

# 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



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## 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](http://www.byRedwood.com), and watching our YouTube channel; [youtube.com/RedwoodLivingTV](http://youtube.com/RedwoodLivingTV).





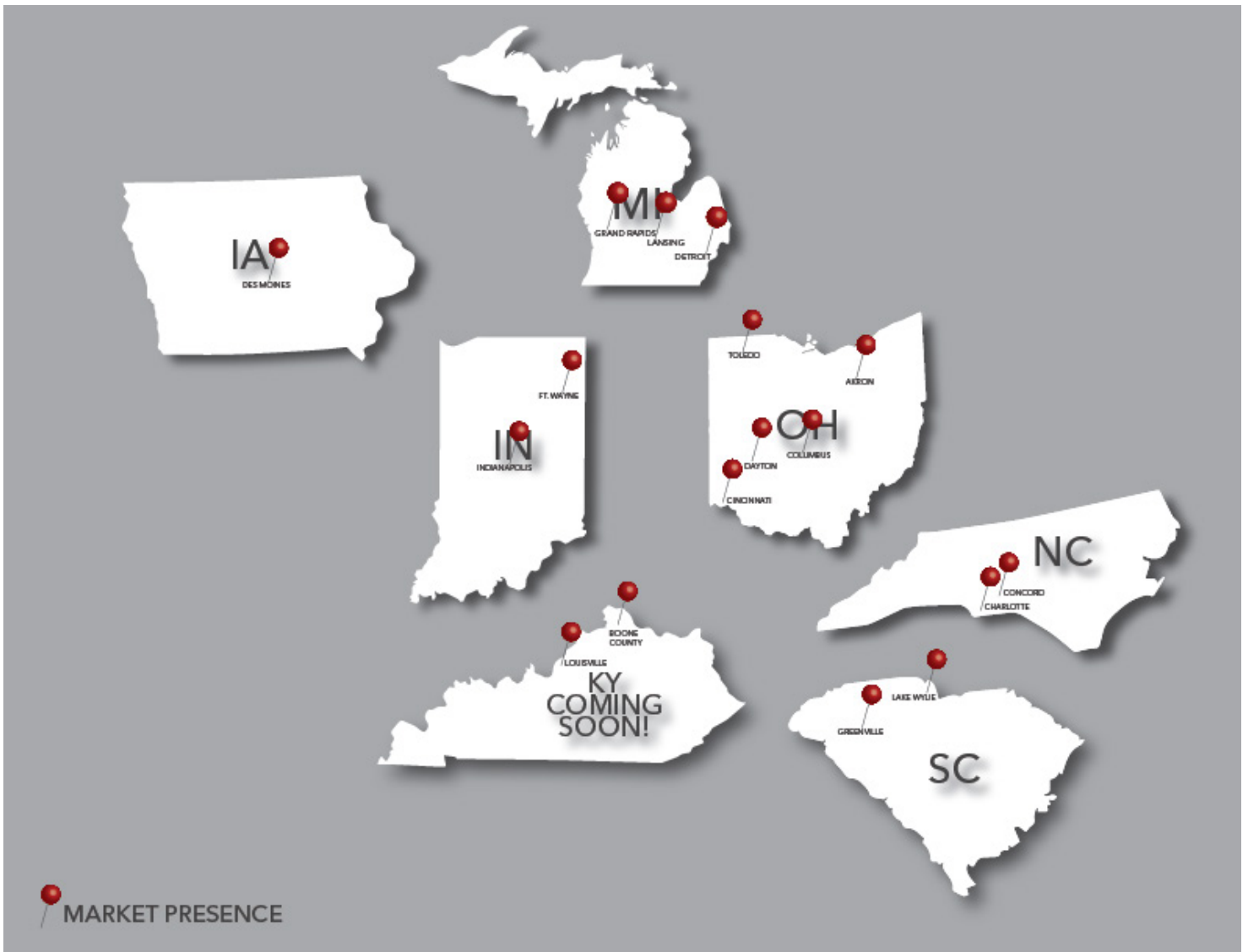


# Redwood Neighborhoods: Peace, Quiet & Comfort



## 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

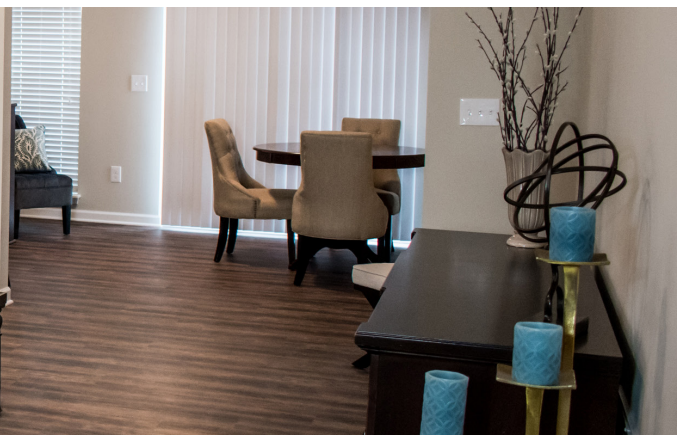
- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large windows for abundant natural interior light
- 2 bedroom, 2 full bath, with a den space
- Walk-in closets and kitchen pantry





## 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:

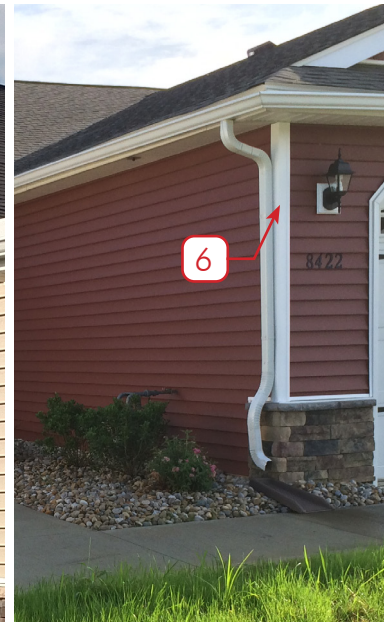
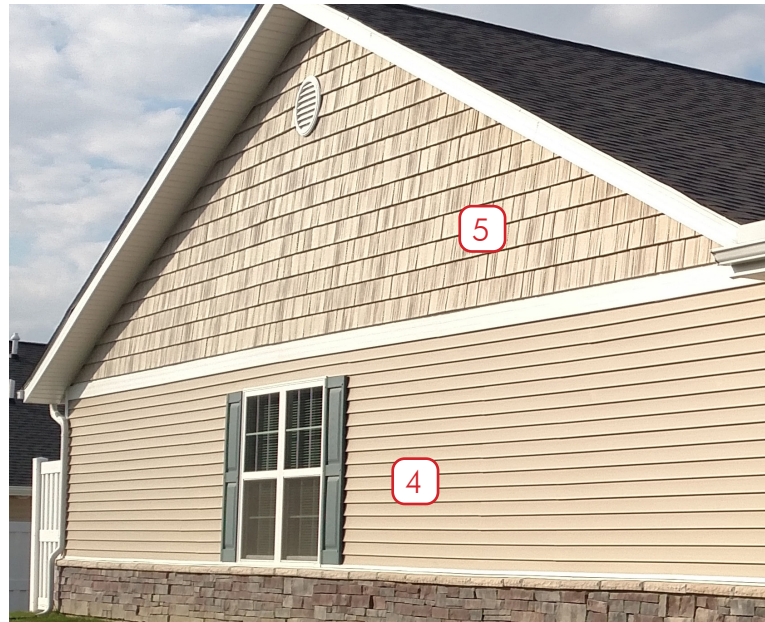
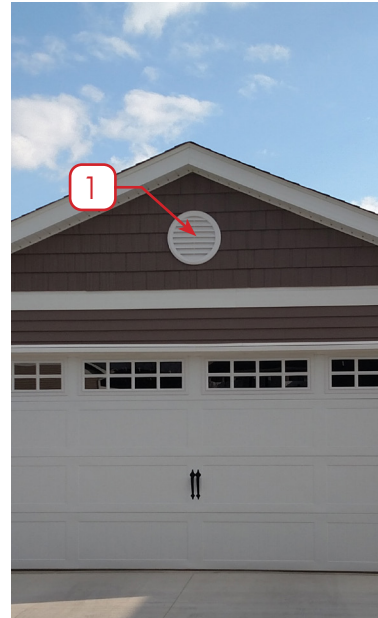
- Appeals to older residents and empty nesters who want to stay in the community but do not want the hassle of maintenance issues
- Provides a distinctive townhome-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services 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

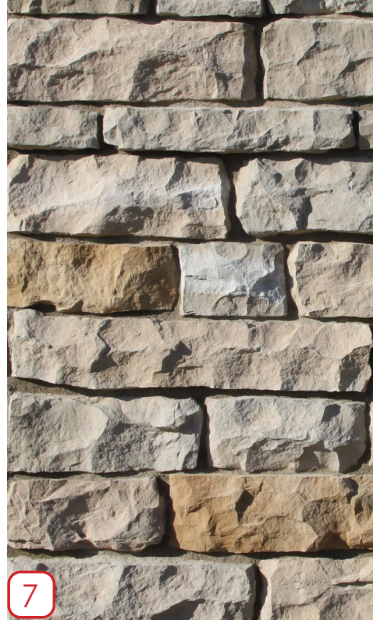
EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
1	DECORATIVE LOUVER	VINYL	WHITE
2	ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
3	GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
4	HORIZONTAL SIDING	VINYL	VARIES (SEE PAGE 14)
5	SHAKE SIDING	VINYL	VARIES (SEE PAGE 14)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

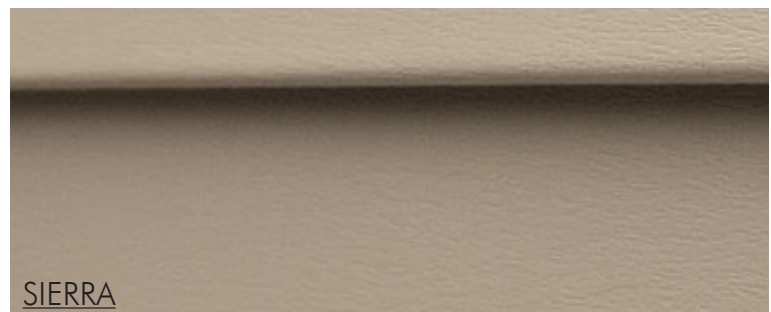


## Architectural Materials

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:**

<b>Development/Business Name:</b> 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:
<b>Current Owner of the Property</b>	
Name: Lebanon Mason LLC / Peter Goffstein	<b>Project Contact (Architect, Engineer, Planner)</b>
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:
<b>Applicant(s):</b> 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: _____	

See Original Copy  
Filed with City of South  
Lebanon

Appl. #	Planning Commission Meeting: _____	Date: _____
Fee Paid	Initial: _____	
Legal Name	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°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°52'40" East, a distance of 330.62 feet, to a point;

Thence, North 89°07'29" East, a distance of 542.52 feet, to a point;

Thence, along a line bearing North 67°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° 06' 42.36", and subtended by a Chord bearing South 11°28'00" 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°06'15" West, a distance of 249.36 feet, to a point;

Thence, along a line bearing North 69°13'17" West, a distance of 300.16 feet, to a point;

Thence, along a line bearing North 64°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° 37' 17.35", and subtended by a Chord bearing North 86°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 525.39 feet, a Delta Angle of 12° 12' 34.89", and subtended by a Chord bearing South 76°56'06" West, a distance of 525.40 feet, to a point;

Thence, along a line bearing North 86°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 14° 01' 52.00", and subtended by a Chord bearing South 88°04'26" West, a distance of 423.62 feet, to a point;

Thence, along a line bearing North 86°54'33" 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° 45' 02.00", and subtended by a Chord bearing North 41°59'17" West, a distance of 770.76 feet, to a point;

Thence, along a line bearing North 05°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° 50' 57.71", and subtended by a Chord bearing North 50°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°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°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 04°37'30" East, a distance of 1609.48 feet, to a point;

Thence, along a line bearing North 71°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
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EXISTING LANDSCAPE BEDS TO REMAIN

PRIMARY ENTRY WITH SIGNAGE AND LANDSCAPE FEATURE

SECONDARY ENTRY WITH SIGNAGE AND LANDSCAPE FEATURE

RETENTION POND  
±3.8 AC

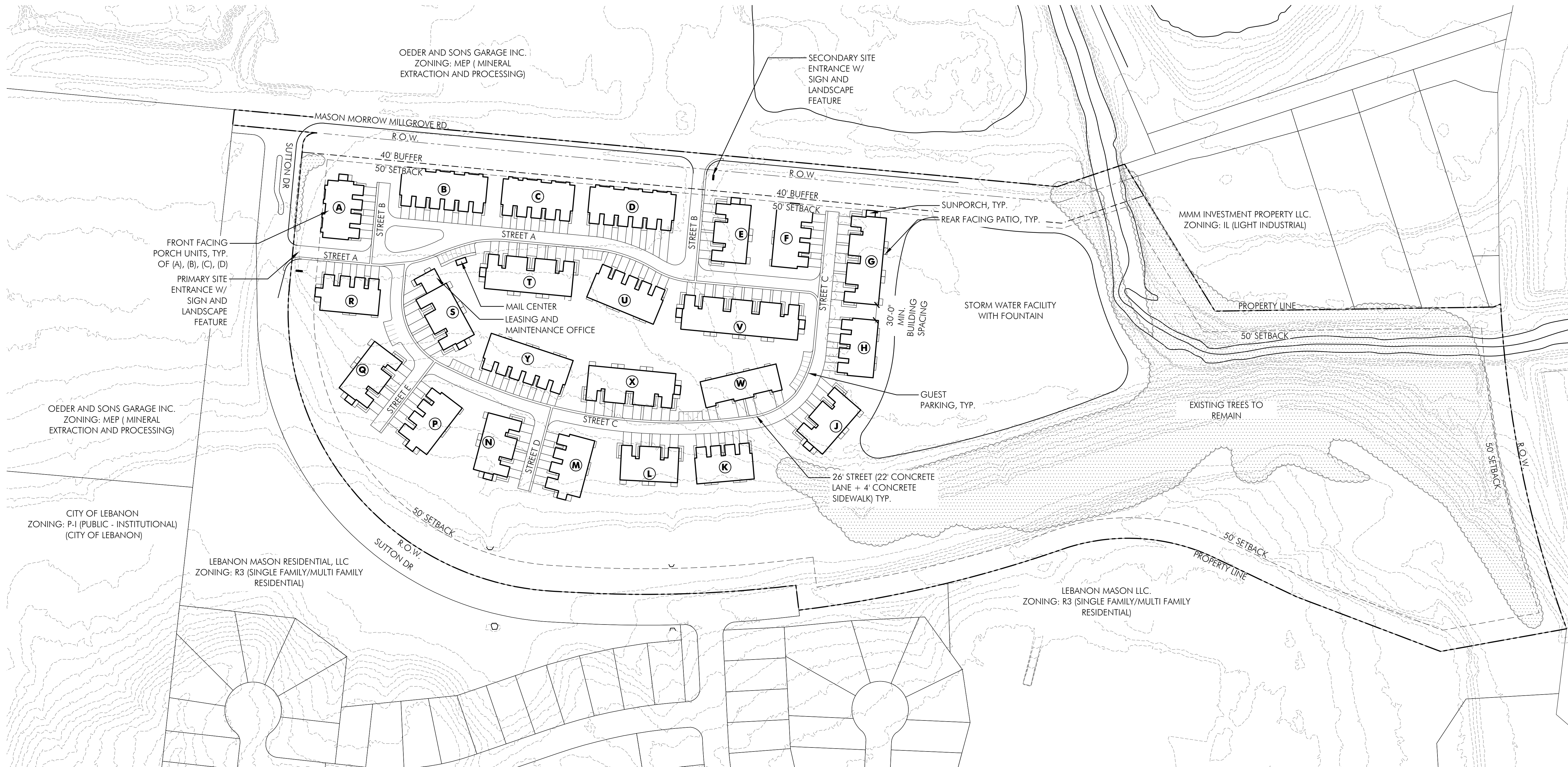
**SITE DATA**

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

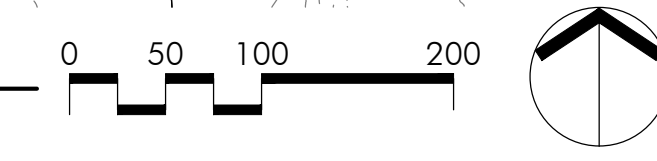
0 50' 100' 200'  
SCALE: 1" = 100'-0"







**PRELIMINARY DEVELOPMENT PLAN**  
SCALE: 1" = 100'



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**

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**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**





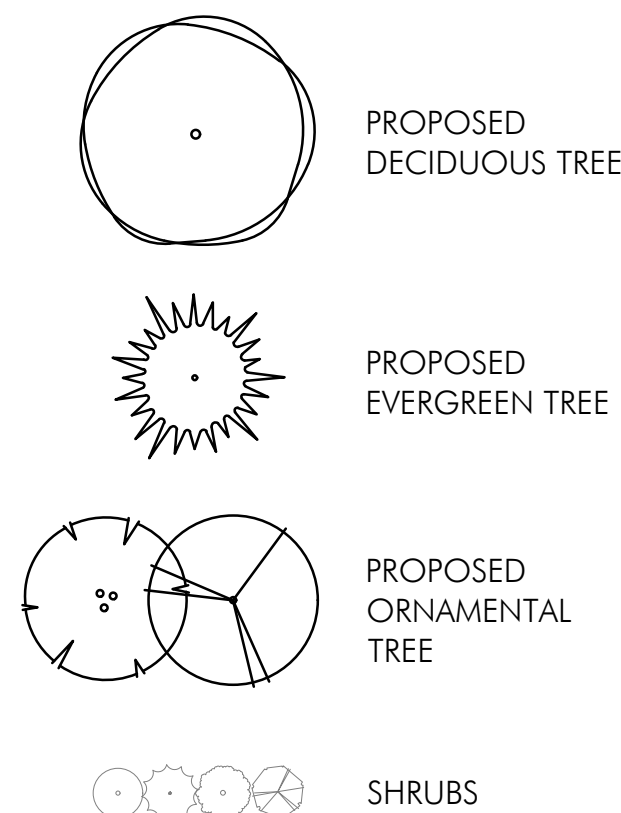
**PRELIMINARY LANDSCAPE PLAN**  
SCALE: 1" = 100'

**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

**PLANTING LEGEND**



(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%))





**Project Name**

**Redwood South Lebanon**

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

**Prepared For**

Redwood Living  
7510 Pleasant Valley Rd.  
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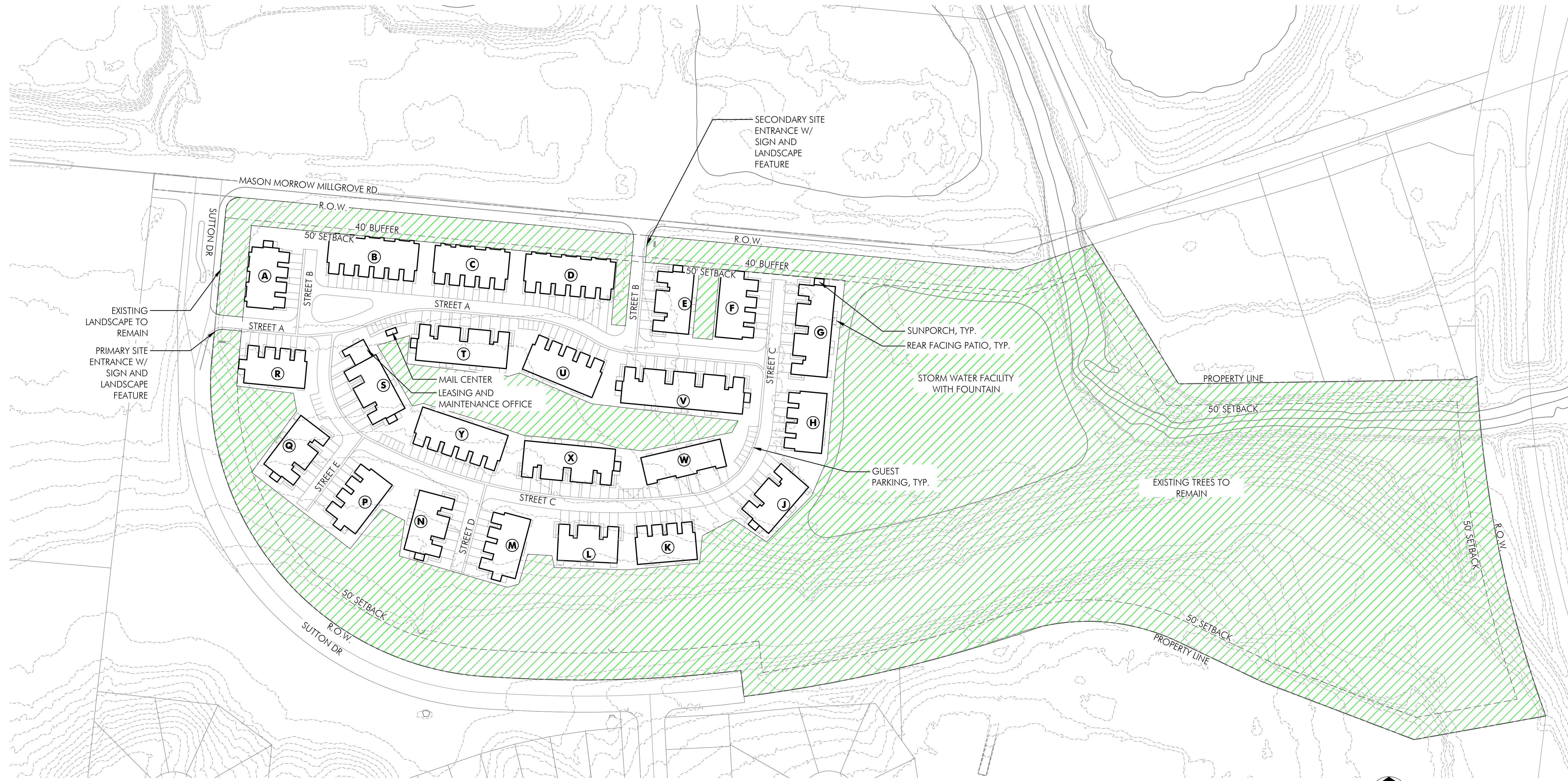
**Revisions**

**Sheet Title**

**OPEN SPACE PLAN**

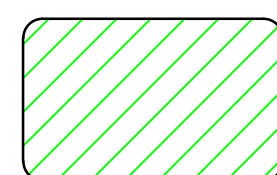
**Sheet #**

**L1.1**



**OPEN SPACE PLAN**  
SCALE: 1" = 100'

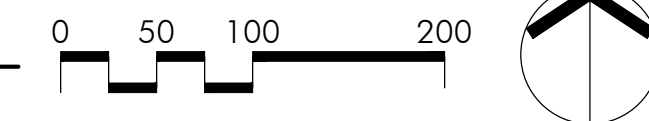
**KEY**



OPEN SPACE

**OPEN SPACE DATA**

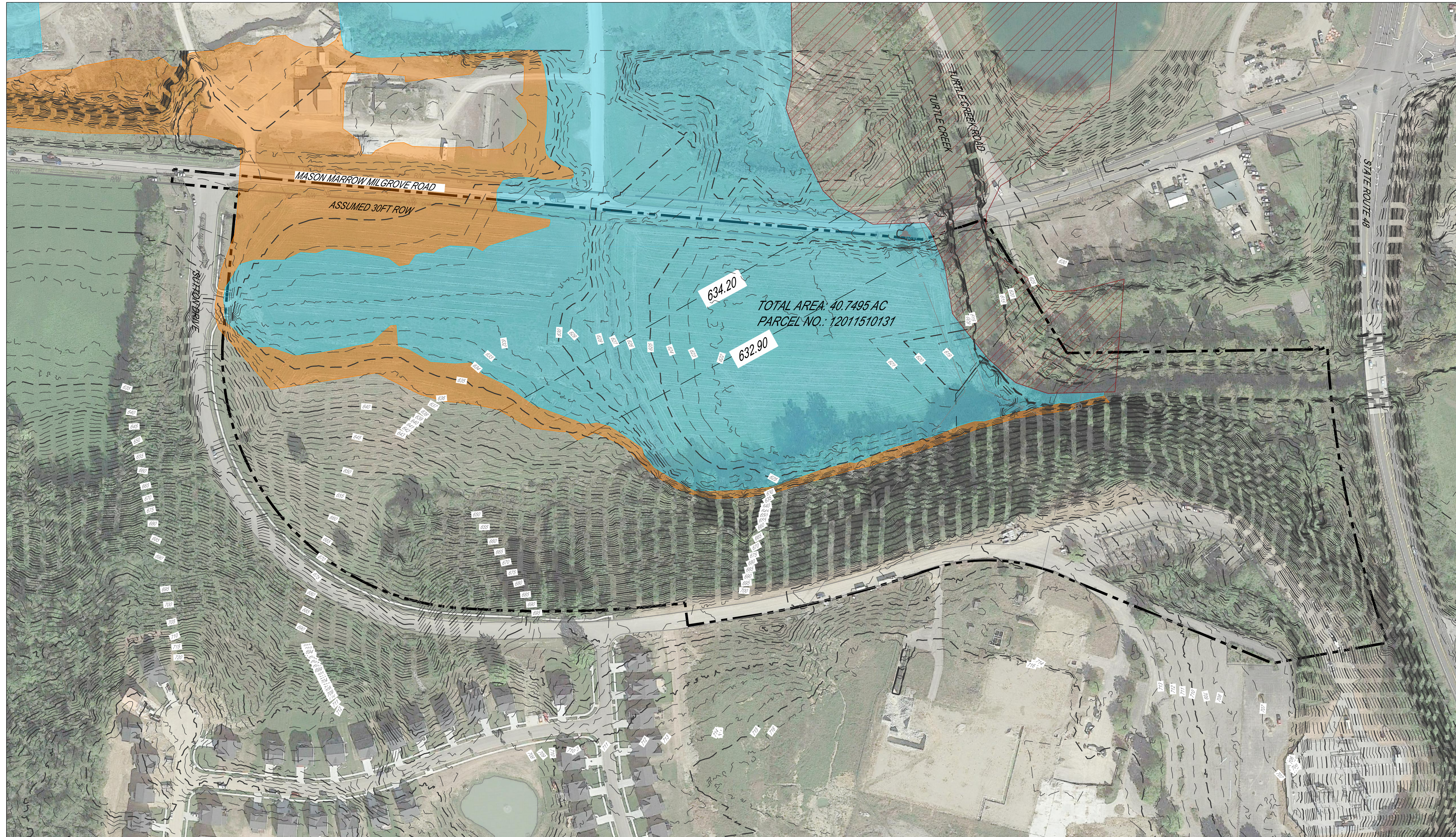
TOTAL ACREAGE: ±41.031 AC  
OPEN SPACE: ±26.3 AC (64% PROVIDED - 20% REQUIRED PER ZONING CODE SECTION 15.14.6)











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**LEGEND**

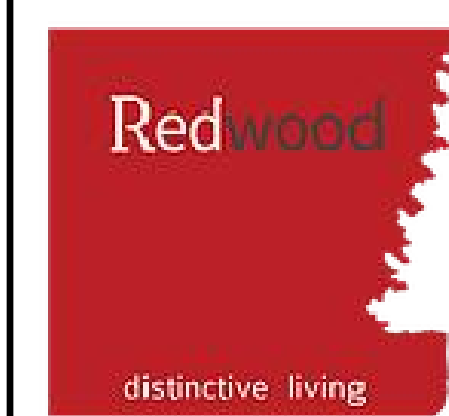
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. CENTERLINE
- EX. EDGE OF PAVEMENT
- EX. OVERHEAD ELECTRIC LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. OVERHEAD COMMUNICATION LINE
- EX. WATERLINE
- EX. SANITARY SEWER
- EX. EDGE OF WATER
- EX. TREELINE
- EX. TREE
- EX.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

**FLOOD MAP LEGEND**

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



NO.	DATE	REVISION DESCRIPTION



**REDWOOD**  
**REDWOOD**  
**SOUTH LEBANON**  
SOUTH LEBANON UNION TOWNSHIP, WARREN COUNTY, OHIO

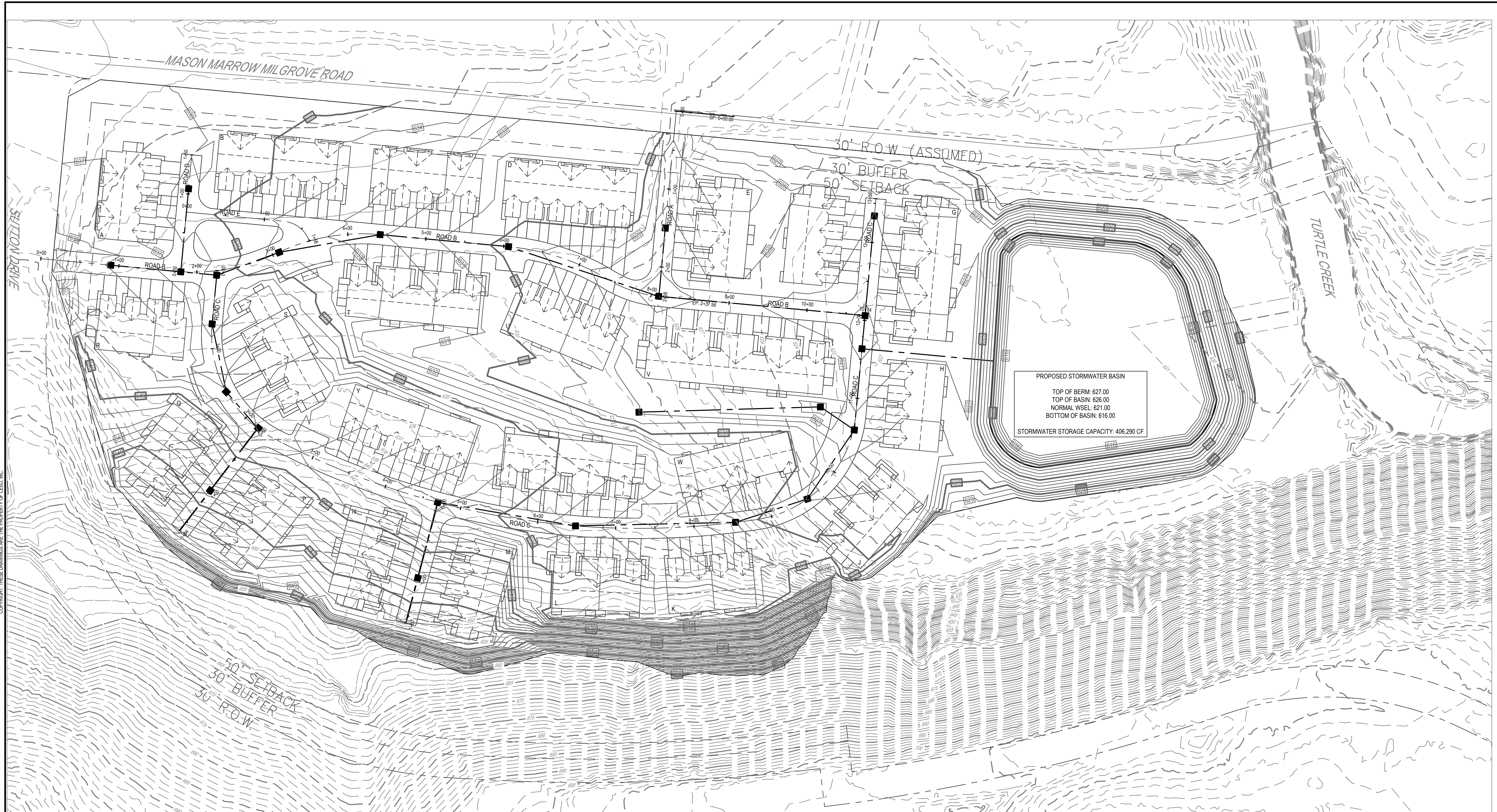
**EXISTING FLOODMAP**

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





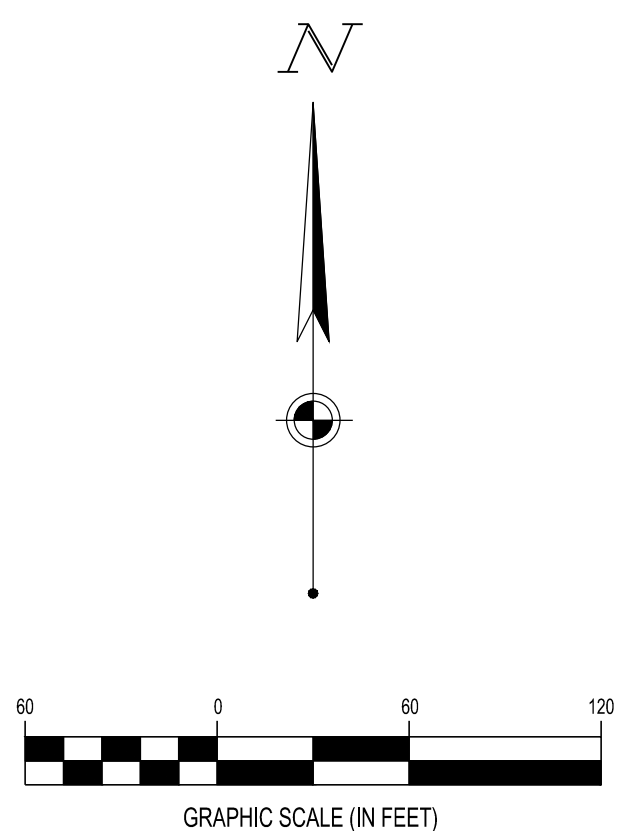




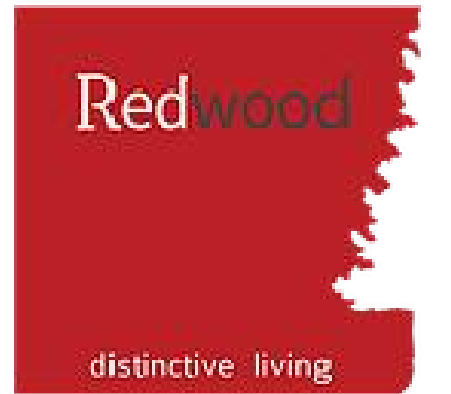
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**LEGEND**

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE/INLET
- PROPOSED STORM OUTLET



NO.	DATE	REVISION DESCRIPTION



REDWOOD  
 REDWOOD  
 SOUTH LEBANON  
SOUTH LEBANON UNION TOWNSHIP, WARREN COUNTY, OHIO

**GRADING PLAN**

ISSUE: PRELIMINARY	
DATE: 4/8/2020	
JOB NO.:	75774
DESIGN:	MSG
DRAWN:	MSG
CHECKED:	MRB
SHEET NO.	
4	