

**Application to the**  
**FAIRFIELD TOWNSHIP**  
**ZONING COMMISSION**

6032 Morris Road  
Fairfield Township, OH 45011  
(513) 887-4400

**FOR OFFICE USE ONLY**

Case No. FT2C21-3C  
Date Filed 5-17-2021 Fees 1,000.00  
FTZC Meeting Date 6-16-2021  
Newspaper Journal

**PLEASE PROVIDE FIFTEEN COPIES OF THIS FORM AND ALL MATERIALS**

PROPERTY LOCATED AT: Hamilton-Middletown Road (S.R.4), Creekside Drive & Indian Meadows Drive

PARCEL IDENTIFICATION NUMBER: A0300-023-000-066, A0300-023-000-063 & A0300-023-000-083

Additional parcel number (if applicable)\*

\*If rezoned, all parcels comprising the development must be consolidated before a zoning certificate will be issued.

**APPLICANT INFORMATION**

APPLICANT: NVR, Inc.

MAILING ADDRESS: 8622 Jacquemin Drive, West Chester, OH 45069

crassi@nvrinc.com

PHONE: 513-714-5590

PROPERTY OWNER: DPR Properties, Inc.

QS&L Mentor LLC

MAILING ADDRESS: 5780 S.R.128, Cleves, OH 45002

6610 Chatsworth Street NW, Canton, OH 44718

PHONE: 513-353-5380

CONTACT PERSON: Etta Reed - Bayer Becker

MAILING ADDRESS: 6900 Tylersville Road, Suite A, Mason, OH 45040

ettareed@bayerbecker.com

PHONE: 513-336-6600

**AMENDMENT INFORMATION**

- A. If the amendment proposes to alter the text of the Zoning Resolution, attach:
1. Typed description of why the amendment is appropriate.

2. Typed copy of the text as it would appear in the Resolution (also identifying stricken language).

3. Application fee as established by the Township Trustees. I hereby request the Board of Zoning Appeals to grant a variance(s) from Section(s)

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B. If the amendment proposes to alter the zoning map, attach:

1. List, for each parcel to be rezoned, the owner's name as it appears on the Butler County auditor's current tax list, the Butler County auditor's tax parcel number, and the property address.

2. List of adjacent property owners.

3. Photocopy of tax map with subject property highlighted.

4. Legal description of property (see deed).

5. Development plans.

6. Application fee as established by the Township Trustees.

### **SUPPORTING INFORMATION**

A. Existing Zoning District B-2

Existing Land Use Undeveloped

Proposed Zoning District R-PUD Residential Planned Unit Development

Proposed Land Use Planned Residential

B. Does the proposed zoning district conform to the Fairfield Township Vision Plan?

       YES       X       NO

C. If the proposed zoning district **DOES NOT** conform to the Fairfield Township Vision Plan what physical, social, economic, and/or other changes have occurred that were not anticipated when the Fairfield Township Vision Plan was adopted? (Attach factual data to support the arguments).

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The Proposed Land Use Plan calls for these parcels to be Planned Business. With the development of Bridgewater Falls and

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the surrounding area near S.R.129 as a major commercial/business hub, inside the Township, it has pulled the desire to develop new

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businesses within the corridor of the parcels in question. These parcels have been zoned Business and on the market for sale upwards

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of 15-20 years with no interest as such.

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D. How is the proposed zoning district appropriate considering surrounding zoning and land use?

The property is bordered along the north, northeast and southwest by existing single and low density multi-family residential developments.

### AFFIDAVIT

I hereby depose and affirm that I have familiarized myself with the rules and regulations of the Fairfield Township Zoning Resolution in preparing this application. I certify that I have read the foregoing document and supplements attached thereto, and hereby attest to the truth and exactness of the information supplied herewith.

  
Applicant

STATE OF OHIO

COUNTY OF Warren

Subscribed and sworn to before me this 14th day of May, 20 21.

  
Notary Public

My commission expires 12-30-23



**TERRI A. CORNER**  
Notary Public, State of Ohio  
My Commission Expires 12-30-2023

**Fairfield Township Zoning/Administration acknowledgement of receipt.**

Signature

Title

Date

**PROPERTY OWNERS AFFIDAVIT**

**STATE OF OHIO  
COUNTY OF BUTLER**

I (we) DPR Properties, Inc.

Hereby certify that we are all of the owners and of the real estate which is subject of the pending zoning application; that we hereby consent to the Zoning Appeals Board acting on my/our request for the subject real estate. I/we understand that our application will be considered and processed in accordance with the regulations as set forth by the Fairfield Township Zoning Department and Zoning Resolution; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the Zoning Appeals Board. As owner(s) of the real estate which is the subject of the pending zoning application, I hereby consent to the Fairfield Township Zoning Department temporarily placing a sign advertising the zoning request on the subject property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

David Welsh

Signature

David Welsh

Printed Name

5780 S.R.128

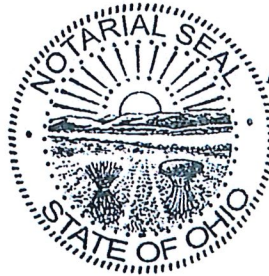
Mailing Address

Cleves, OH 45002

City, State, Zip Code

513-353-5380

Telephone



ANDREW TOWNSEND  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
January 31, 2023

Subscribed and sworn before me this 12<sup>th</sup> day of May 20 21.

Andrew Townsend

Notary Public



PROPERTY OWNERS AFFIDAVIT

STATE OF OHIO  
COUNTY OF BUTLER

I (we) QS&L Mentor LLC

Hereby certify that we are all of the owners and of the real estate which is subject of the pending zoning application; that we hereby consent to the Zoning Appeals Board acting on my/our request for the subject real estate. I/we understand that our application will be considered and processed in accordance with the regulations as set forth by the Fairfield Township Zoning Department and Zoning Resolution; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the Zoning Appeals Board. As owner(s) of the real estate which is the subject of the pending zoning application, I hereby consent to the Fairfield Township Zoning Department temporarily placing a sign advertising the zoning request on the subject property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

[Signature]  
Signature

Grant W. Biltz  
Printed Name

6610 Chatsworth Street NW

Mailing Address

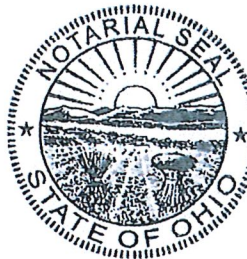
Canton, OH 44718

City, State, Zip Code

330-494-6688  
Telephone

Subscribed and sworn before me this 13<sup>th</sup> day of May 20 21,

[Signature]  
Notary Public



CHRISTINE A. KOONTZ  
Notary Public, State of Ohio  
My Commission Expires 08-16-2022

May 17, 2021

Mr. Chuck Goins  
Zoning Administrator  
Fairfield Township  
6032 Morris Road  
Hamilton, Ohio 45011

Re: **Walden Springs**  
Application for Preliminary PUD Approval

Dear Mr. Goins:

Enclosed please find the following items in support of our Application for Preliminary PUD approval for the Walden Springs development:

- 1) Executed Application for Fairfield Township Zoning Commission including Property Owner Affidavits
- 2) A check in the amount of \$1000.00 payable to *Fairfield Township*
- 3) A metes and bounds legal description of the area being rezoned
- 4) A copy of the Property Deeds
- 5) A list of adjacent property owners within 200 feet of the development
- 6) A copy of the Tax Map with subject property highlighted
- 7) 9 copies of the Rezoning Plat
- 8) 9 copies of the Preliminary Planned Unit Development Plan
- 9) 9 copies of the Preliminary Landscape Plan
- 10) 9 copies of the Proposed Elevations
- 11) A CD containing pdf files of all the submitted documents

NVR Inc. is proposing to construct the Walden Springs development on SR 4 (Hamilton Middletown Road) between Creekside Drive and Indian Meadows Drive. Walden Springs will consist of 62 duplex buildings on 124 residential lots and contain 42.4% or 16.0 acres of open space. The development will be constructed in 2 phases over a period of 4 years.

Access to the development will be provided via two entrances – to the west at Creekside Drive and to the east at Indian Meadows Drive. ODOT and Butler County have confirmed that no traffic analysis will be required, as the existing infrastructure is more than adequate to handle the proposed development.

Butler County Water and Sewer will provide public utilities to the site. A public water main has been stubbed to the property on the east and west. Public sanitary sewer runs through the middle of the development. Portions of the sanitary sewer will need to be relocated to accommodate the development. Both utilities are of adequate size and have capacity available to serve this development.

Private streets will be constructed in accordance to Butler County Engineer's Office standards and contain curb and gutter with storm sewer, as well as sidewalk. Detention for the site was provided with previously constructed phase. Water quality will be provided in accordance with Butler County and Ohio EPA requirements.

Please place this item on the June 16th Zoning Commission Agenda.

Should you have any questions, or need any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Elia Reed'.

**Elia Reed, P.E.**  
Principal

enclosure

cc: NVR, Inc.  
DPR Properties Inc.  
Q S & L Mentor LLC.