

FAIRFIELD TOWNSHIP BOARD OF ZONING APPEALS
STAFF REPORT

CASE: FTZA17-9CU

APPLICANT: VCARVE Constructions, LLC.

OWNER: QS&L – MENTOR, LLC.

LOCATION: A0300-023-000-083
Lot# 485
Section 21, Town 2, Range 3

CURRENTLY ZONED: B-3

USE: Vacant

REQUEST: Conditional Use to build a 220 multi-family units
(retail uses are an allowed use in B-3)

DATE: October 22, 2017

SITUATION OF PROPERTY

Located along State Route 4 and Indian Meadows Drive, west of Bob Evans, the subject property is currently zoned B-3 or General Business.

DESCRIPTION OF REQUEST

The applicant is requesting the following:

- 1) Conditional Use for the construction of a 220 multi-family unit apartment complex consisting of 9 three-story buildings on 12.576 acres. Buildings 1-8 each consist of 25 units and Building 9 consists of 20 units. Also included is a 11,188 square foot club house/office building with an outdoor pool and four retail lots on 7.881 total acres. The commercial out lots would have frontage on State Route 4 and are a ***currently approved use within B-3 zoning.***
- 2) The main east/west (extension of Reigart Road) and right in/out roads are proposed to be public. The developer would also like specialty Evolve LED lighting along the public streets.
- 3) A utility plan has been submitted to Butler County for review.
- 4) Applicant suggests adjustments to the existing Indian Meadows subdivision detention basin to the northeast along Reigart Road for the required water quality volume.
- 5) Further detail as to aesthetics and floor plans are explained in more detail in the following section.

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FINDINGS OF FACT

The developer has worked with Fairfield Township, Butler County, and ODOT to ensure details are fully compliant and will meet the criteria necessary to ensure the safety and well-being of Fairfield Township. Traffic impact studies, utility connectivity, and property access are all being studied by the proper parties. The Township Fire Chief has received all plans to ensure that rescue equipment has proper ability to enter, turn, and connect to hydrants for emergencies.

Water shed has been considered and the applicant is proposing to modify the existing Indian Meadows Detention Basin which will result in a net zero impact to surrounding properties.

Exterior Finish

Buildings will consist of brick and limestone veneer. Exterior Insulation and Finish Systems (EIFS) will also be used and is an insulating, decorative and protective finish system for exterior walls that can be installed on any type of construction. It is the only exterior wall covering that insulates and provides weather protection in a selection of shapes, colors, and textures that can replicate almost any architectural style or finish material, or stand by itself as an architectural finish. Decks will be constructed of pressure treated wood with composite decking and glass patio windows.

Buildings 1-8 (200 apartment units or 25 per unit) & 48 garages

48 Unit A 2-bedroom corner units w/ study apartments (3 BR) (8 buildings x 2 units x 3 floors)
48 Unit B 2-bedroom corner apartments (8 buildings x 2 units x 3 floors)
80 Unit C 2-bedroom apartments (8 buildings x (4 units each on 2 floors + 2 units on 1 floor))
24 Unit D 1-bedroom apartments (8 buildings x 1 unit x 3 floors)

Building 9 (20 apartment units) & 3 garages

6 Unit A 2-bedroom corner units w/ study apartments (3 BR) (1 building x 2 units x 3 floors)
6 Unit B 2-bedroom corner apartments (1 building x 2 units x 3 floors)
5 Unit C 2-bedroom apartments (1 building x (2 units each on 2 floors + 1 unit on 1 floor))
3 Unit D 1-bedroom apartments (1 building x 1 unit x 3 floors)

Density calculates to 17.5 units per acre *which exceeds zoning code 13R.4.1.5*. The code suggests a maximum density of 13 units per acre. The developer has been creative in keeping space within the development while increasing density to allow for viability by using a three-story building model.

First floor plans vary from second and third floor plans. Plans have been included as exhibits in the Staff Report.

Parking

Article 23.1.2.4 requires 2.0 off street parking spaces per unit for Multi-family residential use. Based on the current 220 unit request the development is required to provided 440 parking spaces. The current plan has 367 parking spaces, which is 1.7 parking spaces per unit. Three

options to be considered are as follows: 1) approve the 1.67 parking spaces per unit. 2) allow the adjustment from 20' x 9' spaces to 18' x 9' spaces (option 2 would gain 16 spaces, 383 total spaces or 1.74 spaces per unit) or 3) add an overflow parking area to retail Lot 1 to meet the required spaces.

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23.1.2.6 The Board may authorize on appeal a modification reduction, or waiver of the foregoing requirements if it should find that, in the particular case appealed, the peculiar nature of the residential, business trade, industrial or other use, or the exceptional shape or size of the property or other exceptional situation or condition, would justify such action.

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Clubhouse, office, and pool area

Detailed plans have been included as an exhibit in the Staff Report. Included is parking, shade areas, pool location and size, vending areas, office space, and clubhouse details.

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26.5 CRITERIA FOR GRANTING CONDITIONAL USES.

26.5.1 STATEMENT OF INTENT. It is the intent of the conditional use process to allow appropriate uses, which have been so identified by this code, to exist in Fairfield Township in locations where they are compatible with their surroundings. Conditional Uses are so designated because, while they are appropriate, the intensity of use they require is generally greater than other uses in the district, and additional requirements are necessary to ensure compatibility.

- A mixed use of residential and commercial is compatible with the surrounding area. Subdivisions exist to the north of the proposed project while State Route Four allows for visibility for commercial out lots and retail. A blend of residential and commercial provides a transition to well-rounded living.

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26.5.2 REQUIRED CONDITIONS FOR APPROVAL OF ALL CONDITIONAL USES.

26.5.2.1 GENERAL REQUIREMENTS. All uses designated as conditional uses shall meet the following requirement:

- Uses shall comply with the comprehensive land plan for Fairfield Township.
- Uses shall be located in districts where they are designated as conditional uses by these regulations.
- Uses shall not adversely impact the health, safety or welfare of the surrounding area.
- Parking area and general site lighting shall be designed and installed to avoid casting direct light or glare onto surrounding properties.
- A drainage plan for the site shall be provided to demonstrate that the site will create no more storm runoff after development than it did before development.

STAFF RECOMMENDATIONS

Based on the findings of fact, the Zoning Resolution, and the Fairfield Township Vision Plan staff makes the recommendation to deny the conditional request unless all of the following conditions are met:

1. The Applicant comply with ODOT and the Butler County Engineer regarding access points and ingress and egress through the site as applicable, including the collation of access points if possible.
2. All public roads shall be built to county standards.
3. To require sidewalks within the development to promote the safe walkability throughout the residential portion of the development, to connecting sidewalks of previous development, and to provide interconnectivity between residential and the proposed commercial land uses.
4. That all apartment buildings provide a 50 foot buffer from existing adjacent single family residential lots. The buffer will also need to include vegetative screening that includes large evergreen trees to create a natural physical barrier to light, sound, to create privacy for all residents.
5. The open space in the residential component will meet or exceed the 40% open space indicated on the design.
6. The proposed residential component will include a minimum of 25% Common Open Space.
7. The Applicant will consider the installation elevators in the units that exceed two stories to promote the usability, marketability and accessibility of the project.
8. The proposed commercial developments with have a minimum of 20% open space required.
9. The Applicant comply with any design criteria from the Fairfield Township Fire Chief pertaining to fire safety and access.
10. The Applicant meets or exceeds any recommendations for storm water runoff/detention or water quality features necessary for the development both on-site and off-site per the Butler County Requirements.
11. The Applicant be required to build and open the Clubhouse not later than the opening of the first apartment building.
12. That a lighting plan that requires "downward directional lighting" with a photometric design that provides for zero (0) foot candles of light at northern property limits.

Chuck Goins
Zoning Administrator, Fairfield Township

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PRELIMINARY SITE DRAWING

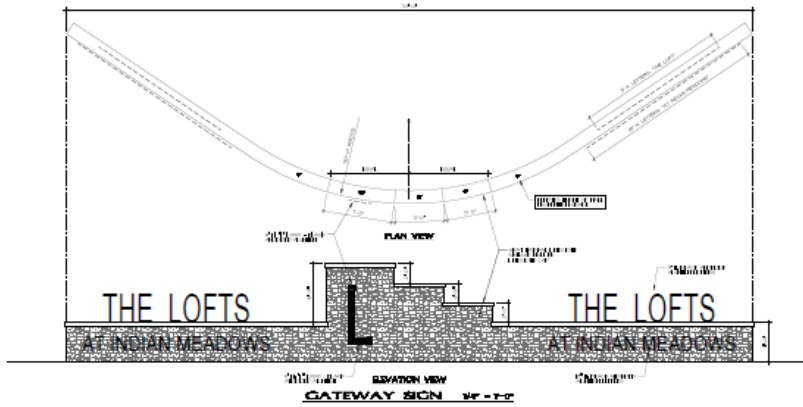
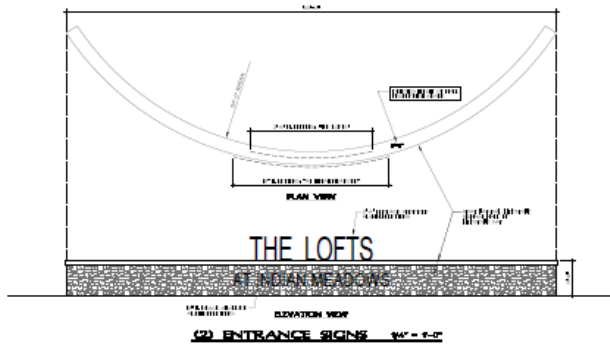


COLOR RENDING OF SITE DRAWING



PROPOSED SIGNAGE

Request made by Administrator to add FAIRFIELD TOWNSHIP to all signs





WEST ELEVATION - 1/8" = 1'-0"

The City of
San Francisco
Department of
Public Works
Engineering
Division
1500 Market Street
San Francisco, CA 94102
Tel: 415.361.3100
Fax: 415.361.3101



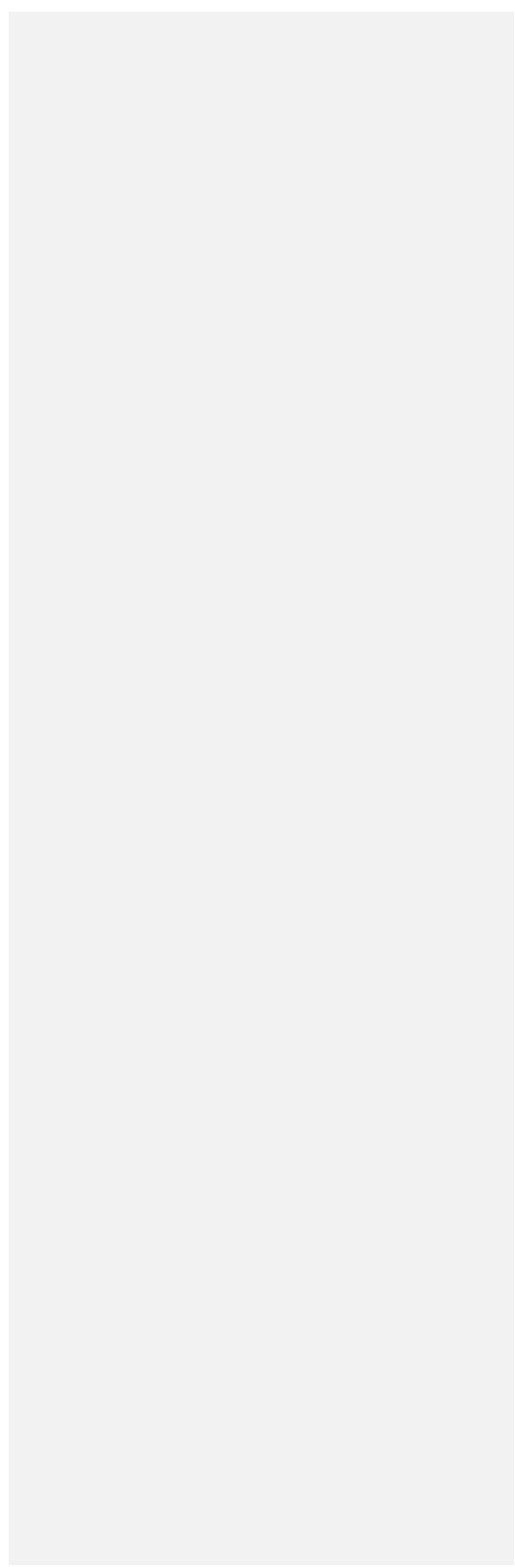
SOUTH ELEVATION - 1/8" = 1'-0"

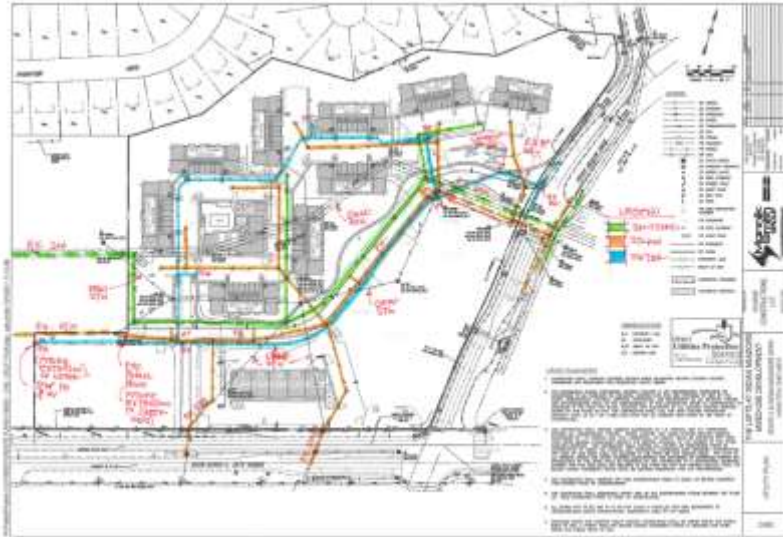


EAST ELEVATION - 1/8" = 1'-0"

A
ARCHITECT
1500 Market Street
San Francisco, CA 94102
Tel: 415.361.3100
Fax: 415.361.3101
PROJECT
NO. 1500 MARKET STREET
DATE
DRAWN
BY
P03

UTILITY PLAN





FIRST FLOOR APARTMENT LAYOUTS



FIRST FLOOR PLAN	
NO. OF UNITS	12
TOTAL AREA (SQ. FT.)	12,000
TOTAL AREA (SQ. M.)	1,115
TOTAL AREA (SQ. YD.)	127
TOTAL AREA (SQ. IN.)	1,742,400
TOTAL AREA (SQ. MI.)	0.00028

A
ARCHITECT
DEPARTMENT

PROJECT NO. _____
DATE _____
SCALE _____

REVISIONS

NO.	DESCRIPTION	DATE

THE LOTS OF
HOLLYWOOD
Apartment Buildings 1 - 2

**FIRST FLOOR
REVISION PLAN**

DATE _____

PD1

SECOND & THIRD FLOOR APARTMENT LAYOUTS



SECOND & THIRD FLOOR PLAN W-102	
1.1	ARCHITECT
1.2	DATE
1.3	SCALE
1.4	PROJECT
1.5	CLIENT
1.6	LOCATION
1.7	DESCRIPTION
1.8	REVISIONS
1.9	APPROVED
1.10	DATE

A
ARCHITECT
DEPARTMENT

PROJECT NAME
PROJECT ADDRESS
PROJECT LOCATION

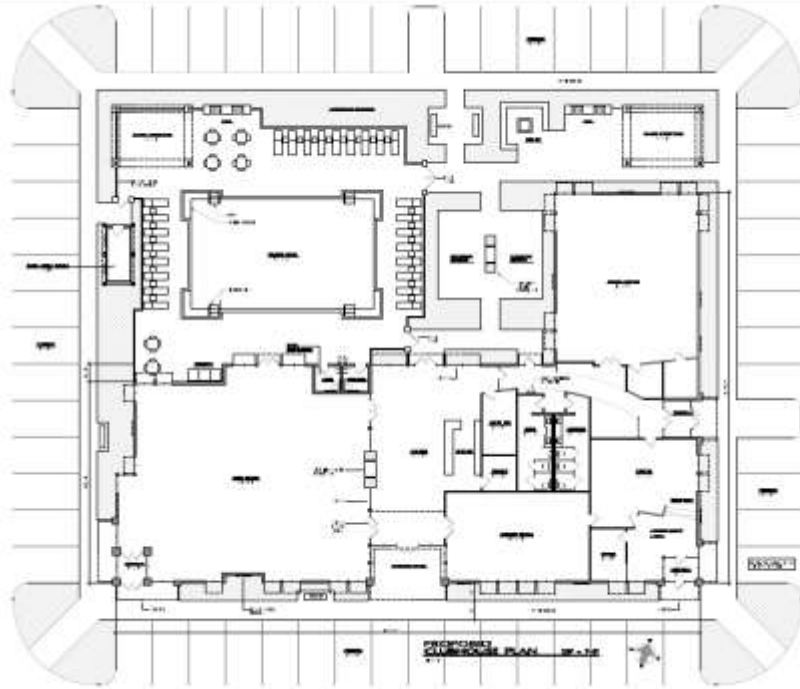
REVISED

NO.	DATE	DESCRIPTION

The City of
New Mexico
Apartment Building 1-3
SECOND & THIRD FLOOR PLAN
SCALE

PD2

CLUBHOUSE, OFFICE, POOL AREA



The City of
Indian Mountain
10000 Indian Mountain
PO Box 10000
Indian Mountain, VA 20157

ARCHITECT
C/OFFICE, LLC
10000 Indian Mountain
Indian Mountain, VA 20157

A
ARCHITECT
REGISTERED

PROJECT NO. 10000
DATE: 10/15/10

ATTEST:
I, _____
REGISTERED PROFESSIONAL

THIS PLAN IS
TO BE USED
FOR CONSTRUCTION

DATE: 10/15/10
PD1