounding projects. She states he has created a few beautiful projects and was great to work with. She states he made her job easy to find tenants for his projects because the work is quality. She states he does not cut corners and is active in the project daily. She states that Sam is very much so looking forward to working with South Lebanon on this project.

Jim Smith asks for a motion to close the public hearing. A motion to close was made by Tom Hunsche and seconded by Bill Madison. A vote was taken, all YEAS.

7. New Business :

- a) Case 20-09P: Review of rezoning of 1771 Mason-Morrow-Millgrove Road from B-2 (General Business District) to R-3 PUD (Single & Multi-Family Residential District) submitted by River Creek Lofts, LLC – A motion to approve was made by Tom Hunsche and seconded by Bill Madison. A vote was taken, all YEAS.
- b) Case 20-10P: Review of Preliminary Development Plan (PDP) for River Creek Lofts, 1771 Mason-Morrow-Millgrove Road submitted by River Creek Lofts, LLC – Administrator, Jerry Haddix recommends approval with the following conditions: 1) allowing the 64-ft building height; 2) the completion of a traffic study at a later date; 3) meet the Village Floodplain

Requirements; 4) implementing a no-mow zone of 200-ft. along the river per the request from the Little Miami Conservancy; and 5) allow a reduction from a 40-ft setback to a 30-ft setback.

Mr. Echuri states this property is unique and has presented new challenges. He states that the no-mow zone will not be good for the development. He states they will not remove any vegetation within the 200-ft, but they want to mow the grass.

Mr. Haddix clarifies that the little Miami conservancy recommended three options:

- 1) Removal of invasive species,
- 2) Creation of an unimproved trail, to be used as a foot-hiking trail, and
- 3) Only native trees and other native vegetation in the buffer zone.

David Layman at 3080 Ackerman Blvd. Kettering, OH. 45249 states that there are recent photographs that show the current status of the property as the property owner has maintained it for the last 30 years. He states that the developer intends to keep it that way as well. He states that there is an existing substantial buffer area there now. He states again, that the intention would be to keep it as it is naturally, but would just like to mow it.

Property owner, Tim Lewis at 1771 Mason Morrow Millgrove Rd. South Lebanon, OH 45065 states that there is a lot of rock area along the shoreline, and there is almost no erosion. He states that there has been erosion from Muddy Creek, which caused the loss of some trees. Mr. Lewis states that he would like to make the property look more like Loveland and let grass grow to the shoreline. He states that he is impressed by the developer, and he thinks this will be a great project.

Bill Madison states that the Little Miami Conservancy comments address maintaining the current condition and believes that the plans are in compliance with that, in terms of mowing.

Jim Smith asks for a motion to approve with the outlined conditions of allowing the 64-ft building, the completion of a traffic study at a later date, meet the Village Floodplain Requirements, and allow a reduction from a 40-ft setback to a 30-ft setback. A motion to approve was made by Bill Madison and seconded by Jim Smith. A vote was taken, all YEAS.

- c) Case 20-11P: Acceptance and Dedication of Public Improvements for Riverside Phase Two Subdivision – A motion to approve was made to approve by Bill Madison and seconded by Jim Smith. A vote was taken, all YEAS.
- d) Case 20-12P: Application for Final Plat Approval for Wynstead Section 6 Subdivision – Haddix states this is a new subdivision. He states the development consists of 34 single family lots comprising 7.064 acres. A motion was made to approve by Bill Madison and seconded by Jim Smith. A vote was taken, all YEAS.

8. Communications: None

9. Adjournment: A motion to adjourn was made by Bill Madison and seconded by Jim Smith. A vote was taken, all YEAS.

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 20-13P, Rezoning of 41.031 acres on Mason-Morrow-Millgrove Road; and
Case 20-14P, Preliminary Development Plan for Redwood USA, LLC on Mason-Morrow-Millgrove Road

DATE: May 29, 2020

On the agenda for the June 3rd meeting is the review of zoning map amendment application and the Preliminary Development Plan (PDP) application for Redwood USA, LLC's multi-family development. The application was submitted by Redwood USA, LLC. The current property owner is Lebanon Mason LLC.

Background

This Property, as well as the adjoining Riverside development to the south was previously owned by Cincinnati Milacron. In 1996, Cincinnati Milacron sold the property to Vickers. In 1999, it was purchased by Siemens Energy & Automation. In 2003, MMilgrove Road LLC purchased the property. Up until this point, the property had been zoned I-1 Industrial. In 2003, the Village Council approved the rezoning of 47.972 acres of the property to R-3 PUD Residential, Single or Multi Family. The developer subsequently went "belly up". In 2013, Lebanon Mason LLC purchased the entire 111.49 acres, as shown on the attached map. In 2015, the Village Council approved the rezoning of what is now the Riverside community to R-3- Single & Multi-Family Residential District.

The Applicant is requesting to rezone the property located along Mason-Morrow-Millgrove Road as shown on the included drawings from I-1(Light Industrial District) to R-3 PUD. Redwoods USA, LLC is proposing to construct 110 two-bedroom apartments in 22 single story buildings.

The PDP was sent to various agencies with only Choice One Engineering, our Planning Consultant and the Union Township Fire Department responding.

Code Analysis

Pursuant to Article 14, Planned Unit Development (PUD) Districts, the Planning Commission shall schedule a public hearing and publish notice of said hearing in the newspaper at least fifteen (15) days in advance with written notice mailed to property owners within 300 feet of said property at least twenty (20) days prior to said hearing.

Pursuant to Article 7, Amendment Procedures, within sixty (60) days from the receipt of the proposed amendment, the Planning Commission shall transmit its recommendation to the Village Council.

Zoning Process

The Planning Commission shall approve, approve with conditions or disapprove the PUD Preliminary Plan within sixty (60) days after the public hearing which is then transmitted to the Village Council.

Pursuant to Article 7, Amendment Procedures, within sixty (60) days from the receipt of the proposed amendment, the Planning Commission shall transmit its recommendation to the Village Council.

Staff Review

The Applicant has submitted a zoning map amendment application and preliminary development plan for a R-3 PUD and proposing 110 units on 41.031 acres with a density of 2.68 units per acre and 26.3 acres of open space. The open space percentage of 64% which is significantly greater than the required 20%.

The PDP shows a secondary entrance on Mason-Morrow-Millgrove Road West of the main Sutton Avenue entrance. Due to the close proximity to Sutton Avenue, Staff recommends that this entrance be deleted from the plan.

The Applicant will be required to apply to the Federal Emergency Management Agency (FEMA) to revise the floodplain maps. They will also be required to obtain a flood development permit from the Village.

Additional right-of-way along Mason-Morrow-Millgrove Road will be required to be dedicated per the Village's Thoroughfare Plan.

Per PUD regulations, additional landscape buffering will be required on the east and west sides of the development as noted in Kim Lapensee's staff report.

Attached are detailed staff reports from the Village Planning Consultant, Kim Lapensee and Choice One Engineering.

Recommendation

Staff recommends that the Planning Commission recommend to the Village Council the approval of the zoning map amendment and preliminary development plan with the following PUD conditions:

1. Removal from PDP of secondary entrance on Mason-Morrow-Millgrove Road;
2. All streets within this development will be privately maintained;
3. Comply with PUD buffering requirements per the Village Zoning Code;
4. Meet Village and FEMA floodplain permitting requirements;
5. Address the questions/comments of the Union Township Fire Department.

Attachments

Planning Commission Application
Redwood USA, LLC Preliminary Development Plan
Planning Consultant Staff Review
Choice One Review
Union Township Fire Dept Letter

Staff Report for the Preliminary PUD Plan for Redwood- Kim Lapensee

Project Description

Redwood USA has submitted a Preliminary PUD Plan for a property that is located on the south side of Mason Morrow Millgrove Road, South Lebanon, Ohio. There is one tract that is 41.031 acres in size. The PUD proposes 23 new one-story buildings and will contain 110 new dwelling units (2-bedrooms, 2 baths, attached garage units) that range in sizes from 1,300 sf in size to 1,500 sf in size. There is 26.3 acres of open space (64%). The overall density of the project is 2.68 units per acre.

Parcel Description

The parcel number is 12011510131 and is located in the Kings School District. The property fronts on Mason Morrow Millgrove Road and is currently vacant land. The parcel is located next to the Turtlecreek to the east, vacant land and a sewage treatment plant to the west, mineral extraction and processing plant to the north and a subdivision to the south. There is an existing access point via Sutton Drive and an additional access proposed along Mason Morrow Millgrove Road.

Zoning

The parcel is currently zoned IL Light Industrial District and is surrounded by R-3 Residential/Multifamily to the south, IL Light Industrial to the east, MEP Mineral Extraction and Processing to the north and west and PI Public Institutional to the west.

The owner is seeking to rezone the property to R-3 Single and Multiple Family Residential District with a PUD Overlay which allows for the following principal permitted uses:

- Single-Family Dwellings;
- Two-Family Dwellings;
- Multi-Family Dwellings.

Existing Requirements R-3 District

- Max height – 35'-0"; ***Proposed height of buildings is approximately 16'-0" tall (highest point). All buildings are one story in height.***
- Front Yard – 25'-0"; ***Proposal exceeds front yard setback minimum – 50'-0".***

- Side Yard – 6'-0" and 10'-0"; **Proposal exceeds side yard setback minimum – 50'-0".**
- Rear Yard – 30'-0"; **Proposal exceeds rear yard setback minimum 50'-0".**
- Min Lot Size – 2,000 sf per unit; **Proposal exceeds minimum lot size requirements per unit (16,236 sf per unit).**
- Frontage – 60'-0". **Proposal exceeds minimum frontage requirement – 1622'-0".**
- Minimum Living Area – 700 sf.; **Proposal exceeds minimum living area requirement. Sizes range from 851 to 1,592.**
- Max Lot Coverage – 40%. **Proposed coverage is 36%.**

PUD Requirements

- Common open space shall comprise 20% of the project area. This project contains 64 % open space or 26.3 acres. Water courses shall not comprise more than 50% of the open space (3.8 acres or 14%). Common open space can either be for recreational purposes or undeveloped.
- Common open space must be conveyed and maintained by an Association or public agency.
- All peripheral setbacks along the boundaries of the property shall be 40'-0" (adjacent to non-residential uses). **All buildings meet the required 40'-0" buffer requirement.**

Screening Requirements

All parking lots with five (5) or more parking spaces that face any zone or any public or private street right-of-way or access road or service road shall provide landscape screen as follows:

- Buffer width shall be a minimum of 10'-0" wide. **None required.**
- Continuous screen provided 30" high consisting of an earth mound, planting, hedge or decorative wall or any combination thereof. **None required.**
- One deciduous tree shall be required for every 30 lineal feet of the required buffer zone – Screen areas where parking abuts the property lines. **None required.**
- The property is adjacent to an industrial zoning and will require a 30'-0" buffer that is 6'-0" tall and 1 tree per 20 lineal feet shall be planted of which 50% must be evergreens to buffer the difference in uses. **There is roughly 700 lf to the west and 400 lf to the east that requires a screen. 35 trees will be required to the west and 20 trees to the east.**

- Screening shall be provided along Mason Morrow Millgrove Road a minimum of 40'-0" wide, 6'-0" tall and 1 tree for every 20 lineal feet. ***There is 1,622 lf along Mason Morrow Millgrove Road – $1,622/20=82$ trees. There are 83 trees provided along MMM Road.***

Landscaping Requirements

- 2 trees shall be provided per dwelling unit for new residential developments. Trees shall be located surrounding building footprints and common spaces. ***There are 110 units therefore 220 trees would be required to be planted for this development.***
- Interior Parking lot landscaping – 1 deciduous shade tree shall be planted for every three hundred (300) sf of required interior parking lot landscaping area. Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement. All landscaped islands shall be curbed. ***None required.***

Off-Street Parking Requirements

- 2 parking space per unit are required for residential units. ***There are 110 units and 220 spaces would be required. There are 475 parking spaces shown on the plan – 220 two car garages, 220 two car driveways and 35 guest spaces.***
- All parking areas must be paved and marked.
- All parking spaces must be at least 162 sf in size. All parking spaces shown are 10 X 18 and meet the minimum standard.
- The access drive must be at least 18'-0" wide.
- All parking areas must be curbed.

Signage

- All signs must be setback at least 10'-0" from the right-of-way.
- No sign can obstruct any clear distances.
- A Freestanding sign may be permitted since the development has more than 100'-0" of frontage. The sign cannot exceed 32 sf in size.
- The sign cannot exceed 8'-0" in height.
- There are two areas shown on the plan for signage with landscaping.

Trash Removal

- There are no dumpsters shown on the plan. It is assumed that trash removal will be up to the individual dweller or trash containers will be provided to each unit.

Recreational Areas

- None shown.
- A sidewalk or walkway is recommended for the frontage along Mason Morrow Millgrove Road to connect to business district on SR48.

Floodplain/Floodway

- A good portion of the site is within a 100-year floodplain and a portion in the floodway. All buildings and uses must meet the requirements set forward by the city pertaining to the location of the buildings and the First Floor Elevations.

Land Use Plan

- The Comprehensive Plan for 2025 recommends that this parcel be used for Office/Business Park, Commercial Center or Residential.
- A downtown connector (sidewalk or walkway) is recommended along Mason Morrow Millgrove Road to connect the Lebanon Bike trail to downtown South Lebanon.



Date
May 29, 2020

Attention
Jerry Haddix
Village Administrator

Address
Village of South Lebanon
99 High Street
South Lebanon, OH 45065

Subject
Summary of Review #1
Redwood Apartment Neighborhoods Zoning Amendment and Preliminary PUD Submittal
South Lebanon, Ohio

Dear Mr. Haddix:

Enclosed is a summary of our initial review of the Redwood Homes preliminary plan on Mason-Morrow-Millgrove Road:

- A full access drive would be discouraged for the 2nd access to the development. If that is full access, it seems every single driver coming from the east would turn left into this development where there is no left turn lane. It would be preferred if the 2nd access was a right-in, right out only. If the developer insists on that being full access, we'd want to see new traffic counts and a turn lane analysis to support that would not affect the level of service of the roadway.
- We are assuming the streets on this will be privately maintained.
- A LOMR-F and CLOMR-F will need to be done to revise the FEMA floodplain maps in order to re-classify the units out of the floodplain. We are assuming the development will be filled to build the units up out of the flood zone.
- It would be better if the developer didn't cross MMM Road with a waterline. They should tap the existing water main on the south side of MMM Road and run it along the south side of the road, probably within the new R/W they need to dedicate. They'll need to ensure the water main doesn't go under any portion of their pond either.
- R/W along the frontage of the property will need to be dedicated to the Village. 45' half-width R/W would be preferred according to the Village's Thoroughfare plan (minor arterial).
- Easements for the water/sewer will be needed if the development wants those things to be publicly maintained.
- Nice screening such as mounding and/or evergreen trees should be required along MMM Road to separate the units from the roadway.
-

Thank you for the opportunity to review the plans and suggest our comments.

Sincerely,

Nicholas J. Selhorst, P.E.

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





Union Township Fire Rescue

285 East Pike Street • South Lebanon, Ohio 45065
Office: 494-2566 Fax: 494-9055



Chief, Robert D. Napier

May 29, 2020

Jerry Haddix
Village of South Lebanon Administrator

Ref: Redwood South Lebanon project.

After reviewing the preliminary plans by Captain Hurley and me, these are our findings;

1. There are adequate Fire hydrants, 1-2 at each unit.
2. The entrance/exit onto Mason Morrow Millgrove Road is a concern due to the traffic flow especially in the evenings. has a "Traffic Study" been done on the road? If so, may we get a copy?

No other issues or comments at this time.

Robert Napier
Fire Chief/ Township Administrator

Union Township Fire Department
285 E. Pike Street
South Lebanon, Ohio 45065
(P) 513-494-2566
(F) 513-494-9055
(C) 513-617-3966

Redwood South Lebanon



Redwood
APARTMENT NEIGHBORHOODS

**Zoning Amendment/
Preliminary Development
Plan Submittal**

South Lebanon, Ohio
April 20, 2020

Developer



7510 Pleasant Valley Rd.
Independence, Ohio 44131
(614) 206-1123

Represented by: Greg Thurman
VP of Acquisitions

Design Team



Todd Foley
Principal
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
(614) 360-3055



Mark Belmont
Program Director
395 Springdale Drive, Suite 202
Akron, OH 44333
(330) 396-5678



James Keys
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770

Table of Contents

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• Preliminary Landscape Plans	
• Open Space Plan	
• Existing Conditions	
• Existing Floodmap	
• Preliminary Site and Utility Plan	
• Grading Plan	

Project Introduction

Redwood Living would like to bring our beautiful apartment homes to South Lebanon, Ohio. Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO David Conwill puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like South Lebanon because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Star" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really wanted to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience

We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.

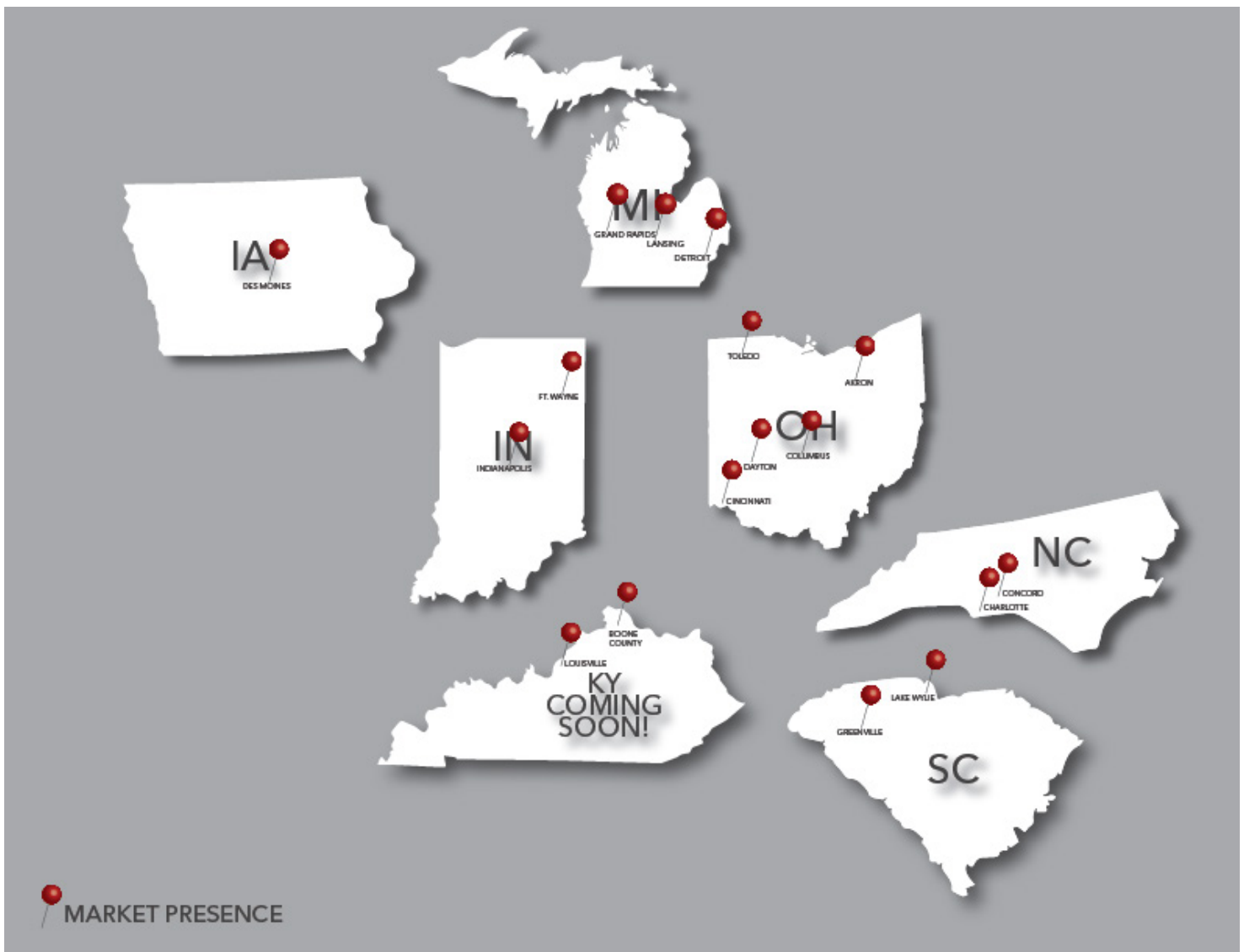


Redwood Neighborhoods: Peace, Quiet & Comfort



Who is Redwood?

- Founded in 1991
- Based in Cleveland, Ohio
- 12,000 Units; Owned and Managed
- Single story apartment developer
- 98% Leased Portfolio
- All communities are conventionally financed



Redwood Neighborhood Exteriors

- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no widespread parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios



Redwood Neighborhood Exteriors

- All communities use extensive landscaping
- Stone accents on buildings
- 2x6 Exterior walls, filled with R-19 batt insulation
- Varied color siding and shake accent panels
- Lifetime dimensional shingles
- Energy Star certified windows
- Individual driveways to garages, no widespread parking lots
- Carriage style garage doors with windowed panels
- Personal outdoor patio spaces



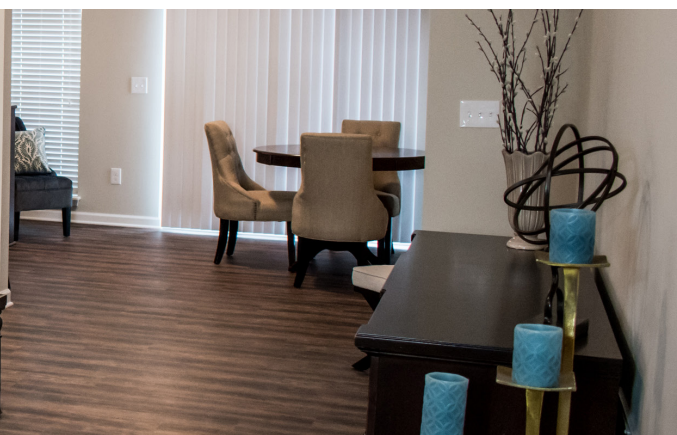
Redwood Neighborhood Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large windows for abundant natural interior light
- 2 bedroom, 2 full bath, with a den space
- Walk-in closets and kitchen pantry



Redwood Neighborhood Interiors

- Vaulted ceilings, quality finishes, open floor plans with waterproof LVT (Luxury Vinyl Tile)
- Energy efficiency certified throughout unit including high efficiency furnace
- Granite countertops in kitchen and baths
- LED lighting throughout the home
- Every bedroom has a ceiling fan and walk in closet
- Full size washer and dryer connections
- Smoke-free apartments



Who are our Residents?

- Residents who want a single-story design
- Residents who want private attached garages
- Those who want a 'peace and quiet' neighborhood
- Maintenance-free lifestyle
- Empty nesters, Young Professionals
- Those who can afford \$1,400-\$1,800 rent
- Our design and features generate long-term residents



Why the Redwood Formula Works so Well?

- 24/7 On-site professional management
- Responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes
- Private driveways to attached garages
- Private streets maintained by Redwood
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans



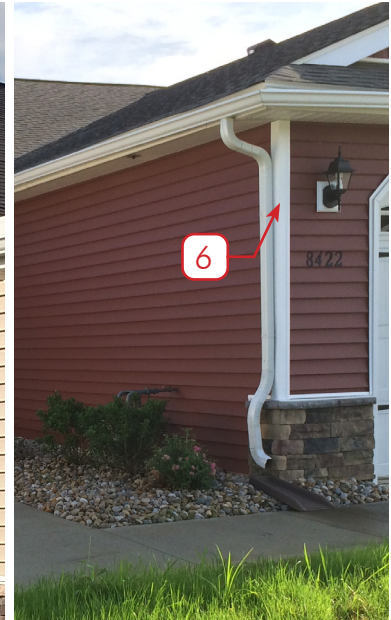
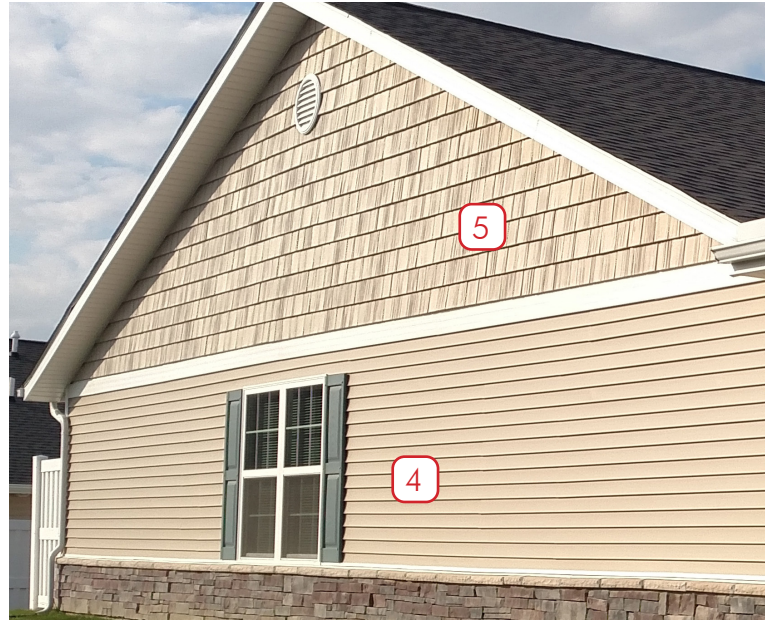
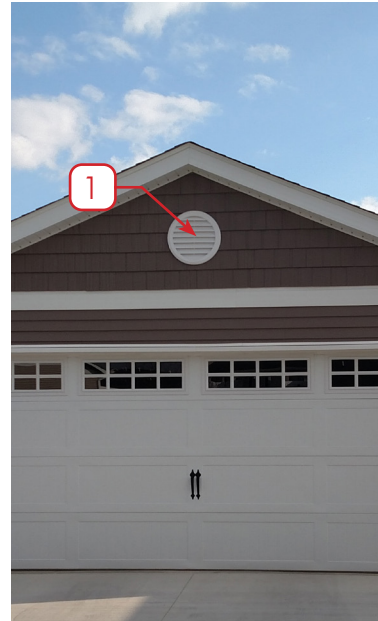
Why Redwood is Good for South Lebanon:

- Appeals to older residents and empty nesters who want to stay in the community but do not want the hassle of maintenance issues
- Provides a distinctive townhome-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services and public works (i.e. police, fire, maintenance, etc.)
- Additional revenue for local business
- Minimal impact to public schools (5-10% of residents with school age children)
- Low traffic volumes relative to traditional single family home developments



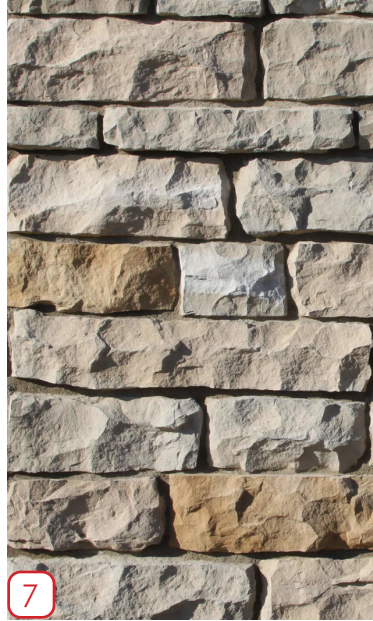
Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
1	DECORATIVE LOUVER	VINYL	WHITE
2	ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
3	GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
4	HORIZONTAL SIDING	VINYL	VARIES (SEE PAGE 14)
5	SHAKE SIDING	VINYL	VARIES (SEE PAGE 14)
6	CORNER TRIM	VINYL	WHITE



Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
7	STONE VENEER	PRESTIGE	OHIO WHITE VEIN
8	OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
9	SINGLE HUNG WINDOW	VINYL	STANDARD WHITE
10	SLIDING PATIO DOOR	VINYL	WHITE
11	COACH LIGHT	METAL & GLASS	BLACK
12	COLUMN	VINYL	WHITE

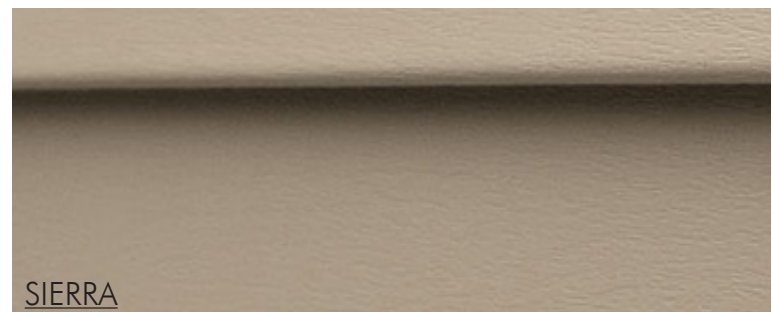
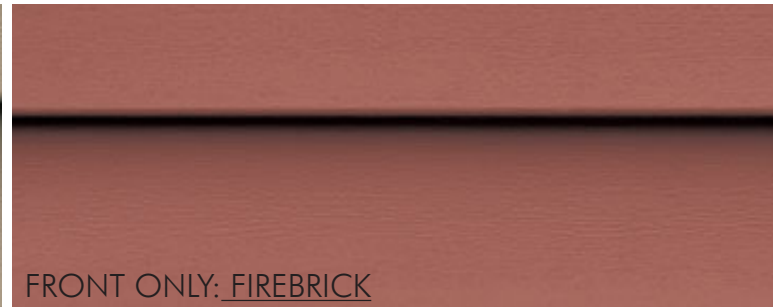


Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
13	LOUVER	ALUMINUM	BROWN
14	PRIVACY FENCE	VINYL	WHITE



SIDING COLORS - BY NORANDEX



NOTES:

1. BUILDING FRONT SIDING COLORS WILL VARY BETWEEN THE ABOVE 4 OPTIONS
2. BUILDING SIDES AND REAR WILL VARY BETWEEN THE LOWER 2 OPTIONS
3. SHAKES BY FOUNDRY SPECIALTY SIDING - TO MATCH SIDING COLORS

Planning Commission Application

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

<input type="checkbox"/> Draft Plan-Discussion Only	<input checked="" type="checkbox"/> Preliminary PUD
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final PUD
<input type="checkbox"/> Landscape Plan	<input checked="" type="checkbox"/> Rezoning
<input type="checkbox"/> Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Final Plat or Replat	<input type="checkbox"/> Special Meeting
<input type="checkbox"/> Right-of-Way Dedication Plat	<input type="checkbox"/> Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

2. Development Information:

Development/Business Name: Redwood USA, LLC	
Type of Business/Project Description: Apartment Homes	
Location: W. Mason-Morrow-Millgrove Rd.	Size of Building:
Current Zoning: IL - Light Industrial	Rezone to: PUD
Total Acreage: ±41.031	Acres to be Rezoned: ±41.031
Number of Employees:	Number of Fleet Vehicles:
Current Owner of the Property	
Name: Lebanon Mason LLC / Peter Goffstein	Project Contact (Architect, Engineer, Planner)
Address: W. Mason-Morrow-Millgrove Rd.	Name: Todd Foley
City: South Lebanon State: OH Zip: 45065	Address: 100 Northwoods Blvd Ste. A
Telephone: 513-404-6401 Fax: n/a	City: Columbus State: OH Zip: 43235
Telephone: 513-404-6401 Fax: n/a	Telephone: 614-360-3055 Fax:
Applicant(s): Redwood USA, LLC / Gregory Thurman	
Address: 7510 Pleasant Valley Rd.	
City: Independence State: OH	
Telephone: 513-458-9810 Fax:	
Please Print Applicant's Name Here: Greg Thurman	
* Applicant's Signature:	

Appl.	VILLAGE OF SOUTH LEBANON
Fee Pa	Planning Commission Meeting:
Legal N	Check #: _____ Date: _____ Initial: _____
	Mailed to Surrounding Property Owners: _____

ZONING DESCRIPTION

Containing 40.7213 Total Acres

Situated in Section 1 and Section 7, Town 4, Range 3, Between the Miami, Union Township, Village of South Lebanon, Warren County Ohio and being more particularly described as follows:

COMMENCING at the centerline intersection of Turtlecreek Road and Mason-Morrow-Milgrove Road;

Thence, along the centerline of Mason-Morrow-Milgrove Road South $71^{\circ}29'20''$ West a distance of 63.55 feet to the **THREE POINT OF BEGINNING** for the herein described tract of land;

Thence, leaving Mason-Morrow-Milgrove Road South $32^{\circ}52'40''$ East, a distance of 330.62 feet, to a point;

Thence, North $89^{\circ}07'29''$ East, a distance of 542.52 feet, to a point;

Thence, along a line bearing North $67^{\circ}02'20''$ East, a distance of 13.38 feet, to a point in the westerly right-of-way line of State Route 48;

Thence, along the westerly right-of-way of State Route 48, along a Curve to the Left, having a Radius of 2183.48 feet, an Arc Length of 652.11 feet, a Delta Angle of $17^{\circ}06'42.36''$, and subtended by a Chord bearing South $11^{\circ}28'40''$ East, a distance of 649.69 feet, to a point;

Thence, leaving said westerly right-of-way of State Route 48, along a line bearing South $79^{\circ}06'15''$ West, a distance of 249.36 feet, to a point;

Thence, along a line bearing North $65^{\circ}13'17''$ West, a distance of 300.16 feet, to a point;

Thence, along a line bearing North $64^{\circ}32'14''$ West, a distance of 176.15 feet, to a point;

Thence, along a Curve to the Left, having a Radius of 391.50 feet, an Arc Length of 304.98 feet, a Delta Angle of $44^{\circ}37'17.35''$, and subtended by a Chord bearing North $86^{\circ}50'53''$ West, a distance of 297.250 feet, to a point;

Thence, along a Curve to the Right, having a Radius of 2470.18 feet, an Arc Length of 526.39 feet, a Delta Angle of $12^{\circ}12'34.89''$, and subtended by a Chord bearing South $76^{\circ}56'46''$ West, a distance of 525.40 feet, to a point;

Thence, along a line bearing North $86^{\circ}56'30''$ West, a distance of 47.28 feet, to a point;

Thence, along a Curve to the Right, having a Radius of 2422.73 feet, an Arc Length of 424.16 feet, a Delta Angle of $10^{\circ}01'52.00''$, and subtended by a Chord bearing South $80^{\circ}04'26''$ West, a distance of 423.62 feet, to a point;

Thence, along a line bearing North $86^{\circ}54'32''$ West, a distance of 48.85 feet, to a point;

Thence, along a Curve to the Right, having a Radius of 523.75 feet, an Arc Length of 866.14 feet, a Delta Angle of $94^{\circ}45'02.00''$, and subtended by a Chord bearing North $41^{\circ}59'17''$ West, a distance of 770.76 feet, to a point;

Thence, along a line bearing North $85^{\circ}23'14''$ East, a distance of 290.95 feet, to a point;

Thence, along a Curve to the Right, having a Radius of 25.00 feet, an Arc Length of 39.26 feet, a Delta Angle of $89^{\circ}58'57.71''$, and subtended by a Chord bearing North $50^{\circ}22'52''$ East, a distance of 35.35 feet, to a point in the southerly right-of-way of Mason-Morrow-Milgrove Road;

Thence, along the southerly right-of-way line North $04^{\circ}37'30''$ West, a distance of 164.61 feet, to a point;

Thence, leaving said southerly right-of-way along a line bearing North $06^{\circ}13'40''$ East, a distance of 30.00 feet, to the centerline of Mason-Morrow-Milgrove Road;

Thence, along the centerline of Mason-Morrow-Milgrove Road South $24^{\circ}37'30''$ East, a distance of 1609.48 feet, to a point;

Thence, along a line bearing North $71^{\circ}29'20''$ East, a distance of 133.45 feet, to the **THREE POINT OF BEGINNING** containing 40.7213 acres more or less.

This description is based off record information and Warren County GIS data. No fieldwork was conducted for the preparation of this description. This description is for zoning purposes only.



CESD, Inc.

Michael J. Wilson 3/31/2020
 Michael J. Wilson, PS Date
 Registered Surveyor No. 8281

Zoning Map Amendment Statement

The subject property is presently zoned Light Industrial (I1). Redwood is requesting a zoning amendment to change the I1 to PUD with the intent of developing a planned district for a residential neighborhood as well as approval of a Preliminary Development Plan. The adjacent parcel to the south is zoned R3 and is actively being developed as single family residential. The parcel to the north is an active industrial site and beyond that is I-71. The proposed request is an appropriate transitional use between the industrial and the new single family and will provide the residents of South Lebanon an alternative housing option that is compatible with the surrounding development of this area. The Comprehensive Plan 2025 for South Lebanon recommends the future land use for this parcel as Office/Business Park, Commercial Center or Residential. The proposed use will comply with this recommendation in offering a residential product for the community.

Redwood Living builds and manages a portfolio of Redwood Apartment Neighborhoods throughout 91 neighborhoods with over 12,000 units in six states bringing monthly rents from \$1400 - \$1950. Redwood only builds one story, 2-bedroom, 2 bath, attached garage units. While keeping to this formula, Redwood does have several architectural models offering varied styles to our “rent by choice” tenants and neighborhoods. The floor plans range in size from approximately 1,300 SF – 1,500 SF. Due to the high quality unit plans and standard rent range, the typical families attracted to our neighborhoods have fewer members and are financially stable. Most residents are empty nesters and seniors, or young professionals, wishing to live in a peaceful neighborhood without the typical areas of congregation (noise generators) that active lifestyle subdivisions offer. By the nature of their residents, Redwood neighborhoods generate significantly less impact to roads and schools than an average single family development would, and therefore are generally a tax-positive result for a community.

Redwood builds with the highest standards in energy efficiency to drive long-term value into our neighborhoods for our residents. Well over 90% of all units delivered by Redwood in the last 3 years have been fully Energy Star Certified and built to FHA standards.

The primary benefits to the community regarding the proposed plan include:

- a. Appropriate buffering and compatibility to adjacent neighbors and as well as any future office or business park plans
- b. A relatively low-density transition between the single-family neighborhoods and the adjacent Light Industrial
- c. A substantially more pleasant streetscape along Mason Morrow Millgrove Road which will help to enhance the experience coming into the historic village center to the east of the proposed project
- d. Accessibility from a public road with a use that will generate approximately half as many peak hour trips as Single-Family residential

Plan Exhibits

Plan Exhibits

- Illustrative Site Plan
- Preliminary Development Plan
- Preliminary Landscape Plans
- Open Space Plan
- Existing Conditions
- Existing Floodmap
- Preliminary Site and Utility Plan
- Grading Plan

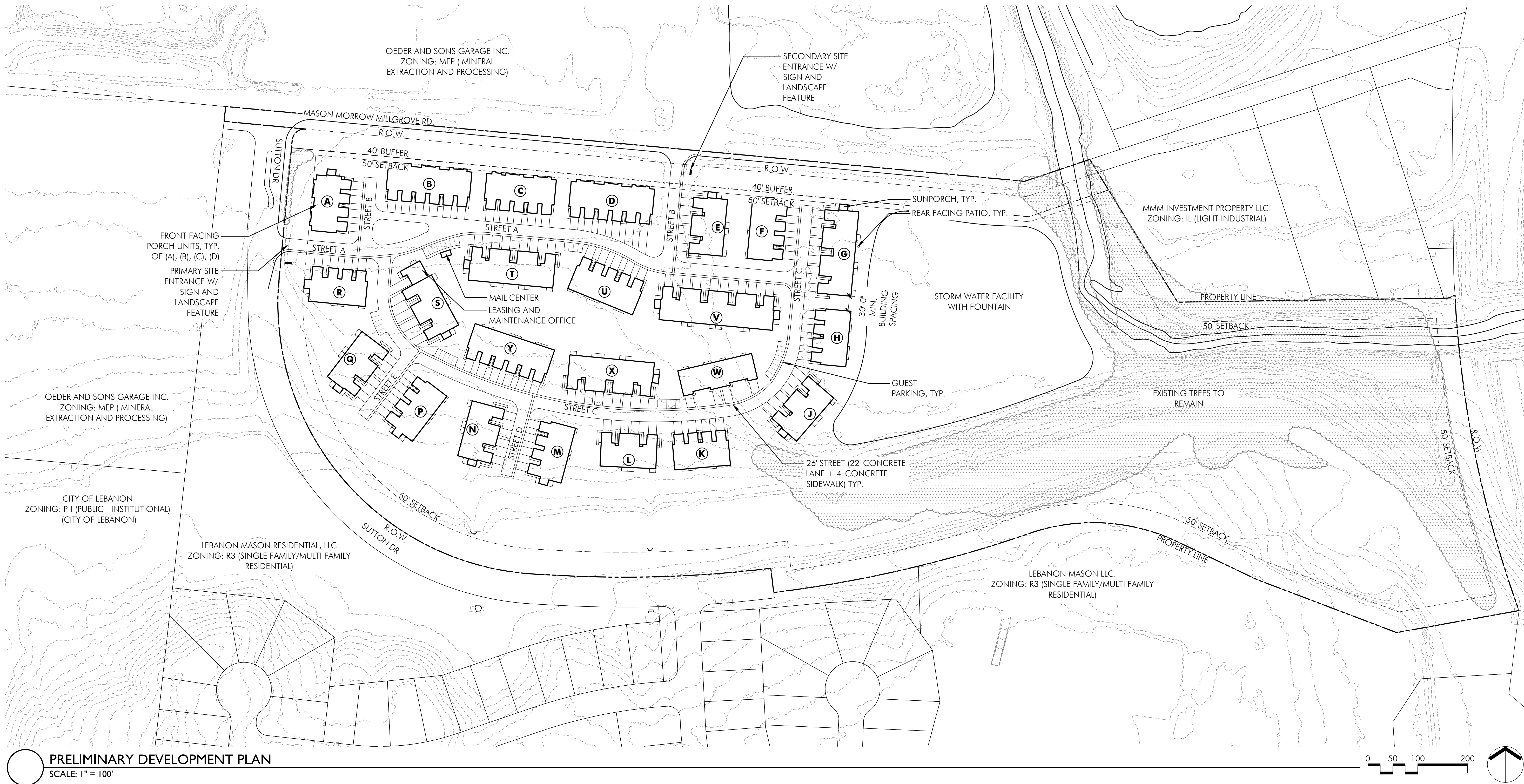


SITE DATA

TOTAL ACREAGE:	±41.031 AC
UNITS:	110
DENSITY:	±2.68 DU /AC
OPEN SPACE:	±26.30 (64%)

0 50' 100' 200'
SCALE: 1" = 100'-0"






VICINITY MAP
NTS

SITE DATA	
CURRENT ZONING:	IL - LIGHT INDUSTRIAL
PROPOSED ZONING:	PUD
TOTAL ACREAGE:	±41.031 AC
DWELLING UNITS:	110
DENSITY:	±2.68 DU/ACRE
PARKING PROVIDED:	475
2 CAR GARAGE:	220
2 CAR DRIVE WAY:	220
GUEST :	35

DEVELOPER



7510 Pleasant Valley
Independence, OH 44131
(614) 206-1123

Represented by: Greg Thurman
VP of Acquisitions
(513) 458-9810

DESIGN TEAM



Todd Foley
Principal
Land Planning/Landscape Architecture
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
(614) 360-3055



Mark Belmont
Program Director
Engineering
395 Springdale Drive, Suite 202
Akron, OH 44333
(330) 396-5678



James Keys
Architecture
3660 Embassy Parkway
Fairlawn, OH 44333
(330) 666-5770



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name

**Redwood
South Lebanon**

Mason Morrow Millgrove Rd
and Sutton Dr.
Lebanon, OH 45036

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info	
Project #	19082
Date	04/20/2020
By	ZM, SO, TF
Scale	As Noted

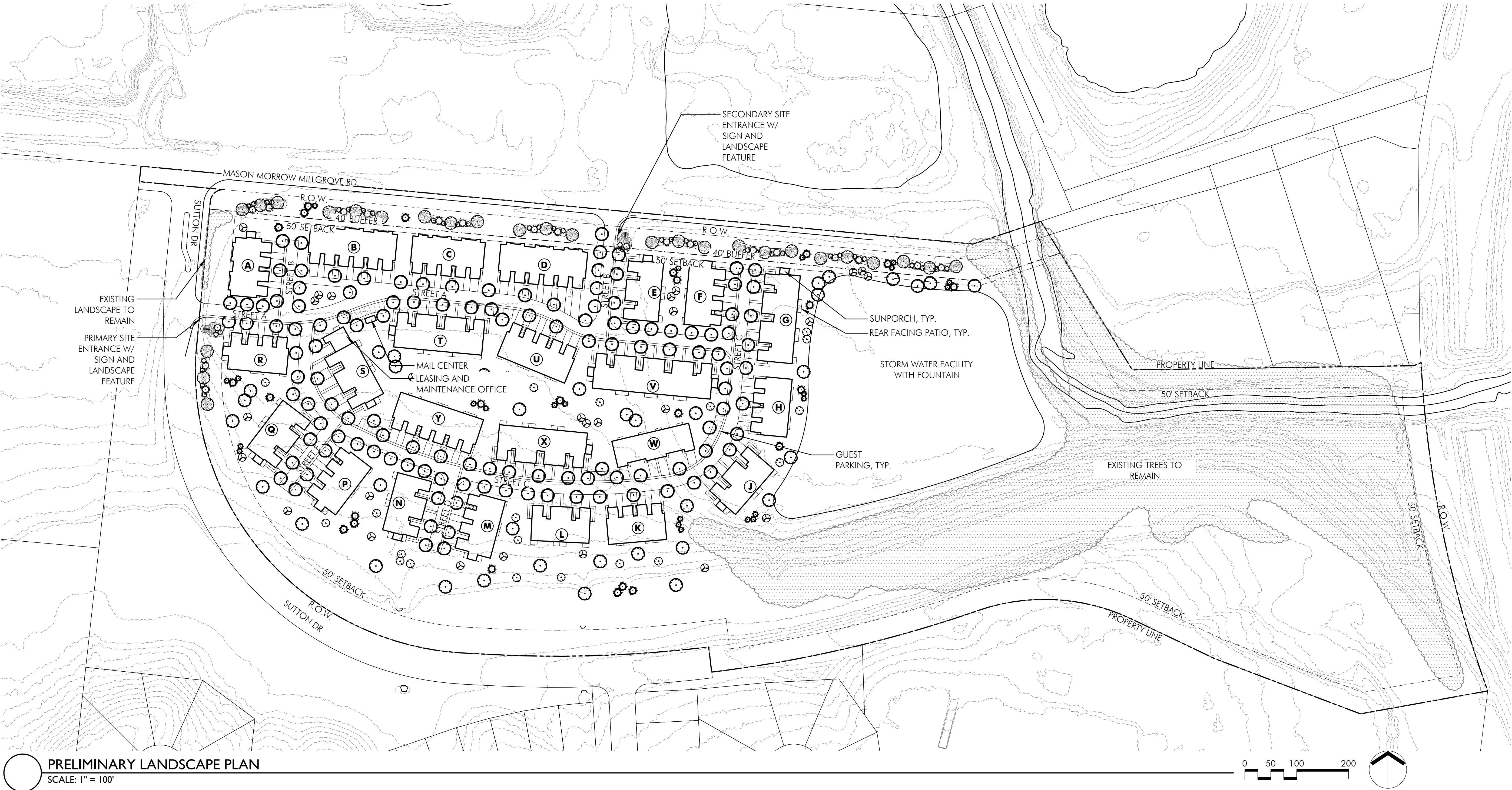
Revisions

Sheet Title

**PRELIMINARY
DEVELOPMENT
PLAN**

Sheet #

PDP1.0



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 100'

ZONING REQUIREMENTS

(SECTION 15.17.8) LANDSCAPING ADJACENT TO RIGHT OF WAYS: A BUFFER STRIP OF LANDSCAPE MATERIALS CONSISTING OF TREES AND BUSHES IS REQUIRED BASED ON PROPOSED STREET CLASSIFICATIONS - SEE TABLE BELOW

BUFFER YARD DATA					
STREET TYPE	MINIMUM WIDTH	LINEAR FOOTAGE	PLANTS REQUIRED	TOTAL REQUIRED	PLANTS PROVIDED
ARTERIAL - MASON MORROW MILLGROVE RD.	40'	1622	1 TREE FOR EVERY 20 LINEAR FEET	83 TREES	83 TREES

(SECTION 15.17.9(1)) ON SITE LANDSCAPING: TWO DECIDUOUS TREES SHALL BE REQUIRED FOR EACH DWELLING. TREES IN BUFFER YARD MAY COUNT TOWARDS UP TO 50% OF THE NUMBER OF TREES REQUIRED.
110 UNITS = 220 TREES REQUIRED - 388 PROVIDED (83 LOCATED IN BUFFERYARD (21%), 305 LOCATED OUTSIDE BUFFERYARD (79%))

PLANTING LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- SHRUBS

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name
Redwood South Lebanon
Mason Morrow Millgrove Rd
and Sutton Dr.
Lebanon, OH 45036

Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



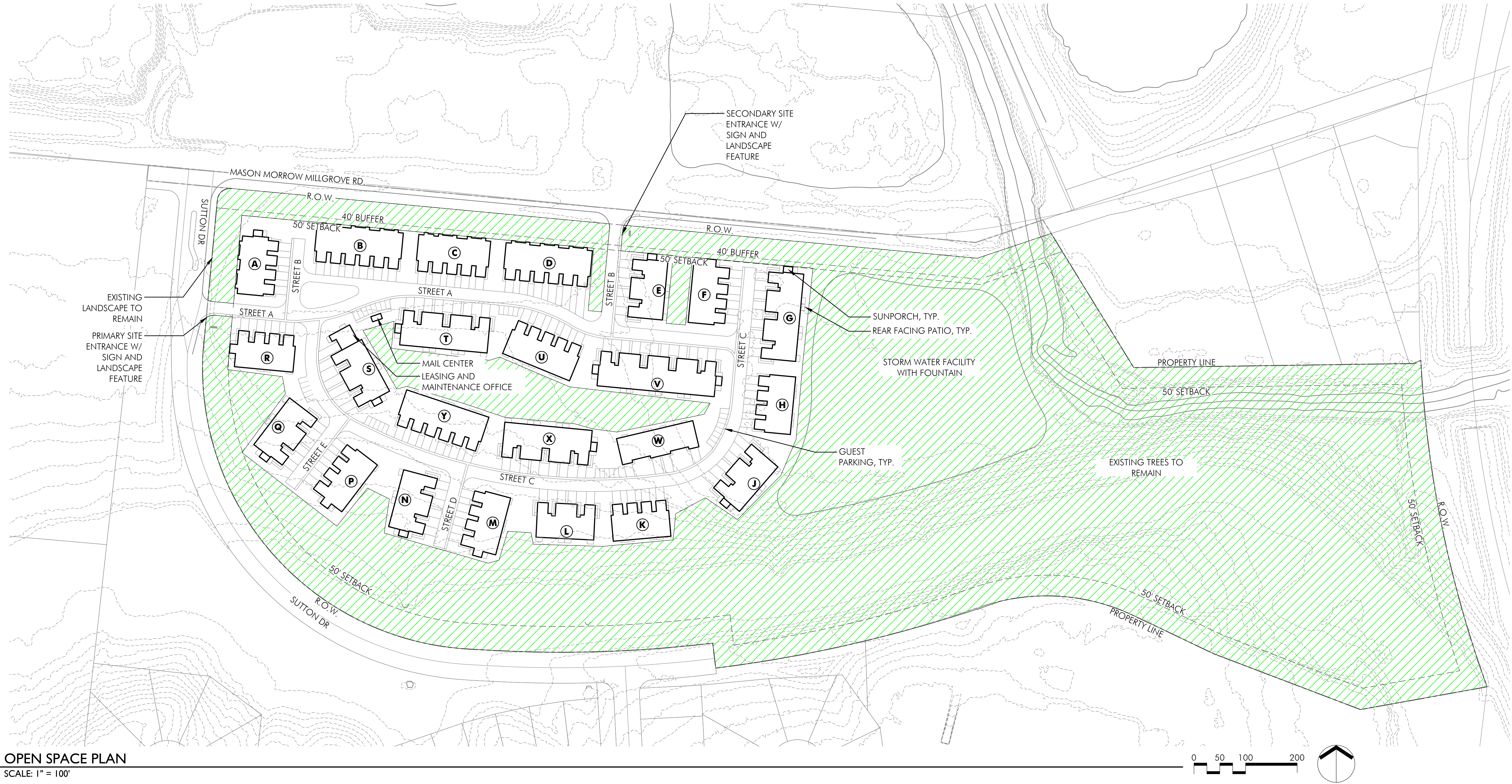
Project Info

Project # 19082
Date 04/20/2020
By ZM, SO, TF
Scale As Noted

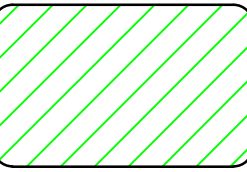
Revisions

Sheet Title
PRELIMINARY LANDSCAPE PLAN

Sheet #
L1.0



KEY



OPEN SPACE

OPEN SPACE DATA

TOTAL ACREAGE: ±41.031 AC
OPEN SPACE: ±26.3 AC (64% PROVIDED - 20% REQUIRED PER ZONING CODE SECTION 15.14.6)



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name

**Redwood
South Lebanon**

Mason Morrow Millgrove Rd
and Sutton Dr.
Lebanon, OH 45036

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 19082
Date 04/20/2020
By ZM, SO, TF
Scale As Noted

Revisions

Sheet Title

**OPEN SPACE
PLAN**

Sheet #

L1.1

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LEGEND

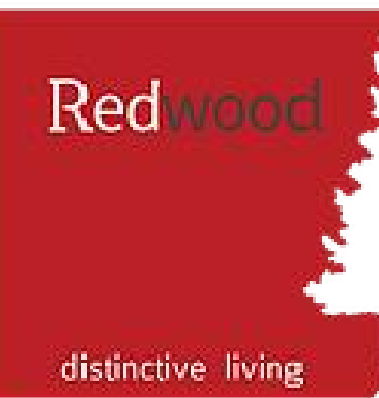
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. CENTERLINE
- EX. EDGE OF PAVEMENT
- EX. OVERHEAD ELECTRIC LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. OVERHEAD COMMUNICATION LINE
- EX. WATERLINE
- EX. SANITARY SEWER
- EX. EDGE OF WATER
- EX. TREELINE
- EX. TREE
- EX. UTILITY POLE
- EX. SANITARY MANHOLE
- EX. FIRE HYDRANT

NOTE: EXISTING TOPOGRAPHY, PROPERTY LINES AND UTILITIES BASED OFF OF PUBLICLY AVAILABLE GIS DATA OR IMAGERY.



REVISION DESCRIPTION

NO. DATE



REDWOOD

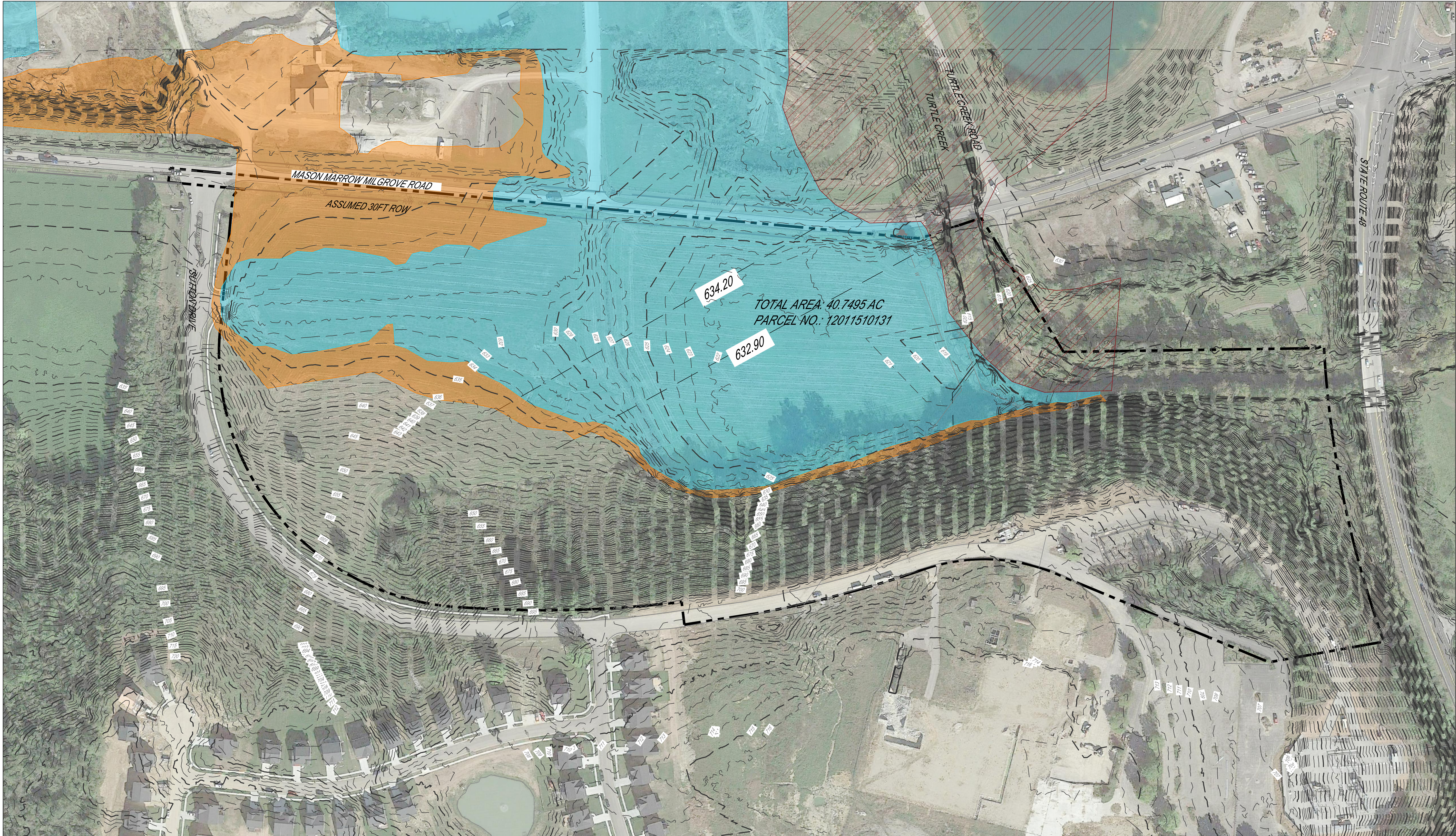
REDWOOD
SOUTH LEBANON

SOUTH LEBANON UNION TOWNSHIP, WARREN COUNTY, OHIO

EXISTING
CONDITIONS

ISSUE:	
PRELIMINARY	
DATE:	4/7/2020
JOB NO.:	757774
DESIGN:	JWH
DRAWN:	JWH
CHECKED:	MSG
SHEET NO.	1

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LEGEND

- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. CENTERLINE
- EX. EDGE OF PAVEMENT
- EX. OVERHEAD ELECTRIC LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. OVERHEAD COMMUNICATION LINE
- EX. WATERLINE
- EX. SANITARY SEWER
- EX. EDGE OF WATER
- EX. TREELINE
- EX. TREE
- EX. UTILITY POLE
- EX. SANITARY MANHOLE
- EX. FIRE HYDRANT

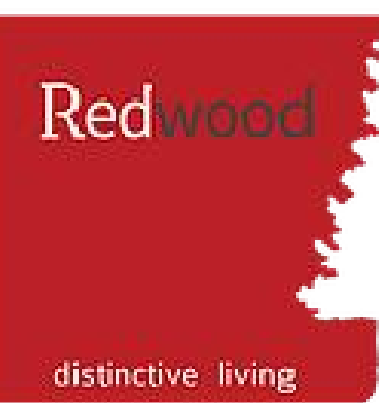
FLOOD MAP LEGEND

- BASE FLOOD ELEVATION LINE
- REGULATORY FLOODWAY
- ZONE AE
- ZONE X



REVISION DESCRIPTION

NO. DATE



REDWOOD

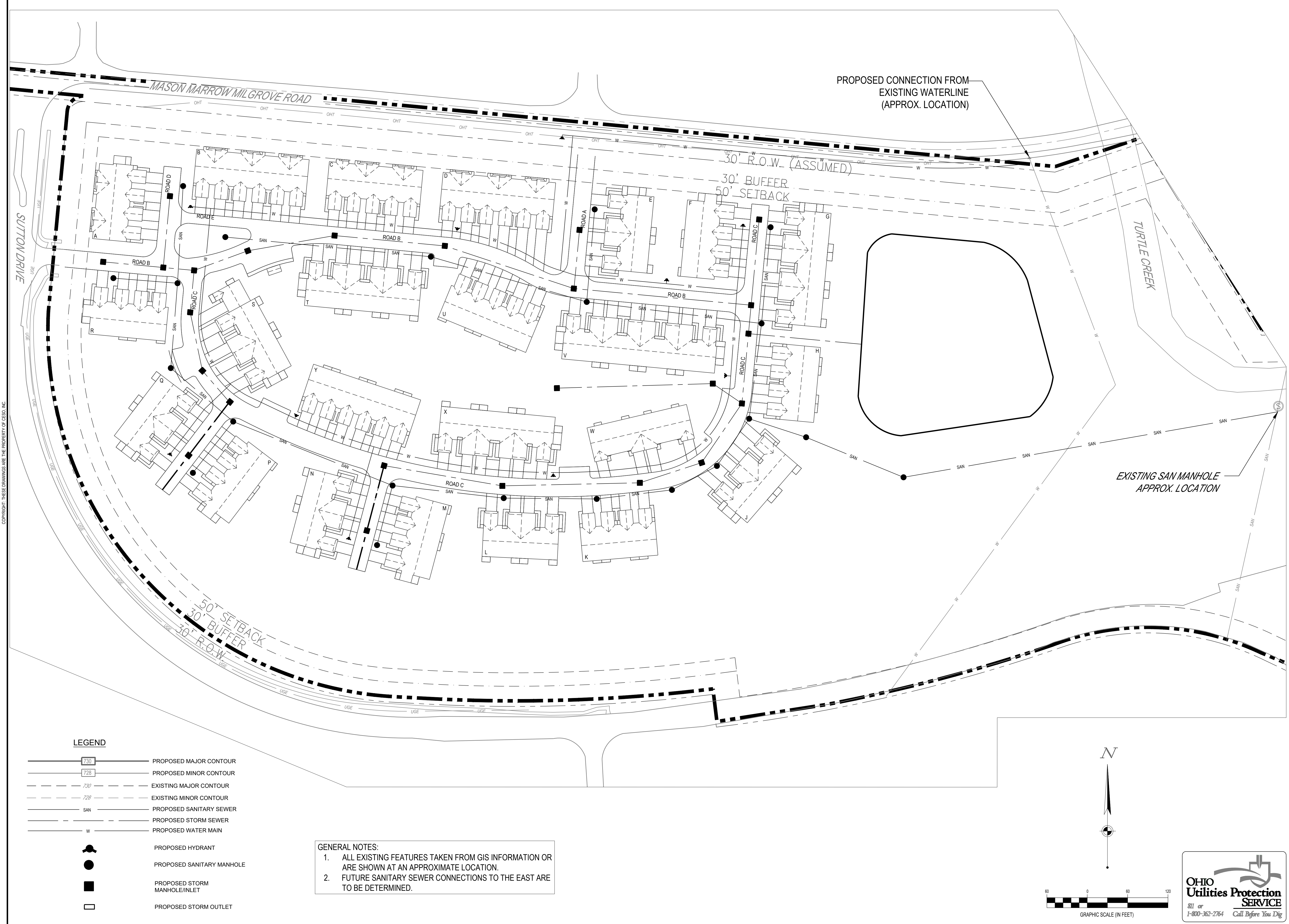
REDWOOD
SOUTH LEBANON

SOUTH LEBANON UNION TOWNSHIP, WARREN COUNTY, OHIO

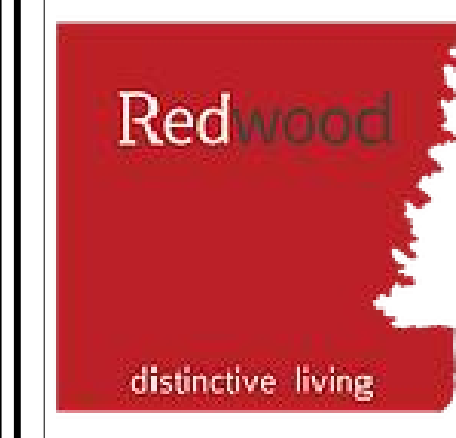
EXISTING
FLOODMAP

ISSUE:	
PRELIMINARY	
DATE:	4/7/2020
JOB NO.:	757774
DESIGN:	JWH
DRAWN:	JWH
CHECKED:	MSG
SHEET NO.	2

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REVISION DESCRIPTION
NO. DATE



REDWOOD
REDWOOD
SOUTH LEBANON

SOUTH LEBANON UNION TOWNSHIP, WARREN COUNTY, OHIO

PRELIMINARY
SITE & UTILITY
PLAN

ISSUE:
PRELIMINARY
DATE:
4/8/2020
JOB NO.: 757774
DESIGN: JWH
DRAWN: JWH
CHECKED: MSG
SHEET NO.
3



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