

**VILLAGE OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2018-61**

A RESOLUTION SETTING A PUBLIC HEARING ON TUESDAY, NOVEMBER 27, 2018, at 6:30 P.M. AT THE VILLAGE ADMINISTRATION BUILDING TO CONSIDER THE RECOMMENDATION OF THE PLANNING COMMISSION IN ACCORDANCE WITH ZONING REGULATIONS SECTION 15.7.7 AND 15.14.15 FOR A ZONING MAP AMENDMENT AND R-3 PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN RELATING TO THE [INITIAL] ZONING UPON 727 GRANDIN ROAD CONTAINED IN THE RIVER CORRIDOR ANNEXATION AND R-3 PUD PRELIMINARY DEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 15.7.13 AND 15.14.15, AND PUBLISHING NOTICE OF THE SAME, AND DECLARING AN EMERGENCY

WHEREAS, the annexation into the Village of the property commonly known as 727 Grandin Road, Maineville, Ohio 45039, (Parcel# 16-05-100-001) containing 64.57 acres was recorded in the Warren County Recorder's Office on February 20, 2018; and

WHEREAS, said property was zoned M-1 -Light Industrial ((Unincorporated Zoning) prior to annexation; and

WHEREAS, Robert C. Rhein Interests, Inc. has submitted an application and preliminary development plan for a R-3 Planned Unit Development (PUD) for said property; and

WHEREAS, per Sec. 15.14.10 of the Village Zoning Regulations, the Village Planning Commission conducted a public hearing on October 10, 2018, to review the PUD Preliminary Plan for this property; and

WHEREAS, the Planning Commission approved the preliminary development plan with modifications and conditions, as attached; and

WHEREAS, in accordance with Section 713.12 of the Revised Code and Section 15.14.15 of the Zoning Regulations, the Council is required to conduct a public hearing on such matters and cause notice of the same to be published in a newspaper of general circulation in the Village, at least thirty (30) days prior to the public hearing, as well as make a copy of the proposed Zoning Map Amendment and PUD Preliminary Plan and any reports of a Village Officer, Board or Commission relating thereto available for public inspection at the Village Offices during said thirty (30) day period; and,

WHEREAS, immediate action is required to publish notice of a public hearing for a zoning resolution map amendment and such action is necessary in order to preserve the public peace, health, safety or welfare of the Village.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of South Lebanon, at least two-thirds of all members elected thereto concurring:

Section 1. That the proposed Zoning Map Amendment relating to initial zoning and the PUD Preliminary Development Plan upon 727 Grandin Road, Maineville, Ohio 45039 shall be set for a public hearing on November 27, 2018, at 6:30 p.m. at the Village Administration Building, 99 N. High Street, South Lebanon, Ohio 45065.

Section 2. That the Fiscal Officer shall cause a notice of said public hearing to be published in a newspaper of general circulation in the Village at least thirty (30) days prior to the public hearing, and make available for public inspection a copy of the proposed Zoning Map Amendment, Planned Unit Development (PUD) Preliminary Plan and any reports of the Planning Commission or any other Village Officer, Board or Commission relating thereto, at the Village Offices between the hours of 8:00 a.m. and 4:30 p.m.

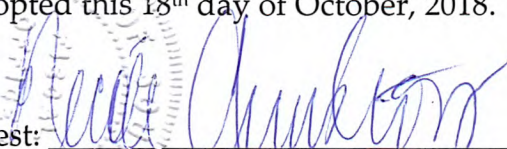
Section 3. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 4. That this Resolution is hereby declared to be an emergency measure in accordance with Ohio Rev. Code § 731.30 for the immediate preservation of the public peace, health, safety and general welfare; and, this Resolution shall be in full force and effective immediately upon its passage.

Section 5. That it is found and determined that all formal actions of the Council concerning and relating to passing this Resolution were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted this 18th day of October, 2018.

Attest:


Nicole Armstrong, Fiscal Officer/Clerk


James D. Smith, Mayor

Rules Suspended: <u>10/18</u> 2018 (if applicable)	Effective Date – / /2018
Vote - <u>5</u> Yeas ___ Nays	
First Reading – / /2018	Effective Date – / /2018
Second Reading – / /2018	
Third Reading – / /2018	
Vote - ___ Yeas ___ Nays	

Prepared by and approved as to form:
 PAUL R. REVELSON
 VILLAGE SOLICITOR
 SOUTH LEBANON, OHIO

By: _____
 Date: 10/16/18

CERTIFICATE OF POSTING
 I, Nicole Armstrong, Fiscal Officer of the Village of South Lebanon, Ohio do hereby certify I posted a true and accurate copy of this ordinance or resolution, summary of ordinance or resolution, or statement, order, proclamation, notice or report, at five public places within the Village as authorized by Section 731.25 of the Ohio Revised Code and Ordinance 98-08 of Village of South Lebanon, Ohio.

10/19/18 _____
 Date
 Nicole Armstrong
 Fiscal Officer
 Village of South Lebanon,
 Ohio



Village of South Lebanon
99 N. High Street, South Lebanon, Ohio 45065
513-494-2296 fax: 513-494-1656
www.southlebanonohio.org

**RECOMMENDATION TO VILLAGE COUNCIL
ZONING UPON ANNEXATION AND PLANNED UNIT DEVELOPMENT (PUD)
PRELIMINARY DEVELOPMENT PLAN OF 64.57 ACRES
IRWIN FARM, 727 GRANDIN ROAD**

FROM: Village Planning Commission

On February 20, 2018, the River Corridor Annexation totaling 222.475 acres in Hamilton Township was recorded in the Warren County Recorder's Office. As part of that annexation, the Irwin Family Trust (Owner) property located at 727 Grandin Road and totaling 64.57 acres was included. This property was zoned M-1 Light Industrial District by the Township at the time of annexation.

On August 9, 2018, Robert C. Rhein Interests, Inc., with the concurrence of the Owner, submitted a Planned Unit Development (PUD) Preliminary Development Plan to the Village. As part of the PUD process, the Village Planning Commission is required to conduct a public hearing on the matter giving the public the opportunity to review the plan and provide comments. On October 10, 2018, the Village Planning Commission conducted said public hearing and after the public hearing was closed, the preliminary plan was reviewed. The Planning Commission voted to approve the preliminary development plan with the following conditions and modifications:

1. Village Administrator to develop language regarding future stub street on the east side of the property;
2. Incorporate language that the Homeowner's Association will maintain open space and storm water facilities;
3. To waive the PUD requirement of 20% open space and allow the proposed 17.9% open space area with 9.2 acres being the existing lake
4. Waive the 60 ft. minimum lot width requirement, and allowing the 55 ft. wide lots
5. Waive the requirement of 16 ft. total side yard setback to allow 6 ft. setback on either side totaling 12ft.
6. Only single family lots permitted with a minimum living area of 1,200 sq. ft.
7. Compliance with Village Subdivision Regulations
8. Compliance with storm water management regulations with approval of the Village Engineer
9. Conduct a traffic analysis to determine if any improvements are required on Grandin Rd.
10. Execution of an agreement between the Village and the Warren County Board of Commissioners for water and sanitary sewer service

11. Developer to provide documentation of the projected price points of the homes and proposed amenities to be provided to residents.

The overall density of this development is 2.74 lots/acre. The maximum allowable density with a straight R-3 zoning would be 7.24 lots/acre.

Per Sec. 15.14.15 of the Village Zoning Code, the next step in the PUD process is for the Village Council shall schedule a public hearing at the next regular meeting following receipt of the Planning Commission report.