



April 12, 2017

Mr. Dan Boron, Planner
Springboro Planning Commission
City of Springboro Municipal Building
320 West Central Avenue
Springboro, OH 45066

RE: Twin Creek Final Development Plan

Dear Commissioners:

On July 26, 2006, the final Development Plans for Section One of the Twin Creek Subdivision (aka the Swope Property) was approved by the Planning Commission. Due to a lengthy process to design and review a bridge at our entrance, we missed the apex of the housing market and the Great Recession began by the time by the bridge plans were finally approved in the Fall of 2007.

Observations of the current housing market still indicate a recovery-stall cycle and this limits our commitment to begin construction of the Twin Creek Subdivision with the significant up front cost of a bridge structure for assess. To that end, we are actively pursuing alternate opportunities.

Hills is requesting our final six (6) month extension to the Final Development Plan in order to preserve its right to build the approved Section One Final Development Plan as approved in 2006.

Sincerely,

Hills Land & Development Company

A handwritten signature in blue ink, appearing to read "Jim W. O'Neil".

Vice President, Planning, Zoning & Development