



Hickory Glen Application

Hickory Glen

Summary of Intent

Project Narrative

Grand Communities, LLC. ("GCL") provides this project narrative to complete the rezoning and preliminary development plan applications for Hickory Glen. The project site is comprised of one (1) parcel with a total area of approximately fifty-seven (57) acres that function for agricultural and residential purposes; there are residences, associated structures, and outbuildings located on the property. Agricultural uses border the project site on the north, south, and east sides, and Circleville Avenue and residential uses serves as the western border. The Batavia Road interchange from State Route 32 at the southwest corner provides access to the project site. Hickory Glen proposes approximately 200 residential units in accordance with the Village Planned Unit Development District (PUD) standards and consistent with the subdivision requirements. This narrative introduces the project and summarizes some of the key design elements of the proposal.

Site Plan, Density, and Dimensions

The preliminary site plan and supporting technical data submitted with this application are a result of discussion with Village (meetings on March 14, 2022 and March 29, 2022), coordination with the various members of the project team, and alternative analyses. The Village of Asheville's Zoning Code establishes a framework and criteria for the review and approval of PUDs. Hickory Glen is carefully-designed in accordance with these and other provisions of the Zoning Code as well as the current version of Subdivision Regulations.

The property that comprises the project site is currently zoned A (Agriculture). This zoning designation allows the site to be used for agricultural type uses. Grand Communities, LLC is requesting a rezoning to a Planned Development District. This will allow the site to be development as a residential community. The existing land use map depicts the site as Agricultural Vacant Land. The adjacent properties are residential, consistent with this proposal.

The site will contain a mix of housing types, ranging from single-family attached residential uses to single-family, detached residential.

Site design is driven by existing topography and a stream that goes through the site. The site plan minimizes impacts to the stream. In addition, the site minimizes the impact to existing residents on the west side, with a thirty-five (35) foot buffer. Two stormwater ponds are located on the east side of the site. A pathway connects from the entrance east to the stream and follows the wood line to the area of the ponds. A pedestrian bridge will connect the pathway from each side of the stream. Along the pathways will be pocket seating areas, dog waste stations and a playground along with large reserves for passive and active recreation.

Access and Roadways

Two access points to the project site are located at Circleville Avenue. Public streets, in accordance with the Subdivision Regulations provides internal circulation through Hickory Glen. The site plan provides future street connections to the north. A traffic impact study (TIS) for the project has been completed.

Site Soils, Grading, and Storm Drainage

Geo-technical investigations are underway, but initial geo-technical considerations support development of the site as currently planned. Grading and earthwork activities will be limited to the extent necessary to support site development.

The site's stormwater is both detained and treated in accordance with subdivision regulations. Stormwater will be routed to the ponds through a conventional, below-grade system located in the public right-of-way and through easements over private properties. Stormwater releases at controlled rates to the existing stream. The accompanying preliminary development plan provides additional detail of the proposed stormwater and drainage systems for the project.

Utilities

Public sanitary and water systems owned and operated by the village provide service to the site. Extension of sanitary lines through the site occurs as internal streets are constructed. A lift station will be necessary to service the entire property with sanitary sewer. The accompanying preliminary development plan provides additional detail of the proposed sanitary and water systems for the project.

Critical Areas

S&ME prepared a stream and wetland report. One stream was documented going north-south through the site. No wetlands were found. The proposed development plan will have one impact to the existing stream for a crossing. The project site does not contain other critical areas such as streams and/or wooded areas.

Parks, Recreation, and Open Space

Public sidewalks and pathways throughout Hickory Glen create an interconnected open space system. Hickory Glen provides a total of approximately nineteen and a quarter (19.25) acres of open space or thirty-three percent (33.77%); exceeding the minimum requirements of the PUD. Additionally the open space and pathways will be amenitized with pocket seating areas, dog waste stations, children's play areas which will all be attractively landscaped.

Hickory Glen Community Vision



Single Family Detached – Typical 55ft Lot



Single Family Detached – Typical 45ft lot



Single Family – Attached – Paired Patio



Hickory Glen

Development Text

HEDGES PROPERTY (Hickory Glen Community)

The Hedges Property (“Property”) consists of one (1) parcel totaling approximately fifty-seven (57) acres located along the east side of Circleville Avenue at the intersection of Glenn Street and Circleville Avenue.

Basic development standards address the proposed density, site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the Property’s various residential uses. The proposed General Development Standards include, but are not limited to, the following:

I. GENERAL DEVELOPMENT STANDARDS

A. Permitted Uses:

- a. Single-family detached residential dwellings.
- b. Attached single-family residential such as rowhouses, townhouses, and duplexes in configurations of two (2) units per building or more.
- c. Attached and/or detached apartment or condominium dwellings.
 - i. An attached or detached unit either for rent or owner-occupied.
- d. Support facilities and accessory uses such as clubhouse, pool, playgrounds/tot lots, and other common amenities.

B. Density:

- a. A maximum of eight hundred thirty (830) residential dwelling units are allowed, with an approximate gross density of six (6) dwelling units per acre.
- b. A minimum of fifty-percent (50%) of the total residential dwelling units will be single-family detached residential.

C. Bulk Standards:

Use	Minimum Lot Width	Minimum Front Setback	Minimum Side Setback (Interior lot)	Minimum Side Setback (Corner lot)	Minimum Rear Setback	Minimum Livable Floor Area
Detached Single-Family	45'	25'	7.5'	20'	25'	1,100 sq. ft. (ranch)
						1,100 sq. ft. (two-story)
Attached Single-Family	36'	25'	0'	20'	25'	1,100 sq. ft.

- a. Lot widths are measured at the front setback line.
- b. Corner lot setbacks are measured from the right-of-way line (not front of lot line).
- c. Building separation shall be a minimum of fifteen feet (15') from building-to-building, and does not include shared walls internal to building.

- d. The maximum building height is thirty-five feet (35') from finished grade at the front of the home to the mid-point of the gable.
- e. Minimum floor areas exclude any non-livable areas (garage, basement and/or walk-out floor area).

D. Architectural Standards:

- a. Permitted exterior materials include:
 - i. Vinyl siding with a minimum thickness of 0.044”.
 - ii. Wood lap siding, composite lap siding, and cedar shake (painted or stained).
 - iii. Brick and/or brick veneer.
 - iv. Stone, cultured stone, and/or stone veneer.
 - v. Fiber cement board.
 - vi. Stucco.
 - vii. Exterior insulation finished system (EIFS) such as Dryvit.
- b. Home Mix:
 - i. To prevent monotony there shall be no duplication of the same plan within one (1) homesite on the same side of the street or directly across the street. There shall not be a duplication of the same elevation diagonally across the street. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of front porches, etc.
- c. Roofs:
 - i. The main roof pitch for single-story residences shall be a minimum 4:12. The main roof pitch for 2-story residences shall be a minimum of 5:12.
 - ii. Extruded aluminum gutters with downspouts are allowed.
 - iii. Roofs shall be finished with dimensional asphalt shingles, cedar shake shingles, or slate or a combination thereof.
 - iv. Roof overhangs are not required.
- d. Basements are not required for any permitted residential use.

E. Streets and Circulation:

- a. The Developer shall not be responsible for the extension of unloaded portions – i.e. portions which do not provide direct access to residential units – of Batavia Road as it extends through the Property.
- b. Streets throughout the Property may be developed either as private or public streets.
- c. Minimum right-of-way width of sixty feet (60'), except cul-de-sacs will be a minimum right-of-way width of fifty feet (50').
- d. Minimum pavement width of twenty-six feet (26').

e. Minimum cul-de-sac radius of sixty-six feet (66').

f. Minimum cul-de-sac pavement of fifty feet (50').

F. Garages, Driveways, and Parking:

a. A minimum two-car attached garage is required for all single-family detached dwelling units.

b. Front-entry and side-entry garages are permitted for all residential uses.

c. Driveways shall be setback a minimum of one foot (1') from all side property/lot lines.

d. Private or shared driveways are permitted for up to five (5) homes.

e. Driveways shall be constructed of concrete or asphalt.

G. Open Space:

a. Open space shall be a minimum of twenty percent (20%) of the Property's gross acreage. Landscaped buffers, stormwater detention/retention ponds, entry features/monuments, and landscaped islands shall count towards the total open space requirement.

b. All open spaces, including stormwater detention/retention ponds, shall be owned and maintained by the Homeowners Association unless otherwise agreed to with the Village in a future development agreement. Open spaces will be deeded to the Homeowners Association, and transfers will occur in phases after the open spaces are developed.

c. Entry features, fencing, walls, signage, columns/piers, fountains, and related landscaping and lighting are permitted within open spaces.

H. Landscaping, Buffering, and Screening:

a. Developer(s)/ Builder(s) shall make reasonable and good faith efforts to preserve existing healthy trees on-site during construction.

I. Utilities:

a. Developer shall be responsible for the costs of extending sanitary sewer and water lines throughout the Property as necessary to serve the uses developed thereon.

J. Sidewalks and Paths:

a. A four foot (4') wide concrete sidewalk shall be located on one (1) side of the street and installed at the time the adjacent house is constructed.

b. In reserve areas, the required sidewalk may be substituted with a minimum six foot (6') wide concrete or asphalt path.

K. Mail Delivery:

- a. Mail delivery is intended via cluster box units (CBUs) for the Property unless otherwise restricted by the United States Postal Service (USPS).
- b. CBUs may be located within public rights-of-way.
- c. Off-street parking areas to serve CBUs, and landscaping around CBUs, is not required.

L. Model Homes:

- a. Individual homes may be used as model homes by the Developer(s)/Builder(s) for the purpose of marketing and sales.
- b. Manufactured and/or modular buildings are permitted for use as a sales office during the development of the project and the construction of residential units therein.

**Property Owners
within 200 feet
of the Project Site**

Parcel Number: D13-0-030-00-103-00

Current Owner: SWETNAM JOSEPH N & DANIEL R SWETNAM TRUSTEES
Address: 319 CIRCLEVILLE AVE, ASHVILLE, OHIO 43103

Parcel Number: D13-0-030-00-105-00

Current Owner: LEMING CAROL A
Address: 339 CIRCLEVILLE AV, ASHVILLE, OHIO 43103

Parcel Number: D13-0-030-00-104-00

Current Owner: ACORD SCOTT E & THECALA R
Address: 329 CIRCLEVILLE AVE, ASHVILLE, OHIO 43103

Parcel Number: D13-0-030-00-102-01

Current Owner: POST KENNETH L & SHARREN L
Address: 309 CIRCLEVILLE AVE, ASHVILLE, OHIO 43103

Parcel Number: D13-0-029-00-019-00

Current Owner: HEDGES STEPHEN F
Address: 219 CIRCLEVILLE AVE, ASHVILLE, OHIO 43103

Parcel Number: D13-0-025-00-031-00

Current Owner: MARTIN KIM M
Address: 161 CIRCLEVILLE AV, ASHVILLE, OHIO 43103

Parcel Number: D13-0-025-00-030-00

Current Owner: WILSON JEFFREY L & REBECCA
Address: 151 CIRCLEVILLE AVE, ASHVILLE, OHIO 43103

Parcel Number: D13-0-025-00-021-00

Current Owner: HADDOX ANNETTE
Address: 125 CIRCLEVILLE AV, ASHVILLE, OHIO 43103

Parcel Number: D13-0-025-00-020-00

Current Owner: FOSTER ANTHONY & JULIE C
Address: 105 CIRCLEVILLE AV, ASHVILLE, OHIO 43103

Parcel Number: D13-0-025-00-011-00

Current Owner: KIRK JOSEPH & TAMMY
Address: 95 CIRCLEVILLE AV, ASHVILLE, OHIO 43103

Parcel Number: D13-0-025-00-008-00

Current Owner: MOORE RANDY J & BARBARA J MOORE, HANNAH R MOORE
Address: 350 PLUM ST, ASHVILLE, OHIO 43103

Parcel Number: D13-0-023-00-023-00

Current Owner: CHURCH VILLAGE CHAPEL
Address: 30 CIRCLEVILLE AVE, ASHVILLE, OHIO 43103

Parcel Number: D12-0-001-00-066-00

Current Owner: HEDGES CEMETERY

Address: 0 LOCKBOURNE EASTERN RD, ASHVILLE, OHIO 43103

Parcel Number: D13-0-030-00-121-00

Current Owner: BELLS ESTATE LLC

Address: 11870 CIRCLEVILLE AVE, ASHVILLE, OHIO 43103

Parcel Number: D13-0-030-00-120-00

Current Owner: GENTILINI DOROTHY E

Address: 11860 CIRCLEVILLE AV, ASHVILLE, OHIO 43103

Parcel Number: D13-0-030-00-119-00

Current Owner: BAUSUM THOMAS A & NANCY L

Address: 11850 CIRCLEVILLE AV, ASHVILLE, OHIO 43103

Parcel Number: D13-0-030-00-118-00

Current Owner: FLEMING CHRISTOPHER M & KARI B

Address: 11820 CIRCLEVILLE AV, ASHVILLE, OHIO 43103

Parcel Number: D13-0-030-00-117-00

Current Owner: FLEMING CHRISTOPHER M & KARI B

Address: 11820 CIRCLEVILLE AV, ASHVILLE, OHIO 43103

Parcel Number: D13-0-030-00-116-00

Current Owner: ACORD SCOTT & THECALA ACORD, BETSY ACORD

Address: 11800 CIRCLEVILLE AVE, ASHVILLE, OHIO 43103

Parcel Number: D13-0-030-00-115-00

Current Owner: ELLIOTT JOHN PAUL & MARY ANN

Address: 11780 CIRCLEVILLE AVE, ASHVILLE, OHIO 43103

Parcel Number: D12-0-001-00-077-00

Current Owner: HESS ROBERT C TRUSTEE

Address: 4429 S R 752, ASHVILLE, OHIO 43103

Parcel Number: D12-0-001-00-078-00

Current Owner: HESS ROBERT C TRUSTEE

Address: 0 S R 752, ASHVILLE, OHIO 43103

Parcel Number: D12-0-001-00-064-00

Current Owner: CALL JEFFERY

Address: 0 LOCKBOURNE EASTERN RD

Parcel Number: D12-0-001-00-076-00

Current Owner: HESS ROBERT C TRUSTEE

Address: 14304 CIRCLEVILLE AV

