



RIVER CREEK LOFTS

PLANNING COMMISSION, MAY 19, 2020

Zoning Map Amendment From “B2 Zoning” To
“R3- Multifamily Residential” For Approximately
30.54 Acres

Approvals For Preliminary PUD Plans

Attendees:

David Layman, Esq. - Attorney

Tim Greive - Civil Engineer, Thomas
Graham Associates

James Sheanshang - Architect, JLS
Architecture

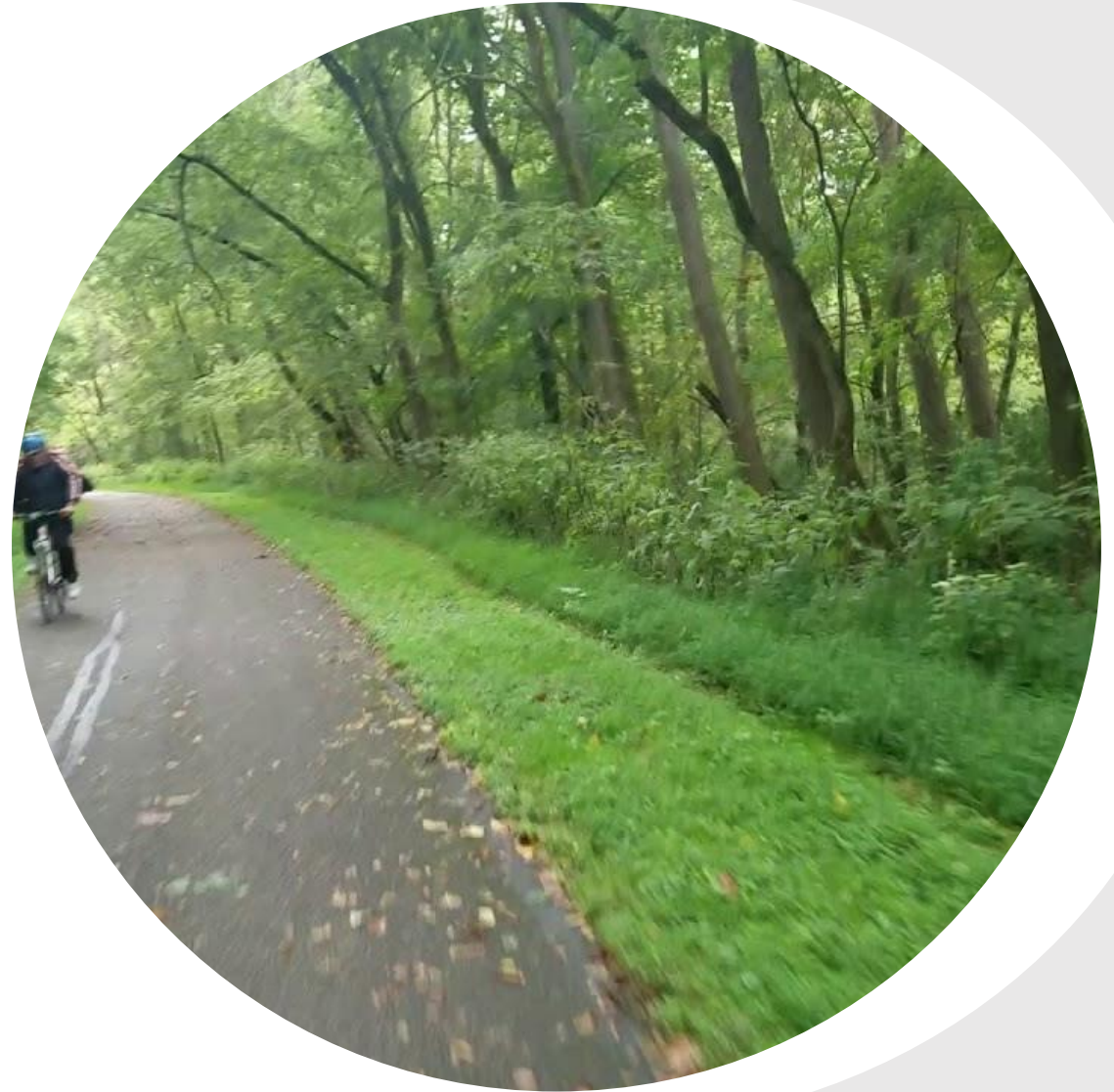
Sam Echuri - Owner / Developer, River
Creek Lofts

Kumar Tella - Project Manager, River
Creek Lofts

**Virtual Attendees, Calfee/Calfee
Zoning:**

Sean Suder, Esq.

Jocelyn Gibson, Urban Planner



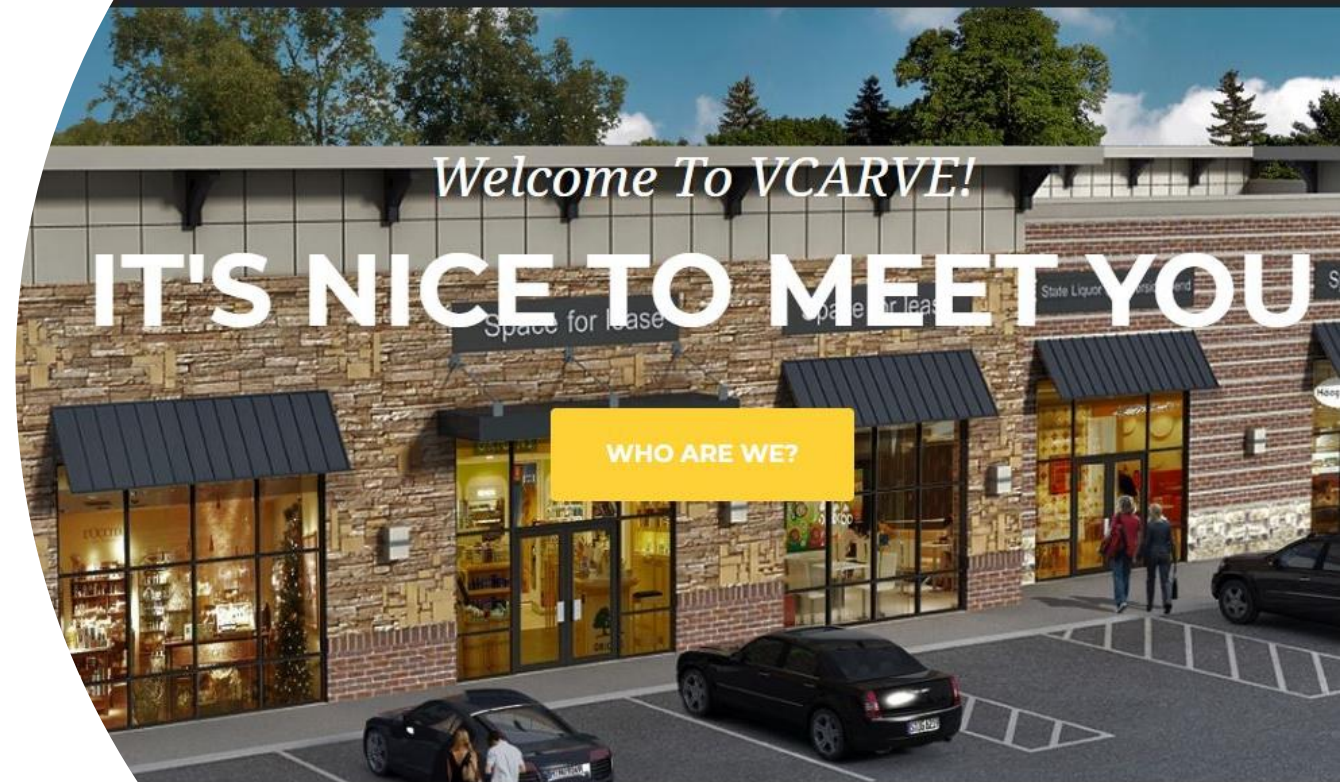
RIVER CREEK LOFTS: A BENEFIT TO THE COMMUNITY

The River Creek Lofts Project will bolster economic development in the Village of South Lebanon by providing high quality, intergenerational housing with amenities, and generating substantial tax revenue.



WHO ARE WE?

- VCARVE Constructions: VCARVE was created to construct high quality projects in general contracting services
- We have substantial development experience
- Multiple projects in the region
- VCARVE was created to construct high quality projects in general contracting services
- VCARVE is a group of investors with a full set of complementary skills and a wealth of expertise - the process starts with initial planning, land acquisition, design and build. Our team will work diligently to make our project visions into reality
- We Invest and Manage: All our assets are under hands-on supervision



Our Webpage: <https://www.vcarveconstructions.com/>



KINGS MILLS PLAZA



UNION CENTRE
PLAZA



RIVERS BEND PLAZA

PROPOSED DEVELOPMENT



River Creek
LOFTS

Project Rendering

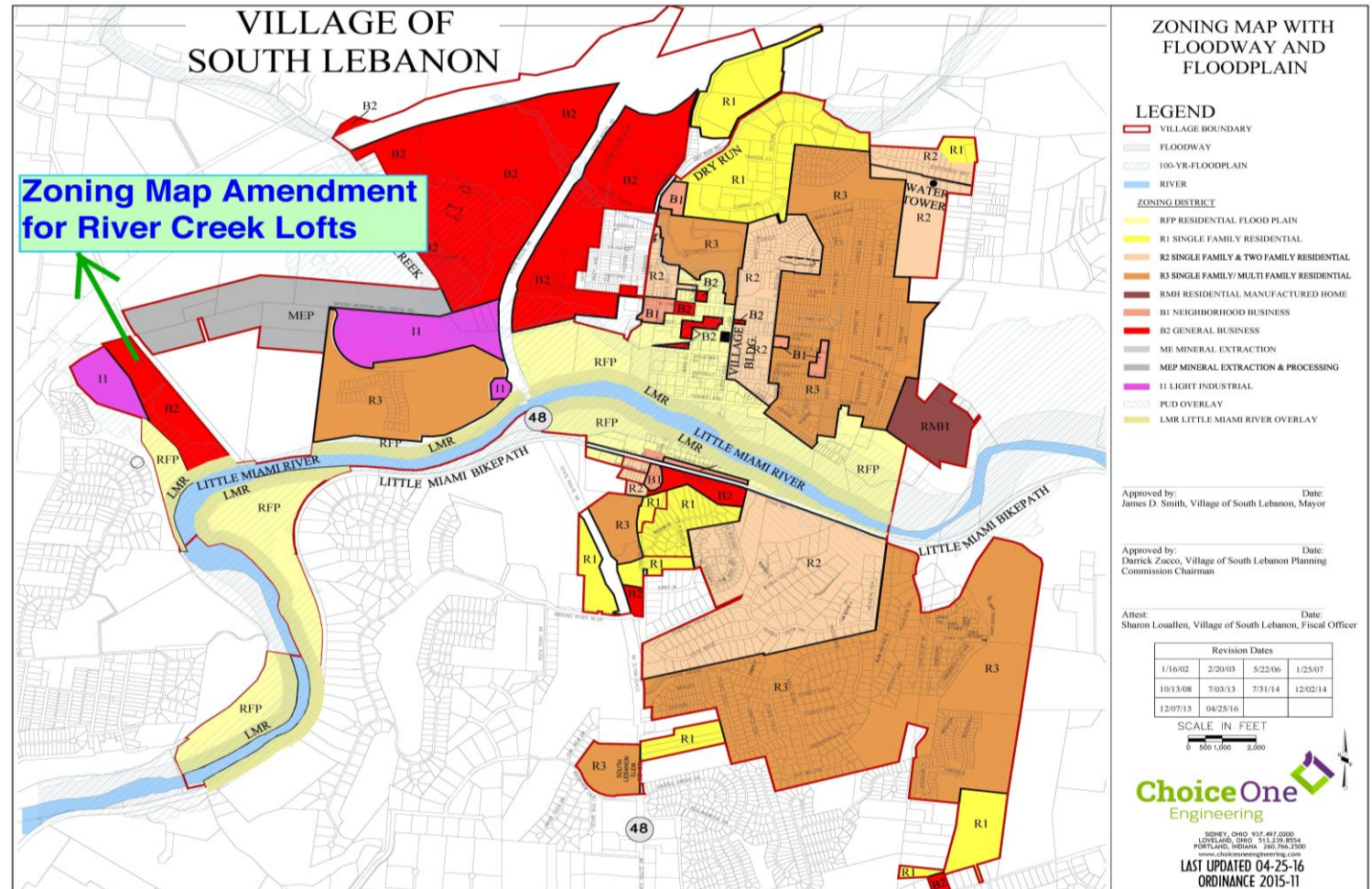


Our Proposal

- Applicant to develop Property as 416 spacious one-, two-, and three-bedroom luxury loft apartments within eight new buildings on the property on 30.54 acres
- Development also includes a community center serving as an amenity to the property's residents
- Buildings will be in excess of 35 feet in height, and in some instances approximately 64 feet in height - Residents will have direct access to the Countryside Trail, which will allow residents to connect to the Village's downtown via the Downtown Connector
- Proposed development will have high-quality architecture and amenities consistent with the "High-Quality Development" with "High End Living" outlined in the Comprehensive Plan
- More than 62% of the site plan area will be developed into open spaces and natural resources, which is also consistent with goals for open space and trail integration within the Comprehensive Plan

Zoning Approvals Required

- Rezoning the Property to an R-3 district allows only single, two, and three bedroom for multiple family residential uses
- The PUD Overlay District is necessary to allow for building heights in excess of the 35-foot maximum height in the R3 district.



SITE PLAN

River Creek
LOFTS
MULTIFAMILY DEVELOPMENT



SITE PLAN: 3D AERIAL RENDERING



COMPATIBILITY WITH SURROUNDING USES

- The Peters Cartridge factory, near the Little Miami River, was recently annexed and approved for a zone change to the R-3 and PUD Overlay districts.
- The Proposed Property has direct access to state roads, highways, trails, and rich natural amenities.
- The surrounding green and open space along with natural features provides a large buffer to surrounding commercial and residential communities like the River Cove, River Walk subdivision to the west.

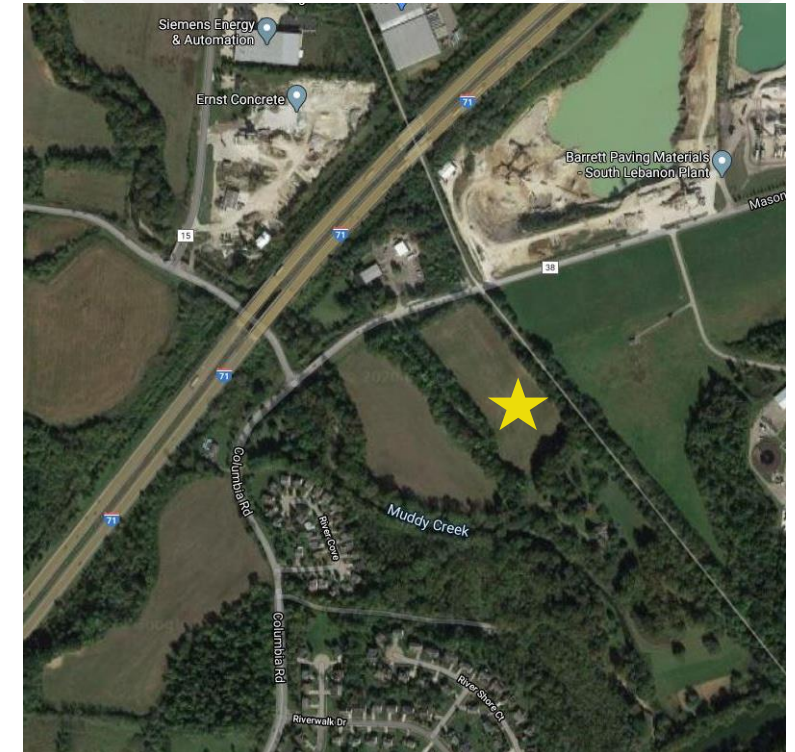
Adjacent Property: North and South

North - MMM Road business use

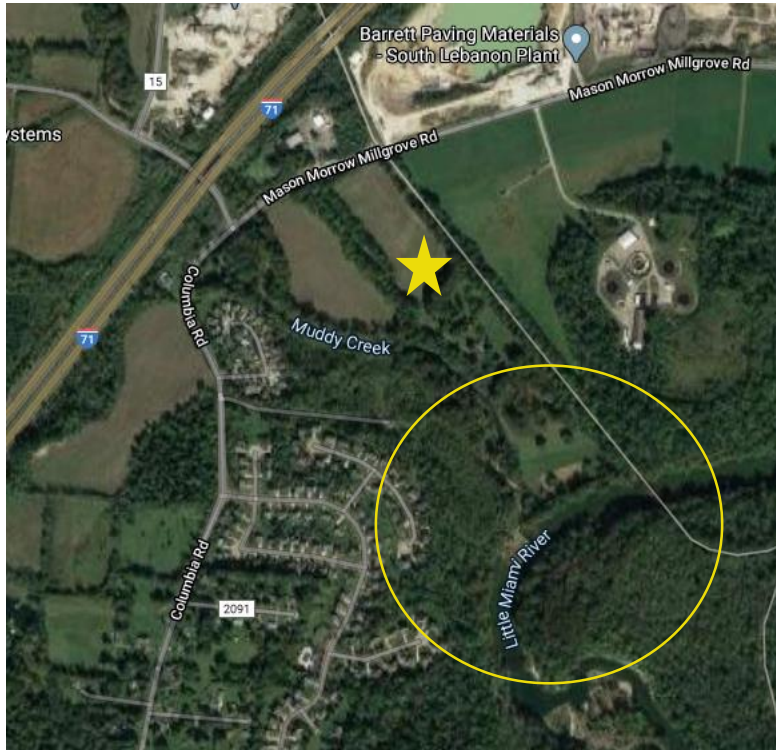
South - The Little Miami River

Adjacent property: east and west

- East – Lebanon Countryside Bike Trail
- West - Undeveloped green space to the Muddy Creek (Residential Flood Plain District)
- Northeast - Mineral Extraction and Processing District



ADJACENT TO PROPERTY: LITTLE MIAMI RIVER



- All trees and vegetation along the river will be maintained in order to protect the banks of the Little Miami River
- The portion of the property adjacent to the Little Miami River will be maintained exactly as it currently exists
- No development will occur within the LMR Overlay District
- The Boundary for such buffer area shall be 200' in horizontal plane

ADJACENT TO PROPERTY: LITTLE MIAMI RIVER

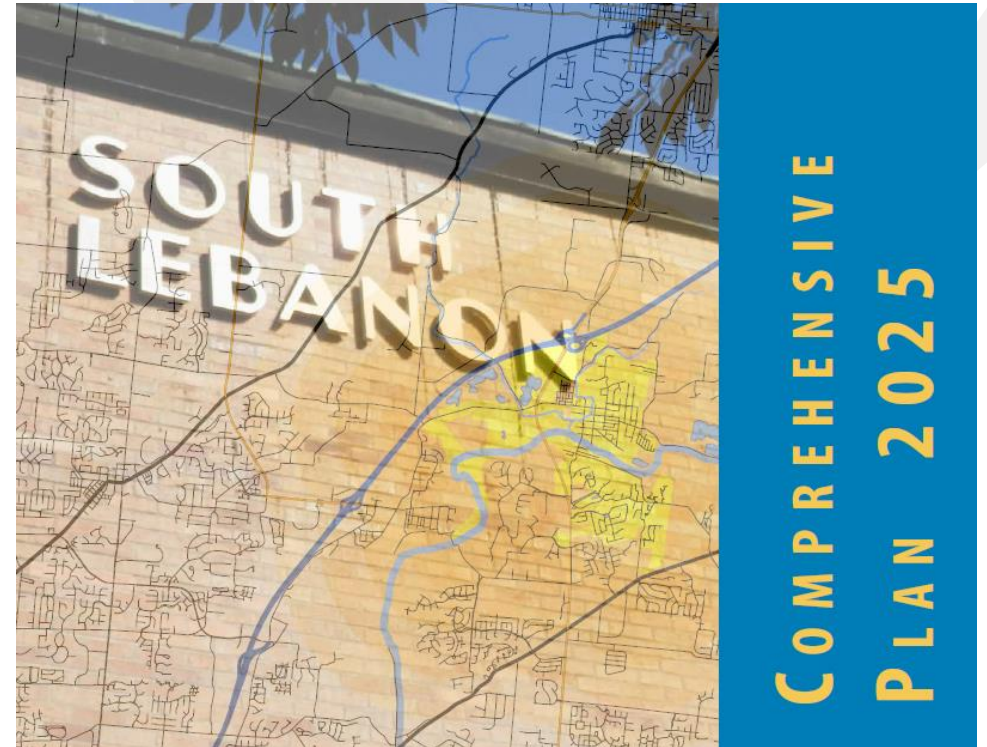


WHAT THE COMMUNITY SAID IN THE COMPREHENSIVE PLAN

Comprehensive Plan – Direct Community Input	The River Creek Lofts Proposal
“Neighborhoods should be high quality”	River creek lofts will provide amenities, landscaping, greenspace, and high-quality design
“Multi-generational and mixed-income character of South Lebanon is a strength”	River Creek Lofts will provide a high quality, multi-generational and mixed-income option for South Lebanon residents
“Create more large parks and recreation opportunities”	In addition to the trail, the River Creek lofts will provide direct access to recreation for residents through on-site parks and amenities
“Create an ideal investment environment by creating quality, market appropriate development plans that build on each area’s assets”	River Creek Lofts is exactly the kind of investment that builds on the area’s assets
“Capitalize on outdoor recreation and the bike trail as economic development tools”	This development will create more vibrancy along the trail, which will affect businesses along the trail and create vibrancy
“Ensure future residential areas are high quality”	This is exactly the kind of high-quality residential areas that residents want to see

STATEMENT OF CONFORMANCE TO COMPREHENSIVE PLAN

- **Comprehensive Plan Page 9: “Create an ideal investment environment by creating quality, market appropriate development plans that build on each area’s assets”**
 - The proposed development has high quality amenities, design, and building materials, and will provide a large base of users for the bike trail, capitalizing on this unique local asset
- **Comprehensive Plan Page 9: “Ensure that future development and parks are tailored to transportation arteries including major roads and trails”**
 - There is interstate highway access for residents to reach jobs and businesses, and the development is directly next to a local trail that will promote non-motorized transportation within the region
- **Comprehensive Plan Page 9: “Capitalize on outdoor recreation and the bike trail as economic development tools”**
 - The addition of residents adjacent to the trail will create more users for this recreation asset, which also provides a connection to businesses in the historic core
 - The use of the trail by residents will undoubtedly contribute to the Vibrancy of the Village



STATEMENT OF CONFORMANCE TO COMPREHENSIVE PLAN CONTINUED

➤ **Comprehensive Plan Page 10: “Ensure South Lebanon remains a community that is welcome to families of all sizes and backgrounds by allowing housing options accessible to a wide spectrum of residents”**

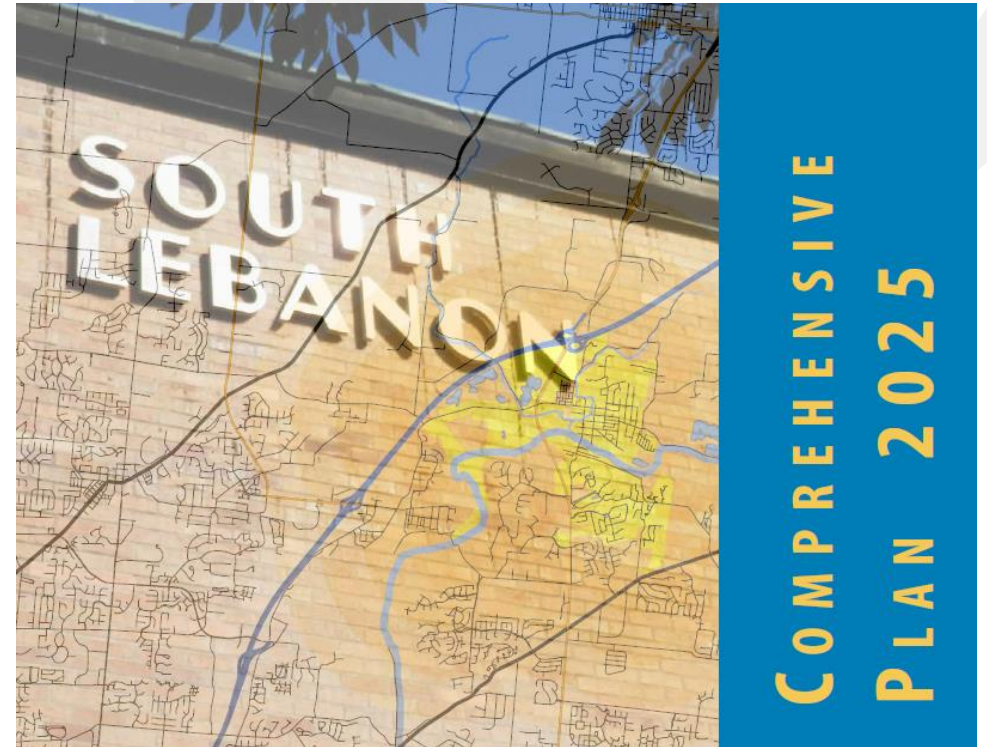
- The proposed development will provide variety for the housing stock within the Village.
- Empty nesters and young professionals frequently seek alternatives to single-family homes - the proposed development will ensure that residents of all ages can find housing that meets their needs

➤ **Comprehensive Plan Page 9/20: “Ensure that future development and parks are tailored to transportation arteries including major roads and trails”**

- This development is perfectly tailored to nearby transportation, both the trail and I-70, and there are well-placed recreational facilities on the property

➤ **Comprehensive Plan Page 49: “Small, quality open space integrated with development in the Historic Core or new development areas”**

- The required open space for the proposed development is 20%, although 62% will be provided - the open space next to the Muddy Creek and the Little Miami River will be enjoyed by residents, thereby integrating these quality open spaces with new development



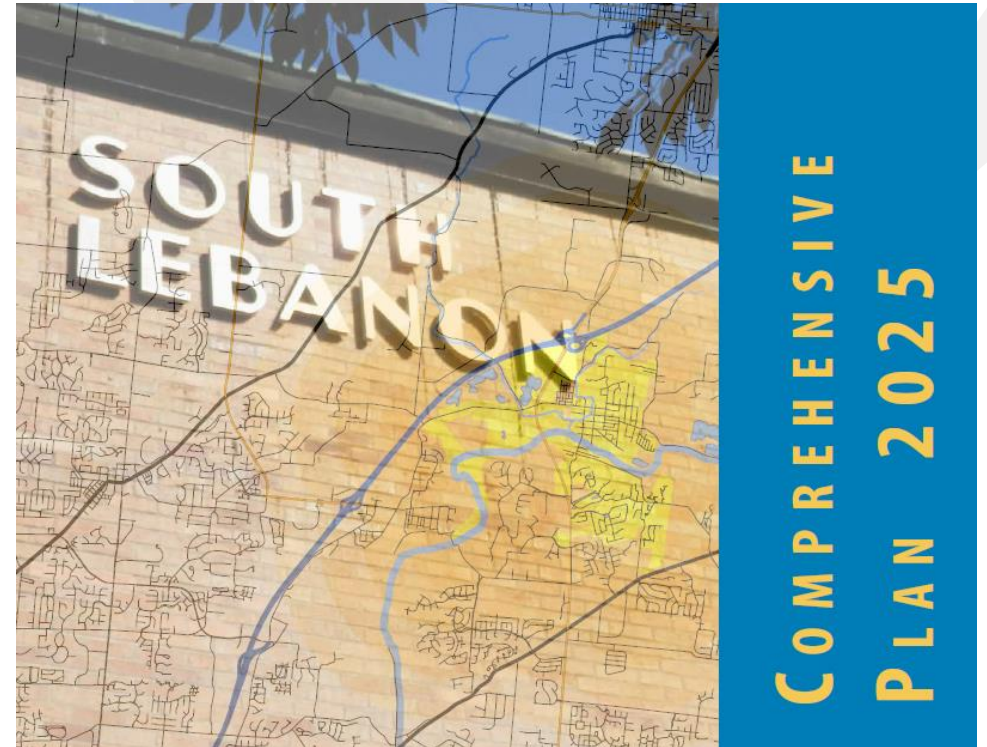
STATEMENT OF CONFORMANCE TO COMPREHENSIVE PLAN CONTINUED

➤ **Comprehensive Plan Page 57: "Riverfront access near neighborhoods and businesses is an invaluable opportunity that cannot be created. Luckily, South Lebanon was endowed with just such a gift. Today the river is an underutilized amenity, but in time several strategies can allow residents to rediscover this natural resource"**

- The Little Miami River borders this property to the south, and the proposed development will increase the number of residents that have direct access to this "underutilized amenity" - there will be river-views from the apartments, further leveraging the beauty of the river for residents

➤ **Comprehensive Plan Page 63: "New Urbanism is development style that has received national and international attention in the last two decades. New Urbanist development focuses on the creation of walkable, mixed-use neighborhoods with a strong sense of place and identity. Parking lots are heavily screened and usually located behind buildings. The new urbanist model can be applied at varying intensities, ranging from rural to urban, depending on the neighborhood context"**

- The location of the proposed development, next to the river and the trail, will provide a strong sense of place and identity for residents, and the proximity to the historic center of the Village will further bolster the sense of place



River Creek
LOFTS

PROJECT DETAIL



FRONT ELEVATION

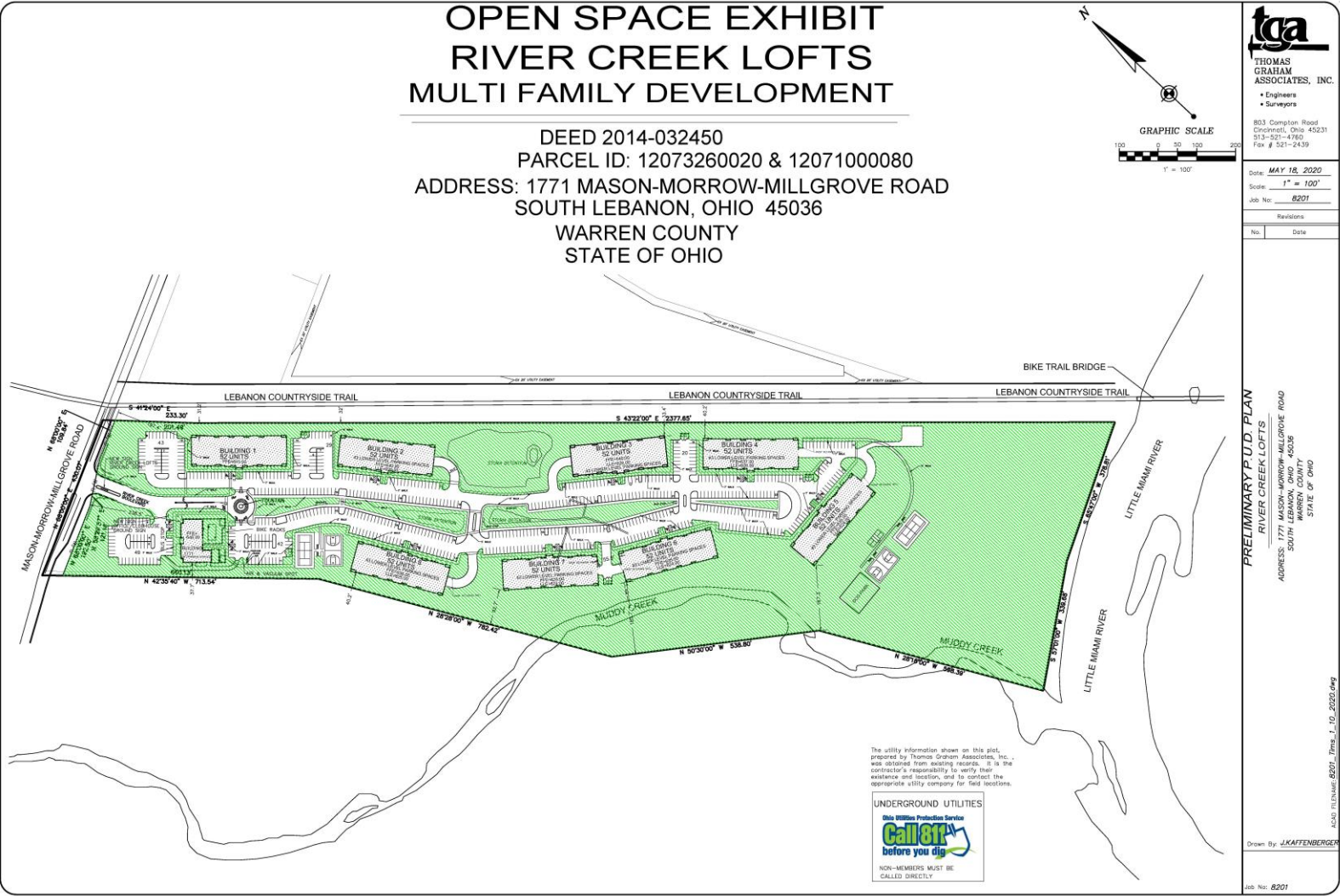
PROPOSED KEY AMENITIES

Gated Access, Elevator	Individual 7,000 Sq. Ft Clubhouse with Banquet Hall
Tennis and Basketball courts (Lightened)	Outdoor courtyard with Fireplace
Pickle Ball Court	Adjacent Lebanon Bike Trail
Underground Parking	Cyber Café with Lounge
Key Fob Door Entry system (Planning)	Pet Friendly with Dog Park
Environmentally Friendly Swimming pool	Friendly Car Vacuum and Air Check
Fire Pits & Grilling Stations	Optimized Air- Conditioned and Energy Efficient Lighting
Outdoor Grills. Fire Pit with entertainment space	Two level Clubhouse with sitting areas.

PROPOSED INTERIOR FEATURES

9 Ft Ceiling with Crown Molding	Toe-tone custom paint throughout the unit
Half Baath & Den/Study Room in all Units	Wood grain flooring
Private Patio/Balconies with River Views	Tiles in kitchen and bathrooms
Full-size Washer & Dryer	Granite counter tops with backsplash walls
Ample walk-in closets, handy coat & linen closets	Build-in Microwaves with vent out
Modern lighting fixtures	Pre-wired for high speed internet / Cable TV
Wood kitchen cabinets	Build-in LED canned lights in all areas
Stainless steel appliances	Reading desk with fast charging USB ports

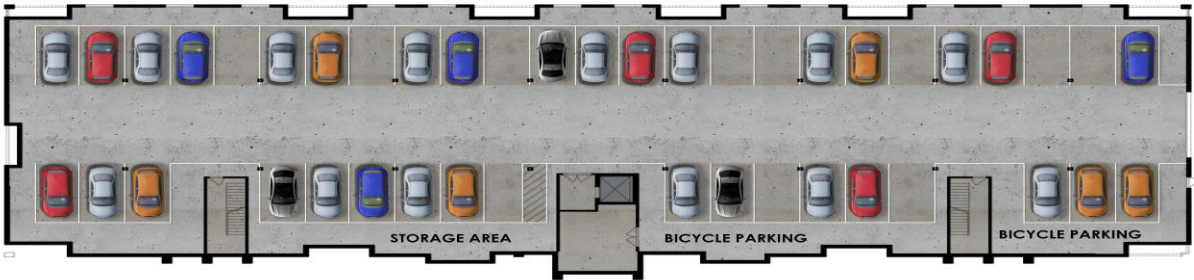
OPEN SPACE PLAN



SITE AND PARKING

Site Data		Parking Provided		Clubhouse Provided	
Total Acreage	30.54	Surface Parking (ADA)	572 (16)	Surface Parking	80
Units	416	Garage Parking ADA	294 (7)	ADA Spaces	4
Density	13.62 Units/ Acre	Total ADA spaces	23	Total	84
Open Space*	18.94 Acre (62%)	Total Parking	889		
*Open Space: 20% required per Zoning Code		Required Parking, 832			
		Guest Parking, 57			

GARAGE FLOOR PLAN



GARAGE FLOOR PLAN

BUILDING ELEVATION – FRONT VIEW



BUILDING ELEVATION – EXTERIOR PERSPECTIVE



BUILDING ELEVATION – REAR PERSPECTIVE



CLUBHOUSE – FRONT ELEVATION



CLUBHOUSE – REAR ELEVATION



CLUBHOUSE REAR ELEVATION

CLUBHOUSE – REAR BIRD'S EYE VIEW

River Creek
LOFTS



REAR VIEW OF CLUBHOUSE

BUILDING MATERIALS



Number	Item	Material /Style	Color
1	Decorative Horizontal Siding	Hardie Plank Lap - Horizontal Siding	Heatherred Moss
2	Window Trim	Hardie Trim Boards	White
3	Brick	Brick / Premier Plus	Royal Gray or Espresso
4	Stone	Shouldice/Rock Stone	White
5	Patio Door	Jeld-Wen	Black/White
6	Single Hung Windows	Single Hung Window	Black Finished 60"x 60"
7	Flat Roof with Metal Cap	TPO Roof Membrane	White
8	Brackets	Fyphon Brackets	Black
9	Entry Doors	Aluminum Glazed Black Glass Entry	Black
10	Security Camera	Throughout the entire property	Black/White



FLOOR PLANS AND MARKET RENT ANALYSIS



Unit Size – 851 Sq. ft

1 Bedroom
1 Study
1.5 Baths



Unit Size – 1,054 Sq. ft

1 Bedroom
1 Study
1.5 Baths



Unit Size – 1,274 Sq. ft

2 Bedroom
2.5 Baths



Unit Size – 1,402 Sq. ft

2 Bedroom
1 Study
2.5 Baths



Unit Size – 1,592 Sq. ft

2 Bedroom
1 Study
2.5 Baths

Unit Type	Total Units	Avg. Unit Size	Average Asking Rent	Market Rent/Month	Market Rent/SF
1 Bed, 1 Study, 1.5 Bath	160	1036	\$1,362	\$1,295	\$1.25
2 Bed, 2.5 Bath	192	1249	\$1,673	\$1,560	\$1.25
2 Bed, 1 Study, 2.5 Bath	64	1497	\$2,036	\$1,870	\$1.25
Total/Avg.	416	1205	\$1,609	\$1,506	\$1.25

*Comparable rentals and trends evident in the market, market rent is estimated for each unit type. Based on the Market Value analysis done by Integra Realty Resources, Cincinnati/Dayton. **Rates Subject to Change*

Unit Dimensions and square footage are approximate and may vary. Floor plans and features may vary based on their position within the building

Architectural elevation drawing of a building facade with a large sign for "River Creek LOFTS". The sign features a circular logo with a river and the text "3' DIA.", "River Creek LOFTS", and "571 Mason Hollow Millgrove Road". The building has a stone veneer base and a limestone cap. Dimensions are provided for the sign and building elements. A person silhouette is shown for scale.

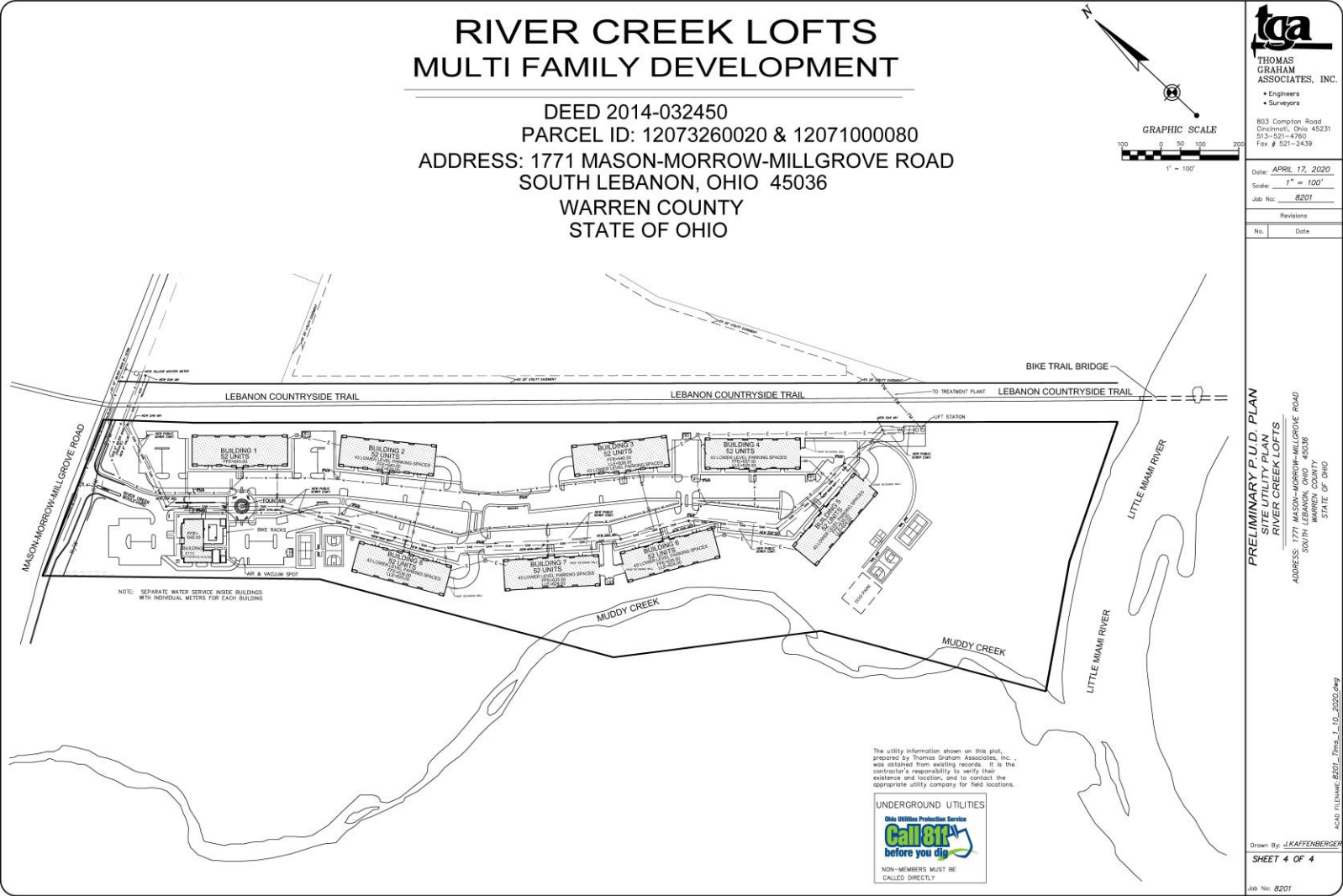
Dimensions and Labels:

- Overall width: 17'-0"
- Sign width: 14'-0"
- Sign height: 6'-0"
- Stone veneer height: 3'-0"
- Sign text: "River Creek LOFTS", "571 Mason Hollow Millgrove Road", "South Lebanon"
- Sign logo: "3' DIA.", "River Creek LOFTS", "571 Mason Hollow Millgrove Road"
- Sign material: "LIMESTONE CAP"
- Base material: "STONE VENEER OVER 8" CONC. BLOCK WALL"
- Person silhouette for scale

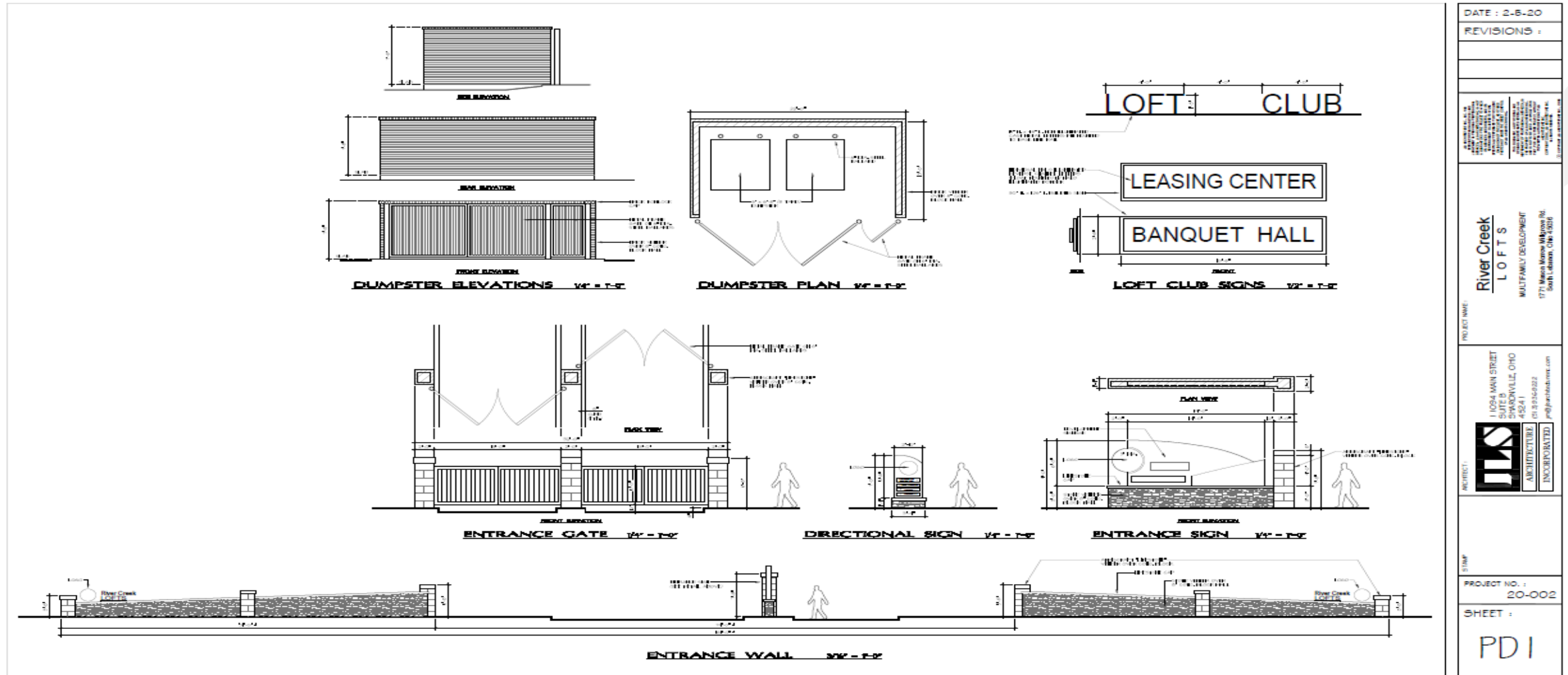


River Creek
LOFTS

UTILITY PLAN



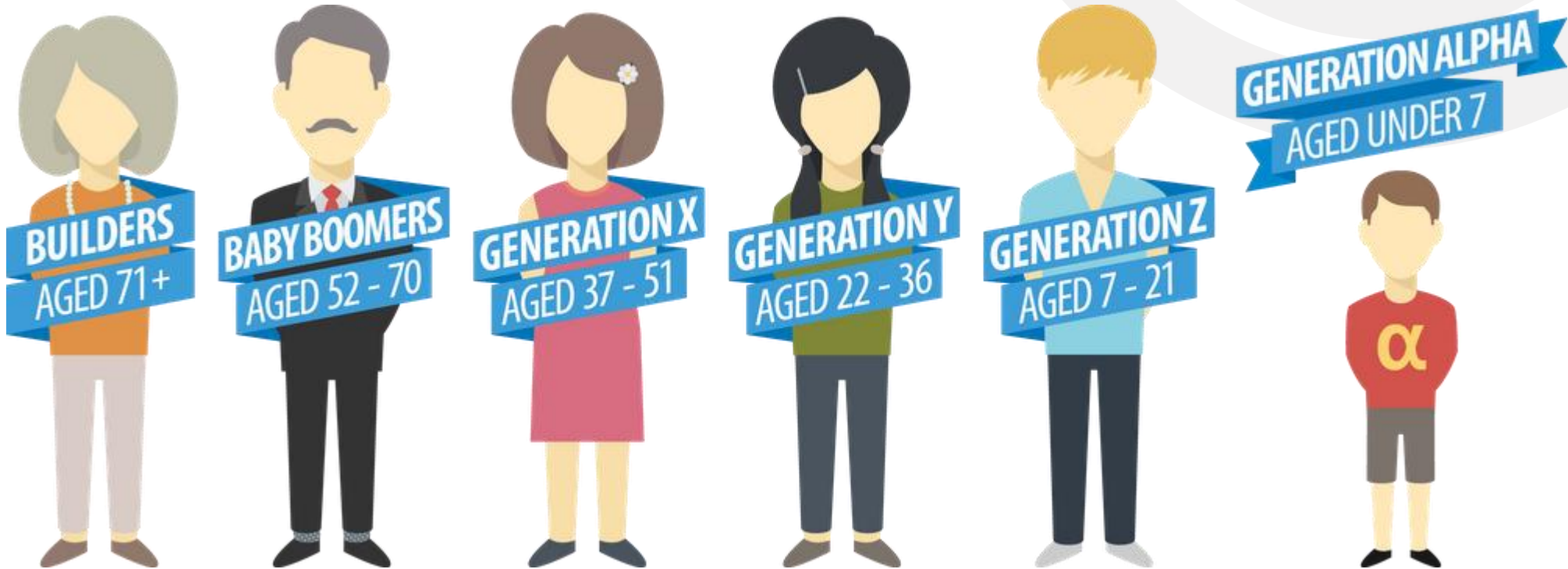
ENTRANCE GATE AND DUMPSTER PLAN



HIGH QUALITY, INTERGENERATIONAL HOUSING TO MEET THE NEEDS OF THIS COMMUNITY



River Creek
LOFTS



CONCLUSION

- It is evident that the Planning Commission can see the benefits of this application to the Village of South Lebanon community
- Conformance with the Comprehensive Plan policies and criteria
- Will promote the health, safety, and welfare of the community
- People attract businesses and housing will attract new citizens





***THANK YOU FROM THE TEAM AT
RIVER CREEK LOFTS***

QUESTIONS?