



**STAFF REPORT TO THE  
FAIRFIELD TOWNSHIP BOARD OF TRUSTEES  
MEETING DATE: SEPTEMBER 22, 2021**

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<b>CASE:</b>	<b>FTZC21-2C – Final PUD</b>
<b>APPLICANT:</b>	<b>MI Homes of Cincinnati</b>
<b>LOCATION:</b>	<b>5421, 5399 &amp; 5387 Liberty-Fairfield Road Parcel ID # A0300-020-000-021, A0300-020-000-022, A0300-020-000-023, A0300-020-000-0024, A0300-020-000-039</b>
<b>CURRENTLY ZONED:</b>	<b>Residential Planned Unit Development – R-PUD</b>
<b>REQUEST:</b>	<b>Final PUD Plan Approval: Timber Trials – Section One</b>

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**SITUATION OF PROPERTY**

The subject property is located in the northeast portion of Fairfield Township. The property is located on the west side of Liberty Fairfield Road, north of Tonya Trail, south of Fairfield Falls Drive (Att. 1). The subject parcels are all currently zoned R-PUD. The Timber Trials R-PUD is comprised of 67.404 acres. Properties to the north are zoned R-PUD and A-1 and include the Fairfield Falls subdivision, property to the west are zoned R-PUD and A-1 and include the approved Timber Hill Subdivision and Butler County MetroParks property, property to the south are zoned B-PUD and B-2, property to the east is located in Liberty Township and are zoned R-PUD and includes the Reserves at Elk Pointe subdivision.(Att. 2).

**DESCRIPTION OF REQUEST**

The applicant is currently requesting approval of the Final PUD Plan for Timber Trials – Section One.

**FINDINGS OF FACT**

The Final PUD Plan for Timber Trials – Section One is comprised of 29.0822 acres and includes 70 single family residential lots and contains 3.987 acres of open space. The open space in Section One includes the Retention & Water Quality Pond located in the northwest area of the development the associated paved walking path, the playground area, the entrance sign/landscaping, mounding and landscaping along the northern portion of Liberty Fairfield Rd. Section One of the plan is proposed to be constructed in 3 phases over a period of 2 years.

The proposed house plans provided by the applicant include 10 options that range from 1,420 sqft to 3,067sqft. All of the options include brick or stone wainscoting (a minimum of 30” in height) to follow the windowsill height around all sides of the house.

Consistent with the approved Preliminary PUD Plan, the primary access to the site will be provided approximately 1,365 linear feet north of Tonya Trial and secondary access is proposed at Wesley Way. The Traffic Impact Study was submitted and approved by the Butler County Engineer’s Office and includes a Northbound left turn lane on Liberty Fairfield Road at Highlands Lane. Stormwater and drainage will be constructed to Butler County standards. Butler County Water and Sewer will provide public utilities to the site. Connections to public water will be made at Liberty-Fairfield Road, Wesley

Way and on the south end of Fairfield Falls development. Public sanitary sewer can be connected into at the north end of the development. Both water and sewer utilities are of adequate size and have capacity available to serve this development.

#### Butler County Planning Commission

The Butler County Planning Commission held a public hearing on June 8, 2021, and recommended approval of the Timber Trials proposal and provided 18 comments.

#### Fairfield Township Zoning Commission

The Fairfield Township Zoning Commission held a public hearing on June 16, 2021, at the Fairfield Township Administration Building. The Zoning Commission made the recommendation, to the Fairfield Township Board of Trustees, to approve, with conditions, the request for a Zone Change from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development).

#### Fairfield Township Board of Trustees

The Fairfield Township Board of Trustees held a public hearing on July 28, 2021, at the Fairfield Township Administration Building. The Board of Trustees passed a resolution to approve, as recommended by the Fairfield Township Zoning Commission, the requested zone change by MI Homes.

### **RELEVANT SECTIONS OF THE FAIRFIELD TOWNSHIP ZONING RESOLUTION**

#### 615.7 CONDITIONS FOR APPROVAL OF THE DETAILED FINAL PUD PLAN(S).

- (a) Upon receipt of the detailed Final PUD Plan(s) for each section of the Planned Unit Development landholding, the Fairfield Township Board of Trustees shall study and review the detailed Final PUD Plan(s) and shall approve, modify or disapprove the plan(s) on the basis of;
  - (1) that all requirements have been satisfied, and (2) finding that the following specific conditions are fully met:
- (b) That the proposed detailed Final PUD Plan(s) for the individual section(s) of the overall R-PUD or B-PUD District are in conformance with the approved Preliminary PUD Plan,.
- (c) That any part of the Planned Unit Development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; unless approved to be left in its natural state.
- (d) That any exception from the standard resolution requirements is warranted by the design and amenities, incorporated in the detailed Final PUD Plan(s), in accordance with the adopted policy of the Board of Fairfield Township Trustees.
- (e) That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.
- (f) That the Final PUD Plan(s) is consistent with the intent and purpose of this Resolution to promote public health, safety and general welfare of the residents of Fairfield Township, Butler County.

### **STAFF RECOMMENDATIONS**

It is the opinion of the staff that all conditions that were placed on the PUD during the Zone Change and the Preliminary PUD process have been addressed in the plans provided or are planned to be addressed in future sections of the PUD development. Staff further believes that the Final PUD Plan is consistent with sections 615.7 of the Township Zoning Resolution and will promote public health, safety, and the general welfare of the residents of Fairfield Township. Based on the findings of fact & submitted proposal to the Fairfield Township Board of Trustees staff make the recommendation to **Approve** the Final PUD Plan.

A handwritten signature in cursive script, appearing to read "Chuck Goins", is written over a horizontal line.

**Chuck Goins**

**Zoning Administrator, Fairfield Township**

**Zoning**

	<u>A-1</u>		<u>H-B</u>
	<u>R-PUD</u>		<u>B-PUD</u>
	<u>R-1</u>		<u>B-1</u>
	<u>R-2</u>		<u>B-2</u>
	<u>R-3</u>		<u>M-1</u>
	<u>R-4</u>		<u>M-2</u>
	<u>R-MHP</u>		<u>F-1</u>

Scale: 1" = 400'

SECTION ONE

SECTION TWO

SECTION THREE

SECTION FOUR

SECTION FIVE

SECTION SIX

SECTION SEVEN

SECTION EIGHT

SECTION NINE

SECTION TEN

SECTION ELEVEN

SECTION TWELVE

SECTION THIRTEEN

SECTION FOURTEEN

SECTION FIFTEEN

SECTION SIXTEEN

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