



**Planning Commission
Work Session
October 28, 2021 – 5:00 p.m.
233 South Main Street, Monroe, Ohio**

Call to Order

Roll Call

Old Business

Case No. 2021-1-1. Consideration of Site Plan Application for Thornton's. Tabled 4/20/21

New Business

Administrative Reports

Work Session regarding Hyde Park at the Crossings, a proposed residential development at Roden Park Drive and Crossing Boulevard.

Adjournment



CITY OF MONROE
Inter-Office Correspondence

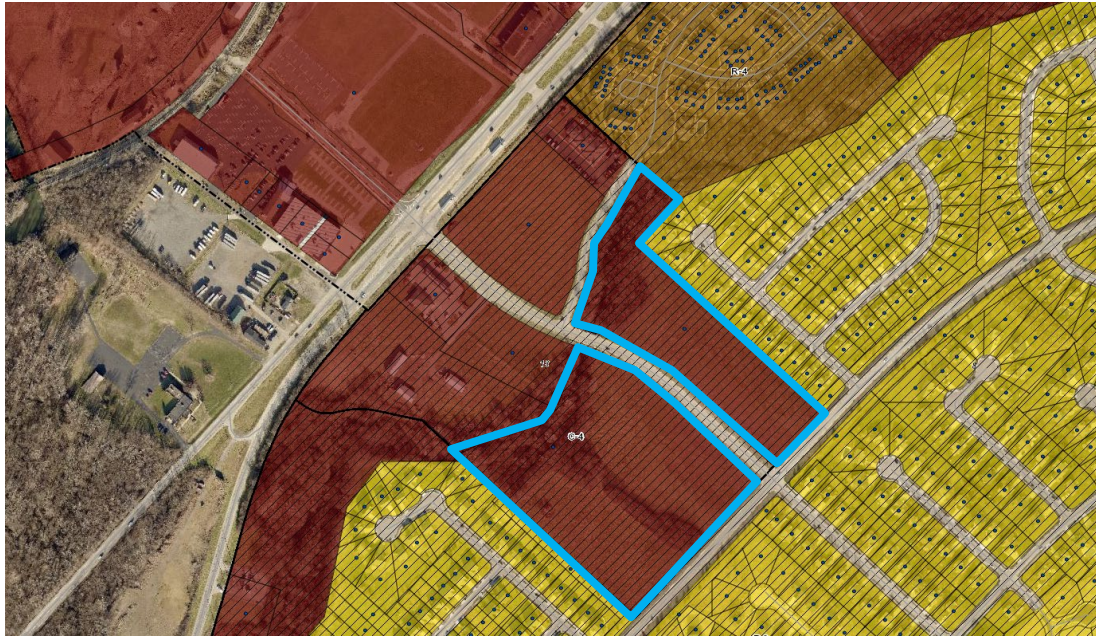
TO: Members of the Monroe Planning Commission
FROM: Kameryn Jones
Assistant Development Director

DATE: October 28, 2021
RE: Information Packet for October 28, 2021 Planning Commission Work Session at **5:00 p.m.**

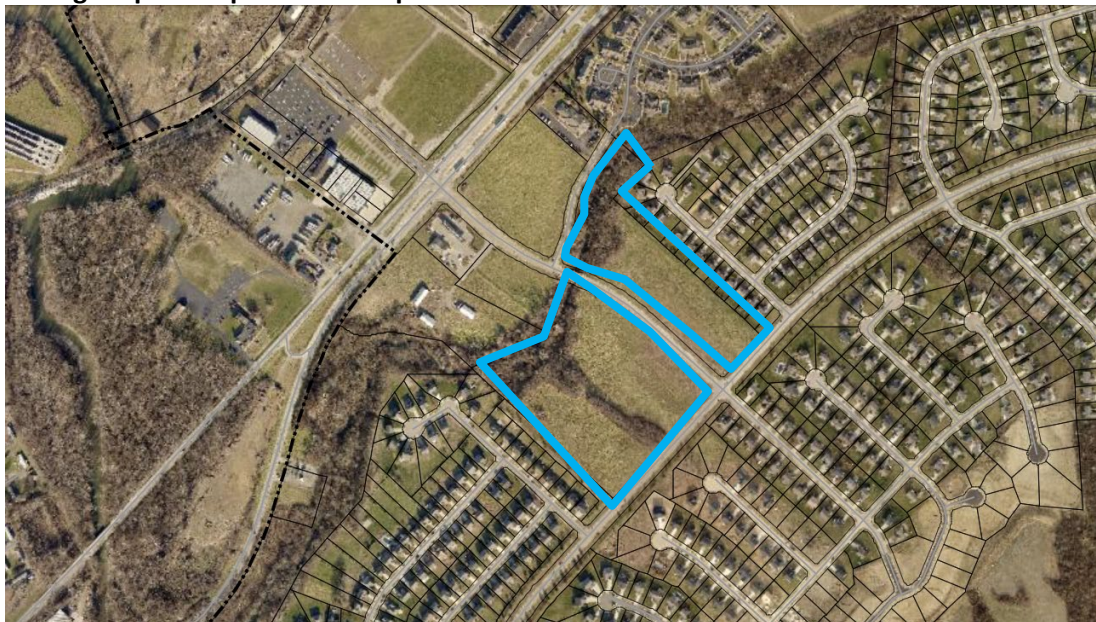
I. Administrative Report—Hyde Park at the Crossings Residential Development

A. Introduction

- As Planning Commission may recall, in June this year, developers presented a higher density housing concept for property at the Monroe Crossings property at Roden Park Drive and Crossings Boulevard.
- The proposed development would contain 101 attached single-family homes with a density of 4.83 units per acre.
- The property in discussion is approximately 21 acres in total and is presently zoned for commercial use (C-4 Gateway Commercial) under the Shops of Monroe Crossings Planned Unit Development (PUD).
- At this time, the proposed development would require both a Zoning Map Amendment to change the zoning from commercial to multi-family (C-4 to R-4) and a Major PUD Amendment to alter the current commercially focused PUD agreement.
- As the concept has not substantially changed, this report is fairly similar to the information seen in the June report.



Zoning Map of Proposed Development



Overhead View of Proposed Development



Northbound on Crossings Boulevard



Southbound on Crossings Boulevard



Eastbound on Roden Park Drive



Westbound on Roden Park Drive



Overlook Development in West Chester



Overlook Development in West Chester



Overlook Development in West Chester



Overlook Development in West Chester

B. Current Code Implications

- As the Code exists today, the zoning of the property does not allow for any type of residential development.
- As such, an application to rezone the property from its current C-4 classification to R-4 Multi-Family Residential is required. The zoning map amendment process would require a public hearing and both the Planning Commission level and at City Council, which ultimately approves/disapproves such requests.
- Currently, the applicant is proposing to rezone the base zoning of the property and alter the Planned Unit Development (PUD) via a Major Planned Unit Development Amendment.
- While a PUD offers some room for flexibility in the specific regulations for a development if approved, the following are just some existing base Code considerations:

Current Code Standards	Hyde Park at the Crossings
Use Standards	
Units attached by common wall	Y
Each unit has separate entrance	Y
Max of 8 units per structure	Y
Units shall meet architectural standards	N
Architectural Standards	
25% maximum siding permitted on front elevation	N
75% minimum brick or stone on front elevation	N
No vinyl permitted	N
Variation through offsets, bay windows, façade color changes, columns, roofline changes on front elevation	Y
50% minimum brick or stone on side and rear elevations	N
Design elements such as covered porches, dormer windows/cupolas, recessed entrances, pillars/posts, bay windows, multiple with trim required on front and side elevations	N
Open Space Standards	
Buffer Type A required adjacent to single-family residential uses	Y
Minimum 1 acre formal open space required	Y
Minimum 3 acres open space required	-
Subdivision Design Standards	
Minimum one-way street width	N
Minimum two-way street width	N
Street design standards	N
Sidewalk requirement	N
Street tree requirement	N

- **Architectural Standards:**

- Based on renderings provided, it appears some of the models have more than 25% siding permitted on the front elevations. The maximum on front elevations is 25%, with 75% required to be brick or stone.
- Front elevations must incorporate variation in mass through methods such as wall offsets 2 feet deep, bay windows, façade color changes, use of pilasters/columns, roofline changes, etc. Based on information provided, it appears wall offsets, façade color changes, columns/pilasters, and roofline changes have been incorporated.
- Side and rear elevations must contain a minimum 50% brick or stone. This requirement has not been met.
- Front and side facades (on buildings located on corner lots) must include a combination of design elements such as dormer windows/cupolas, recessed entrances, covered porches, pillars/posts/pilasters, bay windows, multiple windows with minimum four inch trim, etc. The front elevation does appear to show multiple windows, recessed entrances with covered porches, and pillars/posts, but side elevations do not meet this requirement.
- Vinyl is proposed for this development, which is currently prohibited per code.

- **Open Space Standards:**

- Buffer yard Type A required as proposed multi-family use adjacent to single-family residential use. The conceptual plan does show space for that buffer to be developed along its borders with the existing single-family development.
- Formal and informal open space would be required. Based on 20.91 acres, 1.05 acres of formal open space (programmed space) and 4.18 acres of informal open space (passive space) would be required. Open space cannot come from unusable areas such as easements, streams, flood areas, etc.
 - The preliminary site plan shows about 1.13 acres of formal open space that the applicant states will be for walking trails, shelters, and charcoal grills.
 - The 4.18 acres of informal open space are not directly defined on the preliminary site plan.

- **Subdivision Design Standards:**

- The applicant requests to deviate from City standards required for development of public/private streets. The applicant requests no curb/gutter, sidewalk on one side of the street, and to deviate from the standard street width required.
- Further review would be required regarding private streets in terms of width and access for emergency vehicles and school buses.
- Staff would like to better understand how visitor parking and any on-street parking will be addressed.

C. Planned Unit Development Implications

- The Shops of Monroe Crossings PUD was established in 2007 to accommodate a commercial retail shopping center along both sides of Roden Park Drive between Route 4 and Crossings Boulevard. Plans were designed to accompany this PUD.
- As this retail development has not developed to the level originally envisioned, there may be reason to consider alternative development on a portion of this property.

D. Draft Comprehensive Plan Implications

- Pedestrian Connectivity:
 - A major piece of feedback heard from the community is a desire for more pedestrian connectivity. To follow the community desire for walkability, the draft comprehensive plan prioritizes developments that are not auto-focused, that include community gathering space, and have varied architectural characteristics to create a sense of place.
 - With this recommendation coming from this policy document, Staff recommends incorporating more units with rear facing garages houses, particularly along the development's frontage on Roden Park Drive and Crossings Boulevard.
- Density and Growth:
 - The draft Future Land Use Map makes a designation of Mixed Residential, which includes single-family detached homes, townhomes, and duplexes at no more than 4 units per acre. This use is intended for suburban and infill development and should emphasize connectivity and walkability. The proposed development is 4.83 units per acre, which is a 20.75% increase in density above the draft recommendation of the Comprehensive Plan. The proposed density is less than the 8 units per acre currently permitted by Code in the R-4 zoning district.
 - Another major component of the Comprehensive Plan is growth expectations, particularly as it impacts the school district. Further detail should be provided and discussed to better understand the anticipated person per unit at this location.
- Design Goals:
 - In terms of vision and look of higher density housing, the Steering Committee, in past meeting discussions, has been supportive of the following type of developments (refer to the mixed residential/multi-family images below):



ADVANCE MONROE COMPREHENSIVE PLAN



Large Lot Residential



Large Lot Residential



Large Lot Residential



Mixed Residential



Mixed Residential



Mixed Residential



Multi-Family Residential



Multi-Family Residential



Multi-Family Residential



Industrial



Industrial



Industrial



- With the emphasis on design, Staff has researched a few potential areas that may fit to combine auto-oriented uses and with pedestrian emphasis. Images of these areas have been included in your packets.
- It should be noted that these examples do not necessarily meet all criteria of our current Code or draft Comprehensive Plan. The intent is to show nearby examples of higher density housing that have addressed various design issues in different ways.

E. Department Comments

- **Fire Department:**

- All access roads will need to be a minimum of 26' and able to accommodate a 42' turning radius for our aerial apparatus. OFC Appendix D Section D103.1
- All turns must be able to accommodate a 42' turning radius.
- All dead-end access roads in excess of 150' feet will need one of the following:
 - 120-foot hammerhead, 60 foot "Y" or 96" diameter cul-de-sac in accordance with OFC Appendix D Figure D103.1
- "No Parking Fire Lane" signs will need to be posted on all access roads and turnarounds in accordance with OFC Appendix D Section D 103.6 Signs
- Hydrant spacing and placement needs to be approved in coordination with Monroe Water Dept. and Fire.
- Any raised island must be a mountable style island.

- **Police Department:**

- No comment at this time.

- **Public Works/Engineering:**

- Conversations with the design firm are ongoing as it relates to the TIS and how the design of this new subdivision can alleviate traffic concerns in this area.

F. Conclusion

- Presently, there is no vacant land in Monroe appropriately zoned for this type of housing.
- The draft Comprehensive Plan, in the adoption phase of the approval process with City Council, designates this area for Mixed Residential, which is somewhat close to the concept presented in terms of housing type and density.
- The concept could add diversity to the fairly homogenous housing stock in Monroe, an issue highlighted in the 2018 Housing Study.
- Considerations regarding this concept and any other housing development include:
 - Architectural standards and quality design
 - Connectivity and walkability goals, connectivity/walkability
 - Responsible growth

October 21, 2021

Ms. Kameryn Jones
Assistant Development Director
City of Monroe
233 S. Main Street
Monroe, OH 45050

RE: Hyde Park at the Crossings
Planning Commission Work Session

Dear Ms. Jones,

On behalf of Park Place Development LLC, enclosed please find the following information to be shared with Planning Commission at the work session on October 28th:

- 1) Concept Plan for Hyde Park at the Crossings.
- 2) Color building elevation for the proposed townhomes.

Park Place Development LLC, requested the work session in order to receive feedback on their upcoming Zoning Map Amendment and Planned Unit Development Applications for Parcels C1800-016-000-019 and -030. The subject parcels consist of vacant land located at the intersection of Crossings Blvd. and Roden Park Drive, within the Monroe Crossings development. Additionally, the subject properties were part of the Shops of Monroe Crossings Commercial Planned Unit Development (C-PUD) which was approved by City Council in 2007. At this time, Park Place Development LLC wishes to rezone the property to allow for the development of Hyde Park at the Crossings – *A Townhouse Landominium Community*.

The property is currently zoned C-PUD with an underlying zoning district of C-4 Gateway Commercial. In order to develop the property as a townhouse landominium community, the underlying zoning district will need to be changed to R-4 Multi-Family Residential District and a Residential Planned Unit Development Plan will need to be approved.

Hyde Park at the Crossings will consist of 101 owner occupied townhome landominiums on 20.91 acres, with a density of 4.83 units/acre. A minimum total of 4.18 acres (20%) of open space will be provided, with 1.13 acres (5.4%) to be developed as formal open space. The formal open space shall consist of walking trails, shelters for gatherings and charcoal grills.

Access to the development will be provided on both Crossings Boulevard and Roden Park Drive. All streets internal to the development will be private and maintained by the Homeowners Association. The streets on the eastern portion of the development will consist of 25 ft. and will accommodate 2 way vehicular traffic. The streets on the western portion will consist of both 15 ft wide one-way streets and 25 ft wide two-way streets. All streets will be designed to accommodate emergency vehicles. The private streets will be constructed of asphalt and will not contain curb and gutter. A 5 ft sidewalk will be constructed along 1 side of each street.

The proposed 2 story townhome landominiums will consist of 3 bedroom homes with attached 2 car garages. Exterior building materials will consist of a mix of brick, stone, and high quality vinyl.

A Homeowners Association will be created and all homeowners will be a member. The Homeowners Association will be responsible for the removal of snow on the private streets, as well as the maintenance of all open space, open space amenities, lawns, walk, pavement, water quality basins and landscaping.

Landscaped mounds will be provided along Crossings Boulevard and Roden Park Drive to serve as a buffer for the development from the roadways. Additional landscaping will also be provided in front of each townhome. The existing buffers to the single family detached homes to the east and west will remain.

Park Place Development LLC is proposing the following deviations from the City of Monroe codes and standards:

- 1) Private streets to consist of a width of 15 ft (one-way) and 25 ft. (two-way) with no curb and gutter.
- 2) Sidewalk to be provided on 1 side of the private streets internal to the development.
- 3) Permit high quality vinyl to be installed on the townhomes.
- 4) More than 25% of high quality vinyl on the front elevation of the townhomes.
- 5) Compliance with Comprehensive Plan. The current Comprehensive Plan calls for these parcels be developed as Commercial. However, the draft Comprehensive Plan calls for the parcels to be developed as Mixed Residential.
- 6) Since this is a landminium development with private streets, the individual residential lots will not abut a dedicated street right of way.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Etta Reed'.

Etta M. Reed, PE
Principal

Enclosure

cc: Park Place Development LLC



Site Acreage: 20.91 Acres

Current Zoning: C4 with PUD Overlay
Proposed Zoning: R4 with PUD Overlay

Total Units: 101
West Property: 74 Units
East Property: 27 Units

Density: 4.83 Units / Acre

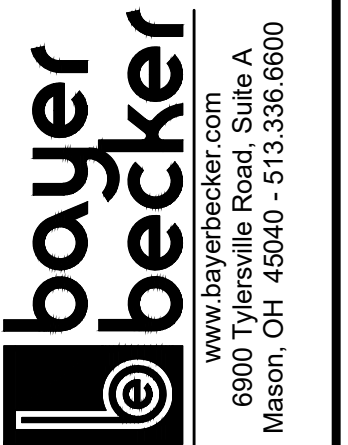
Required Open Space - 4.18 Acres
Required Formal Open Space West - .65 Acre
±.65 Acre Provided
Required Formal Open Space East - .40 Acre
±.48 Acre Provided

Parking Required: 2.5 Spaces / Unit = 255 Spaces
(Provided by Garages and Driveways)

PRELIMINARY

HYDE PARK at THE CROSSINGS a Traditional Landminium Community

CONCEPT PLAN



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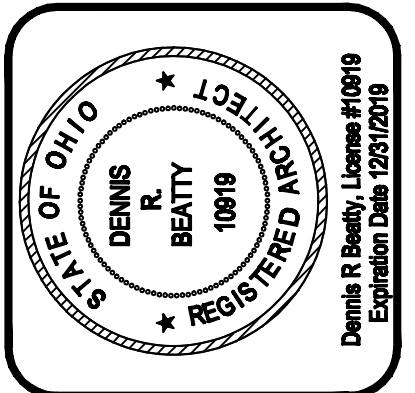
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10-21-21

PL1





REVISIONS	DATE	BY

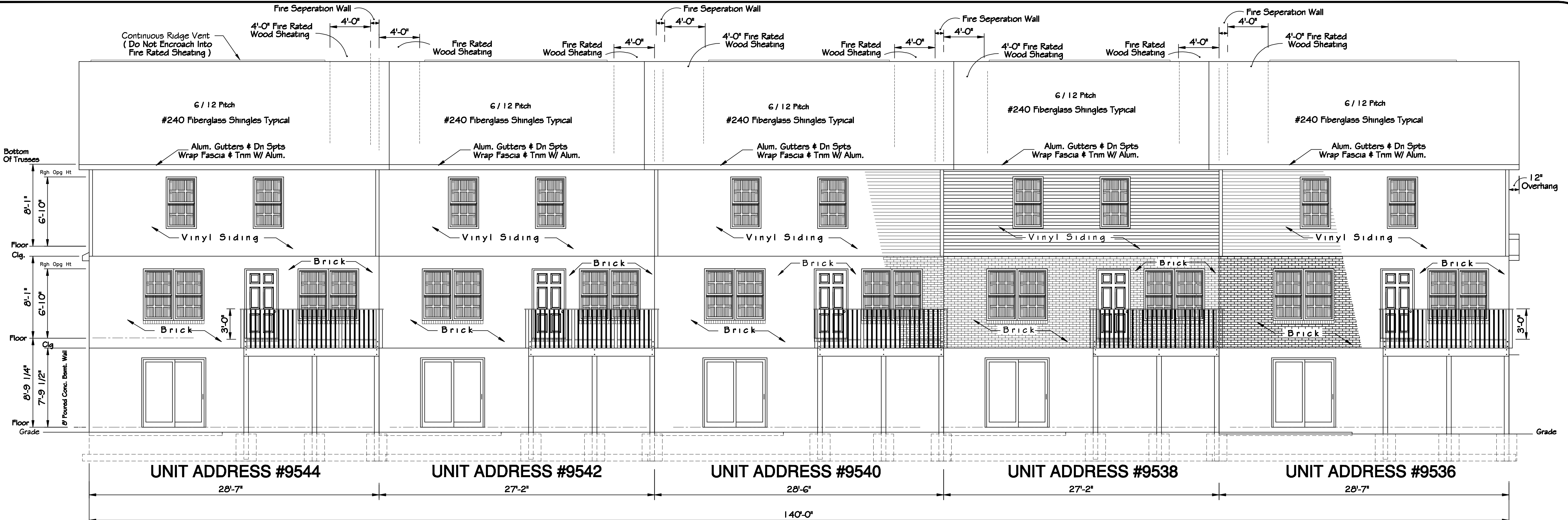
Dennis R. Beatty AIA
Architect
1900 First Avenue
Middletown, Ohio 45044
513 / 424-8383 - Office
513 / 424-8343 - Fax
email: architect@clinci.rr.com
Residential - Commercial - Industrial

5 UNIT LANDMINIUM
THE OVERLOOK LANDMINIUMS
ADDRESS: 9536, 9538, 9540, 9542, 9544
HIGH LINE PLACE
BUILDING 9
SECTION 3, TOWN 2, RANGE 2
WEST CHESTER TWP. BUTLER CO. OH.

PROJECT NUMBER	18036
DRAWN BY	Pete Lindsey
DATE	4-5-18
EXTERIOR ELEVATIONS	
SHEET NUMBER	A-4

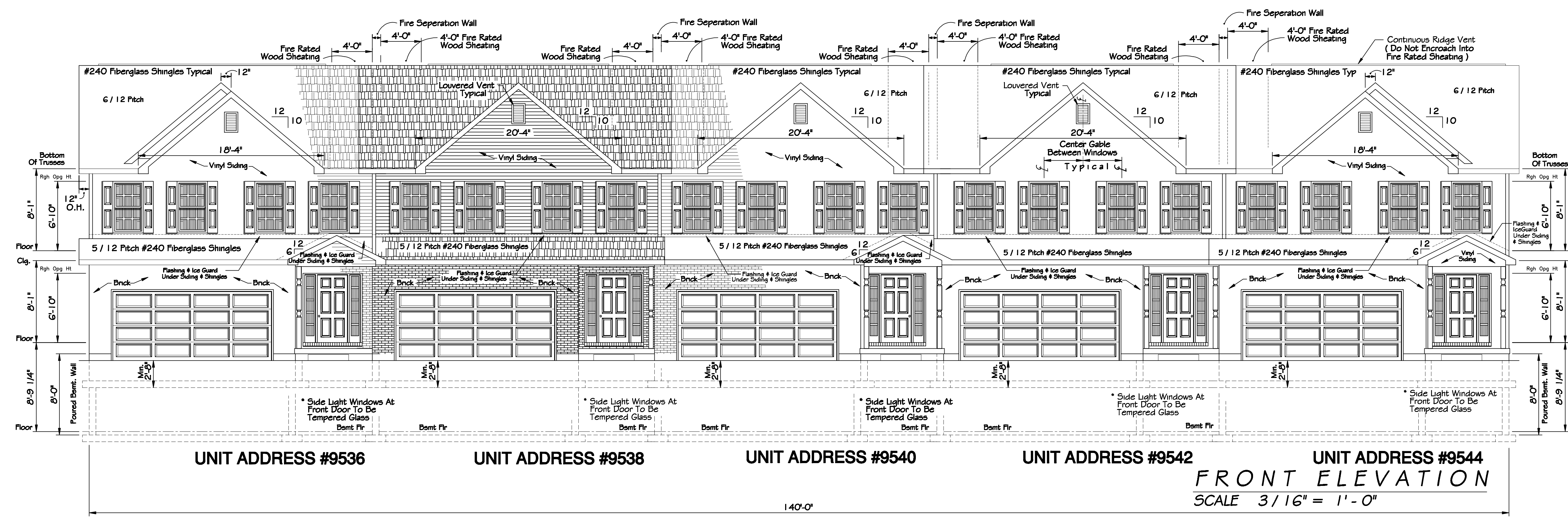
Final For Printing 5-3-18 P.L.

OWNER **MUHLHAUSER WHITE HOUSE LLC P.I.D. M5620252000408**

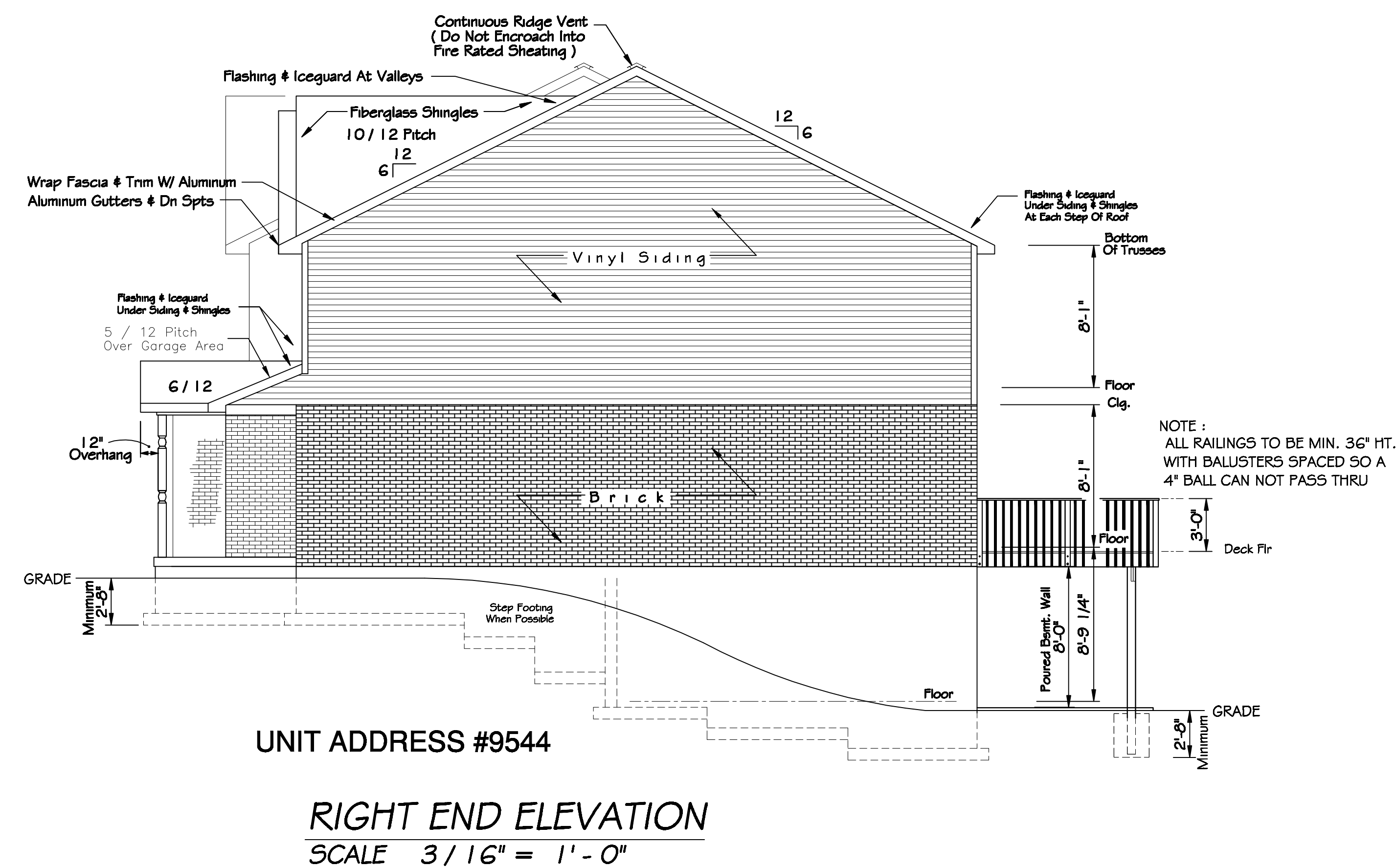
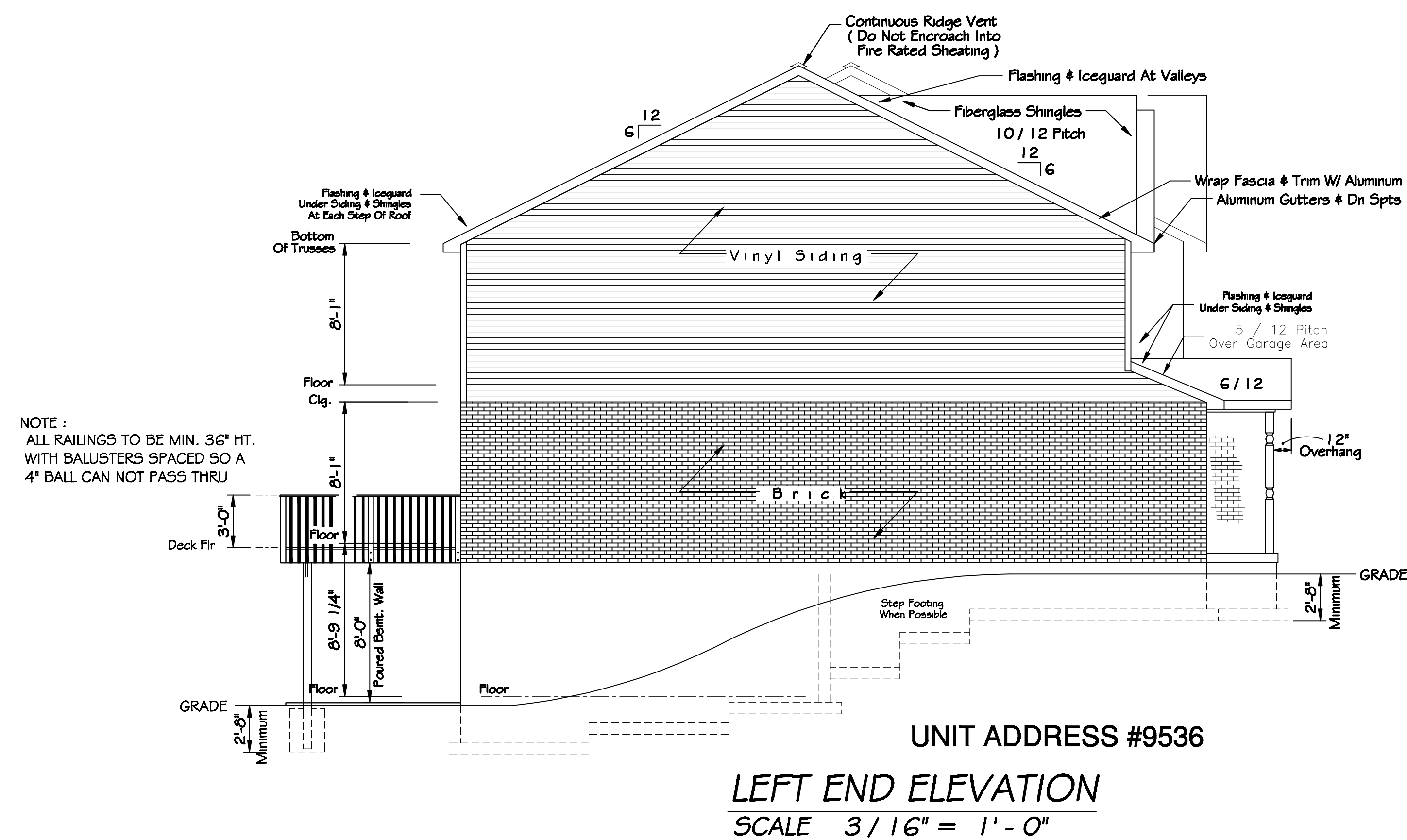


ALL DECKS TO HAVE 36" HT. RAILING WITH
BALUSTERS SPACED SO A 4" BALL CAN NOT PASS THRU.

REAR ELEVATION
SCALE 3/16" = 1'-0"



FRONT ELEVATION
SCALE 3/16" = 1'-0"



OWNER : MUHLHAUSER WHITE HOUSE LLC P.I.D. M5620252000408

REVISIONS	DATE	BY
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Dennis R. Beatty AIA.
architect

1900 First Avenue
Middletown, Ohio 45044
513 / 424-8383 - Office
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email: architect@cinci.rr.com
Residential - Commercial - Industrial

5 UNIT LANDOMINIUM
THE OVERLOOK LANDOMINIUMS
ADDRESS: 9536, 9538, 9540, 9542, 9544
HIGH LINE PLACE
BUILDING 9
SECTION 8 TOWN 3 RANGE 20
WEST CHESTER, WYB BUTLER CO OH

PROJECT NUMBER

18038

DRAWN BY

Pete Lindsey

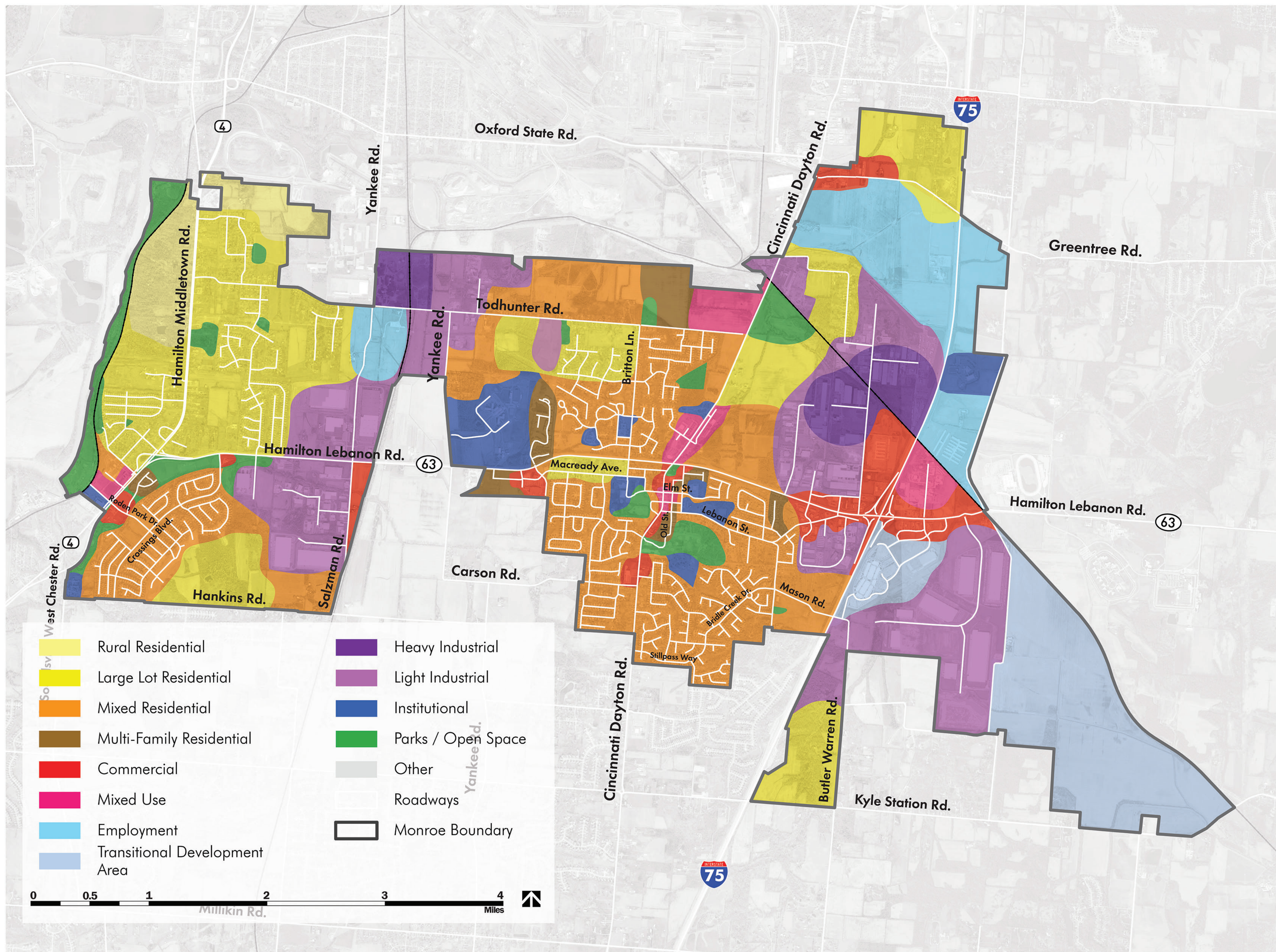
DATE _____

4-6-18

EXTERIOR ELEVATIONS

SHEET NUMBER

A-5



LAND USE DESCRIPTION

Rural Residential:

- Low density, single-family housing development of various sizes
- Typically one dwelling per two acres
- Not typically located within a subdivision
- May allow small-scale agricultural activities on the lot assuming there is no disturbance or harm caused to other nearby properties



LAND USE DESCRIPTION

Large Lot Residential:

- Single-family housing development of various sizes
- Typically two dwelling units per acre
- Located within a subdivision
- Newly developed neighborhoods should have a walkable, well-connected street system to access other adjacent neighborhoods, amenities, and destinations



LAND USE DESCRIPTION

Mixed Residential:

- Single-family detached homes on lots of varying sizes, townhomes, and duplexes
- Typically four units per acre (housing types can vary but should always consider surrounding character)
- Works well in a traditional suburban neighborhood and for infill development
- Connectivity, bikeability, and walkability should be key elements near this development type as this is where it will be most successful



LAND USE DESCRIPTION

Multi-Family Residential:

- Includes townhomes, small-scale apartments, and condominiums (single-family housing is allowed)
- Typically eight units per acre
- Allows for successful housing integration and is for people of all ages and incomes to live comfortably at any point in their lives
- Can be used for infill development in select locations
- Multi-family residential areas should be walkable and well-connected to other nearby amenities.



LAND USE DESCRIPTION

Commercial:

- Two types: neighborhood commercial centers and regional commercial districts
- Neighborhood commercial centers should be compact development with a mix of uses
- Can be located throughout the City and must be compatible with neighborhood character
- Regional commercial districts are larger in size and are of higher intensity
- Typically they have anchor stores (including grocery and big box stores)
- Should be located along major corridors and avoid large expanses of parking



LAND USE DESCRIPTION

Mixed-Use:

- Provide a diverse combination of high activity uses within a connected and walkable block layout
- Mixed-use development may include restaurants, small-scale retail and professional services, offices, single family attached housing, multifamily apartments, townhomes, and recreation amenities
- Mixed-use centers should have coordinated development patterns at a pedestrian scale with pedestrian and bicycle amenities





ADVANCE MONROE COMPREHENSIVE PLAN

LAND USE DESCRIPTION

Employment:

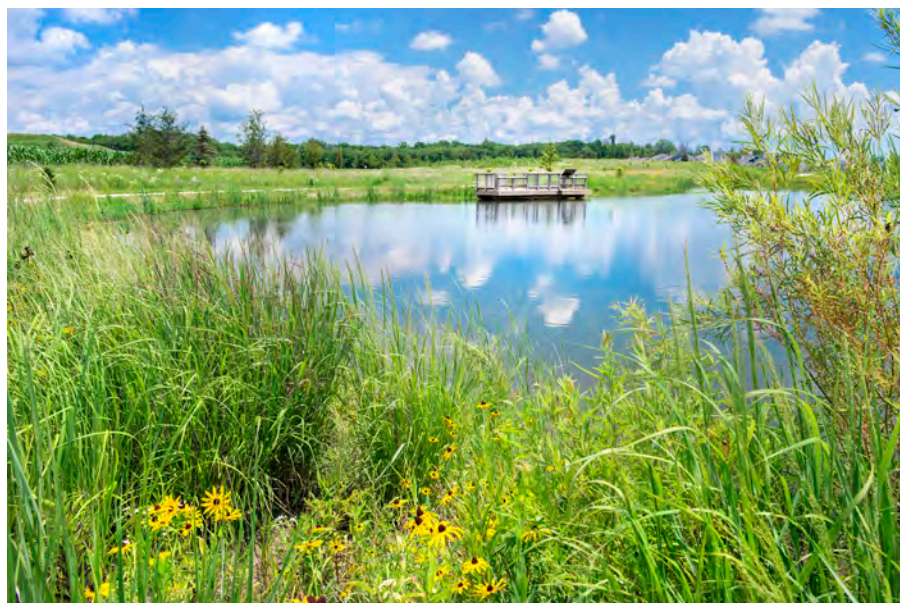
- Designed to encourage economic growth and job creation through the development of office, research and development, advanced manufacturing, and institutional uses
- Buildings should be smaller scale
- Encourage buffering
- Outdoor storage or operations are strongly discouraged to be used within this area



LAND USE DESCRIPTION

Transitional Development:

- These areas may be more challenging to develop
- Development is still an option but requires additional costs
- Appropriate future uses will vary by context and may include open space, recreational facilities, retail, office space, light industrial, and research and development uses
- Stormwater drainage, transportation, and other infrastructure improvements will be planned in accordance with development of the area





ADVANCE MONROE COMPREHENSIVE PLAN

LAND USE DESCRIPTION

Heavy Industrial:

- Uses include manufacturing, warehousing, office, and research and development (with some supporting local commercial businesses)
- Incredibly important for employment opportunities and contributes to the economic base of the community





ADVANCE MONROE COMPREHENSIVE PLAN

LAND USE DESCRIPTION

Light Industrial:

- Uses include small manufacturing and warehousing, office, and research and development uses (with some supporting local commercial businesses)
- No extensive exterior storage or operations should be allowed





ADVANCE MONROE COMPREHENSIVE PLAN

LAND USE DESCRIPTION

Institutional:

- These uses serve a community's social, educational, health, and cultural needs
- Includes schools, libraries, museums, religious institutions, and government facilities
- Can be located within multiple other uses including all residential areas



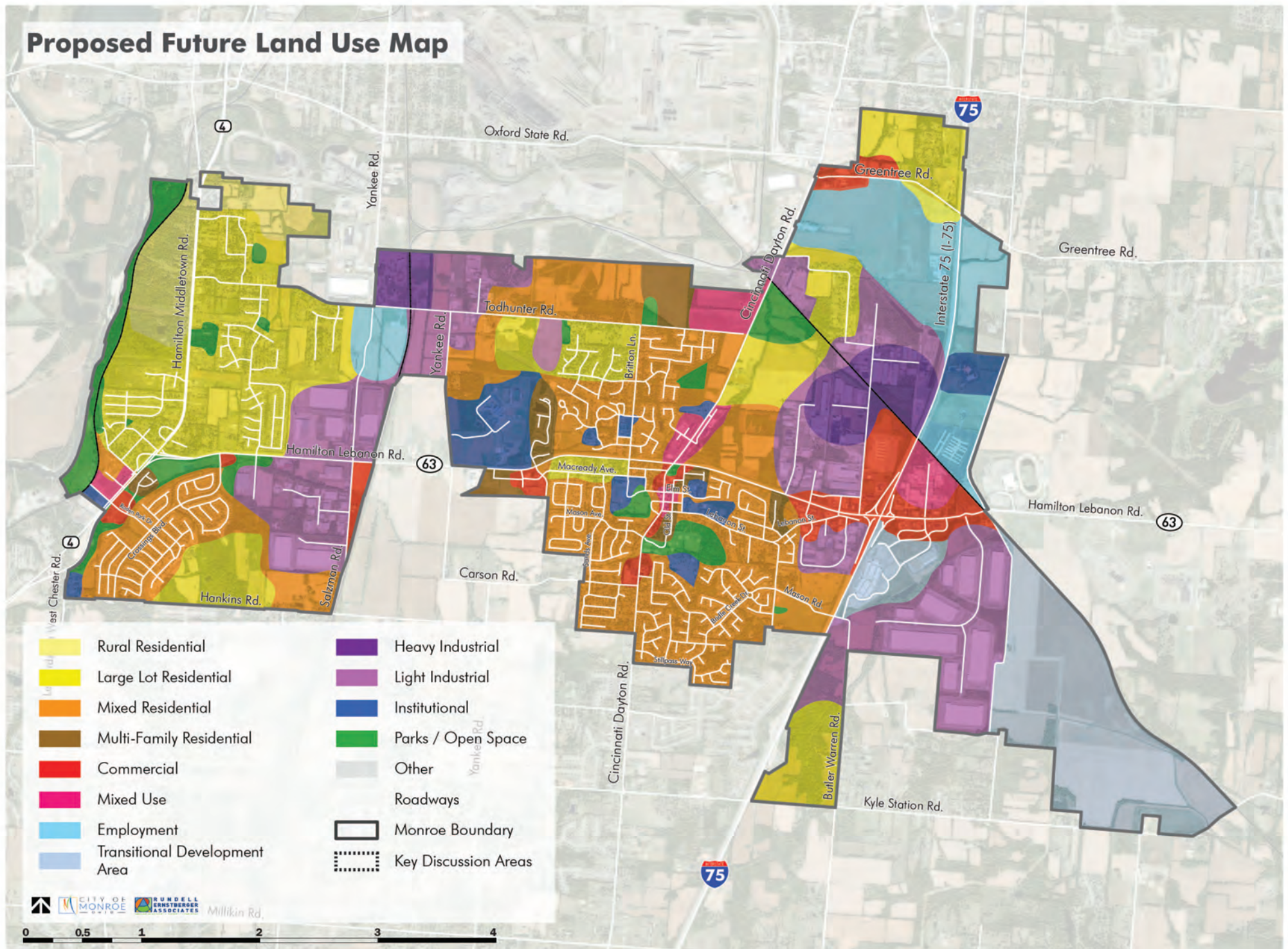
LAND USE DESCRIPTION

Parks/Open Space:

- To protect recreational area, public parks, golf courses, private recreational facilities, and general open space
- Includes passive open spaces, ball fields, play equipment, conservation areas, and environmentally sensitive lands
- Can be located within multiple other uses and should have access to pedestrian and bicyclist facilities and other existing neighborhoods and destinations



Proposed Future Land Use Map





ADVANCE MONROE COMPREHENSIVE PLAN

LAND ABSORPTION CALCULATIONS

Current Population: 15,000 (2019)

Projected Population: 21,000 (2040)

Current People Per Household: 2.74 (2019)

Remaining Approved Housing Units by Development:

Monroe Crossing: 200 Single-Family & TH

Tall Oaks: 182 Single Family

Trails of Todd Hunter: 106 Single Family

Additional Housing Units Needed:

Projected Housing Units: 2190

Approved Housing Units: 488

Total New Housing Units: 1702¹

¹Monroe would issue approximately 85 building permits per year.

On average, Monroe issues about 80 residential building permits per year.

Assumptions

Rural Residential 0.5 units/acre

Large Lot Residential 2 units/acre

Mixed Residential 4 units/acre

Multi-Family Residential 8 units/acre

Mixed Use 8 units/acre

Proposed Land Use Plan Land Absorption

Rural Residential 80 acres (40 units)

Large Lot Residential 825 acres (1,650 units)

Mixed Residential 760 acres (3,225 units)

Multi-Family Residential 110 acres (895 units)

Mixed Use 100 acres (770 units)

Commercial 210 acres

Employment 780 acres

Light Industrial 220 acres

Transitional 835 acres

Institutional/Parks/Open Space 100 acres

Projected Land Absorption

New Population Growth 5k every 20 years

No changes in lot size assumptions

Requires about 1,800 new housing units

Roughly 50 to 60 years until residential build out

Roughly 40 years until commercial & mixed build out²

Roughly 50 to 75 years until employment build out³

Roughly 2 to 10 years until light industrial build out⁴

²Monroe currently issues permits for approximately 34,500 sq.ft. of commercial permits per year.

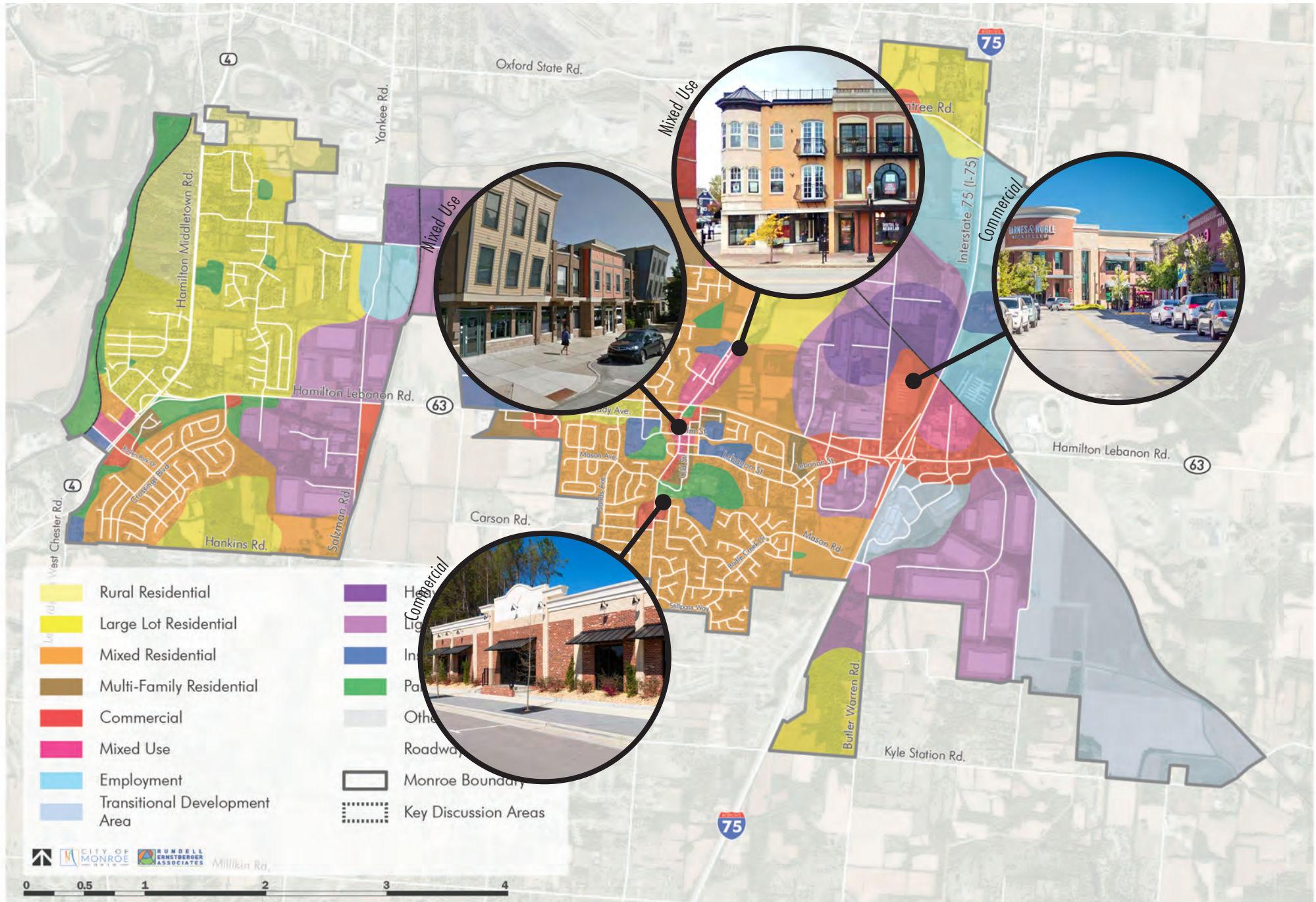
³The timing for employment building out depends on the market as well as the required infrastructure improvements to support the intensity of development.

⁴The timing for industrial build out depends on the market. Currently 3 buildings and 2 vacant properties are for sale which are included in this total.

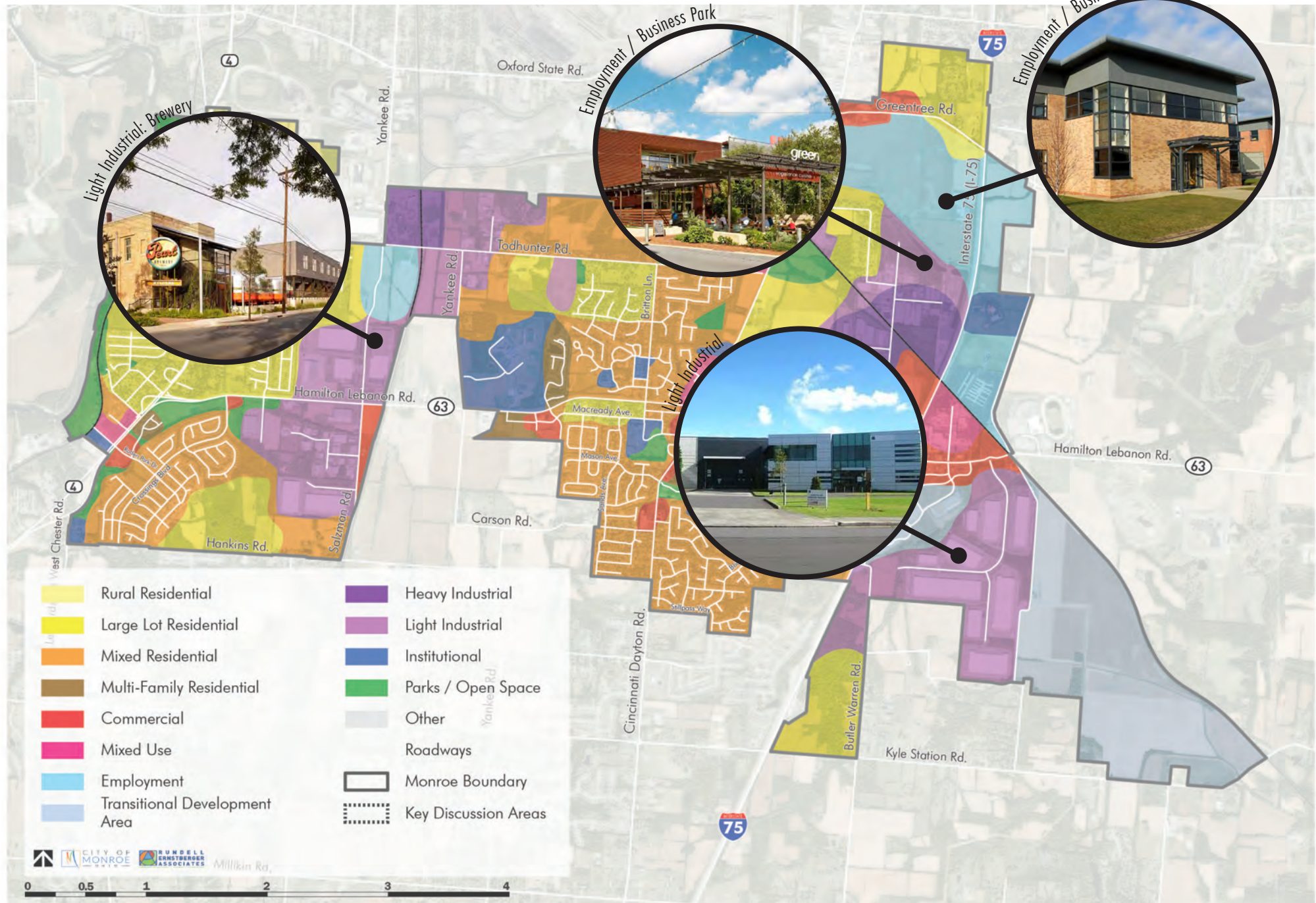
LAND USE: RESIDENTIAL



LAND USE: COMMERCIAL



LAND USE: EMPLOYMENT



LAND USE: OTHER





ADVANCE MONROE COMPREHENSIVE PLAN

Large Lot Residential



Mixed Residential



Multi-Family Residential



Industrial



Large Lot Residential



Mixed Residential



Multi-Family Residential



Industrial



Large Lot Residential



Mixed Residential



Multi-Family Residential



Industrial



ADVANCE MONROE COMPREHENSIVE PLAN

Commercial



Mixed Use



Trails



Gateway



Commercial



Mixed Use



Trails



Gateway



Commercial



Mixed Use



Trails



Gateway



HIGHER DENSITY HOUSING EXAMPLES

THE OVERLOOK

WEST CHESTER, OH

- Walkability and connectivity
- Garages/parking in rear
- Open space and amenities
- Material types
- Varied architectural features
- Street trees
- Visitor parking



Somewhat material, but monotonous design



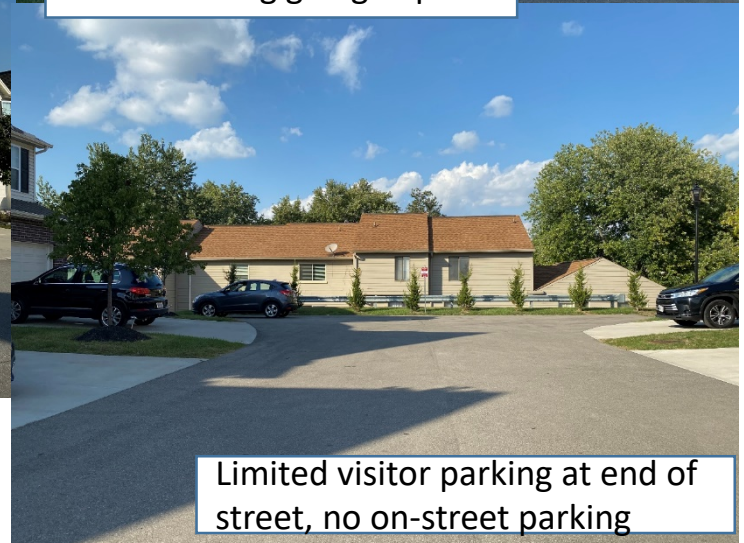
Limited sidewalks, no curb or street trees



No rear facing garage option



Limited open or amenity space



Limited visitor parking at end of street, no on-street parking

BEACON HILL

MASON, OH

- Walkability and connectivity
- Garages/parking in the rear
- Open space and amenities
- Material types
- Varied architectural features
- Street trees
- Visitor parking



Varied rooflines, front elevations



Quality materials, but less variety in material type



Garages in the rear accessed by alley



On street parking, units built up to the street with sidewalks= walkability

Built in open space, street trees

MASON OAKS

MASON, OH

- Walkability and connectivity
- Garages/parking in rear
- Open space and amenities
- Material types
- Varied architectural features
- Street trees
- Visitor parking



Units built to the street, sidewalks increase walkability/pedestrian friendliness



Some rear access garages



Visitor parking placed throughout subdivision



Varied design and materials, some units have front facing garages

UNION VILLAGE

TURTLECREEK TWP, OH

- Walkability and connectivity
- Garages/parking in rear
- Open space and amenities
- Material types
- Varied architectural features
- Street trees
- Visitor parking



Garages in the rear accessed by alley



Units built to the street, sidewalks increase walkability/pedestrian friendliness



Architectural interest with front porches and visual interest on side of buildings, but lack of variety in material and design

②

SHOPS OF MONROE CROSSINGS
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of this 31st day of July, 2007, by and between **SHOPS OF MONROE CROSSINGS, LLC**, an Ohio limited liability company (the "Shops") and **THE CITY OF MONROE, OHIO, an Ohio Municipal Corporation** (the "City").

1. **Recitals.** The Shops has proposed to develop a retail shopping center area with two (2) parcels located at the intersection of Crossings Boulevard and State Route 63 and various parcels at the intersection of State Route 4 and Roden Park Drive and being further described in the Preliminary Development Plan (the "Project") as submitted to the Monroe City Council. The Shops has further agreed to develop the Project according to the guidelines set forth in Monroe Planning and Zoning Code Chapter 1272 "Planned Unit Development Procedures." The parties desire to enter into this agreement to memorialize the substantive conditions attached to this planned unit development.
2. **Scope of Application for this Agreement.** This Agreement is applicable to any and all new development occurring upon the Project property as described on the Preliminary Development Plan approved by the Monroe City Council. This Agreement shall also apply to any future reconstruction or expansion to existing structures located upon the Project property.

This Agreement applies to the approved final development plans for all structures located on the Project property. The final development plans for each structure located on the Project property shall follow the site plan standards as set forth in the Monroe Planning Zoning Code Chapter 1232.13 "Site Plan Standards" and all other applicable chapters contained within the Planning and Zoning Code unless any such site plan standards or other applicable Planning and Zoning Code regulations have been modified as set for in the Stage II Plan Unit Development Agreement.

3. **Conditions Specific to the Proposed Retail Strip Center.**
 - A. The external materials, color schemes, and elevations used in the construction of the Proposed Retail Strip Center, located along the northeastern portion of Roden Park Drive between Cold Water Drive and Crossings Boulevard, shall strictly conform to the building elevations submitted and approved by the Monroe Planning Commission and being more specifically described on the Preliminary Development Plan and Stage II Development Documents.


Image ID: 000006888767 Type: OFF
Kind: AGREEMENT
Recorded: 09/26/2007 at 02:35:01 PM
Fee Amt: \$244.00 Page 1 of 29
Workflow# 1761558
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2007-00057168
BK **7944** PG **1530**

TRANSFER NOT NECESSARY
KAY ROGERS
BY P-276-024 DEPT.
AUDITOR, BUTLER CO., OHIO

07-1180/11011864

4. **Conditions Specific to Future Developments and/or Outparcels.**

- A. The external materials and color schemes used in the construction of all structures and signs located in future construction and developments or on future outparcels shall be consistent with the prevailing character of the area and consistent with the retail strip center. Similar external materials and color schemes should apply to brick types, stone facades, and stucco. Similar roof treatments, such as color and pitch, shall be encouraged.

5. **General Conditions Relating to the Overall Project.**

- A. The following uses are expressly prohibited from being located on the Project property:
- a) Sexually oriented business uses as defined in the Monroe Planning and Zoning Code Chapter 1206.01.
 - b) Stand-alone used automotive sales.
 - c) Stand-alone used marine sales.
- B. New automotive sales and new marine sales uses located within the PUD area may require alterations to the approved modified Landscaping and Bufferyard Plan, as submitted with the Stage II PUD Materials to City Council, to ensure proper screening and separation requirements as determined by Planning Commission.
- C. The landscaping for all new development on the Project property shall, at a minimum, strictly conform to the modified landscaping and bufferyard requirements, which as approved by Planning Commission deviate from Chapter 1274 Landscaping and Bufferyards Requirements, and are set forth in the modified Landscaping Plan submitted with the Stage II PUD materials to City Council.
- D. The Shops and any respective successors and assigns agree to strictly conform to the sign standards set forth in Monroe Zoning Ordinance Chapter 1282.12 unless modified by waiver in this Agreement or in the Stage II Plan Documents.
- E. The signage criteria, pertaining to the retail/commercial shops and directional signage located on the Project property and as specifically submitted for the signage located at the development's entrances along S.R. 4 and S.R. 63, are hereby approved. Sign detail and elevations shall be included in the final site plan submissions for all structures located within the Project property and the Monroe Planning Commission shall retain the authority to accept or reject said sign designs.
- F. Freestanding signs as defined in Monroe Planning and Zoning Code Chapter 1282.02 (23) shall be prohibited within the Project area.



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Kind: AGREEMENT

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Kind: AGREEMENT

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File# 2007-00057168

BK 7944 Pg 1532

- G. A waiver shall be provided at the entranceway signage as submitted and approved in the Stage II Documents (detailed on Sheets No. MC-4), and shall allow for a two-sided Lighted Message Board not to exceed the dimensions detailed on Sheet No. MC-4/Job Location MCR-1a. It is noted that the applicant shall comply with Section 1282.06(d) of the Zoning Code as related to Ohio Department of Transportation Requirements regarding the Lighted Message Board.
- H. A waiver shall be provided to the Shops for the purpose of constructing the entranceway freestanding sign at a total height not to exceed 37 feet and a ground-mounted sign not to exceed 11 feet 10 ½ inches and total square footages not to exceed the dimensions indicated on the PUD Stage II sign elevation drawings (Including Sheets No. MC-4/Job Location MCR-1a and MCR-2a). Ground mounted signs shall be the only permitted ("stand-alone") identification signs utilized by any user located in the Project Area. All other applicable signage regulations shall apply unless specifically altered as specified in the signage package submitted in the Stage II PUD documents.
- I. A waiver to reduce the parking stall size to nine (9) feet wide by eighteen (18) feet long shall be provided, where necessary. Additional handicap parking stalls, which exceed the number required by American with Disabilities Act Standards, are encouraged to be provided in all site plan developments.
- J. No use located upon the Project property shall be permitted to maintain or display outside bulk storage of inventory, materials, merchandise, or other items related to the business or personal use of the property unless approved by the Zoning Enforcement Officer. The temporary display of seasonal items and sidewalk sales shall be permitted on the Project property subject to the approval of the Zoning Enforcement Officer as set forth in Monroe Zoning Ordinance Chapter 1268.08.
- K. Any automotive, truck, or marine service related use shall not be permitted to have any service garage door facing State Route 63 or State Route 4. In all proposed development areas, service garage doors are strongly encouraged to not face the public right of way.

6. **Infrastructure Improvements**

- A. The Shops shall construct all public and private infrastructure improvements as indicated on the approved PUD Stage II preliminary plat and incorporating any modifications, additions and conditions set forth in the PUD Stage III construction drawing approval.

7. **Minor Amendments**

Minor adjustments in the final development or site plan may be approved, resulting from field conditions, detailed engineering data, topography, or critical design criteria

pertaining to drives, curb data, retaining walls, swimming pools, tennis courts, fences, building locations, signage and building configuration, parking area locations, or other similar project particulars, may be authorized in writing with the concurrence of the Director of Development, the City Chief Building Official, and the City Engineer. These minor adjustments may be permitted provided they do not increase density, decrease the number of parking spaces, or allow buildings closer to perimeter property lines. Further, such adjustment requests shall be supported by documentation, reviewed by the Director of Development, City Chief Building Official, and City Engineer and determined by them to conform to the original purpose and intent of the Planned Unit Development approval. If the Director of Development, City Chief Building Official, and City Engineer do not agree, such adjustments shall not be allowed except by amendment. The Planning Commission shall be advised of all minor adjustments authorized.

8. Miscellaneous.

This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns. The parties agree that the specific conditions set forth in this Agreement and as specified in the Stage II PUD Materials, including the overall development plan, building elevations, modified landscaping and bufferyard plan and associated signage package shall be wholly enforceable against all subsequent purchasers and/or users of the Project or any portion thereof. Compliance with the approved PUD final development plan shall be controlled by Monroe Planning and Zoning Code Chapter 1272.17 "Compliance With Approved Plan." Failure to comply with the Stage II Preliminary Development Plan or subsequently approved final development plans (i.e. site plans) shall initiate the enforcement actions set forth in Monroe Zoning Ordinance Chapter 1272.18 "Permit Revocation" in addition to any other non-performance penalty provided for in this Agreement.

It is further agreed that the Shops shall cause this Agreement to be properly recorded with the Butler County Recorders Office upon the issuance of the PUD permit by the Monroe City Council.

If one or more of the provisions contained in this Agreement is held by a court of competent jurisdiction to be invalid, illegal, unconstitutional, or unenforceable in any respect, that invalidity, illegality, unconstitutionality or unenforceability shall not affect any other provision. This Agreement shall be construed as if the invalid, illegal, unconstitutional, or unenforceable provision had never been contained herein.

This Agreement constitutes the sole and entire agreement between the parties, their successors, and assigns and no modification hereof shall be binding unless set forth in writing signed by the parties. This agreement shall be governed under the laws of the State of Ohio.



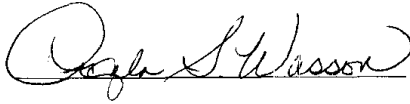
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File# 2007-00057168

BK 7944 PG 1533

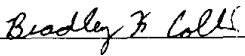
IN WITNESS WHEREOF, the parties have caused this agreement to be executed in their names by their respective duly authorized representatives on the date first written above.

Signed in the presence of:

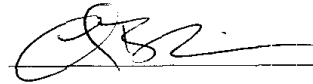


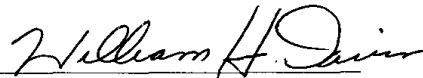
THE CITY OF MONROE, OHIO

By: 
William J. Brock



SHOPS OF MONROE CROSSINGS, LLC



By: 

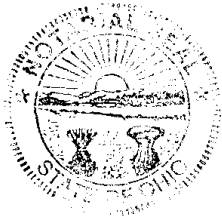
Name: William H. Davin



Title: Manager

STATE OF OHIO)
)SS:
COUNTY OF BUTLER)

SWORN to and SUBSCRIBED in my presence by the said William J. Brock,
City Manager of the City of Monroe on this 31st day of July, 2007.



ANGELA S. WASSON, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 4, 2007


Notary Public



Image ID: 00000688771 Type: OFF
Kind: AGREEMENT

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File# 2007-00057168

BK 7944 PG 1534

STATE OF OHIO
COUNTY OF BUTLER

SWORN to and SUBSCRIBED in my presence by the said

Manager _____ of the Shops of Monroe
Crossings, LLC, on this 30th day of July, 2007.



~~Notary Public~~

ALLAN J. WALLANDER
NOTARY PUBLIC, STATE OF OHIO
 My Commission Expires 12-09-08

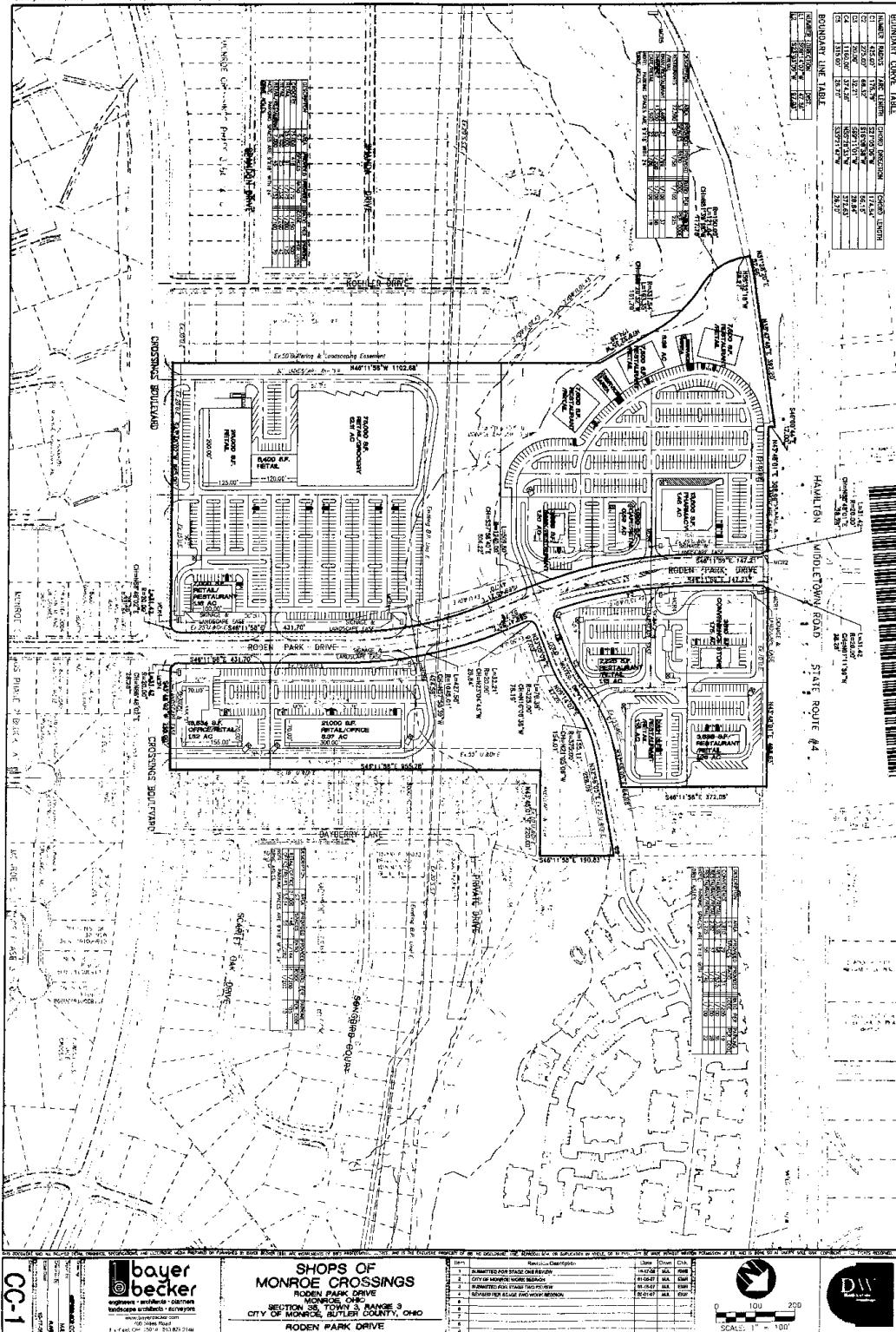
THIS INSTRUMENT PREPARED BY: The City of Monroe, 233 South Main Street, Monroe, Ohio 45050. 513-539-7374.



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BK 7944 PG 1535

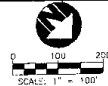


CC-1

bayer becker
 engineers architects interior designers
 1000 Lakeside Drive
 Columbus, OH 43260-1000
 Tel: 614.291.1000 Fax: 614.291.1001
 www.bayerbecker.com

SHOPS OF MONROE CROSSINGS
 RODEN PARK DRIVE
 MONROE, OHIO
 SECTION 38, TOWN 3, RANGE 3
 CITY OF MONROE, BUTLER COUNTY, OHIO
 RODEN PARK DRIVE

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	02/01/07	BA	BA
2	CITY OF MONROE REVIEW	02/01/07	BA	BA
3	REVISIONS FOR PERMITS	02/01/07	BA	BA
4	REVISIONS FOR PERMITS	02/01/07	BA	BA



BOUNDARY LINE TABLE

LINE NO.	LINE TYPE	START POINT	END POINT	LENGTH	AREA
1	BOUNDARY	100.00	100.00	100.00	100.00
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3	BOUNDARY	100.00	100.00	100.00	100.00
4	BOUNDARY	100.00	100.00	100.00	100.00
5	BOUNDARY	100.00	100.00	100.00	100.00
6	BOUNDARY	100.00	100.00	100.00	100.00
7	BOUNDARY	100.00	100.00	100.00	100.00
8	BOUNDARY	100.00	100.00	100.00	100.00
9	BOUNDARY	100.00	100.00	100.00	100.00
10	BOUNDARY	100.00	100.00	100.00	100.00

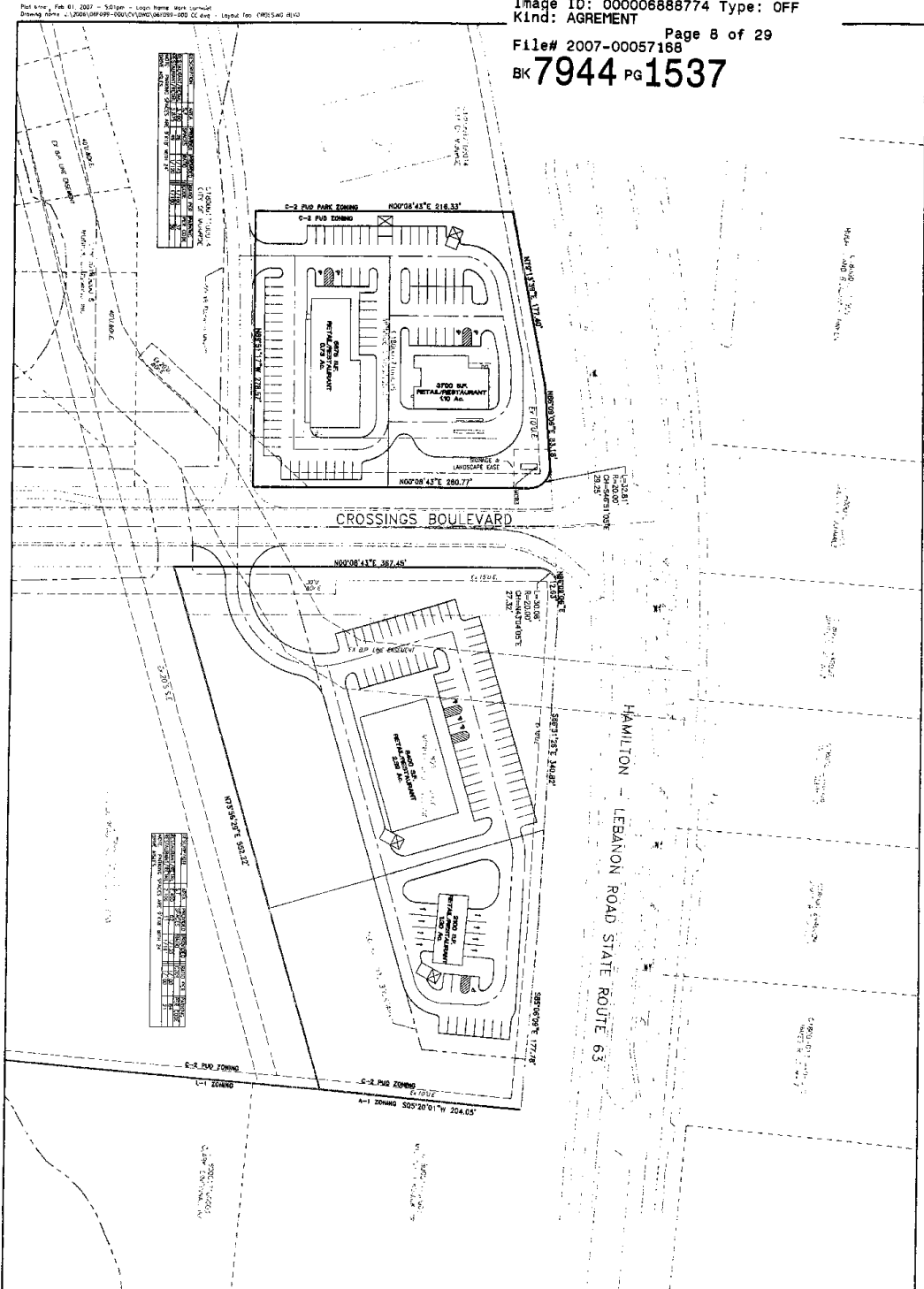
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 File# 2007-00057168
 BK 7944 PG 1536



Image ID: 00006888774 Type: OFF
Kind: AGREEMENT

File# 2007-00057168

BK 7944 Pg 1537



CC-2

bayer becker
engineers - architects - planners
landscape architects - interior
www.bayerbecker.com
10000 Crossings Blvd.
Monroe, OH 45038-2100
Tel: 513.385.1000
Fax: 513.385.1001

**SHOPS OF
MONROE CROSSINGS**
CROSSINGS BLVD
MONROE, OHIO
SECTION 36, TOWN 2, RANGE 3
CITY OF MONROE BUTLER COUNTY, OHIO
CROSSINGS BLVD

NO.	DESCRIPTION	DATE	BY	CHKD
1	PREPARED FOR USE AND REVIEW	12-27-06	U.S.	U.S.
2	CITY OF MONROE FOR REVIEW	12-27-06	U.S.	U.S.
3	COMPLETED FOR REVIEW AND REVIEW	12-27-06	U.S.	U.S.
4	APPROVED FOR GRADING, EROSION CONTROL	12-27-06	U.S.	U.S.
5				
6				

DW

SCALE 1" = 40'

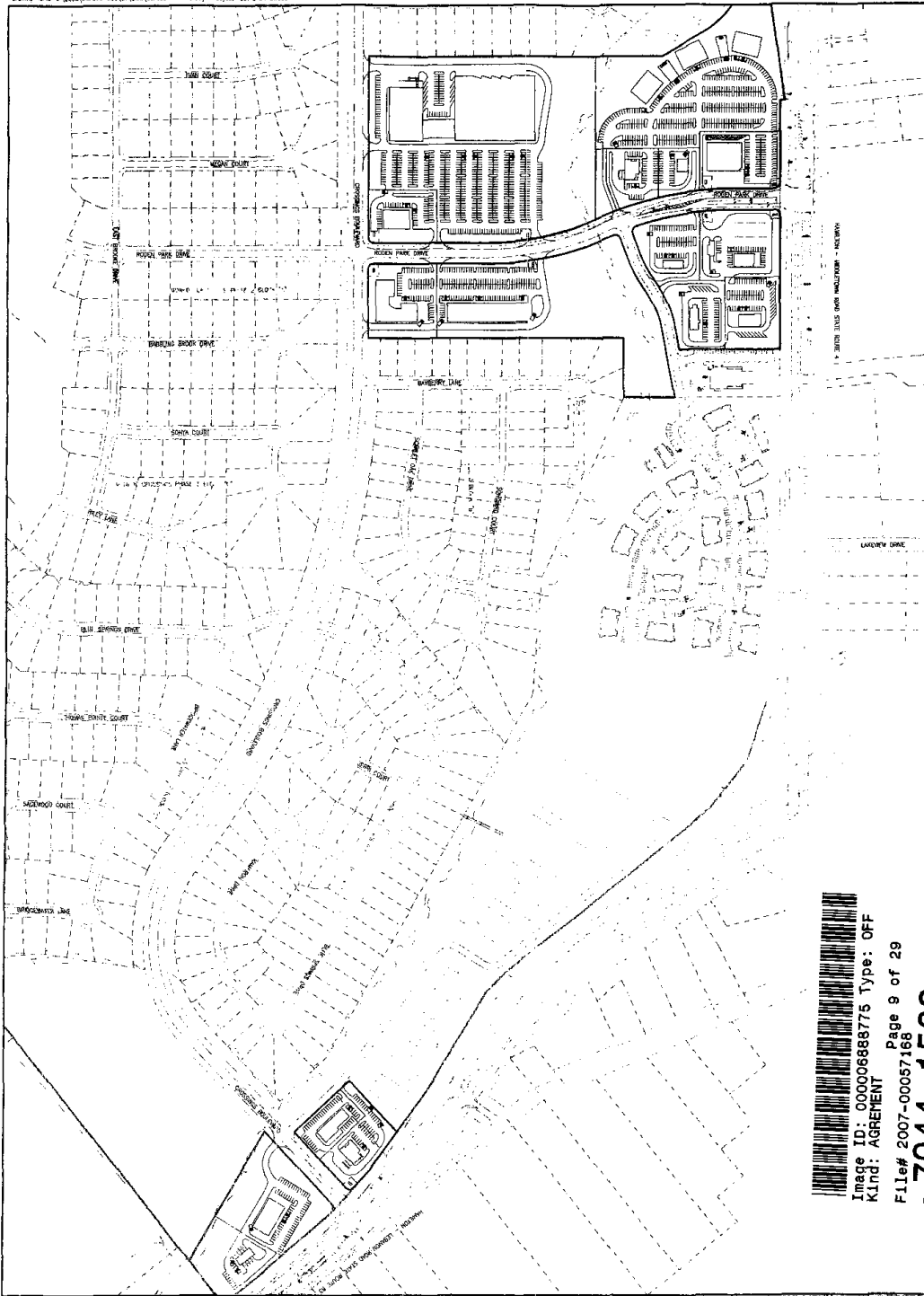


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 Kind: AGREEMENT

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BK 7944 PG 1538

3-00

bayer becker

landmark architects • engineers

100 Main Road

100 Main Road

100 Main Road

SHOPS OF MONROE CROSSINGS

ROCKY PARK DRIVE

MONROE, OHIO

TOWNSHIP 3, RANGE 3

CITY OF MONROE, BUTLER COUNTY, OHIO

OVERALL DEVELOPMENT

NO.	REVISION	DATE	BY	CHK.
1	PREPARED FOR THE CITY OF MONROE	01/12/07	MA	MA
2	FOR THE CITY OF MONROE	01/12/07	MA	MA
3	FOR THE CITY OF MONROE	01/12/07	MA	MA
4	FOR THE CITY OF MONROE	01/12/07	MA	MA
5	FOR THE CITY OF MONROE	01/12/07	MA	MA
6	FOR THE CITY OF MONROE	01/12/07	MA	MA
7	FOR THE CITY OF MONROE	01/12/07	MA	MA
8	FOR THE CITY OF MONROE	01/12/07	MA	MA
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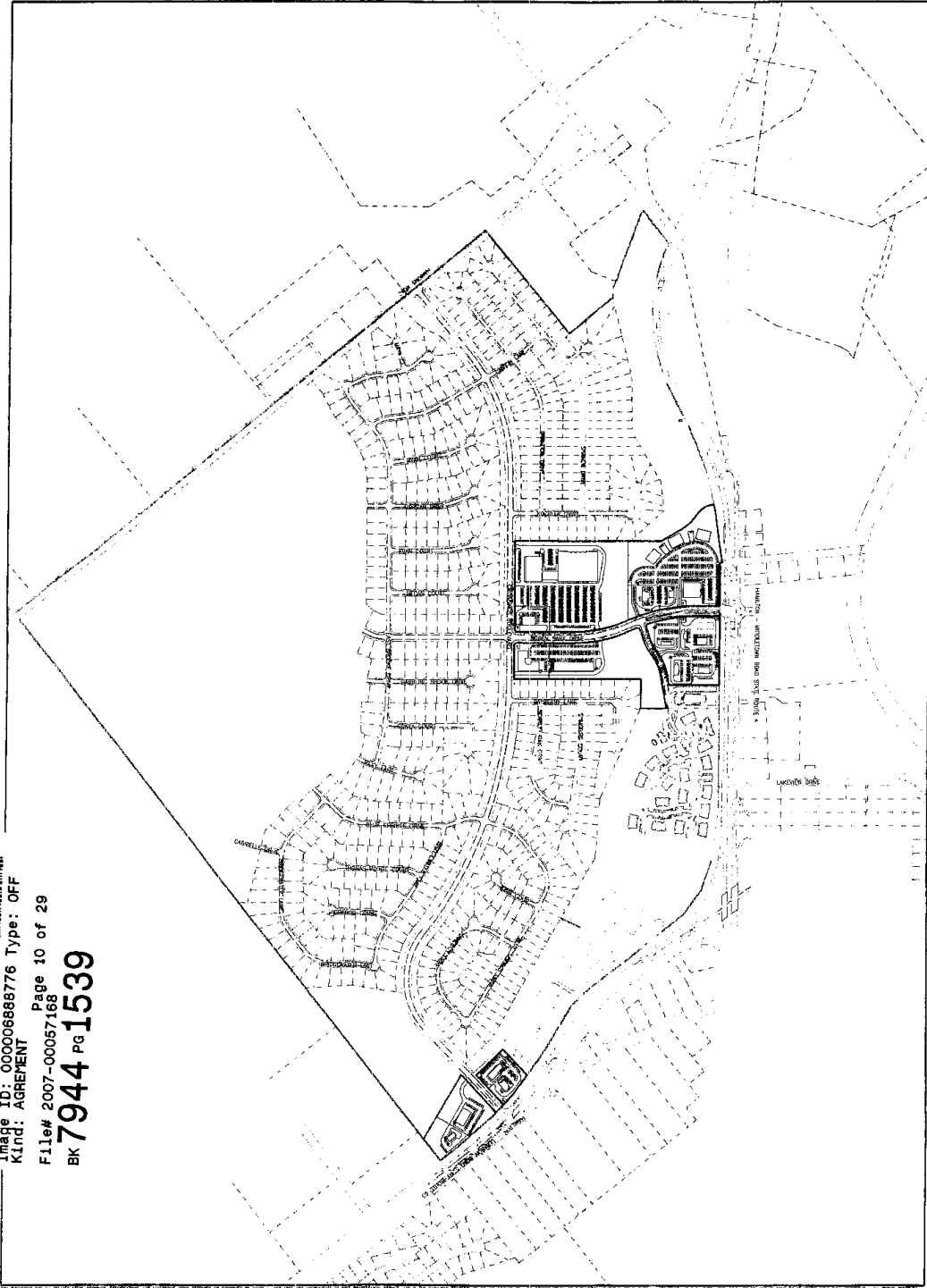
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Kind: AGREEMENT

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File# 2007-00057168

BK 7944 Pg 1539



CC-4

bayer becker
engineers - architects - planners
landscape architects - interior designers
100 Valley Road
Monroe, Ohio 45032
Phone: (513) 233-7400
Fax: (513) 233-7401

SHOPS OF MONROE CROSSINGS
RODEN PARK DRIVE
MONROE, OHIO
SECTION 35, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO
OVERALL DEVELOPMENT

Rev	Description	Date	Drawn	Check
1	PRELIMINARY DESIGN	01/04/07	ML	ML
2	DESIGNED FOR REVIEW AND REVISION	01/04/07	ML	ML
3	DESIGNED FOR REVIEW AND REVISION	01/04/07	ML	ML
4	DESIGNED FOR REVIEW AND REVISION	01/04/07	ML	ML
5	DESIGNED FOR REVIEW AND REVISION	01/04/07	ML	ML
6	DESIGNED FOR REVIEW AND REVISION	01/04/07	ML	ML
7	DESIGNED FOR REVIEW AND REVISION	01/04/07	ML	ML
8	DESIGNED FOR REVIEW AND REVISION	01/04/07	ML	ML
9	DESIGNED FOR REVIEW AND REVISION	01/04/07	ML	ML

Scale
0 500 1000
SCALE 1" = 300'

DW



Image ID: 000006888782 Type: OFF
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BK 7944 PG 1545

DRIVE A

LIMITS OF CONTINUOUS
MULCH BED/ FESCUE SEED

PROPOSED SIGN
(ACTUAL DIMENSION TO BE
DETERMINED)

SETBACK

R/W

PROPOSED
WALK

15 PERENNIALS
(TO BE DETERMINED BY OWNER)

11 4-5' DECIDUOUS SHRUB

11 3' EVERGREEN SHRUB

DRIVE B

Drawing:
06F099-000 SIGNAGE

Scale
1" = 10'-0"

Drawn by:
ELS

Checked By:
SSC

Issue Date:
PRELIM

**MONROE CROSSINGS
COMMERCIAL DEVELOPMENTS**

**RODEN PARK DRIVE
SECTION 35, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO**

MCR-4 PLANTING PLAN (TYP.)

**bayer
becker**

6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

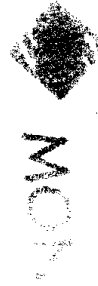


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Kind: AGREEMENT

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File# 2007-00057168

BK 7944 PG 1546



Identification/Advertising Signage

Project: Monroe Crossings

Location: _____

DATE: Revised 3-8-07



P.O. Box 381
5769 Vice Lane
Burlington, KY 41005
(859) 586-4146

PRIMARY SIGNAGE

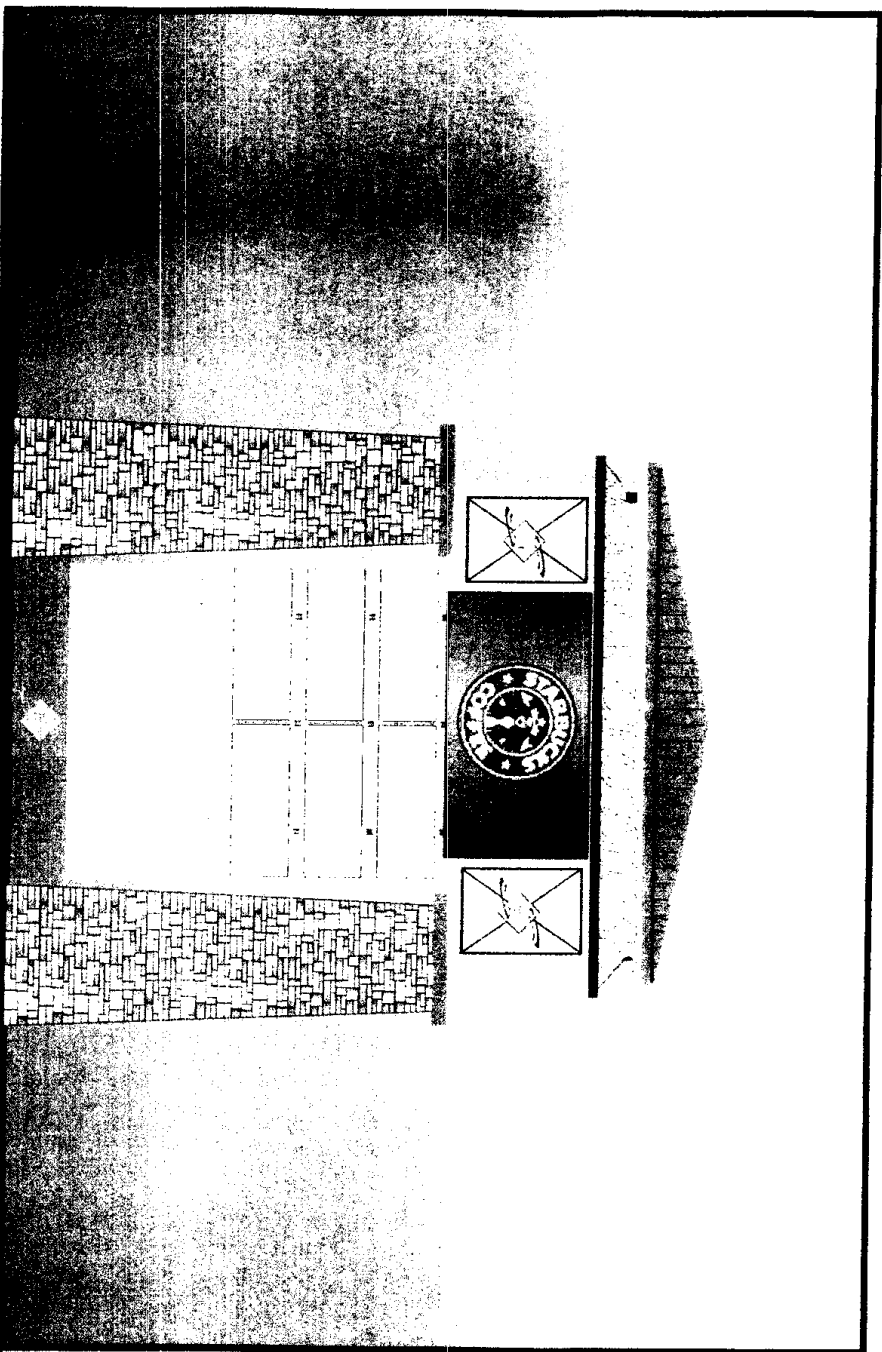


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BK 7944 PG 1547

MONORE

Job Name

Job Location

MCR-1

Design No.

1127107

Date

NTS

Scale

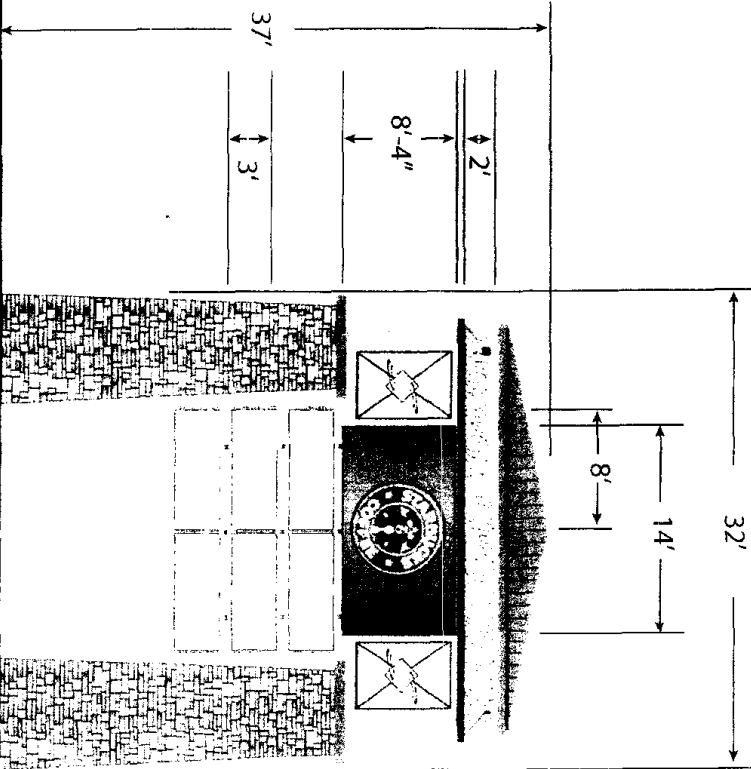
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Burlington, KY 41005
(855) 586-4146

Sheet No. MC-4



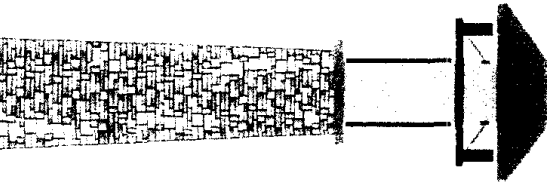
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BK 7944 PG 1548



SIDE VIEW

MONORE Job Name Job Location MCR-1a Design No. 1/27/07 Date NTS Scale	Notes	This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of the design firm. No part of this drawing may not be reproduced or used in any manner without the written consent of the design firm. Preferred Resources of the firm. preferred resources P.O. Box 381 5769 Vice Lane Burlington, KY 41005 (859) 586-4140 Sheet: MC-4
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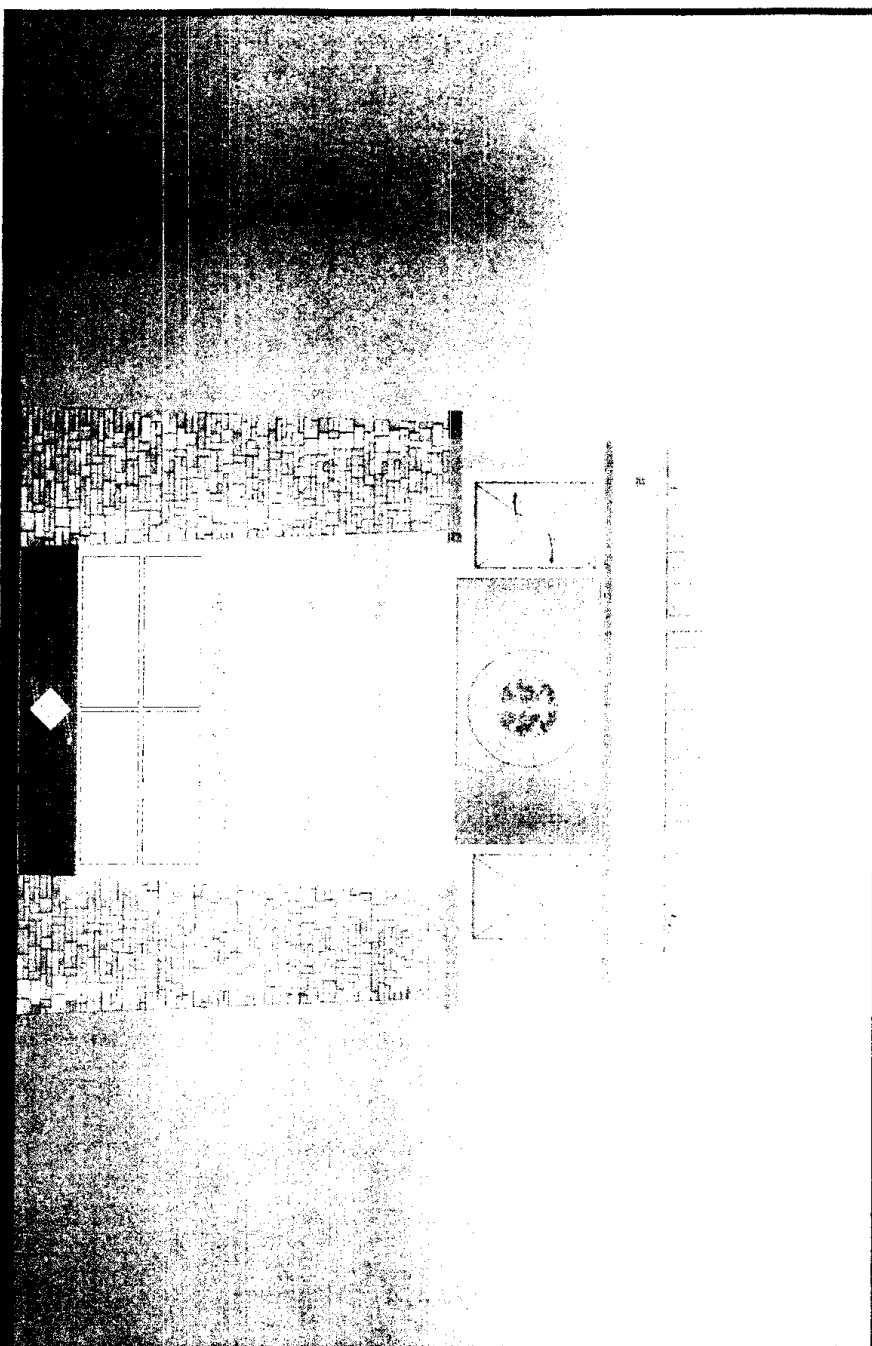
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Kind: AGREEMENT

File# 2007-00057168 Page 20 of 29

BK 7944 PG 1549



MONORE
Job Narge

Job Name

Job Location

Design No. 4107107

Date _____
MTS _____

Scale

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Burlington, KY 41005
(859) 586-4146

Sheet No. MC-4

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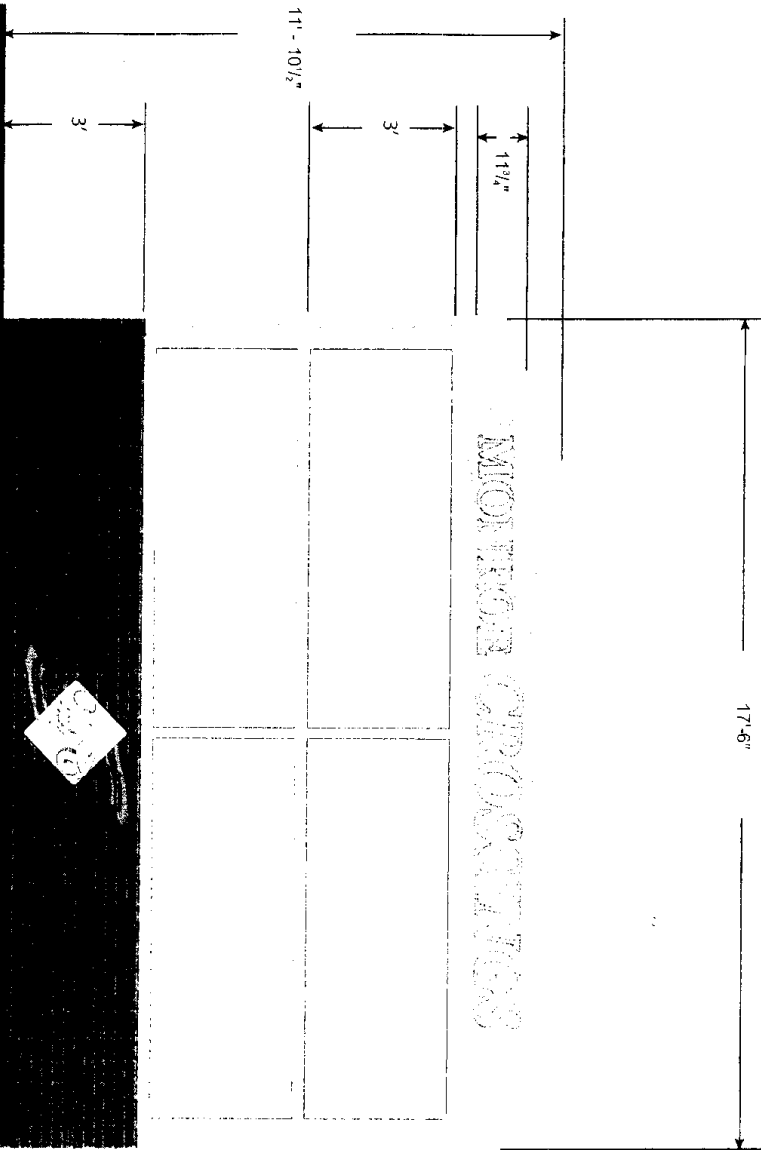


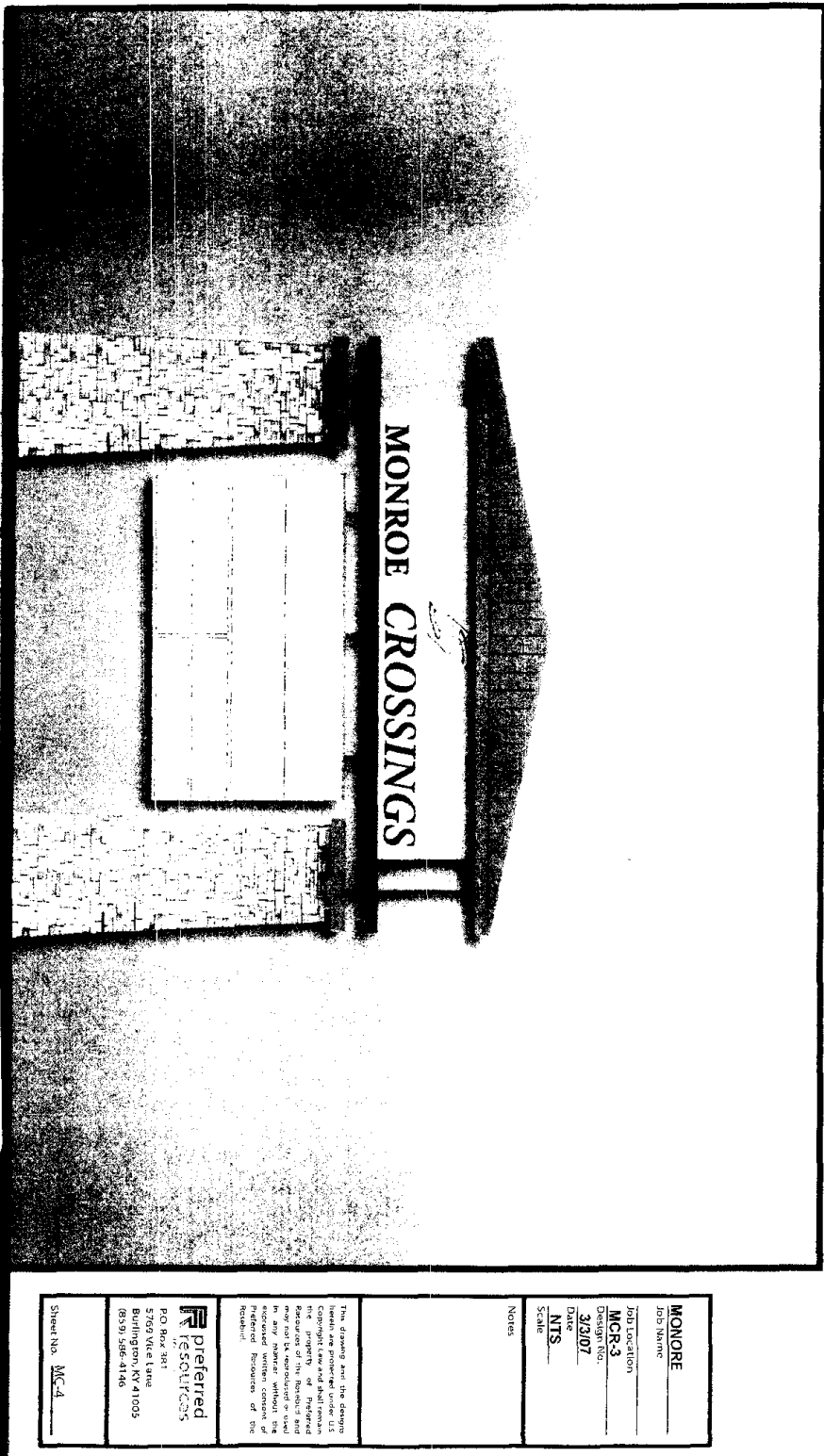
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File# 2007-00057168

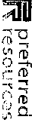
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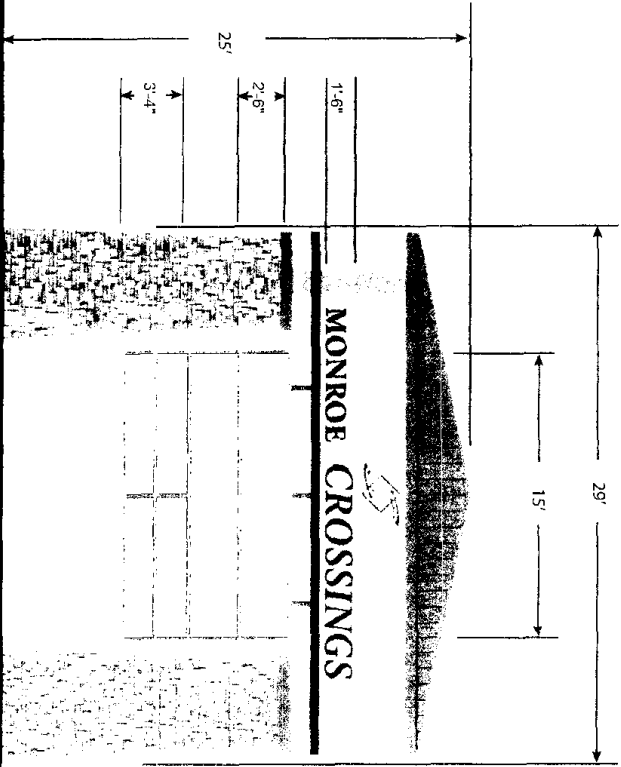
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Notes: _____ _____ _____	
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preferred resources PO Box 341 5769 Vici Lane Burlington, KY 41005 (859) 415-4140	
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File# 2007-00057168
BK 7944 Pg 1551

MONORE	
Job Name	
Job Location	
MCR-3	
Design No.	
3/3/07	
Date	
NTS	
Scale	
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 preferred resources P.O. Box 381 5769 Vile Lane Burlington, KY 41005 (859) 586-4146	
Sheet No. MC-4	

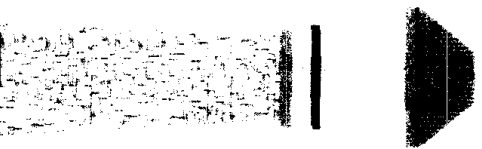


SECONDARY SIGNAGE



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Kind: AGREEMENT Page 23 of 29
File# 2007-00057168
BK 7944 PG 1552

SIDE VIEW



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Job Location _____	
MCR-3a	
Design No. _____	
Date 3/3/07	
NTS	
Scale _____	
Notes _____	
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Sheet No. MC-1	

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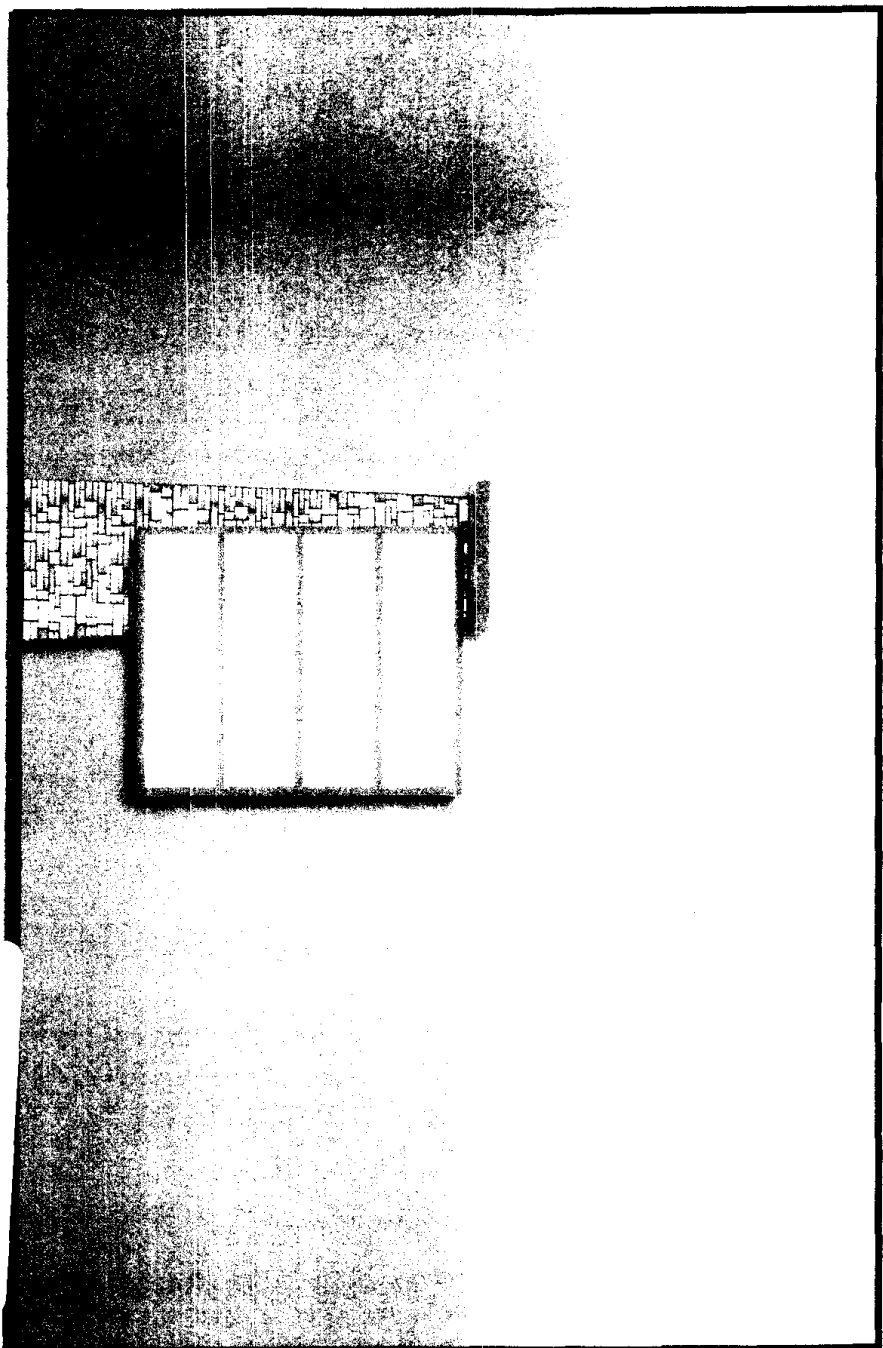


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File# 2007-00057168 Page 24 of 29

BK 7944 Pg 1553

MONORE	
Job Name	
Job Location	
MOR-4	
Design No.	
3307	
Date	
NTS	
Scale	
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(859) 586-4146	
Sheet No.	MC-4

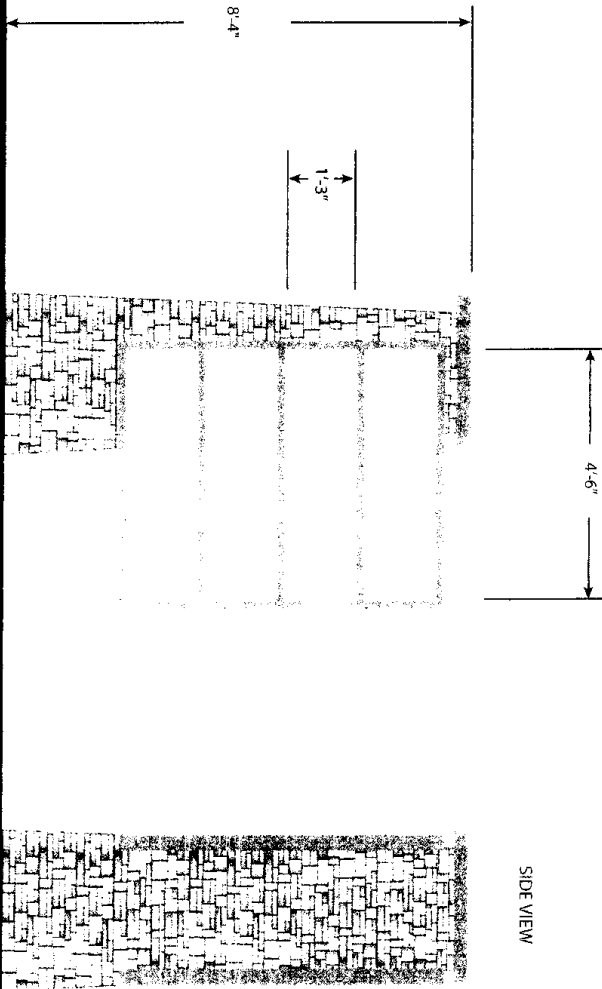


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BK 7944 Pg 1554

DIRECTIONAL SIGNAGE



SIDE VIEW

MONORE	
Job Name	
Job Location	
MCR-4a	
Design No.	
Date 3/3/07	
NTS	
Scale	
Notes	
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Preferred Resources of the Republic of Kentucky	
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Burlington, KY 41005	
(859) 385-4146	
Sheet No. MC-4	



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Kind: AGREEMENT

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File# 2007-00057168

BK 7944 PG 1555



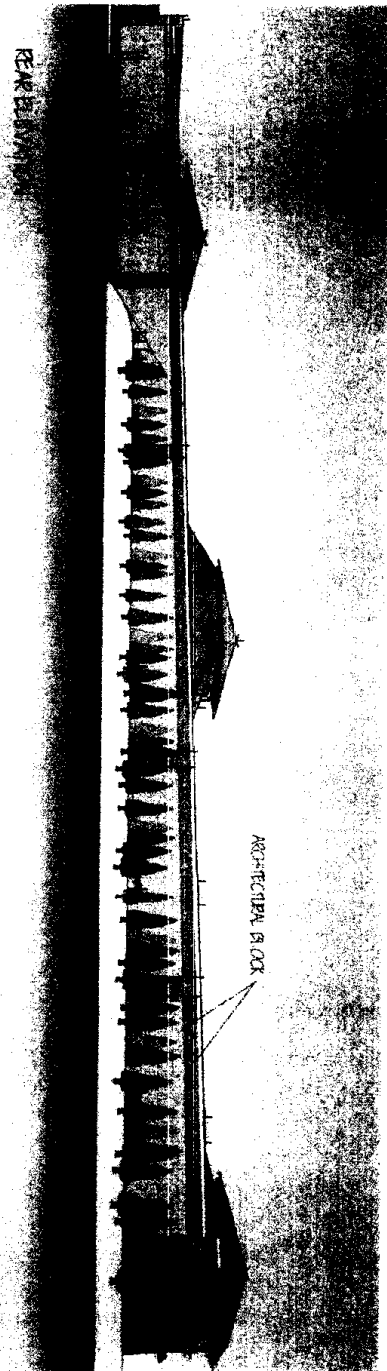
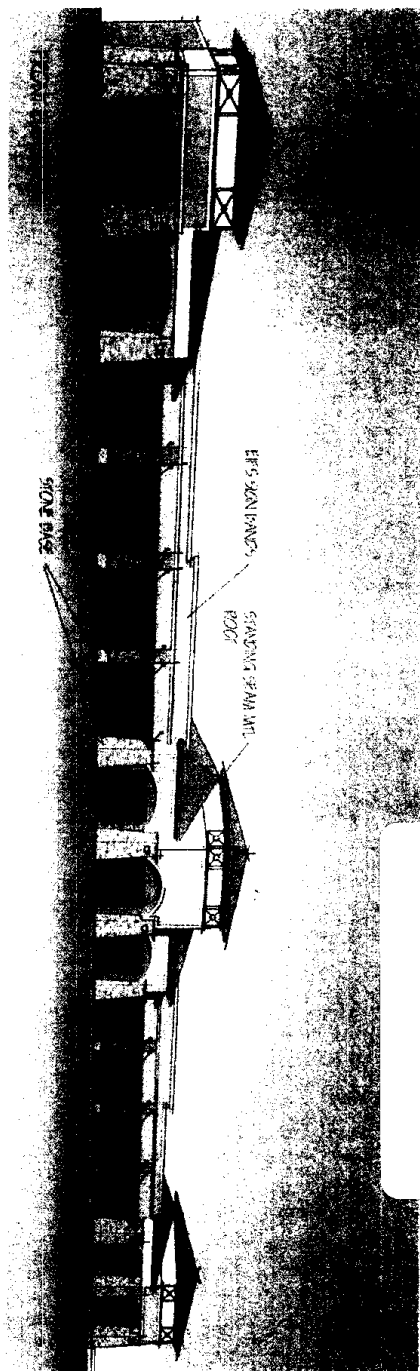
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Burlington, KY 41005
(859) 586-4146



Image ID: 00006868793 Type: OFF
Kind: AGREEMENT Page 27 of 29

File# 2007-00057188

BK 7944 Pg 1556



SHOPS OF
MONROE CROSSINGS
RODEN PARK DRIVE
MONROE, OHIO
SECTION 36 TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO



**bayer
becker**
6900 Tylersville Road, Suite D
Mason, OH 45040 - 513.336.6600

EXHIBIT "A"

PARCEL A:

Entire Lots Number Four Thousand Five Hundred Ninety-Five (4595), Four Thousand Five Hundred Ninety-Six (4596), Four Thousand Five Hundred Ninety-Nine (4599) and Four Thousand Six Hundred (4600) as the same are known and designated on the list of lots for the City of Monroe, Butler County, Ohio.

PARCEL B:

See Exhibit "A-1" attached hereto.

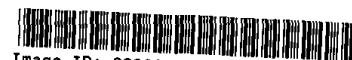


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Kind: AGREEMENT

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Kind: AGREEMENT

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BK **7944** PG **1558**

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August 20, 2007

DESCRIPTION

5.351 Acre Tract

LOCATION

Lot #4592
Monroe Crossings Phase One

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lot #4592 of Monroe Crossings Subdivision, Phase One as recorded in Plat Envelope 3637, Page A-C of the Butler County Ohio records and as known and designated on the list of lots in said City of Monroe excepting therefrom the following 1.438 acre tract of land:

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being a 1.438 acre tract of land in part of Lot #4592 of Monroe Crossings Subdivision, Phase One as recorded in Plat Envelope 3637, Page A-C of the Butler County Ohio records and as known and designated on the list of lots in said City of Monroe and being further described as follows:

Beginning at a set iron pin at the most Northerly corner of said Lot #4592 said point being on the Southeasterly right-of-way line of Hamilton-Middletown Road (State Route #4);

- thence along the Northeasterly line of said Lot #4592, South 46°11'58" East, 340.02 feet to a point in the Northwesterly right-of-way line of Cold Water Drive, said point witnessed by a set mag nail in the centerline of said Cold Water Drive at South 46°11'58" East, 25.11 feet;
- thence leaving said Northeasterly line, along said right-of-way line, along a curve to the left, having a radius of 365.00 feet, an arc length of 36.20 feet, a chord bearing of South 35°46'33" West, a chord distance of 36.19 feet;
- thence South 32°56'05" West, 143.11 feet to a point witnessed by a set mag nail in the centerline of said Cold Water Drive at South 46°11'58" East, 25.46 feet;
- thence leaving said right-of-way line, North 46°11'58" West, 372.05 feet to a point in the aforementioned Southeasterly right-of-way line of Hamilton-Middletown Road (State Route #4);
- thence along said right-of-way line, North 43°48'01" East, 176.37 feet to the point of beginning containing 62,656.81 square feet or 1.438 acres of land and being subject to all easements and right-of-ways of record.

CIVIL & TRANSPORTATION ENGINEERING

LANDSCAPE ARCHITECTURE

PLANNING

SURVEYING