

HAMILTON TOWNSHIP ZONING COMMISSION

Heritage at Miami Bluffs Subdivision Phase 3, Block C

Revised Stage 2 Preliminary Site Plan & Revised Stage 3 Final Site Plan

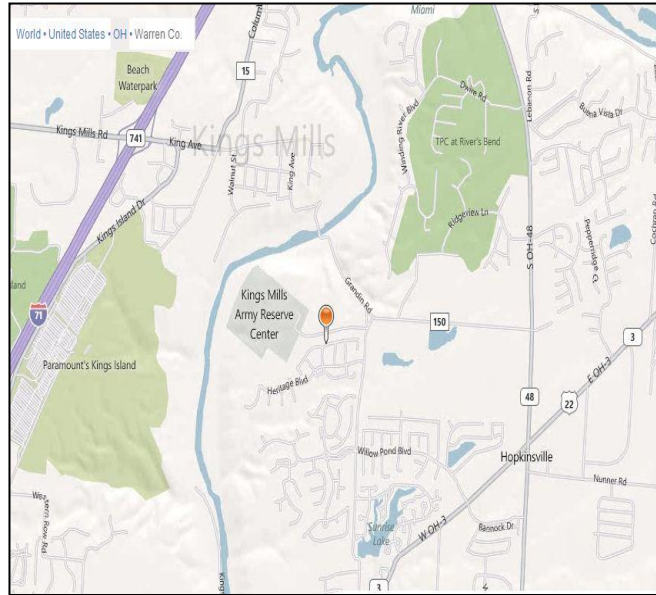
7:00PM, November 14, 2011

Applicant: Heritage at Miami Bluffs LLC
211 Grandview Drive
Suite 300
Ft. Mitchell, KY 41017

Request: Revised Stage 2 Preliminary
Site Plan & Revised Stage 3 Final
Site Plan

Location: The Heritage at Miami Bluff
Subdivision is located on Striker
Road, south of Grandin Road and
north of Willow Pond Boulevard.
Phase 3, Block C is centrally
located within the development.

Land Use Plan: The Hamilton Township Land Use
Plan, updated in the spring of
2006, recognizes the use of the
site as multi-family with
recreational/open space within the Urban Service Area.



Zoning History: The property was zoned R-1 Residence Zone when zoning was enacted by Hamilton Township in 1972. A subsequent application for an R-4 Urban Residence Zone with a Planned Unit Development was approved by Hamilton Township in 1990 for a development named Cane Run Subdivision. The Cane Run Plan was never realized and the property was later sold to a different developer who split the property into the Miami Bluffs and Heritage at Miami Bluffs Subdivisions. Both the aforementioned developments were later approved by Hamilton Township under different preliminary and final site plans.

Project Summary: The Heritage at Miami Bluffs is a mixed use, residential development. The developer has combined single-family detached and attached units throughout the site, in combination with private streets, an entry gate, a clubhouse and several pocket parks.

The community is age restricted by deed and covenant restriction, requiring one family member to be age 55 or older, with children to reside in the home for a period no longer than eight weeks in a calendar year. The main entrance to the development is gated and all streets are private roads constructed to the same standards as public roads within Warren County.



The following is an area summary for the proposed development:

Total Area	169.5796 acres	
The original site plan adopted in 1990 by the Township Trustees under Resolution 90-1026 approved a		
Total Open Space Area	61.2146	
1990 Single Lots	478.196 acres	92.8593 1496 units allowable
Open Space	36% Gross	
Miami Bluffs Open Space	230.60 acres	40% Net 383 units
Heritage of MB	169.57 acres	390 units

Heritage of Miami Bluffs, Block C

Block C is one of three sections in Phase 3, centrally located within the site. The existing site plan notes the following summary for Block C:

Total Area	8.57 acres
SFD Detached Lots	17
SFD Attached Lots	7 (@3 units each for a 21 unit total)

Lot Summary: There are two different housing types currently in Block C. The single family detached units are shown on 55' lot widths. The seven single-family attached building lots are shown at a width of 86 feet, each lot containing three units, providing a total of 21 units. The total overall number of residential units for Block C is 38.

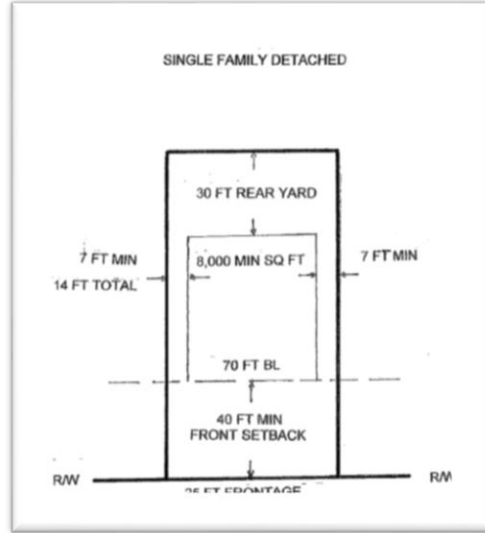
Heritage MB SF Attached



Heritage at MB SF Detached



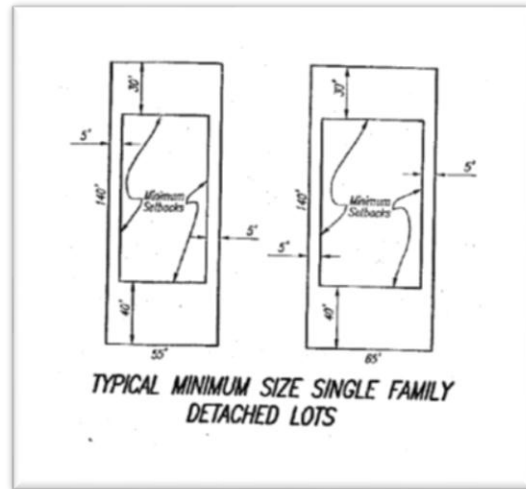
The picture to the side depicts the standard R-4 Urban Residence Zone detached residential lot as shown in the Hamilton Township Zoning Code. The chart below notes the same for both attached and detached dwellings.



ZONING CODE MINIMUMS R-4 URBAN RESIDENCE ZONE

	Setbacks				Lot Size (Min.)	Frontage
	Front	Side	Rear	BL		
SF Detached	40	5/10	30	70	5000	50
SF Attached	35	12.5/25	30	na	na	na

The picture to the side shows the current zoning requirements for the Heritage at Miami Bluffs as approved by the Planned Unit Development. The chart below shows the same for single family attached and detached units. Please note when HMB was approved the minimum building line requirement was 50 feet. Since then, the township has increased the minimum building line in the R-4 Urban Residence Zone to 70 feet.



MINIMUMS FOR HERITAGE AT MIAMI BLUFFS SUBDIVISION

SF Detached	40	5/10	30	55	7700	25
SF Attached	35	12.5/25	35	na	na	na

Proposal:

The owner has submitted a revised site plan in order to change the land use for some of the dwellings in Phase 3, Block C from single-family attached to single-family detached. A land use change typically requires a Revised Stage 1 Sketch Plan (rezoning), but the permitted uses within the R-4 Urban Residence Zone permits the use of both single family attached and detached units on the property. Therefore, the owner has concurrently submitted a Revised Stage 2 Preliminary Site Plan and Revised Stage 3 Final Site Plan for consideration.

lots are different from traditional housing because the main entrance to the home is via a side court yard. The landscaping and amenities of the court yard extend over the side property line by easement to the wall of the adjoining home. The adjoining home has no real visibility or access into the court yard. The homes are estimated in value between \$200,000-\$250,000. Building pads are provided on the plans and show the approximate location of one of the two new buildings offered in this section.

Street Network: Lots will continue to front on private streets owned and maintained by the HOA. The developer has removed the cul-de-sac from the end of Oak Grove Lane to connect it to the neighboring street to the west. Post Oak Lane now forms a loop with Oak Grove Lane and one new private drive serves lots 238-241. Due to the minimal width of both streets, parking is prohibited by signage on one side of the street. Additional off-street parking is provided on a common open space parcel, Lot 245.

Per Warren County Subdivision Regulations, the density of the subdivision requires sidewalks on both sides of all streets.

Open Space: The revised site plan shows several open space parcels on the north side of Heritage Boulevard to be used for buffering for the adjacent building lots. No active recreation is or was formally intended for this portion of the development.

Lighting: Salt Run is not part of a residential street lighting district.

Signage: No additional signage plans have been provided as part of this submission.

Analysis:

Area Summary: The owner has already received approval of a Stage 1 Sketch Plan for Cane Run approving the three key issues; land use (SFA/SFD), density and open space. Traditionally, the preliminary and final site plans are opportunities for the township to comment on the subdivision design, and secondary issues such as landscaping, lighting and signage. In this case, the revised preliminary site and final plans are being used to change the land use and the layout of lots.

Typically, a land use that is approved on a Stage 1 Sketch Plan is found to be a permitted land use on a preliminary and final site plans. The original zoning resolution from 1990 clearly allows a land use for both single-family attached and detached units.

The most important issue under the proposed revision is whether the change from single-family attached residences to single-family detached residences is an overall improvement to the subdivision and to the immediate neighborhood. The project summary (density/units) is in conformance with Resolution 90-1026 and the Hamilton Township Land Use Plan. Single family detached and attached units are a permitted use under the R-4 Urban Residence Zone. The subdivision is still well below the maximum density allowed for the development even with the additional building lots.

Lot Size and Setbacks: Front and side yard setbacks are consistent with previous plans for Heritage at Miami Bluffs and the township zoning code. However, the rear yard setback and the building line requirement (lot width) are below the minimums of the zoning code and the minimum lot size is not

consistent with other sections of Heritage of Miami Bluffs. The chart below shows a comparison of the existing and proposed plans:

	Existing Plan	Proposed Plan	Code Minimum
Lot Size	7700'	5500'	5000'
Front Yard	40'	40'	40'
Side Yard	5/10'	5/10'	5/10'
Rear Yard	30'	20'	30'
Building Line	55'	45'	70'

Hamilton Township has maintained a minimum lot width of 50 feet for the R-4 Urban Residence Zone since zoning was enacted and the township trustees have denied several site plans in the past where developers have requested to go below that minimum. Examples have included the subdivisions of Regency Park, Wedgewood, Indian Lake and Reserves at Indian Lake. The township has however, approved rear yard setback reductions of 20' by variance or by condition of approval in the Planned Unit Developments of Sunrise Landing, Village on the Green and Wedgewood for empty nester housing.

Staff understands the housing product is unique to the area and something Drees feels will be well received by the area. Drees has already met and held meetings with the subdivision Home Owners Association and owners of surrounding dwellings. As noted by the Regional Planning Commission, Staff finds the plan would be more acceptable if lots were widened to 55 feet to accommodate a lot width consistent with other single family attached lots in the development, allow for all landscaping and courtyard amenities to be accommodated on the owners lot and provide for the required drainage easement along the common side yard property line.

Further, the township may consider a requirement to increase the proposed minimum lot size of 5500 sq.ft. to the subdivision minimum of 7700 sq.ft. in order to provide more open area on the lots, potentially improve drainage on individual building lots and prevent the appearance of too many units being placed on too little land.

Clearly, if the developer shows a larger lot size and lot width for building lots in Block C, a revised site plan can be developed to accommodate a building lot for the courtyard style houses. What is at issue for the developer is the loss of a few dwelling units from the plan if the lot width increases occur. In looking at the larger picture, the township has more to lose by opening the door for a lot width and some setbacks that the township has not been comfortable with in the previous 40 subdivisions planned for the community.

Open Space: Design of the open space is acceptable as proposed.

Lighting: The lighting plan is acceptable as submitted.

Signage: Additional permanent signage within Block C has not been shown on the Stage III Final Site Plans. Such signage shall not be installed unless it is in keeping with the Hamilton Township Zoning Code.

RPC Recommendation: At its regularly scheduled meeting on September 22, 2011, the Warren County Regional Planning Commission recommended approval of the Revised Preliminary Site Plan (Stage 2) for Phase 3, Block "C" of the Heritage at Miami Bluffs Subdivision subject to the following conditions:

1. Adherence to all applicable requirements of Hamilton Township Trustees Resolutions granting approval of the planned unit development zoning and to all pertinent requirements of the Hamilton Township Zoning Code.
2. All lots and yard setbacks provided to the satisfaction of the Hamilton Township Trustees.
3. Dwelling exterior elevations subject to PUD Stage 3 Final Site Plan approval satisfaction of the Hamilton Township Trustees.
4. Landscaping, lighting and signage subject to PUD Stage 3 Final Site Plan approval satisfaction of the Hamilton Township Trustees.
5. All of the open space and storm drainage management facilities shall be owned and maintained by the homeowners association (HOA) and the entire front and rear yards of dwelling lots shall be maintained by the HOA.
6. All streets shall be private and constructed within a 50 foot wide right-of-way to public standards, per the Requirements and standards for the Design and Construction of Streets and Roadway Facilities, as determined by the Warren County Engineer and the Hamilton Township Fire Emergency Service Department.
7. Stormwater drainage management provided in compliance with the Rules and Regulations for the Design of Stormwater management Systems.
8. Compliance with the Warren County Erosion and Sediment Control Regulations, as determined by the Warren county Soil and Water Conservation District. Approval of erosion and sediment control plan and provision of performance surety and inspection fee if required by the SWCD prior to commencing earth moving activities.
9. Compliance with the Warren County Subdivision Regulations, as applicable.
10. Sidewalks and sump-pump drainage network maintenance shall be the responsibility of the homeowner's association Compliance with all prior Hamilton Township Trustees Resolutions regarding the PUD and requirements of the Hamilton Township Zoning Code, as applicable.

Recommendation:

Staff recommends approval of the Revised Stage 2 Preliminary Site Plan and Stage 3 Final Site Plan for Phase 3, Block "C" in the Heritage at Miami Bluffs Subdivision subject to the following conditions:

1. Approval of the proposed Single-Family Detached land use as shown on the revised site plan.
2. Minimum lot widths shall be maintained at 55 feet.
3. Minimum lot size shall be maintained at 7000 square feet.
4. Each unit shall have a minimum of 1400 square feet of living space exclusive of the basement.