

ORDINANCE NO. 8 , 2021

**AN ORDINANCE APPROVING A PLANNED DEVELOPMENT OVERLAY
FOR PROPERTY OWNED BY TWIN LAKES LOCATED ON
MONTGOMERY ROAD AT SCHOOLHOUSE LANE**

WHEREAS, Twin Lakes has applied to the City to approve a General Development Plan and Planned Development Overlay for property owned by Twin Lakes on Montgomery Road at Schoolhouse Lane, being Hamilton County Auditor's parcel number 603-0008-0524, to enable it to construct thirty (30) residential units in a multi-family development of three (3) flat style buildings with a community room and amenity space for residents of the Twin Lakes Senior Living Community, as more specifically detailed on the Concept Plans attached hereto; and

WHEREAS, the Planning Commission in a meeting July 19, 2021 did approve the General Development Plan, a copy of which is attached hereto, and recommended approval of the Planned Development Overlay with a List of Conditions and Exhibits, a copy of which is attached hereto; and

WHEREAS, after appropriate notice, Council did hold a public hearing on September 1, 2021 to review Planning Commission's recommendation, and Council did accept the recommendation and moved that this matter be placed upon the legislative Agenda for further consideration.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Montgomery, Hamilton County, Ohio, that:

SECTION 1. The Planned Development Overlay and the General Development Plan, attached hereto as Exhibit A, as recommended by the Planning

Commission for the property owned by Twin Lakes at the intersection of Montgomery Road and Schoolhouse Lane, being Hamilton County Auditor's parcel number 603-0008-0524, are hereby approved, subject to the Statement of Conditions and Exceptions as outlined in more detail on the attached Exhibit B.

SECTION 2. The Community Development Director is hereby directed to make a change in the zoning map for the City of Montgomery to reflect the approval of this Planned Development Overlay and the General Development Plan for the Twin Lakes site.

SECTION 3. This Ordinance shall take effect the earliest opportunity as allowable by law.

PASSED: December 1, 2021

ATTEST: Connie M. Gaylor
Connie M. Gaylor, Clerk of Council

Craig D. Margolis
Craig D. Margolis, Mayor

APPROVED AS TO FORM:

Terrence M. Donnellan
Terrence M. Donnellan, Law Director

EXHIBIT A



**General Development Plan
Schoolhouse Lane**

July 19, 2021

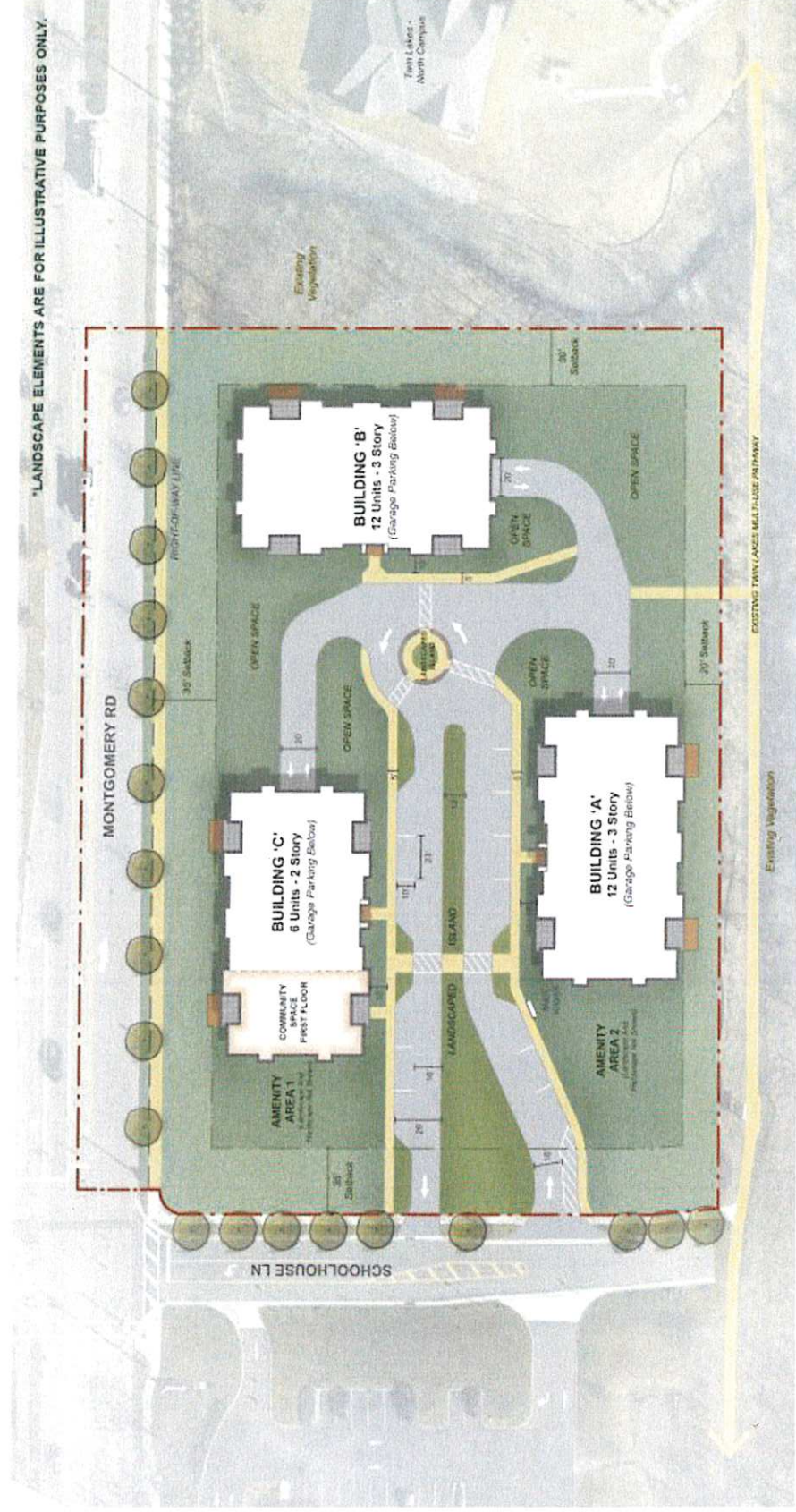


Introduction



- Twin Lakes (TL) is in agreement with the Staff Report.
- The proposed development is in line with the Comprehensive Community Plan as stated in the Staff Report.
- The PUD application and GDP meets the general standards outlined in the zoning code, section 151.1306(d) which are the standards to be applied by the Planning Commission in review.
- TL desires to expand it's mission with the addition of 30 Flats located in 3 multi-story buildings at our property on Schoolhouse Lane in Montgomery.
- Current proposed plan is the result of over 18 months of work which included negative feedback on a former townhome design, additional market study, focus groups as well as a proof of concept meeting with the Planning Commission.
- TL thinks the application before the Planning Commission is the best and highest use for this parcel based current market demand factors.

Site Plan



Scale 1" = 50'



TWIN LAKES - SCHOOL HOUSE LANE DEVELOPMENT
Planned Development & General Development Plan
JULY 2021



Site Plan Observations



- Proposed PUD overlay district allows for the most creativity, flexibility and efficiency in design.
- The proposed development acreage far exceeds the minimum required land area for a PUD of 2 acres.
- Perimeter setbacks meet or exceed underlying zoning requirements on all sides except the eastern property line which is buffered by the TL walking path and sanitary sewer easement. Due to easements an effective set-back of 60 ft. +/- is created which exceeds the minimum underlying zoning requirement.
- The amenity and open spaces are planned to be park like in nature.
- Building C located on Montgomery Road is less intense with only 2 stories. Buildings A and B are 3 stories.

Mission



- Life Enriching Communities is a not-for-profit organization committed to the belief that everyone deserves the opportunity to live their best life.
- We provide exceptional everyday experiences in Christian community by:
 - Creating associate experiences that support, engage and empower
 - Delivering resident and customer experiences that exceed expectations
 - Setting and surpassing standards for quality and safety
 - Growing consistently in service and value
 - Producing expanded resources to extend our impact
- Benevolent Care – 2020 Total - \$1.6 million. Through May 2021 - \$829 K.

Key Market Demand & Demographic Statistics



- Twin Lakes currently has over 100 Diamond Club members on a waiting list.
- An additional 145 qualified leads through 6/30 to supplement active lead base of over 2,000 prospects.
- Through June 30th, TL experienced over 32,000 clicks to our collection of Twin Lakes web pages.
- Projected Total population growth 75+ population from 2021-2026 is 2,095 (9.4%). Compared to Total All Population of 4,078 (1.3%).**
- 75+ population is growing at over 7 times faster than the overall population and makes up over half of the total population growth.

** Source – Claritas Pop-Facts Premier 2021 using Twin Lakes PMA of 16 zip codes.

EXHIBIT B

Twin Lakes – 10120 Montgomery Road STATEMENT OF CONDITIONS & EXCEPTIONS ESTABLISHED AS THE STANDARDS IN THE PLANNED DEVELOPMENT DISTRICT

July 7, 2021

General Conditions for the PD

1. The sidewalks along Montgomery Road shall be 7' in width and the final design shall be approved by the Public Works Director. (Matching the recent Twin Lakes Villa project)
2. Proposed development to utilize the existing curb cut on Schoolhouse Lane for the entry drive, while creating a second curb cut for exiting.
3. There will be a minimum of 0.7 acres of open space as designated on the General Development Plan submitted by Twin Lakes.
4. There will be 30 dwelling units maximum as designated on the General Development Plan submitted by Twin Lakes.
5. Buildings labelled 'A' and 'B' will be three stories tall while Building 'C' will be two stories tall as designated on the General Development Plan submitted by Twin Lakes.
6. In addition to standard Hamilton County storm water management plans, the applicant will adhere to the following:
 - a. Will adhere to Ohio EPA post construction runoff guidelines;
 - b. Develop storm water pollution prevention plans as required by the Ohio EPA;
 - c. Adhere to Section 401 of the Clean Water Act as administered by OEPA.
 - d. Twin Lakes will work with City Engineer to determine the best management practices that will be used to address NPDES Phase II regulations.

Residential D-3 District

The regulations for the D-3 zoning district will apply, with the following conditions and variations:

1. Buildings shall be set back from the right-of-way of Montgomery Road and Schoolhouse Lane a minimum of 35'.
2. A minimum landscaped buffer yard of 30' shall be maintained along Montgomery Road.
3. A minimum buffer yard of 30' shall be maintained along the north property line.
4. A buffer yard of 20' shall be maintained along the east property line.
5. Porches, covered or uncovered patios and balconies may encroach a maximum of 10' into any required buffer yard.
6. Fences up to a 6.25' in height shall be permitted to separate patio spaces in the front yard along Montgomery Road provided they are perpendicular to Montgomery Road.
7. Bay windows, roof overhangs, chimneys, and architectural features may extend 5' into the buffer yards.

8. Below grade window wells and/or stairwells with or without guardrails can extend into the buffer yards by a maximum of 5'.
9. Impervious surfaces shall not exceed what is generally shown on the general development plan submitted by Twin Lakes, with an overall ratio maintained no greater than 70% impervious surfaces of the developable acreage 3.3439 acres which is 2.34 acre.
10. No dumpsters shall be allowed except as permitted by the Zoning Code in residential districts
11. Any proposed lighting shall be in compliance with the regulations of the underlying zoning district.
12. The following accessory structures and uses shall be permitted in Amenity Areas 1 and 2: benches, trellises, pergolas, patios, hardscape, and landscaping.
13. The following uses shall only be permitted in Amenity Area 2 or General Open Space: pickleball court, shuffleboard, bocce ball or other similar games provided these uses maintain a minimum setback of 35' from Schoolhouse Lane.