

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: \_\_\_\_\_

Exhibit A

# DHL SUPPLY CHAIN ASHVILLE, OH

APRIL 25, 2022



# CONTENT

1

## Introductions & Overview

- Steve Hess – DHL, VP of Real Estate Development
- Jason Stevens – DHL, Preconstruction Engineer
- Neal Materni – Kleinfelder, Project Manager
- Andy Comer – TMS Engineers, Inc, Traffic Engineer

2

## Proposed Site Plan

3

## Potential Impacts & Mitigants

- Visual
- Noise
- Traffic





## COMPREHENSIVE MASTER PLAN OVERVIEW

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In accordance with Municipal Codified Ordinance of Ashville, Ohio:

- Chapter 1173 Landscaping
- Chapter 1157 Limited Industrial District
- Chapter 1131 Standard Zoning District Regulations (1131.02 Rules of Application, Section (g) Development Plan)

The Development Plan shall be reviewed by the Planning and Zoning Board and must be approved as a condition for the issuance of a zoning permit. In reviewing such Plan, the Planning and Zoning Board may seek the timely input from the Village Engineer, or other specific consultants as may be appropriate in the specific case. In approving a Development Plan, the Planning and Zoning Board shall find that the following criteria have been met:

- 1) The proposed building or use shall have sufficient yard space to provide for adequate parking and screening of adjacent residential areas as may be required in this Ordinance.
- 2) The proposed use and structures, as proposed, can be adequately and efficiently served by public streets and utilities.
- 3) The location, design and operation of the proposed use shall not impose undue adverse impacts on surrounding residential neighborhoods, and/or the Development Plan for the proposed facility has incorporated measures to lessen and/or alleviate such adverse impacts and protect the character of such adjacent residential areas. (Ord. 2000-14. Passed 7-24-00.)

# SITE PLAN / LINE OF SIGHT REVIEW







## OVERALL PROPOSED SITE PLAN

- Multi year implementation
- Phased master plan

This shows a conceptual site plan only. The details, including, but not limited to, the size, number and layout of the buildings [and site improvements] (individually and in the aggregate), likely will be different than shown because of the need to react to market opportunities over a period of years for spec buildings, build-to-suit buildings, or some combination of spec and build-to-suit buildings.





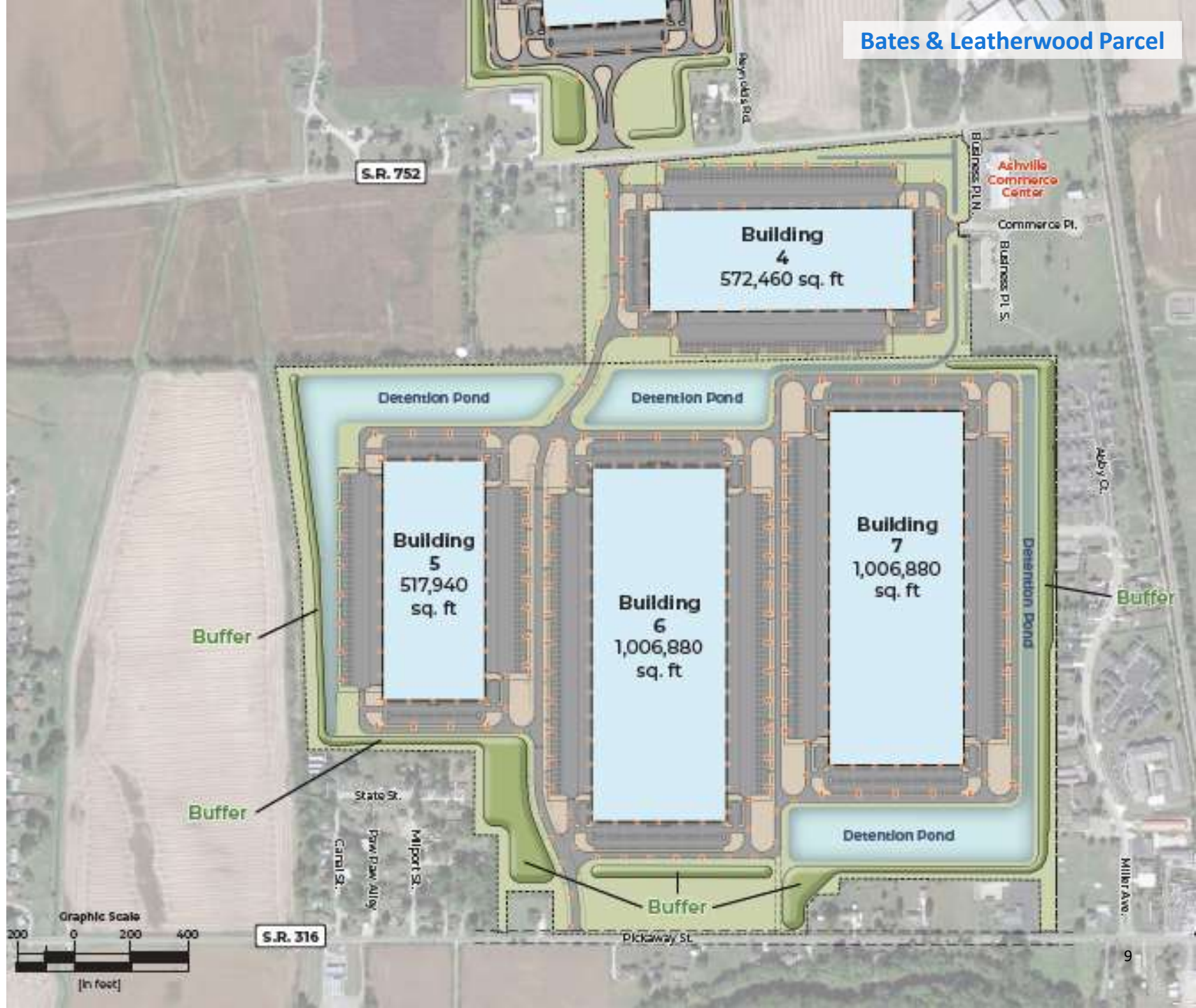
## NORTH OF SR 752 PROPOSED SITE PLAN

- Buffers will mitigate noise and visual impacts to the adjacent business and the residential properties to the south
- Open space at SR 752 near main entrance
- Landscaping between future parcels



**SOUTH OF SR 752  
PROPOSED SITE PLAN**

- Buffers will mitigate noise and visual impacts to adjacent residential properties
- Transportation enhancement between SR 752 and SR 316





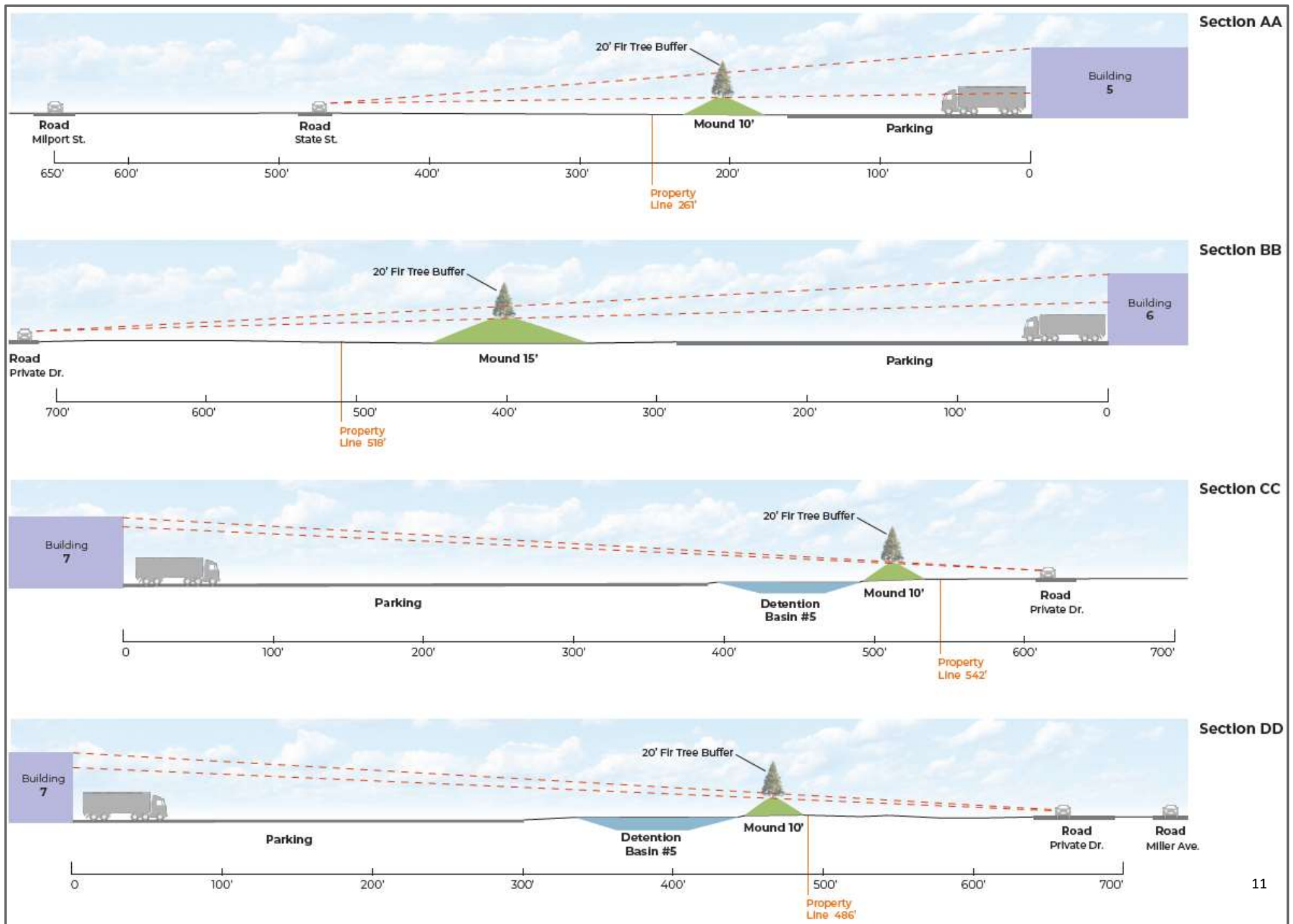
## SOUTH OF SR 752 LINE OF SIGHT ANALYSIS

- Line of sight section cuts and visual photographic representations on following pages





# LINE OF SIGHT SECTION CUTS





View 1



Before



View 1





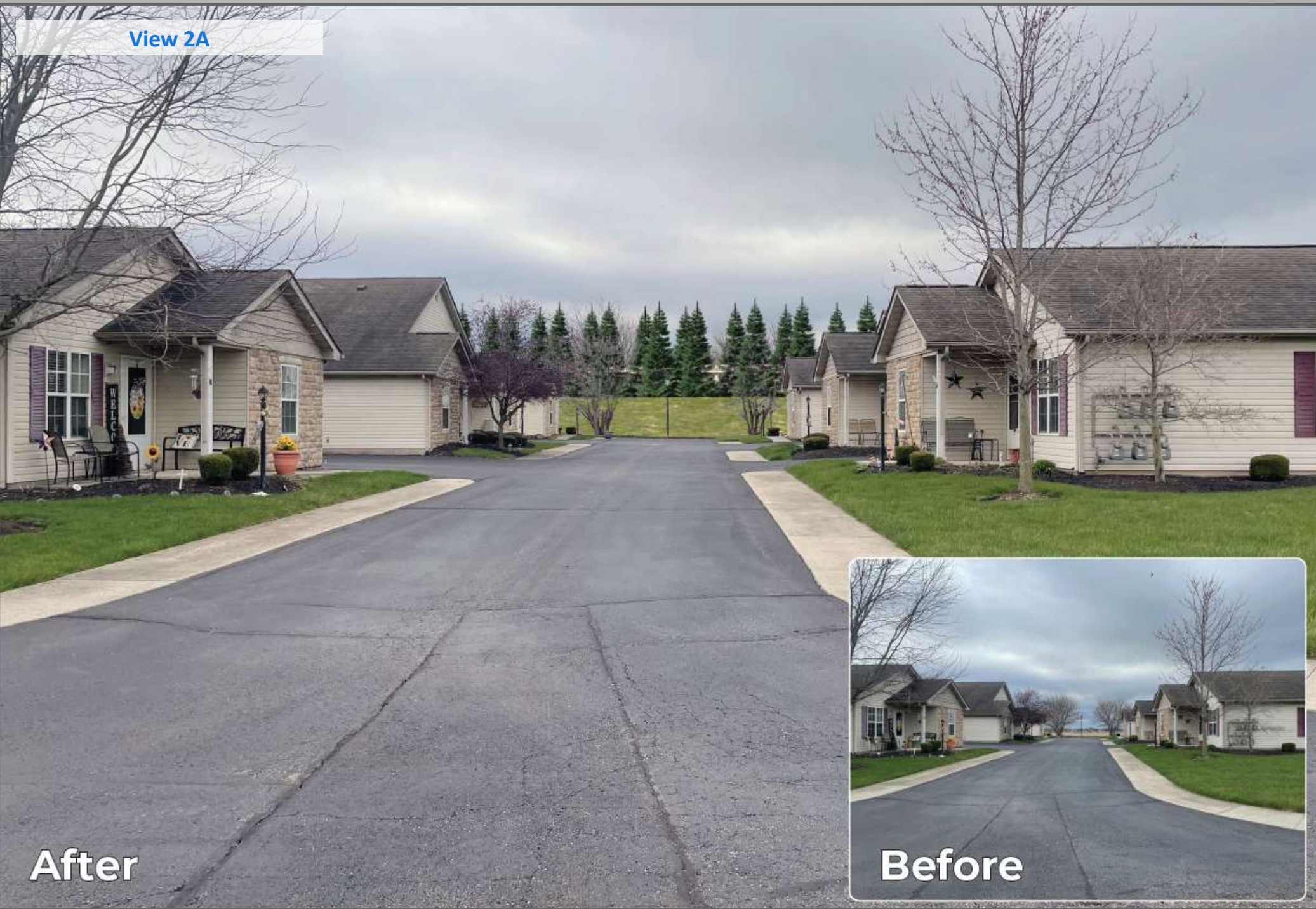
View 2A



Before



View 2A



After



Before



View 2B



Before



View 2B



After



Before



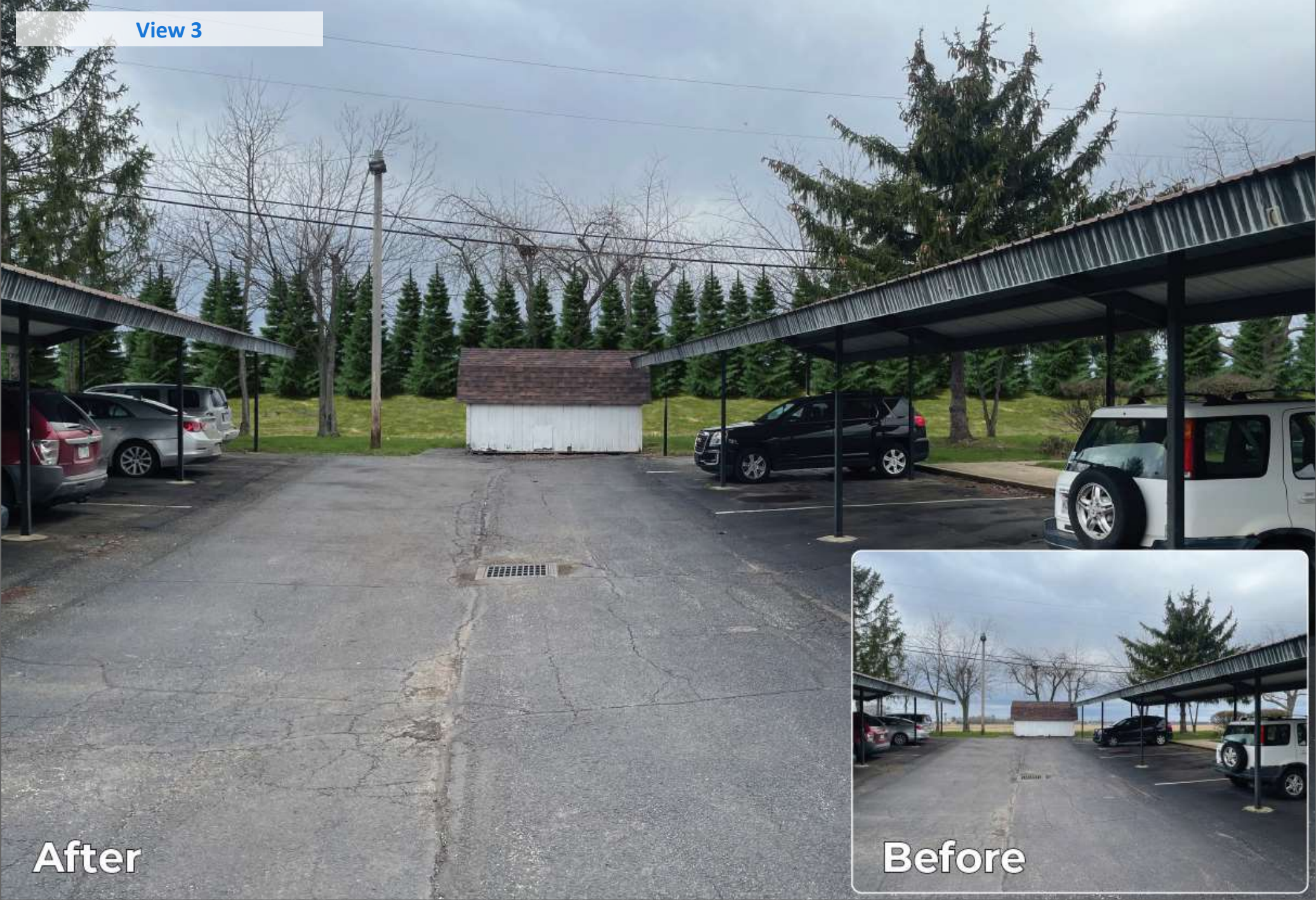
View 3



Before



View 3



After



Before

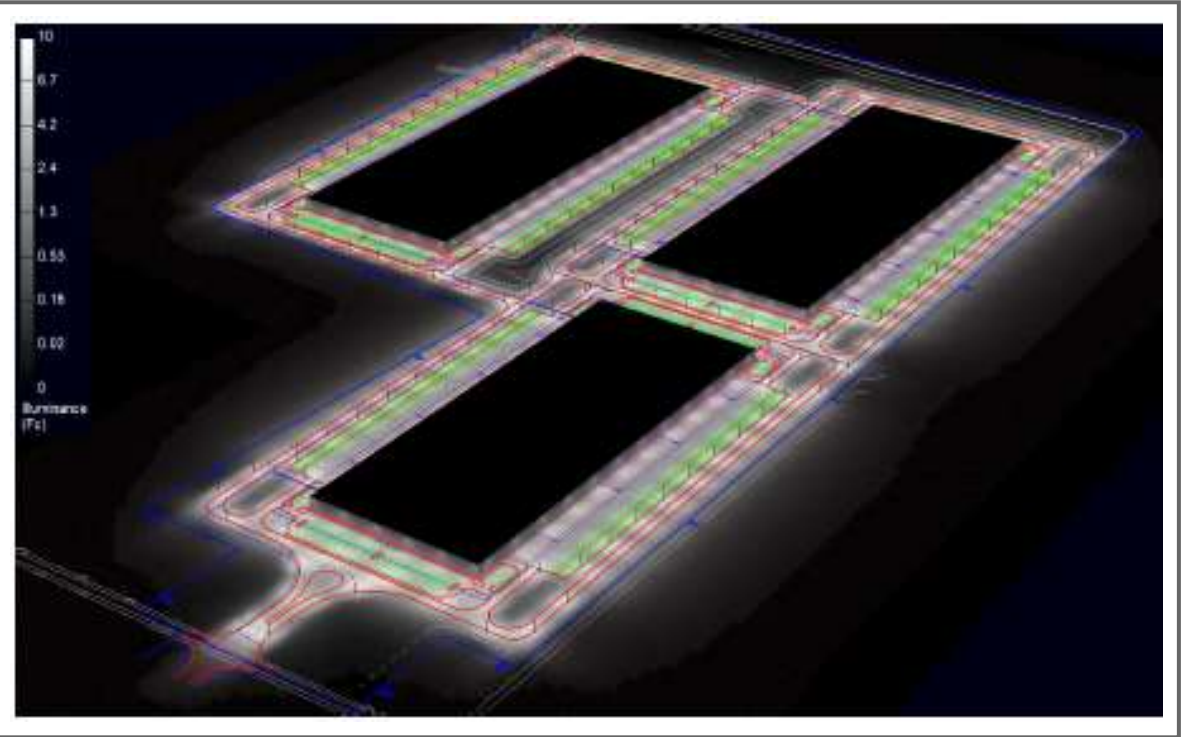
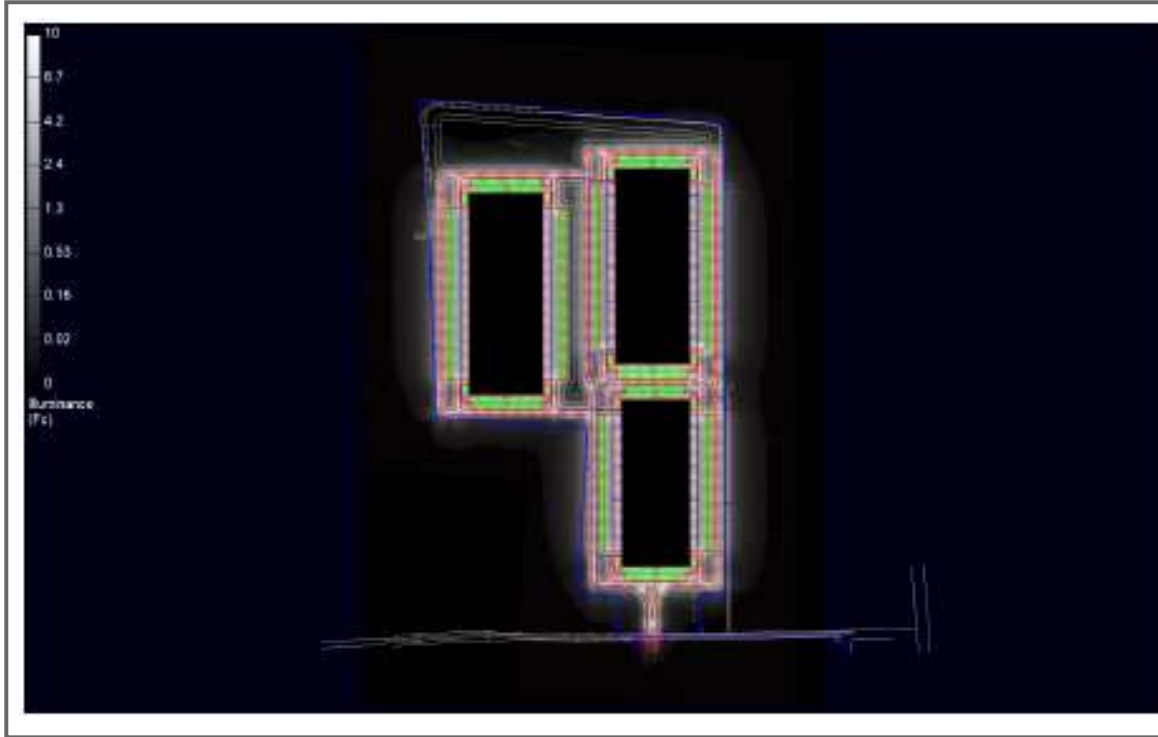
# SITE LIGHTING



## SITE LIGHTING OVERVIEW

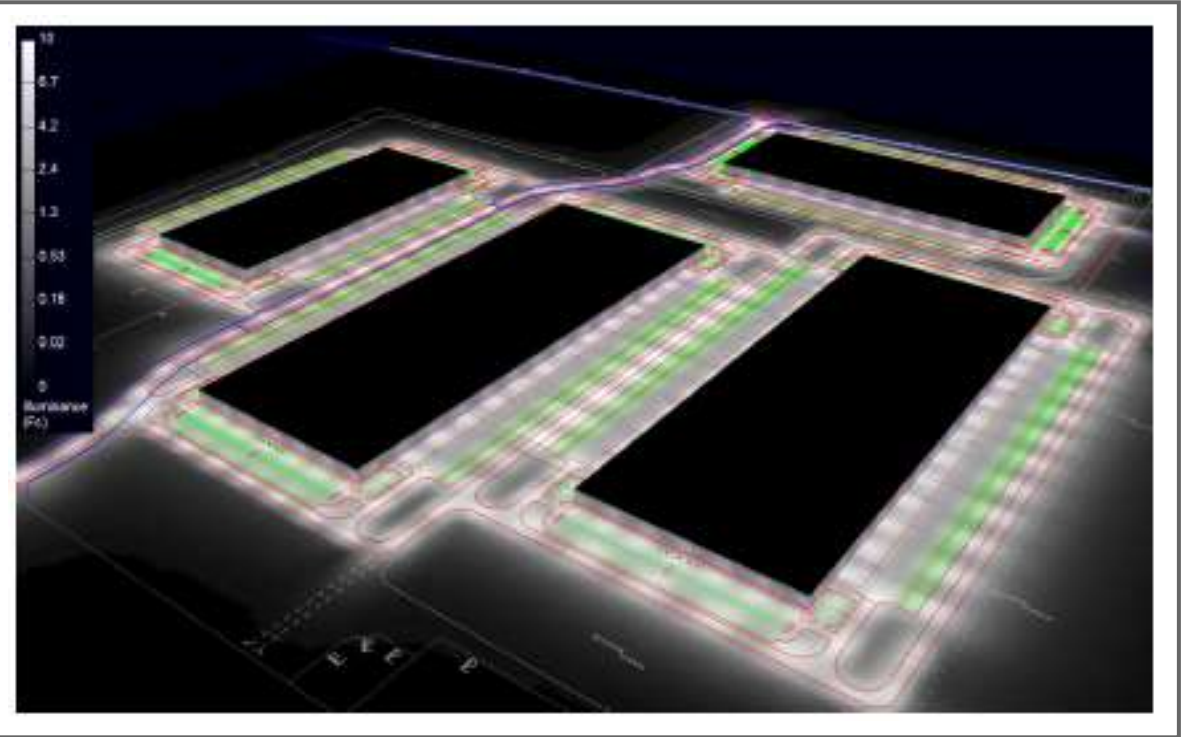
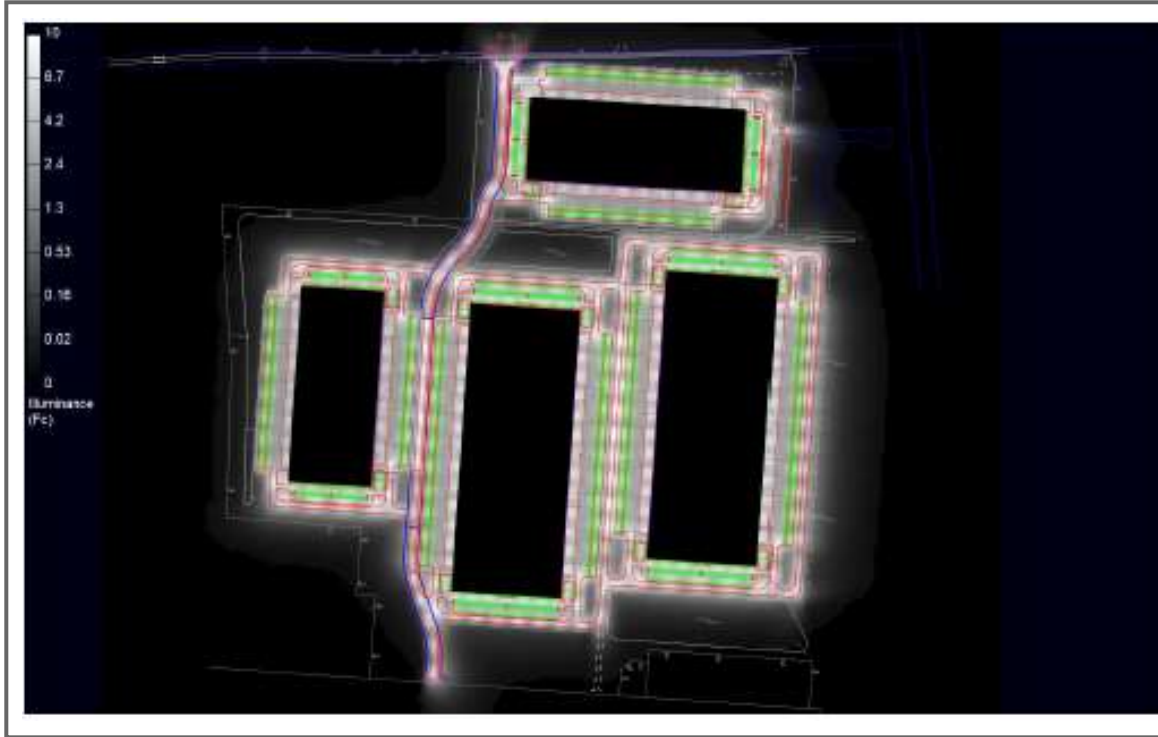
- DHL's standard for exterior lighting is 100% cut-off style (dark sky - no uplight) LED fixtures.
- The optics in LED fixtures are directional and allow for control of the lighting distribution from the fixtures.
  - For interior parking areas pole lights, the optics for fixtures are designed to provide a circular lighting distribution.
  - For wall mounted and perimeter fixtures, the optics are designed for forward and side distribution of the light output.
- DHL's standard for exterior lighting control is use of a common photocell (dusk to dawn operation) with a timeclock override.

## DRESBACH SITE LIGHTING DIAGRAM





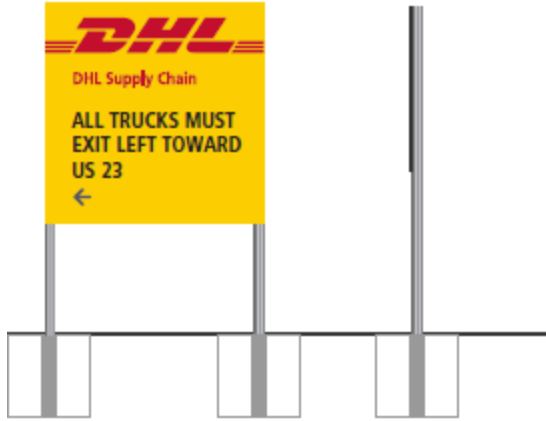
## BATES & LEATHERWOOD SITE LIGHTING DIAGRAM



# TRAFFIC, SIGNAGE & SIGNALS

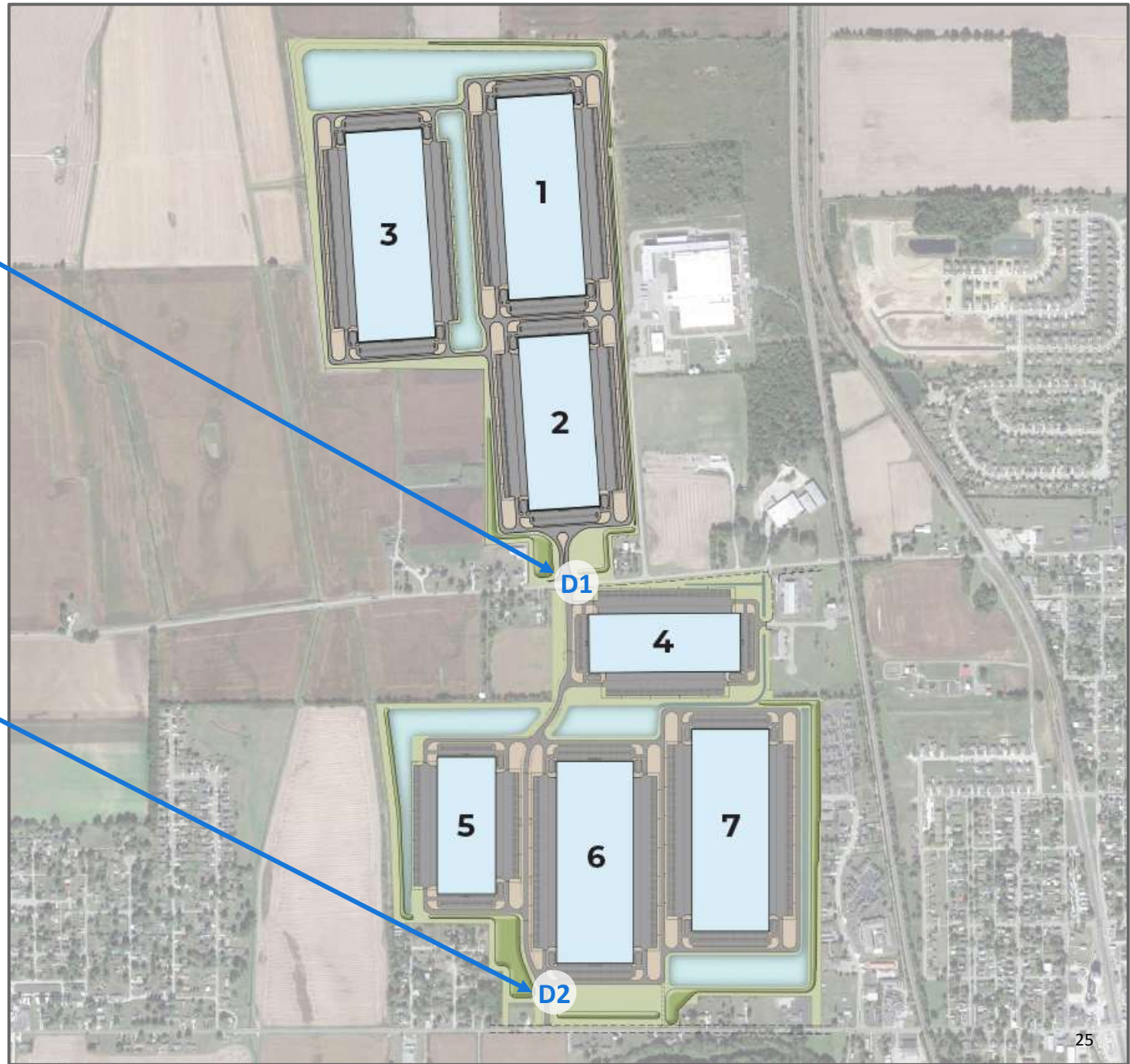


# TRUCK DIRECTIONAL SIGNAGE

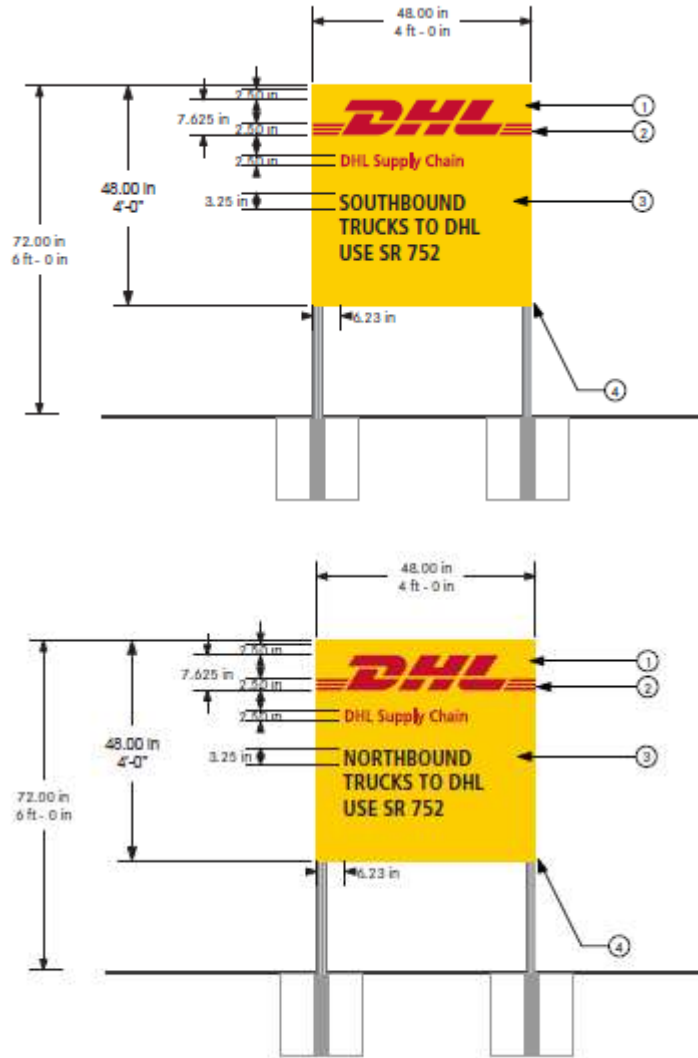


D1

D2

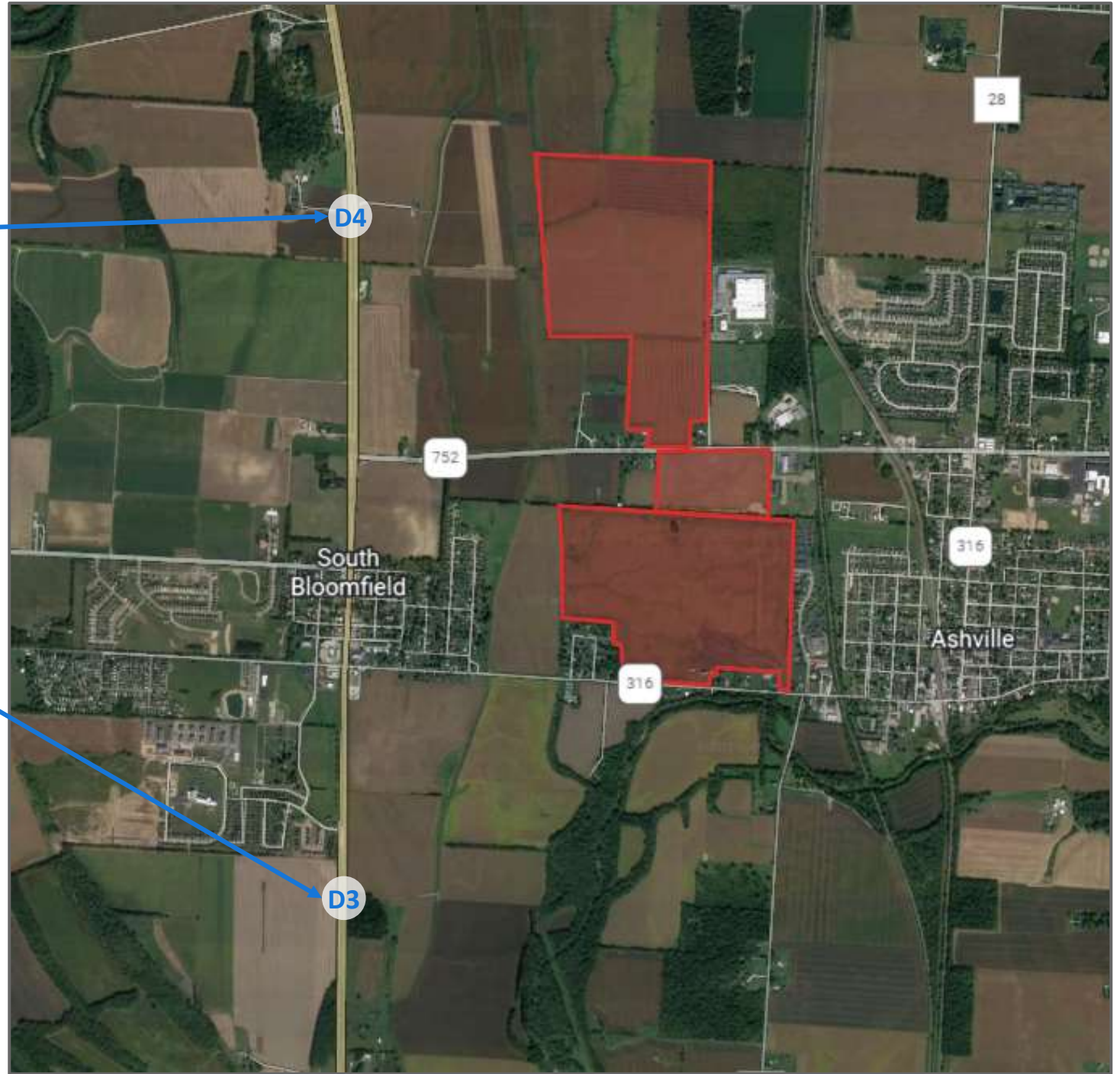


# US ROUTE 23 - SIGNAGE



D4

D3



\* CODE VERIFICATION WILL BE REQUIRED



## MITIGATION REVIEW

### VISUAL IMPACT

Mounds  
Landscaping  
Line of Sight Analysis  
100% Cut Off Lighting  
Detention Ponds  
Open Spaces

### NOISE IMPACT

Set-Backs for Buildings  
& Roads  
Mounds  
Landscaping

### TRAFFIC IMPACT

On & Offsite Signage  
Traffic Signals  
Exclusive Turn Lanes  
Shift Change Schedule





#### 1157.04 DEVELOPMENT STANDARDS.

(a) Minimum Lot Area. No minimum lot size is required; however, all principal and subordinate uses and structures, including parking and paved areas, shall be located not less than 100 feet from any district where residences are a permitted use, and not less than fifty (50) feet from any other zoning district.

(b) Minimum Lot Width. No minimum lot width is required; however, all lots shall abut a publicly dedicated and improved street and shall have adequate width to provide for yard spaces and distances in subsection (a) hereof.

(c) Side Yards. Minimum side yards shall be required so as to meet the requirements of subsection (a) hereof.

(d) Front Yard Depth. Twenty-five (25) feet, exclusive of any parking.

(e) Minimum Rear Yard Depth. Minimum rear yard depth shall be required so as to meet the requirement of subsection (a) hereof.

(f) Height. No structure shall exceed a height of fifty (50) feet.

(g) Landscaping. If side or rear yards are located adjacent to any district where residences are a permitted use, landscaping and screening shall be required on the perimeter of those yards, pursuant to the standards of Chapter 1173 of this Ordinance.

(h) Trash and Garbage Control. All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view.

(i) Development Plan. New LI uses constructed on land vacant at the time of the effective date of this Ordinance must submit a Development Plan. The Planning and Zoning Board shall review the Plan prior to the issuance of a zoning permit according to the criteria in Section 1131.02 (g) and may impose additional requirements as may be reasonable and appropriate.

(Ord. 2000-14. Passed 7-24-00.)

## CHAPTER 1173

### Landscaping

1173.01 Purposes.

1173.02 Undesirable trees.

1173.03 Tree preservation.

1173.04 Landscape screening.

1173.05 Landscape materials used as buffers.

### CROSS REFERENCES

Unlawful destruction of trees - see GEN. OFF. 541.06

#### 1173.01 PURPOSES.

The purposes of these landscaping regulations is to specifically encourage the preservation and replacement of major trees removed in the course of land development, to promote the utilization of landscaping as a buffer between particular land uses, and to minimize noise, air and/or visual pollution and artificial light glare.

#### 1173.02 UNDESIRABLE TREES.

The following species of trees shall be deemed undesirable, and their use for landscaping purposes within the Village of Ashville shall be discouraged. In no case shall these species be planted within twenty-five (25) feet from any water, sanitary or storm drainage lines within the boundaries of the Village.

- (a) Box-Elder (*Acer negundo*).
- (b) Silver Maple (*Acer saccharinum*).
- (c) Catalpa (*Catalpa speciosa*).
- (d) Tulip Tree (*Liriodendrum tulipifera*).
- (e) Mulberry (*Morus alba*).
- (f) Poplars (all kinds) (*Populus*).
- (g) Willows (all kinds) (*Salix*).

#### 1173.03 TREE PRESERVATION.

When preparing and reviewing site and development plans, good faith effort shall be made to preserve natural vegetation. Streets, lots, structures and parking areas should be laid out to avoid unnecessary destruction of heavily wooded areas or outstanding tree specimens.

#### 1173.04 LANDSCAPE SCREENING.

(a) Screening of Uses in Particular Districts. The development standards for particular districts require the installation of landscaped "buffer" areas of those side or rear yards that are adjacent to districts where single or two-family residences are permitted uses.



When required, such screening shall consist of walls, landscaped earthen mounds, fences, natural vegetation or an acceptable combination of these elements, provided that screening must be at least seven (7) feet in height. The use of year-round vegetation, such as pines or evergreens, is encouraged. Landscaped screening shall have at least seventy-five percent (75%) opacity during full foliage.

(b) Screening of Trash Receptacles. The development standards for particular zoning districts require the screening of trash receptacles to effectively screen them from view. In those cases where screening is required, landscaping can be utilized to meet the requirement, provided the standards for such landscaping meet the requirements of subsection (a) hereof.

(c) Maintenance of Shrubbery and Hedges. In any district, no shrubbery or hedge shall be planted, in such a manner that any portion of growth extends beyond the property line. The owner or occupant of property on which there is shrubbery, hedges, or trees located so as to affect the vision of drivers on adjacent streets shall keep shrubbery and hedges trimmed to a maximum of thirty (30) inches in height, and keep trees trimmed so as to avoid covering or obscuring of traffic visibility or traffic control signals.

#### 1173.05 LANDSCAPE MATERIALS USED AS BUFFERS.

Landscape materials utilized in meeting requirements of this Ordinance should complement the form of existing trees and plantings, as well as the general design and architecture of the developed area. The type of sun or shade should be considered in selecting plant materials. Artificial plants are prohibited. All landscape materials shall be living plants and shall meet the following requirements.

(a) Deciduous Trees. Trees which normally shed their leaves in the fall, shall be species having an average mature crown spread of greater than fifteen (15) feet and having trunks which can be maintained with over five (5) feet of clear wood in areas where visibility is required, except at vehicular use intersections where the clear wood requirement shall be eight (8) feet. A minimum of ten (10) feet overall height, or a minimum caliper (trunk diameter as measured six inches above the ground) of at least two (2) inches immediately after planting shall be required. Trees of undesirable species, as cited in 1173.02 above, are prohibited.

(b) Evergreen Trees. Evergreen trees shall be a minimum of three (3) feet high with a minimum caliper of one (1) inch immediately after planting.

(c) Undesirable Species. In meeting the planting and maintenance requirements of this chapter, the species of trees listed in Section 1173.02 shall not be utilized.

(d) Shrubs and Hedges. Shrubs shall be at least two (2) feet in average height when planted.

(e) Grass or Ground Cover. Grass of the fescue (Gramineae) or bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns, and may be sodded or seeded. In swales or similar areas subject to erosion nets, or suitable mulch shall be used; nurse grass shall be sown for immediate protection until complete coverage otherwise is achieved.

## CHAPTER 1131

### Standard Zoning District Regulations

1131.01 Regulation of the use and development of land or structures.

1131.02 Rules of application.

#### CROSS REFERENCES

General development requirements - see P. & Z. Ch. 1167

#### 1131.01 REGULATION OF THE USE AND DEVELOPMENT OF LAND OR STRUCTURES.

Regulations pertaining to the use of land and/or structures, and the physical development thereof within each of the zoning districts as established in Chapter 1133, are hereby established and adopted.

#### 1131.02 RULES OF APPLICATION.

(a) Identification of Uses. Listed uses are to be defined by their customary name or identification, except as specifically defined or limited in this Ordinance.

(b) Permitted Uses.

(1) Only a use designated as permitted shall be allowed as a matter of right in any zoning district, and any use not so designated shall be prohibited unless:

A. A permitted use may be added to a zoning district by formal amendment, in conformance with Chapter 1111 of this Ordinance.

B. An unlisted use may be determined by the Planning and Zoning Board to be a similar use, in accordance with subsection (e) hereof.

(2) No more than one (1) permitted use shall exist on any one zoning lot.

(c) Accessory Uses. An accessory use or structure is a subordinate use or structure clearly incidental and secondary to the principal permitted building or use, and located on the same lot with such principal building or use. Accessory uses or structures shall be allowed in accordance with the specific district regulations, and the requirements of Chapter 1175 of this Ordinance.

(d) Conditional Uses. A use designated as a conditional use shall be allowed in the zoning district where the designation occurs, when such use, its location, extent and method of development will not substantially alter the character of the vicinity, or unduly interfere with or adversely impact the use of adjacent lots. To this end, the Planning and Zoning Board shall, in addition to the development standards for the specific district, set forth additional requirements as will render the conditional use compatible with existing and future use of adjacent lots in the vicinity, in accordance with Chapter 1119 of this Ordinance.

(e) Similar Uses. Determination as to whether a use is similar to uses permitted by right shall be considered as an expansion of use regulations of the district and not as a variance applying to a particular situation. Any use found similar shall thereafter be considered as a permitted use in that district.

Applications for zoning permits for uses not specifically listed in the permitted building or use classifications of the zoning district, which the applicant feels qualify as a similar use under the provisions of this Section, shall be submitted to the Planning and Zoning Board.

Within thirty (30) days after such submittal, the Planning and Zoning Board shall determine whether the requested use is similar to those uses permitted in the specific



district. In order to find that a use is similar, the Planning and Zoning Board shall find that all of the following conditions exist:

- (1) Such use is not listed as a permitted or conditional use in another zoning district.
  - (2) Such use conforms to basic characteristics of the classification to which it is to be added and is more appropriate to it than to any other classification.
  - (3) Such use creates no danger to health and safety, creates no offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences, and does not create traffic congestion to an extent greater than that normally resulting from uses listed in the classification to which it is to be added.
- (f) Development Standards. Development standards set forth shall be the minimum allowed for uses permitted in that district. If development standards are in conflict with requirements of any other lawfully adopted rule, regulation, or law, the most restrictive standard shall govern.

(g) Development Plan. For particular uses in specific districts, a Development Plan will be cited as required. In such cases, the Development Plan shall be submitted by the applicant at the time of the application for a zoning permit, or at such time when the property is rezoned into that district. The Development Plan shall contain a site plan for the property, drawn to approximate scale, showing all property lines, existing buildings, access drives, parking areas, and other notable physical features. The Development Plan shall also show the location, outlines and size of all proposed structures including the design of all improvements including drainage, private streets, water and sanitary sewer lines, as well as the size, design, materials and location of all signage proposed for the development. The Development Plan shall also contain a narrative description of the proposed use, and an evaluation of how such use may impact adjacent property.

The Owner/Developer shall provide evidence in the Development Plan that all storm drainage in the development shall be addressed in conformance with the "Stormwater Design Manual" (Mid-Ohio Regional Planning Commission; June, 1977) as may be subsequently amended.

The Development Plan shall be reviewed by the Planning and Zoning Board and must be approved as a condition for the issuance of a zoning permit. In reviewing such Plan, the Planning and Zoning Board may seek the timely input from the Village Engineer, or other specific consultants as may be appropriate in the specific case. In approving a Development Plan, the Planning and Zoning Board shall find that the following criteria have been met:

- (1) The proposed building or use shall have sufficient yard space to provide for adequate parking and screening of adjacent residential areas as may be required in this Ordinance.
- (2) The proposed use and structures, as proposed, can be adequately and efficiently served by public streets and utilities.
- (3) The location, design and operation of the proposed use shall not impose undue adverse impacts on surrounding residential neighborhoods, and/or the Development Plan for the proposed facility has incorporated measures to lessen and/or alleviate such adverse impacts and protect the character of such adjacent residential areas. (Ord. 2000-14. Passed 7-24-00.)

(h) Essential Services. Essential Services, as defined and specified in Chapter 1107 of this Ordinance, shall be permitted in any and all zoning districts within the Municipality.

THE DISTILLERY  
COVER SHEET & INDEX MAP

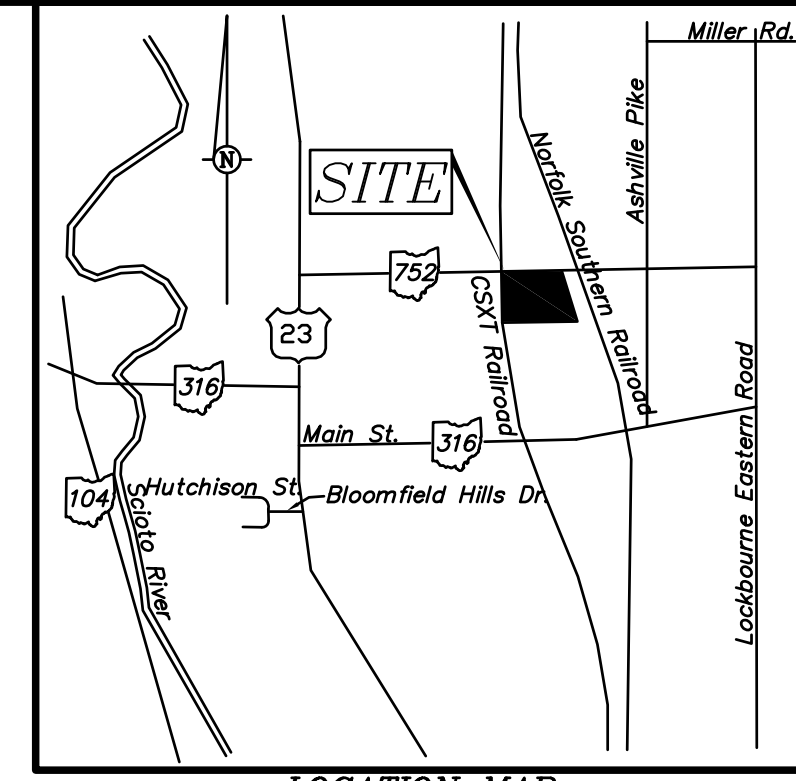
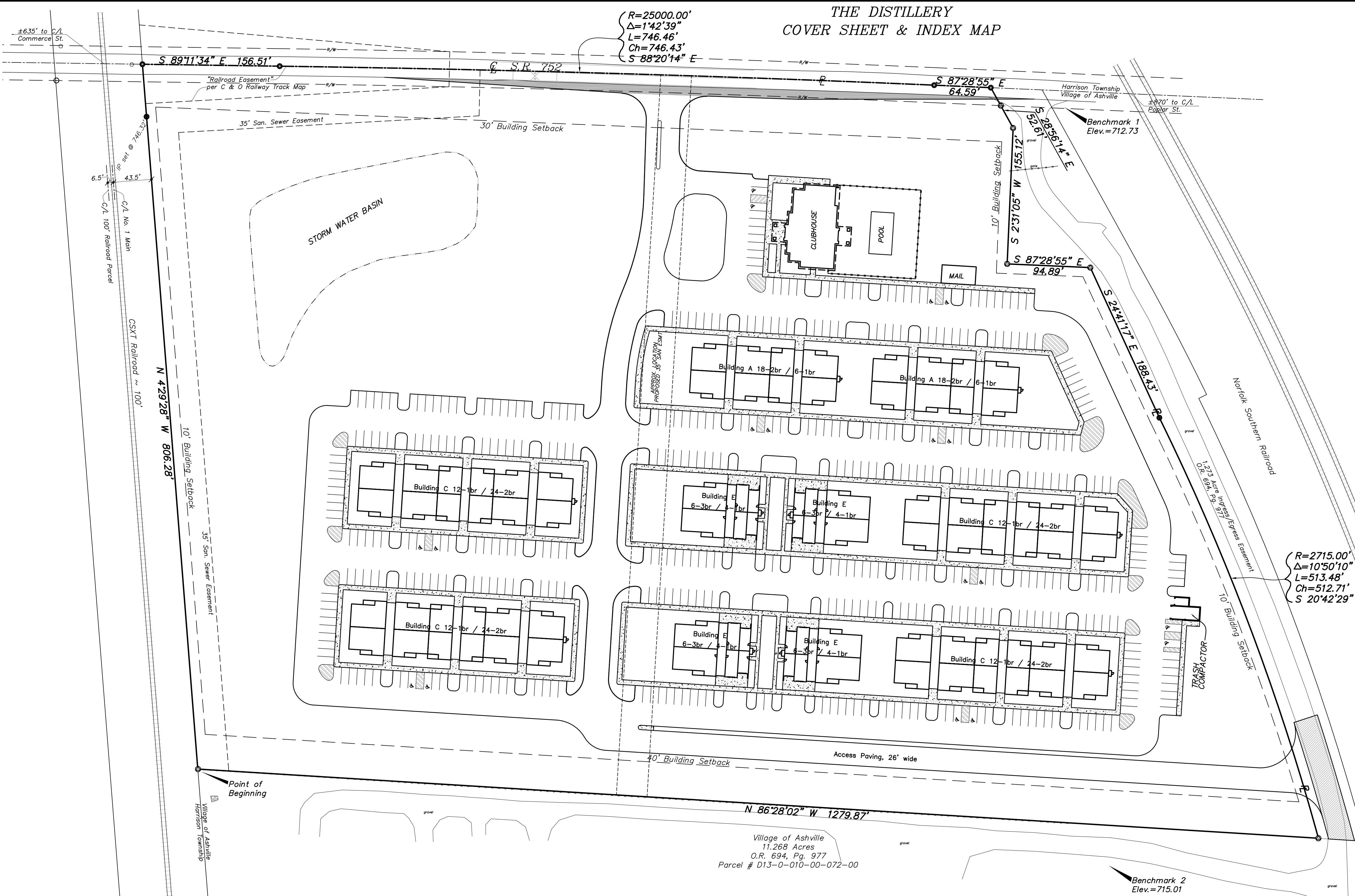


Exhibit C

**BENCHMARKS:**  
 Benchmark 1: The southwest corner of a concrete catch basin located approximately 85 feet east of the northeast corner of the site. Elevation=712.73 (NAVD 88 Datum).  
 Benchmark 2: The north flange bolt on a fire hydrant located approximately 240 feet west of the southeast corner of the site. Elevation=715.01 (NAVD 88 Datum).  
 The above benchmark elevations were assigned based on GPS observations using the Ohio Department of Transportation's CORS Network.

**INDEX OF SHEETS**  
 COVER SHEET CE-1  
 BOUNDARY & TOPOGRAPHIC SURVEY CE-2  
 SITE DIMENSION & PAVING PLAN CE-3  
 GRADING, DRAINAGE, & UTILITY PLAN CE-4

**DEVELOPER:**  
 AB Contracting, Inc.  
 Larry Wills  
 614-323-8084  
 larry.wills@yahoo.com

**ARCHITECT:**

**DEVELOPMENT NOTES:**  
 Current zoning is Village of Ashville, AR (Apartment Residential District)  
 Adjacent Zoning Classification(s): to the north - Harrison Twp., AL (Agricultural Land) to the east and south - Village of Ashville, CF (Community Facilities District) to the west - Village of Ashville, Incomplete or Incompatible with Usage  
 Village of Ashville AR District Zoning Summary:  
 Minimum Lot Area - 4,000 square feet per dwelling unit for all other multiple-family dwellings. This requirement may be reduced to 3,000 square feet per dwelling unit if approved by the Planning and Zoning Board, pursuant to Section 1143.06 below.  
 (b) Minimum Lot Frontage. Eighty (80) feet of frontage on a publicly dedicated and improved street or highway.  
 (c) Minimum Front Yard Depth. Thirty (30) feet.  
 (d) Minimum Side Yard Width. Ten (10) feet.  
 (e) Minimum Rear Yard Depth. Forty (40) feet.  
 (f) Maximum Building Height. Thirty-five (35) feet.  
 (g) Landscaping. If side or rear yards are located adjacent to any district where single family residences are a permitted use, landscaping and screening of those yards shall be required, pursuant to Chapter 1173. Such landscaping and/or screening shall consist of walls, fencing, mounding, natural vegetation or a combination of these elements, provided that such screening shall be at least seven (7) feet high or, if natural vegetation is used, capable of reaching seven (7) feet high within three (3) years of planting.  
 (h) Storm Drainage. The application for rezoning into the AR District must include a plan showing how storm runoff will be addressed. The accommodation of storm drainage shall be consistent with the standards and requirements of the "Stormwater Design Manual (Mid-Ohio Regional Planning Commission; June, 1977) as may be subsequently amended.

(i) Trash and Garbage Control. All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. The disposal of trash and maintenance of the area shall be the responsibility of the owner of the property.  
 (j) Development Plan. In those cases where land is proposed to be rezoned from another zoning district into the AR District, a Development Plan, as described in Section 1131.02 (g) of this Ordinance shall be prepared and submitted to the Planning and Zoning Board, in addition to that material specified in Appendix A. The Development Plan shall be reviewed by the Planning and Zoning Board during the zoning amendment process. In approving a Development Plan, the Planning and Zoning Board shall find that the criteria specified in Section 1131.02 (g) have been met. (Ord. 2000-14, Passed 7-24-00).  
**1143.06 DENSITY BONUS.**  
 The Planning and Zoning Board may approve a density bonus, on a case-by-case basis, which would allow an overall density not to exceed 3,000 square feet of lot area per dwelling unit, if it finds that the following conditions exist:  
 (a) The subject site is ten (10) acres or more and a minimum of forty (40) dwelling units is proposed.  
 (b) The development is located directly adjacent to major thoroughfares as delineated on the Thoroughfare Plan.  
 (c) Buildings are integrated with the natural features and architectural context of the surrounding area, and the applicant has shown that building design and site design is of high quality.  
 (d) A minimum of twenty percent (20%) of the site is designated as permanent open space. The open space system shall provide for pedestrian and bicycle linkages to neighborhood facilities, parks, play areas. Assurances shall be provided that such open space shall be maintained by the owner of the development.

**DEVELOPMENT SUMMARY:**

Site Info:  
 21.419 Acres, as conveyed to Clifton Brothers Land LLC in Official Record 775, Page 1149  
 Parcel# D12-0-001-00-147-00

Buildings:	Units/Building:	Total Units:
2 - Bldg A	6 - 1 Bedroom	12
4 - Bldg B	18 - 2 Bedroom	36
4 - Bldg C	12 - 1 Bedroom	48
4 - Bldg E	24 - 2 Bedroom	96
	4 - 1 Bedroom	16
	6 - 3 Bedroom	24
<b>Total:</b>		<b>232 Units</b>

Parking provided: 464 Spaces + 18 Garage Spaces + 16 ADA = 498 total 2.0 spaces per unit with 34 additional spaces.  
 All parking spaces shown are 9'x19' typical.

The project consists of 21.419 acres, of which 0.447 acres is within the S.R. 752 road right-of-way and 0.101 acres is part of the CSX Railroad easement exclusive of said road right-of-way. Net density 4021 s.f./Unit  
 Project as shown has 45% of impervious surface (405,657 S.F.) and 55% of greenspace (503,497 s.f.) within the 20.871 acre developable acres.

**PROJECT SCOPE OF WORK:**  
 This proposed project consists of development of ten 3-story apartment buildings with a total of 232 units. 76 - 1 Bedroom, 132 - 2 Bedroom, and 24 - 3 Bedroom units and a clubhouse, on a 21.419 acres parcel of land that is currently vacant and is consistent with the proposed Ashville AR zoning classification and surrounding existing and future uses. Construction activities will include construction of said apartment buildings, clubhouse, parking lot, trash collection facilities, and associated utilities. Proposed site design shown is compliant with all relevant AR zoning codes. Existing surrounding development consists of railroads along the east and west, State Route 752 and Harrison Township to the north, and the Ashville Water Resource Recovery Facility to the south.  
 A formal landscaping plan will be designed and provided as part of the final engineering plan set and shall include all requirements under Section 1173. A landscape irrigation plan will be provided which utilizes the proposed retention pond as the source for the irrigation water.  
 A photometric site lighting plan will be designed and supplied as art of the final engineering plan set.  
 Conceptual sanitary sewer design to include 8" dia. gravity sewer, associated manholes and 6" dia. sanitary sewer laterals to serve each building. Fully engineered design to be supplied as part of the final engineering plan set.  
 Conceptual water service design to include a master meter with 8" dia. water service loop with 10 fire hydrants. Each apartment building to have 2" dia. domestic service and fire service connection (to be sized based upon existing pressures). Each apartment building to be equipped with a Fire Department Connection (FDC). The clubhouse will be served by a 3/4" dia. domestic service. Fully engineered design to be supplied as part of the final engineering plan set.  
 In conjunction with the proposed fire hydrant placement and FDC building connections, all proposed drive aisle sections to consist of 5.5' wide raised concrete sidewalk (sized to allow for vehicle overhang) and 19' deep parking stalls on either side or both sides of a 26' wide fire apparatus access compliant drive lane.  
 Storm water design will consist of grading the site to provide sheet drainage and storm catch basins and piping as required to collect storm water in retention area(s). Storm water detention and water quality to be provided by the proposed retention area(s). Fully engineered design to be supplied as part of the final engineering plan set.

**Geo-Graphics Inc.**  
 Land Surveying & Civil Engineering  
 3331 Livingston Avenue Columbus, Ohio 43227  
 Phone: 614-231-2016 Fax: 614-231-2018  
 Email: gschwitzer@geo-graphicsinc.com

STATE OF OHIO  
 GEORGE W. SCHWITZER  
 PROFESSIONAL ENGINEER  
 04-14-22  
 REGISTERED ENGINEER NUMBER DATE

**Geo-Graphics, Inc.**  
 Land Surveying & Civil Engineering  
 3331 Livingston Avenue Columbus, Ohio 43227  
 Phone: 614-231-2016 Fax: 614-231-2018

**DEVELOPMENT PLAN**  
**THE DISTILLERY**  
 21.49 ACRES ~ STATE ROUTE 752  
 VILLAGE OF ASHVILLE  
 PICKAWAY COUNTY, OHIO

SCALE 1"=60'  
 DRAWN R/W  
 CHECKED GWS  
 DATE 04-14-22  
 SHEET CE-1



**SURVEY NOTES:**

Basis of Bearings: The centerline of State Route 752 was assigned a bearing of South 87°28'55" East, as described for record in Official Record 775, Page 1149, Recorder's Office, Pickaway County, Ohio.

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

Right of Way width of SR 752 unknown. 40' R/W shown per C & O Railway track map and Pickaway County GIS. Plans not available from Ohio Department of Transportation.

Benchmark 1: The southwest corner of a concrete catch basin located approximately 85 feet east of the northeast corner of the site. Elevation=712.73 (NAVD 88 Datum).

Benchmark 2: The north flange bolt on a fire hydrant located approximately 240 feet west of the southeast corner of the site. Elevation=715.01 (NAVD 88 Datum).

The above benchmark elevations were determined by GPS observations using the Ohio Department of Transportation CORS Network.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39129 C 0180 J (Effective Date: July 22, 2010), the property surveyed and shown herein lies within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain).

Soil types shown are based on the United States Department of Agriculture Natural Resources Conservation Service's Web Soil Survey.

CrA Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes  
 Ko Kokomo silty clay loam, 0 to 2 percent slopes  
 MkB Miamian-Kendallville silt loams, 2 to 6 percent slopes

There are no wetlands located on the subject 21.419 acre site per the United States Fish and Wildlife Service National Wetlands Inventory website. This statement should not be used as a substitute for an actual field wetlands delineation or Environmental Assessment Report.

The utilities and services shown on this drawing were located based upon observable field evidence and utility records supplied by the client. Underground lines were NOT physically located.

Trees, shrubs, irrigation lines, and any other landscape improvements were NOT located.

Field Location of Underground Utilities

1-800-362-2764

OUPS Reference Number: B133501923 & B133501925.

**NOTES:**

- ① Existing Aggregate Drive, 20' - 22' wide.
- ② Existing 24" Storm Sewer @ 0.08%

**UTILITY SERVICES**

Gas Service:  
 Columbia Gas of Ohio, Inc.  
 2101 West Main Street  
 Springfield, Ohio 45504  
 1-800-344-4077

Electric Service:  
 South Central Power  
 2780 Coonpath Rd. NE  
 Lancaster, Ohio 43130  
 1-800-282-5064

Water & Sewer Service:  
 Village of Ashville  
 200 Station St. E.  
 Ashville, Ohio 43103  
 740-983-6367

Building Regulations:  
 Village of Ashville  
 200 Station St. E.  
 Ashville, Ohio 43103  
 740-983-6367

Ohio Department of Transportation  
 District 6  
 400 East William St.  
 Delaware, Ohio 43015  
 740-833-8000

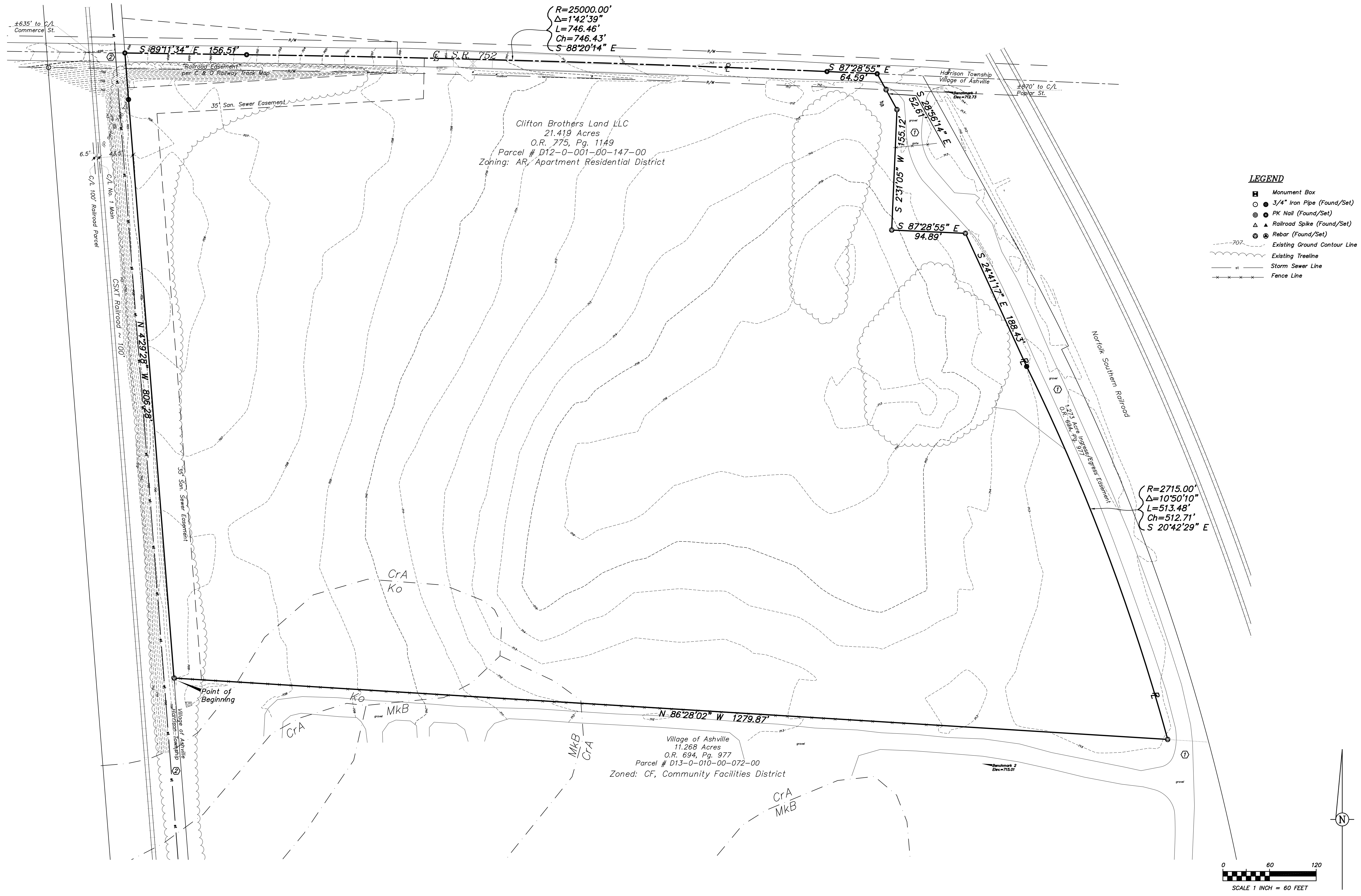
Pickaway County Engineer  
 121 West Franklin St.  
 Circleville, Ohio 43113  
 740-474-3360

Field Location of Underground Utilities  
 1-800-362-2764

**BOUNDARY & TOPOGRAPHIC SURVEY**

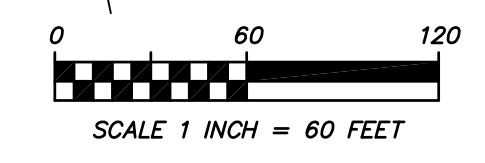
**THE DISTILLERY**

SITUATED IN AND BEING PART OF  
 SECTION 12, TOWNSHIP 2, RANGE 22  
 VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO



**LEGEND**

- Monument Box
- 3/4" Iron Pipe (Found/Set)
- PK Nail (Found/Set)
- △ Railroad Spike (Found/Set)
- ⊙ Rebar (Found/Set)
- - - - - Existing Ground Contour Line
- - - - - Existing Treeline
- - - - - Storm Sewer Line
- - - - - Fence Line



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**DEVELOPMENT PLAN**  
**THE DISTILLERY**  
 21.419 ACRES ~ STATE ROUTE 752  
 VILLAGE OF ASHVILLE  
 PICKAWAY COUNTY, OHIO

$R=25000.00'$   
 $\Delta=1'42.39''$   
 $L=746.46'$   
 $Ch=746.43'$   
 $S\ 88^{\circ}20'14''\ E$

$R=2715.00'$   
 $\Delta=10^{\circ}50'10''$   
 $L=513.48'$   
 $Ch=512.71'$   
 $S\ 20^{\circ}42'29''\ E$

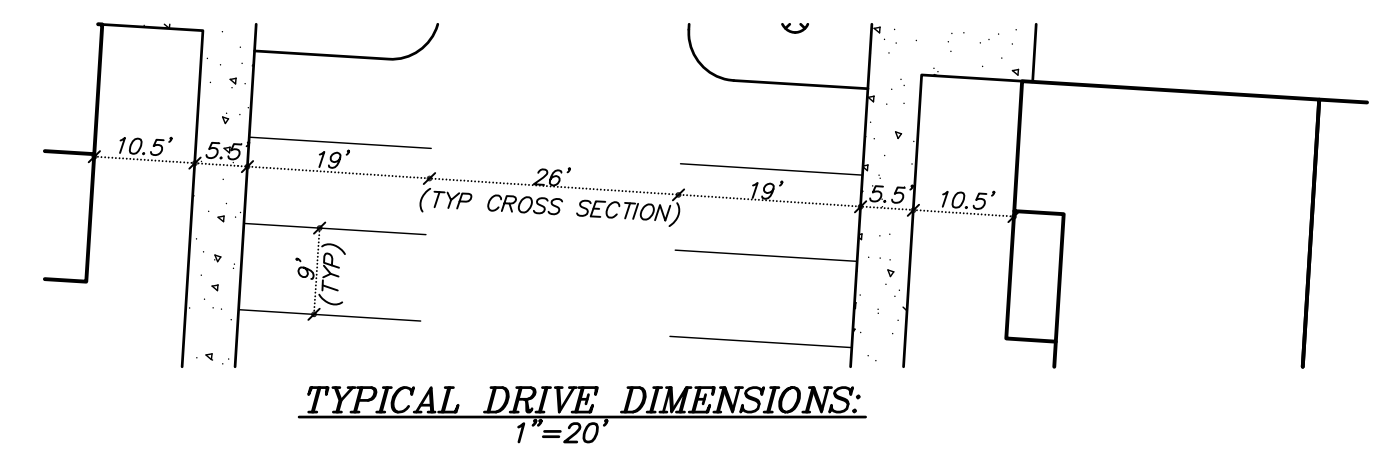
Village of Ashville  
 11.268 Acres  
 O.R. 694, Pg. 977  
 Parcel # D13-0-010-00-072-00

**GENERAL DEVELOPMENT LEGEND**

- Proposed fencing
- Approximate proposed detention area

**LEGEND**

- 3/4" Iron Pipe (Found/Set)
- PK Nail (Found/Set)
- Rebar (Found/Set)
- Sign Pole
- Bollard
- Green Space Area
- Number of Parking Spaces
- Deciduous Tree
- Coniferous Tree
- Fence Line
- Curb
- Concrete
- Typical Dimensions
- Light Pole
- Approximate proposed storm water basin

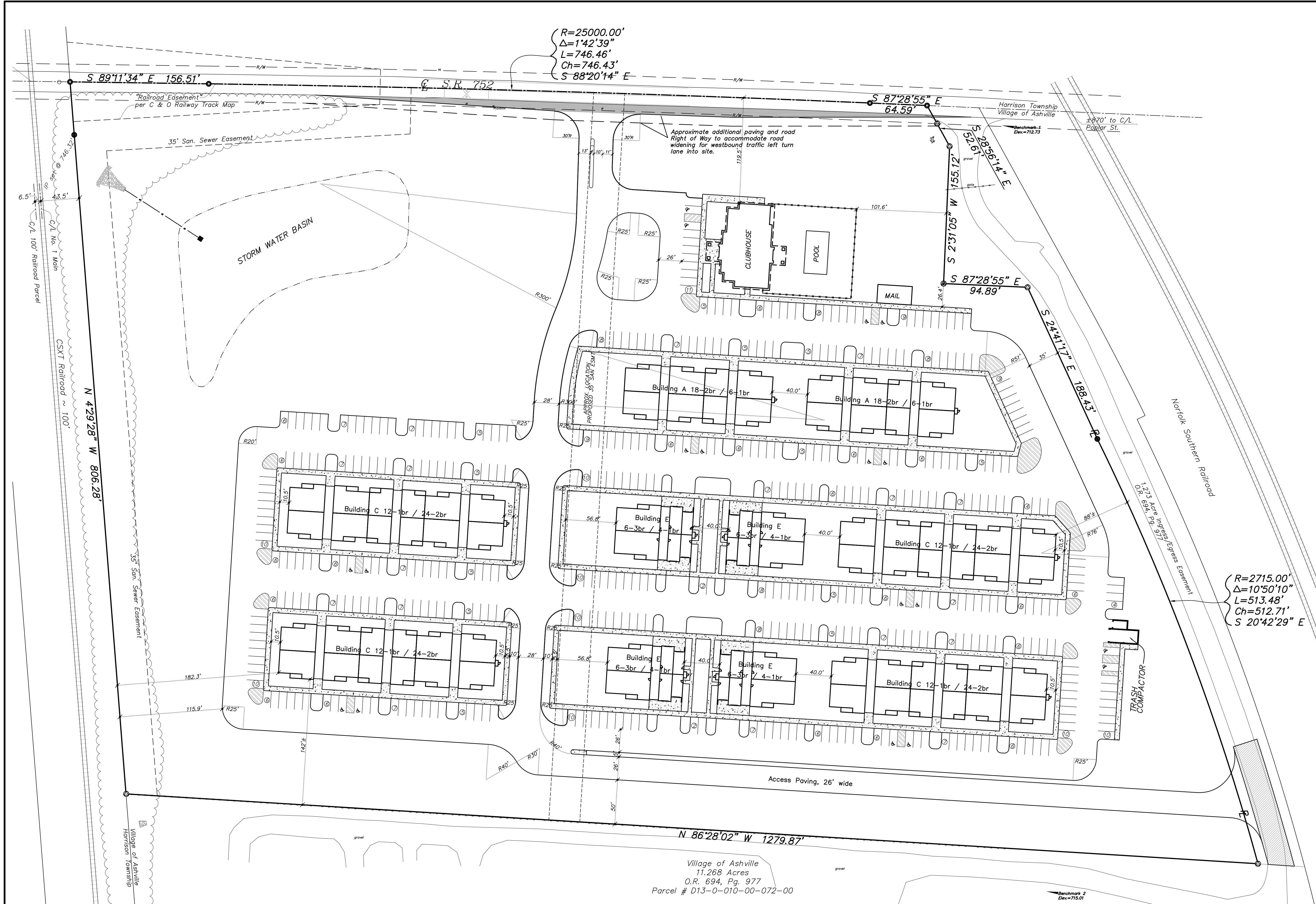


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**DEVELOPMENT PLAN**  
**THE DISTILLERY**  
 21.49 ACRES ~ STATE ROUTE 752  
 VILLAGE OF ASHVILLE  
 PICKAWAY COUNTY, OHIO

SCALE 1"=50'	DRAWN K/W	CHECKED G/S	DATE 04-14-22	SHEET 02-3
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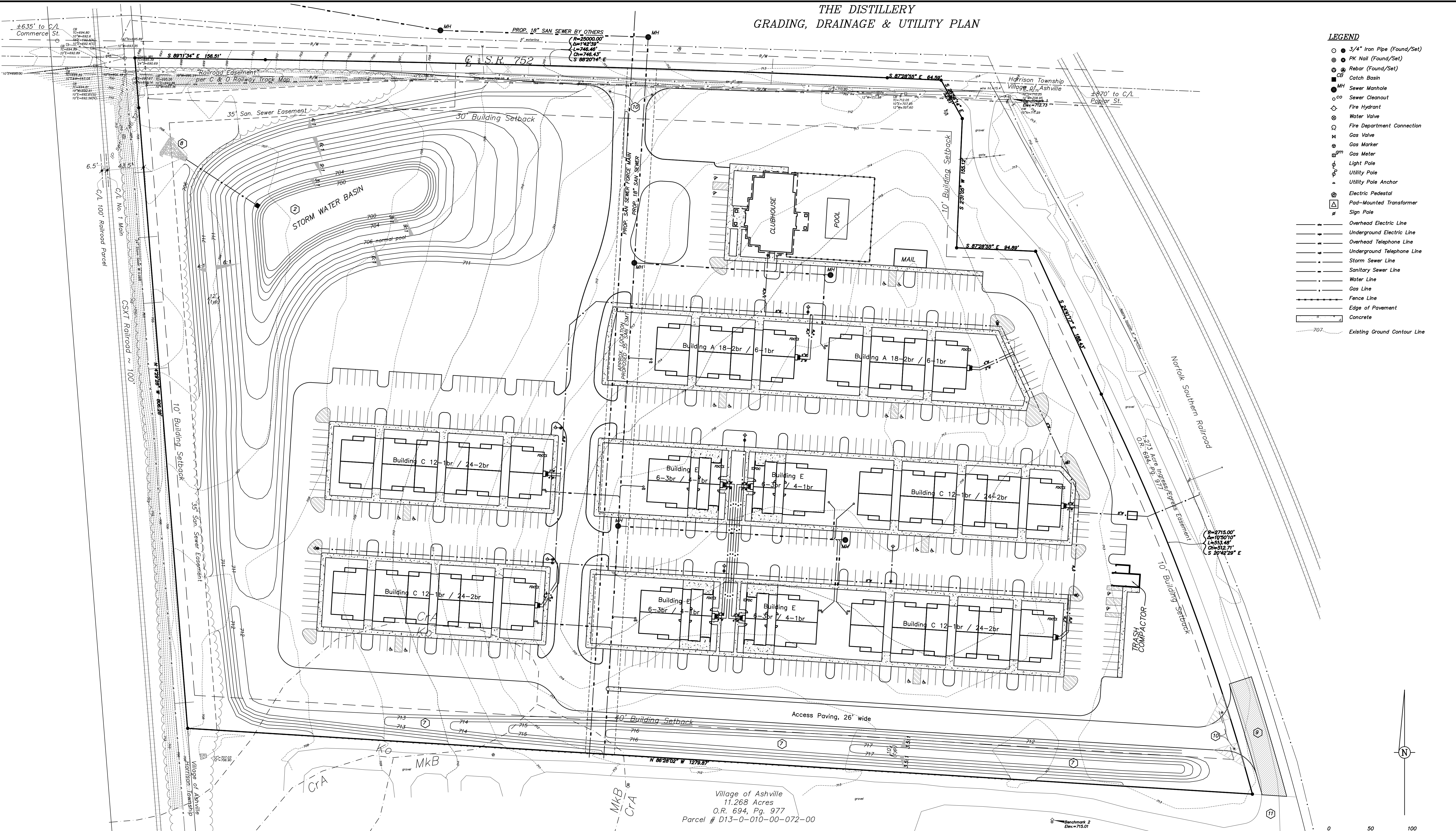
Revised 0-00-00



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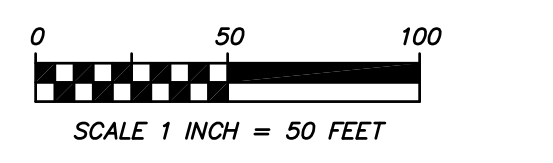
THE DISTILLERY  
GRADING, DRAINAGE & UTILITY PLAN



**LEGEND**

- 3/4" Iron Pipe (Found/Set)
- PK Nail (Found/Set)
- ⊙ Rebar (Found/Set)
- ⊖ Catch Basin
- ⊙ Sewer Manhole
- ⊙ Sewer Cleanout
- ⊙ Fire Hydrant
- ⊙ Water Valve
- ⊙ Fire Department Connection
- ⊙ Gas Valve
- ⊙ Gas Marker
- ⊙ Gas Meter
- ⊙ Light Pole
- ⊙ Utility Pole
- ⊙ Utility Pole Anchor
- ⊙ Electric Pedestal
- ⊙ Pad-Mounted Transformer
- ⊙ Sign Pole
- Overhead Electric Line
- Underground Electric Line
- Overhead Telephone Line
- Underground Telephone Line
- Storm Sewer Line
- Sanitary Sewer Line
- Water Line
- Gas Line
- Fence Line
- Edge of Pavement
- Concrete
- Existing Ground Contour Line

- NOTES:**
- 1 Conceptual sanitary sewer design to include 8" dia. gravity sewer, associated manholes and 6" dia. sanitary sewer laterals to serve each building. Fully engineered design to be supplied as part of the final engineering plan set. Per the sanitary sewer department's request, each building shall have a separate waste line system installed which will collect the kitchen drains from each unit isolated from the other sewer lines and routed thru a grease trap installed outside the building prior to discharge into the sanitary sewer system.
  - 2 The existing site drains generally to the northwest and discharges to an existing 24" dia. storm sewer. The proposed storm water design will consist of grading the site to provide sheet drainage and storm catch basins placed in a sumped inverted crown pavement street section and piping as required to collect and direct storm water runoff to detention area(s). Storm water detention and water quality to be provided by the proposed storm water basin. Design may require dry detention basin storage versus pond with retention storage as shown. Fully engineered design to be supplied as part of the final engineering plan set.
  - 3 Conceptual water service design to include a master meter (meter to be installed in above ground heated hot box structure) with 8" dia. water service loop with 10 fire hydrants. Fire hydrants shall have a 4-1/2" steamer port (a 5-inch "Storz" fitting, with a 30 degree turn-down is required on all steamer port connections) and two additional 2-1/2" side discharge ports equipped with National Standard Hose Thread. (All threads provided for fire department connections to sprinkler systems, standpipe systems, yard hydrants or any other fire hose connection shall be compatible with the connections utilized by local fire department. All hydrants shall be installed, inspected, tested, and approved in accordance with NFPA 24 and meet the local water purveyor's hydrant specifications. All on site hydrants shall be private and painted red. Fully engineered design to be supplied as part of the final engineering plan set.
  - 4 Each building to have 2" dia. domestic service and fire service connection (to be sized based upon existing pressures). Each apartment building to be equipped with a Fire Department Connection (FDC) to have a 5-inch "Storz" fitting, with a 30 degree turn-down, for ALL FDC.). All FDC shall be required to pass a hydrostatic test (200# per 2 hours) as required for the building fire suppression system. All FDC lines shall be flushed prior to final approval and witnessed by the AHJ. FDC shall be labeled per AHJ - "HFD", and shall be permanently mounted on all fire department connections service fire sprinklers, standpipes, or fire pump connections. A Horn/Strobe light is to be installed on the outside wall above the FDC. All sprinkler control valves must be supervised with tamper devices connected to the fire supervisory system and to a central station alarm service.
  - 5 Where applicable, Know Rapid Entry System box (or boxes) shall be installed in a location determined by the Fire Authority Having Jurisdiction (AHJ), approximately 5 feet above grade. (AHJ will determine if additional secure key boxes are needed for large complexes.)
  - 6 All buildings shall have an approved radio coverage for emergency responders to meet Rule 5, Section 510 of the 2017 Ohio Fire Code.
  - 7 4' high earthen mound along the south property line to be established with a 10' crest. Coniferous tree row to be planted at a 30' O.C. spacing. Blue spruce is recommended. A hedge row of boxwood or other approved shrubbery to be established between said trees.
  - 8 Storm water basin to outlet via 102 lineal feet of 15" dia. pipe @ 0.7% outletting onto the ground surface via a level spreader, consisting of a combination of Type "C" and Type "D" Rock Channel Protection with a geotextile fabric filter. Fully engineered design to be supplied as part of the final engineering plan set.
  - 9 Approximate proposed 26' wide paved portion of off-site drive.
  - 10 30' clear vision triangle.
  - 11 Proposed heavy duty asphalt pavement to extend southerly at 26' (min.) width for approx. 765 LF; and is to generally to follow the existing aggregate drive there, to the northerly terminus of existing Rail Street pavement. At the most recent P&Z meeting, TF funding for this portion of the work was discussed. While the Developer is fully committed to completing this work, details of the cost reimbursement to the Developer for this work will need to be further negotiated with the Village. Revised: 6-00-00



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21.49 ACRES ~ STATE ROUTE 752  
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SCALE 1"=50'	DRAWN KWW	CHECKED GWS	DATE 04-14-22	SHEET CE-4
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## Exhibit D

### CHAPTER 1143

#### AR - Apartment Residential District

1143.01 Purpose.

1143.04 Conditional uses.

1143.02 Permitted uses.

1143.05 Development standards.

1143.03 Accessory uses.

1143.06 Density bonus.

#### CROSS REFERENCES

Variances - see P. & Z. Ch. 1117

Conditional uses - see P. & Z. Ch. 1119

General development requirements - see P. & Z. Ch. 1167

Signs - see P. & Z. Ch. 1169

Landscaping - see P. & Z. Ch. 1173

Accessory uses - see P. & Z. Ch. 1175

#### 1143.01 PURPOSE.

The AR District is established to accommodate multiple-family residences at overall housing densities consistent with those existing in the area. The objective is to provide for the continuance, redevelopment and/or limited expansion of multiple-family developments in areas best equipped to accommodate such higher density development.

#### 1143.02 PERMITTED USES.

(a) Multiple family structures having two or more dwellings per structure, including senior housing.

(b) Public or private parks.

#### 1143.03 ACCESSORY USES.

(a) Uses incidental and accessory to multiple-family dwellings and for exclusive use of their residents, to include common recreational facilities, community swimming pools, and offices for the rental and management of units therein.

(b) Temporary buildings for uses incidental to construction work, which shall be removed upon the completion or abandonment of construction work.

#### 1143.04 CONDITIONAL USES.

(a) Nursery schools and day care centers.

(b) Congregate or group homes, provided that the following provisions are met:

(1) The facility shall obtain all approvals and/or licenses as required by state and local laws.

(2) The facility shall provide 24-hour supervision by trained and qualified professional personnel.

(3) No exterior alterations of the structure shall be made which depart from its appearance as a residential structure, or would be inconsistent with the residential character of the surrounding neighborhood.

(4) Such facilities shall be required to provide appropriate sleeping quarters without using normal living areas, such as living rooms, dining room or kitchen for sleeping.

(5) Such facilities shall meet all applicable local and/or State building, safety and fire codes.

#### 1143.05 DEVELOPMENT STANDARDS.

(a) Minimum Lot Area. 4,500 square feet per dwelling unit for two-family dwellings. 4,000 square feet per dwelling unit for all other multiple-family dwellings. This requirement may be reduced to 3,000 square feet per dwelling unit if approved by the Planning and Zoning Board, pursuant to Section 1143.06 below.



(b) Minimum Lot Frontage. Eighty (80) feet of frontage on a publicly dedicated and improved street or highway.

(c) Minimum Front Yard Depth. Thirty (30) feet.

(d) Minimum Side Yard Width. Ten (10) feet

(e) Minimum Rear Yard Depth. Forty (40) feet.

(f) Maximum Building Height. Thirty-five (35) feet.

(g) Landscaping. If side or rear yards are located adjacent to any district where single family residences are a permitted use, landscaping and screening of those yards shall be required, pursuant to Chapter 1173. Such landscaping and/or screening shall consist of walls, fencing, mounding, natural vegetation or a combination of these elements, provided that such screening shall be at least seven (7) feet high or, if natural vegetation is used, capable of reaching seven (7) feet high within three (3) years of planting.

(h) Storm Drainage. The application for rezoning into the AR District must include a plan showing how storm runoff will be addressed. The accommodation of storm drainage shall be consistent with the standards and requirements of the "Stormwater Design Manual" (Mid-Ohio Regional Planning Commission; June, 1977) as may be subsequently amended.

(i) Trash and Garbage Control. All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. The disposal of trash and maintenance of the area shall be the responsibility of the owner of the property.

(j) Development Plan. In those cases where land is proposed to be rezoned from another zoning district into the AR District, a Development Plan, as described in Section 1131.02 (g) of this Ordinance shall be prepared and submitted to the Planning and Zoning Board, in addition to that material specified in Appendix A. The Development Plan shall be reviewed by the Planning and Zoning Board during the zoning amendment process. In approving a Development Plan, the Planning and Zoning Board shall find that the criteria specified in Section 1131.02 (g) have been met. (Ord. 2000-14. Passed 7-24-00.)

#### 1143.06 DENSITY BONUS.

The Planning and Zoning Board may approve a density bonus, on a case-by-case basis, which would allow an overall density not to exceed 3,000 square feet of lot area per dwelling unit, if it finds that the following conditions exist:

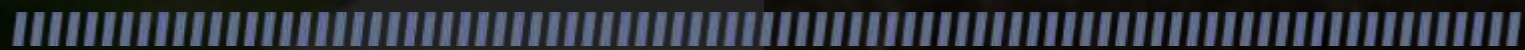
(a) The subject site is ten (10) acres or more and a minimum of forty (40) dwelling units is proposed.

(b) The development is located directly adjacent to major thoroughfares as delineated on the Thoroughfare Plan.

(c) Buildings are integrated with the natural features and architectural context of the surrounding area, and the applicant has shown that building design and site design is of high quality.

(d) A minimum of twenty percent (20%) of the site is designated as permanent open space. The open space system shall provide for pedestrian and bicycle linkages to neighborhood facilities, parks, play areas. Assurances shall be provided that such open space shall be maintained by the owner of the development.

(Ord. 2000-14. Passed 7-24-00.)



# Walnut Mill a D.R. Horton community

Final Development Plan – Village of Ashville Planning Commission





# Walnut Mill

- 225-unit, single family residential development on 75.54 acres
- Four phases
- Meets the Comprehensive Plan for this area and is consistent with surrounding land uses.

# History of Walnut Mill

- Property annexed to the village of Asheville on or about August 25, 2021.
- Preliminary development plan approved by the Planning Commission on September 28, 2021.
- Sanitary sewer agreement finalized on December 6, 2021, allowing for large sanitary sewer extension.
- Prior informal presentations to Planning Commission in March, 2021.





# Incorporating prior feedback from the Planning Commission

- Based upon feedback, we incorporated fishing permitted in retention ponds and
- Connection to Ashton Village and northern property



**NOTES**

- NOTE "A":** All of the Runkle property is in Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39129C0180 J, effective date July 22, 2010.
- NOTE "B":** Reserves "A" - "E" shall be owned and maintained by the Walnut Mill Home Owners Association and managed by the HOA or the Neighborhood Management Company it hires.
- NOTE "C":** Street alignments and lot lines may be adjusted based on best engineering and planning practices to provide a more desirable community.
- NOTE "D":** No Parking will be allowed on the Fire Hydrant side of the street throughout the entire subdivision. Signage will be posted along the street.

**FINAL DEVELOPMENT PLAN**

FOR:  
*Walnut Mill*

LOCATED IN:  
SOUTHWEST QUARTER SECTION 1, TOWNSHIP 24, RANGE 22N, OF MATHEWS SURVEY  
TOWNSHIP OF HARRISON, COUNTY OF PICKAWAY, STATE OF OHIO

**TABLE OF CONTENTS**

- Page 1 - SITE PLAN w/ PRELIMINARY ENGINEERING  
Page 2 - PHASING/TYPICAL SECTIONS  
Page 3 - LANDSCAPE PLAN

**SITE STATISTICS**

TOTAL ACREAGE: 76.6 ACRES  
NUMBER OF LOTS: 225  
GROSS DENSITY: 2.9 LOTS/ACRE  
OPEN SPACE: 14.6 AC. (19.3%)  
ZONING: P.U.D.  
TOTAL LIN. FT. OF ROAD: 11,227 L.F.  
TOTAL LOT ACREAGE: 44.94 AC

**MIN. LOT SIZE: PER PLAN**

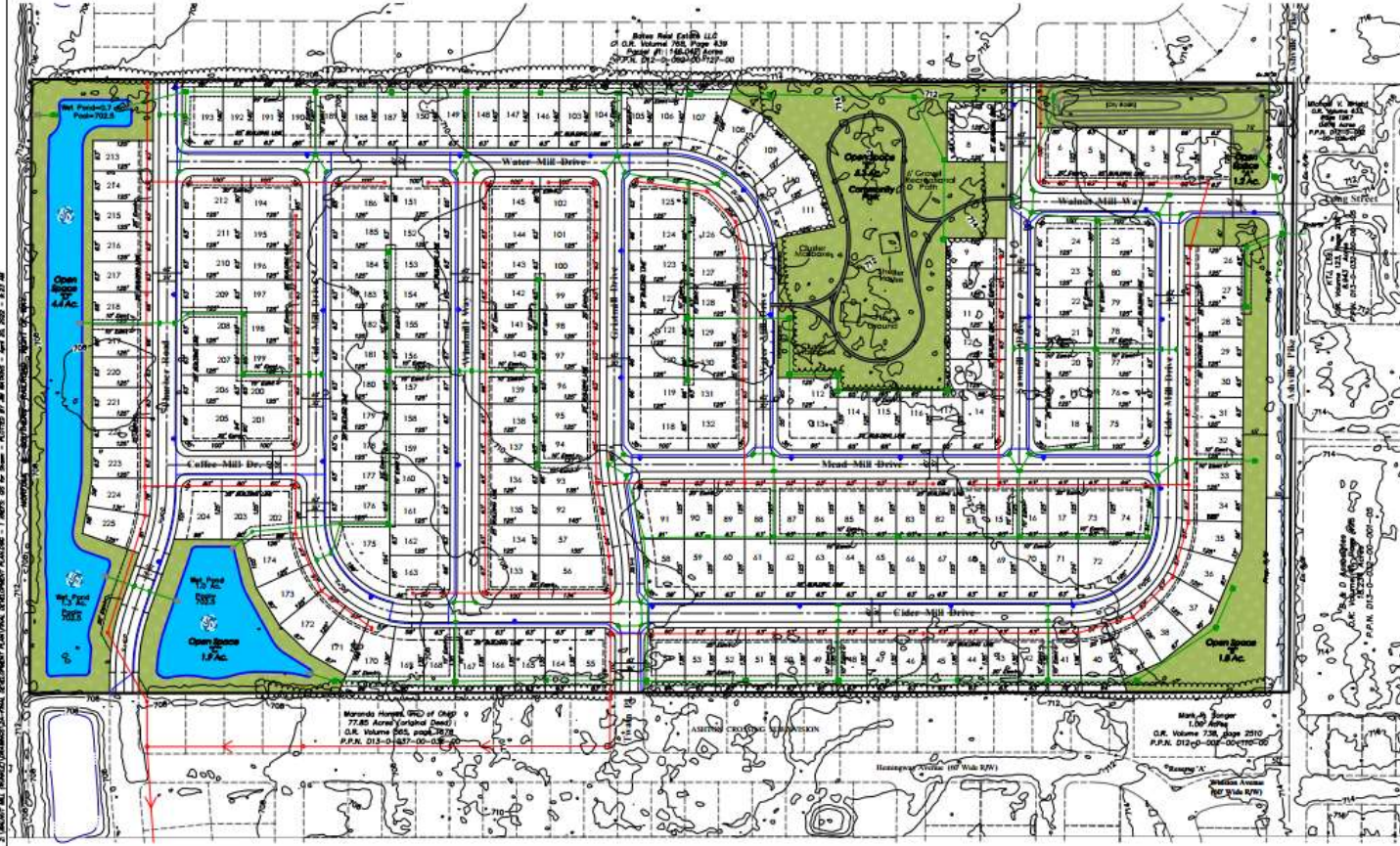
MIN. LOT FRONTAGE @ 60' W: 57 FT.  
MINIMUM LOT WIDTH @ 60' L: 63 FT.  
TYPICAL LOT SIZE: 63' x 125'  
AVERAGE LOT SQ. FT.: 7875 sq.ft.

**LOT SETBACKS**

FRONT YARD SETBACK: 25 FT.  
SIDE YARD SETBACK: 5 FT. (NO. SIDE)  
REAR YARD SETBACK: 25 FT.

**LEGEND**

- STORY CENTER: OPEN SPACE, OPEN SPACE WITH A BUFFER STRIP
- SEWERAGE SEWER: OPEN SPACE
- WATER LINE: OPEN SPACE
- 6" DRAINAGE PAVI: OPEN SPACE
- EXISTING TREES: OPEN SPACE



PREPARED FOR:

**D-R HORTON**  
*America's Builder*

807 EXECUTIVE CAMPUS DRIVE, SUITE 100  
WESTERVILLE, OHIO 43082

PREPARED BY:

**WATSON**  
CONSULTING ENGINEERS  
& SURVEYORS  
83 Shuff Avenue  
Columbus, Ohio 43230  
PH. (614) 414-7979

DATE: MARCH 24, 2022  
REVISED DATE: APRIL 30, 2022

J. LAMBERT, CIVIL ENGINEER/REGISTERED PROFESSIONAL DEVELOPMENT PLANNER - 104675, 104676, 104677, 104678, 104679, 104680, 104681, 104682, 104683, 104684, 104685, 104686, 104687, 104688, 104689, 104690, 104691, 104692, 104693, 104694, 104695, 104696, 104697, 104698, 104699, 104700, 104701, 104702, 104703, 104704, 104705, 104706, 104707, 104708, 104709, 104710, 104711, 104712, 104713, 104714, 104715, 104716, 104717, 104718, 104719, 104720, 104721, 104722, 104723, 104724, 104725, 104726, 104727, 104728, 104729, 104730, 104731, 104732, 104733, 104734, 104735, 104736, 104737, 104738, 104739, 104740, 104741, 104742, 104743, 104744, 104745, 104746, 104747, 104748, 104749, 104750, 104751, 104752, 104753, 104754, 104755, 104756, 104757, 104758, 104759, 104760, 104761, 104762, 104763, 104764, 104765, 104766, 104767, 104768, 104769, 104770, 104771, 104772, 104773, 104774, 104775, 104776, 104777, 104778, 104779, 104780, 104781, 104782, 104783, 104784, 104785, 104786, 104787, 104788, 104789, 104790, 104791, 104792, 104793, 104794, 104795, 104796, 104797, 104798, 104799, 104800, 104801, 104802, 104803, 104804, 104805, 104806, 104807, 104808, 104809, 104810, 104811, 104812, 104813, 104814, 104815, 104816, 104817, 104818, 104819, 104820, 104821, 104822, 104823, 104824, 104825, 104826, 104827, 104828, 104829, 104830, 104831, 104832, 104833, 104834, 104835, 104836, 104837, 104838, 104839, 104840, 104841, 104842, 104843, 104844, 104845, 104846, 104847, 104848, 104849, 104850, 104851, 104852, 104853, 104854, 104855, 104856, 104857, 104858, 104859, 104860, 104861, 104862, 104863, 104864, 104865, 104866, 104867, 104868, 104869, 104870, 104871, 104872, 104873, 104874, 104875, 104876, 104877, 104878, 104879, 104880, 104881, 104882, 104883, 104884, 104885, 104886, 104887, 104888, 104889, 104890, 104891, 104892, 104893, 104894, 104895, 104896, 104897, 104898, 104899, 104900, 104901, 104902, 104903, 104904, 104905, 104906, 104907, 104908, 104909, 104910, 104911, 104912, 104913, 104914, 104915, 104916, 104917, 104918, 104919, 104920, 104921, 104922, 104923, 104924, 104925, 104926, 104927, 104928, 104929, 104930, 104931, 104932, 104933, 104934, 104935, 104936, 104937, 104938, 104939, 104940, 104941, 104942, 104943, 104944, 104945, 104946, 104947, 104948, 104949, 104950, 104951, 104952, 104953, 104954, 104955, 104956, 104957, 104958, 104959, 104960, 104961, 104962, 104963, 104964, 104965, 104966, 104967, 104968, 104969, 104970, 104971, 104972, 104973, 104974, 104975, 104976, 104977, 104978, 104979, 104980, 104981, 104982, 104983, 104984, 104985, 104986, 104987, 104988, 104989, 104990, 104991, 104992, 104993, 104994, 104995, 104996, 104997, 104998, 104999, 105000



# Walnut Mill at a glance

- 14.6 acres of open space
- Contribution to required traffic improvements
- 63' at building line
- 25' front yard setbacks
- 5' side yard setbacks
- Staggered facades
- Minimum of 15' between homes
- Community amenities
- Facilitating connectivity





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## Phasing

Phase 1 - 26

Phase 2 - 54

Phase 3 - 88

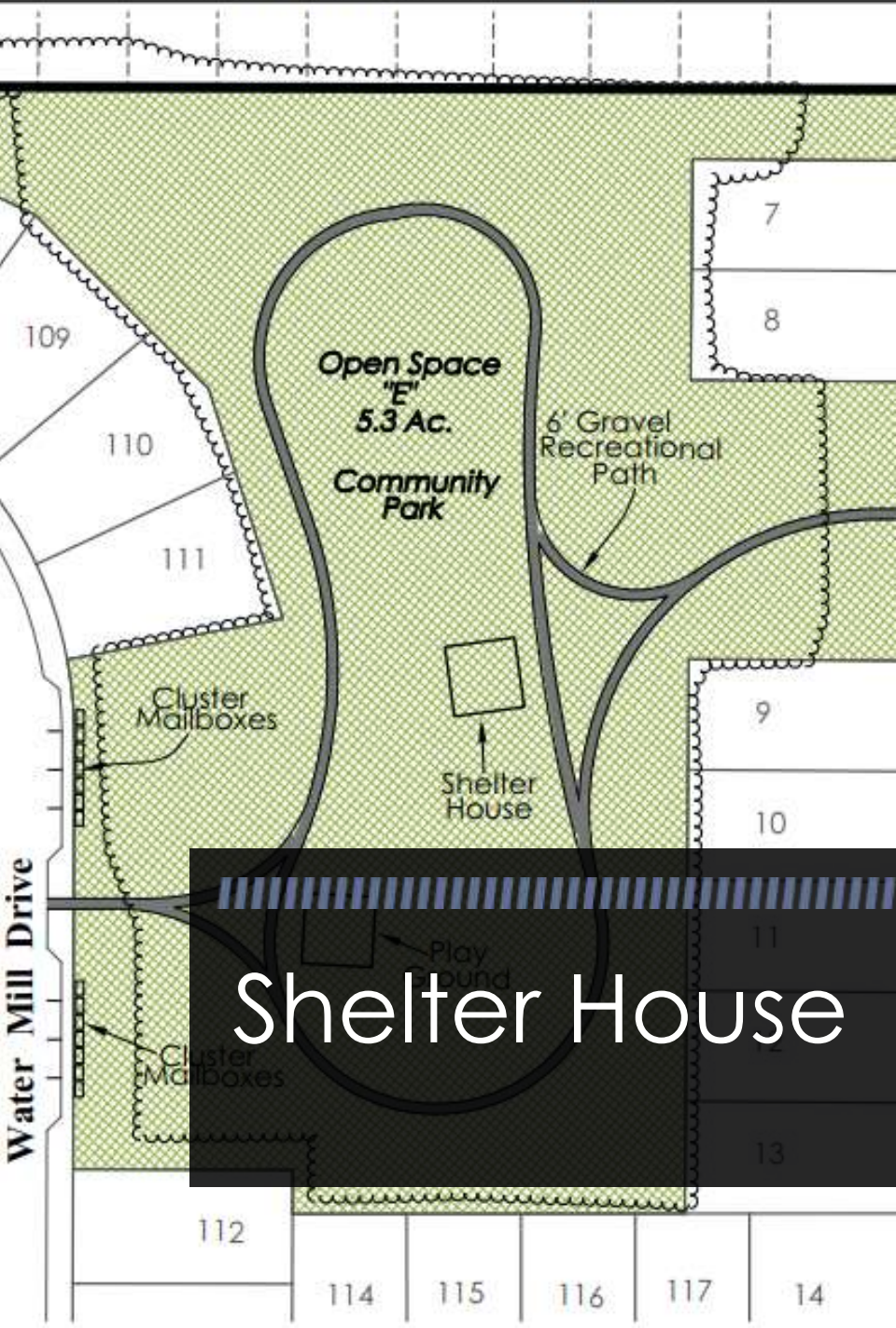
Phase 4 - 57



# Playground







Shelter House



Benches  
and  
hardscapes  
around  
trails





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**D·R·HORTON**<sup>®</sup>  
*America's Builder*

THE **BELLAMY**  
2053 SQ. FT



ELEVATION - A  
(SHOWN WITH OPTIONAL STONE WATERTABLE)



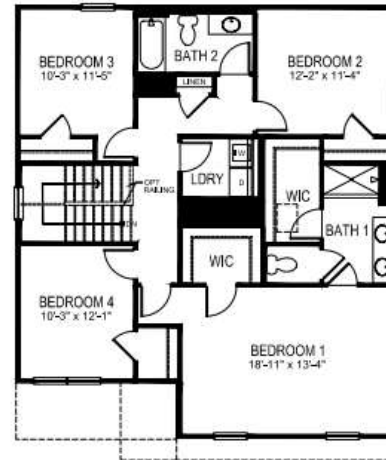
ELEVATION - B



ELEVATION - C  
(SHOWN WITH OPTIONAL STONE)



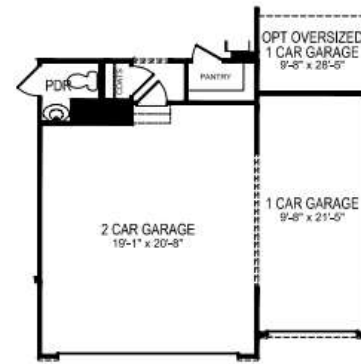
ELEVATION - D  
(SHOWN WITH OPTIONAL STONE WATERTABLE)



SECOND FLOOR



FIRST FLOOR



Opt 3rd Car Garage



**D·R·HORTON**<sup>®</sup>  
*America's Builder*

THE **HENLEY**

2600 SQ. FT



ELEVATION - A  
(SHOWN WITH OPTIONAL STONE)



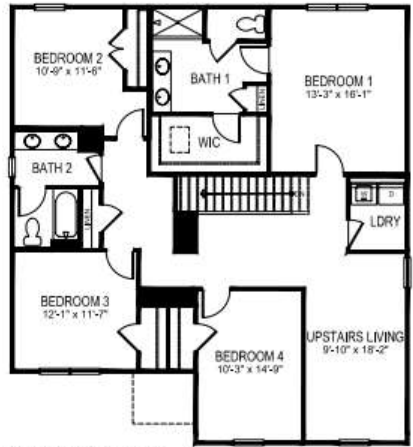
ELEVATION - B  
(SHOWN WITH OPTIONAL STONE WATERTABLE)



ELEVATION - C



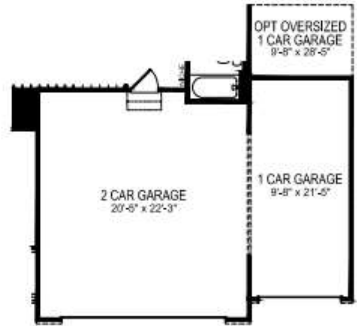
ELEVATION - D  
(SHOWN WITH OPTIONAL STONE WATERTABLE)



SECOND FLOOR



FIRST FLOOR



Opt 3rd Car Garage



**D·R·HORTON**<sup>®</sup>  
*America's Builder*

THE **NEWCASTLE**

1635 SQ. FT



ELEVATION - A  
(SHOWN WITH OPTIONAL STONE)



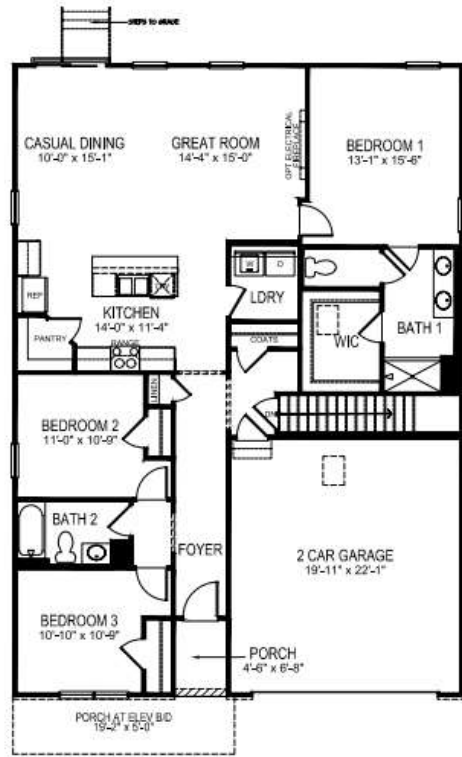
ELEVATION - B  
(SHOWN WITH OPTIONAL STONE WATERTABLE)



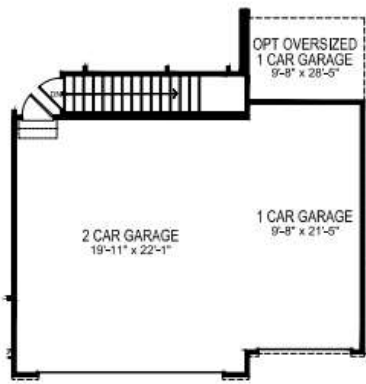
ELEVATION - C



ELEVATION - D  
(SHOWN WITH OPTIONAL STONE WATERTABLE)



FIRST FLOOR



Opt 3rd Car Garage















Thank you

RUNKLE SITE - ASHVILLE PIKE  
Harrison Township, Pickaway County, OH









# Price points

- Range of \$350K-\$430K
- Compare to other communities
  - River Bend - \$267,768
  - Scioto Landing - \$244,050
  - Chestnut Commons - \$327,585
  - Genoa Crossing - \$251,650
  - **Average sales price in Pickaway County - \$283,046**



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# Dog Park



UPKEEP FOR  
HOMEOWNERS'  
ASSOCIATION



REPLACEMENT OF  
GRASS



FENCING



NUISANCE  
CONCERNS



REPLENISHING OF  
PICK-UP STATIONS

## AR - Apartment Residential District

1143.01 Purpose.

1143.04 Conditional uses.

1143.02 Permitted uses.

1143.05 Development standards.

1143.03 Accessory uses.

1143.06 Density bonus.

## CROSS REFERENCES

Variances - see P. &amp; Z. Ch. 1117

Conditional uses - see P. &amp; Z. Ch. 1119

General development requirements - see P. &amp; Z. Ch. 1167

Signs - see P. &amp; Z. Ch. 1169

Landscaping - see P. &amp; Z. Ch. 1173

Accessory uses - see P. &amp; Z. Ch. 1175

## 1143.01 PURPOSE.

The AR District is established to accommodate multiple-family residences at overall housing densities consistent with those existing in the area. The objective is to provide for the continuance, redevelopment and/or limited expansion of multiple-family developments in areas best equipped to accommodate such higher density development.

## 1143.02 PERMITTED USES.

(a) Multiple family structures having two or more dwellings per structure, including senior housing.

(b) Public or private parks.

## 1143.03 ACCESSORY USES.

(a) Uses incidental and accessory to multiple-family dwellings and for exclusive use of their residents, to include common recreational facilities, community swimming pools, and offices for the rental and management of units therein.

(b) Temporary buildings for uses incidental to construction work, which shall be removed upon the completion or abandonment of construction work.

## 1143.04 CONDITIONAL USES.

(a) Nursery schools and day care centers.

(b) Congregate or group homes, provided that the following provisions are met:

(1) The facility shall obtain all approvals and/or licenses as required by state and local laws.

(2) The facility shall provide 24-hour supervision by trained and qualified professional personnel.

(3) No exterior alterations of the structure shall be made which depart from its appearance as a residential structure, or would be inconsistent with the residential character of the surrounding neighborhood.

(4) Such facilities shall be required to provide appropriate sleeping quarters without using normal living areas, such as living rooms, dining room or kitchen for sleeping.

(5) Such facilities shall meet all applicable local and/or State building, safety and fire codes.

## 1143.05 DEVELOPMENT STANDARDS.

(a) Minimum Lot Area. 4,500 square feet per dwelling unit for two-family dwellings. 4,000 square feet per dwelling unit for all other multiple-family dwellings. This requirement may be reduced to 3,000 square feet per dwelling unit if approved by the Planning and Zoning Board, pursuant to Section 1143.06 below.



(b) Minimum Lot Frontage. Eighty (80) feet of frontage on a publicly dedicated and improved street or highway.

(c) Minimum Front Yard Depth. Thirty (30) feet.

(d) Minimum Side Yard Width. Ten (10) feet

(e) Minimum Rear Yard Depth. Forty (40) feet.

(f) Maximum Building Height. Thirty-five (35) feet.

(g) Landscaping. If side or rear yards are located adjacent to any district where single family residences are a permitted use, landscaping and screening of those yards shall be required, pursuant to Chapter 1173. Such landscaping and/or screening shall consist of walls, fencing, mounding, natural vegetation or a combination of these elements, provided that such screening shall be at least seven (7) feet high or, if natural vegetation is used, capable of reaching seven (7) feet high within three (3) years of planting.

(h) Storm Drainage. The application for rezoning into the AR District must include a plan showing how storm runoff will be addressed. The accommodation of storm drainage shall be consistent with the standards and requirements of the "Stormwater Design Manual" (Mid-Ohio Regional Planning Commission; June, 1977) as may be subsequently amended.

(i) Trash and Garbage Control. All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. The disposal of trash and maintenance of the area shall be the responsibility of the owner of the property.

(j) Development Plan. In those cases where land is proposed to be rezoned from another zoning district into the AR District, a Development Plan, as described in Section 1131.02 (g) of this Ordinance shall be prepared and submitted to the Planning and Zoning Board, in addition to that material specified in Appendix A. The Development Plan shall be reviewed by the Planning and Zoning Board during the zoning amendment process. In approving a Development Plan, the Planning and Zoning Board shall find that the criteria specified in Section 1131.02 (g) have been met. (Ord. 2000-14. Passed 7-24-00.)

#### 1143.06 DENSITY BONUS.

The Planning and Zoning Board may approve a density bonus, on a case-by-case basis, which would allow an overall density not to exceed 3,000 square feet of lot area per dwelling unit, if it finds that the following conditions exist:

(a) The subject site is ten (10) acres or more and a minimum of forty (40) dwelling units is proposed.

(b) The development is located directly adjacent to major thoroughfares as delineated on the Thoroughfare Plan.

(c) Buildings are integrated with the natural features and architectural context of the surrounding area, and the applicant has shown that building design and site design is of high quality.

(d) A minimum of twenty percent (20%) of the site is designated as permanent open space. The open space system shall provide for pedestrian and bicycle linkages to neighborhood facilities, parks, play areas. Assurances shall be provided that such open space shall be maintained by the owner of the development.

(Ord. 2000-14. Passed 7-24-00.)

## CHAPTER 1165

### P.U.D. - Planned Unit Developments

1165.01 Establishment and purposes.	1165.04 Standards.
1165.02 Permitted uses.	1165.05 Changes to approved P.U.D. plan.
1165.03 Procedure for approval.	

### CROSS REFERENCES

Municipal zoning - see Ohio R.C. 713.06 et seq.

Zoning Inspector - see P. & Z. 1109.02, 1109.03

Zoning certificates - see P. & Z. 1111.08 et seq.

Fees - see P. & Z. 1111.10

Appeals and variances - see P. & Z. 1109.03, Ch. 1117 et seq.

Official Zoning Districts Map - see P. & Z. Ch. 1133

Nonconforming lots, uses in buildings - see P. & Z. Ch. 1123

Off-street parking and loading - see P. & Z. Ch. 1169

#### 1165.01 ESTABLISHMENT AND PURPOSES.

The Planned Unit Development District (P.U.D.) is established to provide flexibility in the arrangement and design of a site by moving beyond the standard, more rigid, conventional zoning district regulations. A P.U.D. is designed to produce more efficient use of the land and more amenities and benefits for the community and users of the development. This is done by encouraging developers to use a more creative approach in development and to achieve:

(a) A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements.

(b) A more useful pattern of open space and recreational areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services.

(c) A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and which prevents the disruption of natural drainage patterns.

(d) A more efficient use of land than is generally achieved through conventional development, resulting in substantial savings through shorter utilities and streets.

(e) A development pattern in harmony with the land use density, transportation facilities and community facilities objectives of the Comprehensive Plan.

Development under planned unit development provisions provides a means of encouraging ingenuity, imagination and flexibility on the part of landowners, engineers, architects, site planners and developers in the planning and design of land areas. It is not the intent of the planned unit development provisions to allow applicants to circumvent the intent of this Zoning Code or to allow development of land not in conformance with the Land Use Plan of the Village.

(Ord. 2006-03. Passed 2-21-06.)

## 1165.02 PERMITTED USES.

The following uses shall be permitted in the P.U.D. District:

- (a) Residential dwelling types developed in a unified manner in accordance with an approved plan.
- (b) Schools, parks and playfield facilities.
- (c) Churches and other institutions for the purpose of religious worship.
- (d) Recreational facilities and amenities as may be provided for the use of the residents of the dwellings.
- (e) Neighborhood shopping centers not comprising more than ten percent (10%) of the total site acreage and developed in a united manner.

(Ord. 2006-03. Passed 2-21-06.)

## 1165.03 PROCEDURE FOR APPROVAL.

(a) In General. P.U.D. Districts may be established by application in accordance with the provisions set forth below. The procedure and conditions for establishing a P.U.D. District shall be as set forth in subsection (b) hereof.

(b) Application Procedure. The P.U.D. shall be submitted to the Zoning Inspector and processed according to the Village Zoning Code. The applicant shall submit a "Request for P.U.D. Designation" application. Any application for a planned unit development, for any land use or structure permitted under this Zoning Code, shall be submitted in accordance with the following procedure.

(1) Pre-application meeting. The developer/landowner shall meet with the Zoning Inspector and the Planning and Zoning Board prior to the submission of the preliminary development plan. The purpose of this meeting is to discuss early and informally the purpose and effect of this Zoning Code and the criteria and standards herein and to familiarize the developer/landowner with the Comprehensive Plan, the Thoroughfare Plan, the Parks and Transportation Plan and the drainage, sewer and water systems of the Village.

(2) Contents of application for approval of preliminary development plan. An application for preliminary planned unit development shall be filed with the Chairperson of the Planning and Zoning Board by at least one owner or lessee of property for which the planned unit development is proposed. At a minimum, the application shall contain the following information filed in triplicate:

- A. The name, address and phone number of the applicant.
- B. The name, address and phone number of the registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan.
- C. A legal description of the property.
- D. A description of the existing use.
- E. Conceptual overview of the development.
- F. The zoning district(s).
- G. Proposed provision of utilities.



H. A vicinity map, at a scale approved by the Village P. and Z. Board, showing property lines, streets, existing and proposed zoning and such other items as the Village P. and Z. Board may require to show the relationship of the planned unit development to the Comprehensive Plan and to existing schools and other community facilities and services.

I. A preliminary development plan, at a scale approved by the Village P. & Z. Board, showing topography at two-foot contour intervals; the location and type of residential, commercial and industrial land uses; the layout dimensions and names of existing and proposed streets, rights of way, utility easements, parks and community spaces; the layout and dimensions of lots and building setback lines; preliminary improvement drawings showing water, sewer, drainage, electric, telephone and natural gas; and such other characteristics as the Village P. & Z. Board deems necessary.

J. A proposed schedule for the development of the site including the timing and phasing.

K. Evidence that the applicant has sufficient control over the land in question to initiate the proposed development plan within five years.

L. Proposed ownership and maintenance of common open space.

M. A fee as indicated in Ordinance 2005-10.

The application for preliminary planned unit development shall be accompanied by a written statement by the developer/landowner setting forth the reasons why, in his or her opinion, the planned unit development would be in the public interest and would be consistent with the Village's statement of purpose for planned unit developments in Section 1165.01 .

(3) Public hearing after receipt of preliminary development plan.

A. Within thirty days after receipt of the preliminary development plan, the Village P. & Z. Board shall hold a public hearing.

B. Before holding said public hearing, notice of such hearing shall be given, in one or more newspapers of general circulation in the Village, at least twenty days before the date of said hearing. The notice shall set forth the time and place of the public hearing and a general description of the proposed planned unit development.

C. Before holding this public hearing, written notice of such hearing shall be sent by the Chairperson of the Village P. & Z. Board, by first class mail, at least twenty days before the hearing, to all owners of property contiguous to or directly across the street from the area proposed to be included within the P.U.D. District. The failure to deliver the notice, as provided in this section, shall not invalidate any such approval. The notice shall contain the same information as required of notices published in newspapers as previously specified.

(4) Approval in principle by Village P. & Z. Board. Within thirty days after the required public hearing, the Village P. & Z. Board shall review the preliminary development plan to determine if it is consistent with the intent and purpose of this Zoning Code, whether the proposed development advances the general welfare of the neighborhood and community, and whether the benefits, combination of various land uses, and the interrelationship with the land uses in the surrounding area, justify the deviation from standard district regulations. The Board's approval in principle of the preliminary development plan shall be necessary before an applicant may submit a final development plan. Approval in principle shall not be construed to endorse a precise location of uses, configuration of

parcels or engineering feasibility. The Village P. & Z. Board may seek assistance from the Harrison Township Planning and Zoning Board, or the Pickaway County Board of County Commissioners concerning regional planning in making its recommendation.

(5) Submission of final development plan. After approval in principle of the preliminary development plan, the developer shall submit a final development plan to the P. & Z. Board. The final development plan shall be in general conformity with the preliminary development plan approved in principle. Five copies of the final development plan shall be submitted and may be endorsed by a qualified professional team, which should include an urban planner, a licensed architect, a registered land surveyor, a registered civil engineer and a registered landscape architect.

(6) Contents of application for approval of final development plan. An application for approval of the final development plan shall be filed with the Chairperson of the P. & Z. Board by at least one owner or lessee of the property for which the planned unit development is proposed. Each application shall be signed by the owner or lessee, attesting to the truth and exactness of all information supplied on the application for the final development plan. Each application shall clearly state that the approval shall expire and may be revoked if construction on the project has not begun within five years from the date of issuance of the approval. At a minimum, the application shall contain the following information:

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.

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

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.

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.

E. Required number of parking spaces and number of spaces proposed.

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.

G. The site plan, showing buildings, various functional use areas, circulation and their relationships.

H. Gross lot acreage, net lot acreage, maximum allowable density, proposed density with calculations indicated.

I. Location, area, and dimensions of all lots, setbacks and building envelopes.

J. Existing buildings to remain or to be removed, and if the existing buildings remain, indicate proposed use.

K. Preliminary building plans, including floor plans and exterior elevations.

L. Landscaping plans including material used.

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.

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.

O. A fee as indicated in Ordinance 2005-10.

(7) Public hearing by Village P. & Z. Board after receipt of final development plan. Within thirty days after submission of the final development plan, the Village P. & Z. Board may hold a public hearing. If a second public hearing is held, notice shall be given as previously specified.

(8) Recommendation by Village P. & Z. Board. Within sixty days after receipt of the final development plan, the Village P. & Z. Board shall recommend to the Village Council that the final development plan be approved as presented, approved with supplementary conditions or disapproved. The Village P. & Z. Board shall then transmit all papers constituting the record and the recommendations to the Village Council.

(9) Criteria for recommendations by Village P. & Z. Board. Before making its recommendations as required, the Village P. & Z. Board shall find that the facts submitted with the application and presented at the public hearing establish that:

A. The proposed development can be initiated within five years of the date of approval; Proposed method of street lighting

B. Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be attained, and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under standard district regulations.

C. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the planned unit development.

D. Any proposed commercial development can be justified at the location proposed.

E. Any exception from standard district requirements is warranted by the design and other amenities incorporated in the final development plan, in accordance with the planned unit development and the adopted policy of the Village P. & Z. Board and the Village Council.



F. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.

G. The planned unit development is in general conformity with the Comprehensive Plan of the Village.

H. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.

I. The Village P. & Z. Board may seek assistance from the Harrison Township Planning and Zoning Board or the Pickaway County Board of County Commissioners in making its recommendations.

J. Action by Village Council. Within sixty days after receipt of the final recommendation of the Village P. & Z. Board, the Village Council shall, by ordinance, either approve, approve with supplementary conditions or disapprove the application as presented. If the application is either approved or approved with conditions, the Village Council shall direct the Zoning Inspector to issue zoning certificates only in accordance with the approved final development plan and the supplementary conditions, if any.

(Ord. 2006-03. Passed 2-21-06.)

#### 1165.04 STANDARDS.

##### (a) General.

(1) The development shall be in conformance with the goals and objectives of the Village P. & Z. Board, Zoning Ordinances and Resolutions and applicable Subdivision Regulations (and as amended).

(2) The uses are compatible with the proposed and existing surrounding land uses.

(3) The arrangement of land uses and buildings on the site integrate the topography, natural features, views, traffic access and the arrangement of usable common open space.

(4) The P.U.D. may be exclusively residential, commercial or industrial, or a combination of commercial/industrial uses.

(5) The Village P. & Z. Board shall review and find that the combination of uses meet the standards set forth.

(6) Each district shall have at a minimum the following net acreage:

A. Residential - 2 acres;

B. Commercial - 5 acres;

C. Industrial - 20 acres, and a combination commercial/industrial - 25 acres.

##### (b) Specific - Residential.

(1) The maximum number of dwellings (D's) permitted per one gross site acreage (GSA) is listed in the districts below. An additional dwelling is permitted in each district subject to each additional one-half ( $\frac{1}{2}$ ) acre provided within the P.U.D. as common and consolidated open space (which may include recreation areas, storm water retention areas, and natural areas).

SR-1	SR-2	SR-3	AR-2F	AR-MF	R-5
3 D's/GSA	5 D's/GSA	6D's/GSA	10D's/GSA	11D's/GSA	11 D's/GSA

(2) No more than sixty percent (60%) of gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway pavement, and parking area pavement.

(3) No less than fifteen percent (15%) of the gross site acreage, (five percent (5%) of which may be a stormwater retention facility), none of which is part of any yard or perimeter open space, shall be allocated to usable, accessible and consolidated, common open space and may be allocated on a plat by plat basis.

(4) An open space area void of buildings, structures, parking areas, or other above-ground improvement shall be maintained along all perimeter property lines of the P.U.D. as follows:

A. When abutting an SR, an open space perimeter area shall be provided that has a minimum depth equal to the required rear yard setback of the P.U.D.'s underlying zoning district.

B. When a residential area of a P.U.D. abuts a "C" or "M" District, an open space perimeter shall be provided that has a minimum depth of seventy-five feet. Building height shall be in accordance with the underlying zoning.

(5) There may be no minimum lot size, lot width, building or structure setback requirements except as noted in subsection (b)(2) and (b)(4)B. hereof.

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

(c) Specific - Commercial. Commercial developments shall be planned with common parking areas and common points of ingress and egress. Parking requirements shall be provided pursuant to Chapter 1169, Off-Street Parking and Loading Requirements, and the number of spaces required shall be determined by each specific use within the P.U.D.

(1) An open space area void of buildings, structures, parking areas or other above-ground improvements except fencing shall be maintained on all perimeter property lines of the P.U.D.

A. A minimum open space depth of thirty feet shall be provided unless a greater setback is required as listed in the underlying zoning district.

B. A minimum open space distance of forty feet shall be provided when abutting an "R" District.

(2) No less than ten percent (10%) of the gross lot acreage (five percent (5%) of which may be a storm water retention area), none of which shall be a part of any yard, shall be allocated to usable, accessible and consolidated, common open space.

(3) No more than fifty percent (50%) of gross site acreage shall be devoted to coverage by buildings, structures, street, driveway and parking area pavement.

(4) Landscaping or screening for parking shall be required.

(5) There shall be no minimum lot size, lot width, building or structure setback requirements except as provided in subsection (c)(1)B. hereof.

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

(d) Specific - Industrial.

(1) Industrial P.U.D. shall utilize natural features to screen lighting and parking.

(2) Landscaping or screening for parking shall be required.

(3) A minimum open space width of fifty feet void of buildings, structures, parking areas or other above-ground improvements except fencing shall be provided and maintained on all perimeter property lines of the P.U.D. unless a greater setback is required by this Zoning Ordinance.

(4) No less than ten percent (10%) of the GSA, none of which shall be a part of any yard, shall be allocated to usable, accessible and consolidated, common open space.

(5) There shall be no minimum lot size, lot width, building or structure requirements except as provided in subsection (d)(3) hereof.

(Ord. 2006-03. Passed 2-21-06.)

#### 1165.05 CHANGES TO APPROVED P.U.D. PLAN.

Changes or alterations to the development plan as approved by the P. & Z. Board or Council may be administratively reviewed and approved by the Zoning Inspector, except in the following circumstances:

- (a) Change in the overall acreage of the P.U.D.
- (b) Any change in use in the P.U.D.
- (c) Substantial alteration to open space areas and their location(s).
- (d) A significant change in street pattern.
- (e) A significant change in the landscape plan.
- (f) An increase in the number of buildings; and
- (g) Changes in the building/building envelope location(s).

The changes or alterations listed in subsections (a) through (g) hereof shall be approved by the P. & Z. Board. (Ord. 2006-03. Passed 2-21-06.)