



# CITY COUNCIL SPECIAL MEETING PACKET

December 8, 2022 @ 6:00pm Smith Park Shelter House

1. Call to Order: Mayor Mike Lowrey
2. Roll Call: Clerk of Council
3. Invocation:
4. Pledge of Allegiance:
5. Action on Minutes: N/A
6. Communications: N/A
7. City Manager's Report: N/A
8. Committee Reports: N/A
9. Comments from Members of the Public: \*Comments limited to 5 minutes or less

## 10. RESOLUTIONS: NONE

## 11. ORDINANCES: (2 - Intro; 0 – Action)

### **A. Ordinance 2022-65 (Introduction and Public Hearing Tonight. Action on 12/19/2022)**

AN ORDINANCE REZONING APPROXIMATELY 150.275 ACRES AT DAYTON-LAKEVIEW ROAD, NEW CARLISLE, OHIO FROM A, AGRICULTURE DISTRICT TO R-PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

### **B. Ordinance 2022-66 (Introduction and Public Hearing Tonight. Action on 12/19/2022)**

AN ORDINANCE REGARDING THE ARRANGEMENT FOR PROVISION OF IMPROVEMENTS FOR AN R-PUD, PLANNED UNIT DEVELOPMENT DISTRICT

12. Other Business: Charter Discussions
13. Executive Session: NONE
14. Return to Regular Session: N/A
15. Adjournment

**Subject:** Planning Board Report Nov. 1,2022

**Date:** Wednesday, November 2, 2022 at 7:09:40 AM Eastern Daylight Time

**From:** Planning Board #3

**To:** Randy Bridge

Mr. Bridge, Members of City Council.

On November 1, 2022, the Planning Board conducted a public hearing on D. R. Horton Preliminary Map and Zoning change application. After reviewing the plan submitted by D.R. Horton the board removed the fence requirement around the ponds, however we did require the pass through between the rental side, and the sales side be made a complete roadway as required by code. The Planning Board recommends that Council approve this site plan and zoning change, with any other changes Council chooses to make.

Respectfully Submitted,  
Steve Fields, Planning Board President.



CITY OF NEW CARLISLE  
**CITY COUNCIL SPECIAL MEETING**  
DECEMBER 8, 2022 @ 6:00PM

### **CITY COUNCIL OVERVIEW**

Request: Approval of a D.R. Horton Preliminary Map and Zone Change Application  
Applicant: Rob Smith, D.R. Horton  
Location of request: St. Rt. 235 Across from Vancrest  
Property Description: Agricultural – Currently Farmed  
Current Zoning: A - Agricultural  
Requested Zoning: R-PUD

D.R. Horton is proposing a R-PUD east of St. Rt. 235 and across from Vancrest Health Care Facilities. The property is entirely located within the City of New Carlisle and will require no annexation proceedings. This will be the first meeting with City Council after having three meetings with the Planning Board, on September 1, 2022, October 11, 2022, and November 1, 2022.

On September 1, 2022, D.R. Horton had an informal meeting with the Planning Board to review and discuss a concept plan for the development. Many residents spoke in support of this development and offered their opinions on what would make this site more community oriented. These include, but are not limited to, the construction of a pedestrian bridge that would connect this development with Twin Creeks, expanded side-setbacks, playground installation between the “rental area” and Haddix Fields, and space set aside for a community garden.

At the October 11th meeting, the Planning Board discussed the following:

- Safety around the ponds and how fencing would prevent any accidents, especially with children
- Emergency vehicle access and how the limited number of access points on the sales and rental sides could hinder timely responses
- The walking path and the discussion on removing the path between the homes on the rental and sales sides
- The city is not interested in maintaining the open space and thus should remain with the HOA
- A walking bridge connecting this development with Twin Creeks development is not feasible at this time and can be explored later
- Adding a playground back on the sales side

At the November 1st meeting, the Planning Board Discussed the following:

- Removal of the walking path between the rental and sales sides of the development; lots now directly abut.
- More direct pedestrian connection, with removable bollards for emergency vehicles, between the rental and sales sides
- Did not further define emergency exists, possibly due to enhanced connector noted above
- Added a second playground to the development on the sales side
- Relocated walking path entrance on sales side (southeast section)
- Did not enclose ponds with fencing due to cost (Approximate 5,708 LF of fencing)
  - City staff recommends the board drop this requirement and highly suggest the same for City Council



CITY OF NEW CARLISLE  
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 DECEMBER 8, 2022 @ 6:00PM

Please refer to the table below for a comparison of the preliminary plan submittals:

<b>Preliminary Map Date</b>	<b>8/29/22</b>	<b>9/16/22</b>	<b>10/17/22</b>	<b>11/21/22</b>
<b>Number of Lots - For Sale</b>	266	256	256	257
Lot Dimensions	52' x 125'	55' x 125'	55' x 125'	55' x 125'
Lot Size	6500 SF	6,875 SF	6,875	6,875
Front Set Back	25'	25'	25'	25'
Rear Setback	30'	30'	30'	30'
Side Setback	6' Each Side	6' Minimum; 15' Total	6' Minimum; 15' Total	6' Minimum; 15' Total

<b>Number of Lots - For Rent</b>	104	104	103	103
Lot Dimensions	52' x 120'	52' x 120'	52' x 120'	52' x 120'
Lot Size	6,240 SF	6,240 SF	6,240 SF	6,240 SF
Front Set Back	25'	25'	25'	25'
Rear Setback	30'	30'	30'	30'
Side Setback	6' Each Side	6' Each Side	6' Each Side	6' Each Side

<b>Total Site Size</b>	147.8 Ac.	147.8 Ac.	147.8 Ac.	147.8 Ac.
Commercial Space	9.7 Ac.	9.7 Ac.	9.7 Ac.	9.7 Ac.
Open Space	59 Ac.	57.2 Ac.	56.33%	56.93%
Open Space %	39.90%	38.70%	38.10%	38.50%
Walking Path	6,820 LF	7,334 LF	6,545 LF	6,264 LF
Street Length	12,286 LF	12,385 LF	12,385 LF	12,797 LF

Per the Planning Board recommendation of approval to City Council, dated 11/2/22, the emergency access road that once connected the "rental" and "sales" side has been removed and replaced with a normal road that will house an island. The island will serve as distinction between the two sides and allow for two points in ingress/egress within the community.

City staff still does not recommend the open space be dedicated to the City of New Carlisle due to the maintenance, liability, and cost associated with having such large pieces of land. At this time, we believe this would be best suited for the residents of the development.

The proposed residential development does follow the national trend and the desire for today's single-family housing needs. Due to our geographic location and overall health of the city, New Carlisle has been identified as an area that is in demand for new housing. Our community has a lot to offer and has great need for new housing for both new and current residents. The development will also provide new tax revenue and will aid in the reversal of New Carlisle's population loss.

## **ORDINANCE 2022-65**

AN ORDINANCE REZONING APPROXIMATELY 150.275 ACRES AT DAYTON-LAKEVIEW ROAD, NEW CARLISLE, OHIO FROM A, AGRICULTURE DISTRICT TO R-PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

**WHEREAS**, D.R. Horton, Inc. (the “Applicant”) submitted a zoning amendment application to change the zoning of approximately 150.275 acres at Dayton-Lakeview Road, New Carlisle, Ohio, which such property is identified as Clark County Parcel Nos. 0300500029103001, 0300500029103020, 0300500029103024, 0300500029103025, 0300500029305002 and 2650500030000047 and is more particularly described on the attached Exhibit A, from its current zoning classification A, Agriculture District to R-PUD, Planned Unit Development District on the City’s Official Zoning Map, and a Preliminary Planned Unit Development Plan; and

**WHEREAS**, on November 1, 2022, the Planning Board held a public hearing, after notice of the time and place of the public hearing had been given as required by law, and voted to recommend approval of the requested zoning change and the Preliminary Planned Unit Development Plan; and

**WHEREAS**, following the public hearing, the Planning Board made a report of its recommendations, which is attached hereto as Exhibit B, to Council; and

**WHEREAS**, on December 8, 2022, Council held a public hearing on the requested zoning change and Preliminary Planned Unit Development Plan, and recommendations of the Planning Board, after notice of the time and place of the public hearing had been given as required by law; and

**WHEREAS**, Council has determined that the implementation and approval of the requested zoning change and Preliminary Planned Unit Development Plan are in the best interests of the residents of the City.

**NOW, THEREFORE, THE CITY OF NEW CARLISLE HEREBY ORDAINS**, that:

SECTION 1. The City accepts the Planning Board’s recommendation and approves the rezoning with map amendment from A, Agriculture District to R-PUD, Planned Unit Development District for the approximately 150.275 acres at Dayton-Lakeview Road, New Carlisle, Ohio, which such property is identified as Clark County Parcel Nos. 0300500029103001, 0300500029103020, 0300500029103024, 0300500029103025, 0300500029305002 and 2650500030000047 and is more particularly described on the attached Exhibit A.

SECTION 2. The Planning Director is hereby directed to make the approved amendment to the City’s Official Zoning Map and submit the same to Clark County, Ohio.

SECTION 3. The City accepts the Planning Board’s recommendation and approves the Preliminary Planned Unit Development Plan as depicted on the attached Exhibit C.

SECTION 4. The Applicant shall submit a Final Planned Unit Development Plan acceptable to the City in order to obtain final approval for the Applicant's project. This Final Planned Unit Development Plan must include and comply with all formal requirements of both the Preliminary and Final Planned Unit Development Plan Application processes, as well as all other requirements set forth in Chapter 1278 of the Codified Ordinances and all other applicable provisions of the City's Codified Ordinances.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mike Lowrey, MAYOR

\_\_\_\_\_  
Emily Berner, Clerk of Council

APPROVED AS TO FORM:

\_\_\_\_\_  
Jacob M. Jeffries, DIRECTOR OF LAW

1st \_\_\_\_\_

2nd: \_\_\_\_\_

Eggleston	Y	N
Bahun	Y	N
Lindsey	Y	N
Mayor Lowrey	Y	N
Vice Mayor Grimm	Y	N
Rodewald	Y	N
Cook	Y	N

Totals:

Pass

Fail

**LEGAL DESCRIPTION**

SITUATE IN SECTION 29 & SECTION 30, TOWN 3, RANGE 9 M.R.S., CITY OF NEW CARLISLE, CLARK COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Commencing for at the northwest corner of Section 29 and being at the southwest corner of Section 30;

thence, South 84°46'42" East, 769.21 feet, along the north line of said Section 29 and south line of said Section 30 to a point on the centerline of State Route 235 and being at the southwest corner of a tract of land owned by New Carlisle Missionary Church as described in Official Record 1450, Page 2433 and being the principal place of beginning of the tract herein conveyed;

thence, South 85°02'11" East, 745.65 feet, along the south line of said New Carlisle Missionary Church tract to a point, passing for reference an iron pin found at 34.67 feet;

thence, North 05°22'17" East, 1188.98 feet, along the east line of said New Carlisle Missionary tract and it's extension to a Mag spike found at the northeast corner of Lot 1 of Commerce Park "235" as shown on Plat Book 14, Page 84 and being on the south line of a tract of land owned by Robert L. Smart and Sharon K. Smart, Co-Trustees as described in Official Record 2184, Page 3389;

thence, South 87°21'06" East, 1151.47 feet, along the south line of said Robert L. & Sharon K. Smart tract and it's extension to an iron pin found at the southeast corner of a tract of land owned by Smart Properties, Ltd. as described in Deed Book 491, Page 302 and being on the west line of a 92.34-acre tract of land owned by Hal Don Properties, LLC as described in Official Record 2113, Page 2667;

thence, South 05°23'08" West, 1235.51 feet, along the west line of said 92.34-acre Hal Don Properties tract to a point;

thence, South 85°02'11" East, 253.16 feet, along the south line of said 92.34-acre Hal Don Properties tract to an iron pin found at the northwest corner of a tract of land owned by Clark County Land Reutilization Corporation as described in Official Record 2197, Page 938;

thence, South 02°18'42" West, 1592.59 feet, along the west line of said Clark County Land Reutilization tract and it's extension to an iron pin found at the northeast corner of a tract of land owned by Hensley Family Partnership as described in Official Record 1960, Page 207;

thence, North 87°40'00" West, 71.34 feet, along the northerly line of said Hensley Family Partnership tract to an iron pin found;

thence, South 05°48'11" West, 96.82 feet, along the northerly line of said Hensley Family Partnership tract to an iron pin found;

thence, South 34°39'53" West, 359.14 feet, along the northerly line of said Hensley Family Partnership tract to an iron pin found;

thence, South 02°59'08" West, 201.30 feet, along the northerly line of said Hensley Family Partnership tract to an iron pin found;

thence, North 85°29'08" West, 998.50 feet, along the northerly line of said Hensley Family Partnership tract to an iron pin found;

thence, South 15°06'26" West, 509.43 feet, along the northerly line of said Hensley Family Partnership tract to an iron pin found;

thence, South 86°48'09" West, 470.53 feet, along the northerly line of said Hensley Family Partnership tract to a point at the northwest corner of said Hensley Family Partnership tract;

thence, South 04°24'36" West, 40.36 feet, along the west line of said Hensley Family Partnership tract to a point on the north right-of-way line of Mill Road;

thence, South 86°48'35" West, 333.75 feet, along the north right-of-way line of to an iron pin found at the southeast corner of a tract of land owned by City of New Carlisle as described in Deed Book 601, Page 624;

thence, North 04°32'38" East, 705.19 feet, along the east line of said City of New Carlisle tract to to a point on the south line of Lakeview Plaza Inc. as described in Official Record 2044, Page 527;

thence, South 85°27'22" East, 136.96 feet, along the south line of said Lakeview Plaza Inc. tract to an iron pin found;

thence, North 14°58'13" East, 679.92 feet, along the east line of said Lakeview Plaza Inc. tract to an iron pin found at the southeast corner of a tract of land owned by C. Tobey Enterprises, LLC as described in Official Record 1760, Page 2683;

thence, North 04°32'38" East, 271.40 feet, along the east line of said C. Tobey Enterprises tract to an iron pin found;

thence, North 83°44'12" West, 699.64 feet, along the north line of said C. Tobey Enterprises tract to a point on the centerline of State Route 235;


thence, North 21°27'24" East, 1256.58 feet, along the centerline of State Route 235 to the principal place of beginning.



Containing 150.275 more or less with 1.018 acres more or less being within the existing road right-of-way and all being subject to any legal highways and easements of record. With 118.271 acres being within Section 29 and 32.004 acres being within Section 30.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a field survey performed under his direct supervision and dated December 5, 2022.

  
Wesley D. Goubeaux, PS #8254



12/5/2022  
Date

**Subject:** Planning Board Report Nov. 1,2022

**Date:** Wednesday, November 2, 2022 at 7:09:40 AM Eastern Daylight Time

**From:** Planning Board #3

**To:** Randy Bridge

**Exhibit B**  
**Ordinance 2022-65**

Mr. Bridge, Members of City Council.

On November 1, 2022, the Planning Board conducted a public hearing on D. R. Horton Preliminary Map and Zoning change application. After reviewing the plan submitted by D.R. Horton the board removed the fence requirement around the ponds, however we did require the pass through between the rental side, and the sales side be made a complete roadway as required by code. The Planning Board recommends that Council approve this site plan and zoning change, with any other changes Council chooses to make.

Respectfully Submitted,  
Steve Fields, Planning Board President.

# Exhibit C Ordinance 2022-65

**COMMERCIAL SPACE**  
9.7 Ac.

**OPEN SPACE**

**FOUNTAIN**

**WALKING PATH**  
6,264 LF

ALL STREETS: 50' R/W  
STREET LENGTH: 12,797 LF

NOTE:  
SIDEWALKS ON BOTH SIDES OF STREETS  
STREET LIGHTING PROVIDED BY AES ELECTRIC

SCALE IN FEET  
0 75 150 300

TOTAL SITE: 147.8 Ac.  
OPEN SPACE: 56.93 Ac.  
OPEN SPACE %: 38.5%

GENERAL LOT SIZE & SETBACKS

257 - 55'x125' LOTS  
6,875 SF  
FRONT = 25'; REAR = 30'  
EACH SIDE = 6' MIN., 15' TOTAL

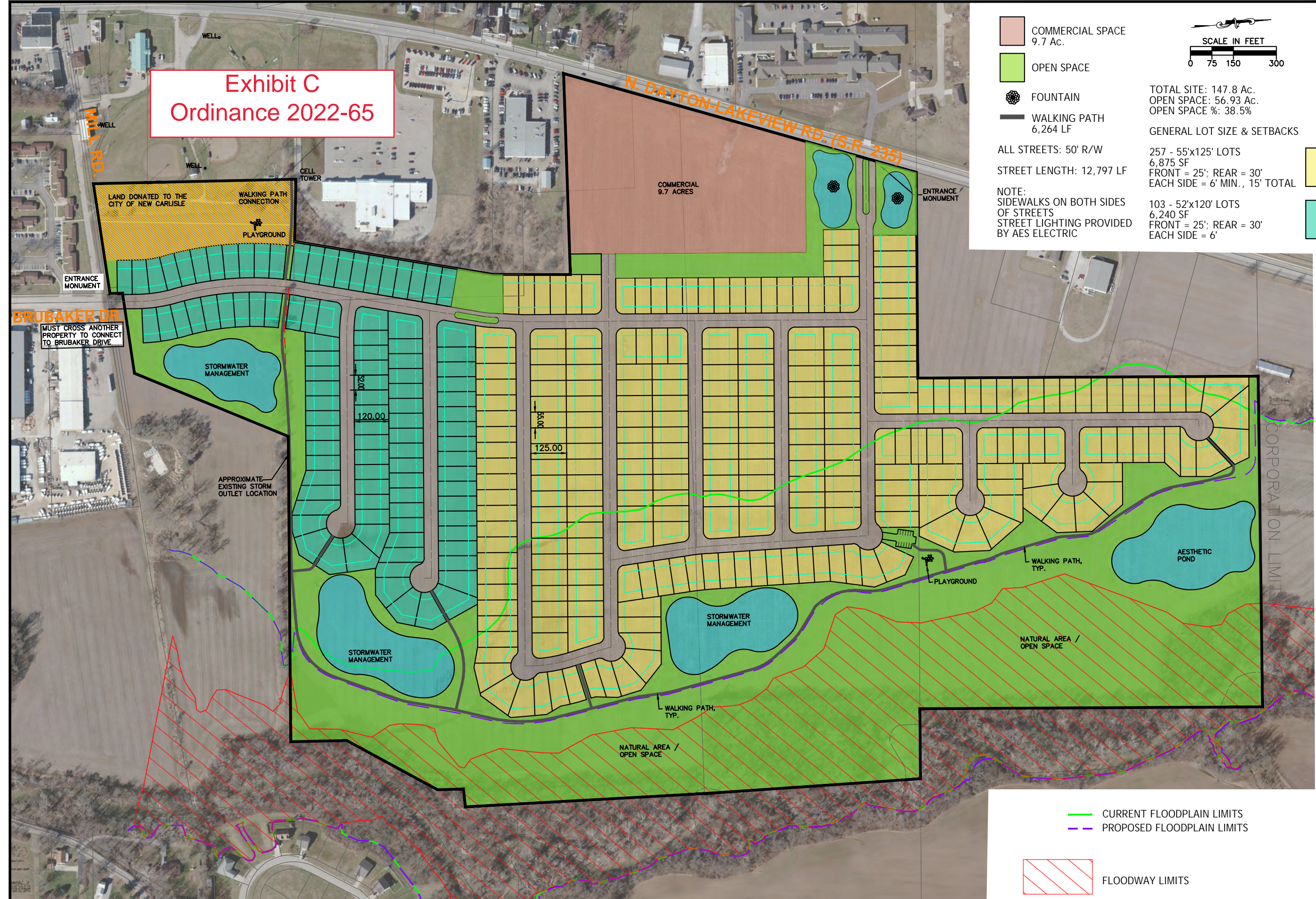
103 - 52'x120' LOTS  
6,240 SF  
FRONT = 25'; REAR = 30'  
EACH SIDE = 6'



SIDNEY, OHIO 937.497.0000  
LOVELAND, OHIO 513.239.8554  
WWW.CHOICEONEENGINEERING.COM

## BRUBAKER SUBDIVISION CITY OF NEW CARLISLE PRELIMINARY DEVELOPMENT PLAN

REVISIONS:
FILE NAME CONCEPT
DRAWN BY JLH
CHECKED BY NNS
PROJECT No. CLANCA2108
DATE 11-15-2022
SHEET NUMBER 2 OF 2



**CURRENT FLOODPLAIN LIMITS** (Green line)

**PROPOSED FLOODPLAIN LIMITS** (Purple line)

**FLOODWAY LIMITS** (Red hatched area)

# ORDINANCE 2022-66

## AN ORDINANCE REGARDING THE ARRANGEMENT FOR PROVISION OF IMPROVEMENTS FOR AN R-PUD, PLANNED UNIT DEVELOPMENT DISTRICT

**WHEREAS**, D.R. Horton, Inc. submitted a zoning amendment application to change the zoning of approximately 150.275 acres at Dayton-Lakeview Road, New Carlisle, Ohio, which such property is identified as Clark County Parcel Nos. 0300500029103001, 0300500029103020, 0300500029103024, 0300500029103025, 0300500029305002 and 2650500030000047 and is more particularly described on the attached Exhibit A, from its current zoning classification A, Agriculture District to R-PUD, Planned Unit Development District on the City's Official Zoning Map, and a Preliminary Planned Unit Development Plan; and

**WHEREAS**, pursuant to Section 1278.11 of the Codified Ordinances, City Council's approval of a Preliminary Planned Unit Development Plan constitutes the creation of a separate R-PUD, Planned Unit Development District; and

**WHEREAS**, pursuant to Section 1278.12 of the Codified Ordinances, at the time of the creation of an R-PUD, Planned Unit Development District, Council shall make appropriate arrangements in writing, to be guaranteed by a bond to be furnished by the applicant, to ensure the accomplishment of the necessary public improvements as shown on the approved Preliminary Planned Unit Development Plan.

**NOW, THEREFORE, THE CITY OF NEW CARLISLE HEREBY ORDAINS**, that:

SECTION 1. Promptly upon the approval of the Preliminary Planned Unit Development Plan, Council shall make appropriate arrangements in writing, to be guaranteed by a bond to be furnished by D.R. Horton, Inc., to ensure the accomplishment of the necessary public improvements as shown on the approved Preliminary Planned Unit Development Plan.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mike Lowrey, MAYOR

\_\_\_\_\_  
Emily Berner, Clerk of Council

APPROVED AS TO FORM:

1st \_\_\_\_\_

2nd: \_\_\_\_\_

\_\_\_\_\_  
Jacob M. Jeffries, DIRECTOR OF LAW

Eggleston	Y	N
Bahun	Y	N
Lindsey	Y	N
Mayor Lowrey	Y	N
Vice Mayor Grimm	Y	N
Rodewald	Y	N
Cook	Y	N

Totals:

Pass

Fail

**LEGAL DESCRIPTION**

SITUATE IN SECTION 29 & SECTION 30, TOWN 3, RANGE 9 M.R.S., CITY OF NEW CARLISLE, CLARK COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Commencing for at the northwest corner of Section 29 and being at the southwest corner of Section 30;

thence, South 84°46'42" East, 769.21 feet, along the north line of said Section 29 and south line of said Section 30 to a point on the centerline of State Route 235 and being at the southwest corner of a tract of land owned by New Carlisle Missionary Church as described in Official Record 1450, Page 2433 and being the principal place of beginning of the tract herein conveyed;

thence, South 85°02'11" East, 745.65 feet, along the south line of said New Carlisle Missionary Church tract to a point, passing for reference an iron pin found at 34.67 feet;

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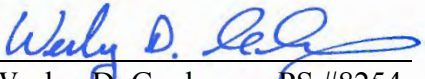
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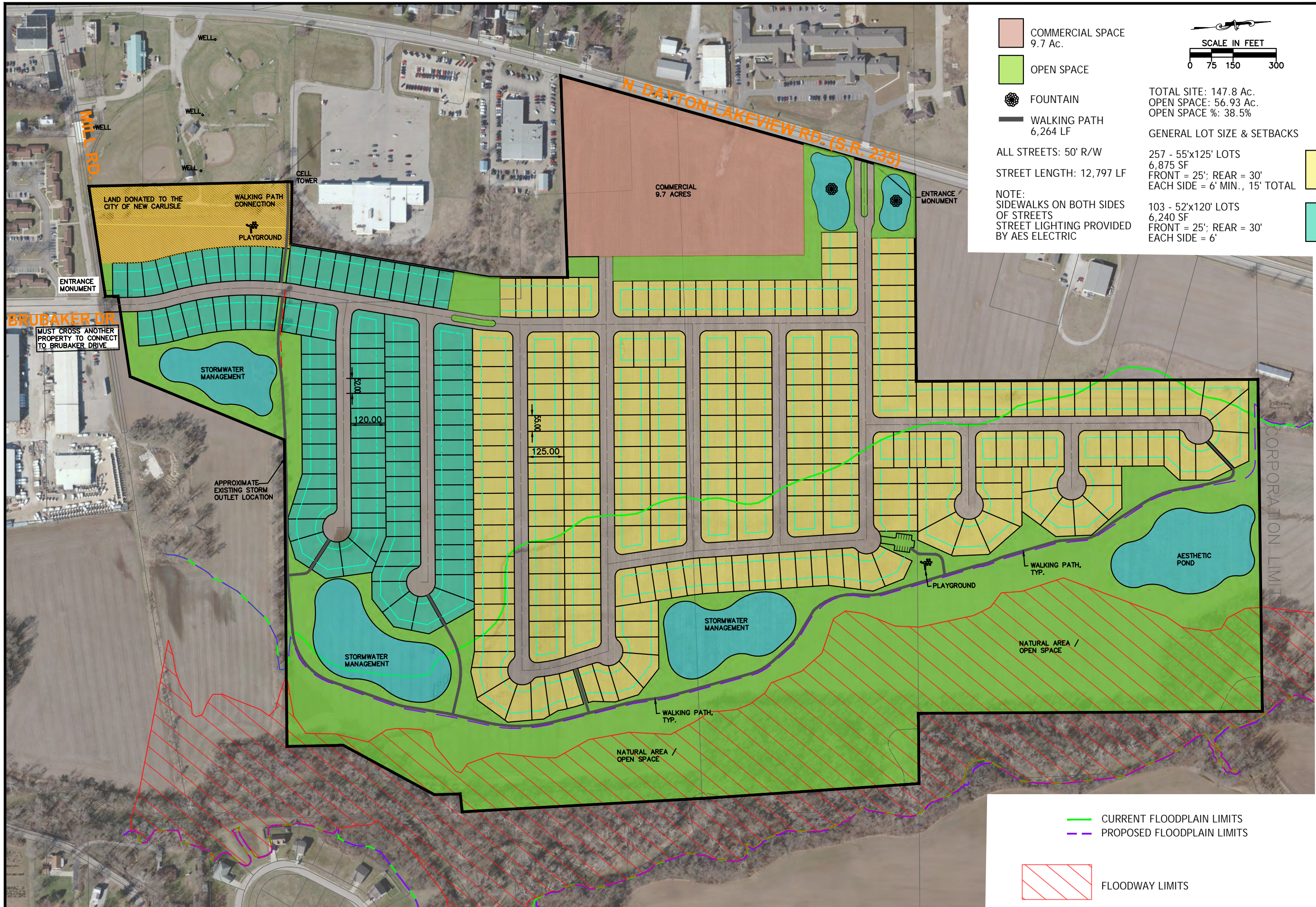
The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a field survey performed under his direct supervision and dated December 5, 2022.

  
Wesley D. Goubeaux, PS #8254



12/5/2022  
Date



COMMERCIAL SPACE  
9.7 Ac.

OPEN SPACE

FOUNTAIN

WALKING PATH  
6,264 LF

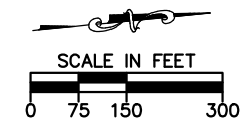
ALL STREETS: 50' R/W  
 STREET LENGTH: 12,797 LF

NOTE:  
 SIDEWALKS ON BOTH SIDES OF STREETS  
 STREET LIGHTING PROVIDED BY AES ELECTRIC

TOTAL SITE: 147.8 Ac.  
 OPEN SPACE: 56.93 Ac.  
 OPEN SPACE %: 38.5%

GENERAL LOT SIZE & SETBACKS

257 - 55'x125' LOTS 6,875 SF FRONT = 25'; REAR = 30' EACH SIDE = 6' MIN., 15' TOTAL	<span style="display: inline-block; width: 10px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span>
103 - 52'x120' LOTS 6,240 SF FRONT = 25'; REAR = 30' EACH SIDE = 6'	<span style="display: inline-block; width: 10px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span>



**BRUBAKER SUBDIVISION**  
**CITY OF NEW CARLISLE**  
**PRELIMINARY DEVELOPMENT PLAN**

REVISIONS:

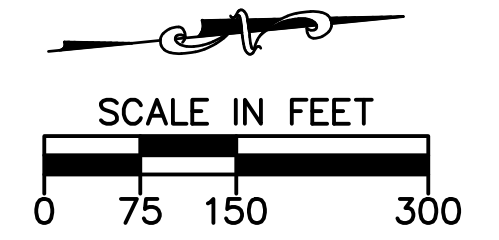
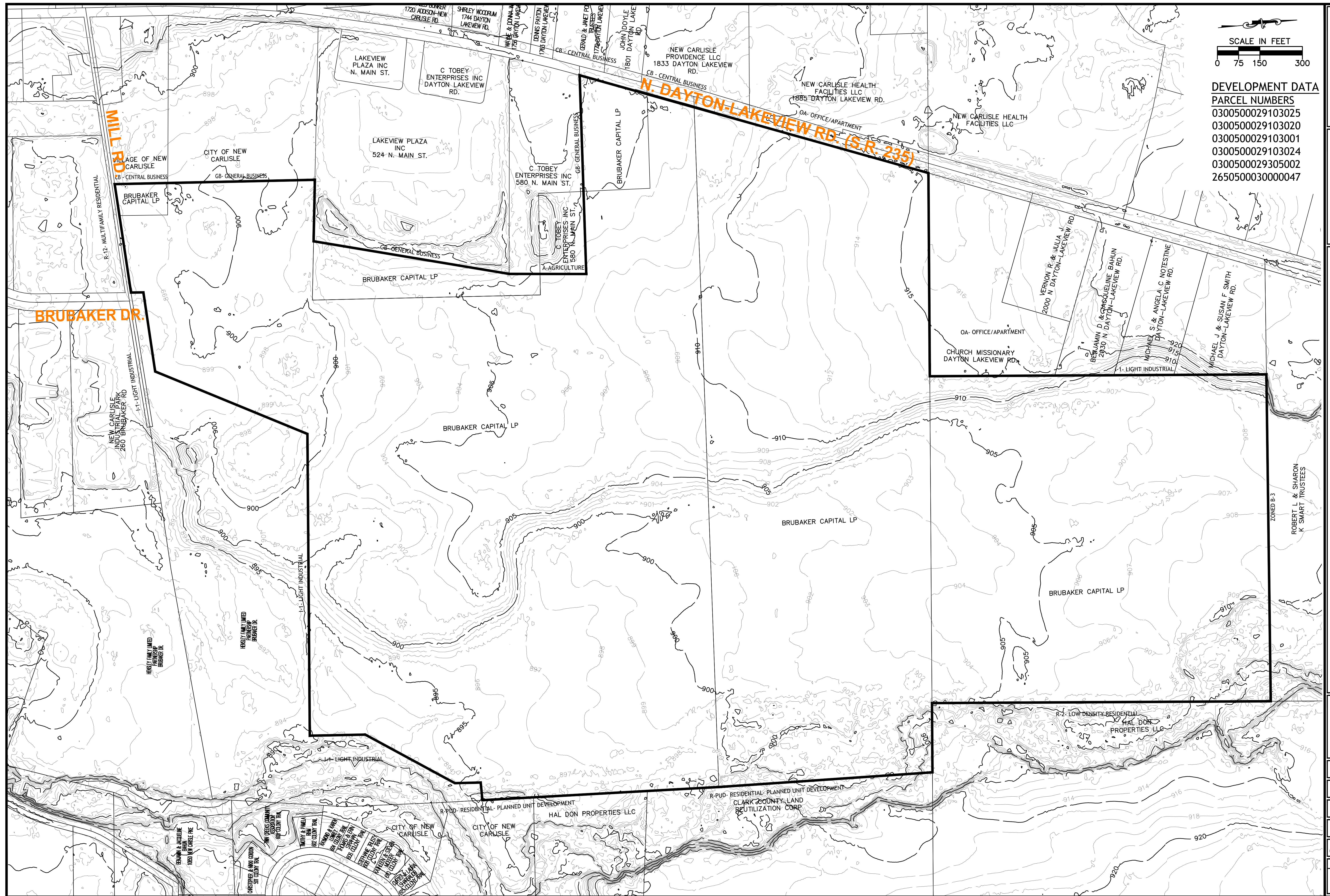
FILE NAME CONCEPT
DRAWN BY JLH
CHECKED BY NNS
PROJECT No. CLANCA2108
DATE 11-15-2022
SHEET NUMBER 2 OF 2

CURRENT FLOODPLAIN LIMITS

PROPOSED FLOODPLAIN LIMITS

FLOODWAY LIMITS





**DEVELOPMENT DATA**  
**PARCEL NUMBERS**  
 0300500029103025  
 0300500029103020  
 0300500029103001  
 0300500029103024  
 0300500029305002  
 2650500030000047



SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 WWW.CHOICEONEENGINEERING.COM

**BRUBAKER SUBDIVISION**  
**CITY OF NEW CARLISLE**  
**EXISTING CONDITIONS**

REVISIONS:

FILE NAME	Ex. CONDITIONS
DRAWN BY	JLH
CHECKED BY	NNS
PROJECT No.	CLANCA2108
DATE	09-16-2022
SHEET NUMBER	



Elevation A



Elevation B



Elevation C



Elevation D

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REV 200831



Opt Look-Out Basement Opt #1



Opt Look-Out Basement Opt #2



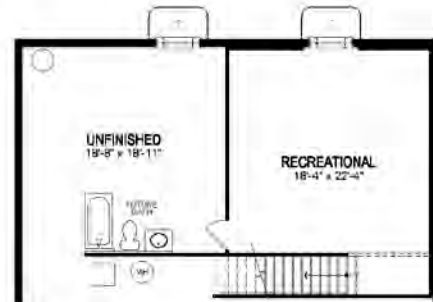
Opt Walk-Out Basement Opt #1



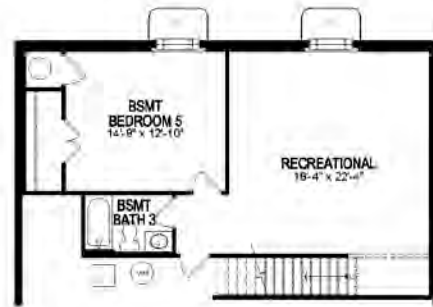
Opt Walk-Out Basement Opt #2



Opt Unfinished Basement



Opt Finished Recreational



Opt Finished Recreational, Bedroom and Bath

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Elevation A



Elevation B



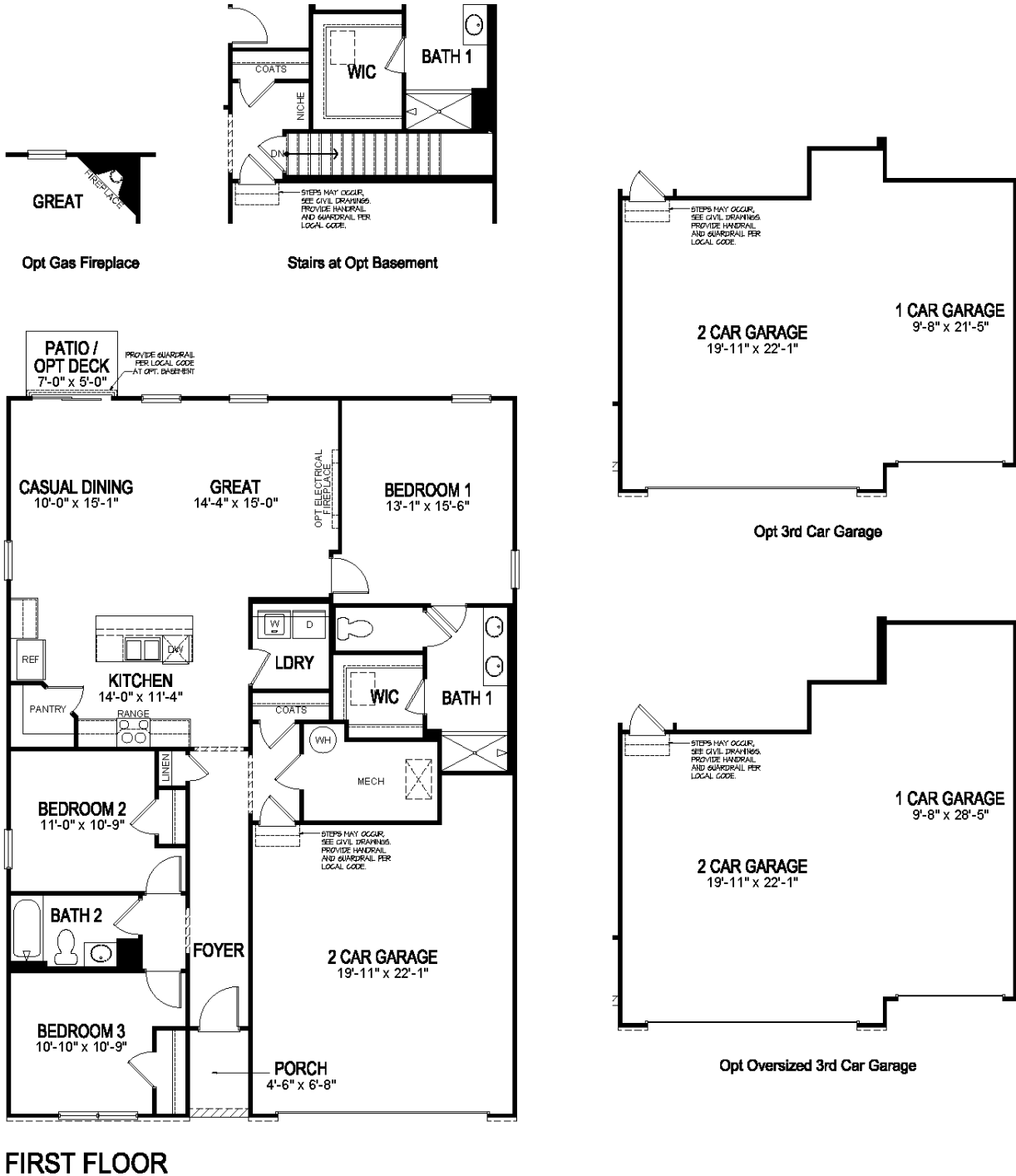
Elevation C



Elevation D

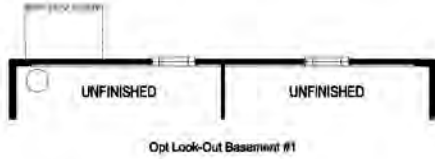
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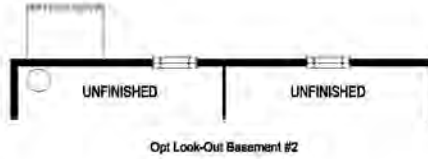


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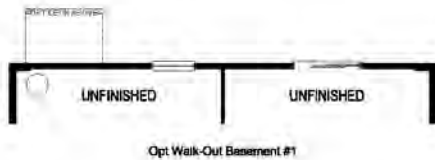
REV 200831



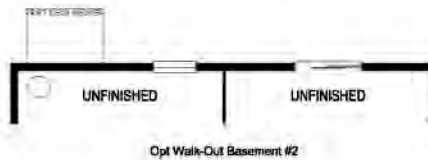
Opt Look-Out Basement #1



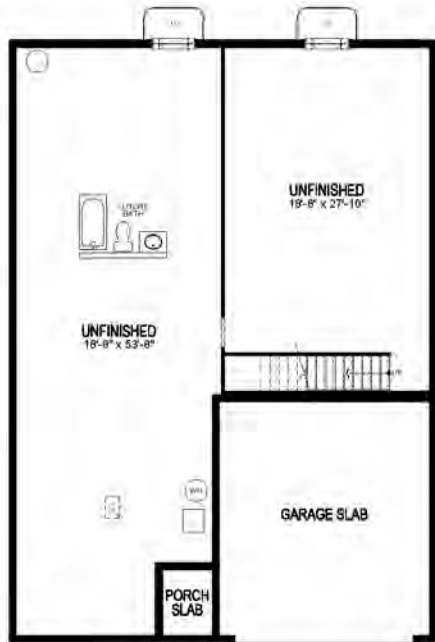
Opt Look-Out Basement #2



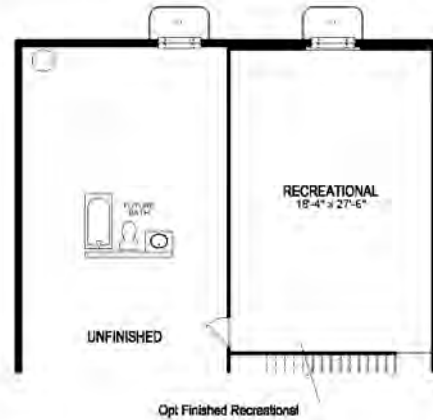
Opt Walk-Out Basement #1



Opt Walk-Out Basement #2



Opt Unfinished Basement



Opt Finished Recreational



Opt Finished Recreational, Bedroom and Bath

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Elevation A



Elevation B



Elevation C



Elevation D

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REV 200831



Opt Look-Out Basement #1



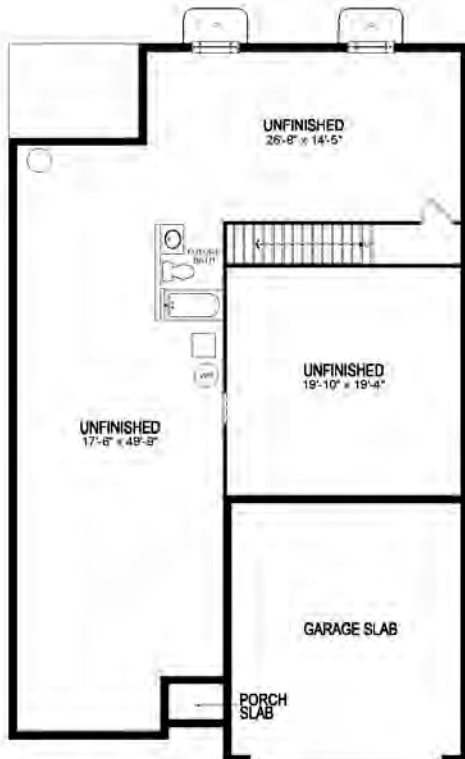
Opt Look-Out Basement #2



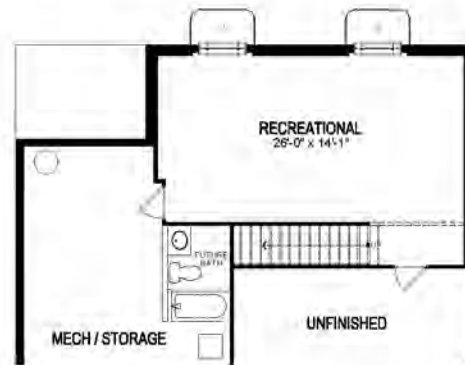
Opt Walk-Out Basement Opt #1



Opt Walk-Out Basement Opt #2



Opt Unfinished Basement



Opt Finished Recreational



Opt Finished Recreational, Bedroom and Bath

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REV 200831



Elevation A



Elevation B



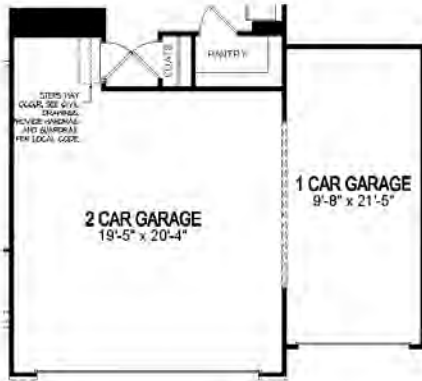
Elevation C



Elevation D

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Opt 3rd Car Garage



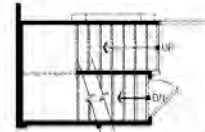
SECOND FLOOR



FIRST FLOOR



Opt Gas Fireplace



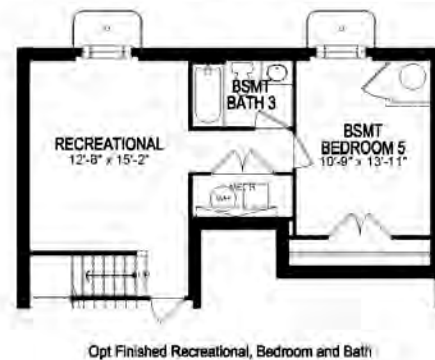
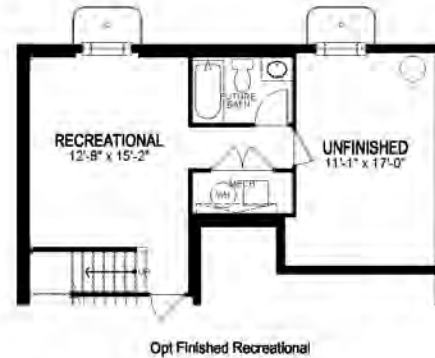
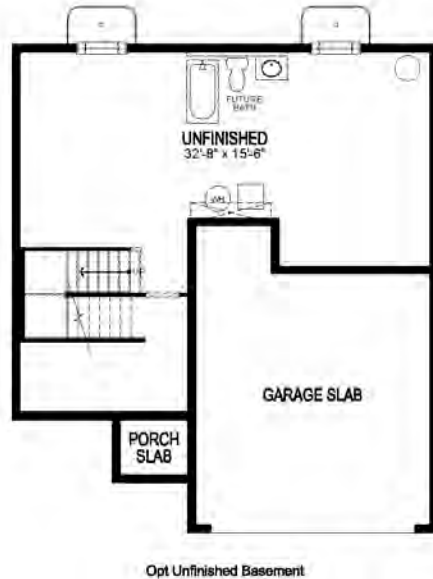
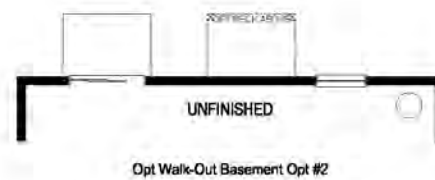
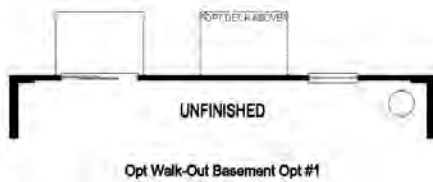
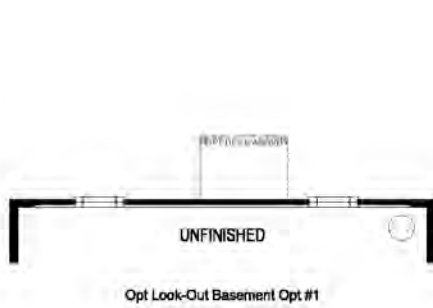
Stairs at Opt Basement



Opt Oversized 3rd Car Garage

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Elevation A



Elevation B



Elevation C



Elevation D

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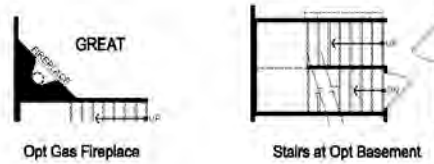
Opt 3rd Car Garage



SECOND FLOOR



FIRST FLOOR



Opt Gas Fireplace

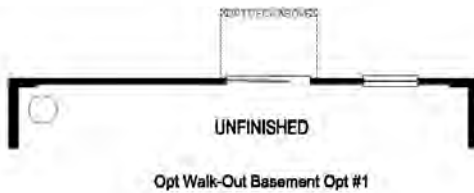
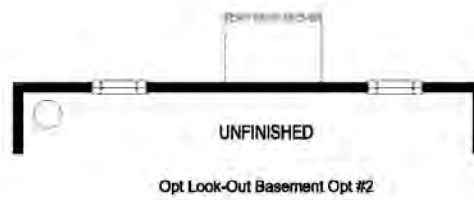
Stairs at Opt Basement



Opt Oversized 3rd Car Garage

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REV 200831





Elevation A



Elevation B



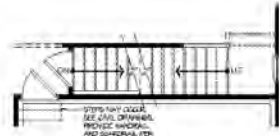
Elevation C



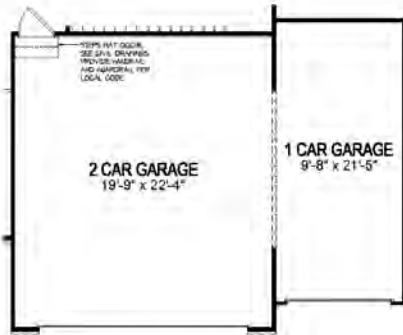
Elevation D

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**REV 200831**



Stairs at Opt Basement



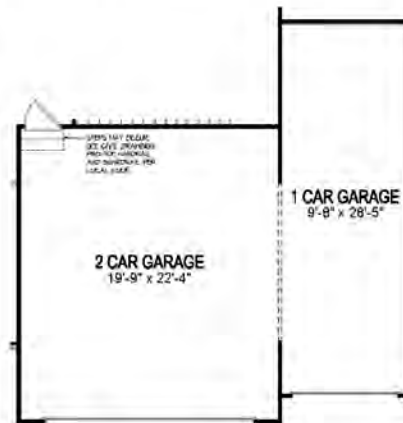
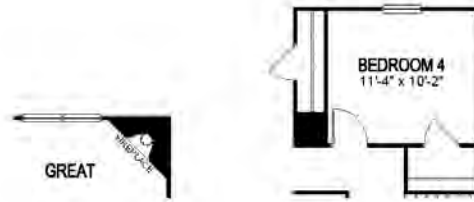
Opt 3rd Car Garage



SECOND FLOOR



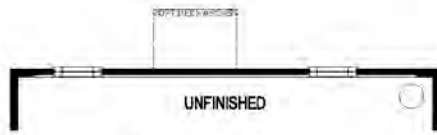
FIRST FLOOR



Opt Oversized 3rd Car Garage

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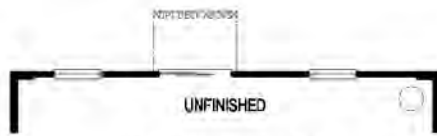
REV 200831



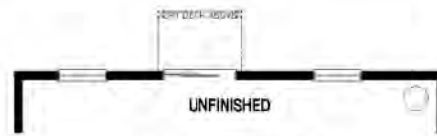
Opt Look-Out Basement Opt #1



Opt Look-Out Basement Opt #2



Opt Walk-Out Basement Opt #1



Opt Walk-Out Basement Opt #2



Opt Unfinished Basement



Opt Finished Recreational



Opt Finished Recreational, Bedroom and Bath

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REV 200831



Elevation A



Elevation B



Elevation C

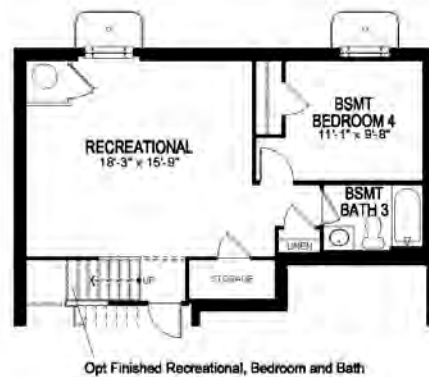
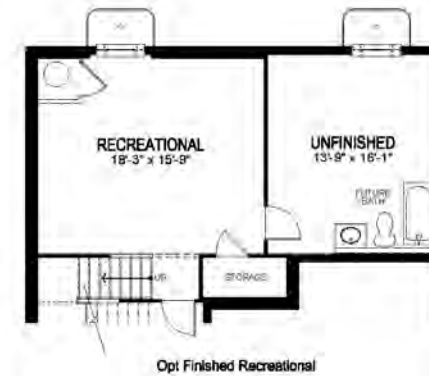
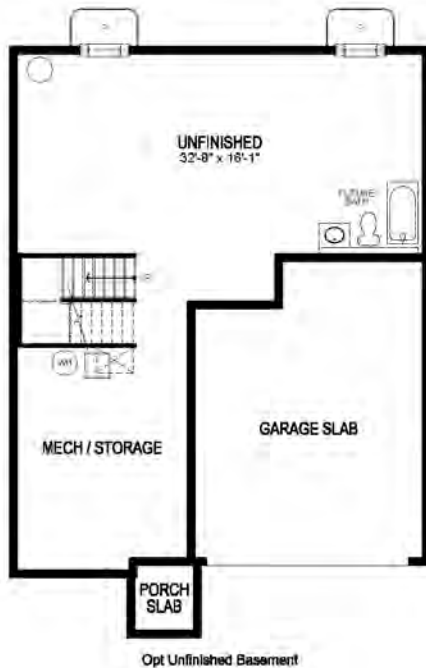


Elevation D

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Elevation A



Elevation B



Elevation C



Elevation D

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**REV 200831**



SECOND FLOOR



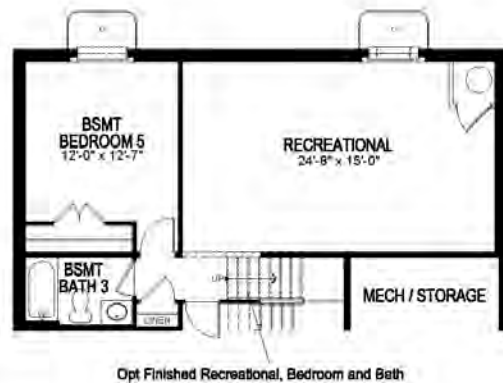
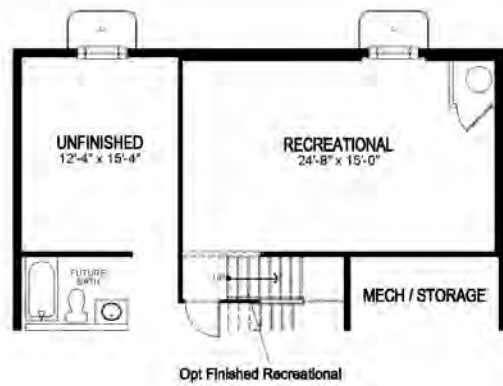
FIRST FLOOR



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REV 200831



Elevation A



Elevation B



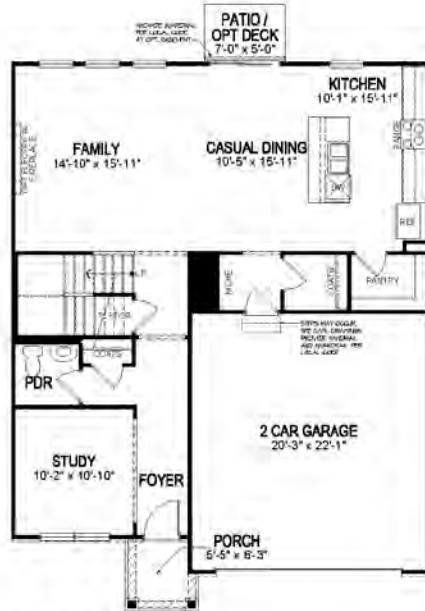
Elevation C



Elevation D

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**REV 200831**



FIRST FLOOR



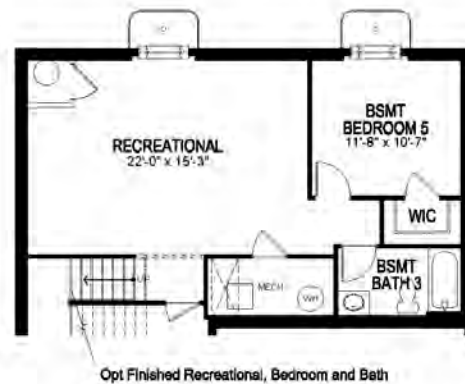
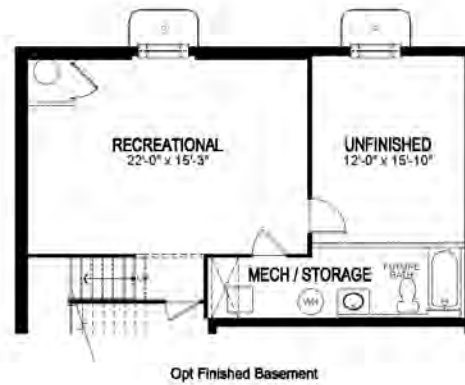
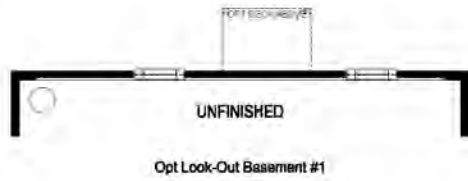
SECOND FLOOR



Opt 3rd Car Garage

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REV 200831



Elevation A



Elevation B



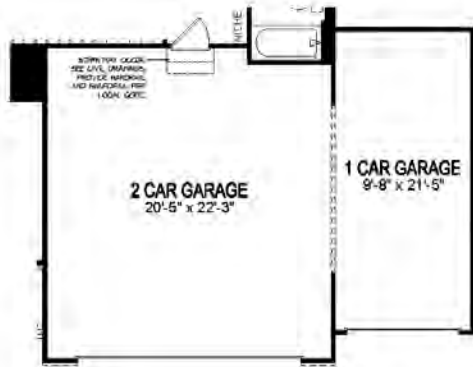
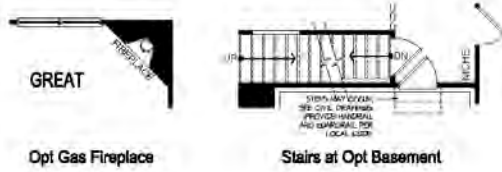
Elevation C



Elevation D

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**REV 200831**



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REV 200831



Opt Look-Out Basement Opt #1



Opt Look-Out Basement Opt #2



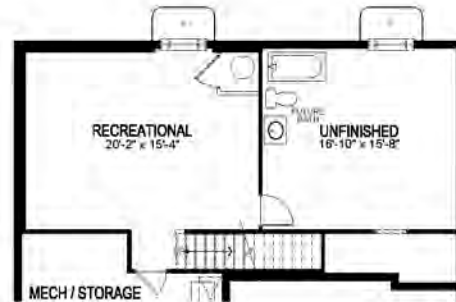
Opt Walk-Out Basement Opt #1



Opt Walk-Out Basement Opt #2



Opt Unfinished Basement



Opt Finished Recreational



Opt Finished Recreational, Bedroom and Bath

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REV 200831

RECEIVED:  
  
PAID:  
  
Office Use



City of New Carlisle  
Planning Department  
331 S. Church Street  
New Carlisle, Ohio 45344  
937 845 9492  
dhutchinson@newcarlisle.net

**PLANNING BOARD  
REVIEW  
APPLICATION**

**Application Fee \$200.00**

*Please check the appropriate box related to Planning Board review request.*

Lot Split     Zoning Amendment (Change in Zoning)

**Applicant Information**

Name of Applicant: Rob Smith, DR Horton    Email: RDSmith@drhorton.com  
Mailing Address: 8180 Corporate Park Drive, Suite 100, Cincinnati, Ohio 45242  
Phone Number: 513-635-2624    Additional Number: \_\_\_\_\_

**Project Description**

Mill Road Rear, New Carlisle, OH 45344  
Address of Property(s): Dayton Lakeview Road, New Carlisle, OH 45344  
Property Owner: Brubaker Capital    Property Owner Phone: \_\_\_\_\_  
Property Owner Mailing Address: 5765 Hammock Isles Dr., Naples, FL 34119  
Existing Use (i.e., residential, commercial, etc.): Agriculture  
Zoning District (If not known, leave blank): A- Agriculture  
Proposed Use: Single Family Residential    Proposed Zoning District: R-PUD  
Brief Description of the proposed Zoning Amendment: \_\_\_\_\_

360 Single Family Residential lots with a walking path and 3 stormwater management basins. There will also be 3 aesthetic ponds. 104 units will be rentals and the rest will be owner-occupied. Amenities TBD

**\*\*\*THE FOLLOWING DOCUMENTS MUST BE ATTACHED TO THIS APPLICATION\*\*\***

- A vicinity map, at a scale approved by the Zoning Inspector, showing property lines, streets, existing and proposed zoning and such other items as the Zoning Inspector may require.
- A list of all property owners within 200 feet of, contiguous to and directly across the street from, the parcel to be affected by the amendment and others who may have a substantial interest in the case.
- A statement as to how the proposed amendment relates to the Comprehensive Plan.

**Applicant:**  
Certification: I, Rob Smith, hereby affirm that I am the property owner or am authorized by the property owner to file this application for review. I further certify that this application and the attached plans and specifications are not a first draft product and represent the actual proposal for which I seek approval. I have investigated the City of New Carlisle Codified Ordinances and hereby certify that to the best of my knowledge; these plans conform to the pertinent requirements.

Signature: Rob Smith    Date: 9/19/22





City of New Carlisle  
Planning Department  
331 S Church Street  
New Carlisle, Ohio 45344  
937 845 9492  
dhutchinson@newcarlisle.net

**PLANNING BOARD  
REVIEW  
APPLICATION**

**OFFICE USE ONLY**

Date Application Filed: \_\_\_\_\_ Date Fee was Paid: \_\_\_\_\_

Planning Board Meeting Date for Review: \_\_\_\_\_ Action Taken: \_\_\_\_\_ Approved  
\_\_\_\_\_ Denied

Conditions for Approval:

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Council Meeting Date for Approval: \_\_\_\_\_ Action Taken: \_\_\_\_\_ Approved \_\_\_\_\_ Denied

Ordinance #: \_\_\_\_\_

Conditions for Approval:

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## Application for Approval of Preliminary Map

Date filed 9/26/2022

1. Proposed name of subdivision: Brubaker Subdivision
  - a. Location: Section 29 Town 3  
Range 9 Township Bethel  
Within the Municipality of New Carlisle Yes  
Annexation contemplated No  
Within three miles of the Municipality of New Carlisle Yes
  - b. Map: Preliminary Yes Resubmitted preliminary \_\_\_\_\_
  
2. Sponsor of subdivision:  
Name of owner Rob Smith, DR Horton  
Address: Street 8180 Corporate Park Drive, Suite 100 City Cincinnati, Ohio 45242  
Phone 513-635-2624  
Name of Developer DR Horton  
Name of engineer and surveyor Choice One Engineering
  
3. Subdivision plan:  
Type of development Residential Subdivision  
Date when construction will start Approximately Spring 2023 for site development, Fall 2023 for home construction  
Number of residential lots 360  
Typical lot width and depth 256 lots- 55'x125', 104 lots- 52'x120'  
Total area (acres) 147.80 acres  
Industrial area (acres) 0 acres  
Business area (acres) 9.70 acres  
Park area (acres) 3.80 acres  
Other (acres) 134.30 acres  
Will dwellings be built on each residential lot before lot is sold?  
Yes  
Zoning classification of the area, if any? General Business, Agriculture

Are any changes in zoning proposed? Yes

Will there be any area dedicated for public use? Yes, park area

Streets 7.68 acres, other than streets 140.12 acres

Are public utilities available in this area? Yes

Sanitary sewer City of New Carlisle Water City of New Carlisle Storm drainage City of New Carlisle

Normal size of building to be erected 1400 - 2600 SF

Is any part of the plat within 100-year floodplain as defined by the U.S. Army Corps of Engineers? Yes

Are map elevations based on sea level data? Yes

4. Typical Dwelling: Stories 1 and 2 Rooms 3-5 bedrooms, 2-2.5 bathrooms

Garage: Built-in \_\_\_\_\_ Attached Two cars attached

Detached \_\_\_\_\_ None \_\_\_\_\_

Signed Nicholas J. Delhove

Engineer, Developer, Owner

Received by \_\_\_\_\_ (Planning Staff)

Date \_\_\_\_\_

Notice is hereby given that the City of New Carlisle City Council will hold a public hearing on Thursday, December 8th, 2022, 6:00PM, at the Smith Park Shelter House, 801 West Jefferson Street, New Carlisle, Ohio 45344. The purpose of the meeting is to discuss potential changes to the Charter and to introduce legislation and hold public hearings on a preliminary planned unit development and zone change application submitted by D.R. Horton for a residential development located off St. Rt. 235. Other legislative items may also be introduced. Legislative action will be taken at the regularly scheduled December 19, 2022, meeting, 6:30pm, at the address noted above.

# Order Confirmation

**Ad Order Number**

0000770418

**Customer**

New Carlisle, City of

**Payor Customer**

New Carlisle, City of

**PO Number**

Dec. 8th Mtg

**Sales Rep.**

amy.kirby

**Customer Account**

16724

**Payor Account**

16724

**Ordered By**

Randy Bridge

**Order Taker**

angela.pace

**Customer Address**

PO Box 419  
NEW CARLISLE OH 45344 USA

**Payor Address**

PO Box 419  
NEW CARLISLE OH 45344 USA

**Customer Fax**

**Customer EMail**

rbridge@newcarlisle.net

**Order Source**

Non Web

**Customer Phone**

9378459492

**Payor Phone**

9378459492

**Special Pricing**

**Invoice Text**

**Ad Order Notes**

**Net Amount**  
\$69.00

**Tax Amount**  
\$0.00

**Total Amount**  
\$69.00

**Payment Amount**  
\$0.00

**Amount Due**  
\$69.00

**Ad Number**      **Ad Type**  
0000770418-01      Legal

**Production Method**      **Production Notes**  
AdBooker

**External Ad Number**      **Ad Attributes**      **Ad Released**      **Pick Up**  
No

**Ad Size**      **Color**  
1 X 30 li

<u>Run Date</u>	<u>Product</u>	<u>Placement</u>	<u>Sched Cst</u>	<u>Disc/Prem</u>	<u>Color</u>	<u>Pickup</u>	<u>Tax</u>	<u>Subtotal</u>
11/09/2022	O-Springfield News Sun	Legals	\$69.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69.00
11/09/2022 - 12/08/2022	O-Web	Legals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Ad Content**

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11-9/2022

0000770418-01