



BEAVERCREEK TOWNSHIP

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Trustees - Carol Graff
Tom Kretz
Jeff Roberts

Fiscal Officer - Christy L. Ahrens

Administrator - J. Alexander Zaharieff

RESOLUTION

2016-101

BEAVERCREEK TOWNSHIP BOARD OF TOWNSHIP TRUSTEES

RE: CASE # 671-9 AMENDMENT TO PUD RESOLUTION STONEHILL VILLAGE CONCEPT PLAN

WHEREAS, Application was made by Robert W. Nutter on behalf of himself and the owners listed below:

APPLICANT (current land owners):

KERWN AQUA, LLC; KERWN BLUE, LLC; KERWN GREEN, LLC; KERWN PINK, LLC; KERWN PURPLE, LLC; KERWN RED, LLC; KERWN SCARLET-GRAY, LLC; TO KERWN YELLOW, LLC; G.A. White Development Company, LLC; M/I Homes of Cincinnati, LLC; Ervin J. Nutter Trust; Melinda R. Nutter; and Robert W. Nutter

To amend the Zoning Resolution for Case # 671 dated October 12, 1993; and

WHEREAS, Public Hearings were conducted by the Beavercreek Township Zoning Commission on January 14, 2016 and on February 4, 2016 at which time any and all persons desiring to speak were heard; and

WHEREAS, A Public Hearing was conducted by the Board of Township Trustees on February 22, 2016 at which time any and all persons desiring to speak were heard; and

WHEREAS, On February 4, 2016 the Beavercreek Township Zoning Commission unanimously approved the amendment to Zoning Case #671 as follows:

PURPOSE OF PROPOSED PUD MODIFICATION:

Application is hereby made by KERWN AQUA, LLC; KERWN BLUE, LLC; KERWN GREEN, LLC; KERWN PINK, LLC; KERWN PURPLE, LLC; KERWN RED, LLC; KERWN SCARLET-GRAY, LLC; TO KERWN YELLOW, LLC; G.A. White Development Company, LLC; M/I Homes of Cincinnati, LLC; Ervin J. Nutter Trust; Melinda R. Nutter; and Robert W. Nutter (the current land

owners) for a Proposed PUD Modification of the previously approved Case No. 671, Planned Residential Business Development (PUD-RB). The intent of the Proposed PUD Modification is to maintain the overall land use densities originally approved and to revise the Stonehill Village Concept Plan to reflect the new locations of the school site and related adjustments to the residential and commercial area locations. The 50 acre Trebein Elementary and Coy Middle School site has been removed from the PUD.

PROPOSED PUD MODIFICATION AREA & GENERAL RESIDENTIAL DENSITIES:

The revised Concept Plan consists of 1,202.446 acres (original PUD was 1,252.446 acres) and 0.665 acres subsequently acquired, for a total of 1,203.111 acres. The original Concept Plan was approved “to contain no more than 1985 dwelling units in total, being divided into no more than 1395 single family dwelling units and no more than 590 attached units.”

The 50 acres, now school site, being removed from the PUD, originally contained the following uses and estimated number of dwelling units:

10.0 acres commercial site
6.5 acres open space and road right of way
20.6 acres R2 medium density residential @ 3.5 du/ac = 72 units
12.9 acres R3 high density residential @ 6.0 du/ac = 78 units
Total = 150 units

We proposed to reduce the originally approved number of dwelling units by the above 150 units to account for the removal of the residential portion of the 50-acre school site. As such, the proposed modified Concept Plan is petitioned to contain no more than 1835 (1985-150) dwelling units in total, being divided into no more than 1323 (1395-72) single family dwelling units and no more than 512 (590-78) attached units.

The following is the result of the above reduction in residential units:

Original PUD overall density, 1252 acres less 29 acres commercial & 16 acres institutional “original school site”, was $1985 \div (1252 - 29 - 16) = 1.64 \text{ du/acre}$.

Proposed modified PUD overall density, proposed 1203 acres less 29 acres commercial is $1835 \div (1203 - 29) = 1.56 \text{ du/acre}$.

As such, the modified Concept Plan has a small decrease in overall density. The open space is proposed to be reduced by the 6 acres, which was previously in the 50 acre school site removed from the PUD.

FURTHER, the following descriptive listing of Stonehill Village PUD-RB elements is prepared to summarize the major components, and to define the basis of intent and approval for the Stonehill Village Concept Plan.

Stonehill Village Concept Plan 1203 Acres

Designation of specific districts and use:

In preparation of this general land use plan, specific districts are defined as:

The following zoning districts (as defined in the Beavercreek Township Zoning Resolution as amended in 1981) will be included in the proposed PUD-RB:

One Family Residential (R-1AA, R-1A, R-1B);
Two Family Residential (R-2)
Multi Family Residential (R-3, R-4)
Neighborhood Shopping, community Business (B-2)
Office Building (O-1)
Flood Plain (F-I)

Consistent with the current schedule of permitted uses in the B-2 and O-1 Zoning Districts, Adult Entertainment facilities are not a permitted use.

RELOCATED COMMERCIAL & OFFICE AREAS:

Proposed land uses within Business and Office districts are described as:

The original Concept Plan contained three (3) geographically separated commercial/office districts (being 15, 10, and 4 acres) where business/office uses would occur. These districts have been relocated and combined to be the same approved total of 29 acres, and situated near the intersection of the Dayton-Xenia Road, Trebein Road, and Hilltop Road area. This area shall be known as the "Village Center".

Commercial development uses, within the "Village Center", will be a mix of retail, business/office, community services and institutional/public uses. Commercial uses will focus on small-scale local neighborhood stores; office space will be marketed as professional office/medical office use. Community/public uses could include a church site, branch library, etc.

Said commercial business and office use districts are generally designated and located on the Concept Plan, near the Dayton-Xenia Road, Trebein Road and Hilltop Road vicinity. Residential/office uses along Dayton-Xenia Road may provide a buffer for the Dayton-Xenia roadway corridor by providing building exteriors similar to residential construction facing the roadway to the south, with parking on the north side away from the roadway.

Proposed residential densities within the Stonehill Village PUD are described as:

R1 - Low density residential	1-2 units per acre
R2 - Medium density residential	3-4 units per acre
R3 - High density residential	maximum 8 units per acre

Village housing - The Village center will accommodate a small number of housing units within a mixed use area.

(Note: The above designations R1, R2, R3 are for Stonehill Village exhibit purposes only, and should not be considered as applicable to Township Zoning nomenclature.)

Said residential densities are generally designated on the Concept Plan.

CONCEPT PLAN LAND USE AND GENERAL RESIDENTIAL DENSITY ZONES

The densities indicated in the Concept Plan (Figure 1) are divided into five (5) “zones”, as shown on Figure 1.

Developed Zone is the unnumbered first zone, which includes the existing Stonehill Village developed communities and communities approved through the Township’s specific site plan process. The approved developed communities include Spindletop, Steeplechase, Liberty Hill, Liberty Hill 2, and Claiborne Greens.

The four (4) numbered zones, 1 through 4, are shown on Figure 1 and described below.

Zone 1 is located east of Trebein Road and surrounds Steeplechase and Liberty Hill 1 & 2. It is bordered on the east by Ludlow Creek. Zone 1 shall contain R1 and R2 density housing with the low density being along the north and east sides, adjacent to the existing neighborhoods.

Zone 2 is located south of Zone 1, east of Trebein Road and west of Ludlow Creek, with the south line generally following the high ridge line, located approximately 0.5 miles north of the Little Miami River. This ridge and division line was chosen as the current limitations of development due to the high noise levels generated by the Kil-Kare racetrack complex located to the south of Stonehill Village and just south of the Little Miami River. Zone 2 shall contain R1 R2, and R3 density housing. The R3 is proposed to be in the northwest portion, near the intersection of Trebein and Ankeney Roads.

Zone 3 is located south of Claiborne Greens at Stonehill Village, east of the 50-acre school site, north of Dayton-Xenia & Hilltop Roads, and west of Harlow Lane. A “Village Center” with a maximum of 29 acres of commercial/office use with the balance of Zone 3 being R3 residential use is proposed. The commercial/office uses shall be adjacent to the Dayton-Xenia Road, Trebein Road and Hilltop Road area. The intent is to utilize the natural stream draining through the commercial/office “Village Center” area to create a water feature corridor with pedestrian access along it to facilitate connections between restaurant patios, sidewalks, parking, commercial, office, and residential areas. The water features may consist of the landscaped stream area, ponds, small water falls, pedestrian bridges, benches, walk ways, and small courtyard/gathering areas.

Zone 4 is located south of Zone 2, east of Harlow Lane, north of the Little Miami River, and west of Fairground Road. Hilltop Road generally bisects Zone 4. As mentioned earlier, as long as the high noise levels persist from the Kil-Kare race track complex, we believe this area is not currently attractive to residential development. As such, we anticipate development of this area to be the last phase of Stonehill Village. R1 and R2 densities are proposed for the area that is available for development within Zone 4. The Little Miami River flood plain, river corridor buffer, and power lines in Zone 4 provide for a large portion of the greenway, open space, and recreation uses in the Stonehill Village development.

Traffic counts and related information are available from Miami Valley Regional Planning Commission (MVRPC) and are also subject to approval by the Greene County Engineer.

OPEN SPACE AREAS:

* **An Open Space Plan was prepared to integrate the Overall Development**

Approximately 446 (452-6) acres will be retained as open space. Elements of the open space system include floodplain and wetland areas; buffer zones for electric transmission rights of way, solar power installations, landscape buffer setbacks at the periphery of the property; existing woodland areas; and a network of linear parks and bike/pedestrian trails that link the various residential neighborhoods.

Natural features of the property (e.g. the floodplain areas) at the southern portion of the property, the area of public or common open space will vary in percentage terms for each phase of development.

(PUD-RB Modification 1 of 2 approved December 5, 2005) At no time shall the common open space area comprise less than 10% of the total aggregate acreage that has been approved for development within the PUD. In order to verify compliance with this requirement, each specific site plan shall include on the cover sheet a computation showing the total acreage approved for development, the total acreage of common open space within that developed area and the resulting aggregate percentage of common open space.

All proposed open space will be owned and maintained by the Stonehill Village Community Association. Care and maintenance of common open space and recreation areas will be provided by Stonehill Village Community Association, an Ohio corporation not for profit.

(PUD-RB Modification 2 of 2 approved December 5, 2005), is no longer required as per the following:

THE TOWNSHIP ZONING RESOLUTION HAS BEEN REVISED TO REFLECT THIS CHANGE EFFECTIVE MAY 24, 2006) Section 17.07.5(17) of the Beavercreek Township Zoning Resolution shall be deemed to be satisfied upon inclusion of a statement by the applicant on the specific site plan that all common open space, recreational facilities and private drainage or drainage control facilities, shall be owned by the Stonehill Village Community Association, an Ohio nonprofit corporation, and shall be cared for and maintained in the manner provided in the Master Declaration of Covenants, Conditions and Restrictions for Stonehill Village as recorded in Volume 1307, Page 260 of the Official Records of Greene County, Ohio. No copies of those documents need to be submitted with the application unless (i) the ownership of such area is to be by a person or entity other than Stonehill Village Community Association; or (ii) any provisions of the homeowners association organizational documents or Master Declaration pertaining to common open space, recreational facilities or drainage or drainage control facilities have been amended since last submitted with a specific site plan for Stonehill Village.

The use of the network of linear parks and bike/pedestrian trails will be limited to the owners of units in Stonehill Village. Permission will not be granted for the general public to use these facilities unless otherwise located within the public right-of-way.

Pedestrian paths within roadway ROWs will be constructed by developers, subject to Greene County Engineer's approval. Construction of paths will be undertaken in conjunction with the adjacent development.

Open Space Definition

The open space system for Stonehill Village includes a variety of recreational facilities, park areas and other open space elements that are distributed throughout the proposed development site. **The system is illustrated on figure 2 (attached) and includes:**

- * A network of open space corridors that will incorporate pedestrian and bike trails and, in some cases, horse-riding paths. The network, shown in Figure 2, links together existing woodland areas, portions of the Ludlow Creek corridor, open space associated with overhead transmission lines, and the floodplain and woodland areas associated with Little Miami River.
- * Woodland preserves. Existing major woodland areas as well as hedgerow plantings are incorporated into the open space plan. In most cases the larger woodlands will be designed as nature preserves, with development limited to pedestrian, bike or horse riding trails.

* Active recreation areas. The property on the east and south side of Hilltop Road adjacent to the Little Miami River affords excellent opportunities for active recreation facilities such as softball, soccer and other team sport activities. Additional sites include areas in the south-west portion of the property and near Ludlow Creek in the north-east section. (See Figure 2)

* Farm activity. The existing farm buildings and barns located near Hilltop Road, together with associated paddocks and enclosures, are included as part of the long term development plan in order to retain a portion of the current farming activity.

* Passive park areas. These include the existing park located on the Little Miami River (immediately west of the Dayton-Xenia Road Bridge), and park areas associated with Ludlow Creek.

* **Buffering shall be required where use or density substantially varies from adjacent existing use or density. The Stonehill Greenways are considered adequate for buffers. Buffering shall be reviewed and approved during the specific site plan submittal; and**

WHEREAS, On February 22, 2016 at a Special Zoning Meeting, the Board of Beaver creek Township Trustees, after careful study and analysis of all evidence submitted, are in agreement with the Beaver creek Township Zoning Commission recommendations.

NOW THEREFORE, BE IT RESOLVED THAT, after due consideration of all the evidence presented, the Beaver creek Board of Township Trustees hereby approves the amended Stonehill Village Concept Plan, Case #671-9, this 22nd day of February 2016.

THE VOTE WAS AS FOLLOWS:

Carol Graff yes

Tom Kretz yes

Jeff Roberts Yes

BEAVERCREEK TOWNSHIP TRUSTEES

Carol Graff
Carol Graff, Chair

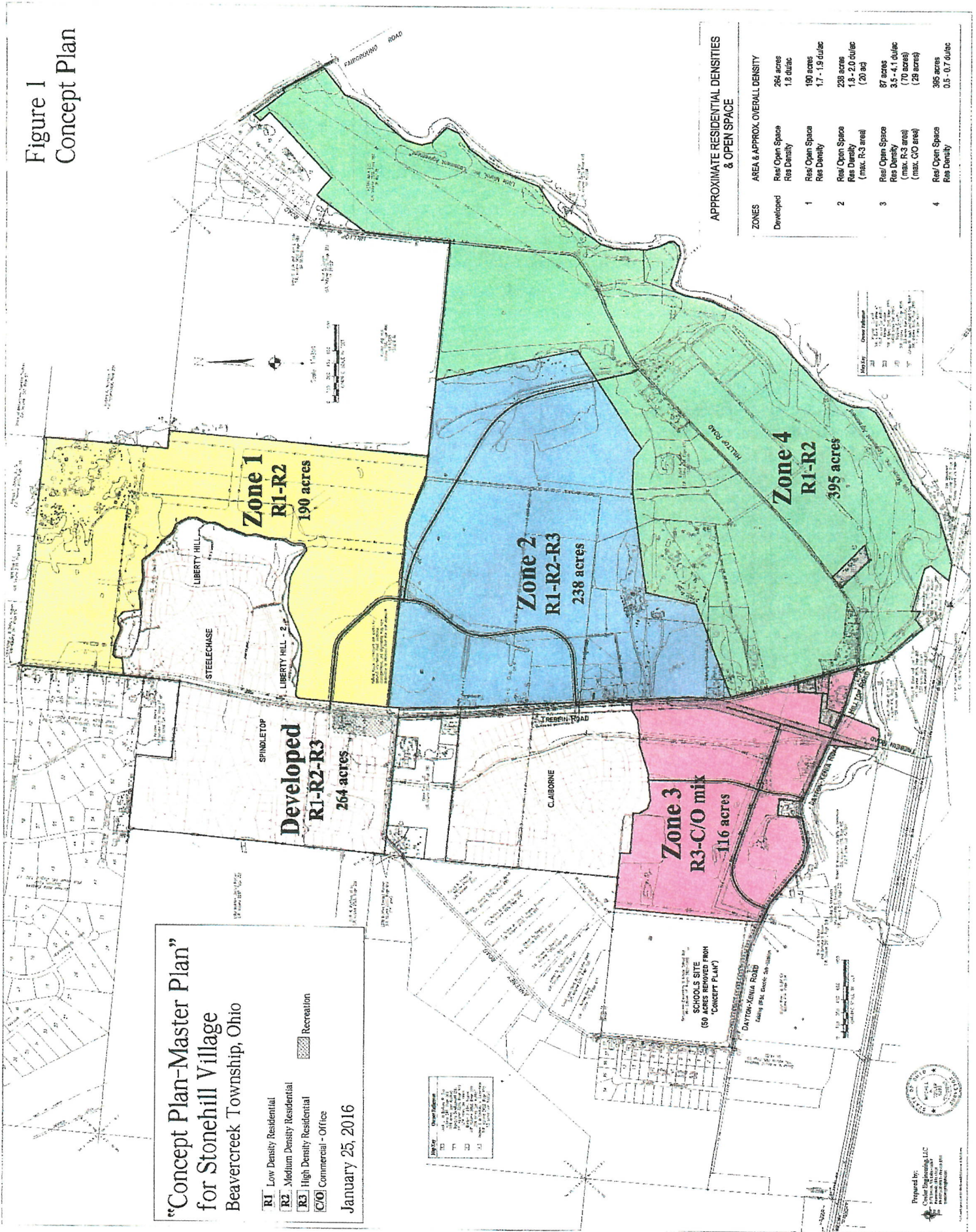
Tom Kretz
Tom Kretz, Vice Chair

Jeff Roberts
Jeff Roberts, Trustee

ATTESTED BY:

Christy L. Ahrens
Christy L. Ahrens, Fiscal Officer

Figure 1
Concept Plan



"Concept Plan-Master Plan"
for Stonehill Village
Beaver Creek Township, Ohio

R1 Low Density Residential
 R2 Medium Density Residential
 R3 High Density Residential
 C/O Commercial - Office
 Recreation

January 25, 2016

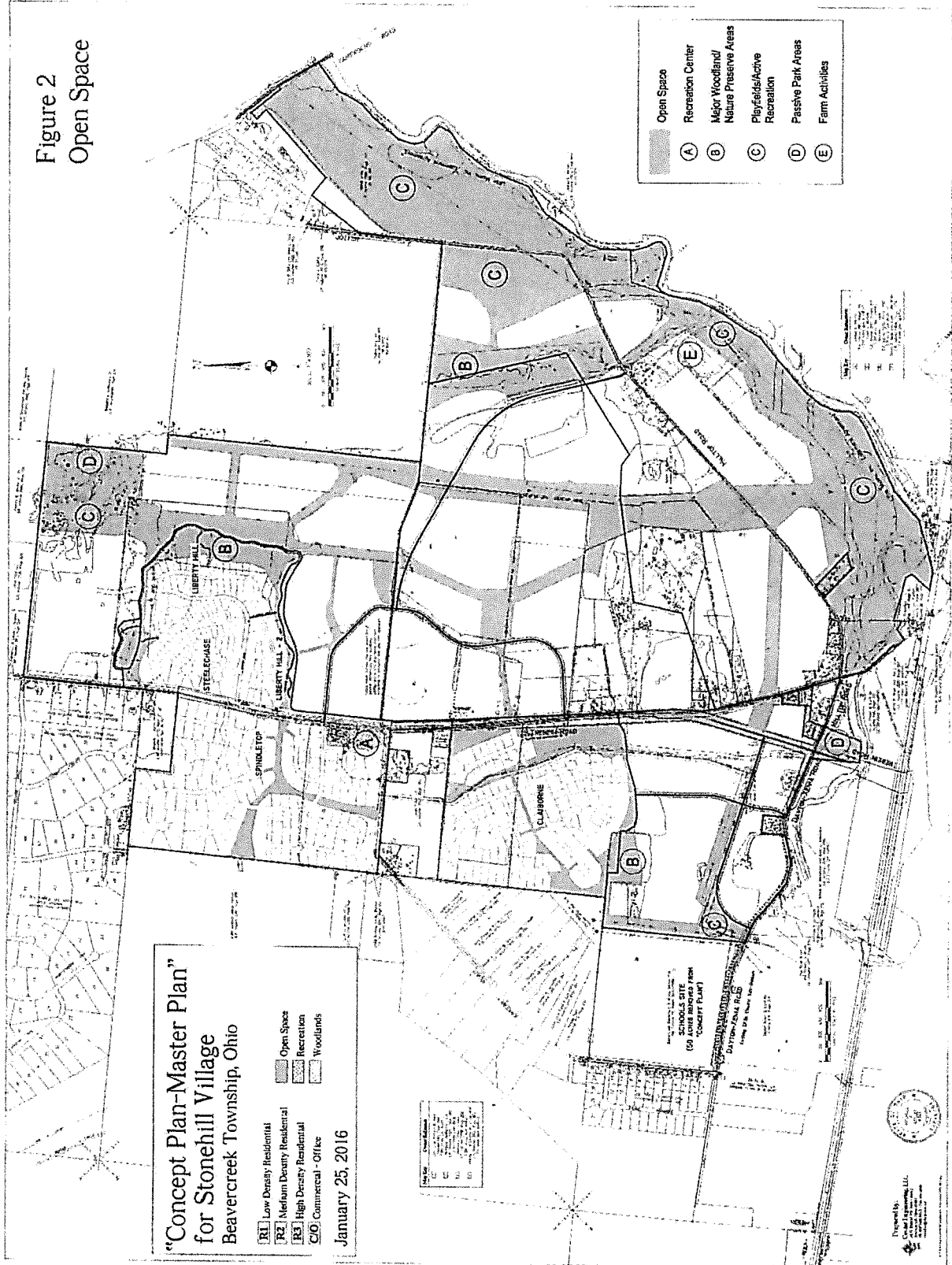
APPROXIMATE RESIDENTIAL DENSITIES & OPEN SPACE

ZONES	AREA & APPROX. OVERALL DENSITY
Developed	Res/Open Space Res Density 264 acres 1.8 du/ac
1	Res/Open Space Res Density 190 acres 1.7 - 1.9 du/ac
2	Res/Open Space Res Density 238 acres 1.8 - 2.0 du/ac (20 ac)
3	Res/Open Space Res Density 116 acres 3.5 - 4.1 du/ac (70 acres) (max. C/O area)
4	Res/Open Space Res Density 395 acres 0.5 - 0.7 du/ac



Prepared by:
CITY OF DAYTON
PLANNING DEPARTMENT

Figure 2
Open Space



**"Concept Plan-Master Plan"
for Stonehill Village
Beaver Creek Township, Ohio**

R1 Low Density Residential
 R2 Medium Density Residential
 R3 High Density Residential
 CO Commercial - Office

Open Space
 Recreation
 Woodlands

January 25, 2016