



# ORDINANCE 2022-10



## OF THE VILLAGE OF ASHVILLE

**AN ORDINANCE TO APPROVE THE APPLICATION OF D.R. HORTON FOR THE WALNUT MILL PLANNED UNIT DEVELOPMENT (PUD) FINAL DEVELOPMENT PLAN AND DECLARING AN EMERGENCY.**

[www.ashvilleohio.gov](http://www.ashvilleohio.gov)

WHEREAS, the Village of Ashville Council acts upon the recommendation from the Planning and Zoning Board on the Final Development Plan for a Planned Unit Development (PUD) under Chapter 1165.03 J., and

WHEREAS, the Planning and Zoning Board approved the Preliminary Plat on October 26, 2021, and

WHEREAS, the Planning and Zoning Board has recommended approval with supplementary conditions, see Exhibit A, Planning & Zoning Board Minutes from April 25, 2022, and

WHEREAS, the Village Council of Ashville had a Public Hearing on June 6 2022, and

WHEREAS, this Ordinance was prepared because of the Public Hearing and recommendations of the Planning and Zoning Board.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE OF ASHVILLE COUNCIL, COUNTY OF PICKAWAY, STATE OF OHIO THAT:

### SECTION I

That the Village of Ashville Council approves the Final Development Plan for D.R Horton's Walnut Mill Subdivision with the Planning & Zoning Board recommended supplementary conditions pursuant to Village of Ashville Codified Ordinance Section 1165.03(B)(9)(j):

1. Turn lane will be added based upon a Traffic Study.
2. Sidewalk or an agreed upon alternative pedestrian walkway will be added on Long Street to connect Ashton Crossing to the South to Bates Farms to the North.
3. Retention pond modifications as needed determined by Village and DR-Horton Engineers.
4. Trail in greenspace area will be widen at entranced and use crushed limestone or equivalent to provide compacted surface.

### SECTION II

This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of this Village and for the other reasons set forth in the preamble to this Ordinance is required to be immediately effective to allow for the construction of the Project, which is necessary to provide for development within the Village.

Prepared: 05/31/2022  
Revised Date:  
Review Date:

#### CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify, that the foregoing is a true and correct copy of the resolution adopted by the Village of Ashville Council held on 11<sup>th</sup> day of July 2022, and that I am duly authorized to execute this certificate.



\_\_\_\_\_  
(Original signature of April D. Grube)

Clerk-Fiscal Officer  
(TITLE)

Wherefore, provided this Ordinance receives the required affirmative votes of Council, this Ordinance shall take effect and be in force immediately upon passage by Council and approval by the Mayor.

Motion Offered by:  
Seconded to the Motion Offered by:

Upon roll call on the adoption of the ordinance, the vote was as follow:

Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No
Roger L. Clark	<input type="checkbox"/>	<input type="checkbox"/>	Nelson R. Embrey	<input type="checkbox"/>	<input type="checkbox"/>	Randy S. Loveless	<input type="checkbox"/>	<input type="checkbox"/>	R. David Rainey	<input type="checkbox"/>	<input type="checkbox"/>	Matt Scholl	<input type="checkbox"/>	<input type="checkbox"/>

PASSED THIS 11<sup>th</sup> day of July 2022.

ATTEST:

\_\_\_\_\_  
April D. Grube, Clerk-Fiscal Officer

DATE: \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
Charles K. Wise, Mayor

DATE: \_\_\_\_\_

Village of Ashville  
Planning and Zoning Board Meeting



April 25, 2022 @ 6:30 p.m.

Jason Bartholow called meeting to order at 6:30 with a welcome and the Pledge of Allegiance.

Answering roll call was Jason Bartholow, Chair; Michael Peters; Matt Scholl, Council Representative; Darryl Ward; and Charles Wise, Mayor.

Also in attendance: Franklin Christman (Ashville), Andy Comer (DHL), Roger Clark (Ashville), Dave Dozer (DR-Horton), Steve Hess (DHL), Molly Gwin (DR-Horton), Rob Little (DR-Horton), Jack L. Mautino III (DR-Horton), Neal Materni (DHL), George W. Schweitzer (The Distillery), Jason Stevens (DHL), Chris Tebbe (Ashville), Jim Welsh (Ashville), Steve Welsh (Ashville), and Scott Wills (The Distillery)

Matt Scholl moved to approved March 29, 2022, Minutes. This was seconded by Matt Scholl. All voted yes

New Business:

DHL Development Plan LI

Steve Hess began the presentation by introducing his team: Jason Steven from DHL, Neal Materni from Kleinfelder, and Andy Comer from TMS Engineers. Exhibit A is their presentation to the Planning & Zoning Board.

Matt Scholl moved for "Approval" of the Development Plan based upon Chapter 1157, 1173, and 1131.02(g) Exhibit B. This was seconded by Michael Peters. All voted yes.

DHL will comply with Ohio Department of Transportation (ODOT) based upon a Traffic Study and review.

The Distillery Final Development Plan AR

Scott Wills began the presentation and introduced George W. Schweitzer to present the Development Plan for The Distillery, see Exhibit C.

Mayor Charles Wise moved for "Approval with Conditions" of the Development Plan based upon Chapter 1143, Exhibit D, and 1131.02(g) Exhibit B. This was seconded by Michael Peters. All voted yes.

Conditions:

- The Distillery will comply with Ohio Department of Transportation (ODOT) based upon a Traffic Study and review.
- Completion of Rail Street from May Avenue to The Distillery Entrance.
- AR amenities such as pool, club house, pedestrian, and recreational items

Walnut Mill Final Development Plan PUD

Molly Gwin attorney for DR-Horton began the presentation, see Exhibit E.

Darryl Ward moved for "Conditional Recommendation to Village Council" of the Development Plan based upon Chapter 1165, Exhibit F. This was seconded by Michael Peters. All voted yes.

Conditions:

- Turn lane will be added based upon a Traffic Study.
- Sidewalk or an agreed upon alternative pedestrian walkway will be added on Long Street to connect Ashton Crossing to the South to Bates Farms to the North.
- Retention pond modifications as needed determined by Village and DR-Horton Engineers.
- Trail in greenspace area will be widen at entranced and use crushed limestone or equivalent to provide compacted surface.

Old Business:

Project Update by Franklin Christman

A motion to adjourn at 8:15 pm seconded to adjourn. All votes were yes Meeting adjourned

Attested:

Jason Bartholow: \_\_\_\_\_ Date: \_\_\_\_\_

FINAL DEVELOPMENT PLAN WALNUT MILL  
(VILLAGE OF ASHVILLE CODE SECTION 1165.03(b)(6))

- A. A survey of the proposed development site, showing the dimensions and bearings of the property lines, the area in acres, the topography and existing features of the development site, including major wooded areas, structures, streets, easements, utility lines and land uses.

Please see enclosed Exhibit A

- B. Maximum site coverage (not required for detached single-family P.U.D.'s).

This requirement is not applicable to this submittal because the Applicant is submitting a P.U.D. for detached single-family homes.

- C. All the information required on the preliminary development plan; the location and sizes of lots; the location and proposed density of dwelling units, nonresidential building intensity; and land use considered suitable for adjacent properties.

Please see enclosed Exhibit B. The Applicant is proposing 225 total lots, located as depicted on Exhibit B, with a density of 2.9 units per acre. The Applicant is committing to 19.3% open space, for a total of 14.6 acres of open space. Minimum lot widths measured at the building line shall be sixty-three feet (63'), with average lot square footage of 7875 square feet. Front yard setbacks shall be twenty-five feet (25').

Side yard setbacks shall be a minimum of five-feet (5'). The Applicant anticipates staggering the homes with 2 car front garage (39 feet wide) and 3 car front garage (49 feet wide) to allow greater area between two houses but is requesting the five-foot (5') setback to allow for the placement of easements and additional flexibility regarding home placement on lots.

In no event shall the side yard space between two single-family homes be less than 15 feet (15'). Rear yard setbacks shall be twenty-five (25').

- D. A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes (layout and names); tabulations of the number of acres in the proposed project for various uses; the number of housing units proposed by type of housing; the estimated nonresidential population; the anticipated timing for each unit; and standards for height, open space, building density and public improvements proposed for each unit of the development whenever the application proposes an exception from the standard zoning districts of other ordinances governing development.

Please see enclosed Exhibit C. A total of 14.6 acres are reserved for open space, and a total of 44.95 acres are reserved for development of 225 single-family residential units. There is no estimated nonresidential population. The Applicant is proposing a playground and shelter house with picnic tables, six-foot gravel pedestrian path with park benches, to be located in a community park area, located centrally in the development.

Development shall be done in four phases and is set to begin in the summer of 2022. Phase one shall consist of 26 lots, phase two shall consist of 54 lots, phase 3 shall consist of 88 lots, and phase 4 shall consist of 57 lots, as depicted on the phasing plan submitted with the preliminary development application.

- E. Required number of parking spaces and number of spaces proposed.  
Homes shall have flexibility to allow for two to three car garages. Each driveway will accommodate a minimum of 2 parking spaces for vehicles.
- F. Engineering feasibility studies and plans, sealed and certified by a registered professional engineer, showing, as necessary, water, sewer and drainage, electric, telephone and natural gas installations; waste disposal facilities; street improvements; and the nature and extent of earthwork required for site preparation and development, proposed method of street lighting, proposed signs excluding street signs.  
Please see Drainage Study submitted to Chris Tebbe 4-19-22
- G. The site plan, showing buildings, various functional use areas, circulation, and their relationships.  
Please see enclosed Exhibit B.
- H. Gross lot acreage, net lot acreage, maximum allowable density, proposed density with calculations indicated.  
Gross lot acreage shall average 7,875 per lot. The maximum allowable density is a gross density of 2.9 units per acre. Proposed density calculations are shown on Exhibit B.
- I. Location, area, and dimensions of all lots, setbacks and building envelopes.  
Please see enclosed Exhibit B.
- J. Existing buildings to remain or to be removed, and if the existing buildings remain, indicate proposed use.  
No existing buildings shall remain.
- K. Preliminary building plans, including floor plans and exterior elevations.  
Please see enclosed Exhibit E
- L. Landscaping plans including material used.  
Please see enclosed Exhibit D.
- M. Deed restrictions, protective covenants and other legal statements or devices to be used to control the use, development and maintenance of the land and the improvements thereon, including those areas which are to be commonly owned and maintained.  
These are 'In Process' and will be submitted to the Village as soon as available
- N. The Village P. & Z. Board, or Zoning Inspector may require additional information such as professionally prepared maps, studies or reports including environmental assessments and/or traffic impact studies for the development. The expense for this information is the responsibility of the applicant.  
The Applicant shall comply with this section.
- O. A fee as indicated in Ordinance 2005-10.  
The Applicant shall comply with this section