



**STAFF REPORT  
FAIRFIELD TOWNSHIP ZONING COMMISSION  
PUBLIC HEARING**

---

**CASE:** FTZC17-7C

**APPLICANT:** MI Homes of Cincinnati LLC

**OWNER:** Marilyn D. Ryan TR and Crescent City Properties, LLC

**LOCATION:** 3850 & 3980 Hamilton Middletown Road at Greenlawn Road  
Lot # 367  
Parcel ID A0300-019-000-015, 019, 046, 047, 057 and  
A0300-020-000-027  
Fairfield Township

**CURRENTLY ZONED:** A-1 (Agricultural)

**REQUEST:** Zone change to R-PUD

**DATE:** October 15, 2017

---

**DESCRIPTION OF REQUEST**

The applicant is requesting a zone change from A-1, Agricultural, to R-PUD, Residential Planned Unit Development. Current use is undeveloped land opposite Greenlawn Road, east of Rentschler Estates, and adjacent to Metro Parks Camp Timberhill.

**FAIRFIELD TOWNSHIP ZONING CODE REQUIREMENTS:**

13.1 STATEMENT OF INTENT: The Planned Unit Development regulations are intended to *provide an optional development alternative* to property owners and developers who are developing large tracts under single or common ownership in a unified way. *These regulations are designed to provide the flexibility to use sites efficiently and to create innovative projects with many amenities.*

- The current proposal requires flexibility and is innovative in that it proposes a 76.1 acre residential development that includes 174 residential houses in order to meet new consumer demands for quality housing in Fairfield Township. Development could include amenities including a small dog park and sufficient green space.

13R.2 PRINCIPAL PERMITTED USES.

- 13R.2.1 One-family detached dwellings as proposed.

13.3.2 The Zoning Commission may explicitly impose special conditions relating to the Planned Unit Development with regard to the type and extent of public improvements to be installed, as well as to landscaping; development, improvement and maintenance of common open space; and other pertinent development characteristics.

- Landscaping will include street trees, a tree grove, and an aesthetically pleasing entrance with an entry sign feature. Discussion of a small dog park has been included and would account for the existing pet cemetery in the area.
- Butler County Water and Sewer will provide public utilities to the site. A public water main is located within the right of way of SR 4 and will be extended into the development and loop to the water main in Hibiscus Drive.
- Public sanitary sewer runs along the drainage way that runs thru the property. Both utilities are of adequate size and have capacity available to serve this development.
- Public streets will be constructed in accordance to Butler County Engineers Office standards and contain curb and gutter with storm sewer. Detention/retention and water quality will be provided in accordance with Butler County and Ohio EPA requirements.

13.4.2 That the PUD District is in conformance with the Land Use Plan for Butler County, The Butler County Thoroughfare Plan, and the Land Use Plan for Fairfield Township.

- The Planning Commission has reviewed said application at a public meeting and finds that the amendment is generally consistent with the Comprehensive Plan for Butler County;
- Administration has reviewed said application and finds that the amendment is generally consistent with the Land Use Plan for Fairfield Township;

13.4.3 That the total density and/or lot coverage proposed for the development does not exceed the maximum density or lot coverage allowed for the Planned Unit Development as a whole.

- 13R.4.1.1 The tract of land to be developed on a planned unit basis shall be a minimum of three (3) acres. Acreage is 76.1 and far exceeds this requirement.
- 13R.4.1.2 Where the Planned Unit Development includes one-family dwelling units only, the maximum gross density shall not exceed four and one-half (4 1/2) dwelling units per acres.

13.4.4 That the use(s) proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect, which could not be achieved under other zoning districts.

- It is believed that the proposed use will be a compliment to both Rentschler Estates and Camp Timberhill

13.4.5 That the areas proposed shall be used only for those uses permitted under these provisions and the usual accessory uses.

- Compliance is affirmative

13.4.6 That the internal streets and primary and secondary roads that are proposed shall interconnect with the surrounding existing primary and secondary road network as designated on the Butler County Thoroughfare Plan.

- Access to the development will be provided via an entrance on SR 4 opposite Greenlawn Road and via the extension of Hibiscus Drive. The applicant has met with ODOT to discuss the proposed entrance on SR 4. ODOT has required that a Traffic Impact Study be prepared in order to determine if a traffic signal will be warranted at the entrance, and if a left or right turn lane will be required. The Applicant continues to work with the Butler County Engineer to provide for inter-connectivity with adjacent subdivisions and lots.

13.4.7 That the minimum common open space area(s) has been designated and shall have duly transferred to a legally established Homeowner’s Association, commercial management group or they have been dedicated to Fairfield Township as herein provided.

- MI Homes has included 26.5% or 20.17 acres of natural open space which exceeds the R-PUD minimum requirement of 25%

13.4.8 That the Preliminary PUD Plan is consistent with the intent and purpose of this Resolution, to promote the public health, safety and general welfare of the residents of Butler County.

- It is believed that all steps have been taken to promote to do so and to improve the current infrastructure for a safer driving situation.

**Butler County Planning Commission Findings**

The Butler County Planning Commission met on October 10, 2017 to review the applicant’s proposal. A Resolution (Resolution 17.62) recommending approval with fourteen (14) recommendations was adopted (See Attached).

**The recommendations have been incorporated into the Fairfield Township Staff Report**

**COMPLIANCE WITH THE FAIRFIELD TOWNSHIP VISION PLAN:**

The parcel(s) proposed are contained within the area identified as “Public/Semi-Public”

- The Public / Semi-Public Recreation land use classification identifies existing public owned and operated recreational based facilities. Most of these include passive or active park facilities. New public recreation facility development should be considered on a case by case basis and take into account the adjacent land uses, roadway access and proximity to other recreational facilities.
  - The proposed residential development does incorporate Camp Timberhill and has open space throughout. Consideration of a small dog park and other amenities will also be a factor.
  - Adjacent land use has been considered as have roadway access and proximity to other facilities.
  - As stated, each development should be considered on a case-by-case basis

**STAFF RECOMMENDATION:**

Based on the findings of fact & submitted proposal, Staff recommends approval of zone change from A-1 to R-PUD

Therefore, the following conditions are consistent enhancing the existing site and with minimizing the impact of the requested change:

1. Incorporate all Planning Commission recommendations into approval that are note specifically noted.
1. Comply with Ohio Environmental Protection Agency (OEPA) National Pollutant Discharge Elimination System (NPDES) Permit for Storm Water Discharges Associated with Construction Activity.
2. Provide right-of-way dedication per the County Thoroughfare Plan as required by ODOT or the Butler County Engineer.
3. Submit a preliminary drainage report per Section 4.07 of the Subdivision Regulations to Butler County for approval.
4. Remove mid-block crossing at Lot 1. Begin asphalt bike path at intersection of Roads B & D as recommended by the Planning Commission.
5. Comply with Steep slope conditions that may exist on Lots 153 & 154that require erosion protection work to keep channel from further eroding into proposed lots and . Comply with any flood limits of channel as required.
6. Show all Open Space improvements in a Final PUD Plan.
7. Complete a Traffic Impact and Site Distance Study.
8. Retain existing vegetation along Route 4 and stream corridor as much as possible.
9. Submit a signage plan to be approved in the Final PUD Plan.
10. Submit a final Landscaping Plan in the Final PUD Plan

**ACTION REQUIRED:**

In accordance with Section 13.1 through 13.4.8, the Fairfield Twp. Zoning Commission shall make a finding as to whether the request is a Major Change.

If the Commission approves the zone change, the Commission shall direct the applicant to the Fairfield Township Board of Trustees for review and approval or denial. The Commission may suggest non-binding recommendations to the Board of Trustees.

---

**Julie Vonderhaar**  
**Zoning Administrator, Fairfield Township**



