

Rezoning Statement – Werline Property

- 1) DDC Management, LLC is requesting to zone the property from A-1 Agriculture to a PUD to allow for a new, detached single-family residential subdivision
- 2) The rezoning will have a positive effect on the public health and safety by allowing the use for new single-family residential homes to be built in the City.
- 3) The rezoning will allow for a new residential subdivision and thus increase the tax base/ value of the current use of the property. The rezoning will provide new housing, which we believe is an essential service to any community.
- 4) The rezoning will improve the value of the the abutting properties and may spur additional development.
- 5) The property is currently located in Franklin Township, not the City of Franklin. However, we are in the process of submitting for annexation into the City. We believe the proposed use, single-family residential, is compatible with the adjacent uses.
- 6) It is our understanding that there is no issue with the location of the proposed district and use with respect to transportation facilities, utilities, fire and police, waste disposal and similar characteristics. The development will tie into the City's utilities and pay all necessary fees.
- 7) The proposed zoning district and use will have minimal effect on traffic congestion and other hazards. We are currently in the process of working on a traffic study with the City and Warren County and any concerns/ issues will be addressed.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Kirk Ridder".

Kirk Ridder
Entitlement Project Manager
DDC Management, LLC.

Statement – Werline Property

- 1) The proposed subdivision is currently within Franklin Township, but is in the process of being annexed into the City of Franklin. Several surrounding parcels consist of single-family residential and therefore additional, new residential development is compatible with the existing area.
- 2) The general character of, and the uses to be included in, the proposed subdivision include single-family, detached homes, open space consisting of maintained and natural landscaping, ponds for stormwater detention and a private playground with benches as an amenity.
- 3) The total area for the subdivision is approximately 109.50+/- acres, of which 45+/- acres will be open space. The total number of proposed homes is two-hundred seventy nine (280), which results in a density of 2.56 units/acre. Per Section **1111.04 Parkland Requirements**, the population factor for single-family residences is 3.25. Therefore, using the population factor and total proposed units, the determined population is expected to be 910 persons. Per Section 1111.04 (b), Major Subdivisions and Planned Unit Overlay District Developments at least 8.5 acres for each 1,000 persons should be reserved for parkland in the subdivision. Therefore, **7.7095 acres** is required for parkland in the subdivision. The remainder of the 17-acre standard shall be acquired for such purposes by the City which amounts to **7.7095 acres**. The subdivision will meet both of these parkland requirements. Upon annexation, all municipal services will be available to the property.
- 4) The total value, including the development of the property and home construction, upon build-out of the entire project, in very general terms, is expected to be north of \$100 million.
- 5) A Homeowner's Association with covenants and restrictions will be established for the subdivision. We are able to provide a DRAFT version we have used for other communities/ subdivisions but a FINAL version can not be completed until we are further along in the approval process.
- 6) No departures from the development standards set forth in Chapter 1111 are requested, except for the lot standards (setbacks, lot widths, etc.) as shown on the plans.

Thank you for your consideration.

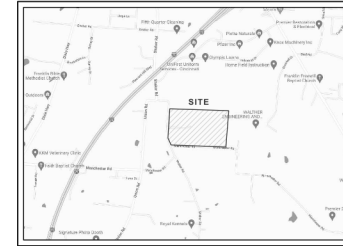
Sincerely,

A handwritten signature in cursive script that reads "Kirk Ridder".

Kirk Ridder
Entitlement Project Manager
DDC Management, LLC.

PRELIMINARY DEVELOPMENT PLAN SHAKER FARMS

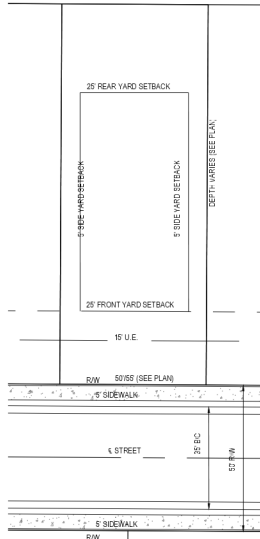
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP
WARREN COUNTY, OHIO
SECTION 35, TOWN 3, RANGE 4
JANUARY 26 2023



VICINITY MAP
NTS



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TYPICAL LOT DATA

SCALE: 1" = 20'

LOT DATA:

LOT WIDTHS 50'±
MIN. FRONT YARD SETBACK 25'
MIN. REAR YARD SETBACK 25'
MIN. SIDE YARD SETBACK 5', 10' TOTAL
MIN. LOT SIZE 6,000 SF

SHEET LIST TABLE

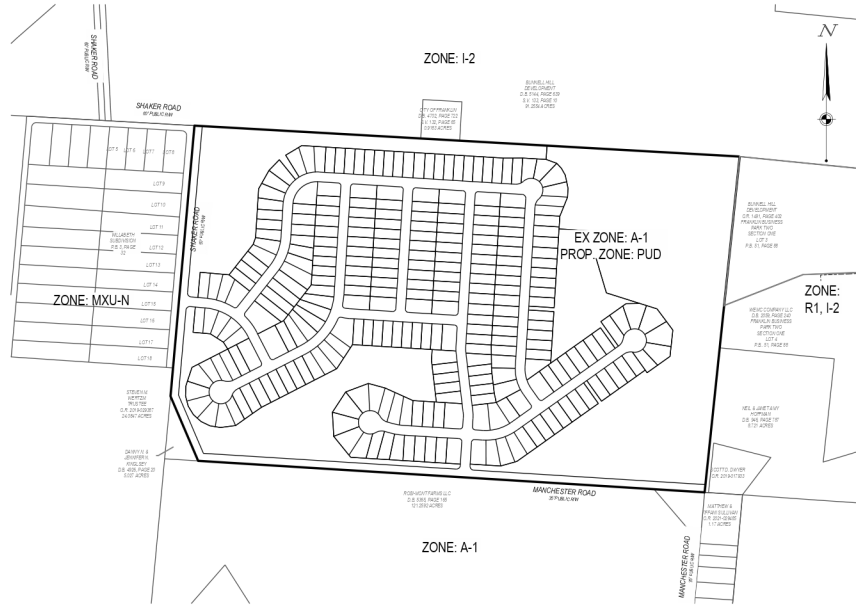
| Sheet Number | Sheet Title |
|--------------|----------------------------------|
| 1 | TITLE SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | EXISTING CONDITIONS |
| 4 | EXISTING CONDITIONS |
| 5 | EXISTING CONDITIONS |
| 6 | OVERALL PLAN |
| 7 | LAYOUT PLAN |
| 8 | UTILITY PLAN |
| 9 | UTILITY OFF-SITE CONNECTION PLAN |
| 10 | PRE-DEVELOPED DRAINAGE PLAN |
| 11 | POST-DEVELOPED DRAINAGE PLAN |

SITE DATA TABLE

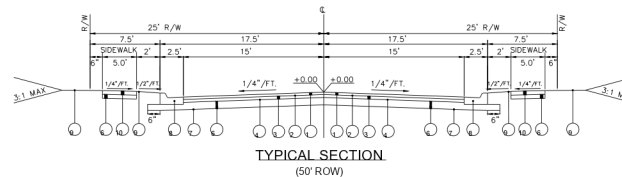
| | |
|--------------------------|--------------------|
| OVERALL ACREAGE | 109.50 ACRES |
| LOT COUNT | 280 |
| DENSITY | 2.56 UNITS/ACRE |
| OPEN SPACE | 20.3 / AC (18.60%) |
| PARKLAND DEDICATION AREA | 25.70 AC (23.47%) |

BENCHMARKS:

- A. CH BILLED X ON FIRE HYDRANT BOLT. HYDRANT LOCATED ON THE EAST EDGE OF PAVEMENT OF SHAKER ROAD NEAR THE NORTHWEST CORNER OF THE SITE.
ELEV = 818.59
- B. SPIKE IN A TELEPHONE POLE. POLE LOCATED ON THE WEST EDGE OF PAVEMENT OF SHAKER ROAD AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MANCHESTER ROAD AND SHAKER ROAD.
ELEV = 818.59
- C. SPIKE IN A TELEPHONE POLE. POLE LOCATED ON THE SOUTH EDGE OF PAVEMENT OF MANCHESTER ROAD.
ELEV = 818.57
- D. CH BILLED X ON FIRE HYDRANT BOLT. HYDRANT LOCATED ON THE WEST EDGE OF PAVEMENT AND GRADE SPILT. BETWEEN HOUSES 1800 & 1805 ON ACCESS ROAD OFF MANCHESTER ROAD.
ELEV = 818.12



AREA MAP
SCALE: 1" = 300'



TYPICAL SECTION
(50' ROW)

- ITEM 441 - ASPHALT CONCRETE SURFACE COURSE, TYPE 1
ITEM 407 - TACK COAT @ 0.1 GAL./S.Y.
ITEM 441 - ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2
ITEM 408 - PRIME COAT @ 0.4 GAL./S.Y.
ITEM 301 - ASPHALT CONCRETE BASE
ITEM 304 - AGGREGATE BASE
ITEM 608 - SUBGRADE COMPACTION
ITEM 609 - COMBINATION CURB AND GUTTER
ITEM 659 - SEEDING AND MULCHING
ITEM 608 - 4" CONCRETE WALK

NOTES:

- ALL LOTS WILL CONTAIN SINGLE-FAMILY, DETACHED RESIDENCES.
- THE SITE WAS PREVIOUSLY FARMLAND.
- WATER SUPPLY TO BE BY CITY OF FRANKLIN.
- WASTEWATER DISPOSAL TO BE BY THE CITY OF FRANKLIN.
- STORMWATER SHALL COMPLY WITH THE CITY OF FRANKLIN STANDARDS AND OEPA.
- ALL STREETS ARE TO BE PUBLIC STREETS CONSTRUCTED TO THE CITY OF FRANKLIN STANDARDS.
- STREET LIGHTING SHALL BE PROVIDED TO CITY OF FRANKLIN STANDARDS AND IN COORDINATION WITH ELECTRIC UTILITY.
- THE OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- EXISTING ZONING: A-1
- PROPOSED ZONING: PUD

DEVELOPER

DDC MANAGEMENT, LLC
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH (513) 610-1500

ENGINEER/SURVEYOR

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH (513) 435-8384
JUSTIN ELAM, P.E.

OWNER(S)

MARY L. WERLINE, ETAL
5/64 SHAKER RD.
FRANKLIN OH 45005



JUSTIN ELAM, P.E.
OHIO LICENSE NO. E-76298

01/27/23
DATE

DDC MANAGEMENT, LLC.

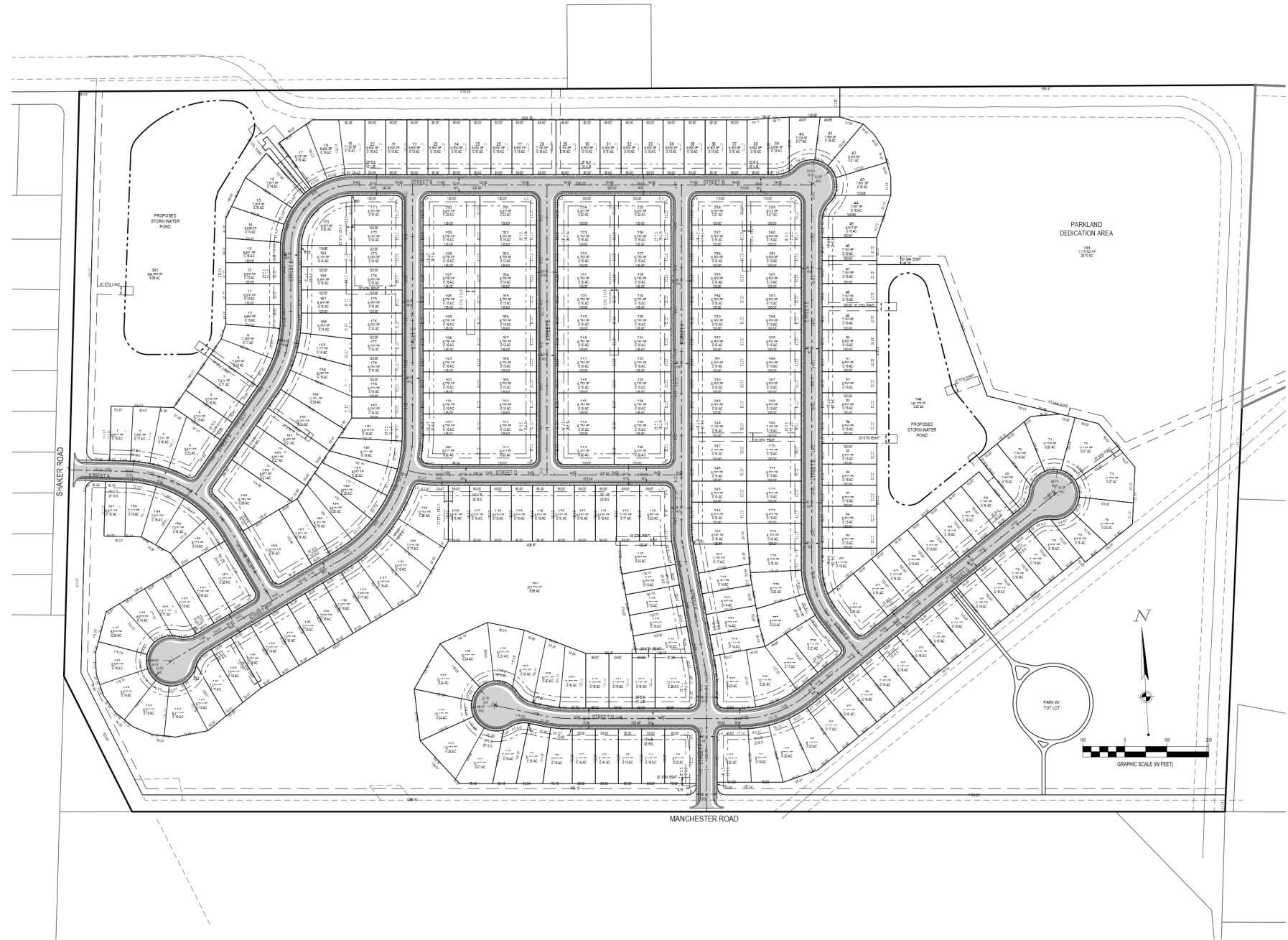
SHAKER FARMS
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions
ID Description Date

© 2022 CESO, INC.
Project Number: 761451
Scale: 1" = 300'
Drawn By: SJS
Checked By: JEE
Date: JANUARY 26 2023
Issued: 000000

Drawing Title:
TITLE SHEET

W:\PROJECTS\DCM\190171 - Parker Rd - Shaker Rd\03 CIVIL\3 PRELIMINARY\PLAN\190171_Plan.dwg - 10/2023 - SHAW BIRAP



CESO
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DDC MANAGEMENT, LLC.

SHAKER FARMS

MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

| ID | Description | Date |
|----|-------------|------|
|----|-------------|------|

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Project Number: 761451

Scale: 1" = 100'

Drawn By: SJS

Checked By: JEE

Date: JANUARY 26, 2023

Issue: 000001

Drawing Title:

**LAYOUT
PLAN**