

Preliminary Plat Text

Applicant: Maronda Homes
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Owner: Bates Real Estate LLC
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Address: 0 Ashville Pike
Parcel No.: D13-0-040-00-001-00
Zoning Districts: RE to PUD
Date: June 21, 2022

1. INTRODUCTION, ESTABLISHMENT AND PURPOSES.

This Preliminary Plat Text is provided in support of the Applicant's Applications for Rezoning to Planned Unit Development (PUD) and Preliminary Plat.

This Planned Unit Development District (PUD) was proposed to provide flexibility in the arrangement and design of the subject property ('Site'). The Site incorporates various design components and two uses, those being: (a) single family on 115+/- acres; and (b) apartments/multi-family on 30+/- acres. The configuration of the parcels and land area allow for a unique opportunity to stretch the look and feel of a new neighborhood on both sides of road, including improvements along both sides for sidewalks and street trees, entry features and open space. Within the developments, there are unique combinations of lot sizes, which allows for varying home sizes, styles, and range of prices.

It is important to create a range of housing options. Home buyers can be a broad range of people with different needs and interests. From new college graduates to first time home buyers, from young families to empty nesters, the proposed development contemplates the variety of home styles and ranges that are needed for a growing Village. The key to retaining value and vitality within communities is the up-front plan, amenities, and then longer-term maintenance and management (in the case of apartments OR homeowner associations). All opportunities are provided with this Application.

The Site is 146 +/- acres, located on both the east and west sides of Ashville Pike. This physical layout allows for the creation of an overall aesthetic, which is specifically branded with a large Central Park, landscaping, and entry to create a larger 'neighborhood' without redundancy of home type. The design components within the overall site include areas with a conventional grid pattern as well as areas with contoured street patterns. The PUD Plan, revised as the Preliminary Plat and dated June 21, 2022, is designed to produce more efficient use of the land, so that open space is meaningful as a Central Park type asset for community use and enjoyment. There are additional green spaces for active recreational areas. Too, the development provides a clubhouse, pool, basketball court, pickleball court, dog park(s) as

well as gazebo shelter(s) and a network of paths and sideways for total for the residents. Other amenities such as stocked ponds and areas for fishing are also planned.

The Ashville Code requires 16.81 acres of open space. The Applicant is providing 25.82 acres or 23% of the total site.

The Ashville Code encourages creativity in development. The PUD Preliminary Plat revised and dated June 21, 2022, creativity achieves

- (a) A variety in choice of living environments (single or multi-family) as well as different housing and building types. By permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements, the open spaces are augmented for maximized use and enjoyment.
- (b) A more useful pattern of open space and recreational areas.
- (c) A development pattern which addresses and utilizes natural topography and retains scenic vistas through longer open space views. The use of trees and other vegetation are for both screening of adjacent properties but also for visual cues and to set the 'brand' of the neighborhood.
- (d) The Applicant has specifically incorporated staff recommendations for smaller roads and where not contrary to the vista of a 'central park' used shorter streets for such purposes.
- (e) The Applicant has likewise included the staff recommendation to achieve full connectivity of the site through sidewalk and multi-use path networks. In addition, considerations for both active and passive use of open space allows for paths and walks to incorporate the natural features. The development is fully integrated among land uses, ties to both sides of the streets and sets a harmony with the land use density and neighborhood facilities as aspired to within the Ashville Comprehensive Plan.

2. PERMITTED USES.

The following uses shall be permitted in the PUD District, and as per the proposed Preliminary Plat:

- (a) Single family residential.
- (b) Multi-family residential with associated amenities, open space as determined by Preliminary Plat.
- (c) Schools, parks and playfield facilities.
- (d) Churches and other institutions for the purpose of religious worship.
- (e) Recreational facilities and amenities as set forth herein and as shown on the PUD Site Plan.
- (f) Model homes.

3. PROCEDURE FOR APPROVAL.

(a) General. The PUD zoning established the uses set forth above and to set forth the minimum density as 391 single family lots (3.37 u/a) and 369 multi-family units (12 u/a). The application for Preliminary Plat approval was submitted contemporaneously herewith.

4. STANDARDS.

(a) General.

(1) Except as may be set forth herein to achieve the established principles and intended goals and objectives of the Village P. & Z. Board, for a PUD as provided in the Ashville Code, the development shall be in conformance with Zoning Ordinances and Resolutions and applicable Subdivision Regulations in effect at the time of PUD and Preliminary Plat approval.

(2) The residential uses are permitted within the PUD and further are compatible with the proposed and existing surrounding land uses as well as the Ashville Comprehensive Plan.

(3) The arrangement of land uses and buildings on the site integrate the topography, natural features, develop views, and the arrangement of usable common open space. Traffic access shall be as shown on the PUD Site Plan, as may be revised by the Preliminary Plat, and subject to final engineering.

(4) Sub areas, phasing and other site details shall be as shown on the Preliminary Plat.

(b) Specific - Residential.

(1) The minimum number of permitted dwelling units for single family shall be 396, for a gross density of 3.55 +/- units per acre. The maximum number multi family dwelling units shall be 369, for a gross density of 12 units per acre.

(2) Total lot coverage shall not exceed (60%) of gross site acreage (defined as coverage by buildings, structures, street pavement, driveway pavement, and parking area pavement).

(3) Open space areas shall be as shown on the PUD Site plan.

(4) There are no minimum lot size, lot width, building or structure setback requirements except as noted on the PUD Preliminary Plat. Notwithstanding the foregoing, the contemplated setbacks for all lots are planned as not less than 7.5' side yard and minimum 25' rear yard.

(5) Telephone, electrical, cable and other utility appurtenances shall be underground.

(6) The multi-family area shall include on-site amenities including clubhouse.

(7) Exterior building materials for the multi-family buildings shall be brick, stone/synthetic stone, stucco/synthetic stucco, wood, vinyl, fiber cement siding or trim, hardi-plank, smart siding or other similar materials, and/or decorative synthetic millwork, glass, glass block or any combination thereof. The roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate as well as other high-quality roofing materials may be utilized.

(8) In addition to the above building materials commitments for the future multi-family development the setbacks and screening requirements shall be as follows:

25' minimum perimeter yard

Screening and Buffering within the perimeter yard shall remain natural, with 3' to 5' undulating mounds and plantings as a combination of evergreen trees (lower screening) and deciduous trees (higher screening). Trees may be evenly spaced or grouped to curate views or screens as may apply.

Access shall be determined by the traffic impact study and upon consultation with the Village Engineer.

(c) Miscellaneous/Additional Standards

(1) A Traffic Study has been submitted with this Application, and approved by the Village Engineer. Traffic and access improvements shall be determined with application of the final Traffic Study and upon consultation with the Village Engineer.

(2) The Applicant shall coordinate for compliance with urban forester regarding internal street trees to be installed at 1:50 linear feet.

(3) Landscaping and buffering shall be as shown on the Preliminary Plat revised and dated June 21, 2022. Landscaping along both sides of Ashville Pike shall be determined at the time final development plan and shall be the same in materials and treatment to create a single and cohesive neighborhood brand, including street trees at the rate of 1:50, and additional mounding and shrubs, which may be evenly spaced or grouped. Landscaping between the single-family homes and multi-family homes shall include trees at a rate of 1:75 feet and shrubs and planting, all of which may be evenly spaced or grouped as shall be determined at final development plan.

- (4) Multi-use paths shall be developed in, around or through open spaces to create continuous access and walking paths, with provisions for benches and/or gazebo type facilities, and shown on the final development plan, as may be determined at the time of final development plan approval.
- (5) Each open space shall have a landscape detail plan provided at the time of final development plan. Plantings shall be reviewed with the urban forester for local species and to enhance the visual appeal of such areas.
- (6) Cluster boxes, and parking for same, shall be as shown on the PUD Site Plan, Preliminary Plat or significantly similar thereto.
- (7) Except as provided in this text and the PUD Site Plan revised as Preliminary Plat dated June 21, 2022, the development shall comply with Ashville Code in effect at the time of PUD rezoning and Preliminary Plat approval. Any conflict between the PUD and the Code shall be resolved in favour of the PUD. The common space and open areas shall be owned and maintained by the homeowners' association or in the case of multi-family development, by the landowner.
- (8) The PUD Plan as revised for Preliminary Plat requirements and dated June 21, 2022 correspond with this Preliminary Plat Text and apply to the underlying zoning. The PUD Plan revised for Preliminary Plat requirements and dated June 21, 2022, and this text set forth updated general standards and project details. The PUD Plan revised for Preliminary Plat requirements and dated June 21, 2022 may be modified by final engineering and further commitments as provided in the Applicant's pending Preliminary Plat application.

Respectfully submitted,

___ /s/ Laura MacGregor Comek, Esq. ___

Attachments:

Development Phasing Schedule (estimated)

PUD Plan updated for Preliminary Plat requirements dated June 21,

