



PLANNING COMMISSION MEETING

Thursday, July 21, 2022, 7:30 PM

CITY HALL

301 SYCAMORE STREET, BROOKVILLE, OHIO 45309

www.brookvilleohio.com

<https://brookvilleoh.webex.com/brookvilleoh/j.php?MTID=m267826e67fa9628afbe28914fc94e612>

Meeting number: 2633 029 3681 Password: 2rRbNJRPd53

Join by phone: +1-415-655-0001 US Toll Access code: 263 302 93681

Agenda

I. Opening

- a. Call to Order
- b. Pledge of Allegiance
- c. Roll Call

II. Adoption of Agenda

III. Approval of Minutes

- a. Approval of June 16, 2022 Meeting Minutes

IV. Meadowlark Subdivision - Preliminary Plat Approval & Special Use Approval

V. Final Recommendation on proposed Ordinance 2022-04

- a. AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PART OF LOT 2222 OF THE CITY OF BROOKVILLE FROM ITS PRESENT CLASSIFICATION OF (HS) HIGHWAY SERVICE DISTRICT TO THE NEW CLASSIFICATION OF (I-2) GENERAL INDUSTRIAL DISTRICT.

VI. Reports

- a. Law Director

VII. Old Business

VIII. New Business

IX. Adjournment

Chairperson Ryan Henderson • Mayor Chuck Letner

Members: • Ken Claggett • Don Cordes • Ronda Dittrick • Curt Schreier • Jessi Sievers

Brookville Planning Commission
Regular Meeting
June 16, 2022

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on June 16, 2022. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Mayor Letner; Members Claggett, Cordes, Dittrick, Schreier and Sievers; Law Director/Development Specialist Stephan, Manager Keaton and Clerk Duncan were present.

Roll call by Clerk Duncan.

Motion by Claggett, second by Cordes to adopt the Agenda as presented. All yeas, motion carried.

Motion by Schreier, second by Dittrick to approve the minutes of the May 19, 2022 Planning Commission Meeting. All yeas, motion carried.

Law Director/Development Specialist Stephan reported KW Country Market, LLC, has filed a Special Use Application to operate a Farmers' Market in the parking lot of 515 W. Westbrook Road. The market would operate two Saturdays per month during the summer and fall. The applicant has received permission from Trust Plumbing, at 501 W. Westbrook Road, to use their property for parking during the Farmers' Market events. Westbrook Park could also provide additional parking for the events. The Special Use approval for mobile produce vendors would permit the Farmers' Market to operate for a period of one year. As noted in the application, they are hoping to provide a donation to the Community Picnic from proceeds generated by the Farmers' Market. Law Director/Development Specialist Stephan stated the applicant, Wayne Dunn, is present to answer any questions.

Member Schreier asked if the vendors will need their own vendor permit to sell at the Farmers' Market?

Law Director/Development Specialist Stephan replied each vendor would need the appropriate vendor permit and would have to show proof of liability insurance.

Wayne Dunn, of 42 June Place, stated the liability insurance is mandatory.

Mr. Dunn stated if there is a 90% chance of rain or more, Mendenhall Motors has agreed to allow the vendors to set up under their canopy at 414 W. Westbrook Road. Mr. Dunn asked Planning Commission to approve this along with the Special Use Application.

Member Sievers asked if Mr. Dunn if he had any vendors lined up yet?

Mr. Dunn replied he has 10-15 interested vendors.

Motion by Sievers, second by Dittrick to approve Special Use #22-04 to operate a Farmers' Market in the parking lot at 515 W. Westbrook Road, with an alternate location of 414 W. Westbrook Road in the event of rain. All yeas, motion carried.

Law Director/Development Specialist Stephan reported at the May 20, 2021 Planning Commission meeting, Planning Commission recommended rezoning of the property at 201 Sycamore St. to 1-l(PD) Light Industrial Planned Development Overlay District. Planning Commission also approved the Special Use for a storage unit facility at 201 Sycamore Street. City Council did approve Ordinance No. 2021-03 on June 15, 2021 to rezone this property to 1-l(PD). A Final Site Development Plan has now been submitted for review and approval by Planning Commission. The plan has been reviewed by Choice One Engineering and their comments have been incorporated in the plan. It is anticipated that the storage buildings will be built in phases rather than as a single construction project based on demand for the units.

Member Claggett inquired if there will be a fence between the sidewalk and the detention pond or between the detention pond and the storage units?

Tom McCoy, of McCoy Homes, stated he will install a black chain link fence all the way around the property, and if there is enough room, he hopes to put some bushes and trees in near the pond to block the view from the neighbors.

Member Schreier asked what the build out estimate is?

Mr. McCoy replied it really depends on the cost of building materials. He may do all the dirt work up front and then install the buildings in phases.

Member Claggett asked if the detention pond will dump into the storm drain?

Mr. McCoy replied he will put all new storm drains in for the detention ponds. There is one drain along the drive that will be lifted up. The storm drain in the back of the parking lot catches all the water off this parking lot and the water from skate park. Mr. McCoy stated this drain is on city property and clogs often.

Manager Keaton advised she and Service Department Superintendent Chris Homan will look at the storm drain tomorrow to see what can be done.

Motion by Claggett, second by Schreier to approve the Final Site Plan for 201 Sycamore Street. All yeas, motion carried.

Mr. McCoy asked from here forward, does he submit all the building plans to the City, or just to Montgomery County Building Department.

Law Director/Development Specialist Stephan replied City Council will have to approve the Final Site Plan since it is Planned Development. It will be submitted to them for approval on June 21, 2022. Mr. McCoy should submit all building plans to Montgomery County Building Department.

Law Director/Development Specialist Stephan reported the City of Brookville has been working with BH DEVCO, an Arizona development company, to establish a new industrial site on Arlington Road north of I-70. Planning Commission has the proposed site plan for the project, and there is also a copy of a map showing the existing zoning of the 75 acres involved in the project. This project will require the rezoning of part of Lot 2222 from Highway Service to I-2 General Industrial District. Law Director/Development Specialist Stephan stated we have received an application for rezoning and the property owner has approved the request for rezoning. Staff would like to start the rezoning process at the next City Council meeting and then schedule a Public Hearing for the following month. There are two other buildings shown on the site plan, D & E, which will be built at a later phase. These buildings would also require rezoning from Highway Service to I-2. Law Director/Development Specialist Stephan stated right now we are looking to rezone the Highway Service area in part of the 75 acres north of the utility easement that runs through this property. The site plan is being presented to Planning Commission for review and comments prior to commencement of the rezoning for the project. The plan has been reviewed by the city staff and engineer, who have provided some preliminary comments. A letter from Allen Heitbrink, Choice One Engineering, is attached. A few items that have been generated by the staff and engineering review include:

- (1) Requiring a landscape buffer along the northern boundary of the site.
- (2) Amending the site plan to align the northern street entrance with Nutrition Way.
- (3) The new streets shown on the site plan would be established as private streets with ingress and egress easements as opposed to public streets to avoid future street maintenance costs.
- (4) E. Campus Blvd would remain a public street providing access to Building D & E.
- (5) Requiring landscape buffers along the detention areas facing Arlington Rd.
- (6) Traffic signal warrant analysis at the intersection of W. Campus Blvd. and Arlington Rd.

Law Director/Development Specialist Stephan advised the project presents an important economic development opportunity for the City of Brookville. Planning Commission is asked to review the proposed site plan, and to provide any comments regarding the plan. It is requested that Planning Commission direct that a rezoning ordinance be presented to City Council to start the rezoning process.

Steve Backman, President of BH DEVCO located in Phoenix, Arizona, stated his company is an industrial developer that works around the country on industrial pursuits. They follow build to suits around the country and have worked with a lot of recognizable names in the build to suit categories. Mr. Backman advised his company is aware of build to suits that may be looking in the Columbus and Dayton area. The proposed site plan represents a speculative development in Brookville. Mr. Backman stated they are comfortable with the comments made by Choice One Engineering. They have interviewed Choice One and brought in a team of local experts, including Montrose Group and Ford and Associates Architects from Columbus. After checking with Manager Keaton and Law Director/Development Specialist Stephan to make sure it was not a conflict of interest, they retained Choice One Engineering for the project. Mr. Backman advised they like the Brookville site for the geography, the access to freeways and population

of 6 million within 90 minutes. They also like an entitlement process that they can understand, staff members that they can work with and surety of outcome they can show to their users. They have started the rezoning process in two phases as reported by Law Director/Development Specialist Stephan and are excited about the project and working with the City of Brookville.

Member Schreier asked how many acres are in the second phase of the project?

Law Director/Development Specialist Stephan replied there are 75 acres in the first phase and about 14 in the second phase.

Member Schreier asked if this would be for distribution, warehousing and potentially manufacturing?

Law Director/Development Specialist Stephan stated they have talked about both uses. If they find a tenant that is focused on manufacturing or distribution, the building could be adjusted to suit their needs.

Member Schreier replied if we rezone the property to I-2 will that open us up to any type of business to come in?

Law Director/Development Specialist Stephan stated the business would have to be a permitted use in I-2 or a Special Use approved by Planning Commission. I-2 includes the permitted uses of distribution, basic manufacturing and some types of heavy manufacturing. For example, GM would fit within the second category. Law Director/Development Specialist Stephan stated there are also some special uses in the industrial category, such as restaurants.

Member Schreier stated from an ingress/egress traffic flow, will Arlington Road be able to handle that much traffic through that region?

Law Director/Development Specialist Stephan replied we will have our engineer make recommendations regarding traffic improvements as part of this project. Montgomery County Engineers will also review the project and we will develop a plan for traffic improvements along Arlington Road. Our engineer has already suggested realigning the north entrance with Nutrition Way and suggested signal warrant analysis at West and East Campus Boulevard to determine if signals would be required. Law Director/Development Specialist Stephan stated there could be potential expansion of Arlington Road, typically near the entrances for ingress and egress.

Member Cordes asked what the time frame is of this project?

Law Director/Development Specialist Stephan replied once the developer has incorporated the engineers' comments and we have had further study related to traffic needs, they will come back with a site plan towards the end of the rezoning process, or after the rezoning process. We will also be looking at a subdivision plan. The 75 acres is currently divided into a number of different lots and we are looking at combining those into a single lot, so we have common ownership. There would be legal agreements for the ingress and egress easements maintenance of that, as well as covenants and restrictions on the buildings.

Member Cordes asked how quickly the buildings would go up?

Mr. Backman replied once the rezoning process is complete, they would anticipate closing on the property prior to the end of the year. Construction of Building A would begin in the first or second quarter of 2023, and Buildings C and D will follow soon after, depending on the market.

Member Schreier asked if the buildings are leasable, with a management company overseeing the property maintenance?

Mr. Backman replied that is correct. The buildings will be leased with a management company that oversees all property maintenance.

Chairperson Henderson stated he approves of the roadway alignment comments made by our engineer and likes the idea of a cul-de-sac at buildings D and E. The overall layout looks good for fire truck egress. It is a great layout, and he does not see any major issues.

Member Schreier commented the landscape buffer on the front will help the residents on the west side of Arlington esthetically.

Law Director/Development Specialist Stephan stated it is uncertain how much detention there will be, but there will landscaping along the street to make it esthetically appealing.

Member Claggett asked if Arlington Road will be widened?

Law Director/Development Specialist Stephan replied engineering and Montgomery County will review the project to determine if widening is needed. Staff will bring it back to Planning Commission once it is determined what needs to be done.

Chairperson Henderson asked if the space behind Speedway noted as future development is still in play?

Law Director/Development Specialist Stephan replied it will still have potentially a small Highway Service use. That is why the rezoning of that area would be a later step when we see how the market is moving and whether there is a demand for smaller industrial buildings or distribution buildings. We could potentially go back to a Highway Service use. One of the positive things about this plan is this is a site that is open to truck stops and this project would eliminate that use.

Member Schreier observed the esthetic from the roadway will be nice as only building A will be visible. This layout is similar to the airport with well-designed buildings and esthetics.

Mayor Letner stated the esthetic from the highway is also well designed.

Chairperson Henderson commented this is what he has always envisioned for this land and he is excited about the project.

Nate Green, of the Montrose Group, stated this is a great opportunity for the City.

Mayor Letner asked what the total square footage would be of all of the buildings?

Mr. Backman replied the total square footage will be 1.2 million square feet.

Law Director/Development Specialist Stephan reported the City has issued two new home permits in the Meadows of Brookville, along with quite a few fence and pool permits. The City also issued two more permits in Hunters Run. The infrastructure is almost complete and then the home construction can begin.

Member Cordes commented he heard that the Mexican Restaurant is not coming to Brookville.

Law Director/Development Specialist Stephan replied no comment.

Member Sievers stated she heard a rumor that the old Home Sweet Home restaurant location is going to be a Mexican Restaurant.

Law Director/Development Specialist Stephan replied he cannot confirm that.

Member Schreier commented the trees at Gateway Park are becoming a safety risk as they are blocking the line of site to Arlington Road from Upper Lewisburg Salem.

Manager Keaton replied she will look into this and have the trees trimmed as necessary.

Motion by Cordes, second by Claggett to adjourn. All yeas, motion carried.

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson

MEMORANDUM:

DATE: JULY 15, 2022

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: MEADOWLARK SUBDIVISION

An application has been filed by Grand Communities, LLC. for a preliminary subdivision approval and special use approval for Meadowlark Subdivision. A copy of the application and preliminary plat is submitted to Planning Commission with this Memorandum. This subdivision will be located on 21.801 acres to the west of Meadow Glen Drive on part of County Auditor Parcel C05 00314 0020. A County Auditor Map of the parcel is also included with this Memorandum. This property is zoned R-3 Multi-Family Residential District.

This housing project will create 111 lots for paired patio homes. The lots will be designed for zero lot line single family residences to be constructed with a common wall between the residences. The covenants and restrictions for the project will provide for maintenance of the common areas of the zero lot line residences.

The special use application and preliminary plat also includes some proposed modifications of required setbacks for zero lot line residences. In Section 1163.03 (b)(38), the standards for zero lot line residences are set forth. A copy of Section 1163.03 (b) (38) is attached to this memorandum. The following is a comparison of the standards in 1163.03(b) (38) and the proposed standards for this project:

1163.03(b)(38) Standards:

Proposed Project Standards:

Minimum Lot Area: 3500 sq. ft. per lot	3910 sq. ft. per lot
Minimum Lot Width: 40 ft.	34 ft.
Minimum Front Yard Setback: 10 ft.	25 ft.
Minimum Side setback-none but 20 ft. between buildings	5 ft. setback and 10 ft. between buildings
Minimum Rear Yard setback-none but 20 Ft. between buildings	20 ft. setback and 40 ft. between buildings
Maximum height-35ft, of 2 ½ stories	2 stories
Maximum lot coverage-75 percent of lot area	56 percent of lot area

Planning Commission is specifically authorized under 1105.03 (c) to modify frontage, setback, and building size requirements. It is requested that Planning Commission would specifically approve the modified setbacks requested by the applicant for this project.

It is requested that Planning Commission approve the preliminary plat for Meadowlark Subdivision and the special use application for zero lot line residences on the lots with the modified setbacks specified on the preliminary plat.

Municipality of Brookville

"A Proud and Progressive Community"

Application #PR _____

ZONING APPLICATION FOR A MAJOR (PRELIM) SUBDIVISION PERMIT

The undersigned hereby applies for a **MAJOR (PRELIMINARY) SUBDIVISION PERMIT**, to be issued solely on the basis of information contained herein, and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void.

1. Applicant Grand Communities, LLC
2. Applicant address 3940 Olympic Blvd., Suite 400
3. Phone (Hm) 859-344-3137 (Bus) 859-344-3137 Interest in property Residential
4. Location or address of property to be affected 360' N of the intersection of Rona Parkway and Meadow Glen Avenue
5. Legal description 4E-6-33
6. Present Zoning classification R-3 Existing use Vacant, Woods

7. In order to be processed for a **MAJOR (PRELIMINARY) SUBDIVISION PERMIT**, the Subdivider shall prepare and submit six (6) copies of the preliminary plat of the proposed subdivision and construction plans along with a completed preliminary plat checklist with remarks to the Planning Commission.

(a) The preliminary plat shall be considered officially filed on the day it is received and properly noted and shall be so dated.

(b) The preliminary plat shall not be considered properly submitted until all applicable fees are paid by the developer.

(c) All plats and plans are provided to the Municipal Office.

(d) The subdivider shall provide a copy of the preliminary plat to the local utility companies.

8. The preliminary plat shall be clearly and legibly drawn. The size of the drawing shall not be less than 24" x 36". If the preliminary plat is to be drawn in sections, each section shall be accompanied by a key map, showing the location of the sections. The plat of a subdivision containing five (5) acres or less shall be drawn to a scale of 1" = 50'. All other subdivisions shall be drawn to a scale of 1" = 100'.

9. The preliminary plat shall clearly show the following features and information:

(a) **Items of Title.**

(1) Proposed name of subdivision. The name of the subdivision and proposed streets shall not duplicate, or too closely approximate, the name of any other subdivision or street, subject to Planning Commission approval.

(2) Location by numerically labeled inlot or outlot.

(3) Name and address of property owner/developer.

(4) Scale of plat.

(5) North arrow.

(6) Name and address of the professional surveyor who prepared the plat, as well as the stamp and signature of the surveyor certifying the accuracy of the plat.

(7) Date of preparation.

(8) Location by section, town, range, or by other legal description.

(9) Signature and date line for the Planning Commission Chairperson.

(10) Stamp and signature of the Professional Surveyor.

(b) **Existing Site Conditions/characteristics.**



- (1) Perimeter boundaries of the proposed subdivision indicated by a heavy solid line, and the approximate acreage comprised therein.
 - (2) Location, widths and names of existing or platted streets, indicated as to: dedicated, undedicated, constructed or unimproved, official thoroughfares or other public ways, railroad and utility rights-of-way, easements, parks and other open spaces, permanent buildings, section and corporation lines within or adjacent to the subject tract.
 - (3) Location and size of all existing utilities: sewers, water mains, telephone, electric, gas, culverts or other underground items located within or adjacent to the subject tract.
 - (4) Names of adjacent subdivisions and owners of adjoining parcels.
 - (5) Topographic map of such proposed subdivision shall be submitted with the preliminary plat, showing 1-foot contour intervals for all land within 50 feet adjacent to the subject site.
 - (6) Current Zoning classification of the tract and adjoining properties.
 - (7) The vicinity map shown on the preliminary plat.
- (c) Proposed Site Conditions/characteristics.
- (1) Street layout, including street names and widths, alleys, cross-walkways and easements and their dimensions.
 - (2) Layout, numbers and approximate dimensions of lots, including lot area (as measured in acres or square feet).
 - (3) Parcels of land intended to be dedicated or temporarily reserved for public use, and the conditions of such dedication or reservation.
 - (4) Setback lines, along all streets, with dimensions.
 - (5) Indication of the proposed zoning designation to identify the potential development so as to reveal the nature of the impact the proposal will have on traffic flow, fire hazard, congestion, public utility capacities and required services.
 - (6) A typewritten copy of the protective covenants or deed restrictions, if any.
 - (7) Indication of any developmental phasing or staged development timing.
- (d) Construction Plans. The proposed preliminary subdivision plat shall be accompanied by preliminary construction plans consisting of:
- (1) A centerline profile for each street shown thereon, drawn to scale of at least 1" = 100'.
 - (2) A preliminary layout, drawn to scale of at least 1" = 100', including proposed placement of water lines, sanitary sewers and storm sewers. These may be incorporated in the above preliminary plat.
 - (3) A preliminary drainage plan including proposed storm detention location. This may be incorporated in the above preliminary plat.
 - (4) All plans must be certified by a registered professional engineer.

10. The approval of the preliminary shall be effective for a maximum period of twelve (12) months unless the first section has been filed for final approval. If no subsequent sections are filed within two (2) years from the recording of the previous sections, the approval of the remainder of the preliminary plat is no longer effective. The terms under which the approval is granted will not be affected by changes to these Regulations during the maximum period of twelve (12) months.

Application Date



Signature of Applicant

OFFICE USE BELOW LINE

Appr/Denied Planning Commission _____ Date _____

Appr/Denied Municipal Manager _____ Date _____

Fee \$ 300.00 Receipt number 74926 Date 7/13/22
(NON-REFUNDABLE)

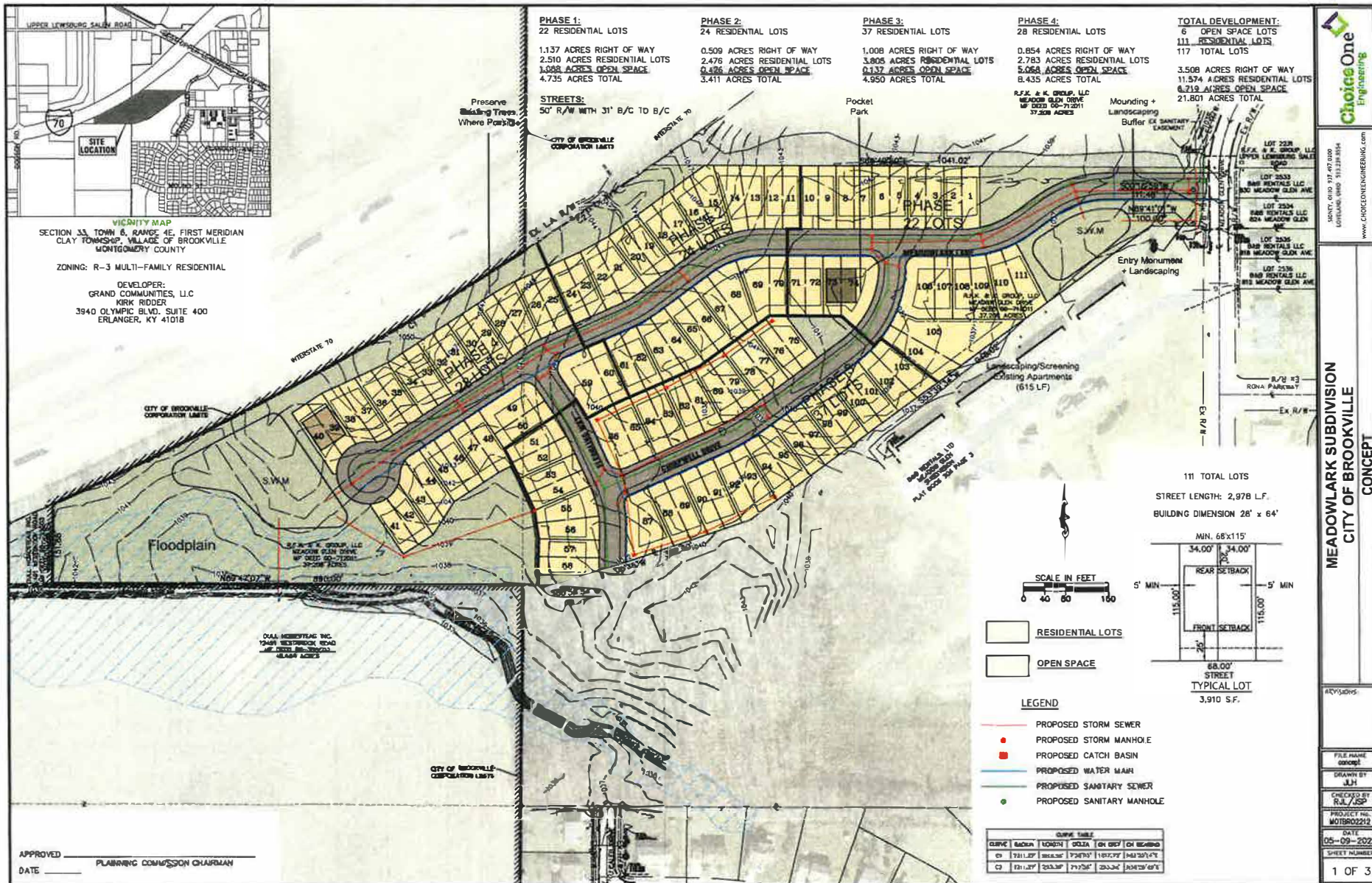
REV 8/00



VICINITY MAP
SECTION 33, TOWN & RANGE 4E, FIRST MERIDIAN
CLAY TOWNSHIP, VILLAGE OF BROOKVILLE
MONTGOMERY COUNTY

ZONING: R-3 MULTI-FAMILY RESIDENTIAL

DEVELOPER:
GRAND COMMUNITIES, LLC
KIRK RIDDER
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KY 41018





This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditors

Furthermore The Montgomery County Auditors Office shall assume no liability for

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.

Note: Exact property boundaries must be derived by a legal survey of the property.



1 inch = 187 ft

G S DEPARTMENT

City of Brookville

"A Proud and Progressive Community"

Application #SU -05

ZONING APPLICATION FOR A SPECIAL USE PERMIT

The undersigned hereby applies for a **SPECIAL USE PERMIT**, to be issued solely on the basis of information contained herein, and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void. **(PERMIT SHALL EXPIRE IF USE HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)**

1. Applicant Grand Communities, LLC
2. Applicant address 390 Olympic Blvd #400, Erlanger, KY 41018
3. Phone (Hm) _____ (Bus) (859)341-4709 Interest in property _____
4. Location or address of property to be affected Meadow Glen Ave.
5. Legal description _____
6. Present Zoning classification R-3 Multifamily Existing R-3 Multifamily
7. Proposed Special Use Zero Lot Line Dwellings (Paired Patio)

8. In order for a **SPECIAL USE PERMIT** to be processed, applicant must provide a narrative statement evaluating the effect of such elements as noise, glare, odor, fumes, and vibrations on adjoining property; and discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Zoning District Map.

The request for a special use permit for zero lot lines meets the intent of the code as the outside building setbacks for the two-unit structure will meet the code. The issuance of a special use permit will allow the homes to be constructed as fee simple lots and will not cause adverse impacts to neighboring communities.

9. The Planning Commission shall establish beyond reasonable doubt that both the general standards and the specific requirements pertinent to each special use indicated herein shall be satisfied by the establishment and operation of the proposed special use.

10. Wherever no specific area, frontage and setback requirements are specified in provision for specific special uses, then the area, frontage and setback requirements in the applicable zone shall apply; provided, that the Planning Commission shall be authorized to waive or modify certain requirements as necessary to achieve compatible development with adjacent land areas as well as in the interest of the community in general. The Planning Commission may also impose such additional conditions, guarantees, and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed.

11. Has previous application been filed for a **SPECIAL USE PERMIT**? No

12. When? _____ Results? _____

July 14, 2022
Application Date

Samuel J. Rees
Signature of Applicant

OFFICE USE ONLY BELOW LINE

Reviewed by _____ Date _____

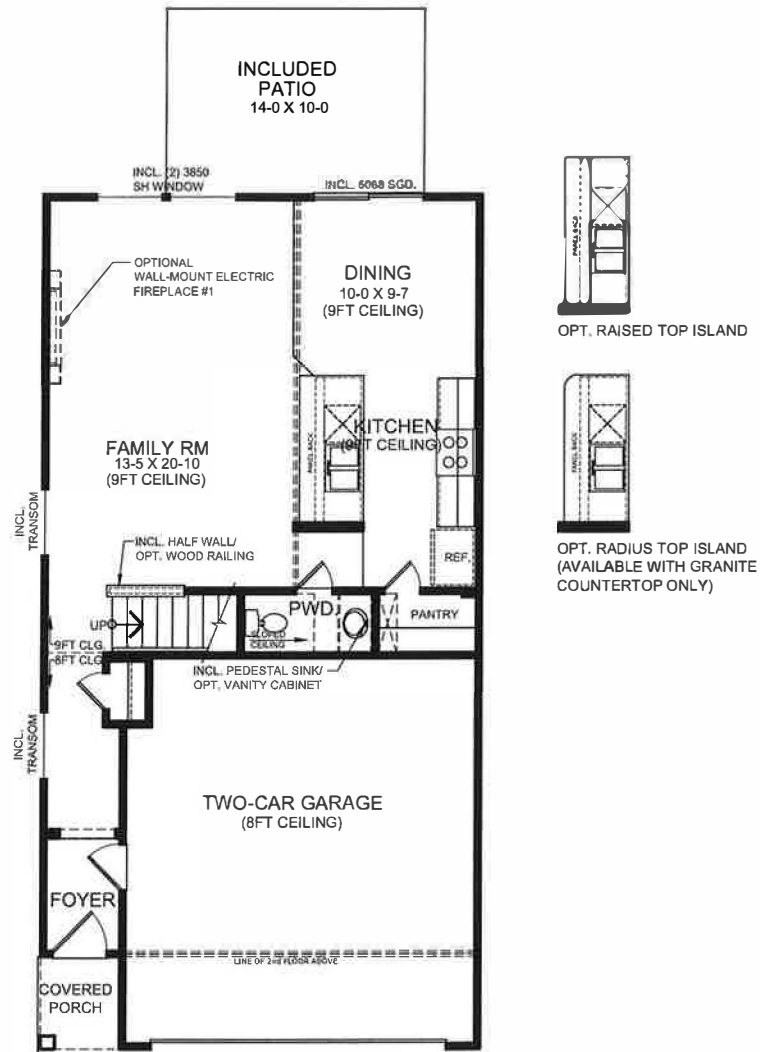
Appr/Denied Planning Commission _____ Date _____

Fee _____ Receipt Number _____ Date _____
(NON REFUNDABLE)

HUDSON

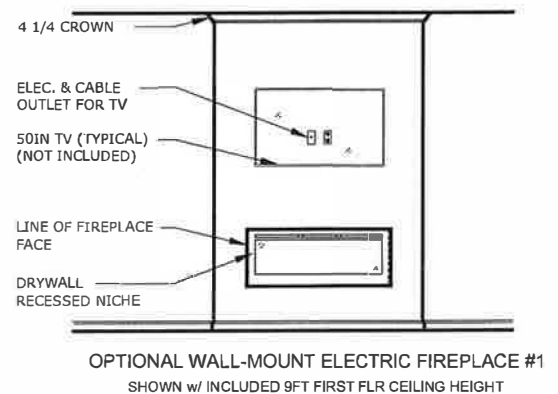
24-201

PAIRED PATIO



FIRST FLOOR DESIGN

w/ INCLUDED 9FT FIRST FLOOR
FINISHED FIRST FLOOR= 676 SQ. FT.
FINISHED SECOND FLOOR= 981 SQ. FT.
TOTAL FINISHED= 1,657 SQ. FT.
GARAGE= 389 SQ. FT.
FRONT PORCH= 20 SQ. FT.
TOTAL UNDER ROOF= 2,066 SQ. FT.



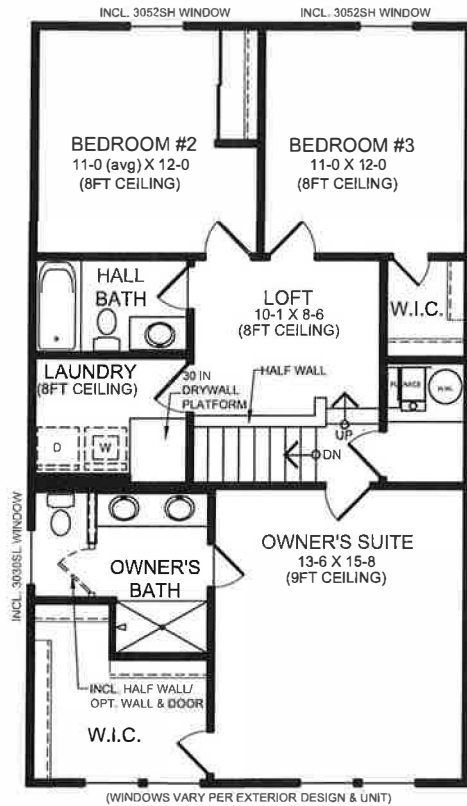
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HU-1.1
06.28.2022

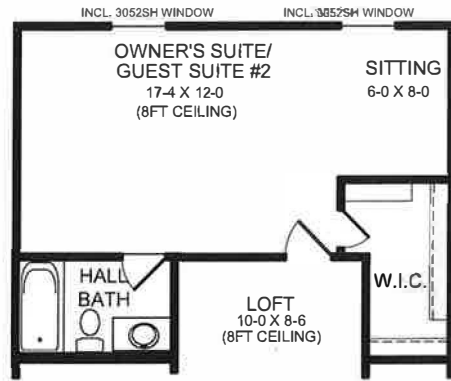
HUDSON

24-201

PAIRED PATIO



SECOND FLOOR DESIGN
(SHOWN AS WESTERN CRAFTSMAN EXTERIOR- 'UNIT A')



OPTIONAL OWNER'S SUITE/GUEST SUITE #2
IN LIEU OF BEDROOM 2 & 3



WESTERN CRAFTSMAN EXTERIOR 'UNIT B'



COASTAL COTTAGE EXTERIOR 'UNIT B'



COASTAL COTTAGE EXTERIOR 'UNIT A'



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HU-1.2
06.28.2022

HUDSON

24-201
PAIRED PATIO



WESTERN CRAFTSMAN
(FRONT ELEVATION MIRRORED
ON REVERSE UNITS)



COASTAL COTTAGE
(FRONT ELEVATION MIRRORED
ON REVERSE UNITS)



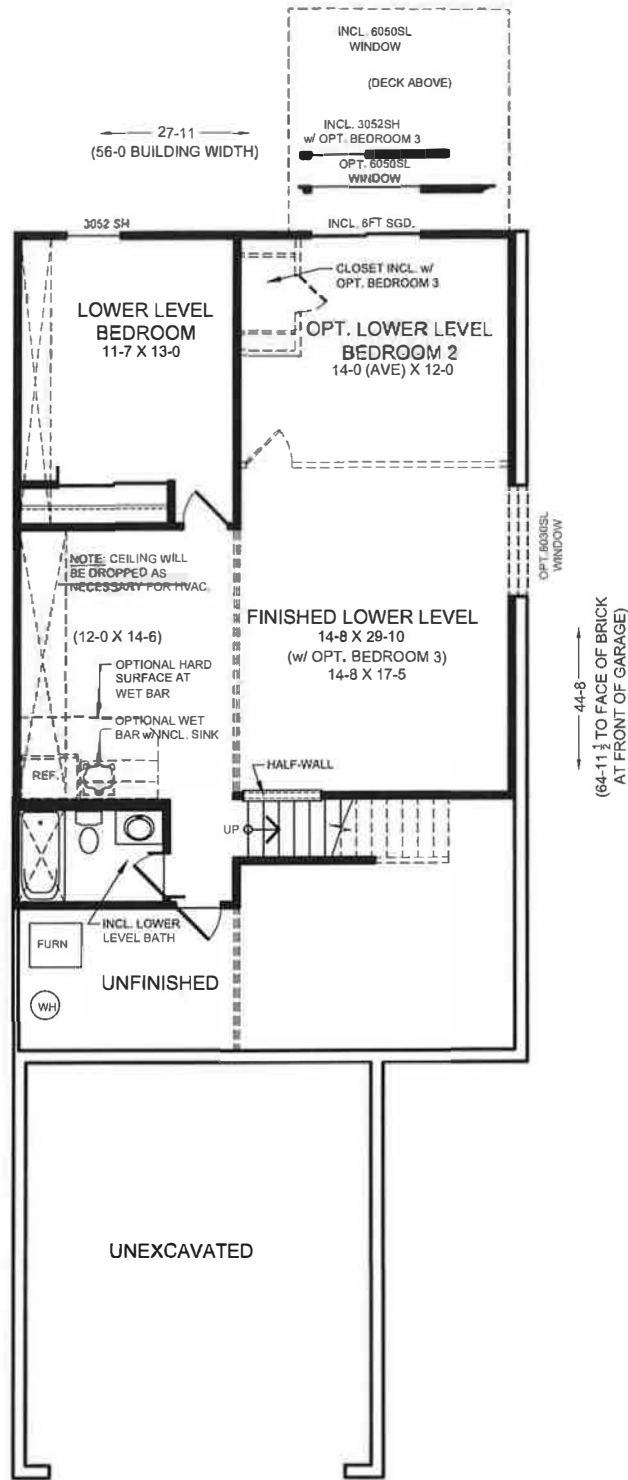
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HU-2.1
06.28.2022

WEMBLEY

28-101

PAIRED PATIO



OPTIONAL LOWER LEVEL

w/ INCLUDED 8 FT CEILING HEIGHT
(INCLUDES FINISHED REC. RM., BEDROOM 2 & BATHROOM)



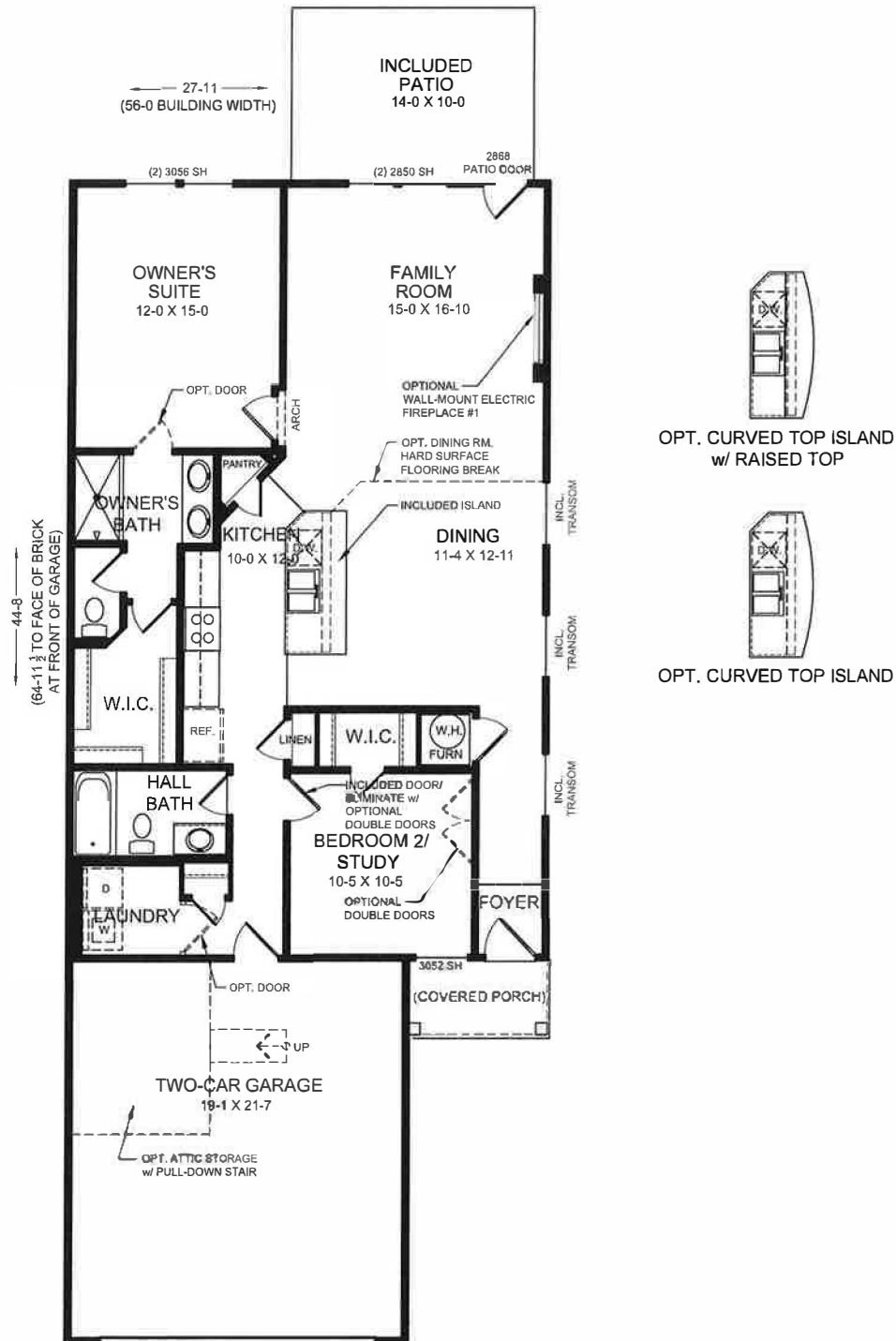
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WB-1.1
06.28.22

WEMBLEY

28-101

PAIRED PATIO



FIRST FLOOR DESIGN w/ INCLUDED STANDARD PLAN

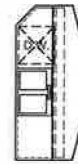
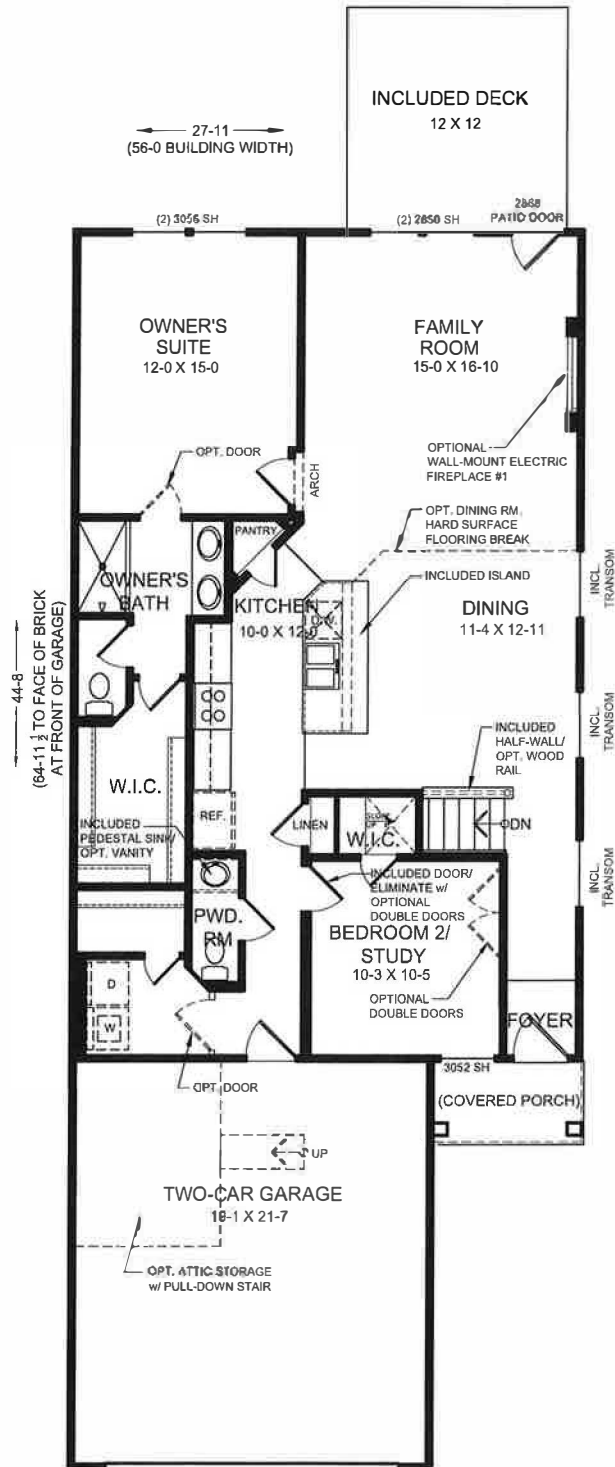
w/ INCLUDED 9FT FIRST FLOOR
FINISHED FIRST FLOOR= 1247 SQ. FT.
TOTAL FINISHED= 1,247 SQ. FT.
GARAGE= 416 SQ. FT.
FRONT PORCH= 38 SQ. FT.
TOTAL UNDER ROOF= 1,701 SQ. FT.



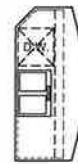
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WB-1.2
06.28.22

28-101
PAIRED PATIO



OPT. CURVED TOP ISLAND
w/ RAISED TOP



OPT. CURVED TOP ISLAND

FIRST FLOOR DESIGN w/ OPT. FINISHED LOWER LEVEL
(NOT AVAILABLE w/ OPTIONAL LOFT)

w/ INCLUDED 9FT FIRST FLOOR
 FINISHED FIRST FLOOR= 1247 SQ. FT.
 FINISHED LOWER LEVEL= 941 SQ. FT.
 TOTAL FINISHED= 2,188 SQ. FT.
 UNFINISHED LOWER LEVEL= 256 SQ. FT.
 GARAGE= 416 SQ. FT.
 FRONT PORCH= 38 SQ. FT.
 TOTAL UNDER ROOF= 2,898 SQ. FT.



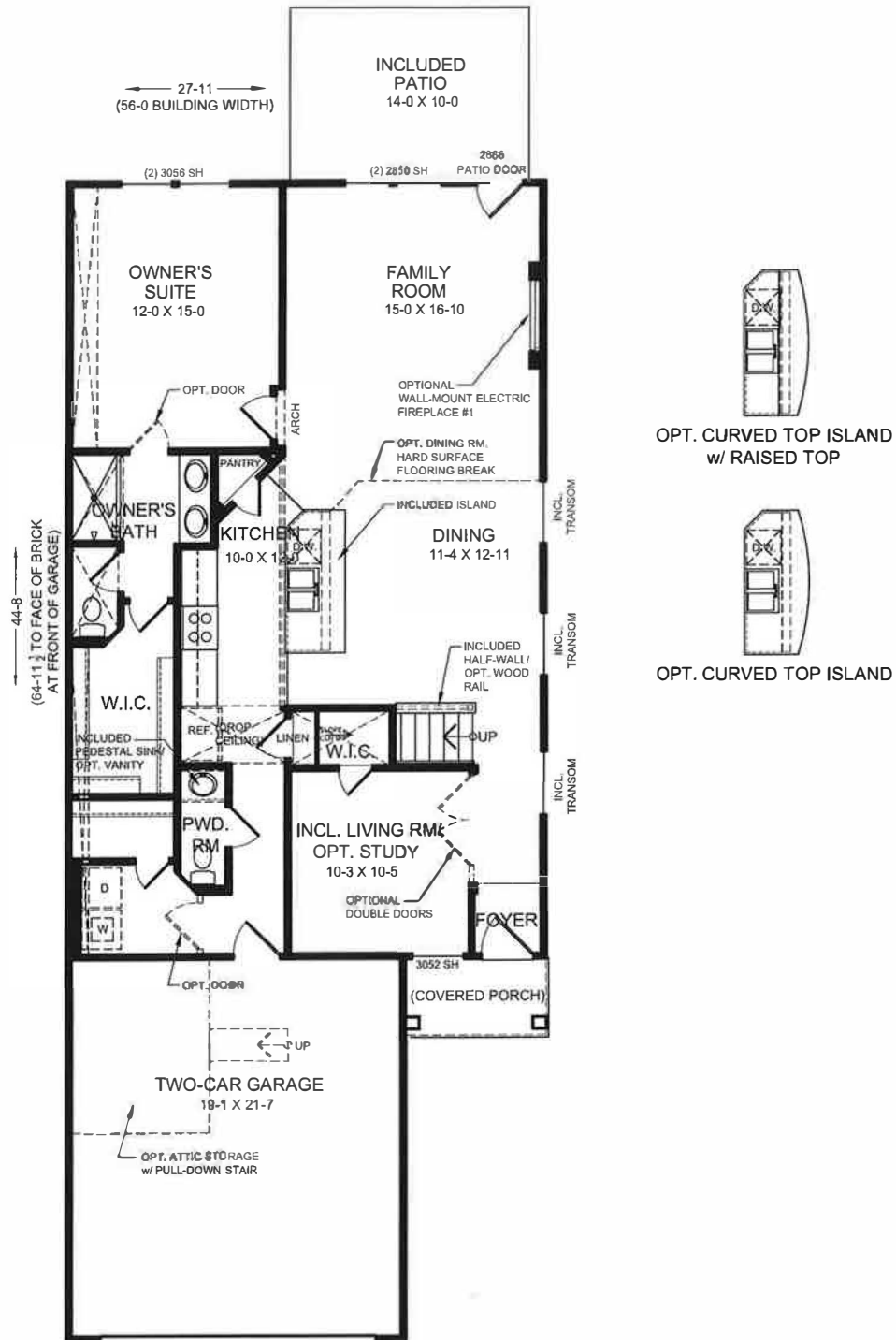
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WB-1.3
06.28.22

WEMBLEY

28-101

PAIRED PATIO



OPT. CURVED TOP ISLAND
w/ RAISED TOP

OPT. CURVED TOP ISLAND

FIRST FLOOR DESIGN w/ OPT. LOFT

(NOT AVAILABLE w/ OPTIONAL LOWER LEVEL)

w/ INCLUDED 9FT FIRST FLOOR
FINISHED FIRST FLOOR= 1247 SQ. FT.
FINISHED LOFT= 947 SQ. FT.
TOTAL FINISHED= 2,194 SQ. FT.
GARAGE= 416 SQ. FT.
FRONT PORCH= 38 SQ. FT.
TOTAL UNDER ROOF= 2,648 SQ. FT.



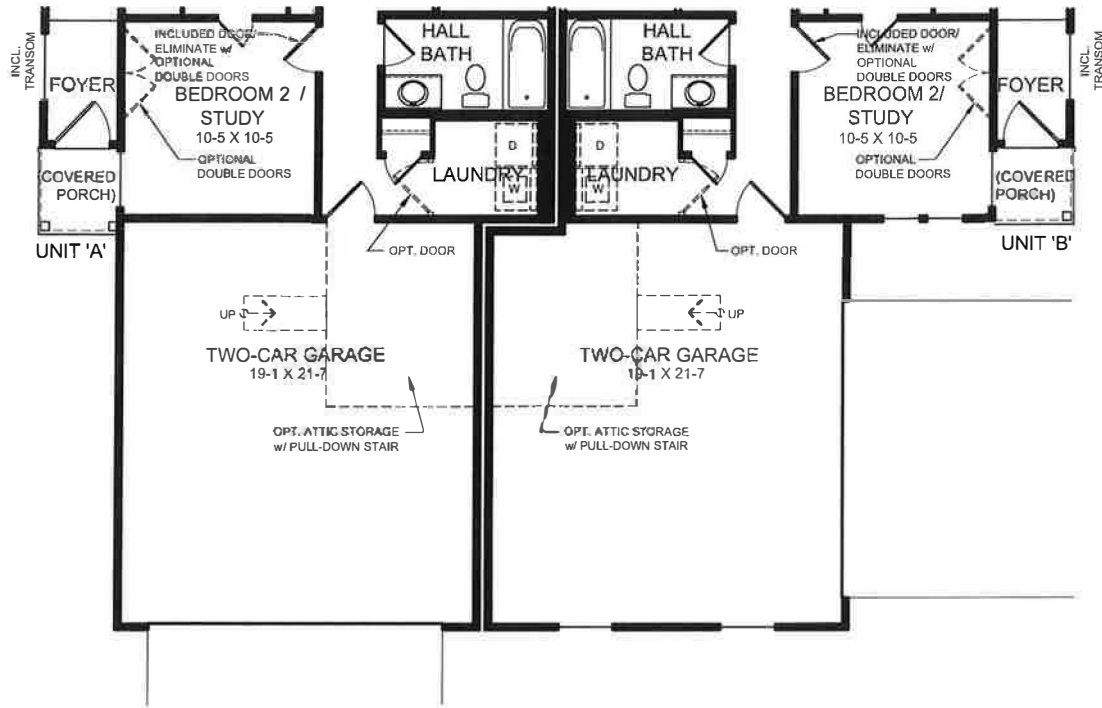
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WEMBLEY

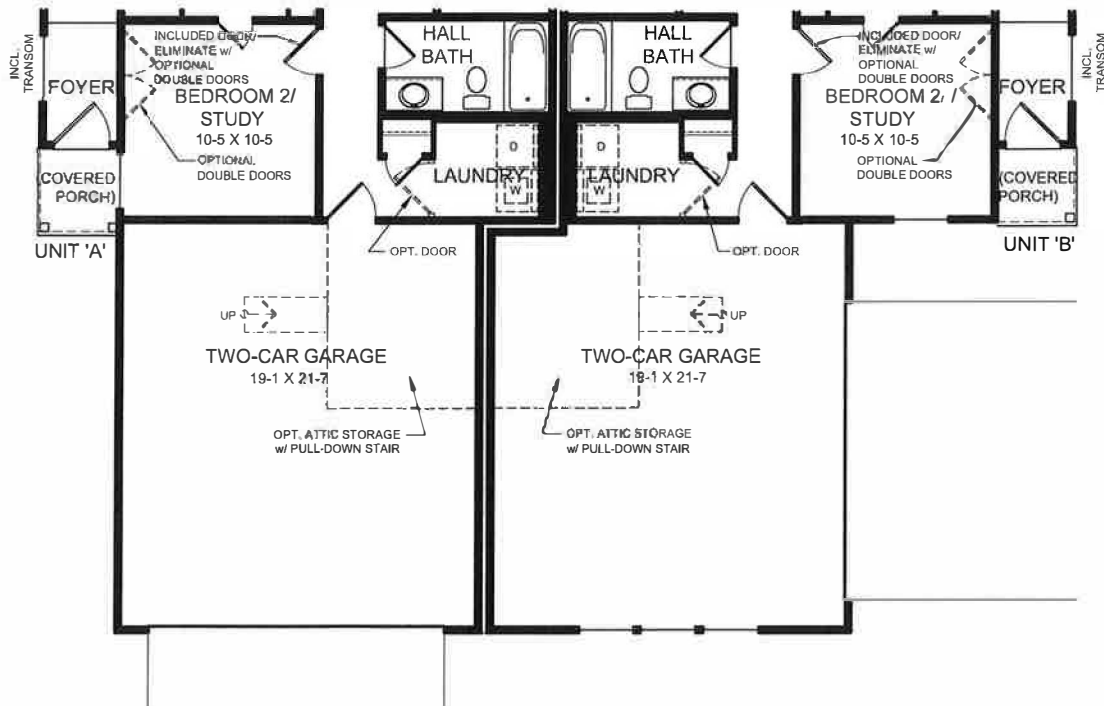
28-101

PAIRED PATIO



CAMBRIDGE COTTAGE EXTERIOR

REDUCES SQUARE FOOTAGE 17sf
(SHOWN w/ OPT. STANDARD PLAN,
ALSO AVAILABLE w/ OPTIONAL LOWER LEVEL AND OPTIONAL LOFT)
AVAILABLE AS Z-LOT CONFIGURATION ONLY



MODERN FARMHOUSE EXTERIOR

REDUCES SQUARE FOOTAGE 17sf
(SHOWN w/ OPT. STANDARD PLAN,
ALSO AVAILABLE w/ OPTIONAL LOWER LEVEL AND OPTIONAL LOFT)
AVAILABLE AS Z-LOT CONFIGURATION ONLY



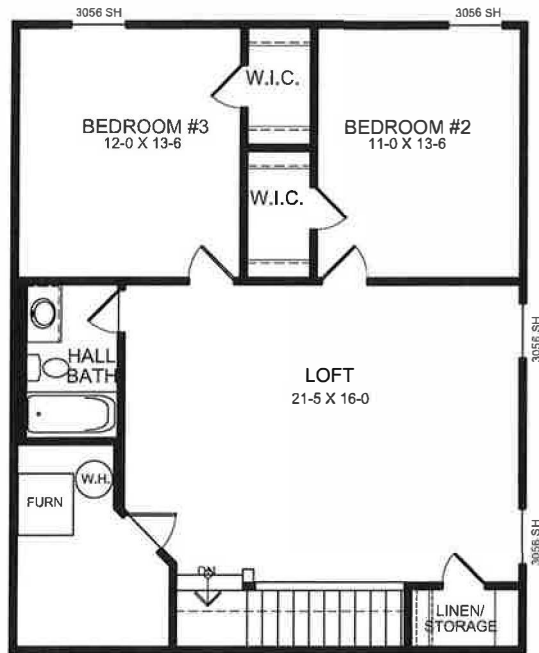
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28-101

PAIRED PATIO

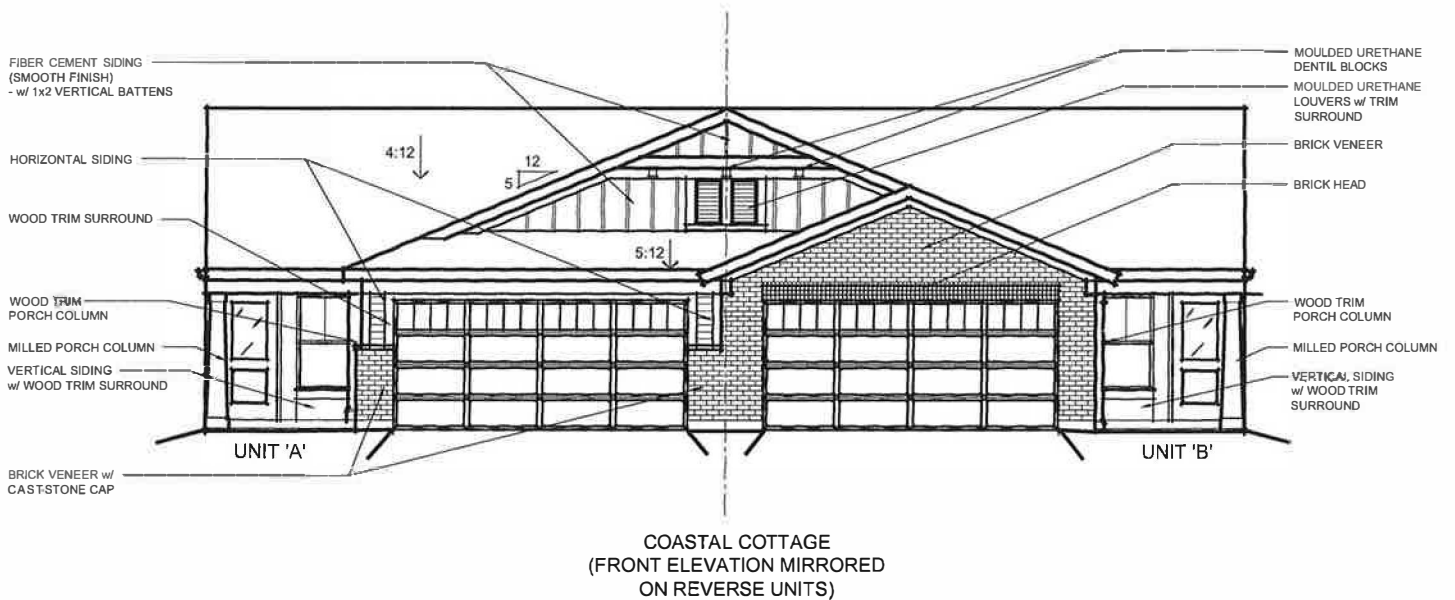
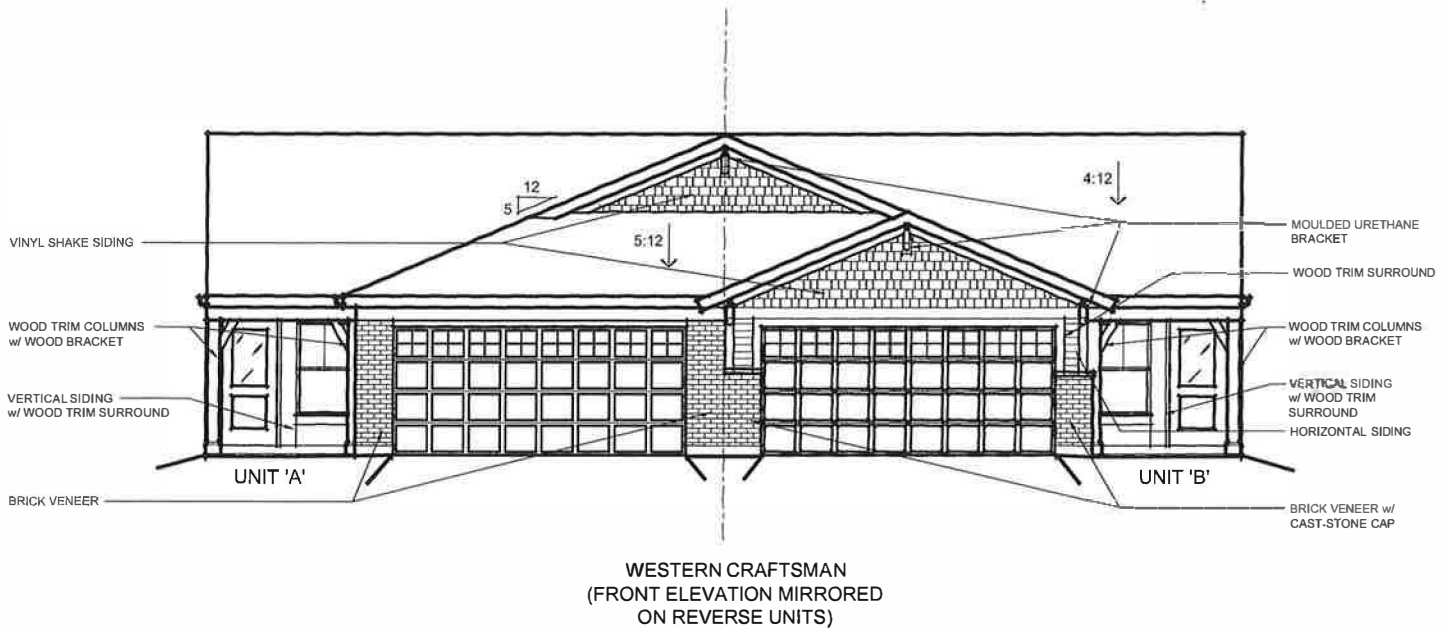


OPTIONAL LOFT DESIGN
w/ INCLUDED 8FT CEILING HEIGHT

WEMBLEY

28-101

PAIRED PATIO

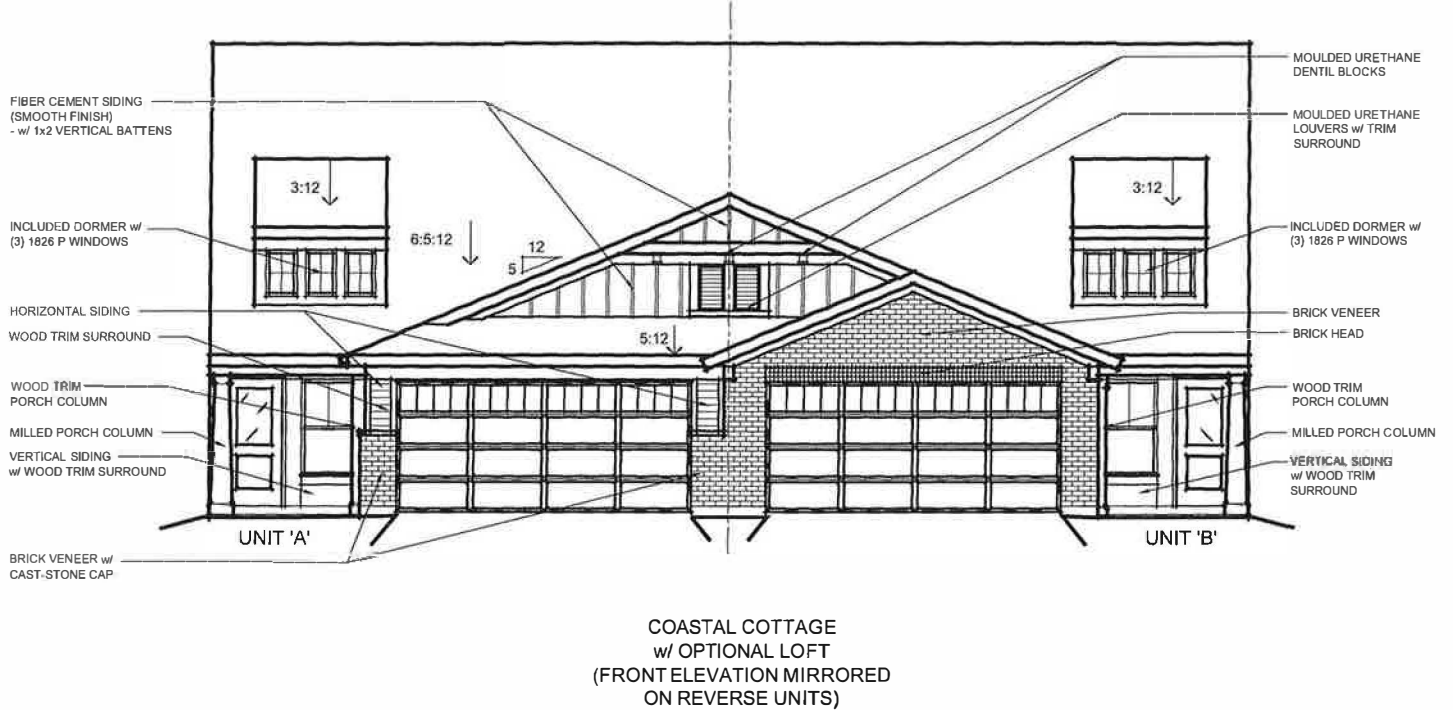
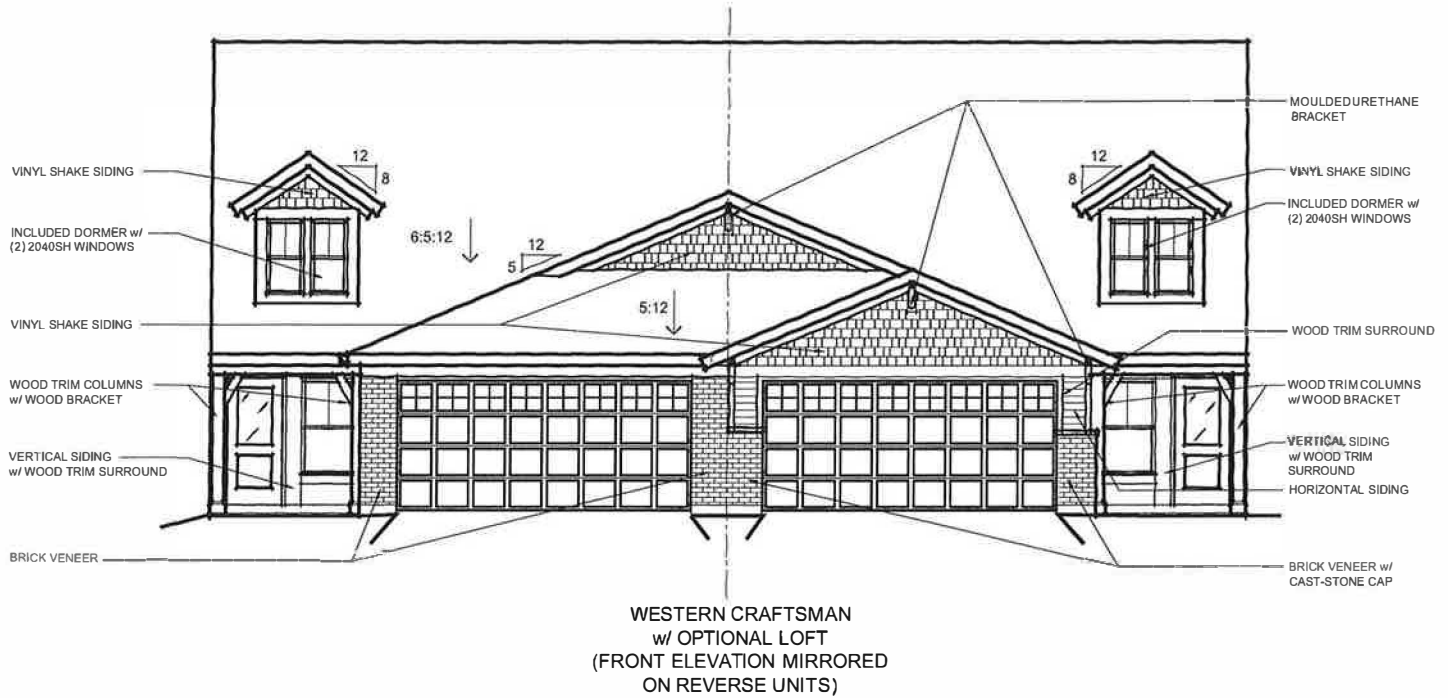


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WEMBLEY

28-101
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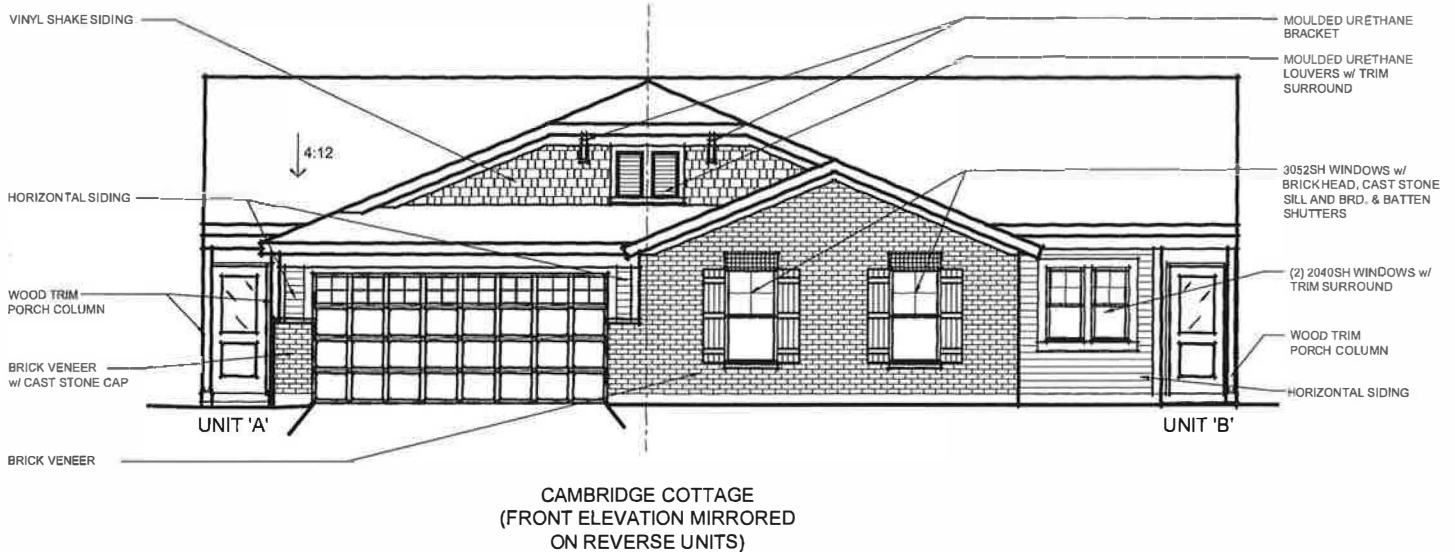
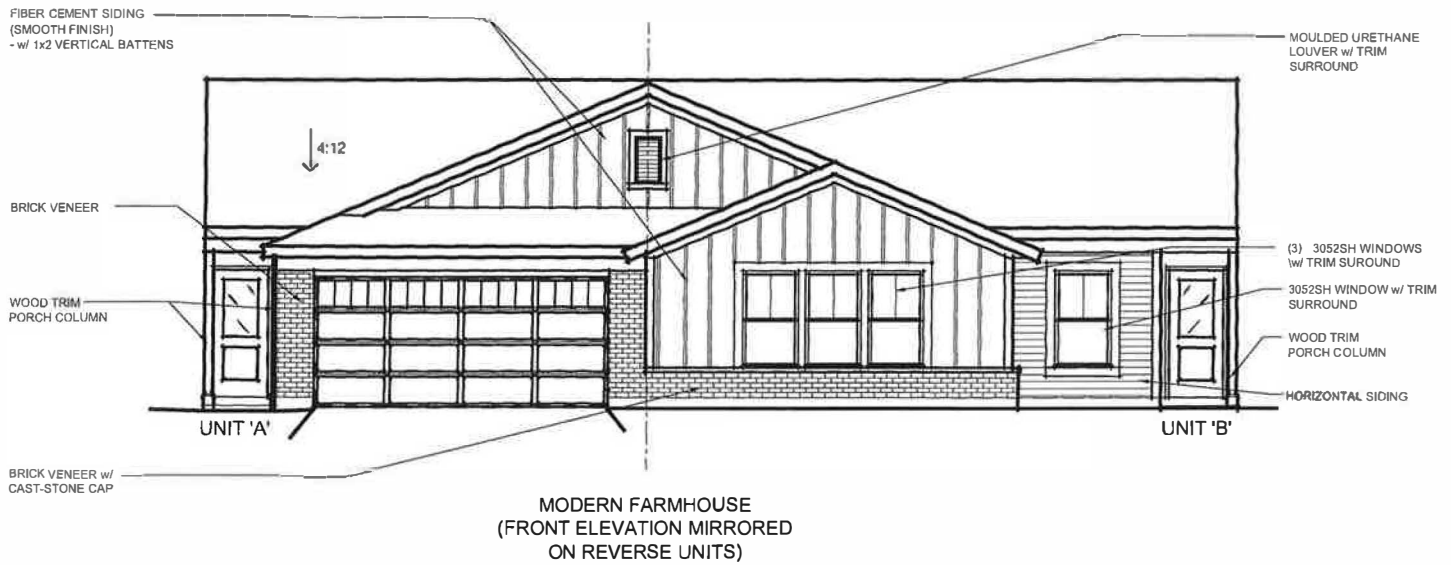
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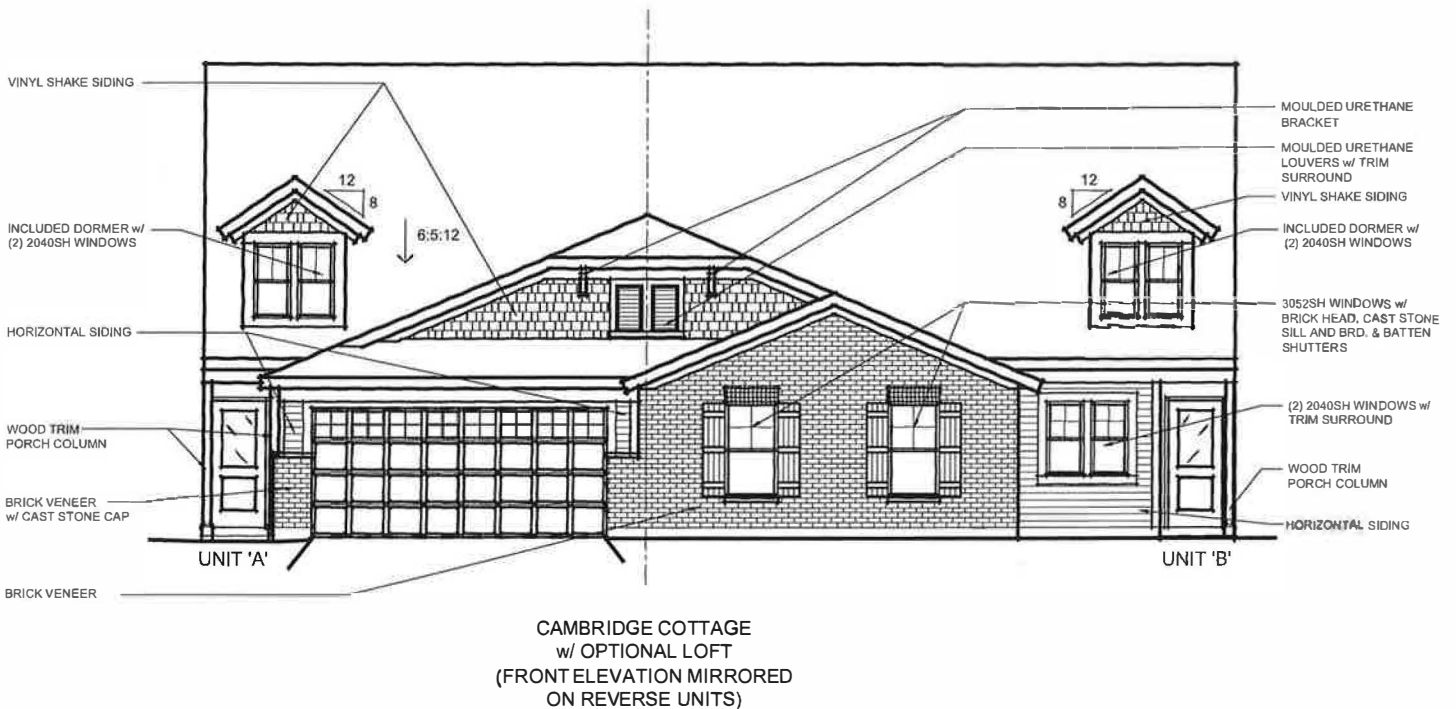
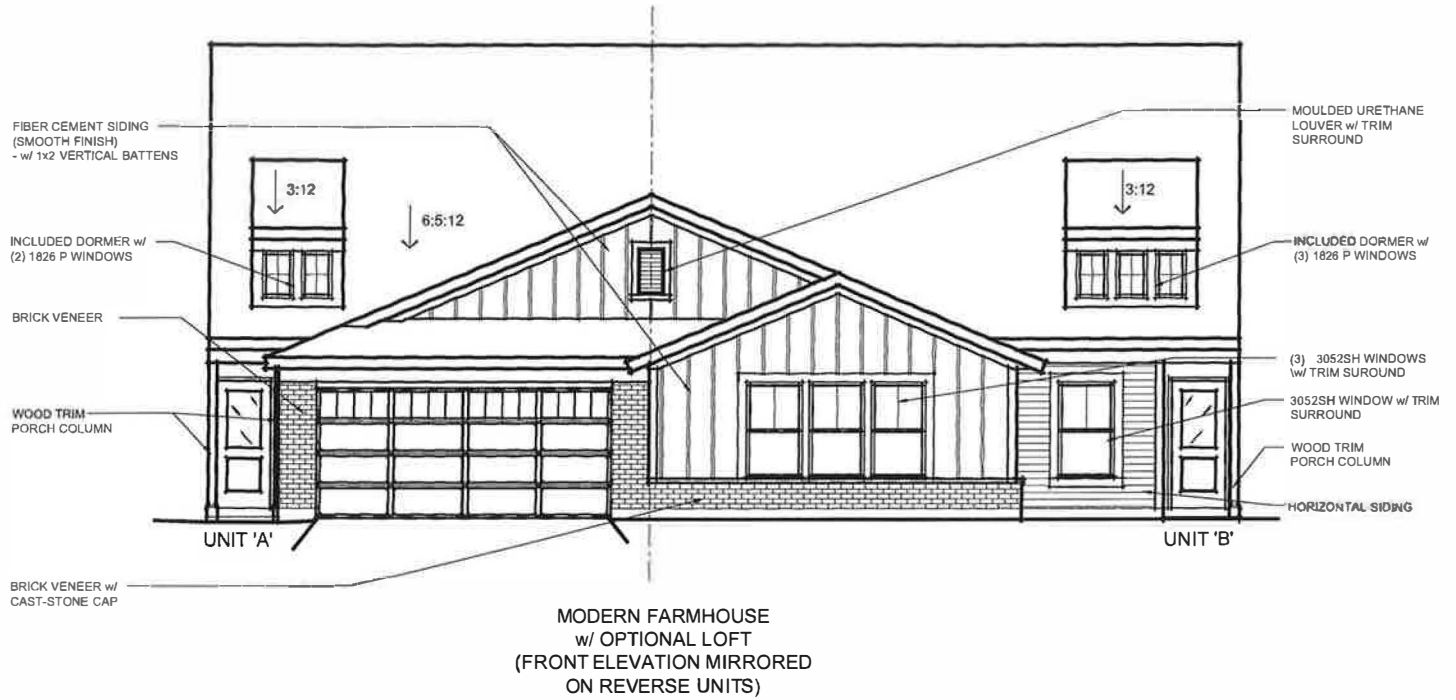
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06.28.22

WEMBLEY

28-101

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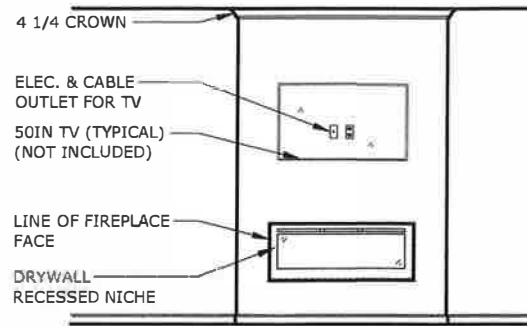
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06.28.22

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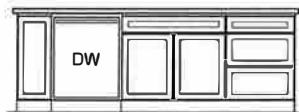


OPTIONAL WALL-MOUNT ELECTRIC FIREPLACE #1
SHOWN w/ INCLUDED 9FT FIRST FLR CEILING HEIGHT



OPTIONAL WET BAR
w/ INCLUDED SINK
(REFRIGERATOR NOT INCLUDED)

INCLUDED ISLAND
(HALF-WALL BELOW ISLAND IS DRYWALL)



(SIDE)



(REAR)



(SIDE)



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WB-3.1
06.28.22

(38) Zero Lot Line Residences.

- A. Minimum lot area - 3,500 square feet per dwelling.
- B. Minimum lot width - 40 feet.
- C. Minimum front setback - 10 feet from street right-of-way line regardless of whether this front setback is common open space.
- D. Minimum side setback - none except that there shall be a minimum clearance of 20 feet between buildings.
- E. Minimum rear yard depth - none except that there shall be a minimum clearance of 20 feet between buildings.
- F. Maximum height - 35 feet or 2 1/2 stories.
- G. Maximum lot coverage - 75 percent of the lot area.
- H. Zero lot dwellings shall be constructed against the lot line on one side of the lot and no windows, doors or other openings shall be located on that side unless the zero line abuts plazas, parks, malls, or other permanent public open green space in which case open space shall be provided. If adjacent zero lot line dwellings are not constructed against a common lot line, the builder or developer must provide an easement of 5 feet in width along the adjacent lot and parallel with such wall.
- I. An attached or detached garage or carport may abut a side property line or another structure, provided no other structure is located within the setback.



VICINITY MAP
SECTION 33, TOWN 6, RANGE 4E, FIRST MERIDIAN
CLAY TOWNSHIP, VILLAGE OF BROOKVILLE
MONTGOMERY COUNTY

ZONING: R-3 MULTI-FAMILY RESIDENTIAL

DEVELOPER:
GRAND COMMUNITIES, LLC
KIRK RIDDER
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KY 41018

PHASE 1:
22 RESIDENTIAL LOTS

1.137 ACRES RIGHT OF WAY
2.510 ACRES RESIDENTIAL LOTS
1.088 ACRES OPEN SPACE
4.735 ACRES TOTAL

STREETS:

50' R/W WITH 31' B/C TO B/C

PHASE 2:
24 RESIDENTIAL LOTS

0.509 ACRES RIGHT OF WAY
2.476 ACRES RESIDENTIAL LOTS
0.426 ACRES OPEN SPACE
3.411 ACRES TOTAL

PHASE 3:
37 RESIDENTIAL LOTS

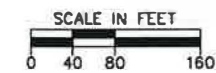
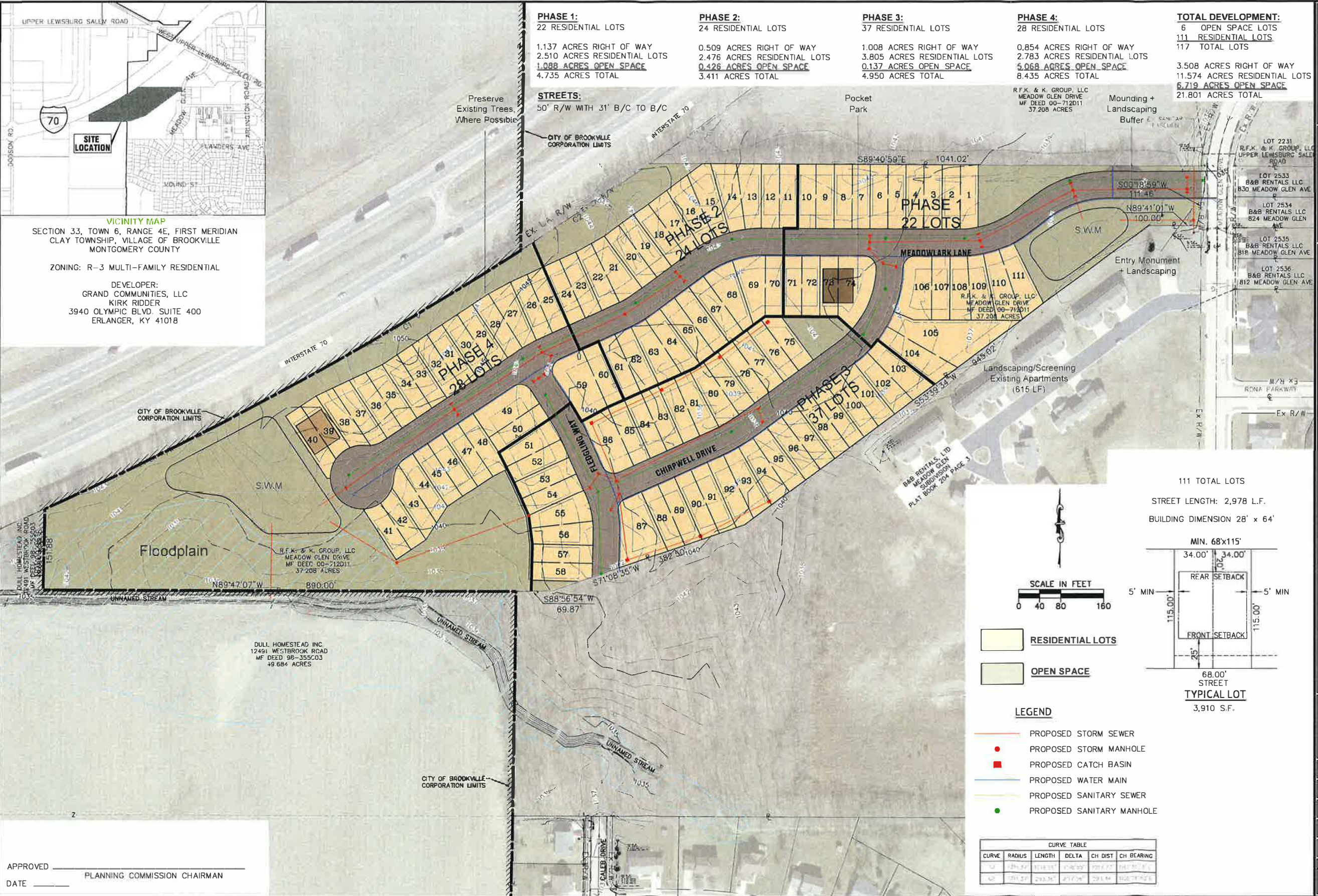
1.008 ACRES RIGHT OF WAY
3.805 ACRES RESIDENTIAL LOTS
0.137 ACRES OPEN SPACE
4.950 ACRES TOTAL

PHASE 4:
28 RESIDENTIAL LOTS

0.854 ACRES RIGHT OF WAY
2.783 ACRES RESIDENTIAL LOTS
5.068 ACRES OPEN SPACE
8.435 ACRES TOTAL

TOTAL DEVELOPMENT:

6 OPEN SPACE LOTS
111 RESIDENTIAL LOTS
117 TOTAL LOTS
3.508 ACRES RIGHT OF WAY
11.574 ACRES RESIDENTIAL LOTS
6.719 ACRES OPEN SPACE
21.801 ACRES TOTAL

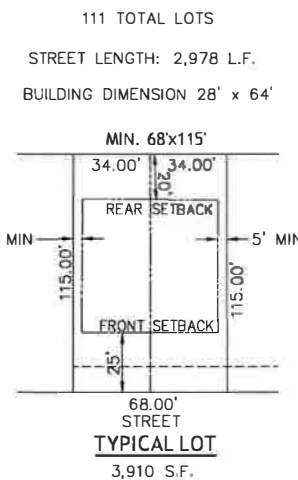


RESIDENTIAL LOTS
OPEN SPACE

LEGEND

- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
1	100.00'	100.00'	90.00°	100.00'	0.00° 00' 00"
2	100.00'	100.00'	90.00°	100.00'	0.00° 00' 00"



APPROVED _____
DATE _____ PLANNING COMMISSION CHAIRMAN

ChoiceOne
Engineering

www.CHOICEONEENGINEERING.com

MEADOWLARK SUBDIVISION
CITY OF BROOKVILLE
CONCEPT

REVISIONS:

FILE NAME
concept1

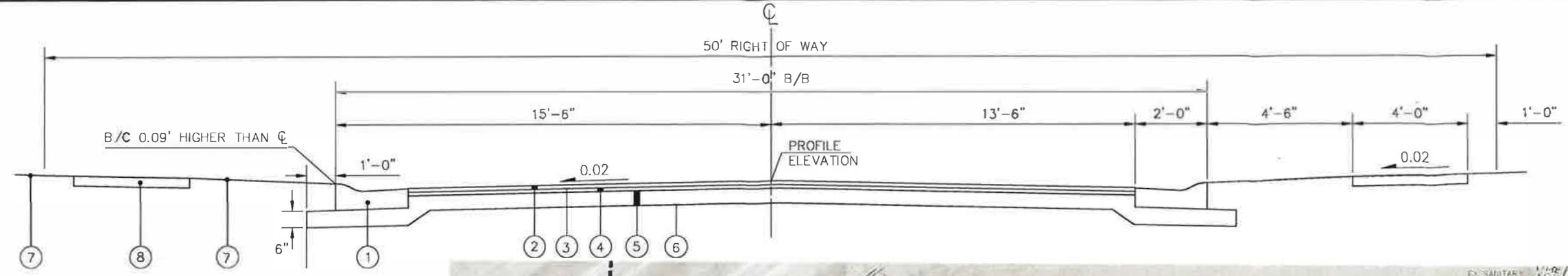
DRAWN BY
JLH

CHECKED BY
RJL/JSP

PROJECT No.
M01BRO2212

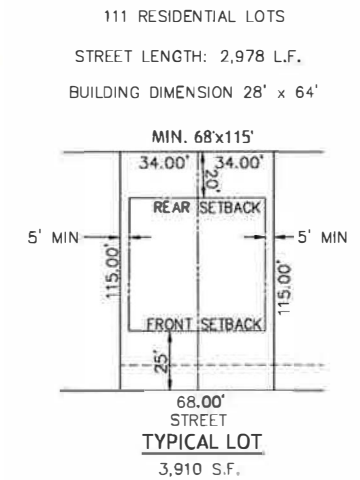
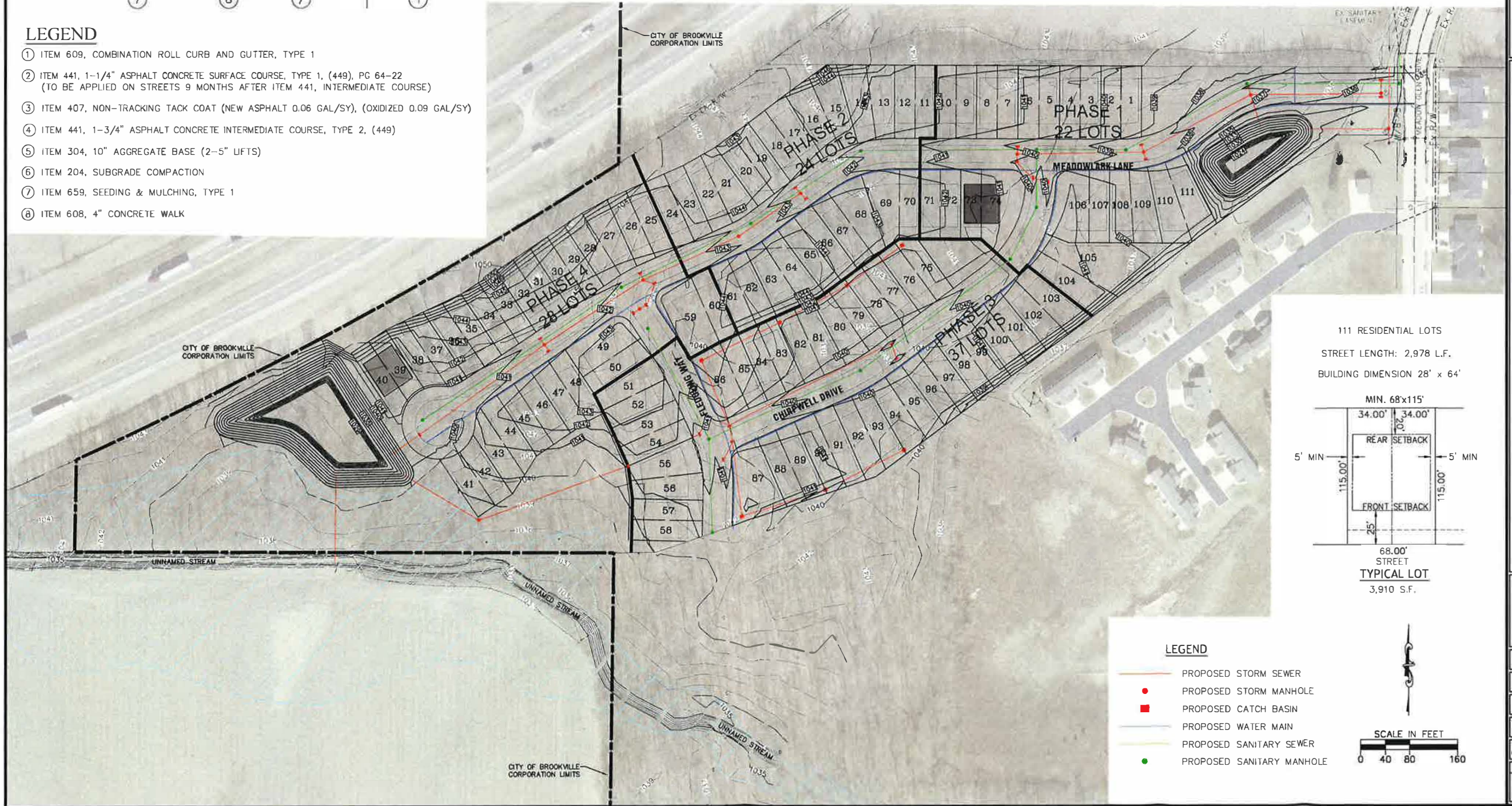
DATE
05-09-2022

SHEET NUMBER
1 OF 3



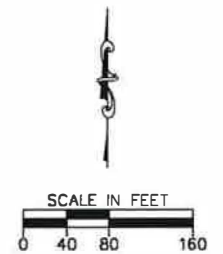
LEGEND

- ① ITEM 609, COMBINATION ROLL CURB AND GUTTER, TYPE 1
- ② ITEM 441, 1-1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (449), PG 64-22
(TO BE APPLIED ON STREETS 9 MONTHS AFTER ITEM 441, INTERMEDIATE COURSE)
- ③ ITEM 407, NON-TRACKING TACK COAT (NEW ASPHALT 0.06 GAL/SY), (OXIDIZED 0.09 GAL/SY)
- ④ ITEM 441, 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (449)
- ⑤ ITEM 304, 10" AGGREGATE BASE (2-5" LIFTS)
- ⑥ ITEM 204, SUBGRADE COMPACTION
- ⑦ ITEM 659, SEEDING & MULCHING, TYPE 1
- ⑧ ITEM 608, 4" CONCRETE WALK



LEGEND

- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE



**MEADOWLARK SUBDIVISION
CITY OF BROOKVILLE
PRELIMINARY UTILITY CONCEPT**

REVISIONS:

FILE NAME
Utility

DRAWN BY
JLH

CHECKED BY
R.J./JSP

PROJECT NO.
M01BRO2212

DATE
05-09-2022

SHEET NUMBER
3 OF 3

