



# Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

## Zoning Parcel Amendment Checklist

Date: 3-25-2024 Township: Jerome Township  
 Amendment Title: PD24-001 - Jerome Grand Phase II

**Notice:** Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St. Rt 347, PO Box 219  
 East Liberty, Ohio 43319  
 • Phone: 937-666-3431 •

• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)

*Zoning Commission  
Jerome Township  
Union County, Ohio*

9777 Industrial Parkway  
Plain City, Ohio 43064

Office: (614) 873-4480  
jerometownship.us

March 25, 2024

L.U.C. Regional Planning Commission  
Brad Bodenmiller, Executive Director  
Box 219  
East Liberty, Ohio 43319

Dear Mr. Bodenmiller:

This letter is to inform you of a proposed amendment to the Jerome Township Zoning Resolution:

Case #: PD24-001                      Type: Map Amendment

Name of Applicant: Schottenstein Real Estate Group

Location: 7455 & 7485 Hyland-Croy Road (CR #2), Plain City, Ohio 43064, being a 12.64 +/- acre tract located on the west side of Hyland-Croy Road (CR #2) north of Weldon Road (CR #4) and being parcel(s) no. 1700310360000 & 1700310470000 owned by Elizabeth I Wesner as shown on the County Auditor's current tax list.

Current Zoning Dist.:                      Rual Residential District (RU)

Proposed Zoning Dist.:                      Planned Development District (PD)

Enclosed is a copy of the application and other relevant documents and materials. A public hearing for this case before the Zoning Commission has been tentatively set for Monday, April 22<sup>nd</sup>, 2024 at 7:00 p.m.

If you need further information, please feel free to contact me.

Sincerely yours,



Shelby Christian  
Zoning Clerk/Secretary to the Commission

Enclosure





**JEROME TOWNSHIP**

UNION COUNTY, OHIO  
9777 Industrial Parkway  
Plain City, Ohio 43064  
Office (614) 873-4480

Case #: PD 24-001  
App. #: 9925  
Date Submitted: 3/21/24  
Fee Amount: \$2500.00  
Check #: 186724

**ZONING COMMISSION APPLICATION**

**I. PARCEL INFORMATION**

Parcel Address: 7485 7455 Hyland Croy Road & 4785 Hyland Croy Road		<b>FOR MAP AMENDMENT ONLY</b>	
Parcel No.(s): 1700310360000 & 1700310470000		Proposed Zoning Dist.: PD	
Description of Location: W. of Hyland Croy Rd, S. of Glacier Ridge Metro Park, E. of Nature Way		Number of Proposed Lots: 2	
Parcel/Tract Area: 12.64 Ac.	Present Zoning Dist.: RU	Present Use: Residential	Existing Structures: 7 Existing Building Structures.
Complete Where Applicable: Engineer/Surveyor: EMHT			
Builder/Developer: Schottenstein Real Estate Group			

**II. OWNER OF RECORD**

Owner Name(s): Elizabeth I Wesner	Owner Address: 7485 7455 Hyland Croy Road & 4785 Hyland Croy Road
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**III. APPLICANT INFORMATION**

Applicant Name: Schottenstein Real Estate Group	Applicant Address: 2 Easton Oval, Suite 510 Columbus, OH 43219
Applicant Phone Number: (614) 418-8914	Applicant Email: bh@sregroup.com
<input type="checkbox"/> Parcel Owner <input checked="" type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Attorney/Agent <input type="checkbox"/> Architect/Engineer	

**IV. PROJECT TYPE**

Zoning Map Amendment - Standard Zoning District   
 Misc. Action: \_\_\_\_\_  
 Zoning Map Amendment - Planned Development District   
 Detailed Development Plan  
 Zoning Map Amendment - Change to PD Dist. Preliminary Dev. Plan   
 Modification of Detailed Development Plan

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Zoning Inspector.

Applicant Signature: Brad Holland      Date: 2024-02-16

\*By signing, I certify that I am the owner of the real property or the owner's agent, and that the application is authorized with the full knowledge of the owner. \*

**\*\*FOR OFFICIAL USE ONLY\*\***

Additional Notes:	LUCRPC Review Date: <u>4/11/24</u>	Zoning Com. Hearing Date: <u>4/22/24</u>	Trustee Hearing Date:
	<input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Modifications <input type="checkbox"/> Continued <input type="checkbox"/> Denied	<input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Modifications <input type="checkbox"/> Continued/Other <input type="checkbox"/> Denied/Disapproved	<input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Modifications <input type="checkbox"/> Continued/Other <input type="checkbox"/> Denied

# Jerome Grand Phase 2

## Preliminary Development Plan

JEROME TOWNSHIP – UNION COUNTY, OHIO



### APPLICANT:

#### SCHOTTENSTEIN REAL ESTATE GROUP

Bradley Holland – Vice President of Engineering and Development  
2 Easton Oval, Suite 510  
Columbus, Ohio 43219

### LEGAL COUNSEL:

#### LAURA M. COMEK LAW, LLC

Laura MacGregor Comek  
17 S. High Street  
Suite 700  
Columbus, Ohio 43215

### ENGINEER & LAND PLANNER:

#### EMHT

Patricia Brown, PE  
5500 New Albany Road  
Columbus, Ohio 43054

### LANDSCAPE ARCHITECT:

#### BLENDON GARDENS

Justin Meranda, PLA, ASLA  
9590 S. Old State Road  
Lewis Center, Ohio 43035

March 20, 2024

**JEROME GRAND PHASE 2**  
JEROME TOWNSHIP- UNION COUNTY, OHIO

**PD – Planned Development District and Preliminary Development Plan  
Application Materials**

March 20, 2024

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Introduction Statement

Section 1: Application Material

- Preliminary Development Plan Application
- Adjacent Owners List
- Adjacent Owners Mailing Labels
- Legal Description
- Zoning Text
- Project Schedule
- Utility Feasibility Memo
- UCEO Traffic Correspondence
- Management Plan Memo
- Management Plan Exhibit
- Illustrative – Overall
- Illustrative – Phase 2

Section 2: Preliminary Development Plan Documents

- Exhibit A –Vicinity Map
- Exhibit B – Existing Conditions Plan
- Exhibit C – Overall Site Plan
- Exhibit C-1 – Site Plan
- Exhibit D – Open Space and Pedestrian Connectivity Plan
- Exhibit E – Utility Plan
- Exhibit F-1 & F-2 – Site Feature Details
- Exhibit G – Landscape Plan
- Exhibit H – Alternate Plan

Section 3: Architectural Documents

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# SCHOTTENSTEIN REAL ESTATE GROUP

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2 Easton Oval | Suite 510 | Columbus, Ohio 43219

T 614-418-8900 | F 614-418-8920 | [www.schottensteinrealestate.com](http://www.schottensteinrealestate.com)

## INTRODUCTION PAGE

### **Jerome Grand Phase 2**

Jerome Township, Union County, Ohio

Jerome Grand, Phase 2 (“Site”) is comprised of approximately 12.64 acres located immediately adjacent to and is a continuation of the existing Jacquemin Farms Development which includes Jerome Grand Phase 1. The Site is presently zoned Rural Residential District (RU). Consistent with the Jerome Township Comprehensive Plan and original 2015 zoning, the Site is proposed to be rezoned to the Planned Development District (PD); this application for Phase 2 contains the residential uses component within the mixed-use area as provided for in the Comprehensive Plan. The Site design provides appropriate setbacks and landscape buffers from the frontage ground to the east along Hyland Croy Road and planned for future commercial development (owned by others). As Phase 2 of the existing development, the same/similar planned layout is shown; connectivity is retained, amenities are shared. There is no new access to Hyland Croy Road except for an emergency fire access if deemed necessary by Jerome Township Fire Department. Finally, the Preliminary Development Plan depicts connectivity of roadways and sidewalks within the development and to the surrounding commercial developments (ie., to the south - KIA dealership and commercial outlots; to the immediate east – future planned commercial development).

The Site layout retains the open/green space street scape from Jacquemin Farms along Hyland Croy Road (no new access) and is located directly south of the Glacier Ridge Metro Park.

### **Background/Development Context**

The proposed Jerome Grand Phase 2 development is located within the +/- 190 acres of Mixed Use Office/Retail area identified in the Land Use Plan chapter of the 2008 Jerome Township Comprehensive Plan. Mixed use areas feature a mix of commercial uses and contain a concentration of density for residential uses. The mix of uses provide employment and economic development opportunities and access to local professional services for the community. Mixed use areas are appropriate, as identified in the Comprehensive Plan, near major and minor arterials and interchanges, such as here - the area identified near the Post Road/US 33 interchange in the Jerome Township Comprehensive Plan.

Other developments within the Township’s identified +/- 190-acre Hyland-Croy Mixed Use Office/Retail area include the Jacquemin Farms Phase 1 Development, Wirchanski property, Coughlin Kia Automotive, and 7 acres of proposed future commercial.

The 2015 initial Jacquemin Farms Development included a mix of uses with two commercial outlots, multi-family housing, and an adult care living facility. The retained commercial development (Owned by the Jacquemin Family) consists of two outlots totaling 12.1 acres. The Jacquemin Farms Market and Café currently operates on 5.6 acres with an additional 5.5 acres of farmland and future neighborhood commercial. The multi-family residential portion of the development is Jerome Grand Phase 1 which and consists of 300 units on 35.6 acres. The Catholic Diocese is in the detailed development plan stage of a 250-bed adult care living facility on 10.6 acres south of Jerome Grand Phase 1.

In addition to the Jacquemin Farms Development, the +/- 59-acre Wirchanski property was zoned Planned Development District in 2007 for big box commercial uses. The Wirchanski property was recently rezoned and updated for a 22 acre Coughlin Kia Automotive Dealership and 7.5 acres of outlots/strip center commercial. There remains 30+/- acres of Wirchanski property available for additional commercial development.

There are two lots totaling +/- 7 acres located on the west side of Highland-Croy Road and directly south of Glacier Ridge Metro Park that are within the proposed Mixed Use Office/Retail area identified in the 2008 Jerome Township Comprehensive Plan. The owners of these properties have recently engaged Jerome Township with a proposed 7-acre mixed use development for this area.

**Jerome Township, Union County Comprehensive Plan (Revised: September 25, 2008)**

Chapter 6: Land Use Plan

Mixed Use Office / Retail

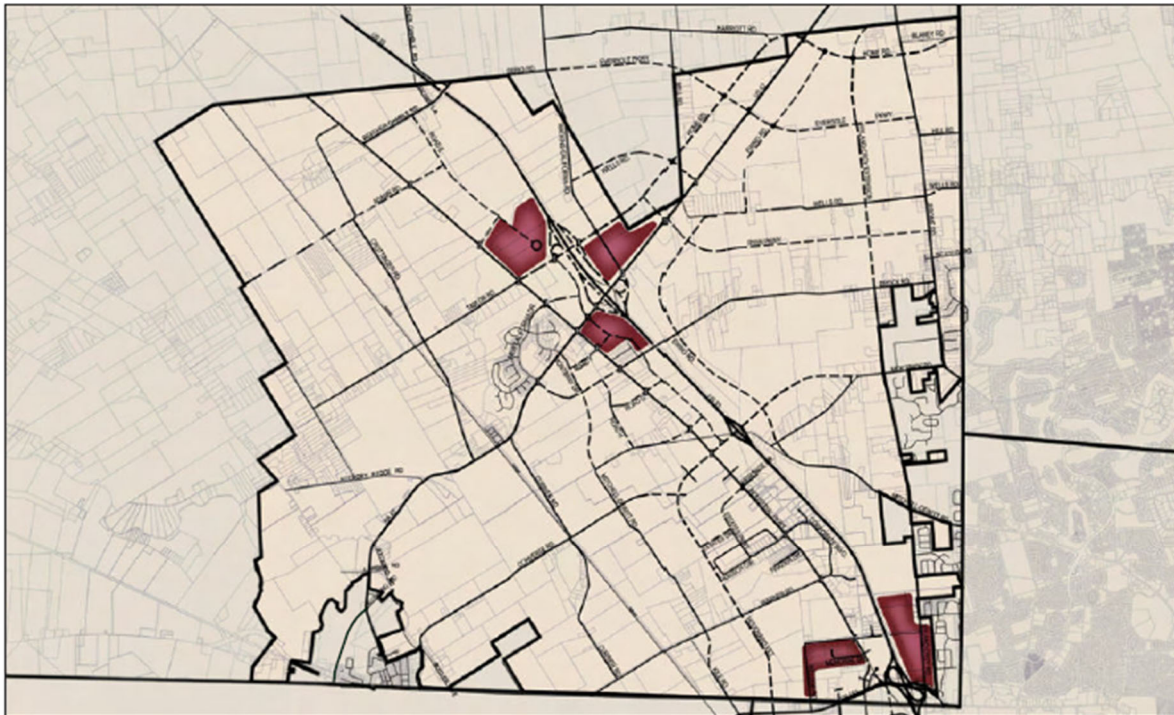
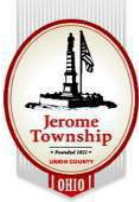


Figure 6-11: Mixed Use Office/Retail; Source: BHC





**JEROME TOWNSHIP**

UNION COUNTY, OHIO  
9777 Industrial Parkway  
Plain City, Ohio 43064  
Office (614) 873-4480

Case #: \_\_\_\_\_  
App. #: \_\_\_\_\_  
Date Submitted: \_\_\_\_\_  
Fee Amount: \_\_\_\_\_  
Check #: \_\_\_\_\_

**ZONING COMMISSION APPLICATION**

**I. PARCEL INFORMATION**

Parcel Address: 7455 Hyland Croy Road & 4785 Hyland Croy Road			<b>FOR MAP AMENDMENT ONLY</b>
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Description of Location: W. of Hyland Croy Rd, S. of Glacier Ridge Metro Park, E. of Nature Way			Number of Proposed Lots: 2
Parcel/Tract Area: 12.64 Ac.	Present Zoning Dist.: RU	Present Use: Residential	Existing Structures: 7 Existing Building Structures.
Complete Where Applicable: Engineer/Surveyor: <u>EMHT</u>			_____
Builder/Developer: <u>Schottenstein Real Estate Group</u>			_____

**II. OWNER OF RECORD**

Owner Name(s): Elizabeth I Wesner	Owner Address: 7455 Hyland Croy Road & 4785 Hyland Croy Road
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Whenever the public necessity, convenience, general welfare, or good zoning practices require, or in conformance with the adopted Comprehensive Plan, the Board of Township Trustees may by resolution amend, supplement, change, or repeal the regulations, restrictions, and boundaries or classification of property. Such amendments may only be made after recommendation from the Zoning Commission and subject to the procedures provided by law.

**What information should be provided to apply for an amendment of the Official Zoning Map?**

This checklist is to be used as a guide for filling out the application and must be returned with each item checked off:

- Application form, completed.
- Names and contact information of any design professionals or other agents involved in preparing the application, if not otherwise indicated on the application.
- A statement indicating the current zoning district and use, proposed zoning district and intended use(s), and an explanation of how the proposed amendment of the Official Zoning Map relates to the Comprehensive Plan.
- Legal description of the parcel or tract.
- A vicinity map, drawn to an appropriate scale based on the area of the parcel or tract, showing the general location of the site within the Township.
- A site plan, drawn to scale by a professional surveyor, engineer, architect, or landscape architect registered in the State of Ohio, indicating at least the following:
  - Lot/parcel area.
  - A plan showing the dimensions and shape of the parcel or tract, the size and location of existing buildings, and any natural or topographic features.
  - Date, scale, and north arrow.
  - Lots lines, setback lines, and easements.
  - Roads, sidewalks, and alleys.
  - Existing structures on neighboring lots within 20 feet of the lot line.
  - Dimensions from any existing buildings to all lot lines labeled.
- A preliminary traffic study completed to the requirements of the Union County Engineer or correspondence from the County Engineer's Office or other relevant public agency that a traffic study is not required for the proposed development. **See enclosed correspondence from UCEO**
- N/A  Evidence of compliance with the provisions of Section 600.002, including completed DTE 24/24P form(s), a copy of a resolution of approval of a JEDD amendment or exclusion, or other similar written approvals, as applicable.
- A list of the names and addresses of the applicant and of the owners of all lots within, contiguous to, and directly across the street from the subject lot, as shown on the County Auditor's current tax list. One (1) copy shall be submitted on regular letter paper, and two (2) on Avery #5160 mailing labels or equivalent style mailing labels approved by the Zoning Inspector.
- Such other information as may be required for the Zoning Inspector, Zoning Commission, Board of Township Trustees, or other relevant public authority to review the application.
- The fee, as required by the Schedule of Zoning Fees.

The applicant shall submit one (1) completed application form and fifteen (15) sets of plans, which shall be folded in a manner so that each plan packet is no larger than 8.5"x11". Residential applications with plans than exceed 11"x17" and all non-residential applications shall submit electronic copies in .PDF or other easily readable format. Such electronic plans may be submitted on CD, via memory stick, or via remote transfer when coordinated with the Zoning Inspector.



**What information should be provided to apply for an amendment to the Official Zoning Map requesting a new or modified Planned Development District?**

In addition to the general application requirements for amendments to the Official Zoning Map, the following additional information should be provided when a new or modified Planned Development District is proposed:

**PRELIMINARY DEVELOPMENT PLAN & OTHER SUPPLEMENTARY INFORMATION:**

The proposed preliminary development plan shall be prepared and endorsed by a certified or licensed planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- A conceptual site plan of the proposed PD District, including any proposed subareas, any proposed buildings other than single-family dwellings or two-family dwellings, any functional use areas, circulation patterns, and their relationship.
- Proposed densities, number of lots and dimension parameters, and building intensities.
- Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- Relation to existing and future land use in surrounding area.
- Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- Proposed traffic and pedestrian circulation pattern, indicating both public and private streets and highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- An anticipated schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.
- Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
- General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.
- Projected schedule of site development.
- Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- Regulation text for development in the proposed Planned Development District, as noted on the following page.

A regulation text is considered part of the preliminary development plan, and shall only apply to the Planned Development District in question and all development within that Planned Development District. That text must set forth and define the uses to be permitted within the proposed Planned Development District and the development standards applicable to the proposed District. The regulation text is intended to guide all development of the property proposed to be designated Planned Development District by the application. The regulation text provided for in Section 500.08(3)(o) shall cover all appropriate zoning regulations for the proposed PD District including, without limitation, the following:

**REGULATION TEXT**

- A cover page including the name of the proposed development, name and contact information of the applicant, name and contact information of the applicant's representative(s), the date of application and any revision dates thereafter, a location for the case number assigned by the Township Zoning Department to be indicated, and a location for the number and date of adoption for the resolution approving the map amendment.
- All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
- All maximum height and size requirements of buildings, mechanical areas and other structures
- All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
- All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
- All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
- All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjacent areas.
- All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
- All exterior architectural design standards, including material, color and styles.
- A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the preliminary development plan or the Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed preliminary development plan.
- Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
- Accessory structure standards and limitations.
- Open space area, uses and structures including proposed ownership and sample controlling instruments
- Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- The regulation text should contain the following provision: *All development standards not specifically addressed by the regulation text shall be regulated by those general development standards set forth in the Zoning Resolution.*

**JEROME GRAND PHASE 2**  
JEROME TOWNSHIP - UNION COUNTY, OHIO  
SCHOTTENSTEIN REAL ESTATE GROUP

**PD - Planned Development District and Preliminary Plan**  
**Adjacent Owners List**

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<b>Parcel Number(s)</b>	<b>Owner</b>	<b>Address</b>
1700280090000	Board of Park Commissioners	1069 W Main St Westerville, OH 43081
1700310360010	Jerome Grand, LLC	2 Easton Oval 510 Columbus, OH 43219
1700310370000	Double Three Properties, LLC	6554 E Weston Cir Dublin, OH 43016
1700310500000	Jiechun Liu	10279 Wellington Blvd Powell, OH 43065
1700310381010	Paul L & Mary M Jacquemin	10030 New California Plain City, OH 43064
3900290061000	City of Dublin	5200 Emerald Pkwy Dublin, OH 43017
3900290110240	Pulte Homes of Ohio, LLC	475 Metro Place S 200 Dublin, OH 43017
Applicant	Schottenstein Real Estate Group	2 Easton Oval 510 Columbus, OH 43219
Applicant	EMHT, Inc c/o Trish Brown	5500 New Albany Rd Columbus, OH 43054
Property Owner	Elizabeth Wesner	7455 Hyland Croy Rd Plain City, OH 43064
Attorney	Laura M. Comek Law LLC c/o Laura Comek	17 S. High Street. Ste. 700 Columbus, OH 43215

2/22/2024

Board of Park Commissioners  
1069 W Main St  
Westerville, OH 43081

Jerome Grand, LLC  
2 Easton Oval 510  
Columbus, OH 43219

Double Three Properties, LLC  
6554 E Weston Cir  
Dublin, OH 43016

Jiechun Liu  
10279 Wellington Blvd  
Powell, OH 43065

Paul L & Mary M Jacquemin  
10030 New California  
Plain City, OH 43064

City of Dublin  
5200 Emerald Pkwy  
Dublin, OH 43017

Pulte Homes of Ohio, LLC  
475 Metro Place S 200  
Dublin, OH 43017

Schottenstein Real Estate Group  
2 Easton Oval 510  
Columbus, OH 43219

Trish Brown  
c/o EMHT, INC  
5500 New Albany Road  
Columbus, OH 43054

Elizabeth Wesner  
7455 Hyland Croy Rd  
Plain City, OH 43064

Laura Comek  
Laura M. Comek Law LLC  
17 S. High Street. Ste. 700  
Columbus, Ohio 43215

**12.642 ACRES**

Situated in the State of Ohio, County of Union, Township of Jerome, in Virginia Military District Survey Number 6420, being comprised of all of the remainder of that 22.777 acre tract of land conveyed to Elizabeth I. Wesner by deeds of record in Official Record 17, Page 263 and Instrument Number 202312040008843, and all of the remainder of that 2.000 acre tract of land conveyed to Elizabeth I. Wesner by deeds of record in Official Record 114, Page 796 and Instrument Number 202312040008843 (all references refer to the records of the Recorder's Office, Union County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the northeasterly corner of Lot 1 of the subdivision entitled "Jerome Grand at Jacquemin Farms", of record in Plat Book 6, Page 31, in the westerly right of way line of Hyland-Croy Road;

Thence with boundary of said subdivision the following courses and distances:

South 85° 15' 27" West, a distance of 150.11 feet to a 3/4 inch iron pin found;

North 05° 56' 19" West, a distance of 59.83 feet to a 3/4 inch iron pin found;

South 84° 37' 33" West, a distance of 469.75 feet to a 5/8 inch rebar found;

North 04° 18' 04" West, a distance of 59.74 feet to a 3/4 inch iron pin found;

South 84° 32' 13" West, a distance of 539.36 feet to an iron pin set; and

North 06° 56' 46" West, a distance of 663.61 feet to an iron pin set in the southerly line of that 135.762 acre tract conveyed to Board of Park Commissioners by deed of record in Official Record 253, Page 341, the common line of Virginia Military Survey Numbers 6420 and 6596;

Thence North 84° 29' 46" East, with the said common line and southerly line, a distance of 666.52 feet to a stone found at the northwesterly corner of that 4.961 acre tract conveyed to Double Three Properties LLC by deed or record in Instrument Number 201807060005321;

Thence South 04° 33' 40" East, with the westerly line of said 4.961 acre tract and the westerly line of that 2.01 acre tract conveyed to Jiechun Liu by deed of record in Instrument Number 202110220014007, a distance of 527.42 feet to a 3/4 inch iron pin with cap stamped "Bird & Bull" found at the southwest corner of said 2.01 acre tract;

Thence North 84° 42' 32" East, with the southerly line of said 2.01 acre tract, a distance of 523.08 feet to an iron pin set in the westerly right of way line of said Hyland-Croy Road;

Thence South 04° 12' 40" East, with said westerly right of way line, a distance of 257.17 feet to the POINT OF BEGINNING, containing 12.642 acres of land, more or less, of which 10.866 acres is within Parcel Number 17-0031036.0000 and 1.776 acres is within Parcel Number 17-0031047.0000.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GNSS observations of Franklin County Engineer's Office monuments FCGS 7772 and FCGS 7769. The bearing of South 04° 12' 40" East, assigned to the centerline of Hyland-Croy Road, is designated the "basis of bearings" for this description.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Matthew A. Kirk*  
Matthew A. Kirk  
Professional Surveyor No. 7865

7 DEC 23

Date

**PLANNED DEVELOPMENT DISTRICT REGULATION TEXT**

**Development Name:** Jerome Grand, Phase 2

**Applicant:** Schottenstein Real Estate Group  
c/o Wes Smith, P.E.  
2 Easton Oval, Suite 510  
Columbus, Ohio 43219

**Applicant Representative:** Laura MacGregor Comek, Esq.  
17 S. High Street, Suite 700  
Columbus, Ohio 43215  
Laura@comeklaw.com  
614-560-1488

**Engineer:** Patricia Brown, P.E.  
EMHT  
5500 New Albany Rd.  
Columbus, Ohio 43054  
pbrown@emht.com  
614.775.4396

**Application No:** PD24-\_\_\_\_\_

**Application Date:** March 21, 2024

**Revision Date:** tbd

**Date of Adoption:** \_\_\_\_\_

## I. INTRODUCTION

Jerome Grand, Phase 2 (“Site”) is comprised of approximately 12.64 acres located immediately adjacent to and is a continuation of the existing Jacquemin Farms Development which includes Jerome Grand Phase 1. The Site is presently zoned Rural Residential District (RU). Consistent with the Jerome Township Comprehensive Plan and original 2015 zoning, the Site is proposed to be rezoned to the Planned Development District (PD); this application for Phase 2 contains the residential uses component within the mixed-use area as provided for in the Comprehensive Plan. The Site design provides appropriate setbacks and landscape buffers from the frontage ground to the east along Hyland Croy Road and planned for future commercial development (owned by others). As Phase 2 of the existing development, the same/similar planned layout is shown; connectivity is retained, amenities are shared. There is no new access to Hyland Croy Road except for an emergency fire access if deemed necessary by Jerome Township Fire Department. Finally, the Preliminary Development Plan depicts connectivity of roadways and sidewalks within the development and to the surrounding commercial developments (ie., to the south - KIA dealership and commercial outlots; to the immediate east – future planned commercial development).

The Site layout retains the open/green space street scape from Jacquemin Farms along Hyland Croy Road (no new access) and is located directly south of the Glacier Ridge Metro Park.

### **Background/Development Context**

The proposed Jerome Grand Phase 2 development is located within the +/- 190 acres of Mixed Use Office/Retail area identified in the Land Use Plan chapter of the 2008 Jerome Township Comprehensive Plan. Mixed use areas feature a mix of commercial uses and contain a concentration of density for residential uses. The mix of uses provide employment and economic development opportunities and access to local professional services for the community. Mixed use areas are appropriate, as identified in the Comprehensive Plan, near major and minor arterials and interchanges, such as here - the area identified near the Post Road/US 33 interchange in the Jerome Township Comprehensive Plan.

Other developments within the Township’s identified +/- 190-acre Hyland-Croy Mixed Use Office/Retail area include the Jacquemin Farms Phase 1 Development, Wirchanski property, Coughlin Kia Automotive, and 7 acres of proposed future commercial.

The 2015 initial Jacquemin Farms Development included a mix of uses with two commercial outlots, multi-family housing, and an adult care living facility. The retained commercial development (Owned by the Jacquemin Family) consists of two outlots totaling 12.1 acres. The Jacquemin Farms Market and Café currently operates on 5.6 acres with an additional 5.5 acres of farmland and future neighborhood commercial. The multi-family residential portion of the development is Jerome Grand Phase 1 which and consists of 300 units on 35.6 acres. The Catholic



Diocese is in the detailed development plan stage of a 250-bed adult care living facility on 10.6 acres south of Jerome Grand Phase 1.

In addition to the Jacquemin Farms Development, the +/- 59-acre Wirchanski property was zoned Planned Development District in 2007 for big box commercial uses. The Wirchanski property was recently rezoned and updated for a 22 acre Coughlin Kia Automotive Dealership and 7.5 acres of outlots/strip center commercial. There remains 30+/- acres of Wirchanski property available for additional commercial development.

There are two lots totaling +/- 7 acres located on the west side of Highland-Croy Road and directly south of Glacier Ridge Metro Park that are within the proposed Mixed Use Office/Retail area identified in the 2008 Jerome Township Comprehensive Plan. The owners of these properties have recently engaged Jerome Township with a proposed 7-acre mixed use development for this area.

### **Jerome Township, Union County Comprehensive Plan (Revised: September 25, 2008)**

#### Chapter 6: Land Use Plan

#### Mixed Use Office / Retail

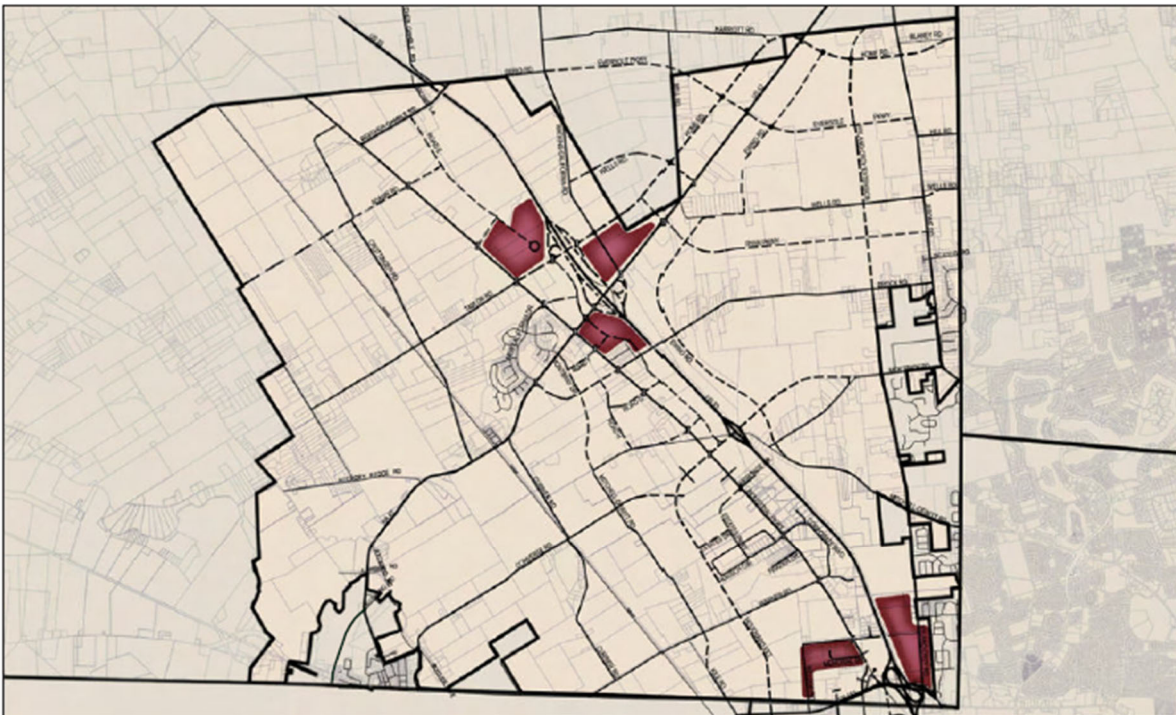


Figure 6-11: Mixed Use Office/Retail; Source: BHC

**II. PERMITTED USES.** Within this Planned Development District, the following uses shall be permitted:

Dwellings, Attached Multi-family

Open Space Areas

Community Facilities such as clubhouses, residential development pools, and common mail/parcel facilities/structures/dog parks/pickle ball courts.

Utilities and other site improvements, such as storm water management ponds, basins, etc.

Accessory uses as may be permitted by under the regulations provided for in Chapter 645 of the Zoning Resolution.

Limited home occupations as provided for in Chapter 635 of the Zoning Resolution.

**III. OTHER DEVELOPMENT STANDARDS.** Within this Planned Development District, the following development standards shall apply to all uses:

**a) Maximum Density.** The maximum number of multi-family dwellings shall not exceed 136 units, or 10.8 units per gross acre.

**b) Setback.** The following setbacks and yard areas are identified on the concept site plan and set forth below:

i) Front Yard (east) Setback Along Hyland Croy Road: 100 foot parking and 100 foot building

ii) Rear Yard (east) Setback: 30 feet building and parking along PID 1700310500000 and 1700310370000

iii) Rear Yard (west) Setback: 0 feet

iv) Rear Yard (north) Setback: 30 feet

v) Rear Yard (south) Setback: 0 feet building and parking along Jerome Grand Development and 30 feet building and parking along Jacquemin Property (PID 1700310381010)

**c) Minimum Lot Width & Area.**

i) The property will not be subdivided.

**d) Maximum Lot Coverage.** The maximum lot coverage, the area of a lot covered by a building or buildings, shall not exceed a maximum of 30% of the total area of the lot.

**e) Maximum Height.** The maximum height of any building or structure shall be 38 feet.

**f) Parking and Loading Areas.** All dwellings shall provide two parking spaces. Additional off-street parking shall be permitted as generally depicted on the preliminary development plan. On street parking may occur in accordance with applicable law.

**g) Access & Other Public Improvements.** Vehicular access to the site shall be as shown on the concept site plan, subject to the approval of the relevant public regulatory agencies.

- i) The preliminary development plan depicts access to and through the existing Jerome Grand, Phase 1 community, with dimensions and details as shown thereon. An emergency fire access could be provided from Hyland-Croy Road if deemed necessary by the Jerome Township Fire Department.
- ii) Public roads, stormwater management facilities, and other public improvements shall be designed to the standards established by or as otherwise approved by the County Engineer's Office or other relevant regulatory agency.

**h) Screening & Landscaping.** Landscaping shall be as depicted on the landscape plan contained with the preliminary development plan, comply with all provisions of Section 500.06(10).

**i) Residential Building Standards.** The following development standards shall apply to all residential dwellings within the PD:

i) Minimum Floor Area – The minimum floor area of each dwelling unit shall be 700 square feet.

ii) At the time of initial construction, the following regulations shall apply to each residential dwelling:

1. Exterior building materials shall be stone/synthetic stone, wood, vinyl, dimensional asphalt shingles, aluminum gutters, smart siding or other similar materials, and/or decorative synthetic millwork, or any combination thereof.
2. Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, metal tiles or standing seam. See Section 3 – Architectural Documents
3. Roofs - Roof slopes to be minimum 6/12 pitch except porch roofs which may be less.

**j) Signage.** No additional residential development entry sign shall be permitted.

**k) Open Space Areas.** The development shall provide open space areas as generally shown on the preliminary development plan. The open space area(s) may contain proposed stormwater basin(s), landscaping, signage and entry feature(s) as further depicted on the plan. Grading, utilities/roadways and infrastructure may be extended through open space. Detailed configurations of these areas are subject to final engineering and revisions by the County Engineer and OEPA.

**I) Lighting.** Exterior lighting shall conform to all applicable requirements of the Zoning Resolution with the following exceptions:

- i) Exterior lighting for the clubhouse and amenities shall be no higher than 24 feet in height. Lighting shall incorporate a “cut-off” type shielding to prevent light pollution on adjacent lots. Building mounted lighting shall not require such designation.

**IV. DEVELOPMENT STANDARDS NOT PROVIDED.** In accordance with Section 500.04(2) of the Zoning Resolution, the standards and regulations provided in this Regulation Text shall constitute the zoning regulations for and shall apply only to this Planned Development District. All development standards not specifically addressed by this Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution; however, in the event of any ambiguity, the Regulation Text, including all incorporated maps, plans, and exhibits, shall be interpreted in order to give effect to and resolve any ambiguities in favor of the zoning regulations contained herein. In accordance with the Zoning Resolution, minor deviations from the plans and exhibits submitted with this Regulation Text (the “preliminary development plan”) may be approved in conjunction with review and approval of the applicable Development Plan(s).

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# SCHOTTENSTEIN REAL ESTATE GROUP

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2 Easton Oval | Suite 510 | Columbus, Ohio 43219

T 614-418-8900 | F 614-418-8920 | [www.schottensteinrealestate.com](http://www.schottensteinrealestate.com)

## Preliminary Development Schedule **Jerome Grand Phase 2** Jerome Township, Union County, Ohio

The applicant is anticipating submitting an application for Detailed Development Plan Approval immediately after approval of the Zoning Plan. It is scheduled that the site construction to commence in the Spring of 2025 and complete construction in the Spring of 2027.



Engineers, Surveyors, Planners, Scientists

Utility Feasibility Summary  
**Jerome Grand Phase 2**  
Jerome Township, Union County, Ohio  
03/20/24

The following is a summary of the proposed utilities:

Sanitary Sewer

The proposed development will utilize a system of underground sanitary sewers. The proposed sanitary sewer system will connect to the proposed 12" sanitary sewer located along Sunlight Court. The entire site acreage is tributary to the proposed sanitary sewer system. The proposed sanitary sewer system will be designed to City of Marysville, Union County and Ohio EPA standards.

Water

The proposed water mains will connect to the existing 8" private water main located along Greenridge Court and Sunlight Court. This connection will be an extension to the private master meter system of Jerome Grand Phase 1. The connection is also to be extended using an 8" private waterline.

Storm Water

Storm water management will be provided utilizing a proposed onsite basin located along the southeast part of the site. The basin will be designed to meet the water quality and detention requirements of Union County and the Ohio EPA. The proposed basin will be a wet pond. Final details for the basin will be provided at the time of final engineering. A storm sewer system will be constructed to collect and outlet storm water from the proposed development to the basin. The storm water basin facilities will outlet to the existing culverts along Hyland-Croy Road. The proposed storm water system will be designed to meet the necessary requirements of Union County and the Ohio EPA.

J:\20240047\Correspondence\Submittals\PDP\2024-03-21 (To Township - First Submittal)\Working Folder\01-07 Utility Feasibility Memo.docx

## Brad Holland

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**From:** Luke Sutton <lsutton@unioncountyohio.gov>  
**Sent:** Friday, March 8, 2024 11:46 AM  
**To:** Brad Holland  
**Cc:** Jeff Stauch; Laura Comek; Wes Smith  
**Subject:** RE: Jerome Grand Phase 2 - Preliminary Traffic Study

Brad/Laura,

We were able to come to an agreement with the Kia developer on a fair share contribution for the site because of the current state of the road network around the site, which was why the TIS was not required. We are open to a similar type of agreement with Jerome Grand, assuming we can come to an agreement on the infrastructure impacts. Our discussion with Kia was that if we were unable to come to an agreement, a TIS would then be required. We never took the TIS off the table until we had an agreement on terms. We will take the same approach with the development.

Without the TIS, we did not take the same approach to assigning infrastructure dollars to different intersections, as we did not have the data to do so. We took a more regional approach and compared the surrounding developments and their contribution amounts compared to their overall size and use. With the current Hyland-Croy rd widening project, we also looked at what hard improvements the development would have had to construct if the project was not being built. All that to say that we won't be looking at a direct comparison to the Kia development for this development contribution, as that was not the approach used for the Kia site.

Thanks,

Luke Sutton, PE  
Union County Engineer  
233 West Sixth Street  
Marysville, OH 43040  
Ph: (937) 645-3168  
[lsutton@unioncountyohio.gov](mailto:lsutton@unioncountyohio.gov)



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**From:** Brad Holland <bh@sregroup.com>  
**Sent:** Thursday, February 29, 2024 9:35 AM  
**To:** Luke Sutton <lsutton@unioncountyohio.gov>  
**Cc:** Jeff Stauch <jstauch@unioncountyohio.gov>; Laura Comek <laura@comeklaw.com>; Wes Smith <ws@sregroup.com>  
**Subject:** RE: Jerome Grand Phase 2 - Preliminary Traffic Study

Hello Luke –

I was reviewing the zoning package for the Coughlin Kia dealership that is proposed south of our Jerome Grand development and noticed an email included with the submittal package (attached) that you sent to Erik Snowden. The email stated a TIS was not needed for the Kia project due to the construction activity in the area which would make obtaining accurate counts nearly impossible. In addition, the County would enter into an infrastructure agreement with



the developer. I would request that we be treated in kind, and that the TIS be waived for our project as well due to the same circumstances associated with the Kia Dealership described in your email. We will of course negotiate a fair traffic impact with the County. I understand there is a TIS from 2018 for Jacquemin Farms, but there have been numerous developments that have occurred since, changes in traffic, and ongoing construction. This would make it difficult to obtain this TIS with accuracy.

After seeing that email, I had Smart Services run a trip generation summary (attached), and their calculations show our Jerome Grand 2 project would produce less than half that of Kia. I will note that our unit count has dropped from what I initially sent you from 136-units to 86-units. Even with the higher unit count the trips would be less than the Kia.

Please confirm the Jerome Grand 2 project will not be required to prepare a TIS. If this is not something the County is willing to do, then please provide the rationale behind Jerome Grand Phase 2 being treated differently than adjacent developments in the area.

Thanks,  
Brad

**Bradley Holland | Vice President**  
Engineering and Development  
**Schottenstein Real Estate Group**  
2 Easton Oval, Suite 510 | Columbus, OH 43219

T [\(614\) 418-8914](tel:6144188914) | C [\(614\) 557-0575](tel:6145570575)  
[bh@sregroup.com](mailto:bh@sregroup.com) | [www.sregroup.com](http://www.sregroup.com)



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**From:** Luke Sutton <[lsutton@unioncountyohio.gov](mailto:lsutton@unioncountyohio.gov)>  
**Sent:** Friday, January 19, 2024 9:22 AM  
**To:** Brad Holland <[bh@sregroup.com](mailto:bh@sregroup.com)>  
**Subject:** RE: Jerome Grand Phase 2 - Preliminary Traffic Study

Brad,

We can use the original traffic study for the Jerome Grand site as a template for this site. The only adjustment would be to add the new intersection south of the project at Moorland Drive.

If you would like to hold a meeting about it, I can be available next week Wednesday or Thursday after 2pm.

Thanks,

Luke Sutton, PE  
Union County Engineer  
233 West Sixth Street

Marysville, OH 43040  
Ph: (937) 645-3168  
[lsutton@unioncountyohio.gov](mailto:lsutton@unioncountyohio.gov)



---

**From:** Brad Holland <[bh@sregroup.com](mailto:bh@sregroup.com)>  
**Sent:** Friday, January 12, 2024 2:54 PM  
**To:** Luke Sutton <[lsutton@unioncountyohio.gov](mailto:lsutton@unioncountyohio.gov)>  
**Subject:** Jerome Grand Phase 2 - Preliminary Traffic Study

Hello Luke –

I hope all is well and you had an enjoyable holiday and new year. We are commencing on rezoning 13 ac north of our Jerome Grand development on Hyland-Croy (the Wesner property – see attached) and I am getting ready to initiate Smart Services on a preliminary traffic study. Prior to kicking off with Smart Services I would like to understand what intersections you believe should be included in the study as there is a significant amount of construction ongoing in this area.

Jerome Grand Phase 2 will not have direct access to Hyland-Croy. The two access points will come from existing Jerome Grand development.

Let me know your thoughts.

Thanks,  
Brad

**Bradley Holland | Vice President**  
Engineering and Development  
**Schottenstein Real Estate Group**  
2 Easton Oval, Suite 510 | Columbus, OH 43219

T (614) 418-8914 | C (614) 557-0575  
[bh@sregroup.com](mailto:bh@sregroup.com) | [www.sregroup.com](http://www.sregroup.com)



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# SCHOTTENSTEIN REAL ESTATE GROUP

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2 Easton Oval | Suite 510 | Columbus, Ohio 43219  
T 614-418-8900 | F 614-418-8920 | [www.SREGroup.com](http://www.SREGroup.com)

February 16, 2024

Mr. Eric Snowden  
Zoning Inspector/Planning Coordinator  
Jerome Township  
9777 Industrial Parkway  
Plain City, Ohio 43064

Subject: **Jerome Grand Phase 2  
Management Plan Memo**

Dear Mr. Snowden,

This memo is regarding the requirement of Jerome Township to have a management plan or mechanism to provide for perpetual maintenance of all open space, landscaping, buffers, and shared parking areas by the ultimate owner and/or user and controlling instruments. The included exhibit contains common opens space and stormwater management areas that benefit the Jerome Grand Phase 2 Development. A Property Owners Association (POA), or document of similar affect, will be created which will contain certain covenants and restrictions to meet the requirements of Jerome Township.

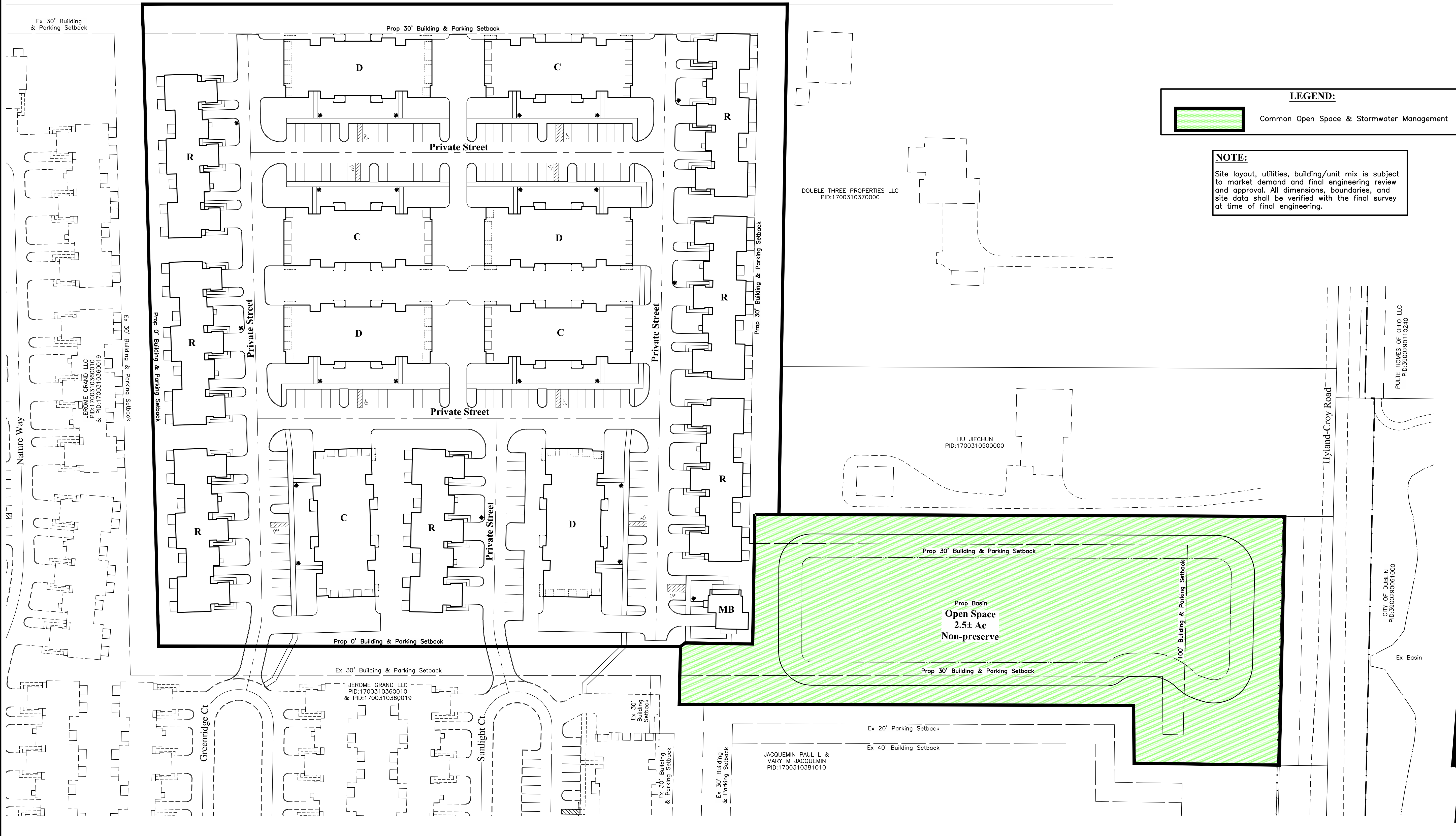
If there are any questions, please feel free to contact me by either phone or email at (614) 557-0575 or [bh@sregroup.com](mailto:bh@sregroup.com).

Sincerely,

*Brad Holland*

Brad Holland  
Vice President of  
Engineering and Development

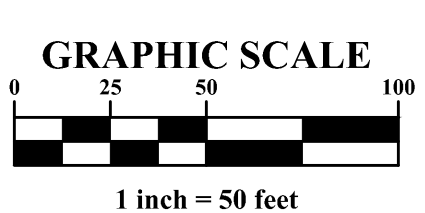




**LEGEND:**

- Common Open Space & Stormwater Management

**NOTE:**  
 Site layout, utilities, building/unit mix is subject to market demand and final engineering review and approval. All dimensions, boundaries, and site data shall be verified with the final survey at time of final engineering.



REVISIONS	MARK	DATE	DESCRIPTION

SCHOTTENSTEIN  
 REAL ESTATE GROUP

JEROME GRAND  
 PHASE 2  
 COMMON OPEN SPACE &  
 OPEN SPACE MANAGEMENT PLAN EXHIBIT

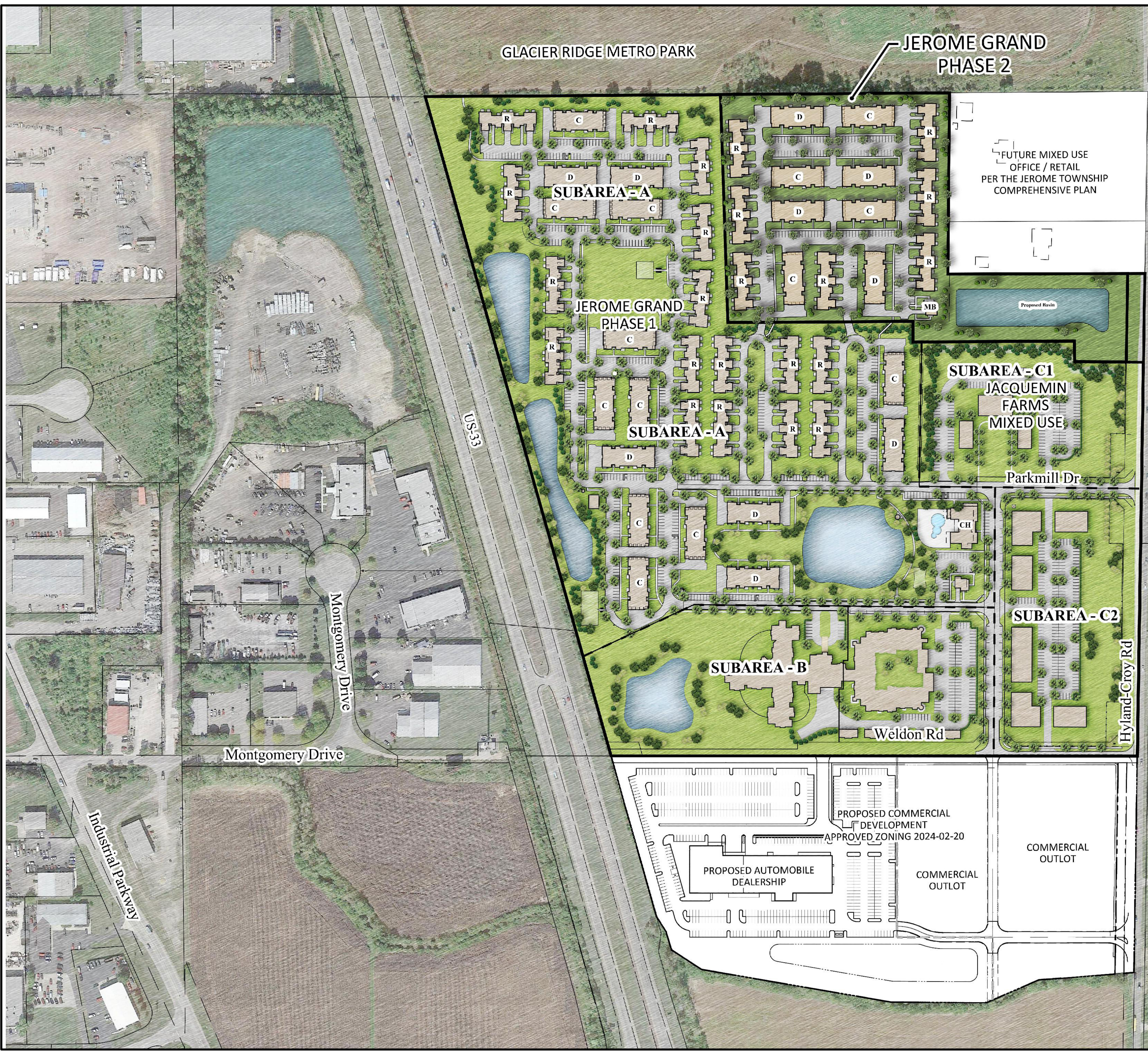
JEROME TOWNSHIP, UNION COUNTY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**JEROME GRAND**  
 PHASE 2  
 COMMON OPEN SPACE &  
 OPEN SPACE MANAGEMENT PLAN EXHIBIT

EMHT  
 ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING & HVAC, INC.  
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.4500  
 emht.com

DATE	MARCH 20, 2024
SCALE	1" = 50'
JOB NO.	2024-0047
SHEET	1/1



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Jerome Grand Ph 2 Site Data	
Site Acreage (Developable)	12.6 ac ±
Units	136 du
Density (Developable)	10.8 du/ac ±

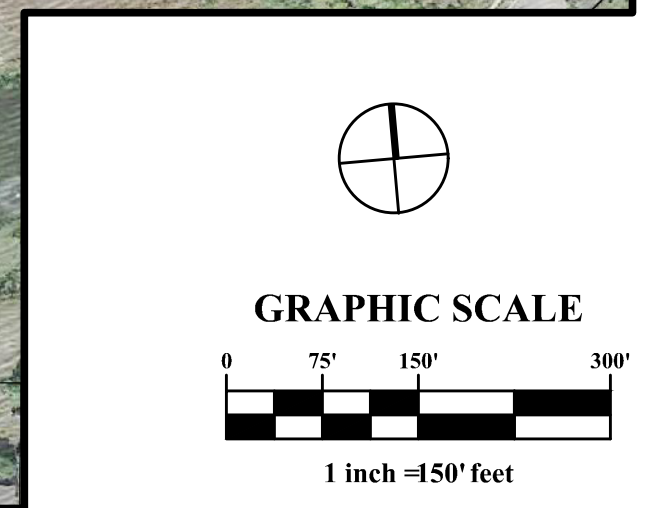
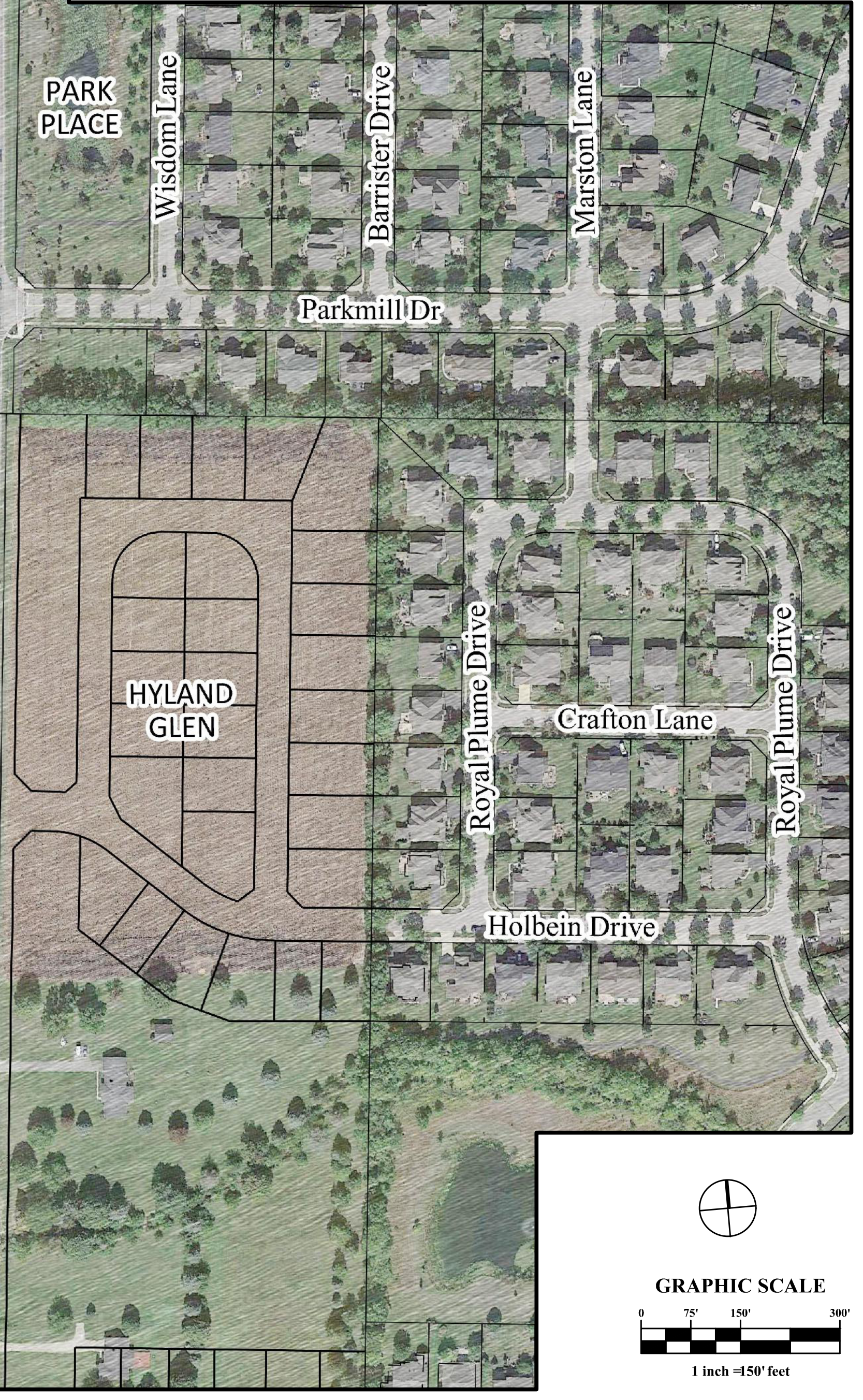
Jerome Grand at Jacquemin Farms Subarea A - Residential	
Site Acreage	35.7 ac ±
Units	300 du
Density	8.4 du/ac ±

Jacquemin Farms Subarea B - Adult Living Facility	
Site Acreage	10.6 ac ±
Units	120 du
Density	11.3 du/ac ±

Jacquemin Farms Subarea C-1 & C-2 - Commercial	
Subarea C-1	5.6 ac ±
Subarea C-2	6.5 ac ±



MARK	DATE	DESCRIPTION

**SCHOTTENSTEIN**  
 REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**JEROME GRAND**  
 PHASE 2  
 OVERALL ILLUSTRATIVE PLAN

**EMHT**  
 ENGINEERS, ARCHITECTS, SURVEYORS & PLANNERS, INC.  
 5500 New Albany Road, Columbus, OH 43024  
 Phone: 614.775.4500 Fax: 614.775.3548  
 emht.com

DATE	MARCH 20, 2024
SCALE	1" = 150'
JOB NO.	2024-0047
SHEET	1/1



**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION

PLAN SET DATE  
 MARCH 20, 2024

**GLACIER RIDGE METRO PARK**

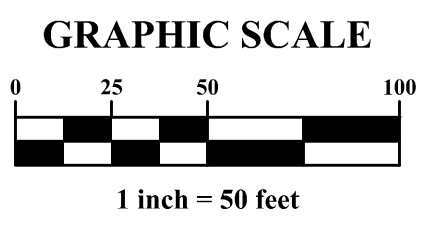
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Open Space Required is 2.5+ ac (20%)	
Open Space Provided is 2.5+ ac (20%)	



FUTURE MIXED USE  
 OFFICE / RETAIL  
 PER THE JEROME TOWNSHIP  
 COMPREHENSIVE PLAN

Proposed Basin

JACQUEMIN  
 FARMS  
 MIXED USE DEVELOPMENT



MARK	DATE	DESCRIPTION

**SCHOTTENSTEIN**  
 REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**JEROME GRAND**  
 PHASE 2  
 ILLUSTRATIVE ENLARGEMENT PLAN

**EMHT**  
 ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS, INC.  
 5500 New Albany Road, Columbus, OH 43024  
 Phone: 614.775.4500 Fax: 614.775.3548  
 emht.com

DATE  
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SCALE  
 1" = 50'

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SHEET  
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**Applicant:** Schottenstein Real Estate Group  
c/o Wes Smith, P.E.  
2 Easton Oval, Suite 510  
Columbus, Ohio 43219

**Applicant Representative:** Laura MacGregor Comek, Esq.  
17 S. High Street, Suite 700  
Columbus, Ohio 43215  
Laura@comeklaw.com  
614-560-1488

**Engineer:** Patricia Brown, P.E.  
EMHT  
5500 New Albany Rd.  
Columbus, Ohio 43054  
pbrown@emht.com  
614.775.4396

**Application No:** PD24-\_\_\_\_\_

**Application Date:** March 21, 2024

**Revision Date:** tbd

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## **I. INTRODUCTION**

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Diocese is in the detailed development plan stage of a 250-bed adult care living facility on 10.6 acres south of Jerome Grand Phase 1.

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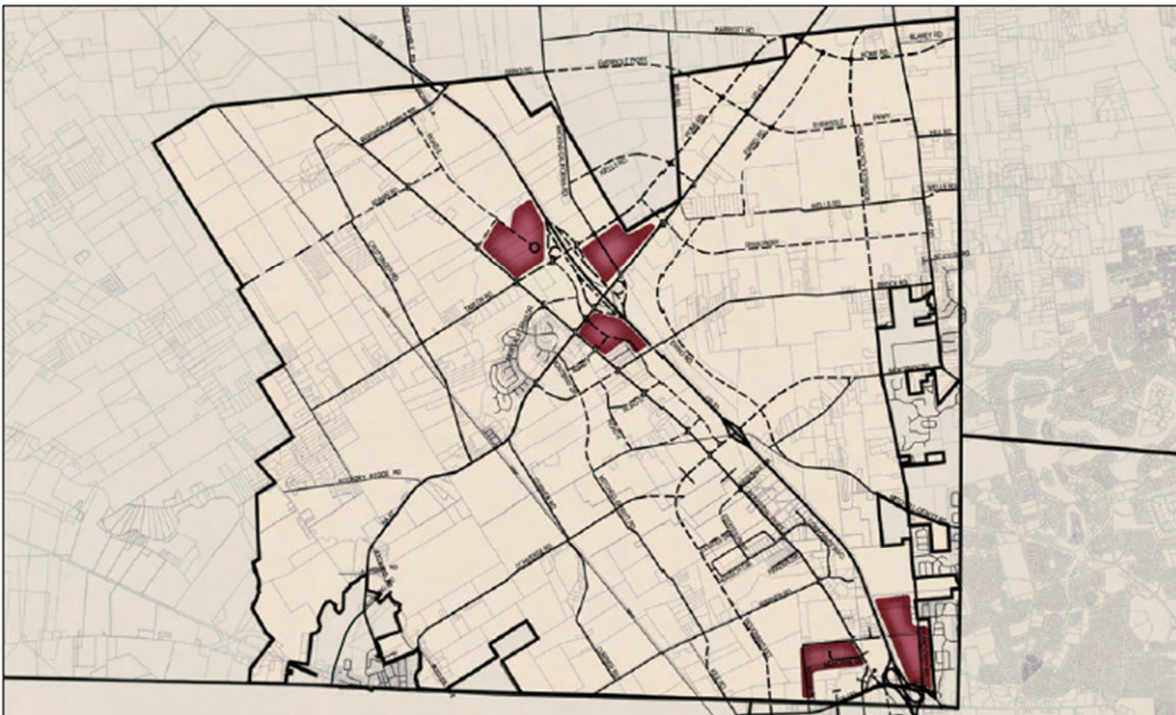


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**a) Maximum Density.** The maximum number of multi-family dwellings shall not exceed 136 units, or 10.8 units per gross acre.

**b) Setback.** The following setbacks and yard areas are identified on the concept site plan and set forth below:

i) Front Yard (east) Setback Along Hyland Croy Road: 100 foot parking and 100 foot building

ii) Rear Yard (east) Setback: 30 feet building and parking along PID 1700310500000 and 1700310370000

iii) Rear Yard (west) Setback: 0 feet

iv) Rear Yard (north) Setback: 30 feet

v) Rear Yard (south) Setback: 0 feet building and parking along Jerome Grand Development and 30 feet building and parking along Jacquemin Property (PID 1700310381010)

**c) Minimum Lot Width & Area.**

i) The property will not be subdivided.

**d) Maximum Lot Coverage.** The maximum lot coverage, the area of a lot covered by a building or buildings, shall not exceed a maximum of 30% of the total area of the lot.

**e) Maximum Height.** The maximum height of any building or structure shall be 38 feet.

**f) Parking and Loading Areas.** All dwellings shall provide two parking spaces. Additional off-street parking shall be permitted as generally depicted on the preliminary development plan. On street parking may occur in accordance with applicable law.

**g) Access & Other Public Improvements.** Vehicular access to the site shall be as shown on the concept site plan, subject to the approval of the relevant public regulatory agencies.

- i) The preliminary development plan depicts access to and through the existing Jerome Grand, Phase 1 community, with dimensions and details as shown thereon. An emergency fire access could be provided from Hyland-Croy Road if deemed necessary by the Jerome Township Fire Department.
- ii) Public roads, stormwater management facilities, and other public improvements shall be designed to the standards established by or as otherwise approved by the County Engineer's Office or other relevant regulatory agency.

**h) Screening & Landscaping.** Landscaping shall be as depicted on the landscape plan contained with the preliminary development plan, comply with all provisions of Section 500.06(10).

**i) Residential Building Standards.** The following development standards shall apply to all residential dwellings within the PD:

- i) Minimum Floor Area – The minimum floor area of each dwelling unit shall be 700 square feet.
- ii) At the time of initial construction, the following regulations shall apply to each residential dwelling:
  - 1. Exterior building materials shall be stone/synthetic stone, wood, vinyl, dimensional asphalt shingles, aluminum gutters, smart siding or other similar materials, and/or decorative synthetic millwork, or any combination thereof.
  - 2. Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, metal tiles or standing seam. See Section 3 – Architectural Documents
  - 3. Roofs - Roof slopes to be minimum 6/12 pitch except porch roofs which may be less.

**j) Signage.** No additional residential development entry sign shall be permitted.

**k) Open Space Areas.** The development shall provide open space areas as generally shown on the preliminary development plan. The open space area(s) may contain proposed stormwater basin(s), landscaping, signage and entry feature(s) as further depicted on the plan. Grading, utilities/roadways and infrastructure may be extended through open space. Detailed configurations of these areas are subject to final engineering and revisions by the County Engineer and OEPA.

**I) Lighting.** Exterior lighting shall conform to all applicable requirements of the Zoning Resolution with the following exceptions:

- i) Exterior lighting for the clubhouse and amenities shall be no higher than 24 feet in height. Lighting shall incorporate a “cut-off” type shielding to prevent light pollution on adjacent lots. Building mounted lighting shall not require such designation.

**IV. DEVELOPMENT STANDARDS NOT PROVIDED.** In accordance with Section 500.04(2) of the Zoning Resolution, the standards and regulations provided in this Regulation Text shall constitute the zoning regulations for and shall apply only to this Planned Development District. All development standards not specifically addressed by this Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution; however, in the event of any ambiguity, the Regulation Text, including all incorporated maps, plans, and exhibits, shall be interpreted in order to give effect to and resolve any ambiguities in favor of the zoning regulations contained herein. In accordance with the Zoning Resolution, minor deviations from the plans and exhibits submitted with this Regulation Text (the “preliminary development plan”) may be approved in conjunction with review and approval of the applicable Development Plan(s).

**SECTION I –  
Application Materials**



# JEROME GRAND

## PHASE 2

### JEROME TOWNSHIP, UNION COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN

OWNER/APPLICANT:

SCHOTTENSTEIN REAL ESTATE GROUP  
2 EASTON OVAL, SUITE 510  
COLUMBUS, OHIO 43219

CIVIL ENGINEER, LAND PLANNER



LANDSCAPE ARCHITECT



9590 SOUTH OLD STATE ROAD  
LEWIS CENTER, OHIO 43035



SITE LOCATION MAP  
Not to Scale

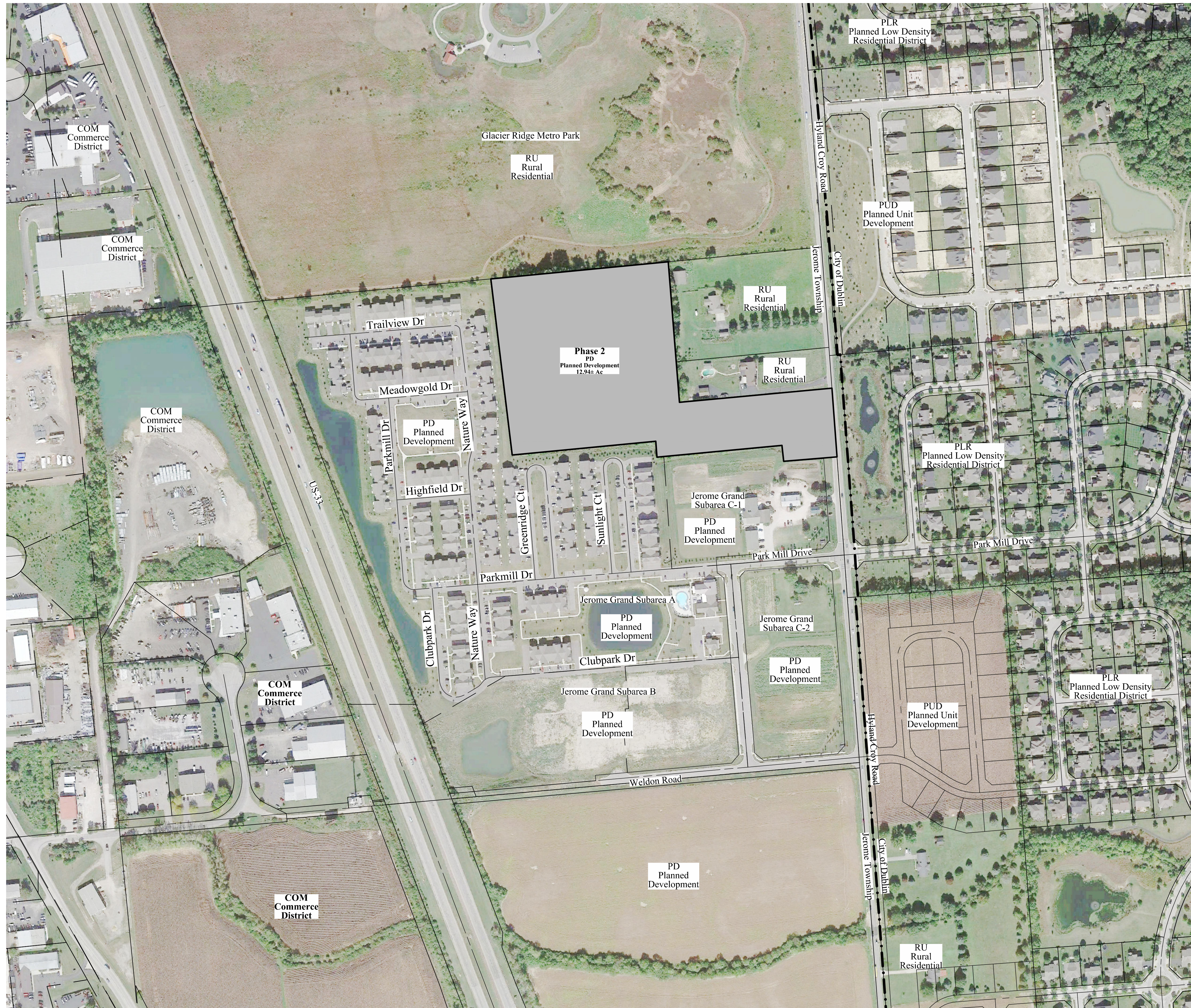
#### INDEX OF DRAWINGS

- EXHIBIT A - VICINITY MAP
- EXHIBIT B - EXISTING CONDITIONS PLAN
- EXHIBIT C - OVERALL SITE PLAN
- EXHIBIT C-1- SITE PLAN
- EXHIBIT D - OPEN SPACE AND PEDESTRIAN CONNECTIVITY PLAN
- EXHIBIT E - UTILITY PLAN
- EXHIBIT F-1- SITE FEATURE DETAILS
- EXHIBIT F-2- SITE FEATURE DETAILS
- EXHIBIT G - LANDSCAPE PLAN
- EXHIBIT H - ALTERNATE SITE PLAN



**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION

PLAN SET DATE  
 MARCH 20, 2024



MARK	DATE	DESCRIPTION

**SCHOTTENSTEIN**  
 REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**JEROME GRAND**  
 PHASE 2  
 VICINITY MAP

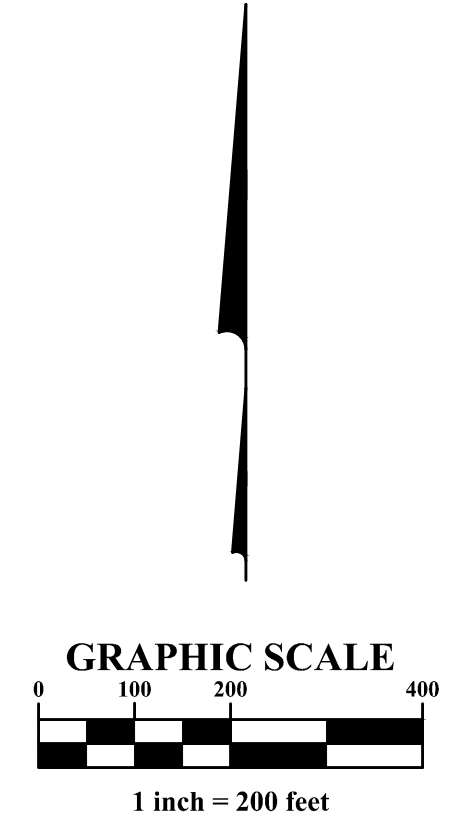
**EMHT**  
 ENGINEERS, ARCHITECTS, SURVEYORS & PLANNERS, INC.  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.3448  
 emht.com

DATE  
 MARCH 20, 2024

SCALE  
 1" = 200'

JOB NO.  
 2024-0047

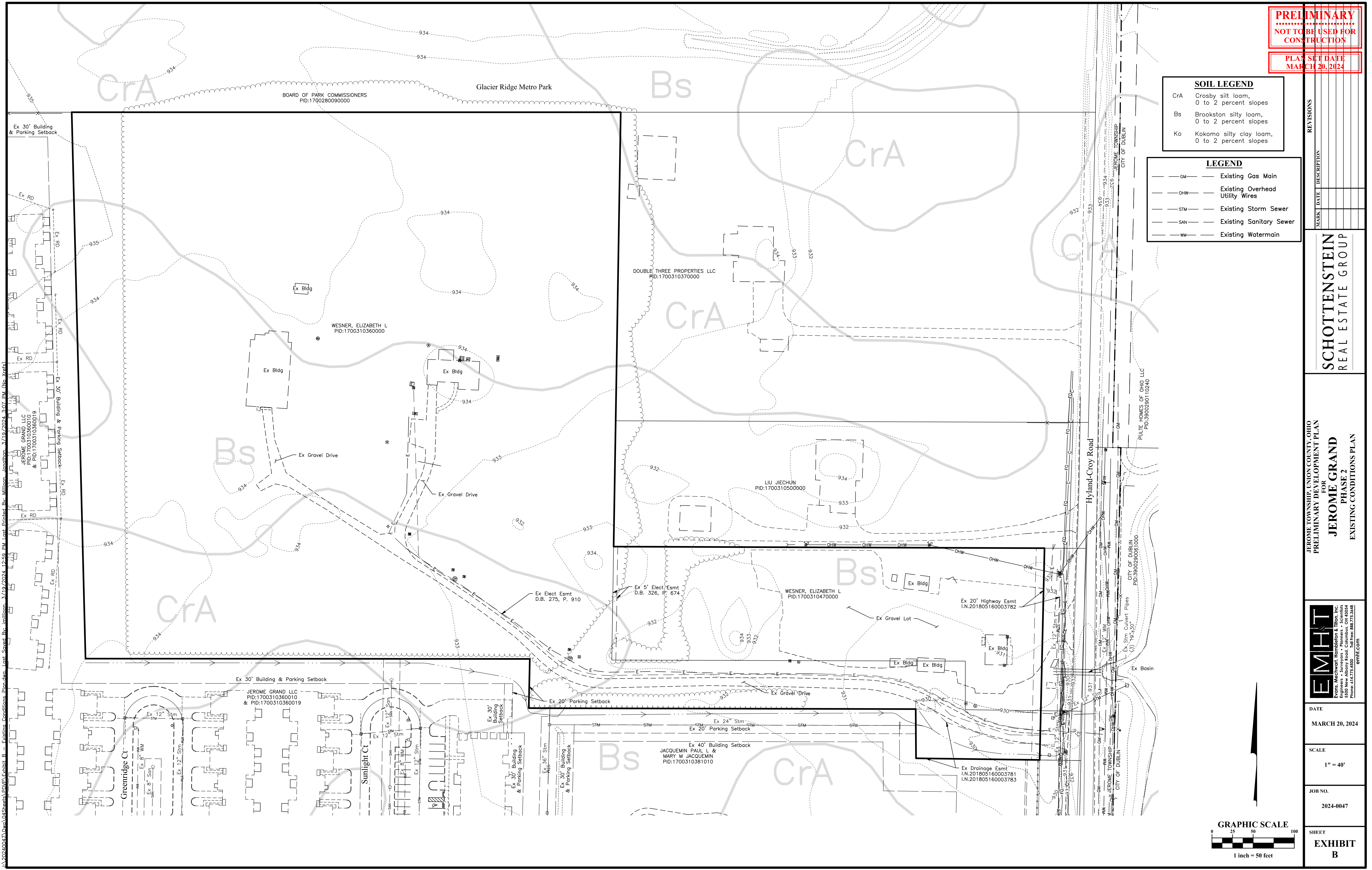
SHEET  
**EXHIBIT**  
 A



X:\2024\04\21\Drawings\045\Sheets\PD\2A\Exhibit A - Vicinity Map.dwg - Last Saved By: imillican - 3/19/2024 12:58 PM - Last Printed By: imillican - 3/19/2024 3:07 PM (No Xrefs)



**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION  
 PLAN SET DATE  
 MARCH 20, 2024



**SOIL LEGEND**

CrA	Crosby silt loam, 0 to 2 percent slopes
Bs	Brookston silty loam, 0 to 2 percent slopes
Ko	Kokomo silty clay loam, 0 to 2 percent slopes

**LEGEND**

— GM —	Existing Gas Main
— OHW —	Existing Overhead Utility Wires
— STM —	Existing Storm Sewer
— SAN —	Existing Sanitary Sewer
— WM —	Existing Watermain

REVISIONS

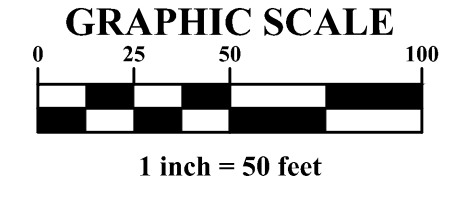
MARK	DATE	DESCRIPTION

**SCHOTTENSTEIN**  
 REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**JEROME GRAND**  
 PHASE 2  
 EXISTING CONDITIONS PLAN

**EMHT**  
 ENGINEERS & ARCHITECTS  
 5500 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.6500 Fax: 614.775.3548  
 emht.com

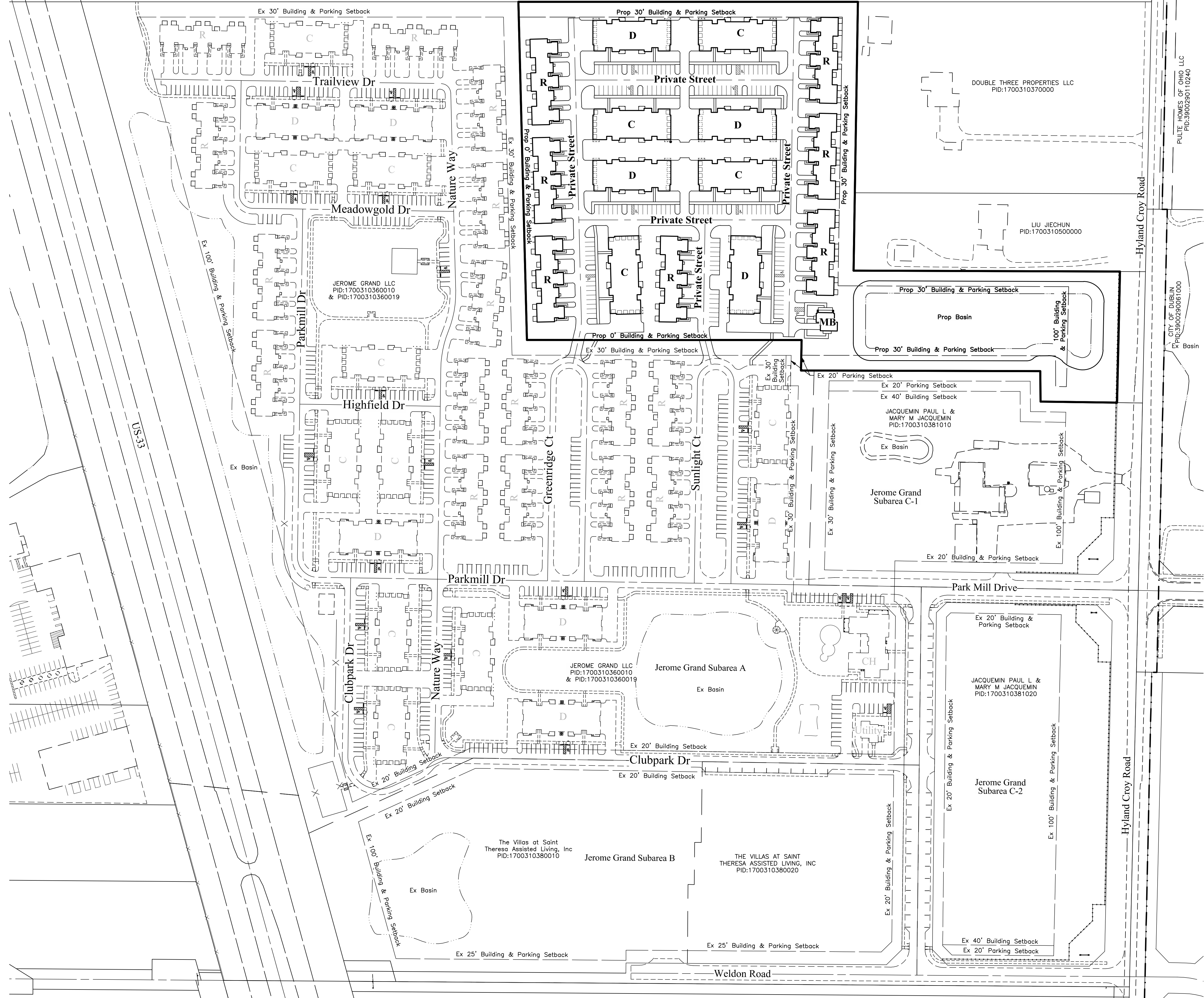
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 JOB NO.  
 2024-0047



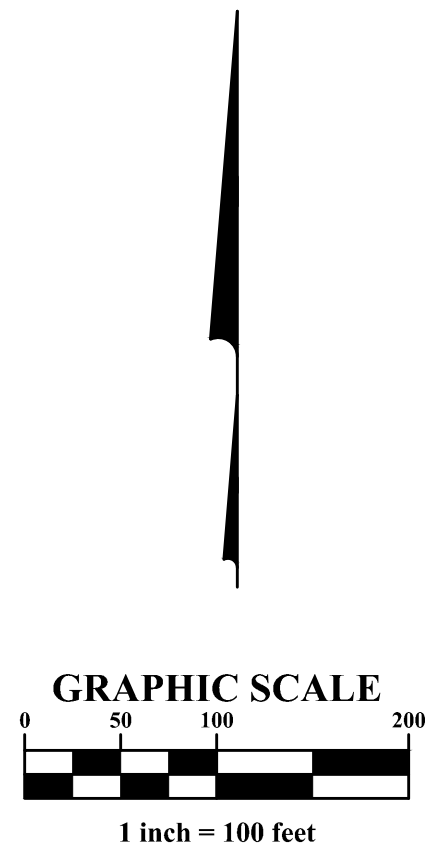
SHEET  
**EXHIBIT**  
 B



**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION  
 PLAN SET DATE  
 MARCH 20, 2024



**NOTE:**  
 Site layout, utilities, building/unit mix is subject to market demand and final engineering review and approval. All dimensions, boundaries, and site data shall be verified with the final survey at time of final engineering.



MARK	DATE	DESCRIPTION

**SCHOTTENSTEIN**  
 REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**JEROME GRAND**  
 PHASE 2  
 OVERALL SITE PLAN

**EMHT**  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.6500 Fax: 614.775.3448  
 emht.com

DATE  
 MARCH 20, 2024  
 SCALE  
 1" = 100'  
 JOB NO.  
 2024-0047  
 SHEET  
**EXHIBIT**  
 C

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**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION  
 PLAN SET DATE  
 MARCH 20, 2024

BOARD OF PARK COMMISSIONERS  
 PID:1700280090000  
 Glacier Ridge Metro Park

- CODED NOTES:**
- ① Centralized Mail/Utility/Compactor Building
  - ② 5' Concrete Sidewalk
  - ③ 5.5' Concrete Combined Curb & Sidewalk (Typ)
  - ④ Light Pole (Typ)
  - ⑤ Proposed Black 4-Rail Fence

**SITE DATA:**

Site Area:	12.64± Ac.
Number of Buildings:	16 Buildings
Number of Units:	136 Units
Unit Density:	10.8 DU/AC
Lot Coverage Maximum:	30%
Impervious Area Maximum:	70%

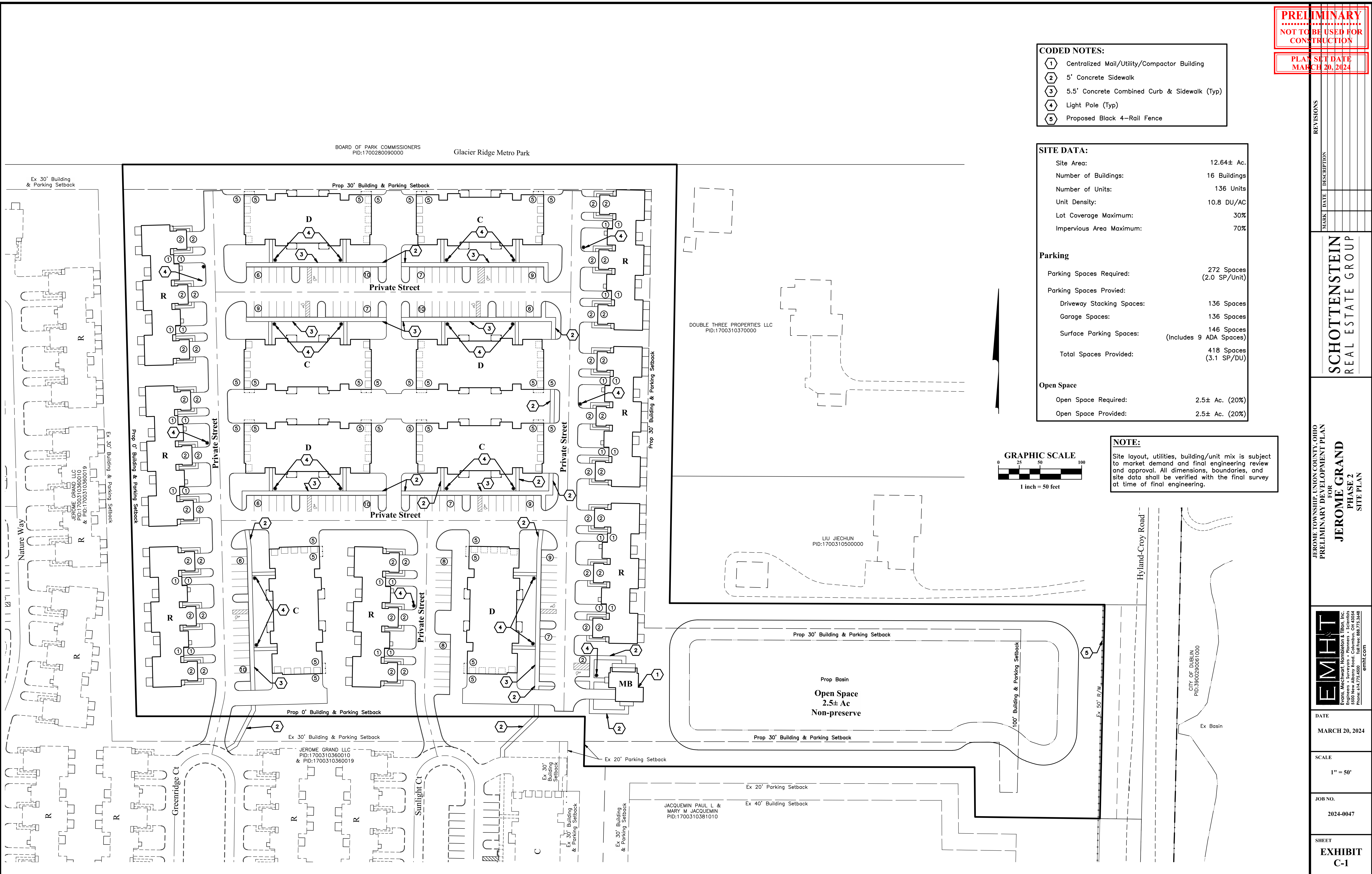
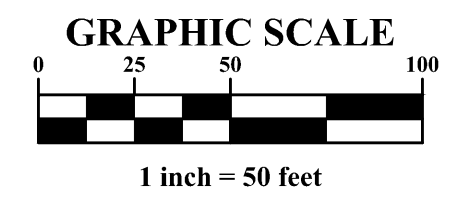
**Parking**

Parking Spaces Required:	272 Spaces (2.0 SP/Unit)
Parking Spaces Provided:	
Driveway Stacking Spaces:	136 Spaces
Garage Spaces:	136 Spaces
Surface Parking Spaces:	146 Spaces (Includes 9 ADA Spaces)
<b>Total Spaces Provided:</b>	<b>418 Spaces (3.1 SP/DU)</b>

**Open Space**

Open Space Required:	2.5± Ac. (20%)
Open Space Provided:	2.5± Ac. (20%)

**NOTE:**  
 Site layout, utilities, building/unit mix is subject to market demand and final engineering review and approval. All dimensions, boundaries, and site data shall be verified with the final survey at time of final engineering.



REVISIONS

MARK	DATE	DESCRIPTION

**SCHOTTENSTEIN**  
 REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**JEROME GRAND**  
 PHASE 2  
 SITE PLAN

**EMHT**  
 ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS, INC.  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.4500  
 emht.com

DATE  
 MARCH 20, 2024

SCALE  
 1" = 50'

JOB NO.  
 2024-0047

SHEET  
**EXHIBIT**  
 C-1

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**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION

PLAN SET DATE  
 MARCH 20, 2024

BOARD OF PARK COMMISSIONERS  
 PID:1700280090000

Glacier Ridge Metro Park

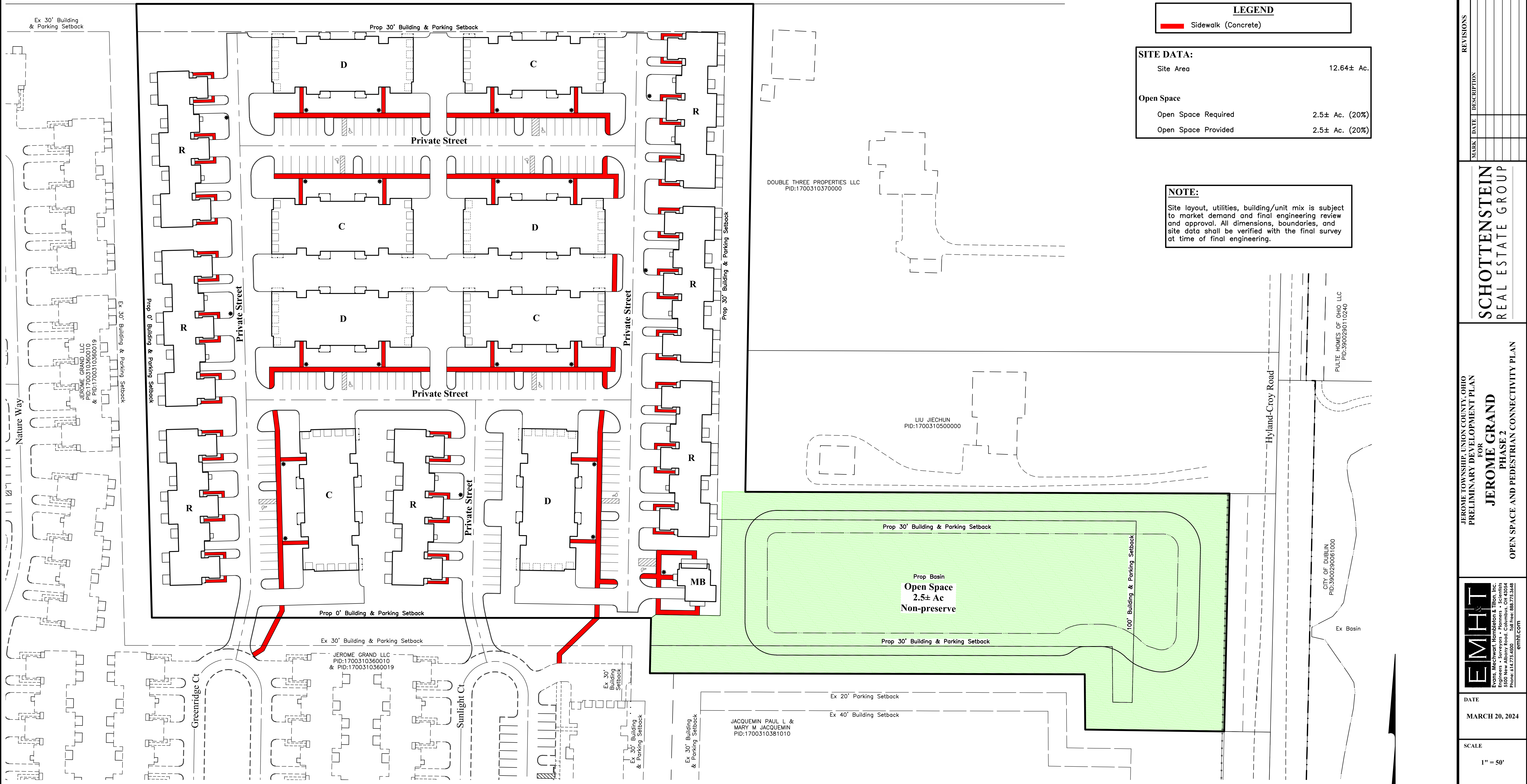
**LEGEND**

 Sidewalk (Concrete)

**SITE DATA:**

Site Area	12.64± Ac.
<b>Open Space</b>	
Open Space Required	2.5± Ac. (20%)
Open Space Provided	2.5± Ac. (20%)

**NOTE:**  
 Site layout, utilities, building/unit mix is subject to market demand and final engineering review and approval. All dimensions, boundaries, and site data shall be verified with the final survey at time of final engineering.



REVISIONS

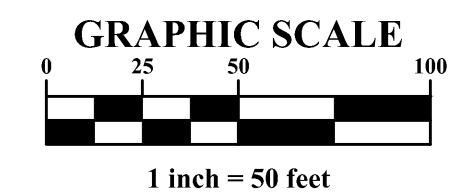
MARK	DATE	DESCRIPTION

**SCHOTTENSTEIN**  
 REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**JEROME GRAND**  
 PHASE 2  
 OPEN SPACE AND PEDESTRIAN CONNECTIVITY PLAN

**EMHT**  
 ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS, INC.  
 550 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.4501  
 emht.com

DATE	MARCH 20, 2024
SCALE	1" = 50'
JOB NO.	2024-0047
SHEET	<b>EXHIBIT D</b>



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**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION  
 PLAN SET DATE  
 MARCH 20, 2024

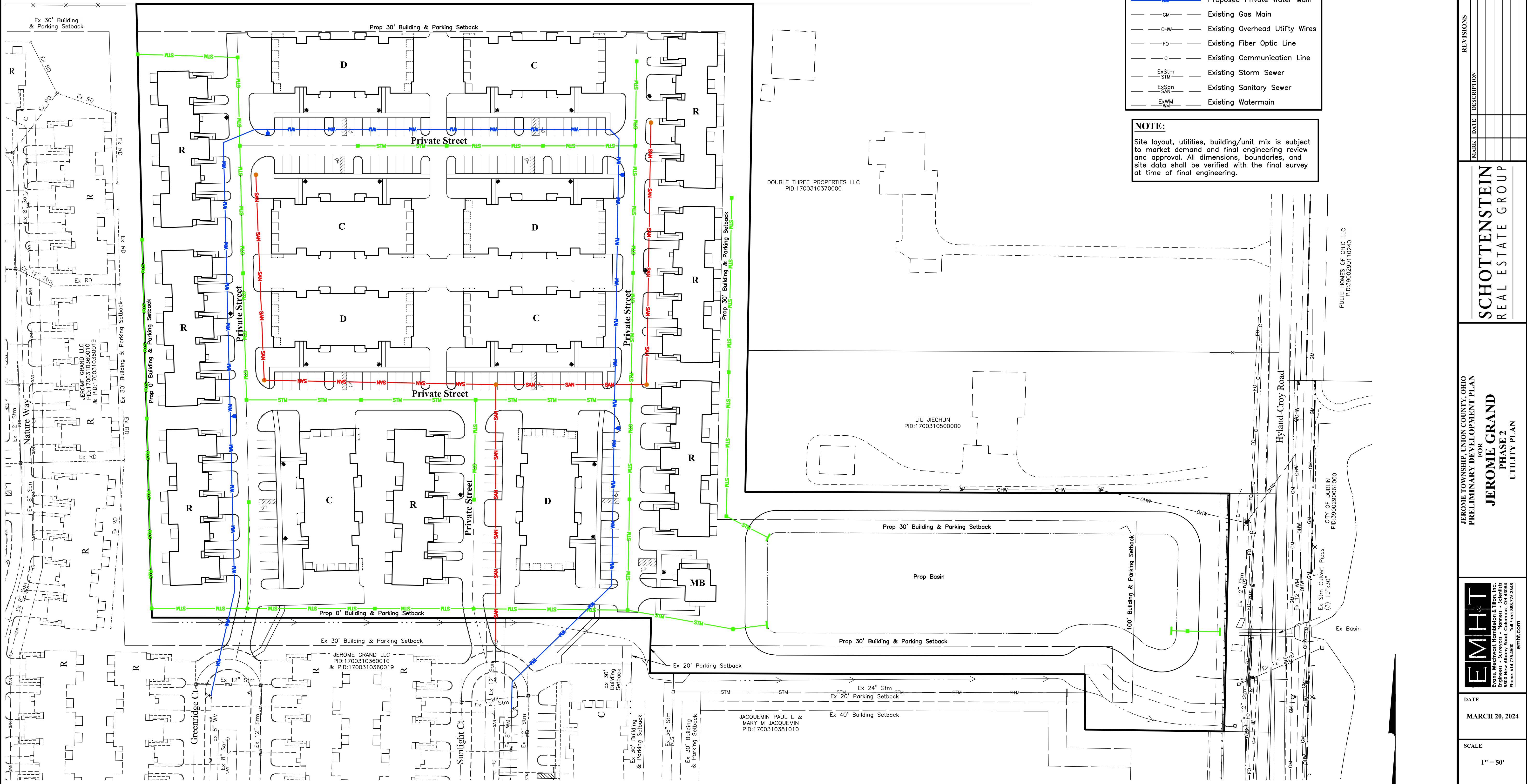
BOARD OF PARK COMMISSIONERS  
 PID:1700280090000

Glacier Ridge Metro Park

**LEGEND**

	Proposed Storm Sewer
	Proposed Sanitary Sewer
	Proposed Private Water Main
	Existing Gas Main
	Existing Overhead Utility Wires
	Existing Fiber Optic Line
	Existing Communication Line
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Watermain

**NOTE:**  
 Site layout, utilities, building/unit mix is subject to market demand and final engineering review and approval. All dimensions, boundaries, and site data shall be verified with the final survey at time of final engineering.



REVISIONS

MARK	DATE	DESCRIPTION

**SCHOTTENSTEIN**  
 REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**JEROME GRAND**  
 PHASE 2  
 UTILITY PLAN

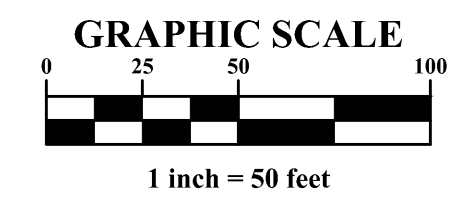
**EMHT**  
 Engineers • Surveyors • Planners • Scientists  
 550 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.3448  
 emht.com

DATE  
 MARCH 20, 2024

SCALE  
 1" = 50'

JOB NO.  
 2024-0047

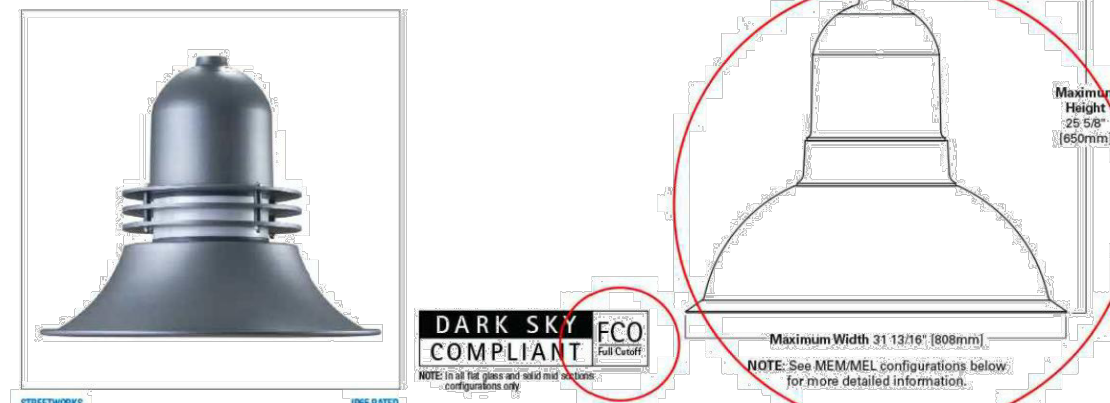
SHEET  
**EXHIBIT**  
 E



I:\2024\04\07\DWG\04\Sheets\PM2A\Exhibit E - Utility Plan.dwg, Last Saved By: milliron, 3/18/2024 1:00 PM, Last Printed By: Milliron, Jonathan, 3/18/2024 3:09 PM (No Xrefs)



# MEM/MEL MODERN EPIC



PRODUCT FAMILY	LAMP	WATTAGE	MAXIMUM HEIGHT	MAXIMUM WIDTH
MEM-Modern	M-Mini 16-Beam 16-Beam 16-Beam	2-120V 120V 120V 120V	10'-0" (3048mm)	18"-0" (457mm)
MEL-Modern	M-Mini 16-Beam 16-Beam 16-Beam	2-120V 120V 120V 120V	10'-0" (3048mm)	18"-0" (457mm)

**SPECIFICATION FEATURES:**

**TOP:** Cast aluminum housing includes internal thickness and fasteners to mounting arm hub with four (4) standard size fasteners.

**HOUSING:** May utilize acrylic lens with continuous silicone gaskets to seal lens to top casting and shade. Optional colored lensing also available.

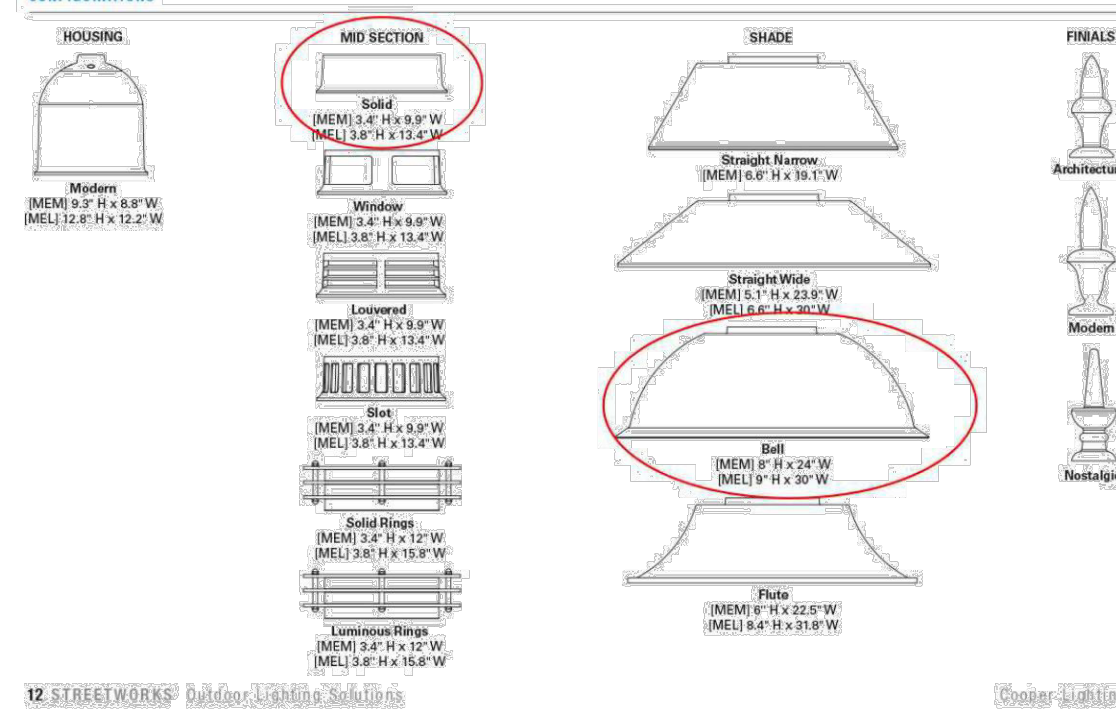
**SHADES:** Heavy gauge precision spun aluminum shade offer superior surface finish and consistency in form.

**DOORFRAME ASSEMBLY:** One-inch aluminum 1/8" thick door and doorframe used to underside of shade with a thick wall continuous silicone gasket standard with the glass.

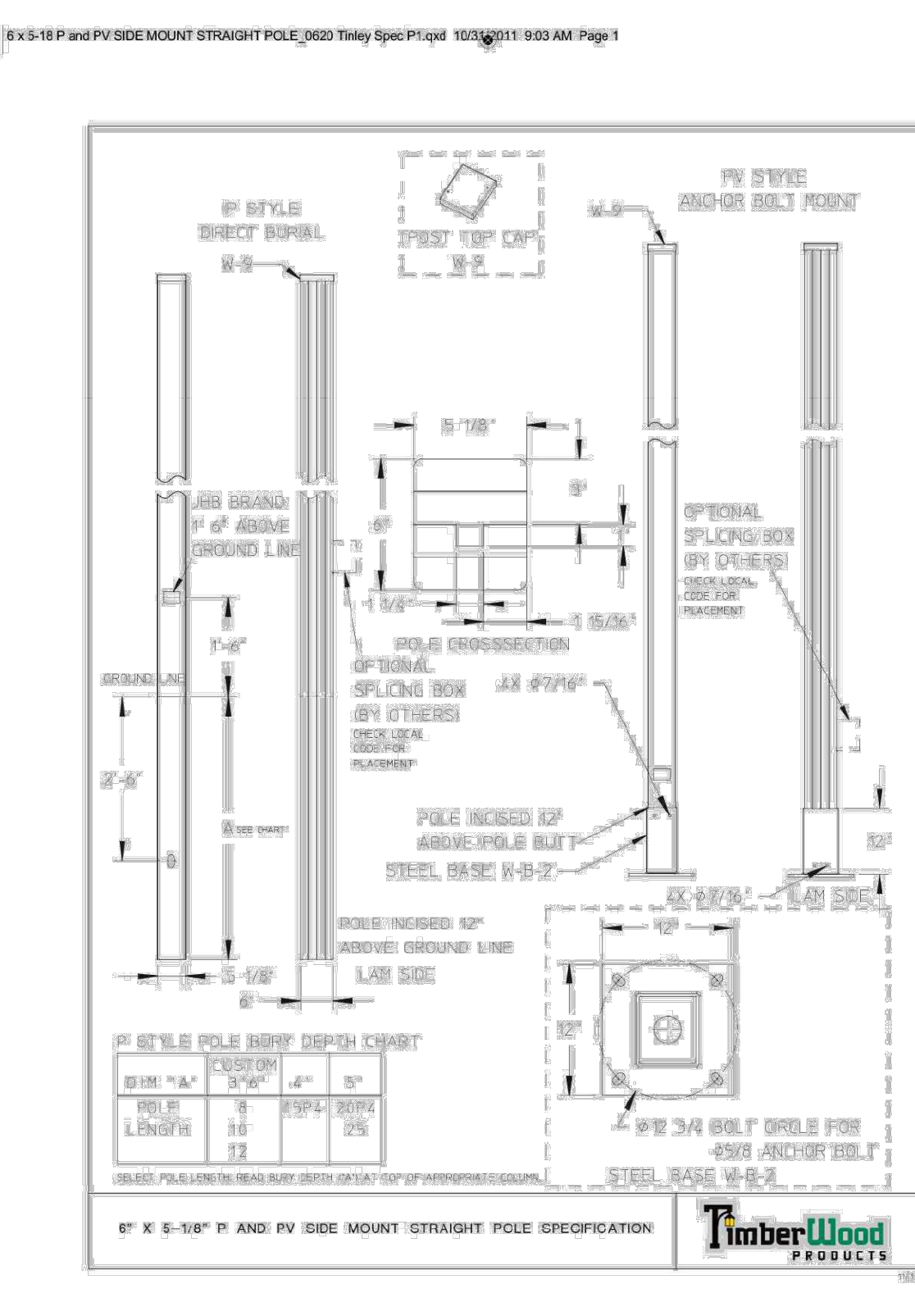
**FINISH:** Housing finished in a 5-layer premium TBC polymer powder coat paint, 2.5 mil nominal thickness for superior protection against salt and wear. Standard colors include black, bronze, grey, white, dark chrome, sprayable available, and hand-painted green, RAL and custom color matches available. Consult your distributor representative.

**EPA (Effective Projected Area):** MEM (See Lens 1.34)  
MEL (See Lens 1.55) (See Lens 1.75)

**SHIPPING DATA:** (Approximate Net Weight)  
MEM: 17 lbs (7.7 kg)  
MEL: 10 lbs (4.5 kg)



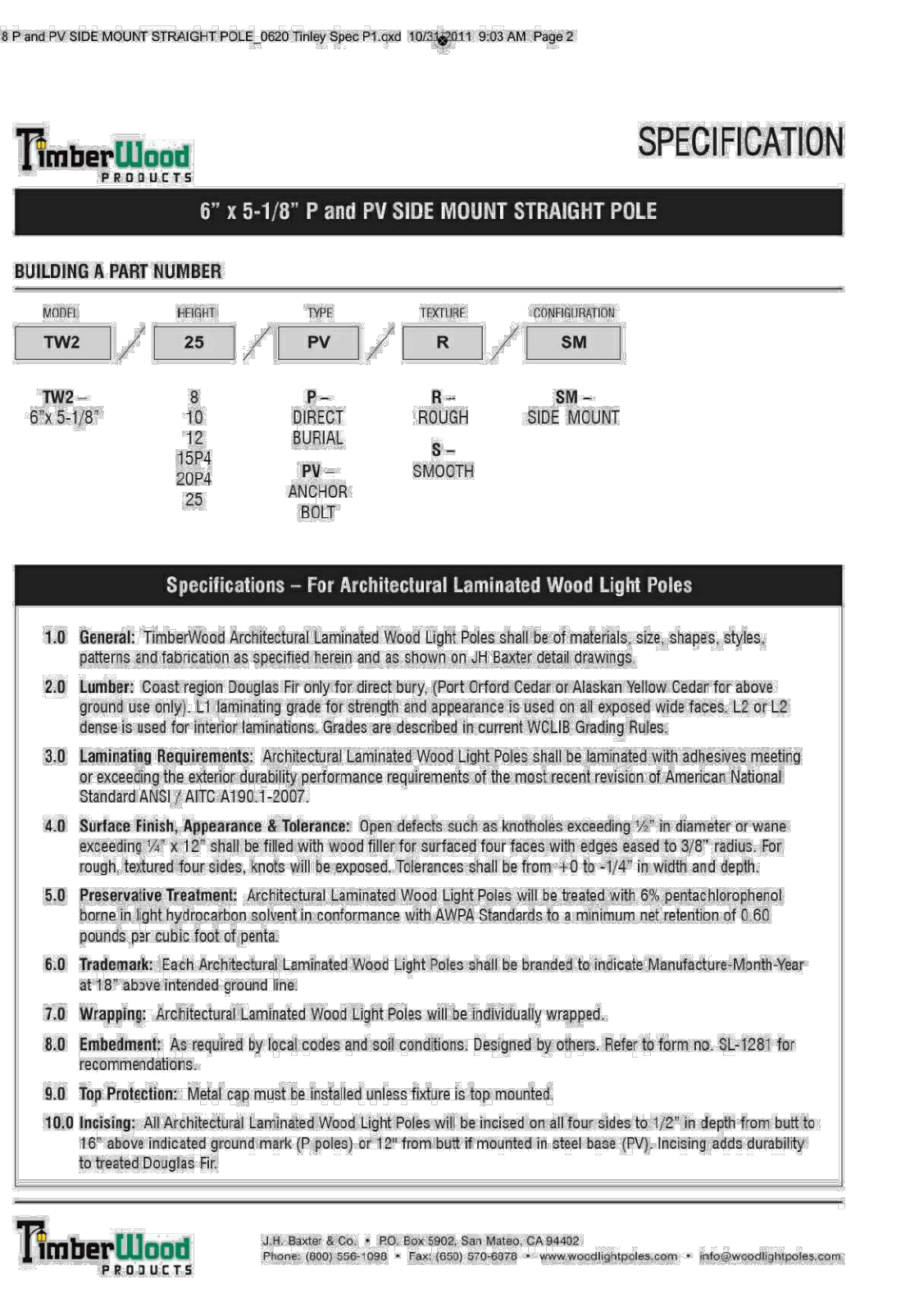
## A - Site Light Fixture Example



WOOD OR ALUMINUM POLES MAY BE USED. EITHER TYPE OF POLE AND/OR COMBINATION MAY BE USED ON SITE. FINAL POLE SELECTIONS WILL BE PROVIDED WITH DEVELOPMENT PLAN.

PRODUCT FAMILY	LAMP	WATTAGE	MAXIMUM HEIGHT	MAXIMUM WIDTH
MEM-Modern	M-Mini 16-Beam 16-Beam 16-Beam	2-120V 120V 120V 120V	10'-0" (3048mm)	18"-0" (457mm)
MEL-Modern	M-Mini 16-Beam 16-Beam 16-Beam	2-120V 120V 120V 120V	10'-0" (3048mm)	18"-0" (457mm)

## B - Site Light Post - Wood



WOOD OR ALUMINUM POLES MAY BE USED. EITHER TYPE OF POLE AND/OR COMBINATION MAY BE USED ON SITE. FINAL POLE SELECTIONS WILL BE PROVIDED WITH DEVELOPMENT PLAN.

## C - Site Light Post - Metal



Lighting Your Life Since 1970.

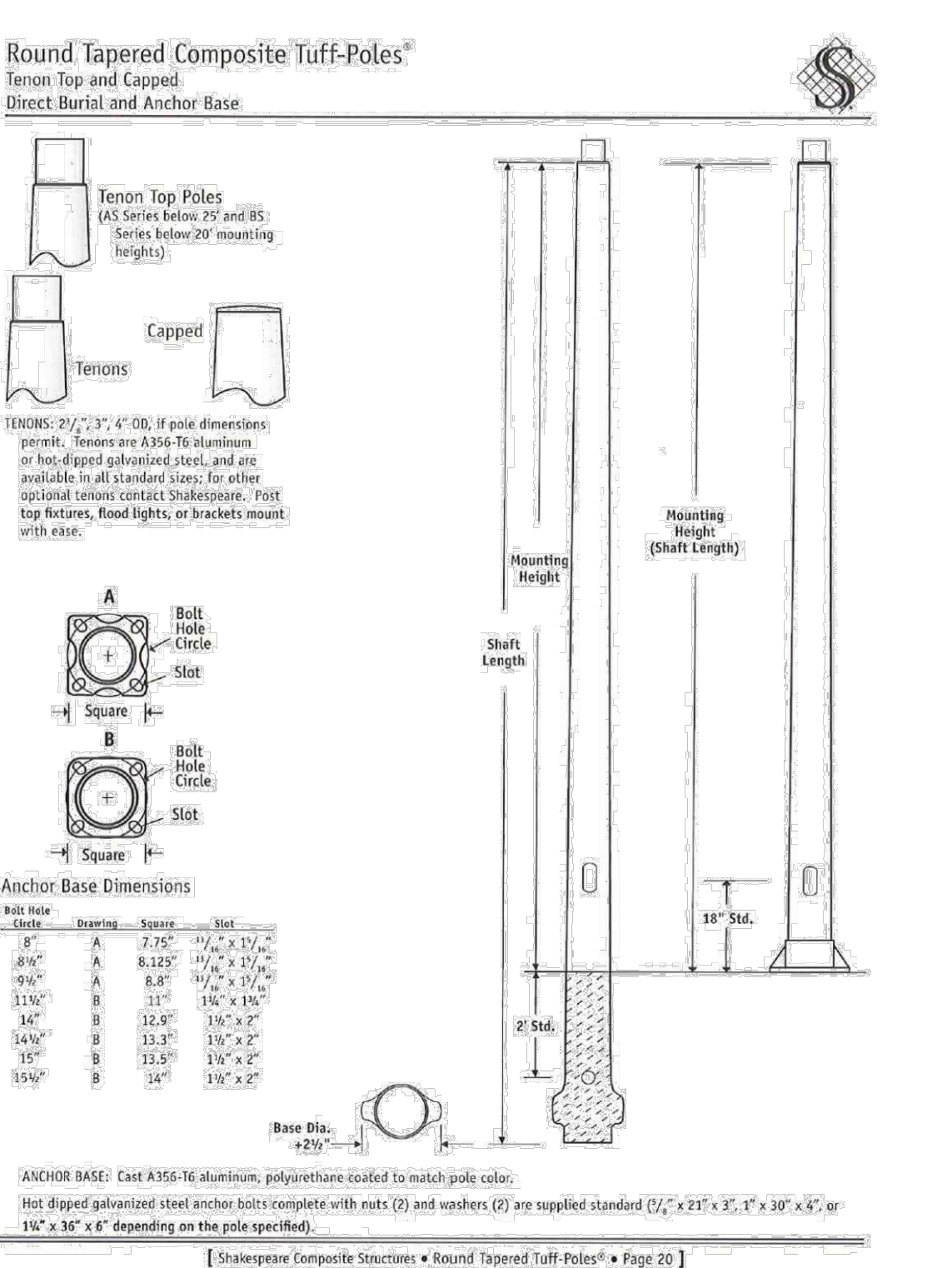
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Product Specifications - 1025BK	
Quantity:	Comments:

Product Category	Outdoor Wall Mount
Finish	Black
Lamping	Incandescent
Number of Bulbs	1
Bulb Type	Medium Base
Max Bulb Wattage	60
Rated Life Hours	22,500
Rated Lumens	4072
Color Temp	2700K
Light Up/Down	Standard
Beam Spread	Standard
CRI	Standard
Photo Cell Included	Standard
Ballast/Driver/Transformer	Standard
Dimmable	Standard

Measurements	Shipping
Width	5.50"
Height	8.50"
Length	10"
Back Plate Width	7"
Back Plate Height	4.50"
Min Overall Height	2.50"
Max Overall Height	8.50"
Hanging Weight	1.58 lbs
Slope	N/A
Chain Length	N/A
Wire Length	N/A
Canopy Width	N/A
Canopy Height	N/A
Canopy Length	N/A

Other	Equivalents
UPC Code	783200102521
Shades Included	Incandescent Watts
Crystals Included	Fluorescent Watts
Diffuser Included	N/A
Conversion Kit	N/A
Material	Die Cast Aluminum

## D - Building Mounted Light Fixture (C, D, & R Buildings)



WOOD OR ALUMINUM POLES MAY BE USED. EITHER TYPE OF POLE AND/OR COMBINATION MAY BE USED ON SITE. FINAL POLE SELECTIONS WILL BE PROVIDED WITH DEVELOPMENT PLAN.

Lighting Your Life Since 1970.

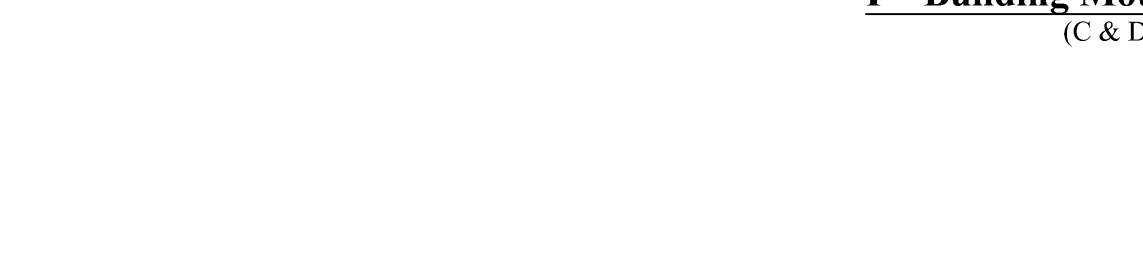
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Product Specifications - 1025BK	
Quantity:	Comments:

Product Category	Outdoor Wall Mount
Finish	Black
Lamping	Incandescent
Number of Bulbs	1
Bulb Type	Medium Base
Max Bulb Wattage	60
Rated Life Hours	22,500
Rated Lumens	4072
Color Temp	2700K
Light Up/Down	Standard
Beam Spread	Standard
CRI	Standard
Photo Cell Included	Standard
Ballast/Driver/Transformer	Standard
Dimmable	Standard

Measurements	Shipping
Width	5.50"
Height	8.50"
Length	10"
Back Plate Width	7"
Back Plate Height	4.50"
Min Overall Height	2.50"
Max Overall Height	8.50"
Hanging Weight	1.58 lbs
Slope	N/A
Chain Length	N/A
Wire Length	N/A
Canopy Width	N/A
Canopy Height	N/A
Canopy Length	N/A

Other	Equivalents
UPC Code	783200102521
Shades Included	Incandescent Watts
Crystals Included	Fluorescent Watts
Diffuser Included	N/A
Conversion Kit	N/A
Material	Die Cast Aluminum

## E - Building Mounted Light Fixture (C, D, R, & Utility Buildings)



WOOD OR ALUMINUM POLES MAY BE USED. EITHER TYPE OF POLE AND/OR COMBINATION MAY BE USED ON SITE. FINAL POLE SELECTIONS WILL BE PROVIDED WITH DEVELOPMENT PLAN.

PRELIMINARY  
NOT TO BE USED FOR  
CONSTRUCTION

PLAN SET DATE  
MARCH 20, 2024

**NOTE:**  
Cut sheets are intended to illustrate the character of the intended lighting and that alternatives may be specified with final development provided that they are consistent with this character and meet the standards of the development text.

MARK	DATE	DESCRIPTION

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	24W
120V:	0.19A	Color Temp:	4000K
208V:	0.13A	Color Accuracy:	73 CRI
240V:	0.11A	L70 Lifespan:	60000
277V:	0.10A	Lumens:	2853
Input Watts:	24W	Efficacy:	121 LPW
Efficiency:	N/A		

The versatile, low-cost, low-profile wallpack. BRISK™ - efficient and affordable LED light.

Color: Bronze Weight: 4.9 lbs

PRELIMINARY  
NOT TO BE USED FOR  
CONSTRUCTION

PLAN SET DATE  
MARCH 20, 2024

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME GRAND PHASE 2 SITE FEATURE DETAILS

EMHT ENGINEERS, ARCHITECTS & PLANNERS 540 New Albany Road, Columbus, OH 43254 Phone: 614.775.6500 Fax: 614.775.6501

DATE: MARCH 20, 2024

SCALE: AS NOTED

JOB NO.: 2024-0047

SHEET: EXHIBIT F-1



A:\2024\04\047\Drawings\045\Sheets\PIV2\Exhibit\_F-1-2 - Site Feature Details.dwg - Last Saved By: jmilliron - 2/15/2024 1:55 PM - Last Printed By: jmilliron - 3/19/2024 3:10 PM (No Xrefs)

**Description**

The H7 recessed housing is the standard in the industry for both light commercial and residential applications. H7 series features full-frame design, robust construction, feed-through listing, Got Nail bar hangers, and may support use of higher wattage lamps. A wide variety of trims allows a number of different lighting effects to be created with one basic housing. H7ICAT is for installations where the housing will be in direct contact with insulation\* and its Air-Tite design will also meet restricted air flow code requirements. May be retrofit with compatible Halo LED lighting systems.

**Specification Features**

**Housing**

- Single wall aluminum housing
- Aluminum construction for greater heat dissipation
- Sealed and gasketed for Air-Tite™ ready installation
- Designed for insulated ceilings in direct contact with insulation\* (May also be installed in non-insulated ceilings)

**Socket Plate**

- Rigid socket plate adjusts and locks without tools for various lamp sizes
- Socket plate and bracket may be removed when using socket supporting trims

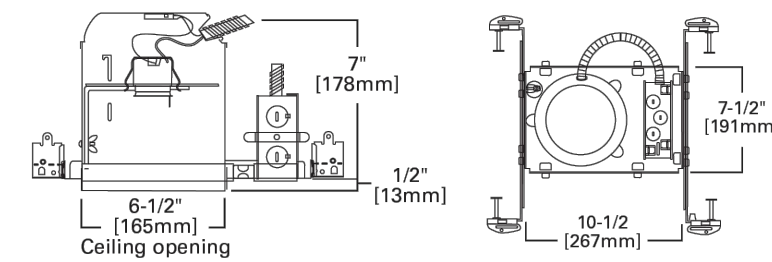
**Plaster Frame**

- Housing adjusts in plaster frame to accommodate up to 1" ceiling thickness
- Galvanized steel construction
- Plaster frame features include:
  - Regressed locking screw for securing hanger bars
  - Cutsouts for easily crimping hanger bars in position
  - Halo name embossed on plaster frame
  - The housing may be removed from plaster frame to provide access to the junction box
  - Pre-installed Air-Tite ready ceiling contact gasket

**Got Nail!™ Bar Hanger Bracket**

- Bar Hanger Features include:
  - Pre-installed nail easily installs into regular lumber, engineered lumber and laminated beams
  - Safety and guidance system prevents snagging, ensures smooth straight nail penetration and allows bar hangers to be easily removed if necessary
  - Automatic leveling flange aligns the housing and lets you hold the housing in place with one hand while driving nails

**Dimensions**



**G - Building Mounted Light Fixture**  
(Utility Building)

TD518151EN  
5/20/2016

**HALO®**

Catalog #	H7ICAT / 6100WB	Type	
Project		Date	
Comments			
Prepared by			



**H7ICAT**

6" IC, New Construction, 120V

FOR USE IN INSULATED CEILING

FOR DIRECT CONTACT WITH INSULATION\*

**Special Features**

- Got-Nail!™ bar hangers
- q-Channel bars with Pass-N-Thru™
- Slide-N-Side™ junction box
- Quick Connect™ push wire nuts
- Air-Tite™ code compliant



Fixtures



**NUVO 76-685**

2-Lights 14" Security Light, PAR38 Outdoor Flood Lights with Adjustable Swivel

My Catalog [0] → ADD Item ADD Collection View My Catalog

Fixture Type	Outdoor Security Light	Collection	No
Style	Utility	Finish	Bronze
Width	14"	Height	9.5"
Shade Material	Aluminum	Number of Lights	2-Lights
Max Wattage	150 Watts	Lamp Type	Halogen
Sub Type	PAR38 Sub	Sub Base	Medium Base
Sub Included	No	Replaceable Light Source	Yes
Certification	UL Listed	Safety Rated	Wet Location
Energy Saver	No	Energy Star	No
UPC	04592376855	Warranty	1-Year Warranty

Print Save To Pdf Email Share

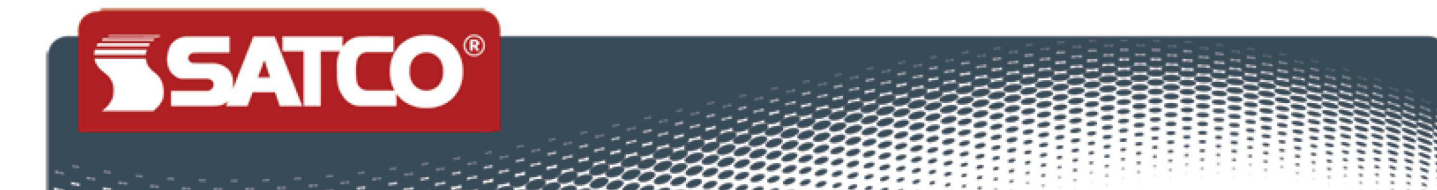
My Catalog [0] → ADD Item ADD Collection View My Catalog

[Privacy Policy](#) | [Terms and Conditions](#) | [Warranty Information](#) | [About Nuvo Lighting](#) | [Contact Us](#) | [Served By: 1233](#) | [©2012 Nuvo Lighting](#)

<http://www.nuvoighting.com/76-685.html>

7/26/2017

**H - Building Mounted Light Fixture**  
(Utility Building)



**S9447**

15PAR38/LED/40/3500K/120V/D  
15 watt PAR38 LED; 3500K; 40° beam spread; Medium base; 120 volts



S9447

- Features**
- Solid State LED lighting
  - Reflector replacement lamp
  - Long life
  - IP65 - Wet location rated
  - Approved for enclosed fixtures
  - For Indoor and Outdoor use
  - ABS Lens
  - Dimmable

Item Number	UPC	Voltage	Watts	Incandescent Equivalent	Lamp Shape	Base	ANSI Base
S9447	045923094477	120	15	90W	PAR38	Medium	E26

Lamp Code	Dimmable/Non-Dimmable	Suggested Dimmers	Finish	MOL In Inches	MOD In Inches	Initial Lumens	Average Rated Hours
15PAR38/LED/40/3500K/120V/D	Dimmable	Compatible dimmers for S9447	Silver	5-3/16"	4-3/4"	1200	25000

Kelvin Temp	Color	CRI	Beam Spread Deg	Pack	Package Type	ENERGY STAR	RoHS Compliant
3500	Neutral White	80	40	12/6	Box	ENERGY STAR	Yes

Fixture Type	UL or ETL Listed	UL Classification	Warranty
Enclosed Rated	Yes	cULus - Wet Location Rated	3 Year Limited



National Toll-Free: 800.43.SATCO (800.437.2826) www.satco.com  
 Distribution Centers: New York, Florida, Texas, Washington, California, Puerto Rico  
 Corporate Offices: 110 Heartland Blvd., Brentwood, NY 11717 800.437.2826 631.243.2022 Fax: 631.243.2027

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PRELIMINARY  
 NOT TO BE USED FOR  
 CONSTRUCTION  
 PLAN SET DATE  
 MARCH 20, 2024

REVISIONS  
 MARK DATE DESCRIPTION

SCHOTTENSTEIN  
 REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
 JEROME GRAND  
 PHASE 2  
 SITE FEATURE DETAILS

**EMHT**  
 Earth Mechanical, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.6500 Toll Free: 888.775.3548  
 emht.com

DATE  
MARCH 20, 2024

SCALE  
AS NOTED

JOB NO.  
2024-0047

SHEET  
EXHIBIT  
F-2

**NOTE:**  
 Cut sheets are intended to illustrate the character of the intended lighting and that alternatives may be specified with final development provided that they are consistent with this character and meet the standards of the development text.



**LEGEND:**

- STREET TREE
- SITE DECIDUOUS TREE
- SITE EVERGREEN TREE

**LANDSCAPE NOTE:**

- EVERY EFFORT POSSIBLE SHOULD BE MADE TO RETAIN EXISTING TREES (NOT INCLUDING UNDERBRUSH) WITHIN 10' OF PROPERTY LINES EXCEPT AS NECESSARY TO ALLOW FOR PROPOSED UTILITIES GRADING.

**STREET TREES - PLANT LIST**

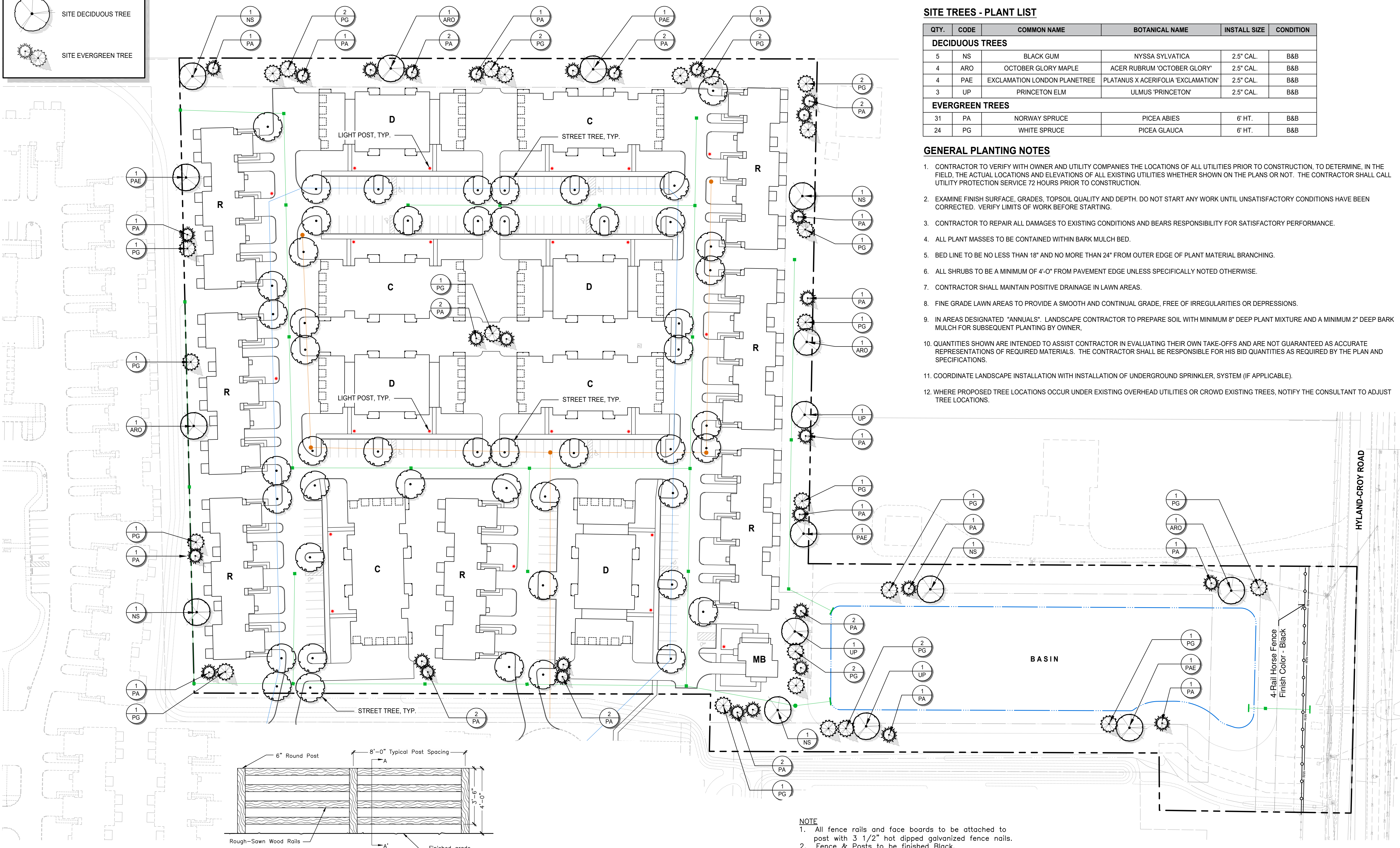
QTY.	CODE	COMMON NAME	BOTANICAL NAME	INSTALL SIZE	CONDITION
<b>DECIDUOUS TREES</b>					
13	PAE	EXCLAMATION LONDON PLANETREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'	2.5" CAL.	B&B
12	AFA	AUTUMN BLAZE MAPLE	ACER FREEMANII 'AUTUMN BLAZE'	2.5" CAL.	B&B
12	UF	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL.	B&B
12	ZG	GREEN VASE ZELKOVA	ZELKOVA 'GREEN VASE'	2.5" CAL.	B&B

**SITE TREES - PLANT LIST**

QTY.	CODE	COMMON NAME	BOTANICAL NAME	INSTALL SIZE	CONDITION
<b>DECIDUOUS TREES</b>					
5	NS	BLACK GUM	NYSSA SYLVATICA	2.5" CAL.	B&B
4	ARO	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.5" CAL.	B&B
4	PAE	EXCLAMATION LONDON PLANETREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'	2.5" CAL.	B&B
3	UP	PRINCETON ELM	ULMUS 'PRINCETON'	2.5" CAL.	B&B
<b>EVERGREEN TREES</b>					
31	PA	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B
24	PG	WHITE SPRUCE	PICEA GLAUCA	6' HT.	B&B

**GENERAL PLANTING NOTES**

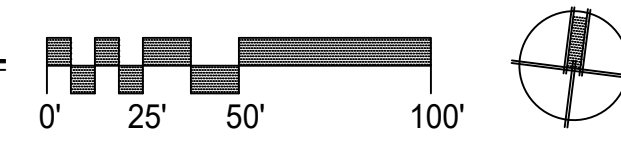
- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE, IN THE FIELD, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING CONDITIONS AND BEARS RESPONSIBILITY FOR SATISFACTORY PERFORMANCE.
- ALL PLANT MASSES TO BE CONTAINED WITHIN BARK MULCH BED.
- BED LINE TO BE NO LESS THAN 18" AND NO MORE THAN 24" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.
- ALL SHRUBS TO BE A MINIMUM OF 4'-0" FROM PAVEMENT EDGE UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.
- IN AREAS DESIGNATED "ANNUALS", LANDSCAPE CONTRACTOR TO PREPARE SOIL WITH MINIMUM 8" DEEP PLANT MIXTURE AND A MINIMUM 2" DEEP BARK MULCH FOR SUBSEQUENT PLANTING BY OWNER.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLAN AND SPECIFICATIONS.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER, SYSTEM (IF APPLICABLE).
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY THE CONSULTANT TO ADJUST TREE LOCATIONS.



**1 OVERALL LANDSCAPE PLAN**  
Scale: 1" = 50'-0"

**NOTE**

- All fence rails and face boards to be attached to post with 3 1/2" hot dipped galvanized fence nails.
- Fence & Posts to be finished Black.



REVISIONS

MARK	DATE	DESCRIPTION

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**JEROME GRAND - PHASE 2**  
JEROME TOWNSHIP | UNION COUNTY, OHIO  
**OVERALL LANDSCAPE PLAN**

PROJECT:

**SCHOTTENSTEIN**  
REAL ESTATE GROUP  
*Live Your Dream*

2 Easton Oval  
Suite 510  
Columbus, OH 43219

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landscaping...the investment that grows!

9590 S. Old State Road  
Lewis Center, OH 43035  
www.blendongardens.com  
Phone: (614) 840-0500

DATE: **02.09.24**

DRAWN BY: **J. MERANDA**

CHECKED BY: **B. THORNTON**

PROJECT NUMBER:

SHEET:  
**L-1**



**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION  
 PLAN SET DATE  
 MARCH 20, 2024

BOARD OF PARK COMMISSIONERS  
 PID:1700280090000

Glacier Ridge Metro Park

**CODED NOTES:**

①	Centralized Mail/Utility/Compactor Building
②	5' Concrete Sidewalk
③	5.5' Concrete Combined Curb & Sidewalk (Typ)
④	Light Pole (Typ)
⑤	Proposed Black 4-Rail Fence

**SITE DATA:**

Site Area:	12.64± Ac.
Number of Buildings:	14 Buildings
Number of Units:	100 Units
Unit Density:	7.9 DU/AC
Lot Coverage Maximum:	30%
Impervious Area Maximum:	70%

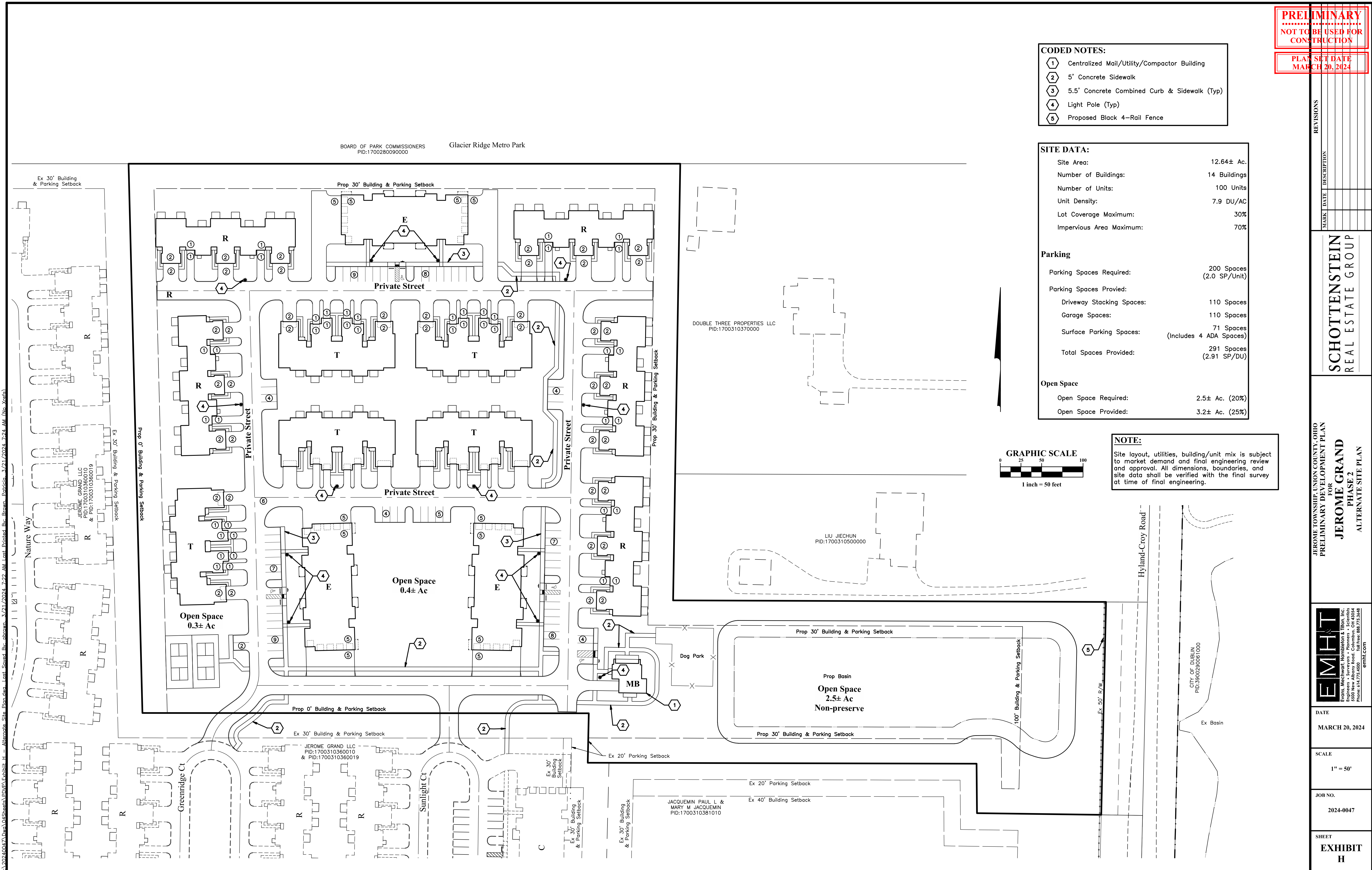
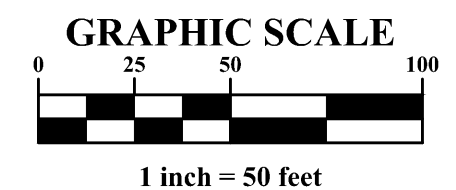
**Parking**

Parking Spaces Required:	200 Spaces (2.0 SP/Unit)
Parking Spaces Provided:	
Driveway Stacking Spaces:	110 Spaces
Garage Spaces:	110 Spaces
Surface Parking Spaces:	71 Spaces (Includes 4 ADA Spaces)
<b>Total Spaces Provided:</b>	<b>291 Spaces (2.91 SP/DU)</b>

**Open Space**

Open Space Required:	2.5± Ac. (20%)
Open Space Provided:	3.2± Ac. (25%)

**NOTE:**  
 Site layout, utilities, building/unit mix is subject to market demand and final engineering review and approval. All dimensions, boundaries, and site data shall be verified with the final survey at time of final engineering.



REVISIONS

MARK	DATE	DESCRIPTION

**SCHOTTENSTEIN**  
 REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**JEROME GRAND**  
 PHASE 2  
 ALTERNATE SITE PLAN

**EMHT**  
 ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS, INC.  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.4500  
 emht.com

DATE  
 MARCH 20, 2024

SCALE  
 1" = 50'

JOB NO.  
 2024-0047

SHEET  
**EXHIBIT**  
 H

I:\2024\04\71\Drawings\Sheets\PDVA\Exhibit H - Alternate Site Plan.dwg, Last Saved By: abrown, 3/21/2024, 7:22 AM, East Printed By: Brown, Patricia, 3/21/2024, 7:24 AM (No Xrefs)

**SECTION 2 –  
Preliminary Development Plan Documents**

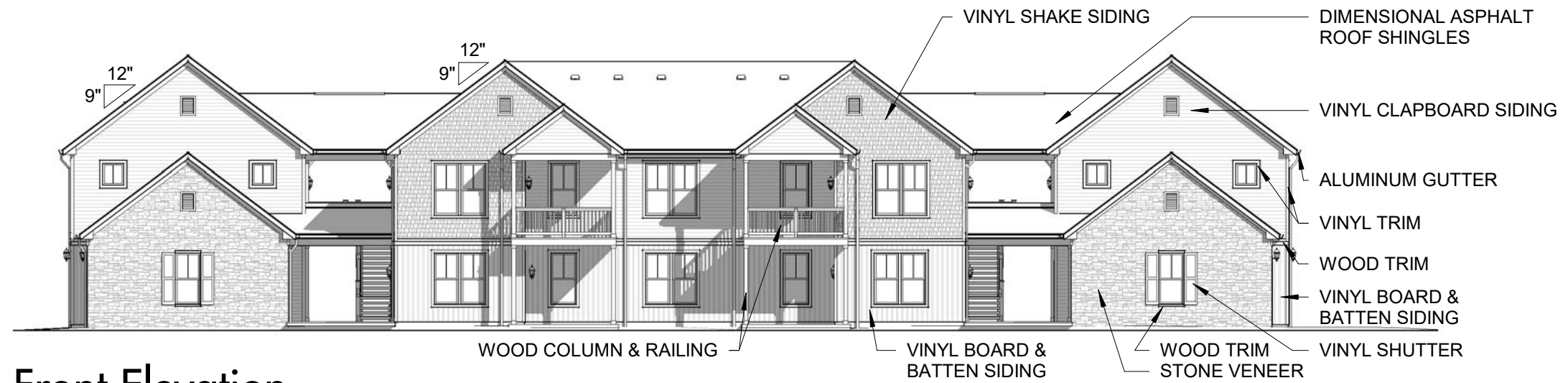




Building B

For Illustrative  
Purposes Only





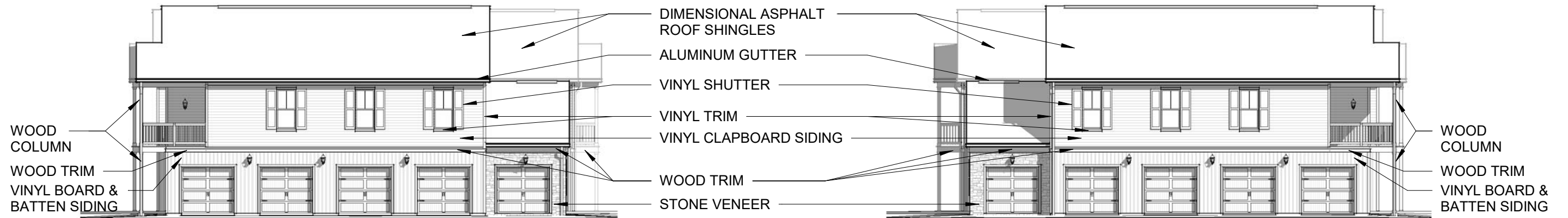
### Front Elevation

1/16" = 1'-0"



### Rear Elevation

1/16" = 1'-0"



### Left Side Elevation

1/16" = 1'-0"

### Right Side Elevation

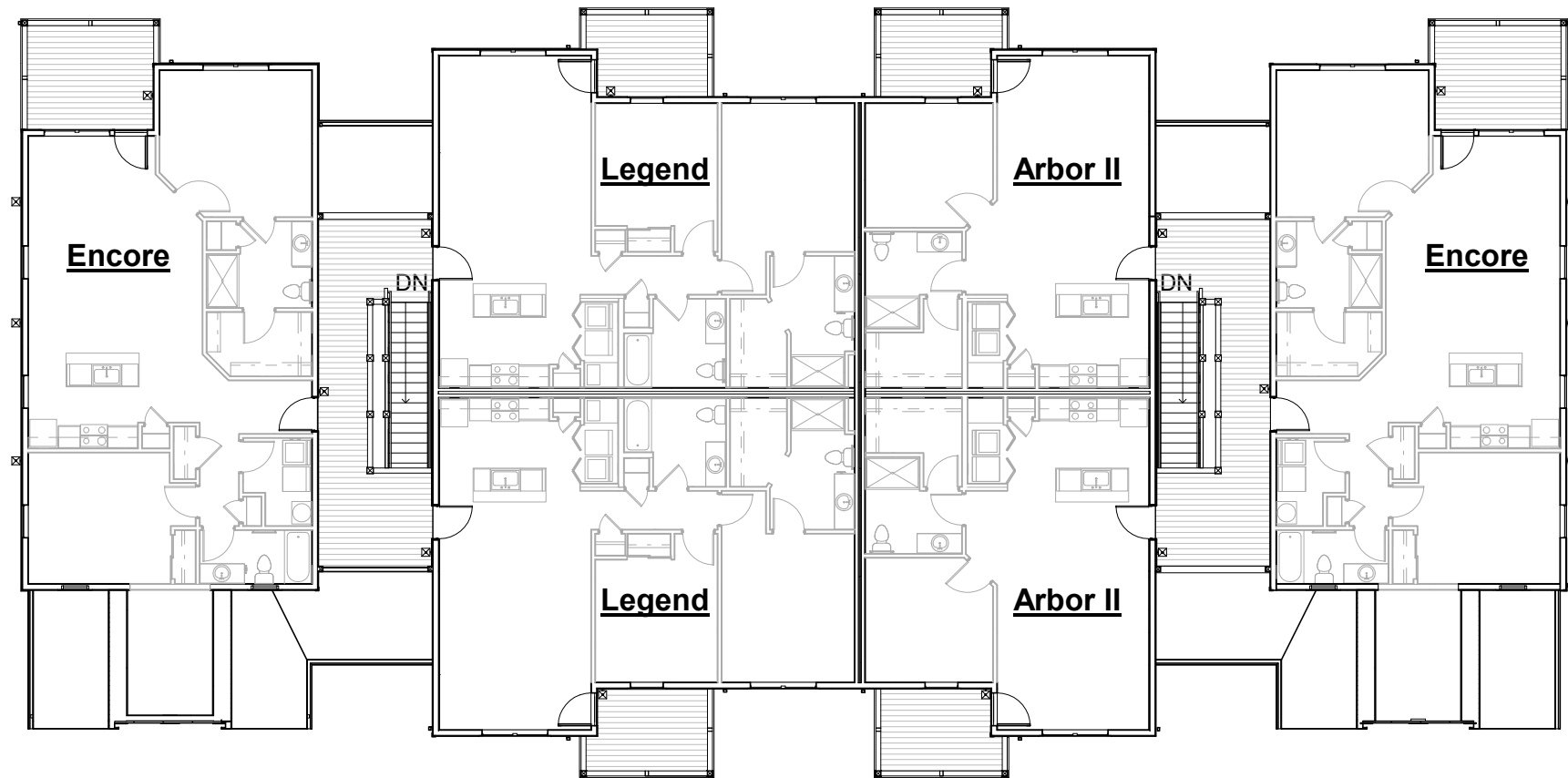
1/16" = 1'-0"

SCHOTTENSTEIN  
REAL ESTATE GROUP

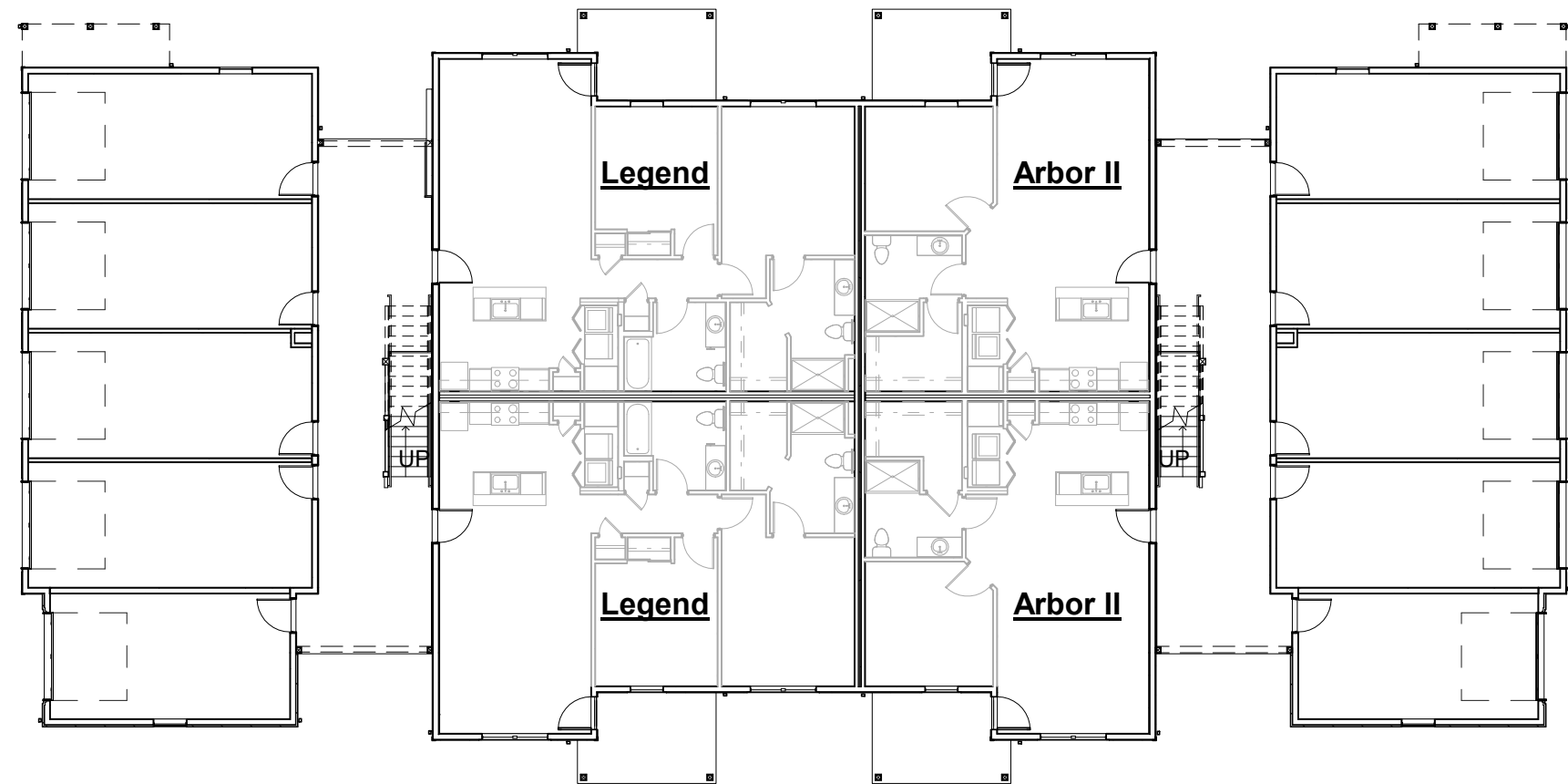
**Building B**  
Schottenstein Real Estate Group  
2019-08-12

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.

SULLIVAN BRUCK  
ARCHITECTS



**Second Floor Plan**  
 1/16" = 1'-0"



**First Floor Plan**  
 1/16" = 1'-0"

<b>BUILDING INFO</b>	
Building Height:	26'-4"
Living Area:	10,112 sf
Garage Area:	3,144 sf
Number of Units:	10
Number of Bedrooms:	16

**SCHOTTENSTEIN**  
 REAL ESTATE GROUP

**Building B**  
 Schottenstein Real Estate Group  
 2019-08-12

Preliminary Floor Plans and Elevations  
 Show Intent and are Subject to Change  
 Based upon Market Conditions.

  
 SULLIVAN BRUCK  
 ARCHITECTS

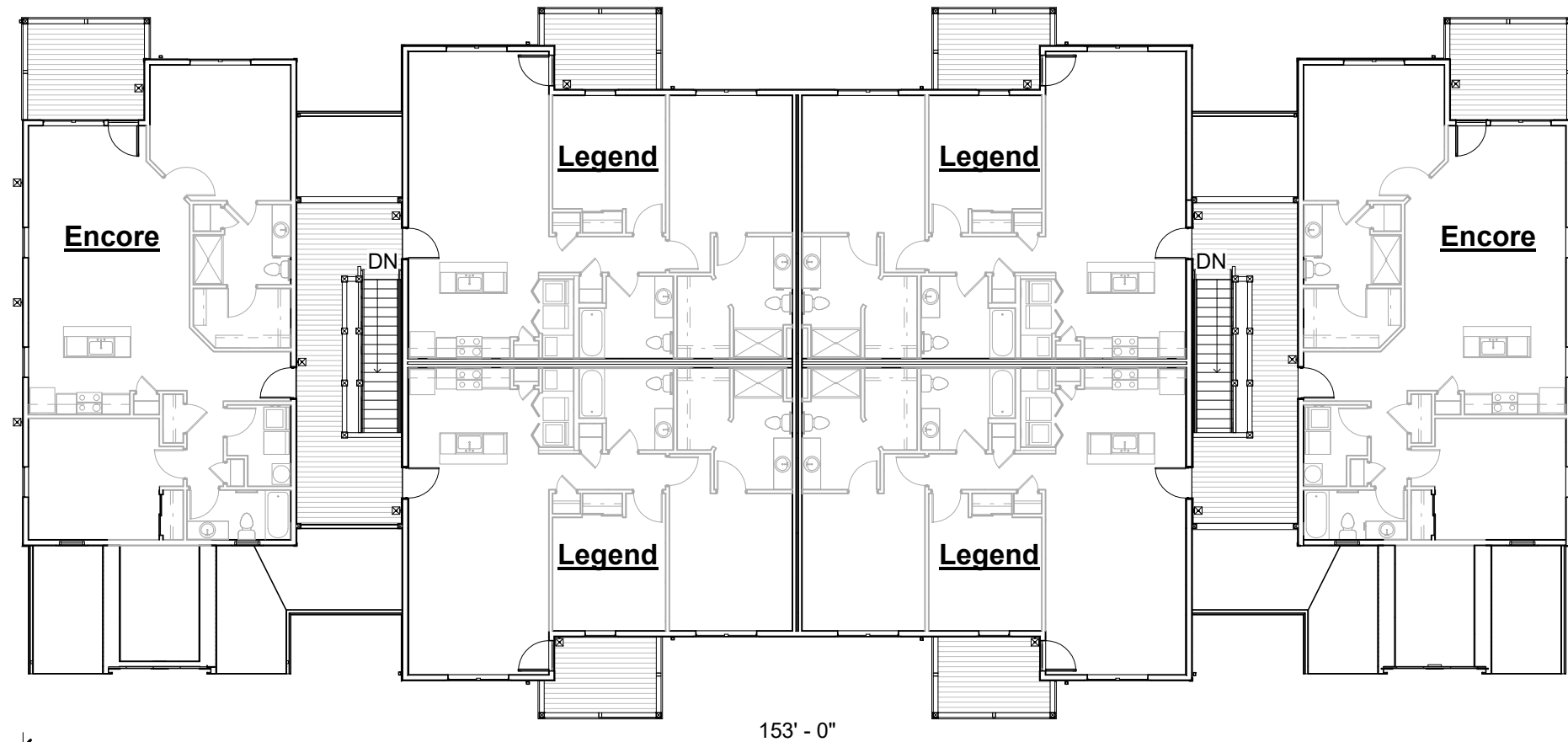




Building C

For Illustrative  
Purposes Only

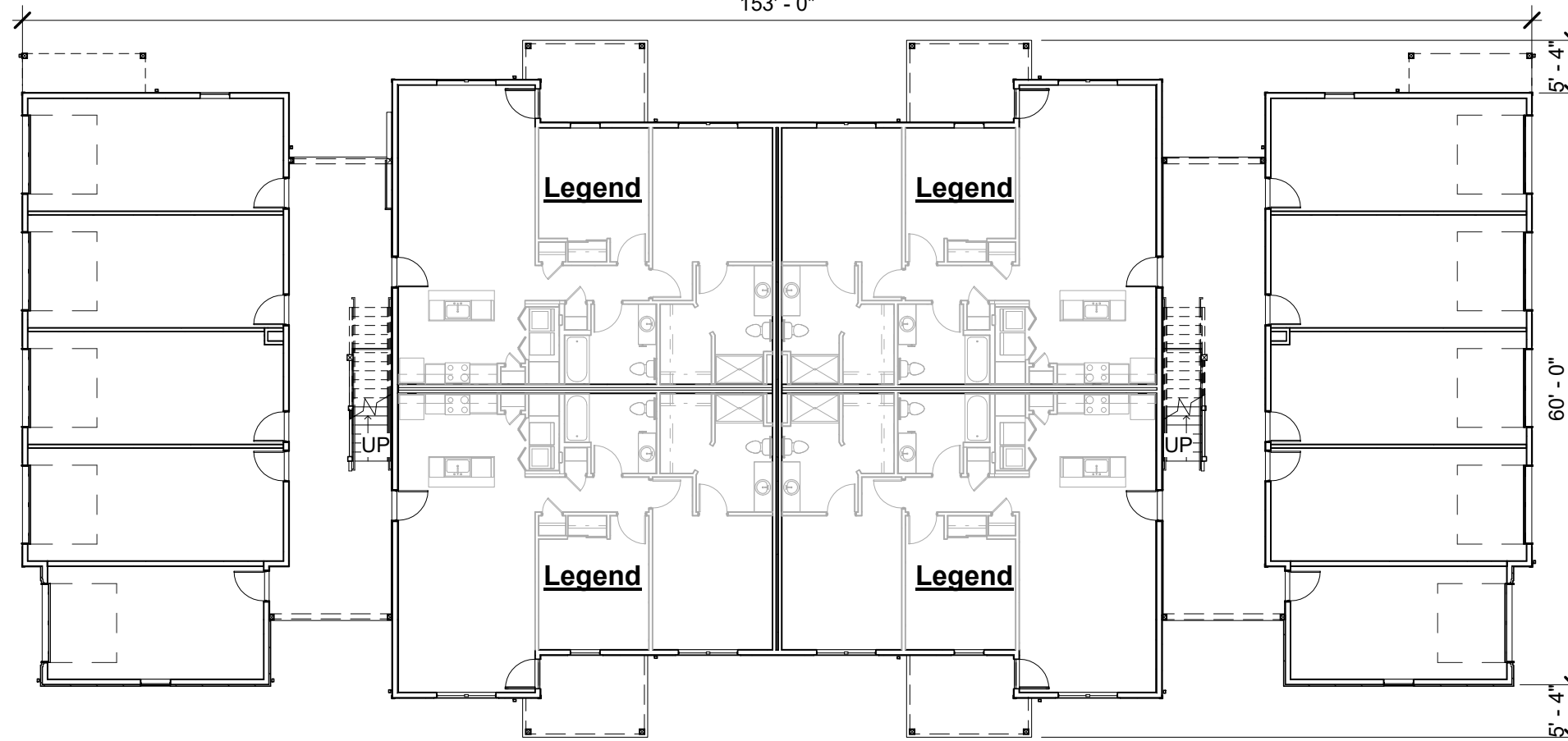




**Second Floor Plan**

1/16" = 1'-0"

153' - 0"



**First Floor Plan**

1/16" = 1'-0"

5'-4"

60'-0"

5'-4"

<b>BUILDING INFO</b>	
Building Height:	26'-4"
Living Area:	11,488 sf
Garage Area:	3,144 sf
Number of Units:	10
Number of Bedrooms:	20

# Mutlifamily - Building C

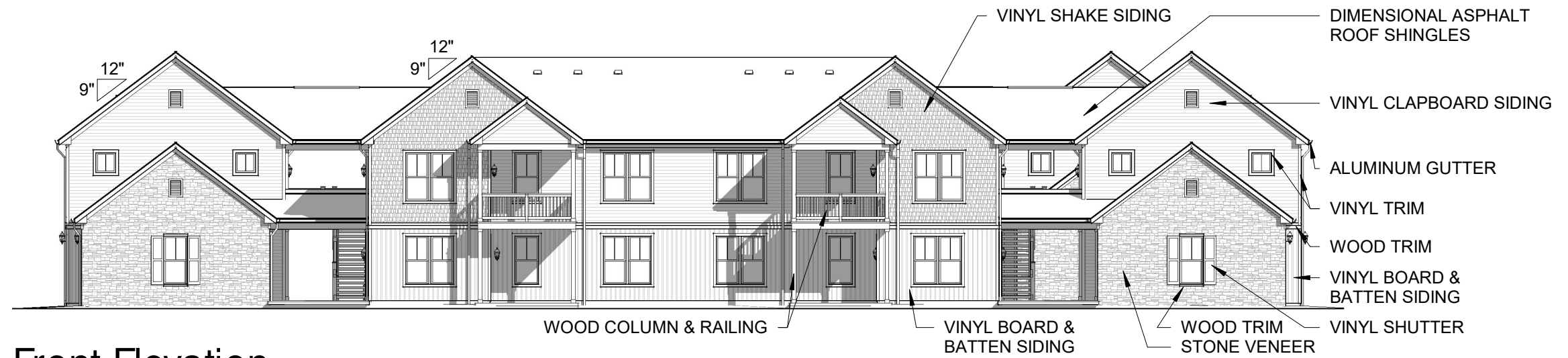
Schottenstein Real Estate Group

2020-05-27

Preliminary Floor Plans and Elevations  
 Show Intent and are Subject to Change  
 Based upon Market Conditions.

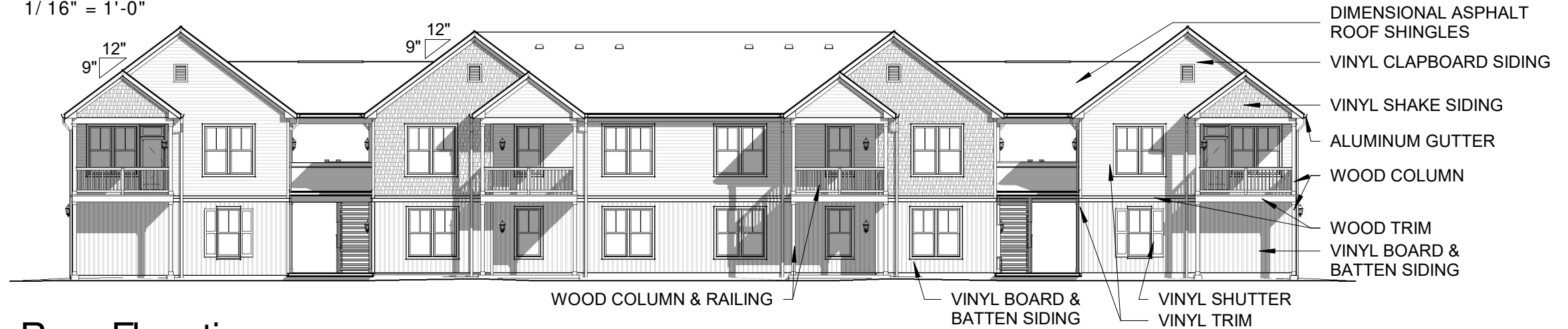
**SCHOTTENSTEIN**  
 REAL ESTATE GROUP

  
**SULLIVAN BRUCK**  
 ARCHITECTS



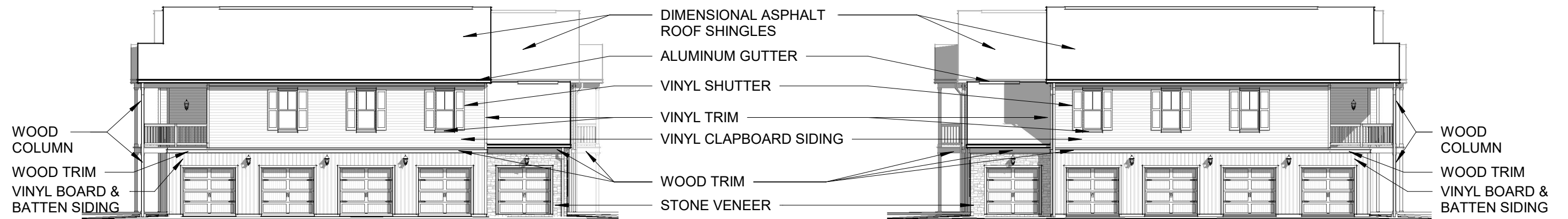
**Front Elevation**

1/16" = 1'-0"



**Rear Elevation**

1/16" = 1'-0"



**Left Side Elevation**

1/16" = 1'-0"

**Right Side Elevation**

1/16" = 1'-0"

# Multifamily - Building C

Schottenstein Real Estate Group

2020-05-27

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.

SCHOTTENSTEIN  
REAL ESTATE GROUP



SULLIVAN BRUCK  
ARCHITECTS





Building D

For Illustrative  
Purposes Only





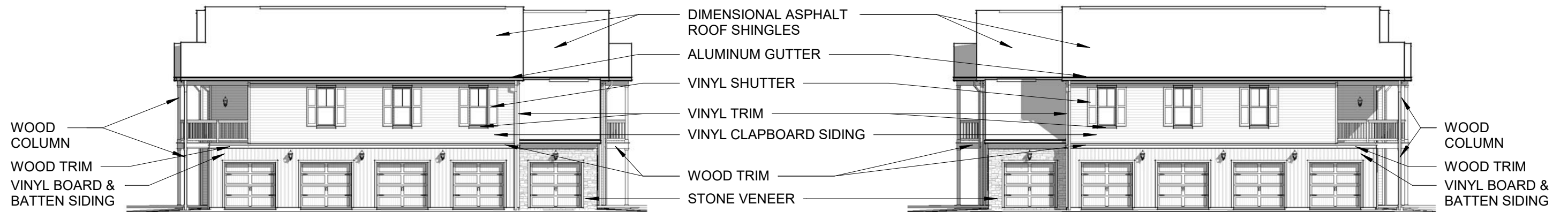
### Front Elevation

1/16" = 1'-0"



### Rear Elevation

1/16" = 1'-0"



### Left Side Elevation

1/16" = 1'-0"

### Right Side Elevation

1/16" = 1'-0"

SCHOTTENSTEIN  
REAL ESTATE GROUP

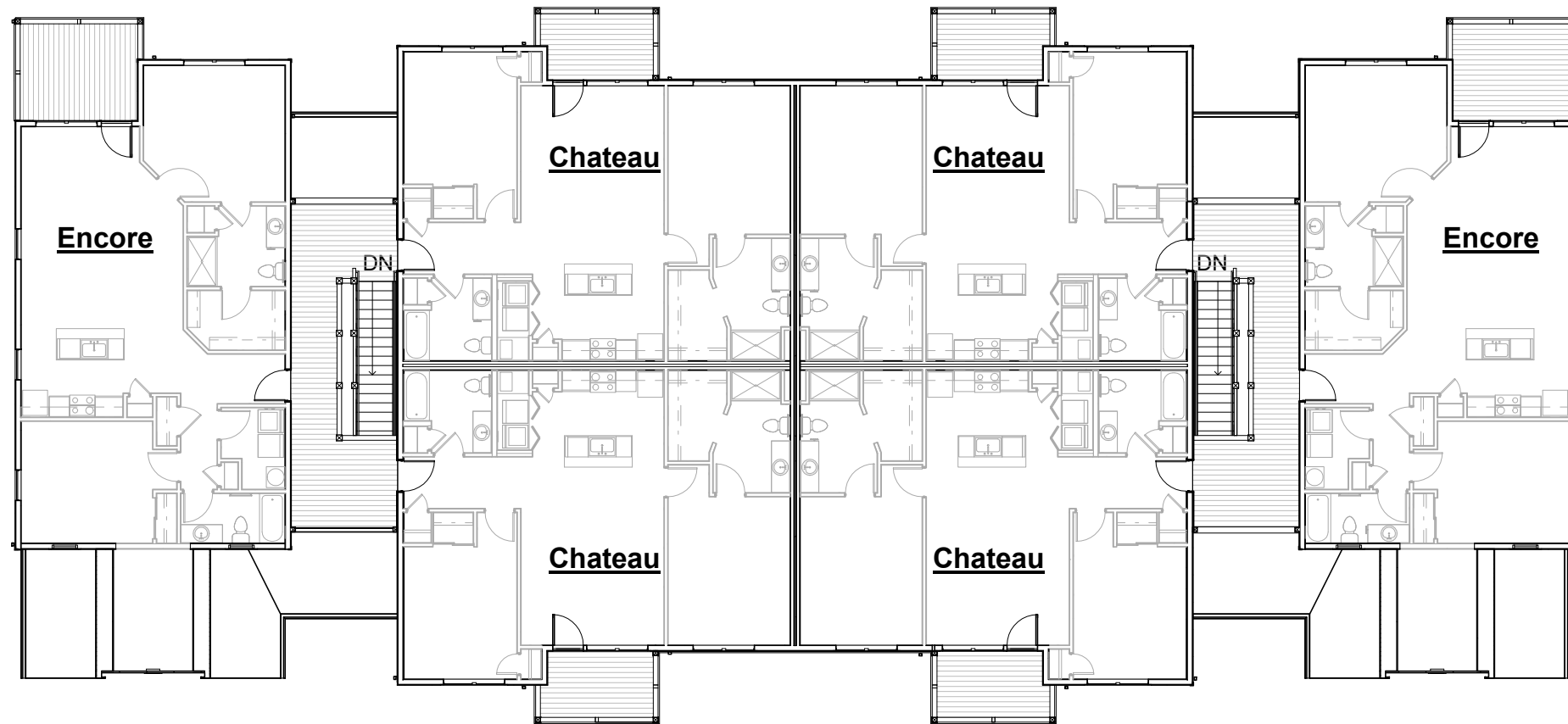
**Building D**  
Schottenstein Real Estate Group

2019-08-12

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.

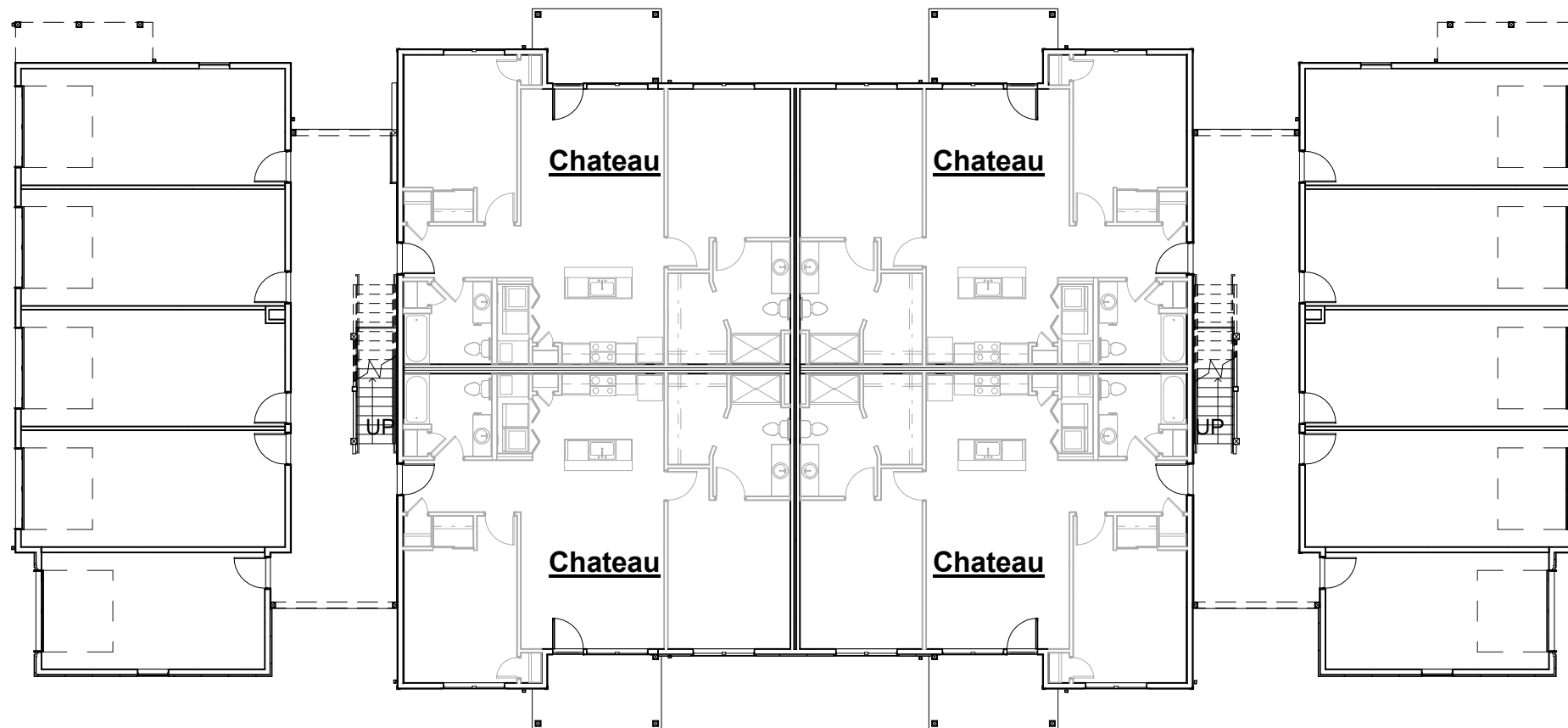
SULLIVAN BRUCK  
ARCHITECTS





## Second Floor Plan

1/16" = 1'-0"



## First Floor Plan

1/16" = 1'-0"

### BUILDING INFO

Building Height:	26'-4"
Living Area:	11,576 sf
Garage Area:	3,144 sf
Number of Units:	10
Number of Bedrooms:	20

**SCHOTTENSTEIN**  
REAL ESTATE GROUP

# Building D

Schottenstein Real Estate Group

2019-08-12

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.

  
SULLIVAN BRUCK  
ARCHITECTS





# Multifamily Building E

For Illustrative Purposes Only, Does not Represent Final Color Scheme

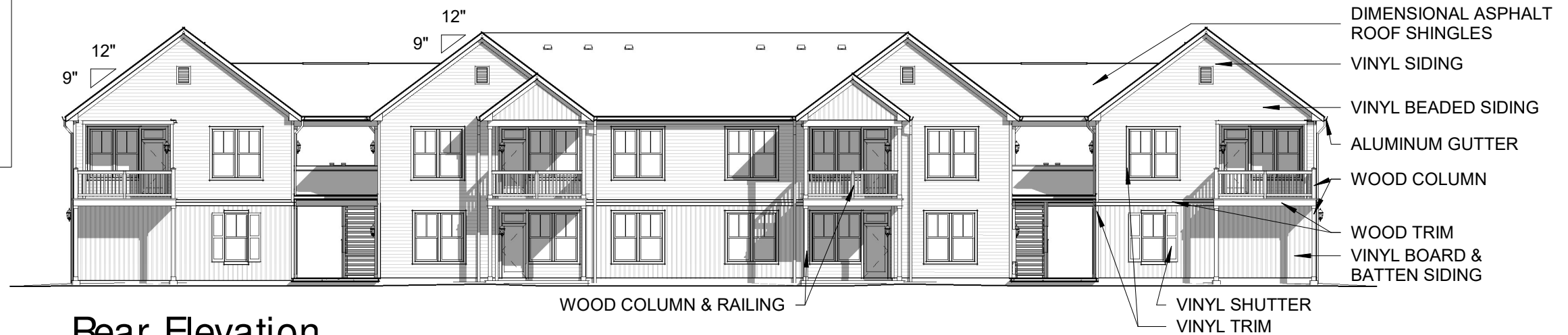




### Front Elevation

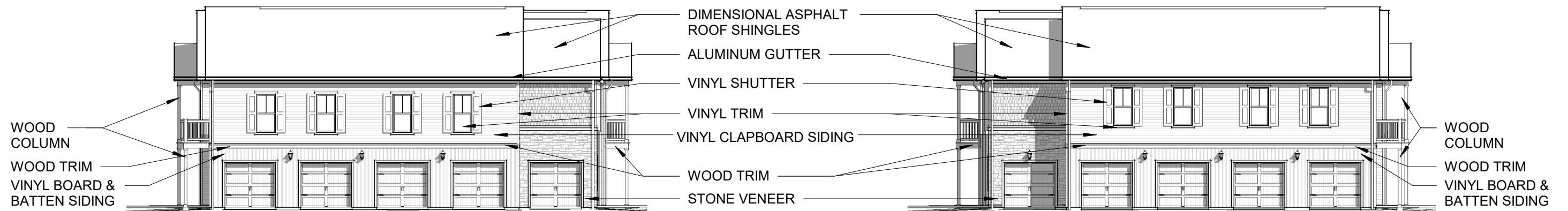
1/16" = 1'-0"

BUILDING INFO	
Building Height:	26'-4"
Living Area:	12,144 sf
Garage Area:	3,120 sf
Number of Units:	10
Number of Bedrooms:	22



### Rear Elevation

1/16" = 1'-0"



### Left Side Elevation

1/16" = 1'-0"

### Right Side Elevation

1/16" = 1'-0"

SCHOTTENSTEIN  
REAL ESTATE GROUP

## Multifamily - Building E

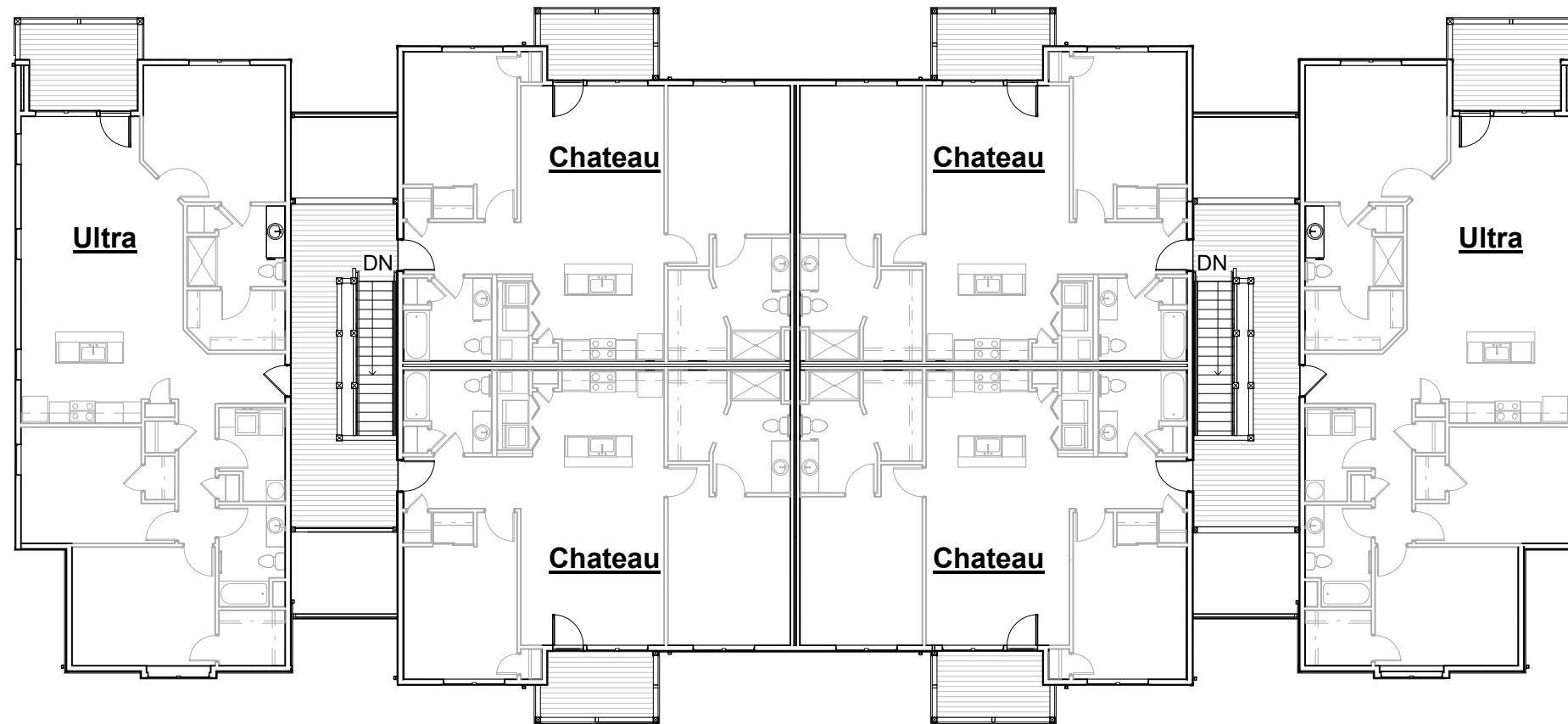
Schottenstein Real Estate Group

2021-07-09

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.

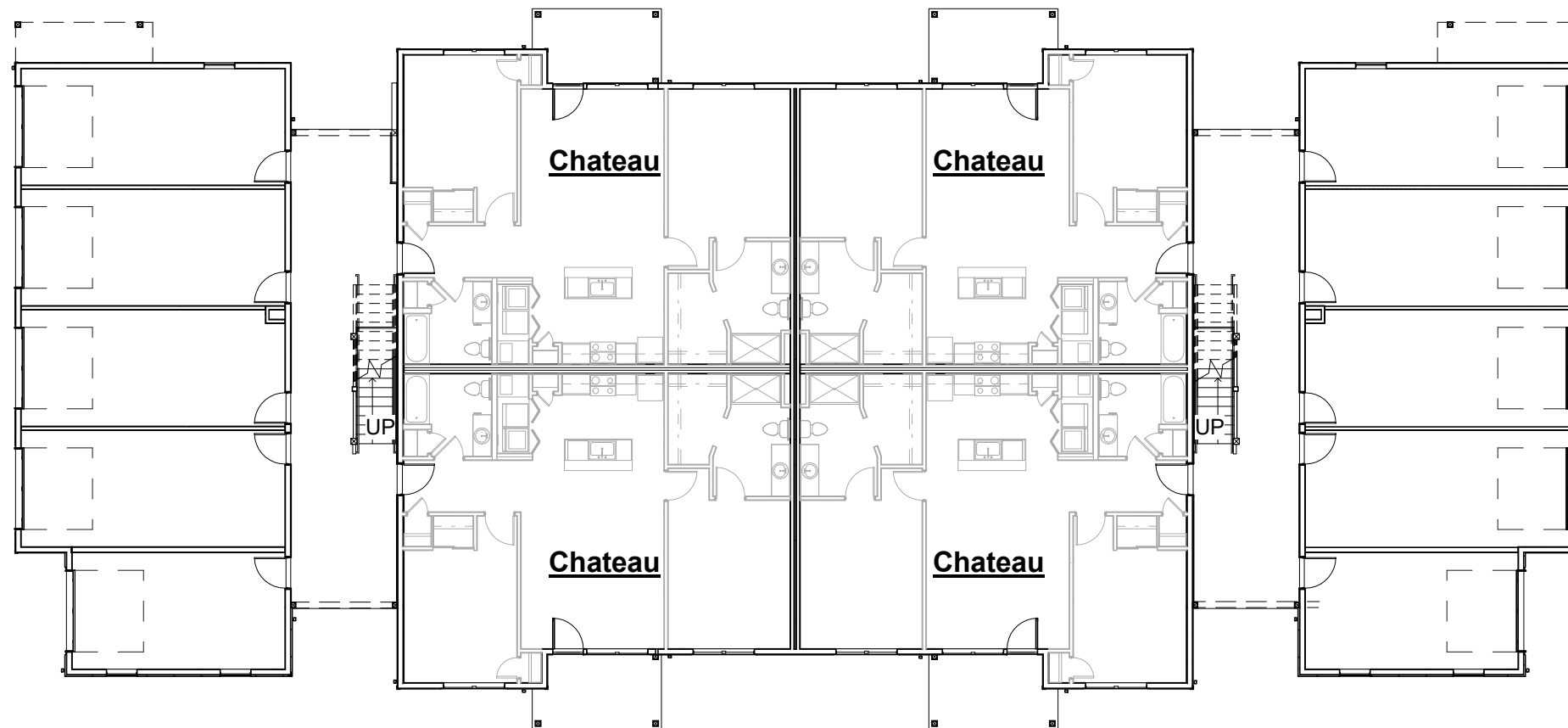






## Second Floor Plan

1/16" = 1'-0"



## First Floor Plan

1/16" = 1'-0"

# Multifamily - Building E

Schottenstein Real Estate Group

2021-07-09

SCHOTTENSTEIN  
REAL ESTATE GROUP

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.



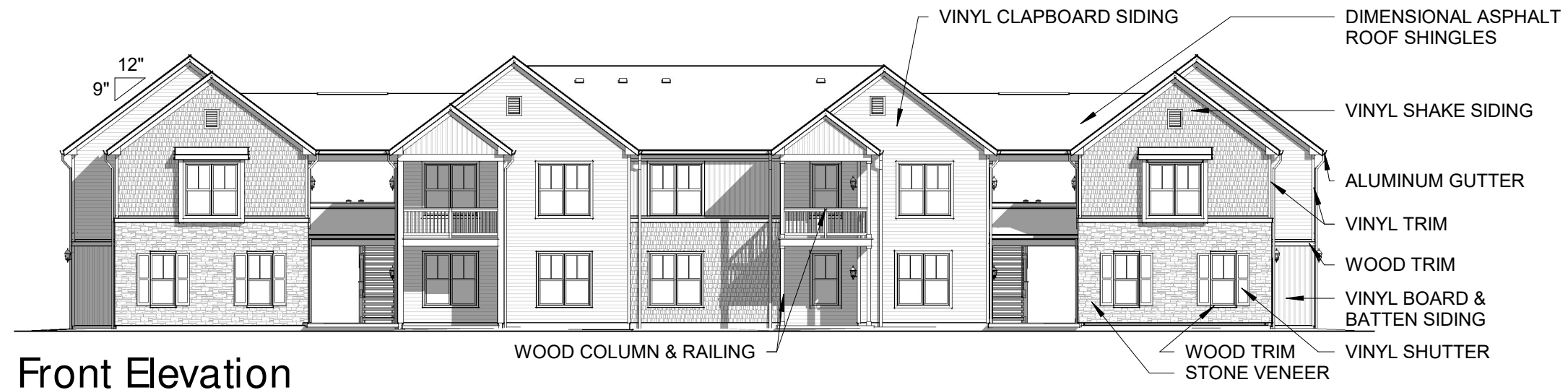




Building G

For Illustrative  
Purposes Only

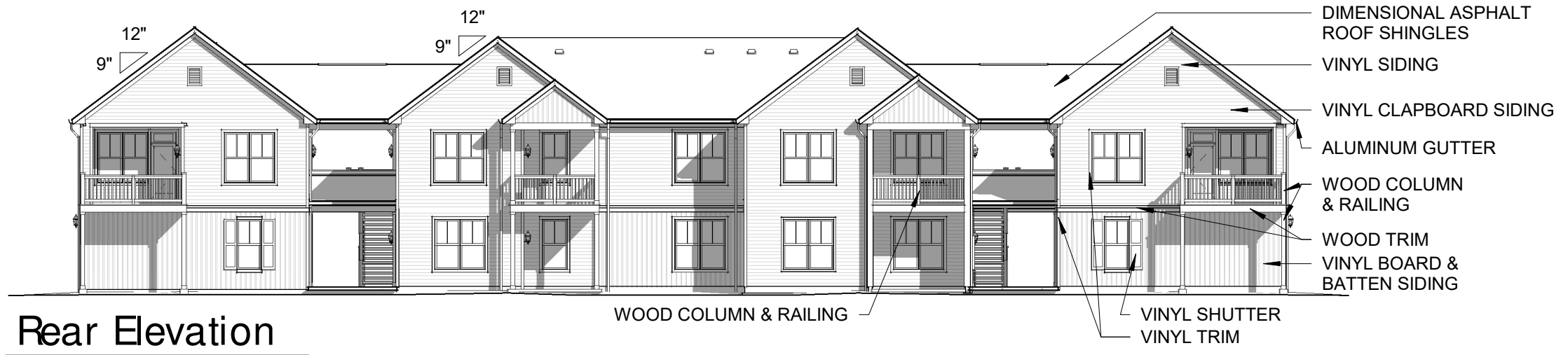




**Front Elevation**

1/16" = 1'-0"

BUILDING INFO	
Building Height:	26'-4"
Living Area:	11,332 sf
Garage Area:	3,120 sf
Number of Units:	10
Number of Bedrooms:	18



**Rear Elevation**

1/16" = 1'-0"



**Left Side Elevation**

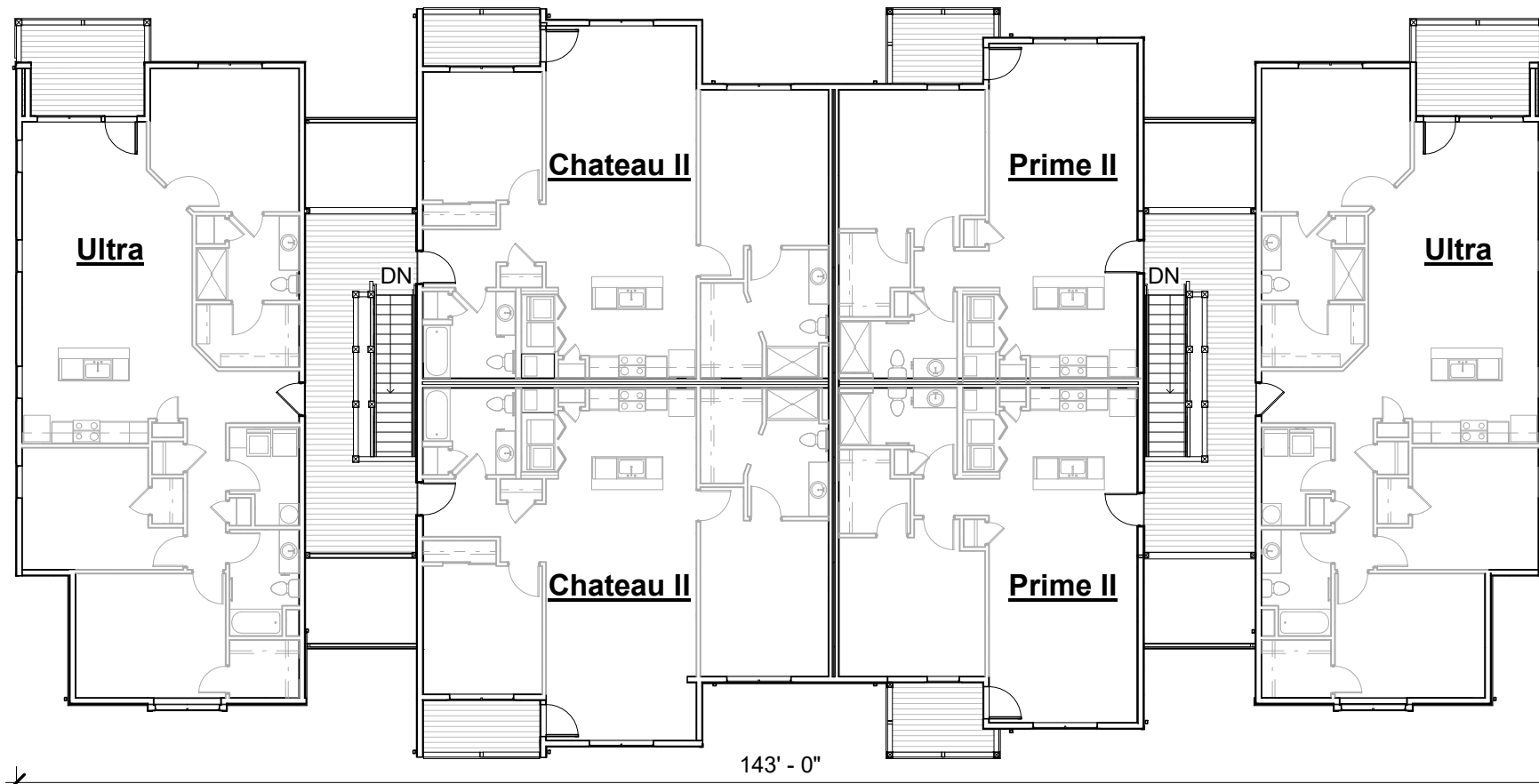
1/16" = 1'-0"



**Right Side Elevation**

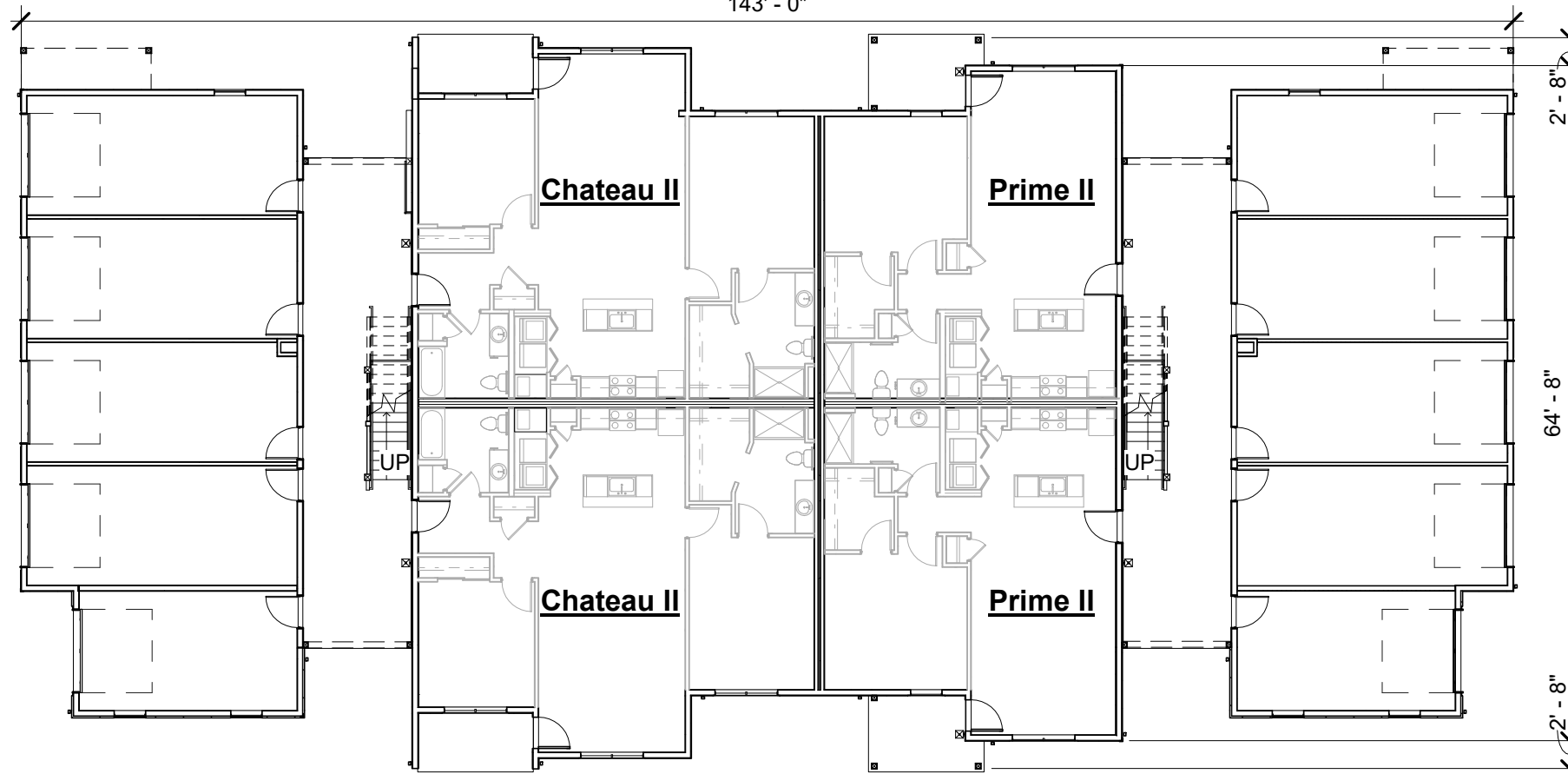
1/16" = 1'-0"





**Second Floor Plan**

1/16" = 1'-0"



**First Floor Plan**

1/16" = 1'-0"

**Multifamily - Building G**  
Schottenstein Real Estate Group

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.





# Multifamily Building J

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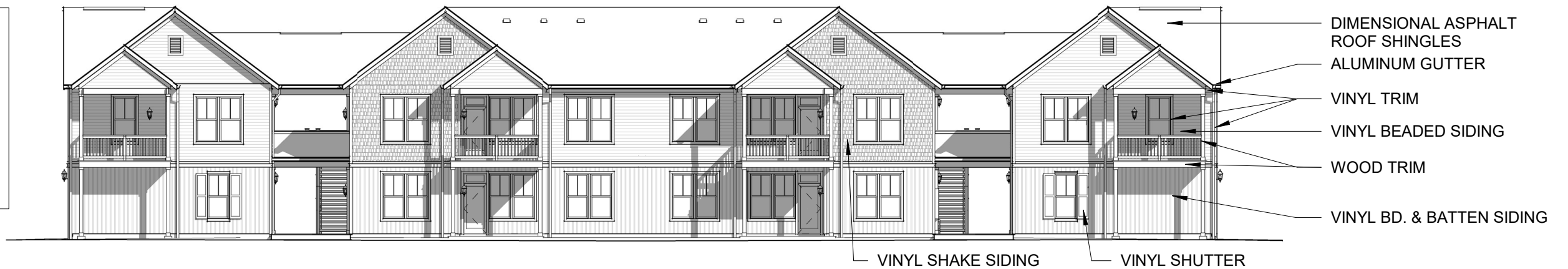




### Front Elevation

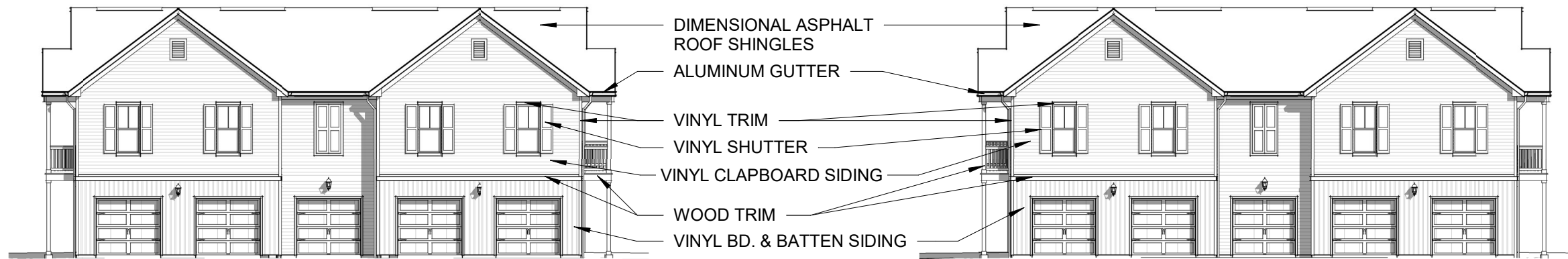
1/16" = 1'-0"

BUILDING INFO	
Building Height:	25'-9"
Living Area:	12,274 sf
Garage Area:	3,366 sf
Number of Units:	12
Number of Bedrooms:	20



### Rear Elevation

1/16" = 1'-0"



### Left Side Elevation

1/16" = 1'-0"

### Right Side Elevation

1/16" = 1'-0"

SCHOTTENSTEIN  
REAL ESTATE GROUP

## Multifamily - Building J

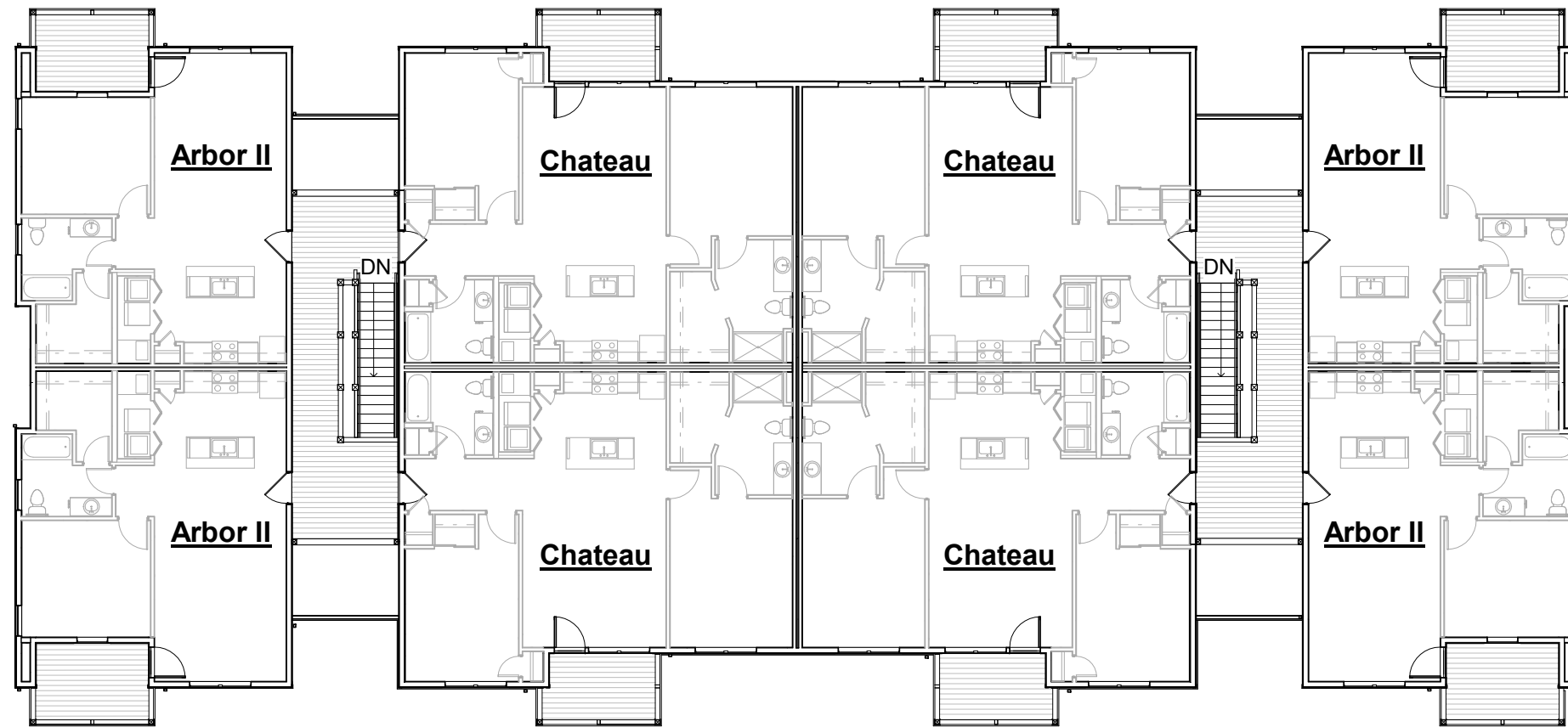
Schottenstein Real Estate Group

2021-07-09

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.

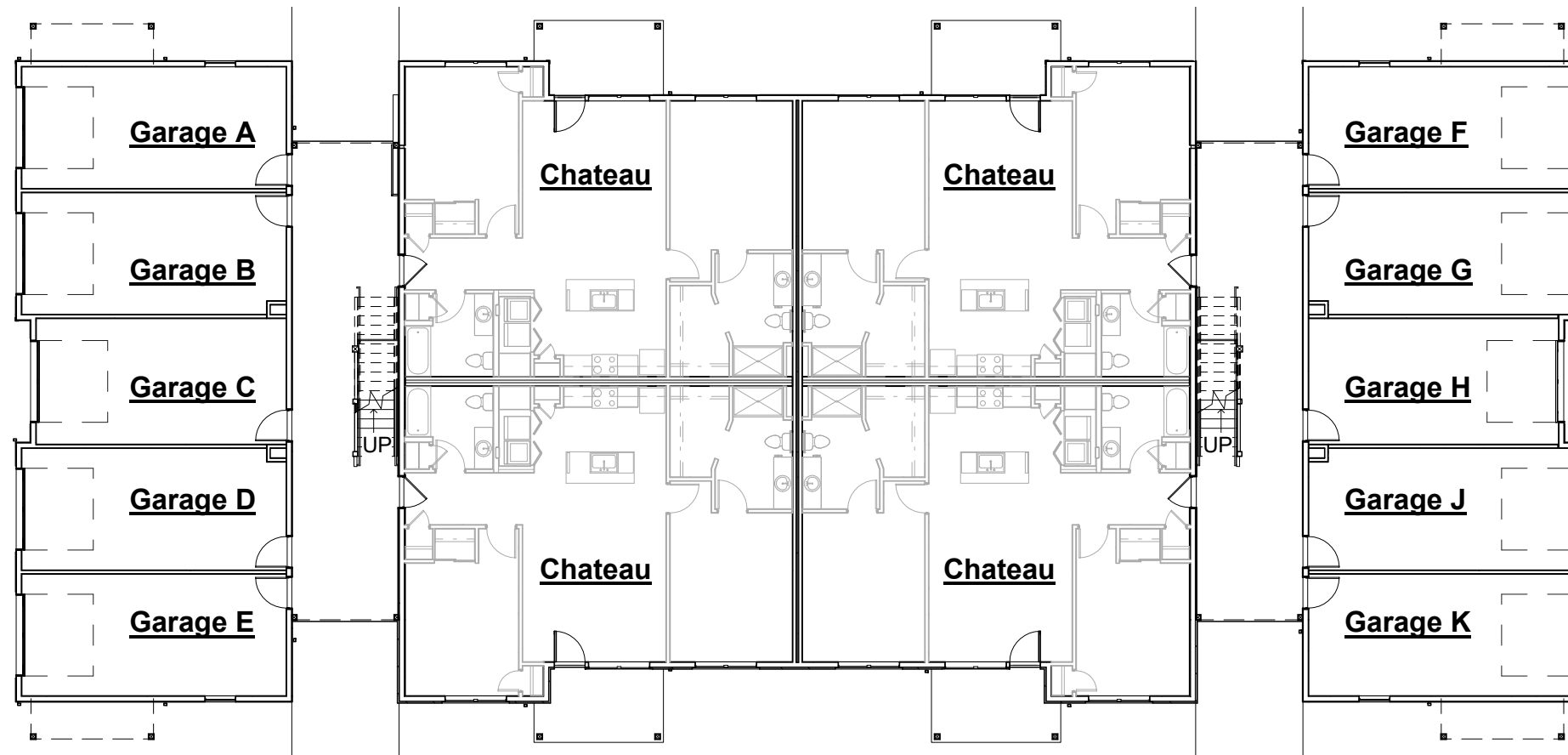






**Floor 2 Plan**

1/16" = 1'-0"



**Floor 1 Plan**

1/16" = 1'-0"

# Multifamily - Building J

Schottenstein Real Estate Group

2021-07-09

SCHOTTENSTEIN  
REAL ESTATE GROUP

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.



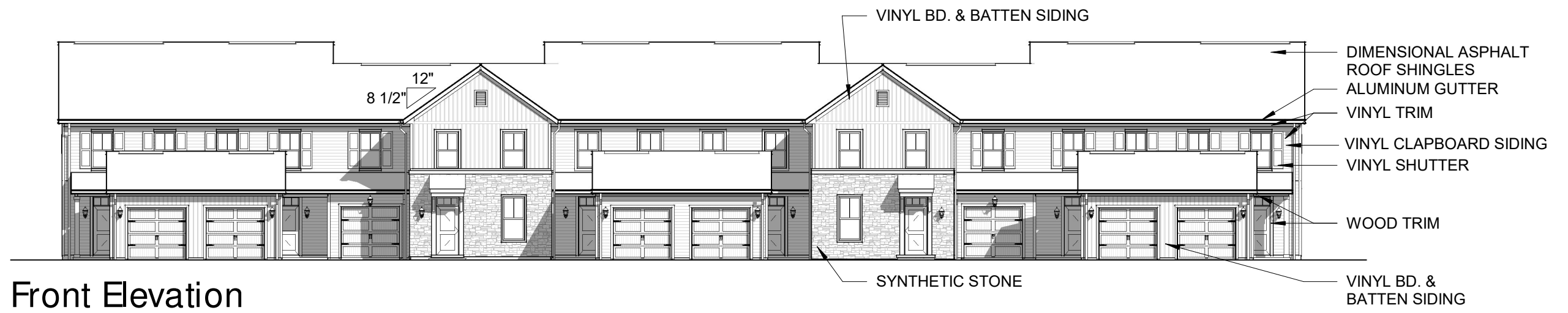




# Townhome Building R

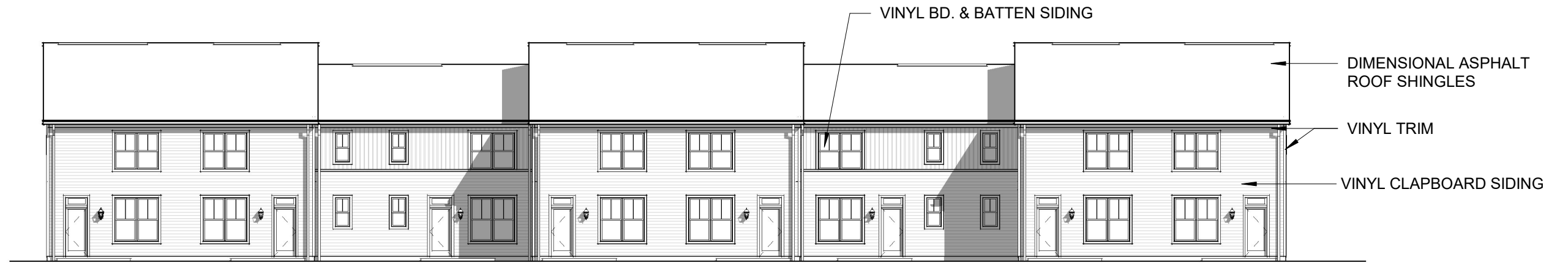
For Illustrative Purposes Only, Does not Represent Final Color Scheme





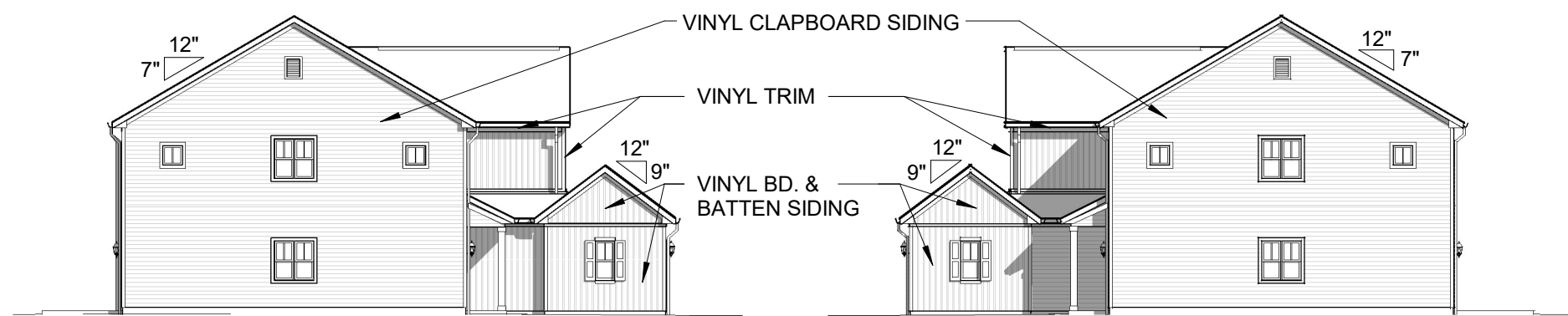
### Front Elevation

1/16" = 1'-0"



### Rear Elevation

1/16" = 1'-0"



### Left Elevation

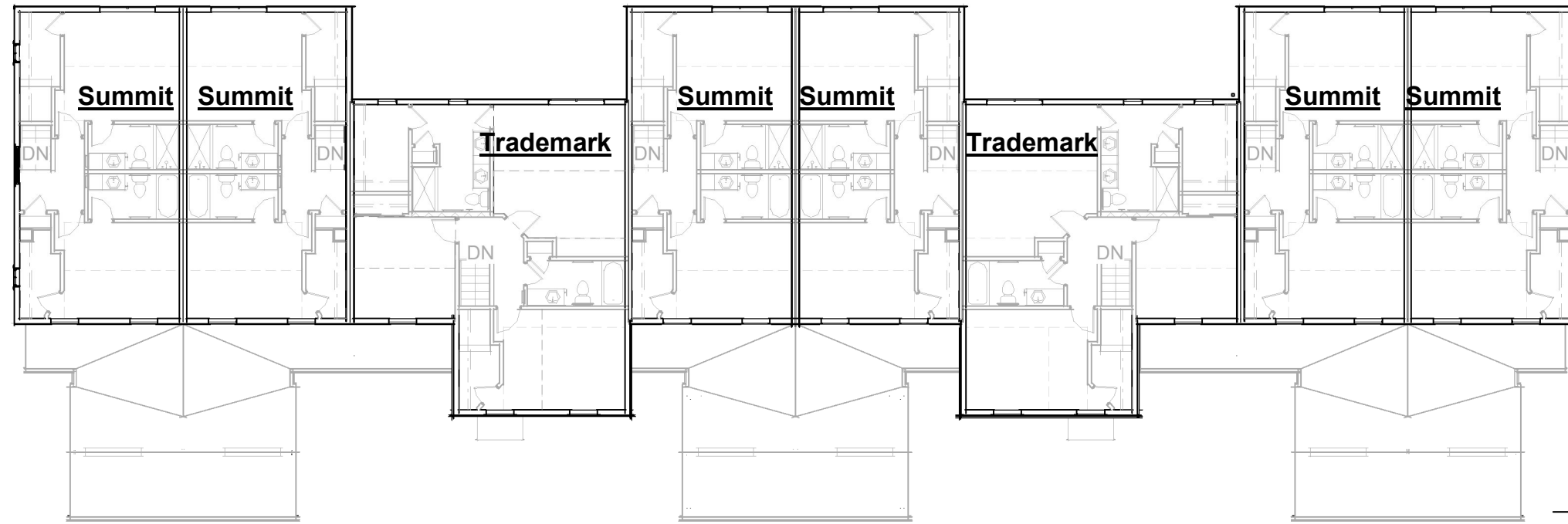
1/16" = 1'-0"

### Right Elevation

1/16" = 1'-0"

<b>BUILDING INFO</b>	
Building Height:	24'-6"
Living Area:	10,613 sf
Garage Area:	1,335 sf
Number of Units:	8
Number of Bedrooms:	18

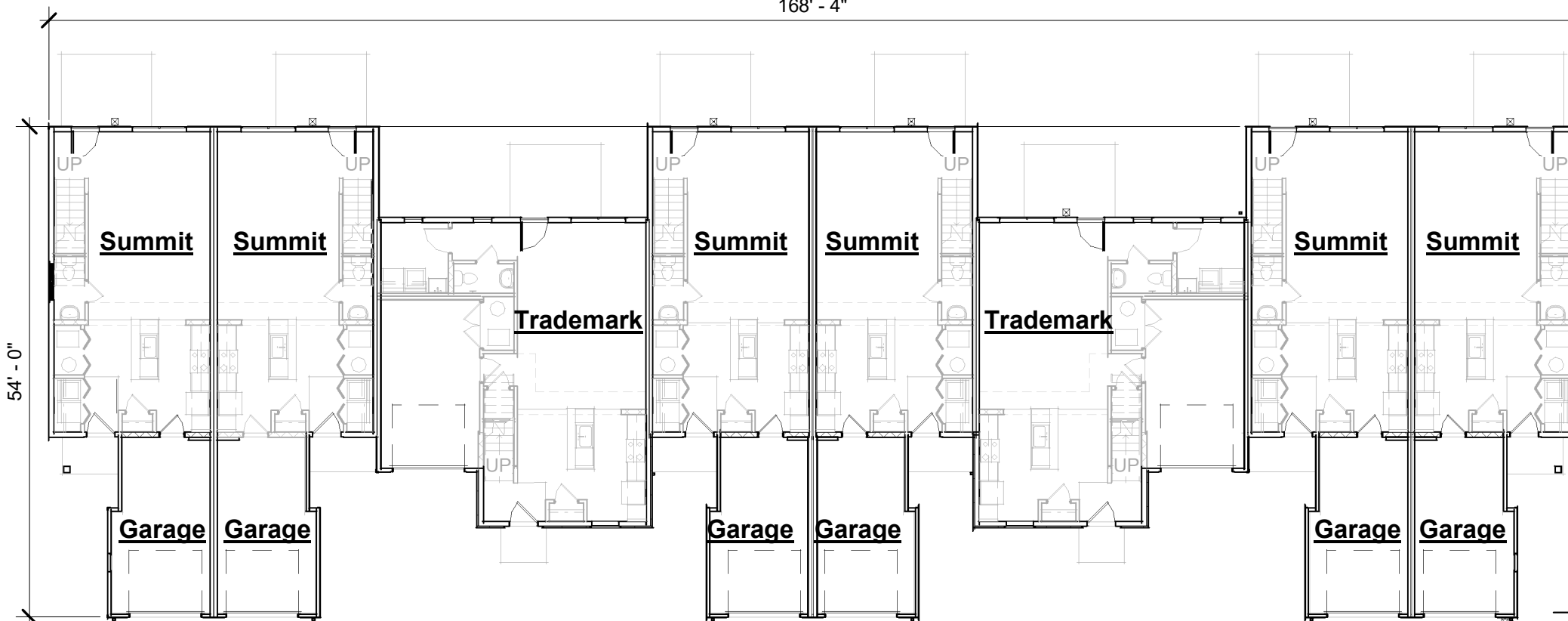




**Floor 2 Plan**

1/16" = 1'-0"

168' - 4"



**Floor 1 Plan**

1/16" = 1'-0"

54' - 0"

**BUILDING INFO**

Building Height:	24'-6"
Living Area:	10,613 sf
Garage Area:	1,335 sf
Number of Units:	8
Number of Bedrooms:	18

# Townhome - Building R

Schottenstein Real Estate Group

2021-07-09

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.

**SCHOTTENSTEIN**  
REAL ESTATE GROUP

SULLIVAN BRUCK  
ARCHITECTS





Building T

For Illustrative  
Purposes Only





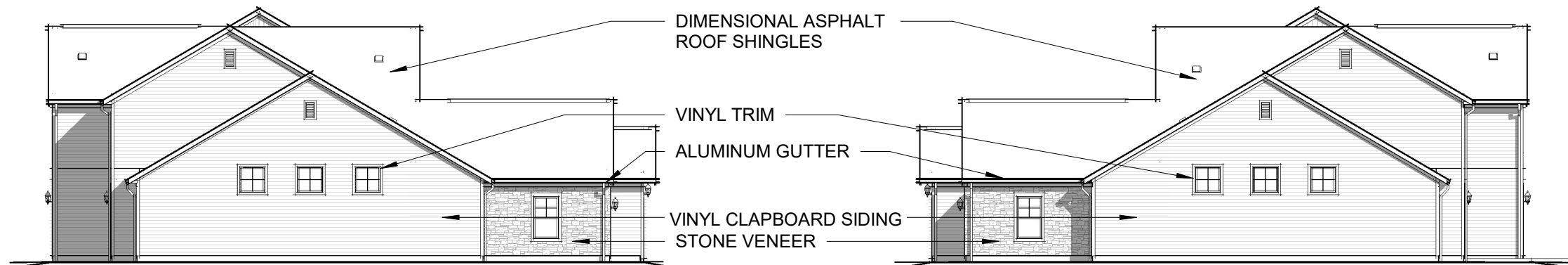
**Front Elevation**

1/16" = 1'-0"



**Rear Elevation**

1/16" = 1'-0"



**Left Side Elevation**

1/16" = 1'-0"

**Right Side Elevation**

1/16" = 1'-0"

# Townhome - Building T

Schottenstein Real Estate Group

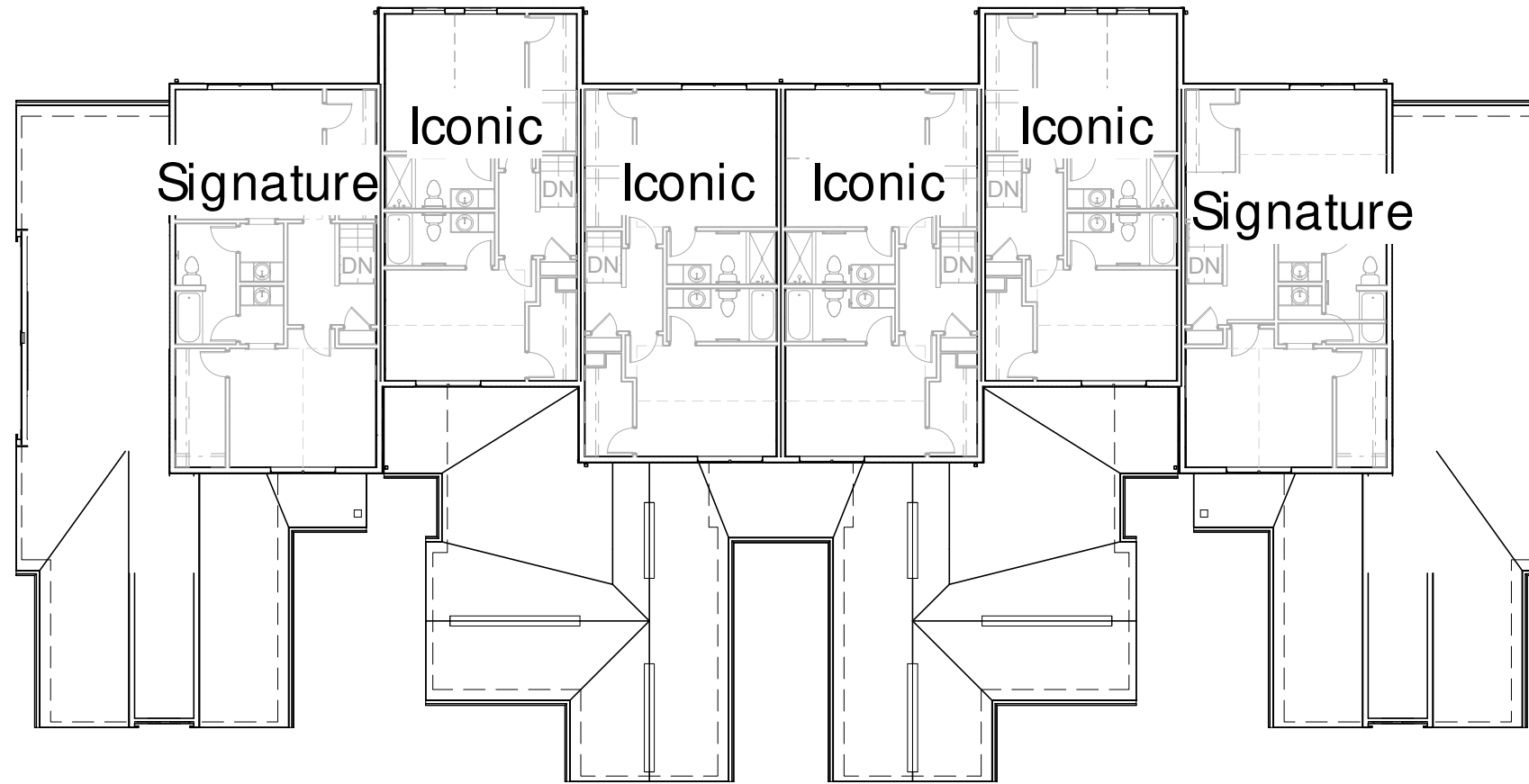
2021-04-01

SCHOTTENSTEIN  
REAL ESTATE GROUP

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.

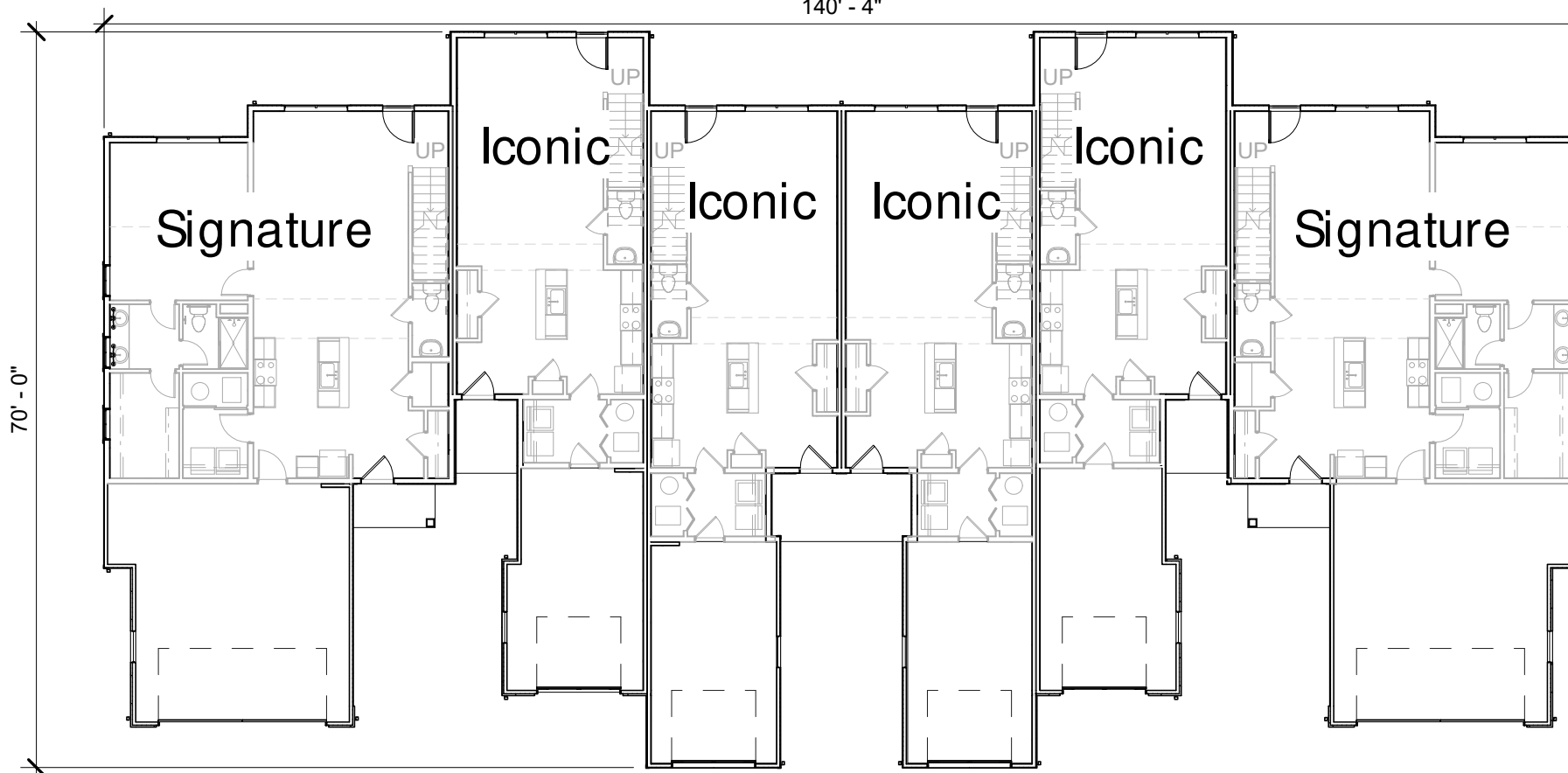






**Second Floor Plan**

1/16" = 1'-0"



**First Floor Plan**

1/16" = 1'-0"

BUILDING INFO	
Building Height:	24'-7"
Living Area:	9,224 sf
Garage Area:	2,116 sf
Number of Units:	6
Number of Bedrooms:	14

## Townhome - Building T

Schottenstein Real Estate Group

2021-04-01

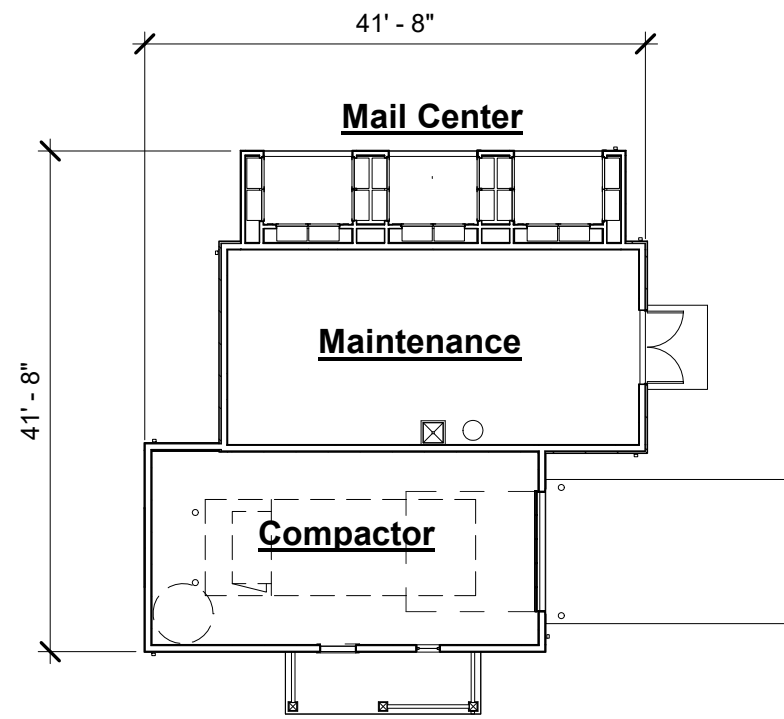
**SCHOTTENSTEIN**  
REAL ESTATE GROUP

Preliminary Floor Plans and Elevations  
Show Intent and are Subject to Change  
Based upon Market Conditions.



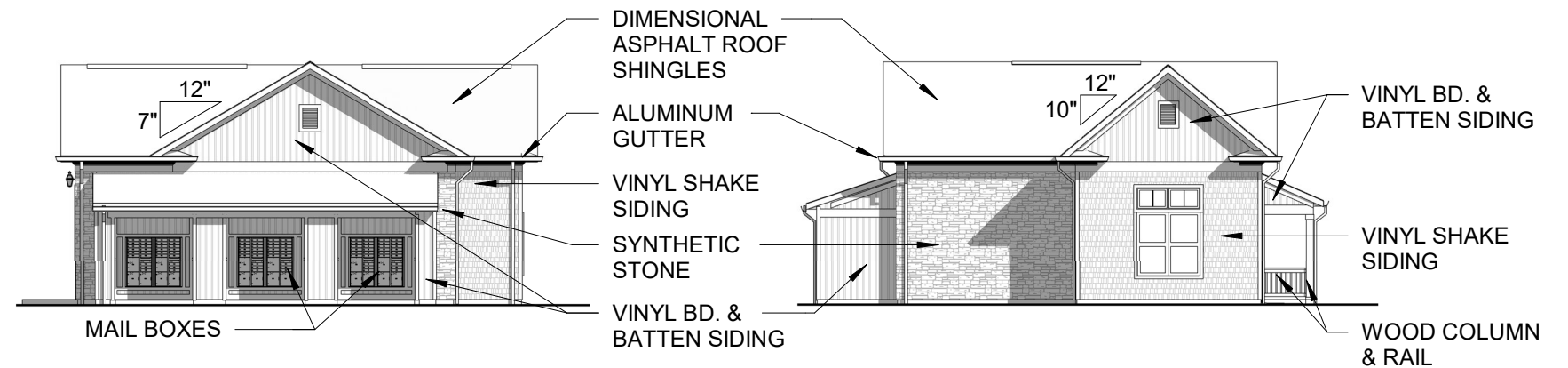


<b>BUILDING INFO</b>	
Building Height:	22'-3"
Area:	1,172 sf



**Floor Plan**

1/16" = 1'-0"

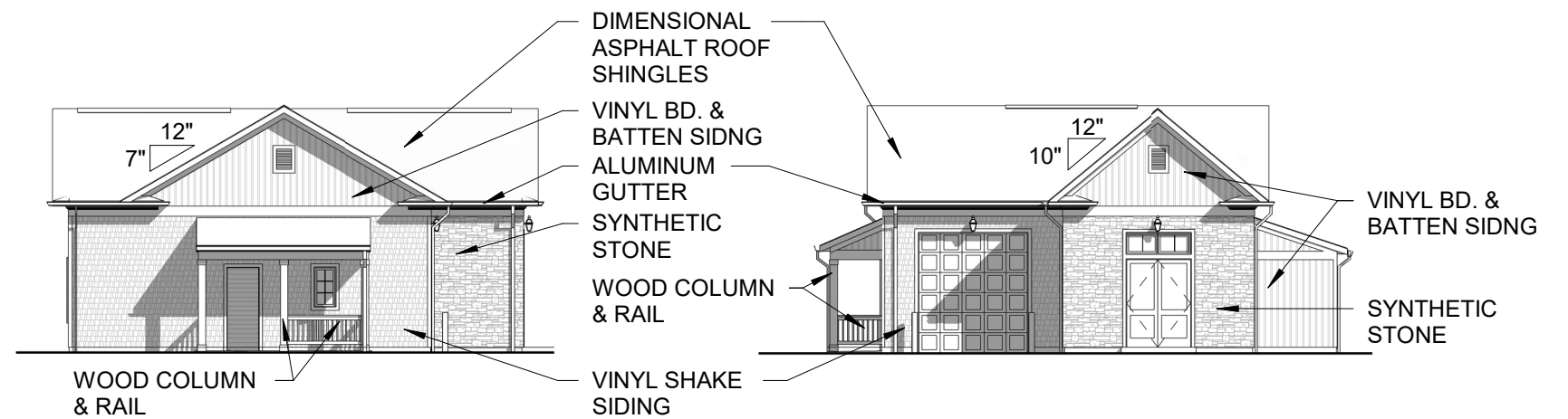


**Right Elevation**

1/16" = 1'-0"

**Rear Elevation**

1/16" = 1'-0"



**Left Elevation**

1/16" = 1'-0"

**Front Elevation**

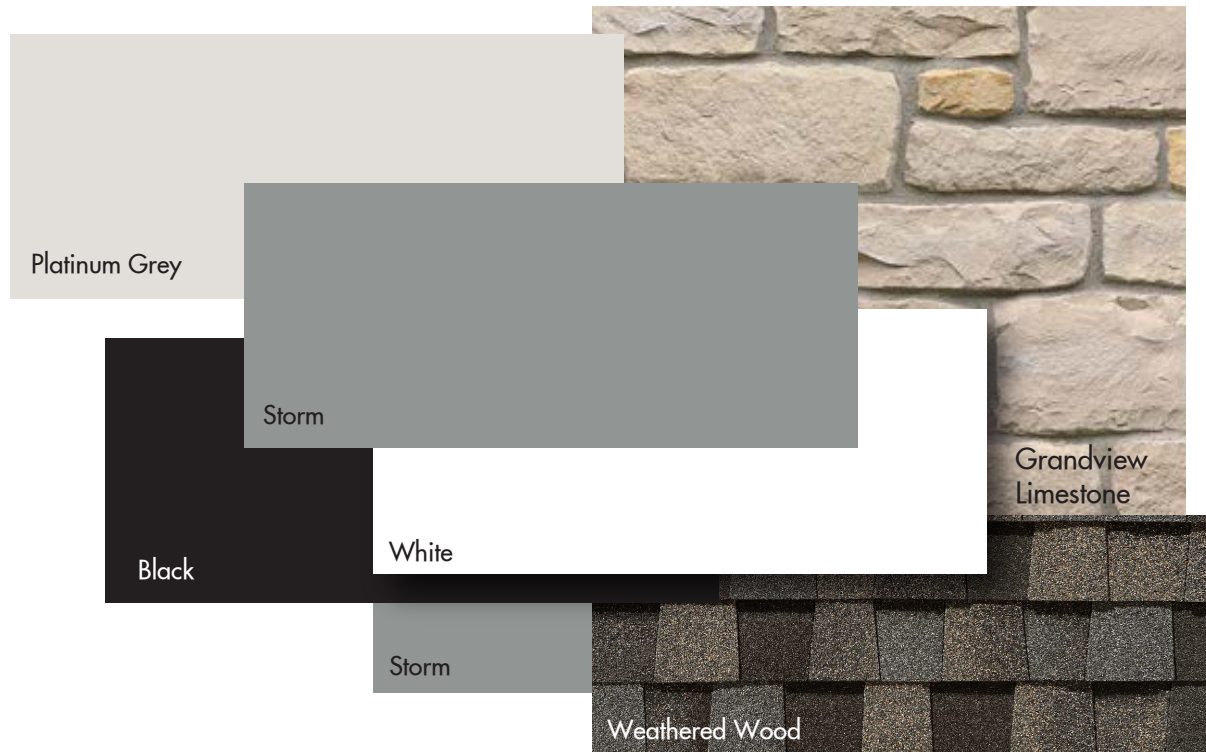
1/16" = 1'-0"





Color Scheme 1		
Material	Manufacturer	Color / Model
Horizontal Siding	Alside Conquest Double 4 1/2	Platinum Gray
Shake Siding	Alside Architectural Classic Shake	Charcoal Smoke
Board and Batten Siding	Alside 7"	Charcoal Smoke
Stone	Prestige	Grandview Limestone
Entry Doors	Paint	Black
Overhead Garage Doors	Paint	to Match Storm Siding
Shutters	Mid America Raised Panel	Black
All Exterior Wood Trim	Paint	White
Columns and Railings	Paint	White
All Trim Aluminum Wrapped	Aluminum	White
Soffits	Vinyl	White
Gutters and Downspouts	Aluminum	White
Roofing	Certain Teed	Weathered Wood





Color Scheme 2		
Material	Manufacturer	Color / Model
Horizontal Siding	Alside Conquest Double 4 1/2	Platinum Gray
Shake Siding	Alside Architectural Classic Shake	Storm
Board and Batten Siding	Alside 7"	Storm
Stone	Prestige	Grandview Limestone
Entry Doors	Paint	Black
Overhead Garage Doors	Sherwin Williams Paint	Match Storm Siding
Shutters	Mid America Raised Panel	Black
All Exterior Wood Trim	Paint	White
Columns and Railings	Paint	White
All Trim Aluminum Wrapped	Aluminum	White
Soffits	Vinyl	White
Gutters and Downspouts	Aluminum	White
Roofing	Certain Teed	Weathered Wood

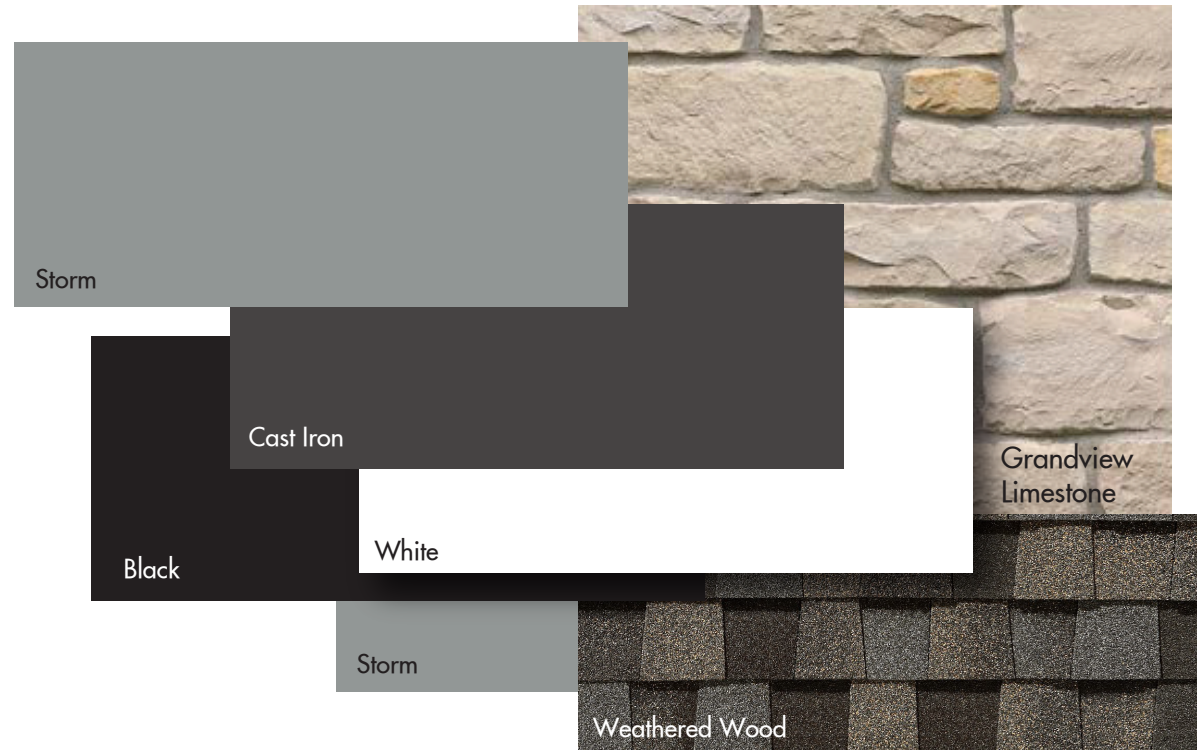
# Gray Color Scheme

Schottenstein Real Estate Group

2019-05-15

Preliminary Color Schemes Show  
Intent and are Subject to  
Modification to Provide Diversity.





Color Scheme 3		
Material	Manufacturer	Color / Model
Horizontal Siding	Alside Conquest Double 4 1/2	Storm
Shake Siding	Alside Architectural Classic Shake	Cast Iron
Board and Batten Siding	Alside 7"	Cast Iron
Stone	Prestige	Grandview Limestone
Entry Doors	Paint	Black
Overhead Garage Doors	Paint	Match Storm Siding
Shutters	Mid America Raised Panel	Black
All Exterior Wood Trim	Paint	White
Columns and Railings	Paint	White
All Trim Aluminum Wrapped	Aluminum	White
Soffits	Vinyl	White
Gutters and Downspouts	Aluminum	White
Roofing	Certain Teed	Weathered Wood





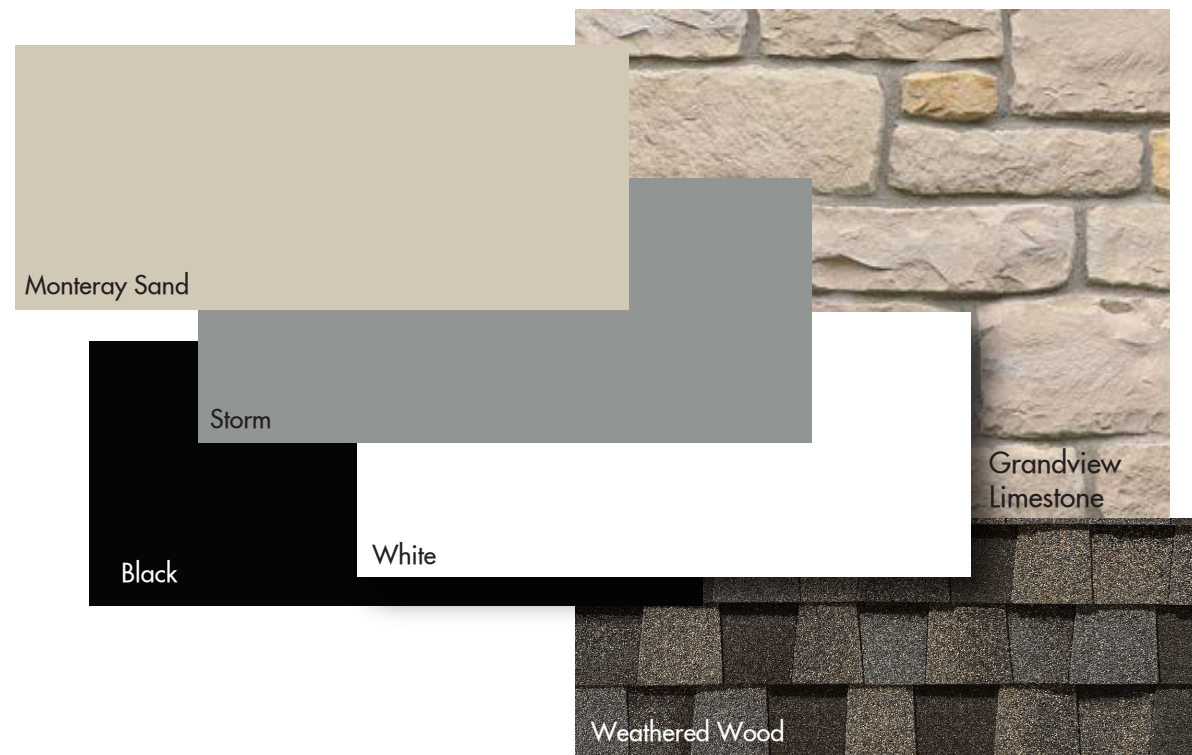
Color Scheme 4		
Material	Manufacturer	Color / Model
Horizontal Siding	Alside Conquest Double 4 1/2	Tuscan Clay
Shake Siding	Alside Architectural Classic Shake	Vintage Wicker
Board and Batten Siding	Alside 7"	Vintage Wicker
Stone	Prestige	Grandview Limestone
Entry Doors	Paint	Midnight Green
Overhead Garage Doors	Sherwin Williams Paint	Midnight Green
Shutters	Mid America Raised Panel	Midnight Green
All Exterior Wood Trim	Paint	White
Columns and Railings	Paint	White
All Trim Aluminum Wrapped	Aluminum	White
Soffits	Vinyl	White
Gutters and Downspouts	Aluminum	White
Roofing	Certain Teed	Weathered Wood





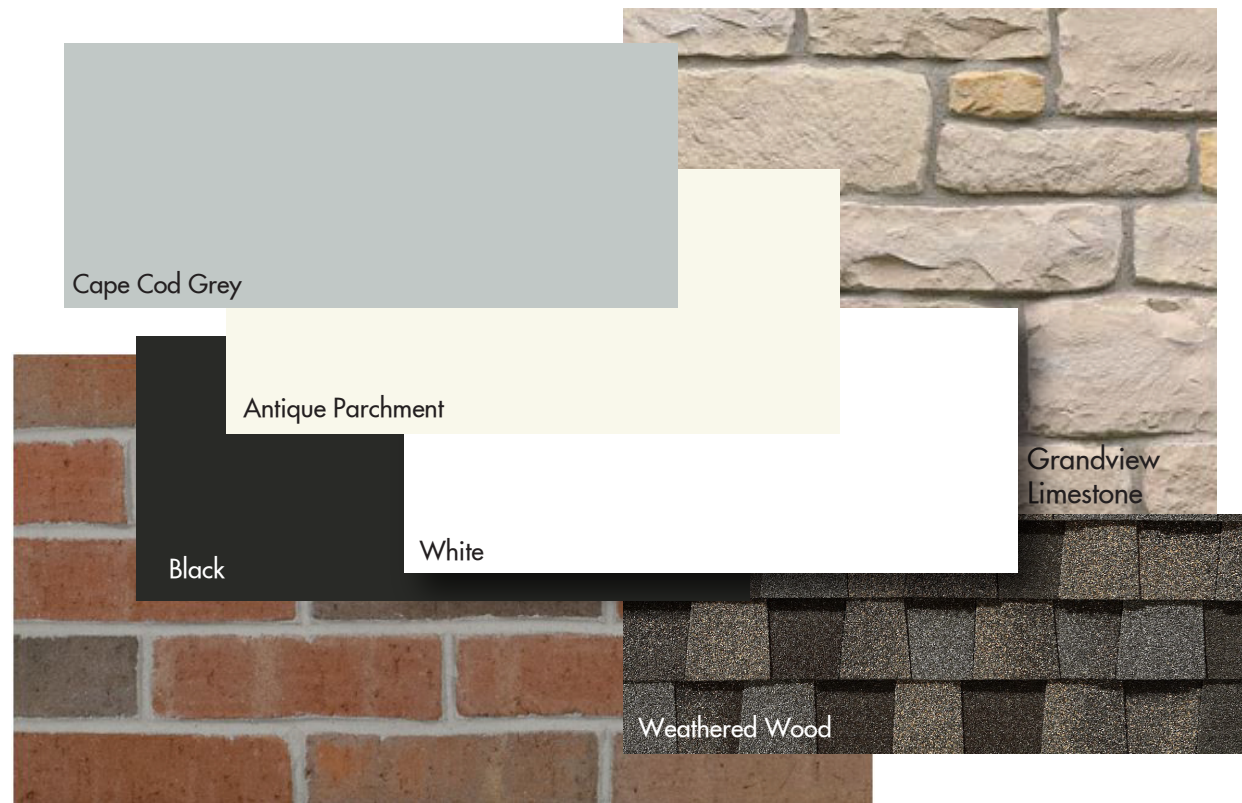
Color Scheme 5		
Material	Manufacturer	Color / Model
Horizontal Siding	Alside Conquest Double 4 1/2	Vintage Wicker
Shake Siding	Alside Architectural Classic Shake	Tuscan Clay
Board and Batten Siding	Alside 7"	Tuscan Clay
Stone	Prestige	Grandview Limestone
Entry Doors	Paint	Musket Brown
Overhead Garage Doors	Sherwin Williams Paint	Musket Brown
Shutters	Mid America Raised Panel	Musket Brown
All Exterior Wood Trim	Paint	White
Columns and Railings	Paint	White
All Trim Aluminum Wrapped	Aluminum	White
Soffits	Vinyl	White
Gutters and Downspouts	Aluminum	White
Roofing	Certain Teed	Weathered Wood





Color Scheme 6		
Material	Manufacturer	Color / Model
Horizontal Siding	Alside Conquest Double 4 1/2	Monteray Sand
Shake Siding	Alside Architectural Classic Shake	Storm
Board and Batten Siding	Alside 7"	Storm
Stone	Prestige	Grandview Limestone
Entry Doors	Paint	Black
Overhead Garage Doors	Sherwin Williams Paint	to Match Storm Siding
Shutters	Mid America Raised Panel	Black
All Exterior Wood Trim	Paint	White
Columns and Railings	Paint	White
All Trim Aluminum Wrapped	Aluminum	White
Soffits	Vinyl	White
Gutters and Downspouts	Aluminum	White
Roofing	Certain Teed	Weathered Wood





Color Scheme 7		
Material	Manufacturer	Color
Horizontal Siding	Alside Vinyl Conquest Double 4 1/2	Cape Cod Gray
Shake Siding	Alside Architectural Classic Shake	Antique Parchment
Stone	Prestige	Grandview Limestone
Brick	Glen-Gery	Olde Detroit
Entry Doors	Paint	Black
Overhead Garage Doorss	Paint	Black
Shutters	Mid America Raised Panel	Black
All Exterior Wood Trim	Paint	White
All Trim Aluminum Wrapped	Aluminum	White
Soffits	Vinyl	White
Gutters and Downspouts	Aluminum	White
Roof Shingles	Certainteed	Weathered Wood



Color Scheme 8		
Material	Manufacturer	Color
Horizontal Siding	Alside Vinyl Conquest Double 4 1/2	Storm
Shake Siding	Alside Architectural Classic Shake	Antique Parchment
Stone	Prestige	Grandview Limestone
Brick	Glen-Gery	Olde Detroit
Entry Doors	Paint	Midnight Blue
Overhead Garage Doorss	Paint	Midnight Blue
Shutters	Mid America Raised Panel	Midnight Blue
All Exterior Wood Trim	Paint	White
All Trim Aluminum Wrapped	Aluminum	White
Soffits	Vinyl	White
Gutters and Downspouts	Aluminum	White
Roof Shingles	Certainteed	Weathered Wood

Color Scheme for Buildings L and M.



**SECTION 3 –  
Architectural Documents**





Engineers, Surveyors, Planners, Scientists

# Transmittal

**TO:**

**FROM:**

Eric Snowden, AICP Jerome Township 9777 Industrial Parkway Plain City, Ohio 43064 Tel: 614-873-4480	<b>Name:</b>	Trish Brown
	<b>Date:</b>	March 21, 2024
	<b>Job No.:</b>	2024-0047
	<b>Subject:</b>	Jerome Grand Phase 2

**We are sending via:**     Courier     U.S. Mail     UPS     Email attachment

Sharefile     Other online file storage: \_\_\_\_\_

**The following items:**     Copies     Originals     CAD Files     PDFs     [Other]

Copies	Date	Number of sheets	Description / Filenames
15	03/21/24	-	PDP Submittal Package
1	03/21/24	-	Sharefile Link of PDP Submittal Package

These are transmitted as checked below:

For Approval     For Your File     As Requested     For Review and Comment

For Execution/Signatures     [Other]

**Remarks:**

If you should have any questions or need additional information, please do not hesitate to contact me directly at 614-775-4396 or via email at [pbrown@emht.com](mailto:pbrown@emht.com).

**THIS IS NOT A SUBSTITUTE FOR THE ELECTRONIC RELEASE FORM, which must be signed prior to the transfer of any digital information externally.**

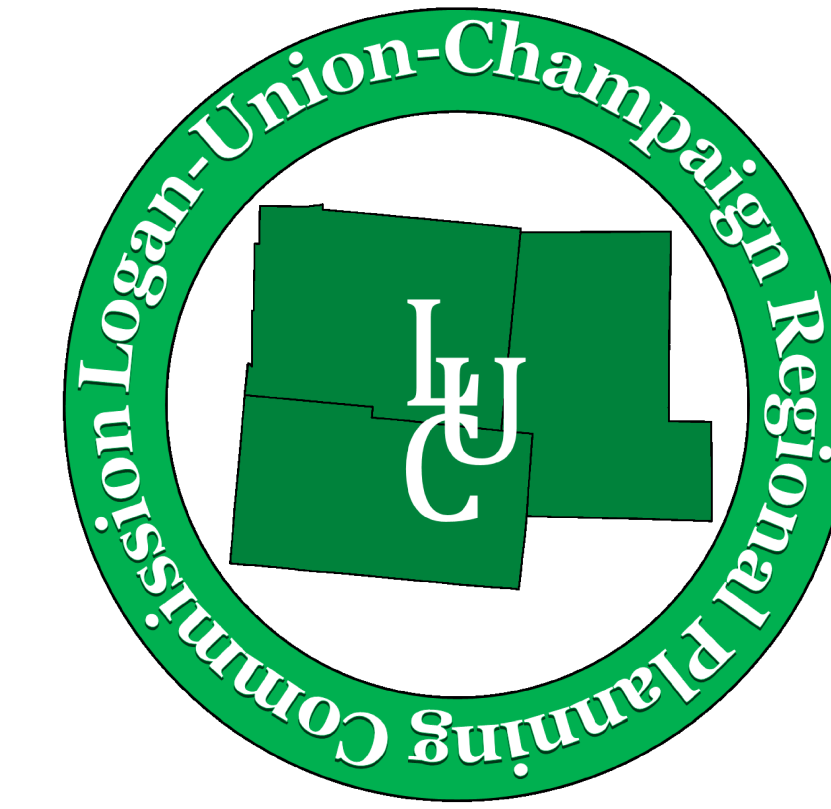
For EMH&T: Patricia A. Brown  
Patricia A. Brown, PE  
Sr. Project Manager/Associate

J:\20240047\Correspondence\Transmittals\2024-03-21-JG2-Snowden-JeromeTwp-PDP-LOT.docx

*If enclosures are not as noted, kindly notify us at once*



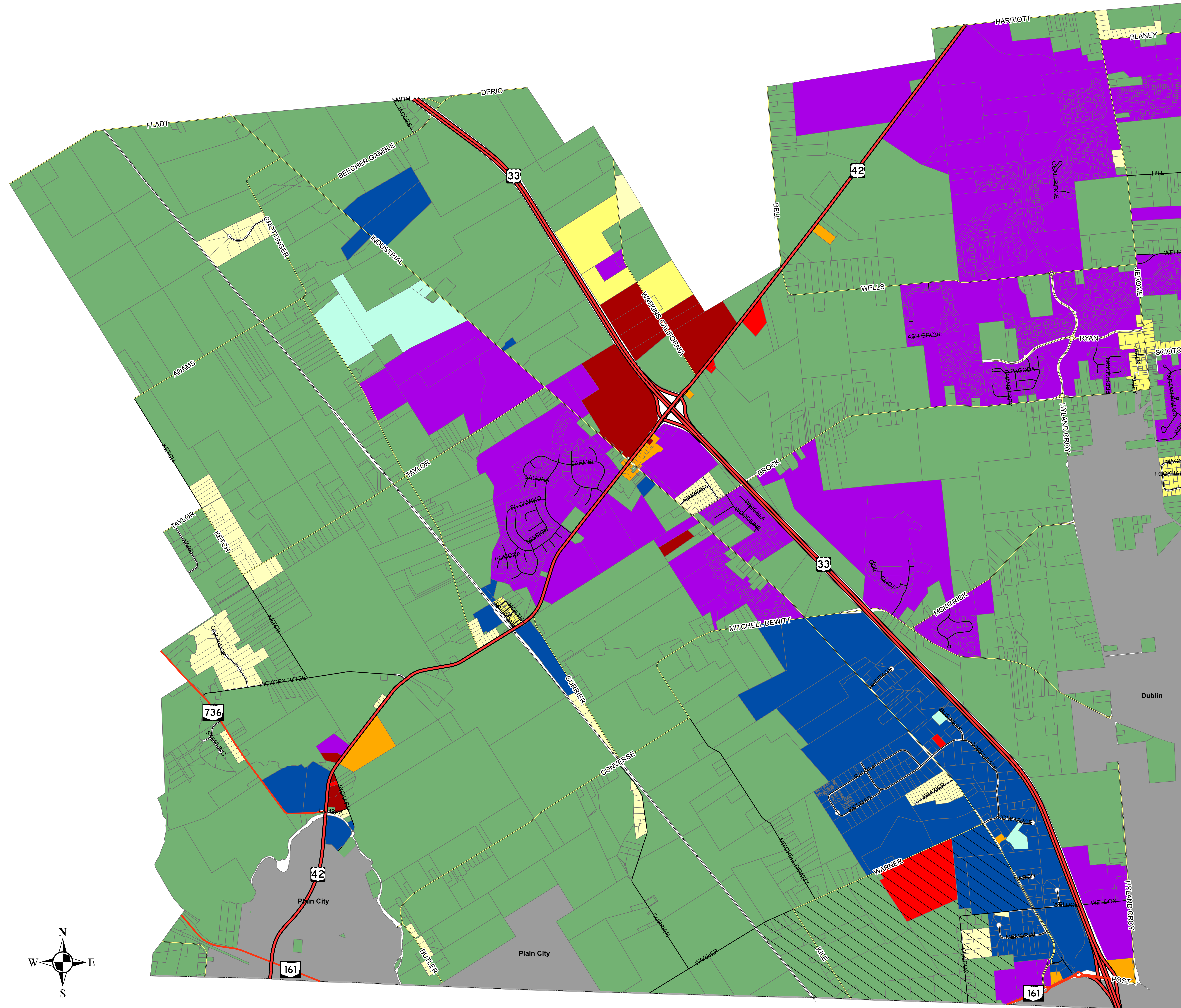
# Zoning Map of Jerome Township, Union County, Ohio



Logan-Union-Champaign  
Regional Planning Commission  
10820 St. Rt. 347  
East Liberty, OH 43344  
(937) 666-3431

Map Generated: July 2004  
Map Updated: February 2023 (GRD)

This map was prepared by LUC. Zoning information was provided by the Township, the party responsible for the accuracy and maintenance of this map.



## Zoning

- RU
- LDR
- MDR
- ORM
- LR
- RR
- COM
- PD
- SRE
- Municipality
- Innovation PD

## Roads

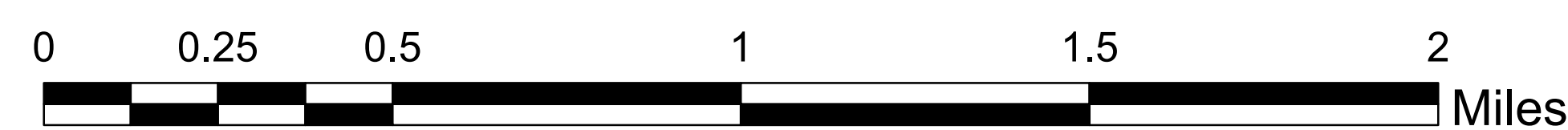
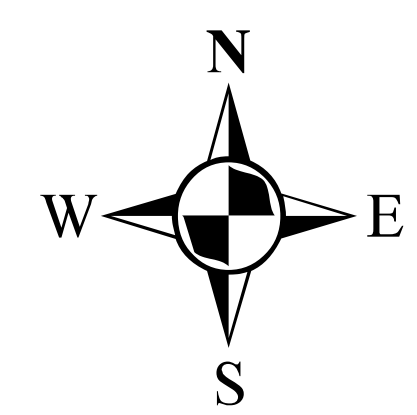
- Township
- County
- State
- U.S.
- Railroad

## Amendments

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted May 4, 2022 as part of the Zoning Resolution Jerome Township, Union County, Ohio.

*W. J. ...*  
Chairperson,  
Jerome Township  
Board of Trustees

*R. ...*  
Fiscal Officer,  
Jerome Township





### Chapter 425 – Rural Residential District (RU)

#### 425.001 Rural Residential District Generally

The purpose and intent of the Rural Residential District (RU) is to preserve rural character and provide for land which is suitable or used for very low density residences as defined in the Comprehensive Plan. On-site water and sewer facilities are permitted, provided such facilities comply with all applicable regulations of the County Health Department. This District supersedes the U-1 Rural District in existence prior to the enactment of this Resolution. (Amd. 10-20-2020)

#### 425.01 Permitted Uses

Within the RU District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. One (1) Single-family Dwelling per lot.
2. Limited home occupation subject to requirements of Chapter 635 of this Resolution.
3. Public Use
4. Quasi-public Use, not including hospital.
5. The use of land for conservation, preservation, or wetland restoration. (Amd. 12-6-2022)

#### 425.02 Accessory Uses and Structures

Accessory buildings or structures normally associated with single-family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of Chapter 645 of this Resolution.

#### 425.03 Conditional Uses

The following uses may be permitted as conditional uses in the RU District by the Board of Zoning Appeals in accordance with the requirements of Chapter 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 721191 – Bed-and-Breakfast Inns
2. Telecommunications towers subject to the requirements of Chapter 655 of this Resolution
3. Expanded home occupations subject to the requirements of Chapter 635 of this Resolution.
4. Accessory dwelling units subject to the requirements of Chapter 645 of this Resolution.
5. Small wind projects (less than 5 mw) subject to the requirements of Chapter 650 of this Resolution.
6. Veterinary Hospitals and Clinic
7. Kennel/Animal Boarding (Amd. 10-20-2020, 12-6-2022)



### 425.04 Lot Area, Lot Width, and Yard Setback Standards

The following lot area and yard setback standards shall apply to all lots in the RU District:

#### 1. Minimum Lot Area

The minimum lot area for parcels in the RU District shall be 1.5 acres or as required by the County Board of Health for the provision of on-site water and sanitary systems. In addition, the minimum lot area for all permitted and conditional uses shall be adequate to allow for the development of the lot in accordance with the applicable development standards of the RU District and this Resolution. (Amd. 8-17-2015, 10-20-2020, 6-15-2021)

#### 2. Minimum Lot Width

Lots in the RU District shall have a minimum width of 150 feet. (Amd. 8-17-2015, 10-20-2020)

#### 3. Flag Lots

In addition to the lot width requirement above, flag lots shall have a minimum frontage of 150 feet. (Amd. 8-17-2015, 10-20-2020)

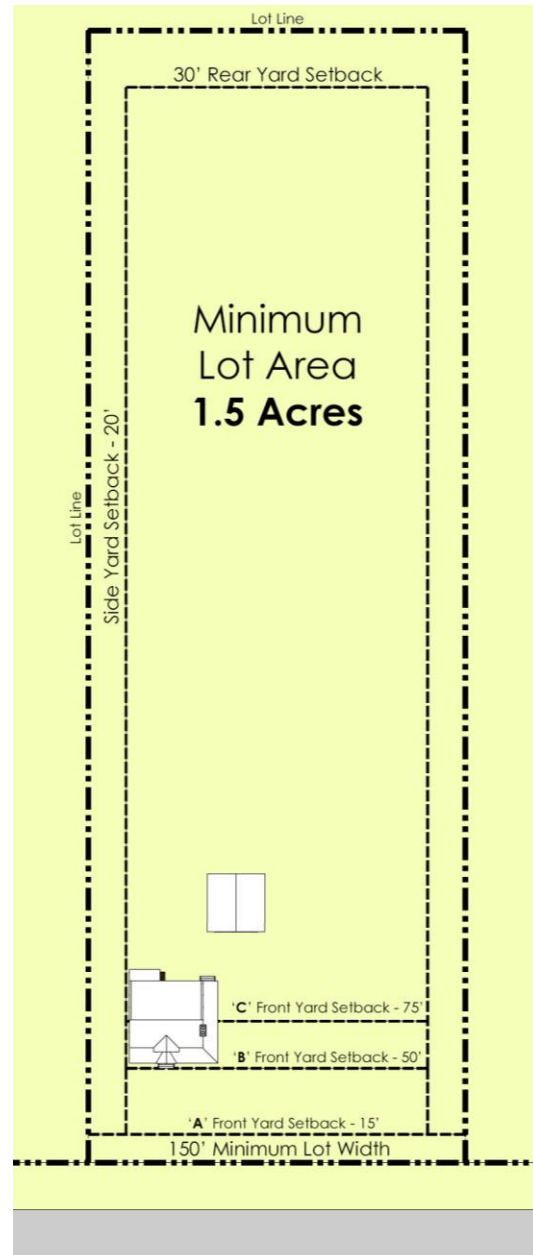
#### 4. Front Yard Setbacks

All front yard setbacks, as defined in Chapter 300, shall be measured from the right-of-way line. Such setbacks for the RU District shall be as follows:

- a) **Type 'A'** – The setback for farm markets shall be a minimum of 15 feet as determined by Chapter 605 of this Resolution. (Amd. 6-15-2021)
- b) **Type 'B'** – The setback for single-family dwellings shall be a minimum of 50 feet.
- c) **Type 'C'** – The setback for all other buildings or structures supporting a permitted, conditional, or accessory use of the lot shall be 75 feet. (Amd. 10-20-2020, 6-15-2021)

#### 5. Side Yard Setbacks

The minimum side yard setback for principal buildings and structures shall be twenty (20) feet. Accessory buildings and structures shall be setback from a rear lot line in accordance with the provisions of Article 6. (Amd. 6-15-2021)



**Figure 425.01: Lot area and setback diagram for the RU District**



### 6. Rear Yard Setbacks

The minimum rear yard setback for principal buildings and structures shall be thirty (30) feet. Accessory buildings and structures shall be setback from a rear lot line in accordance with the provisions of Article 6. (Amd. 6-15-2021)

### 7. Architectural Projections

Regulations for architectural projections and similar regulations shall be as provided for in Chapter 600 of this Resolution. (Amd. 6-15-2021)

### 425.05 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the RU District:

#### 1. Minimum and Maximum Floor Area

- a) Residential Accessory Structures – See Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – Single-family dwellings in the RU District shall provide a minimum of 1,200 square feet of floor area for a single story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. (Amd. 10-20-2020, 12-21-2021)

#### 2. Maximum Building Height

The maximum height of buildings and structures shall be measured as defined in Chapter 300 of this Resolution and shall meet the requirements listed below:

- a) Accessory Structures – See Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – The maximum building height for single-family dwellings in the RU District shall be 35 feet.
- c) All Other Permitted Uses and Approved Conditional Uses – The maximum building height for all other permitted uses and approved conditional uses shall be 35 feet.



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### Chapter 500 – Planned Development District (PD)

#### 500.001 Planned Development District (PD) Generally

The Planned Development District (PD) is established under the provisions of Ohio Revised Code 519.021(B) to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in planning and building of all types of development in accordance with the Comprehensive Plan. The regulations set forth herein are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the general classification of land uses, but also by the specific way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district classifications do not adequately regulate the design of buildings, the mix of uses, and the general character of development that are desirable in the Township. In accordance with the Comprehensive Plan and the above statements it is the intent of the Planned Development District to promote development that:

1. Provides an opportunity for a mix of open space and other uses not otherwise permitted within the standard zoning district classifications; and
2. Allows the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protects the community's natural resources by avoiding development on, and destruction of, sensitive environmental areas; and
3. Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development; and
4. Assures compatibility between proposed land uses within and around the PD through appropriate development controls; and
5. Enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services; and
6. Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses. (Amd. 10-20-2020)

#### 500.01 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to residential development are applicable:

1. A clustered neighborhood design is encouraged with a gross density which is in keeping with the Comprehensive Plan and the physical development potential of the area.
2. The utilization of conservation design principles and preservation of a substantial amount of permanent open space is encouraged, integrated into the development and providing for a pedestrian friendly environment.
3. In larger developments, a variety of different lot areas and architectural styles are encouraged to create an integrated and imaginative residential environment.
4. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.
5. In areas identified on the comprehensive plan as "Higher Density Residential" it may be appropriate to consider single family or multi-family development at densities higher than those appropriate in other areas of the Township and where the Planned Development District will allow more creative site planning to accommodate these densities and provide



appropriate transitions between adjacent higher intensity uses and lower intensity uses.  
(Amd. 10-20-2020, 12-6-2022)

### **500.02 Commercial and Office Development Purpose and Intent**

Along with the general purpose and intent of this District, the following additional purposes relative to commercial and office development are applicable:

1. Commercial and office development shall be properly managed and the development standards of the PD District clearly specified so that Township officials completely understand the design and impact of a development proposal.
2. A flexible and creative approach to commercial development is encouraged. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.
3. A pedestrian friendly environment is encouraged, interconnecting with adjacent neighborhoods.
4. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur. (Amd. 12-6-2022)

### **500.03 Industrial Development Purpose and Intent**

Along with the general purpose and intent of this District, the following additional purposes relative to industrial development are applicable:

1. The clustering of industrial uses is encouraged, along with flexibility and creativity in site design, in order to ensure that development is sensitive to and compatible with the Township's rural environment.
2. Industrial development shall be properly managed and the development standards of the PD District clearly specified so that Township officials completely understand the design and impact of a development proposal.
3. Master planning of an extended area is encouraged, which ensures a stable, unified industrial development having all necessary services and facilities.
4. A unified design is encouraged which allows for greater design flexibility and better integration into the Township's rural environment. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development. (Amd. 12-6-2022)

### **500.04 General Provisions**

#### **1. Preliminary Development Plan and Detailed Development Plan**

For purposes of this Chapter, plans including all supporting documentation adopted by the Township at the time of amendment of the Official Zoning Map to Planned Development District shall be referred to as the "preliminary development plan," and plans including all supporting documentation approved subsequent to such amendment but prior to the initiation of any development activities are referred to as the "detailed development plan."

#### **2. Effect of PD District Approval**

Each PD District is considered a separate and unique zoning district wherein a preliminary development plan, including associated regulation text describing the allowable uses and specific development standards, is adopted simultaneously with the application requesting amendment of the Official Zoning Map to apply the PD District designation. The preliminary development plan, as approved by the Township and as provided under Ohio Revised Code



Section 519.021(B), shall constitute the zoning regulations for and shall apply only to the property included within that particular PD District. Whenever there is a conflict or difference between the provisions of this Chapter and those of other provisions of this Zoning Resolution, the provisions of this Chapter shall prevail for the development of land within the PD District. Subjects not expressly covered by this Chapter or the applicable preliminary development plan shall be governed by the respective provisions found elsewhere in this Zoning Resolution that are most similar to the proposed use.

### **3. Subareas**

Depending upon the size and complexity of the proposed development, different subareas may be established within a PD District. Each subarea may, if requested, be treated as a separate district with individual standards. However, only one preliminary development plan approval shall be issued for the entire development. For each subarea, the applicant shall indicate gross density, dwelling type, minimum development standards, and all other uses by type, size and location, and such information shall be reflected within the conceptual site plan, regulation text, or other appropriate document contained in the preliminary development plan.

### **4. Type of Action**

The action of the Board of Township Trustees approving an amendment of the Official Zoning Map to Planned Development District pursuant to this Chapter and Chapter 230 of the Zoning Resolution shall be considered a legislative act, and subject to a referendum. After property has been rezoned to the PD District, any action related to the subsequent use or development of such property, as being in compliance with the regulations authorized to be established by this Chapter including any action taken on a detailed development plan, shall not be considered to be an amendment to the Zoning Resolution for the purpose of Section 519.12 of the Ohio Revised Code, but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code.

### **5. Zoning Amendment**

A change to an adopted preliminary development plan shall be considered to be a zoning amendment and shall be processed and reviewed according to the procedures set forth in Section 519.12 of the Ohio Revised Code and Chapter 230 of this Zoning Resolution. Whenever a preliminary development plan contains multiple subareas, an application for zoning amendment may be filed applicable to one or more subareas provided that the requested change will have no effect on the remaining subareas.

### **6. Development Plan**

An application for approval of a detailed development plan shall be required to be submitted to the Township for approval prior to the initiation of construction and development in each phase or subarea of a PD District. Such detailed development plan shall be in substantial compliance with and consistent with the approved preliminary development plan for that PD District or any subarea thereof with respect to land uses, densities, architectural and landscape standards, and open space. Minor deviations from the approved preliminary development may be considered for approval during the detailed development plan review process by the Zoning Commission without requiring an applicant file for an amendment to the preliminary development plan as noted on Subsection 5 above. Deviations that may be considered minor, but do not limit the Commission's discretion in such matters, include:

- a) Adjustments to the layout or alignment of new roads or to the site layout that does not affect number of buildable lots, density, setbacks, or open space and does not increase access points to existing public roadways unless required by the County Engineer.
- b) Increases in residential lot areas or reductions in residential density provided such



changes do not reduce the required setbacks, decrease the required open space, or change the required architectural or development standards.

### **500.05 Previously Approved Planned Developments**

Chapter 500 of the Zoning Resolution was amended on and the amendment in effect from and after April 20, 2015. Previously approved Planned Developments and all associated preliminary development plans, detailed development plans and supporting documentation adopted and in effect prior to April 20, 2015 shall continue in effect and be considered legally conforming under this Zoning Resolution. These previously approved Planned Development Districts shall continue to be governed pursuant to the regulations contained within any previously approved zoning plans, preliminary development plans, detailed development plans, and supporting documents. The regulations contained within any previously approved zoning plans, preliminary development plans, detailed development plans, and supporting documents may be modified in accordance with this Chapter, as amended. (Amd. 10-20-2020, 6-15-2021, 12-6-2022)

### **500.06 General Standards for Planned Developments**

In order to achieve the purpose and intent of the Planned Development District and the Comprehensive Plan, the following general standards are hereby established for all Planned Developments within the Township.

#### **1. Uses**

Within the Planned Development District a creative mix of uses is encouraged provided it will establish an efficient and sustainable use of the land and infrastructure, and result in a well-integrated, pedestrian friendly development. Single use PD's may also be established by the applicant to encourage development that is more responsive to the land and environment than may be permitted through a standard zoning district. The following standards are established for uses in the PD District:

- a) Permitted Uses – Permitted uses within each PD District shall be clearly identified in the regulation text contained in the preliminary development plan submitted with the application for amendment the Official Zoning Map to Planned Development District. Any use not specified as a permitted or conditional use in the approved preliminary development plan shall be prohibited.

#### **2. Densities**

Densities within a PD District should be in conformance with the recommendations of the Comprehensive Plan and shall promote the efficient use of land and infrastructure. Proposed densities shall be clearly identified in the preliminary development plan submitted with the application for amendment of the Official Zoning Map to Planned Development District.

#### **3. Setbacks and Yard Areas**

All proposed required setbacks and yard areas within a PD District shall be identified in the preliminary development plan submitted with the application for amendment of the Official Zoning Map to Planned Development District. Setbacks and yard areas within PD developments shall be established to meet the following requirements:

- a) Setbacks within a PD District shall support the goals of the Comprehensive Plan for development that respects the rural character of the Township while promoting efficient use of the land and its resources.



- b) Setbacks shall be configured to appropriately balance open space and provide safe separation between buildings and uses.
- c) When a commercial or industrial use is proposed to be located adjacent to residential uses, perimeter setbacks and/or appropriate screening from the adjacent tract should be established within the PD District.
- d) To maintain the rural character of the Township, the setbacks from existing public roads should be larger than those established for new public roads established within the PD District.
- e) To the greatest extent possible new residential developments should be designed to minimize the number of homes where the rear lot lines or rear of the proposed dwellings front to existing and proposed roads. Where such conditions are to exist along existing public roads a minimum setback of 50' between the right-of-way of the public road and the rear lot lines, and a minimum of 80' between the right-of-way of the public road and the rear yard setback line of the lot. An increased landscape buffer shall be established for the entire length of road affected.

#### 4. Public Improvements

A PD District should be developed at a minimum with the following improvements meeting the design standards of the County Engineer:

- a) Public roads shall be designed and constructed to the standards established by the County Engineer's Office.
- b) Means for safe pedestrian and bicycle access and circulation shall be provided. Pedestrian paths should be integrated into open space where applicable or allowed, with ownership and maintenance dedicated to the entity holding title to the open space.
- c) Storm water management facilities shall be provided as required by the County Engineer and State of Ohio.

#### 5. Access

The preliminary development plan should require direct access, not through easement, to one or more dedicated and improved public roads. Provisions for future connections to other public roads or adjacent land shall be required if recommended by the Township, County Engineer or Regional Planning Commission.

#### 6. Buildings

To promote the purpose and intent of the Planned Development District and the goals of the Comprehensive Plan, all applications for amendment of the Official Zoning Map to PD District shall detail the proposed design and development standards for all residential and non-residential buildings within the PD District. The following standards apply to all residential and non-residential buildings within a PD District.

- a) The physical relationship of buildings and other site improvements to one another and the surrounding area, as created by building mass, floor area, height, shape, location on the site, and setback, shall result in a harmonious development both within the PD District and in relation to its surroundings.
- b) The bulk and height of buildings within the proposed development shall be compatible with the surrounding area.
- c) Buildings, structures, and parking areas shall be designed and located in such a way to



conserve environmentally sensitive or unique natural, historic or cultural features.

- d) The preliminary development plan shall specify for all buildings and residences, at a minimum, the proposed exterior materials, floor area, height, roof shape and pitch.

### 7. Lighting

If applicable, a preliminary development plan shall include the type and description of all proposed street and parking lot lighting. Street lighting shall conform to the standards of the Union County Engineer and all lighting within the proposed PD District shall conform to the following:

- a) The lighting plan contained within the preliminary development plan shall specify the proposed pole and luminary design, maximum height, lighting source, wattage, shielding and any other information necessary to evaluate the lighting as proposed.
- b) The lighting plan be designed to promote an overall cohesiveness in the development of the plan and to minimize the amount of light pollution affecting the neighboring properties and the rural character of the township.
- c) Where no other regulations are provided within a preliminary development plan, the provisions of Chapter 630 of this Resolution shall govern exterior lighting.

### 8. Signage

All preliminary development plans shall include a signage plan and or standards for all uses and subareas within the PD District. Signage design and standards shall ensure a constant and comprehensive character throughout the project and compatible with the character of the Township and shall meet the following:

- a) All signs and graphics within the PD District shall be compatible in size, location, material, height, shape, color, and illumination.
- b) A detailed sign plan and standards shall be including within a preliminary development plan and shall include the design, layout and dimensions of all proposed ground, window and wall signs as well as the setbacks from the rights-of-way and the type and intensity of illumination.
- c) Signs shall contribute to an overall cohesive design, reflect simplicity, reduce visual clutter and compliment the rural character of the Township.
- d) Wall signs shall be controlled and designed in a manner to compliment the architecture of any proposed buildings. Ground signs shall be designed to relate to and share common elements with the proposed architecture.

### 9. Parking and Loading Areas

Parking and access requirements and standards shall be as defined in the preliminary development plan and shall meet the requirements of the Union County Engineer, the applicable fire regulations, and the following standards:

- a) Off-street parking and loading shall be provided for all non-residential buildings with adequate provisions for ingress and egress.
- b) Parking areas shall be designed to discourage large single expanses of parking and shall encourage smaller defined parking areas within the total parking system. Such parking areas shall be delineated and accentuated by landscaped areas.
- c) The layout of parking areas, service areas and related entrances, exits, signs, lighting,



noise sources or other potentially adverse influences shall be designed and located to protect the character of the area as well as those areas adjacent to the PD District.

- d) To minimize the environmental impacts of large parking areas shared parking between uses shall be encouraged and supported within the PD District. Where shared parking is desired the applicant shall submit a statement identifying how the parking is to be shared between the uses, and the percentage of parking and hours of parking allocated for each use.
- e) All service and delivery and loading areas for all uses shall be arranged and located to minimize the impacts and view of such uses throughout the development.

### 10. Landscaping

All preliminary development plans shall include a detailed landscape plan and standards for all areas, sub-areas, open spaces and uses with the proposed development. The following standards shall apply:

- a) All yards and open space not covered by structure, paving and the like shall be landscaped with lawn as a minimum.
- b) All vacant and undeveloped areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage on adjacent land.
- c) Landscaping shall be designed to enhance architectural features, screen incompatible uses, emphasize pedestrian environments, provide shade for streets and parking lots and strengthen views and vistas.
- d) The landscape plan shall be designed to preserve and capitalize on the existing natural characteristics of the site and to promote overall unity in design.
- e) Landscape design and the specification and use of trees and plant materials shall discourage monoculture. For the purpose of this Section monoculture is defined as the dominance or overabundance of any one species that may expose the development to a substantial loss of plant material should said plant material be affected by pest or disease (ex. Emerald Ash Borer)
- f) Plant material specified in the landscape plan shall be indigenous and hearty to the area and shall be harmonious to the design and consistent with adjacent land uses.
- g) Street tree species native to the area shall be provided by the developer for all existing and proposed public streets and placed outside the public right-of-way in a maintenance easement. Size, shape, type and location of street trees shall be specified in the preliminary development plan.
- h) Landscape buffers between lots and the public road serving the PD District and buffers between lots and adjacent land should be placed in landscape easements or in dedicated open space areas.

### 11. Flood Plains and Environmentally Sensitive Areas

Floodplains within a PD District shall be protected from building or pavement encroachment through the following standards:

- a) A riparian buffer, having a width of not less than 50' as measured from the centerline of the stream, shall be provided along the entire length and on both sides of a river or perennial stream channel.
- b) Buffer areas shall be restricted from development and managed to promote the growth



of vegetation indigenous to the stream area capable of maintaining the structural integrity of the stream bank.

- c) A wetlands buffer should be provided for all wetlands required to be retained by the Army Corps of Engineers or the Ohio EPA. The buffer area should have a width of not less than 25' measured from the edge of the designated wetland. The buffer areas should not be disturbed other than necessary to establish and natural landscape and existing trees should be preserved and protected to the extent practicable.

### 12. Open Space

A PD District should have an open space component which is compatible with the size, nature and design of the development. A recommended minimum of 20 percent of the gross land area of a PD District containing a residential component, except as outlined in Section 500.07(4), should be set aside as open space for common use, preferably interconnected with other similar spaces within this or adjacent developments. For a PD District without a residential component, a minimum of 10 percent open space set aside is recommended. Open space shall be prohibited from further subdivision or development by deed restriction, conservation easement or other agreement, in a form satisfactory to the Township. This restriction from further subdivision or development shall also be noted in the preliminary development plan and the recorded plat.

- a) Design Standards – The following design standards for open space should be followed:
  - (i) Open space shall be fully integrated into the overall design and should, absent unique and special circumstances, meet all standards and guidelines contained herein. The types of uses, buildings and structures proposed to be permitted in the open space shall be specified in the preliminary development plan.
  - (ii) Within a PD District, public uses may be proposed for natural areas and preserves, parks and other active recreational areas, and public facilities such as public schools, libraries and community centers may likewise be proposed. Access to all public uses shall be specified.
  - (iii) In identifying the location of open space, the developer shall consider as priorities existing natural features such as natural woodlands, wetlands, identified species habitat, tree lines, stream and creek corridors, and FEMA designated 100-year floodplains.
  - (iv) Retention ponds (wet basins) may be permitted in an open space reserve provided such ponds are designed and maintained as natural features that blend into the landscape. A landscape design for each retention pond shall be submitted with the preliminary development plan. Detention ponds (dry basins) should ordinarily not be permitted in the designated open space unless a part of a bioswale corridor.
  - (v) Except for bike paths and pedestrians trails, open space should be unified and massed so that no open space is narrower in any direction than the development's average lot width. Open space should be platted as an open space reserve, including appropriate conservation easements.
  - (vi) Open space should, when practicable, be interconnected with open space areas on adjacent parcels.
  - (vii) In order to encourage the creation of large areas of contiguous open space, areas that should not be considered as open space include:
    - 1. Private road and public road rights-of-way;



2. Parking areas, access ways, and driveways;
  3. Required setbacks between buildings, parking areas, and project boundaries;
  4. Required setbacks between buildings and streets;
  5. Easements for overhead power transmission lines unless containing bike paths as part of an overall coordinated trail network;
  6. Minimum spacing between buildings, and between buildings and parking areas;
  7. Private yards;
  8. Areas of fee simple lots to be conveyed for residential dwelling uses;
  9. Other small fragmented or isolated open space areas that have a dimension less than 75 feet in any direction. (Excessive gaps and non-usable spaces between buildings are discouraged, or pedestrian walkways should be established.)
- (viii) Any open space intended to be devoted to active recreational activities should be of usable size and shape for the intended purposes.
- (ix) Any area within the open space that is proposed to be disturbed during construction or otherwise not preserved in its natural state, other than required setback areas, should be noted on the preliminary development plan and the method and timing of any restoration shall be set forth.
- (x) The open space, including any recreational structures and public facilities proposed to be constructed in such space, shall be clearly shown on the preliminary development plan.
- b) Open Space Ownership – Open space may be proposed to be owned by an association, the Township or other governmental entity, a land trust or other conservation organization recognized by the Township, or by a similar entity, or may remain in private ownership if appropriately restricted. The ownership of the open space shall be specified in the preliminary development plan and shall be subject to the approval of the Township. The methods of ownership, if approved as part of the preliminary development plan, may be as follows:
- (i) Offer of Dedication – The Board of Township Trustees or other governmental agency may, but shall not be required to, accept conveyance in the form of fee simple ownership of the open space.
  - (ii) Associations – Open space may be held by the individual members of a condominium association as tenants-in-common or may be held in common ownership by a homeowners' association, community association, or other similar legal entity. Documents shall be submitted with the preliminary development plan which will ensure compliance with the following requirements:
    - 1) Membership in the association shall be mandatory for all purchasers of lots in the development or units in the condominium.
    - 2) The association shall be capable of and responsible for maintenance, control, and insurance of common areas, including the open space.
    - 3) The association shall have the right and obligation to impose assessments upon its members, enforceable by liens, in order to ensure that it will have sufficient financial resources to provide for proper care and maintenance of the open space.
  - (iii) Transfer of Easements to a Public Agency or Private Conservation Organization – With the approval of the Board of Township Trustees, an owner may transfer



interest in conservation easements to a public agency or private non-profit organization, among whose purposes it is to conserve open space or natural resources, provided that:

- 1) The organization is acceptable to the Board of Township Trustees, and is public agency or a bona fide conservation organization that exists in perpetuity;
  - 2) The conveyance contains appropriate provisions for the interests to be conveyed to another acceptable public agency or organization, or to revert to an association as provided herein in the event that organization becomes unwilling or unable to continue carrying out its function; and
  - 3) A maintenance agreement approved by the Board of Township Trustees is entered into by the developer and the organization.
- c) Open Space Management and Maintenance – The owner of the open space shall be responsible for raising all monies required for operations, maintenance, or physical improvements to the open space through annual dues, special assessments, and valid and enforceable collection methods. The owner shall be authorized, under appropriate restrictions and covenants, to place liens on the property of residents within the PD District or any subarea thereof, who fall delinquent in payment of such dues and assessments. In the event that the organization established to own, operate and maintain the open space shall at any time after the establishment of the PD District fail to maintain the open space in reasonable order and condition in accordance with the approved detailed development plans, such failure shall constitute a violation of this Zoning Resolution.
- d) Transfer of Title of Open Space – Title to any open space required within a PD District which is included within any recorded subdivision plat of any section of the land zoned PD District shall be transferred to the entity approved for ownership of the open space prior to the sale of more than 75% of the lots or units within that subdivision section. (Amd. 10-20-2020, 12-6-2022)

### **500.07 Use-Specific Development Standards**

In addition to the general development standards for Planned Development District provided for in this Chapter, the following use specific development standards are hereby established to further fulfill the purpose and intent of the PD District through the application of flexible land development techniques in the arrangement, design and construction of structures and their intended uses and the integration of open space within the development. These standards, as well as applicable plans for the area, are intended as general standards as circumstances dictate. The development standards filed and approved as part of the preliminary development plan shall establish the final requirements. The development policies include the following:

#### **1. Low and Medium Density Residential Land Use**

Future development of clustered subdivisions is anticipated to occur in those areas with centralized public utilities and shall be managed to protect the area's unique quality of life and semi-rural character. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. The following shall apply when calculating residential density within a PD District:



- a) Calculating Residential Density – While the densities of individual residential areas may vary within a large PD District, the calculation of density for the entire PD District shall be based upon the total number of dwelling units proposed for the total area devoted exclusively to residential use, including open space. Where open space is included within the calculation for residential density, such open space shall permanently remain as open space within the PD District unless specifically included in another duly approved zoning amendment in accordance with the provisions of this Resolution.
- b) Additional Density Considerations – Additional density for residential developments to be serviced by centralized utilities may be permitted in certain unique and special instances such as those where: the open space set-aside far exceeds the minimum recommended ; additional and substantial site amenities are provided; the development incorporates rural design characteristics into the overall design of the site and maintains compatibility with the surrounding or planned land uses; the design of the development preserves, protects and enhances the natural and historic resources located on the site; and storm water and other environmental impacts are minimized and mitigated and natural features are enhanced.
- c) Lower Density Considerations – In addition to the consideration for additional density as mentioned above, lower densities may be required for a residential development in certain unique and special instances such as those where: a large portion of the site is undevelopable due to its physical features such as existing bodies of water, steep slopes and similar characteristics, and where proposed residential development is not compatible with adjacent residential development patterns.

### **2. Higher Density Residential Land Use**

Future development of higher density land uses is expected to occur in areas so designated in the Comprehensive Plan as being suitable for such uses. These areas provide an opportunity to serve differing housing needs within the community and establish an effective transition between more intense commercial and office land uses, and lower density residential uses. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. In addition, increases in density should be supported for increased architectural and landscape standards and creative site planning that contributes to the desirability of the community.

### **3. Agriculture and Rural Residential Land Use**

It is anticipated that portions of the Township will remain principally agricultural in nature, especially in those areas where centralized utilities are not anticipated to be provided. Development standards within these areas should encourage a development pattern that minimizes impacts and intrusions to agriculture, such as clustering homes on new streets and not along existing road frontage and designating agricultural-exclusive areas.

### **4. Residential Conservation Development**

Within the Comprehensive Plan there exists recommendations for residential development in certain areas that adheres to conservation development principles. These principles promote more compact development patterns in exchange for the preservation of important existing environmental and natural features and the set aside of significant amounts of open space. These types of developments reduce infrastructure costs for the developer, help to maintain a more open, rural feel for the Township, promote a more efficient use of land, and provide a mechanism to preserve important natural features and incorporate them into a development



strategy. Land developed with conversation development principles shall adhere to the following standards:

- a) Uses – PD Districts designed using conversation development principles may be permitted to contain a mix of uses provided that all proposed uses are identified in the preliminary development plan and application as specified in Section 500.08.
- b) Density – The overall residential density of a PD District designed using conversation development principles should conform to the recommendations and intent of the Comprehensive Plan and shall be identified in the preliminary development plan and application per Section 500.08.
- c) Lot Area – The intent of a PD District designed using conversation development principles is to allow smaller lot areas and more compact development patterns in exchange for a higher percentage of dedicated open space and natural lands. To accomplish this goal, lot shall be flexible within a PD District designing using conversation development principles and shall be established by the approved preliminary development plan. All lots less than two acres in area shall be serviced by public sewer and water systems. Proposed lots with an area of 2 acres or more shall be served by either public sewer and water services or on site treatment and well systems subject to the approval of the Union County Engineer and Union County Health Department.
- d) Dedicated Open Space – All PD Districts designed using conversation development principles shall comply with the following minimum requirements regarding open space:
  - (i) The minimum amount of open space to be provided is recommended to be 40% of the total acreage of the property being included in the PD District. Development of smaller parcels may be considered for a reduction in the open space requirements provided that the recommendations of (ii), (iii), and (iv) below still apply.
  - (ii) All PD Districts designed using conversation development principles shall strive to utilize open space to preserve natural features including but not limited to floodplains, waterways, stream buffers, steep slopes, woodlands, wetlands and natural habitats or shall be designed to preserve significant amounts of agricultural lands.
  - ~~(iii)~~ Open space shall meet all other requirements of Section 500.06(12).

### **5. Commercial and Office Land Use**

Commercial and office development should be clustered in areas serviced by centralized utilities and adequate roadway systems. The density of general commercial development should not exceed 10,000 square feet per acre, absent special circumstances. This density calculation will ordinarily be based upon the total square footage proposed for the entire area devoted exclusively to commercial and office development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. In addition a higher density may be approved to accommodate mixed use projects and other innovative and sustainable planning features. Design standards should be incorporated into the preliminary development plan which will improve the aesthetic quality of this type of development.

### **6. Industrial Land Use**

Light industry, research and development, and related office uses should be clustered in areas serviced by centralized utilities and adequate highway accessibility. Absent special circumstances, density should not exceed 10,000 square feet per acre. This density calculation will ordinarily be based upon the total floor area proposed for the entire area devoted exclusively to industrial development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the



project with surrounding or planned land uses. The industrial areas should only develop in conjunction with centralized utilities. These areas should be master planned and well-coordinated, and not developed in a piecemeal (lot by lot) way. Access should be shared. Design standards should be incorporated into the preliminary development plan which will improve the aesthetic quality of this development type. In addition, all industrial uses developed under the PD District shall conform to the following standards:

- a) Fire and Explosion Hazards – All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.
- b) Air Pollution – No emission of air pollutants shall be permitted which violate the Clean Air Act of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.
- c) Glare, Heat, and Exterior Light – Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other shall be performed within an enclosed building and not visible beyond any lot line bounding the property whereon the use is conducted.
- d) Dust and Erosion – Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.
- e) Liquid or Solid Wastes – No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.
- f) Vibrations and Noise – No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth-shaking vibrations which are discernable without instruments at or beyond the property line of the subject premises. Noise standards of the Ohio Environmental Protection Agency shall be adhered to.
- a) Odors – No use shall be operated so as to produce the continuous, frequent or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Ohio Environmental Protection Agency shall be adhered to. (Amd. 10-20-2020, 12-6-2022)

### **500.08 Procedure for Amending to the PD District**

In addition to the procedure set forth in Chapter 230 of this Resolution, all applications for amendments of the Official Zoning Map to PD District shall follow the procedures hereinafter set forth in Section 500.08, hereof.

#### **1. Pre-application Meeting**

The applicant is encouraged to engage in informal consultations with staff from the Township and the Union County subdivision authorities (e.g., Regional Planning Commission, County Engineer, Board of Health, etc.) prior to formal submission of an application for amendment of the Official Zoning Map to PD District. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure or formal approval required by Township or County regulations. Ohio's Open Meetings Law (Section 121.22 of the Revised Code) is required to be observed at pre-application meetings involving a quorum of members of the Zoning Commission.



### 2. Application

The owner(s) of any property may request that the property be rezoned by amending the Official Zoning Map to Planned Development District for that property by filing fifteen (15) copies of an application for such amendment with the Zoning Commission, which application shall contain:

- b) Name, address and telephone number of the owner and applicant;
- c) Name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the application or preliminary development plan;
- d) Legal description of the property and the address of the property;
- e) Description of existing uses;
- f) Present zoning district;
- g) A vicinity map at a scale approved by the Zoning Commission showing the relationship of the proposed PD District to the adjacent properties, existing roads and public service facilities in the area;
- h) A list of the names and addresses of the owner or owners of the property, the applicant, and all owners of property which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list; and
- i) Any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment.

### 3. Proposed Preliminary Development Plan

In addition to the application required herein, fifteen (15) copies of the proposed preliminary development plan shall be submitted with the application. The proposed preliminary development plan shall be prepared and endorsed by a certified or licensed planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- a) A conceptual site plan of the proposed PD District, including any proposed subareas, any proposed buildings other than single-family dwellings or two-family dwellings, any functional use areas, circulation patterns, and their relationship.
- b) Proposed densities, number of lots and dimension parameters, and building intensities.
- c) Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- d) Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- e) Relation to existing and future land use in surrounding area.
- f) Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- g) Proposed traffic and pedestrian circulation pattern, indicating both public and private streets and highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- h) An anticipated schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.
- i) Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.



- j) A preliminary traffic study completed to the requirements of the Union County Engineer or correspondence from the County Engineer's Office or other relevant public agency that a traffic study is not required for the proposed development.
- k) General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- l) Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.
- m) Projected schedule of site development.
- n) Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- o) Regulation text for development in the proposed Planned Development District. That text shall set forth and define the uses to be permitted in the proposed Planned Development District and the development standards applicable to the proposed District. The regulation text is intended to guide all development of the property proposed to be designated as a Planned Development District by the application.
- p) The regulation text provided for in subsection (o), above, shall cover all appropriate zoning regulations for the proposed PD District including, without limitation, the following:
  - (i) All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
  - (ii) All maximum height and size requirements of buildings, mechanical areas and other structures.
  - (iii) All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
  - (iv) All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
  - (v) All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
  - (vi) All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjacent areas.
  - (vii) All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
  - (viii) All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
  - (ix) All exterior architectural design standards, including material, color and styles.
  - (x) A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the preliminary development plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed preliminary development plan;
  - (xi) Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
  - (xii) Accessory structure standards and limitations.
  - (xiii) Open space area, uses and structures, including proposed ownership and sample controlling instruments.
  - (xiv) Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.



- (xv) The regulation text should contain the following provision: All development standards not specifically addressed by the regulation text shall be regulated by those general development standards set forth in the Zoning Resolution.

#### **4. Basis of Approval**

In determining whether or not to approve an application for amendment of the Official Zoning Map to Planned Development District, the reviewing authorities shall consider all relevant factors and circumstances including, without limitation, the following:

- a) Whether the proposed development is consistent in all aspects with the purpose, policies, criteria, intent, and standards of this Zoning Resolution;
- b) Whether the proposed development is in conformity with the applicable plans for the area or such portion thereof as may apply, or whether the benefits, improved arrangement and design of the development justify any deviation there from;
- c) Whether the proposed development promotes the public health, safety and general welfare of the Township and the immediate vicinity;
- d) Whether the proposed plan meets the design features contained in this Resolution;
- e) Whether the proposed development is in keeping with the existing or planned land use character and physical development potential of the area;
- f) Whether the proposed development will be compatible in use and appearance with surrounding or planned land uses;
- g) Whether the development will have a beneficial or an adverse effect upon the Township and other governmental services.
- h) Whether the area surrounding the development can be planned, zoned and developed in coordination and substantial compatibility with the proposed development.
- i) Whether the existing and proposed utility and governmental services are adequate for the population densities and nonresidential uses proposed.
- j) Whether the development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development;
- k) Whether the development can be made accessible through existing or future roadways without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township;
- l) Whether the development is located and designed in such a way as to minimize any unreasonable adverse impact on existing residential or agricultural areas of the Township; and
- m) Whether the benefits, improved arrangement and design of the property to be developed justify rezoning the tract to the PD District.

#### **5. Effect of Approval**

- a) The action of the Board of Township Trustees in approving an application for amendment to a PD District and a preliminary development plan shall constitute an amendment of the Official Zoning Map for the subject tract to the PD District permitting development and use of said land and any structures thereon in accordance with the development standards contained in the preliminary development plan. However, in a PD District, no use shall be established and no structure shall be constructed or altered on any part of said tract, until there is submitted a detailed development plan for said part of said tract, and until the detailed development plan is approved by the Zoning Commission.
- b) The approval of the preliminary development plan shall be for a period of five (5) years, to allow for the preparation of a required detailed development plan(s). Unless the Board of Township Trustees approves such an extension of this time limit, upon the



expiration of such period, no use shall be established and no building, structure or improvement shall be constructed until an application accompanied by a new preliminary development plan has been filed with and approved by the Board of Township Trustees, and such application for approval shall be subject to the same procedures and conditions as an original application for the preliminary development plan approval. This new application shall comply with the terms of the Zoning Resolution then in effect at the time of filing, including, without limitation, any zoning amendments enacted from and after the date of the initial request to designate the property Planned Development District. In addition, the Board of Township Trustees or Zoning Commission may initiate a zoning amendment to amend the Official Zoning Map for the tract to a previous zoning district or to another similar standard zoning district upon expiration of the preliminary development plan approval period.

### **6. Extension of Time for Preliminary Development Plan**

Upon application by the owner(s), the Board of Township Trustees may extend the time limit provided by Section 500.08 5(b), above. Such extension may be given after application by the applicant showing the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved preliminary development plan, and that such extension is not in conflict with the general health, safety and welfare of the public. (Amd. 10-20-2020, 12-6-2022)

## **500.09 Detailed Development Plan**

### **1. Application**

In a PD District, no use shall be established and no structure shall be constructed or altered until a Development Plan for each such use and/or structure has been approved by the Zoning Commission. An application, in a form approved by the Zoning Commission, shall be completed by the property owner and submitted with the Development Plan. A total of 15 copies of the application and supporting material shall be submitted. The application form shall be provided by the Zoning Inspector. All mapping shall be prepared using the County's graphic standards.

### **2. Proposed Detailed Development Plan Contents**

In addition to the application required herein, 15 copies of the detailed development plan shall be submitted with the application. The detailed development plan, which may be submitted for the entire development or an individual phase, shall contain, in text and map form, the following information at a minimum:

- a) Proposed name of the development and its location;
- b) Names and addresses of owners and developers;
- c) Date, north arrow and plan scale. Scale shall be one-inch equals 100 feet or larger scale;
- d) Boundary lines of the proposed development and the total acreage encompassed therein;
- e) Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public open spaces, permanent structures, and section and corporation lines within or adjacent to the tract;
- f) Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract or that will be used in developing the tract, indicating pipe sizes, grades and locations;
- g) The lot lines of adjacent tracts, parcels or lots;



- h) Residential density, dwelling types, nonresidential building intensity and specific uses to be included within the proposed development, specified according to area or specific building location;
- i) Existing ground configuration, drainage channels, wooded areas, watercourses and other significant physical features;
- j) Layout of proposed streets, including their names and rights of way, easements, sewers, water lines, culverts, street lighting and other major improvements;
- k) Layout, numbering and dimensions of lots if more than one;
- l) Anticipated building envelope and general architectural style and character of proposed structures;
- m) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant and for the dedications;
- n) Building setback lines with dimensions;
- o) Tentative street grades and sewer size slope;
- p) Traffic circulation, parking areas, curb cuts and pedestrian walks;
- q) Landscaping plans, including site grading and landscape design;
- r) Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Zoning Commission;
- s) For other than detached single-family structures, provide:
  - (i) Drawings for buildings to be constructed in the current phase, including floor plans, exterior elevations and sections;
  - (ii) Color rendering of buildings(s), complete with a listing of all colors, including Pantone 1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with sample, and materials, with samples to be used;
  - (iii) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development;
  - (iv) Intended measures to screen rooftop mechanical equipment from view;
- t) A detailed signage and exterior lighting plan;
- u) Accommodations and access for emergency and firefighting apparatus;
- v) The management plan or mechanism to provide for the perpetual maintenance of all open space, landscaping, buffers and shared parking areas by the ultimate owner and/or user and the controlling instruments;
- w) Location of open space area and designation of intended uses; and
- x) Any additional information as may be required by the Zoning Commission.

### **3. Zoning Commission Action on Detailed Development Plan**

After receipt of the completed application materials and payment of required fees, the Zoning Commission shall schedule a public hearing to be held within a reasonable amount of time and shall provide the applicant written notice at least ten (10) days prior to the date of the hearing. The Zoning Commission shall render a decision on the application within thirty (30) days after the conclusion of the public hearing. In determining whether or not to approve an application for detailed development plan approval, the Zoning Commission shall consider and approve a detailed development plan upon a finding of substantial compliance with the approved preliminary development plan.

### **4. Commencement of Development**

The approval of a detailed development plan shall be effective for a period of five (5) years in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of a



zoning certificate(s). If no plat has been recorded within this approval period or, if platting is not required, if construction or other affirmative actions, efforts, planning or other expenditures has not commenced, or unless the Zoning Commission approves an extension of this time limit, a detailed development approval shall expire. Upon the expiration of a detailed development, the subject parcel(s) shall remain zoned PD District, but no use shall be established or changed, and no building, structure or improvement shall be constructed until an application for a detailed development plan, accompanied by a new detailed development plan and all information required therewith, has been filed with and approved by the Township using the procedures and process established herein for the approval of a detailed development plan.

### **5. Extension of Time for Detailed Development Plan**

Upon application by the owner(s), the Zoning Commission may extend the time limit provided by Section 500.09(4), above. Such extension may be given upon a showing of the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved preliminary development plan, and that such extension is not in conflict with the general health, safety and welfare of the public or the development standards of the PD District.

### **6. Modification of Detailed Development Plan**

An applicant seeking to modify an approved detailed development plan shall file an application for modification of the detailed development plan utilizing the same procedures and criteria as established for the approval of the initial detailed development plan. (Amd. 10-20-2020, 12-6-2022)

### **500.10 Fees**

A fee as established by Schedule of Zoning Fees shall accompany an application requesting approval of an amendment the Official Zoning Map to Planned Development District or approval of a detailed development plan. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by the Township in using professional consulting services to review the preliminary development plan or detailed development plan. These expenses may include, without limitation, costs for professional consultants such as architects, landscape architects, planners and engineers utilized by the Township in connection with reviewing the preliminary development plan or detailed development plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a preliminary development plan or detailed development plan, the Zoning Commission shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Zoning Commission decides it needs professional consulting services, it shall designate the person(s) to be consulted and make an initial estimate of the expenses anticipated to be incurred in reviewing the application materials. The Zoning Commission shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Zoning Commission shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the Fiscal Officer, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Zoning Commission shall consider the reasonable commercial rates of qualified professionals and



reasonable estimates of time to complete the review. Any unused portion of the estimated amount received to cover the professional consulting fees and charges shall be returned to the applicant as soon as practicable following the final disposition of the application, along with a summary of the fees and charges expended for such services. (Amd. 10-20-2020, 12-6-2022)

### **500.11 Phases**

Developments within a Planned Development District may be approved for development in phases. Each phase shall require approval of a detailed development plan for that phase pursuant to the procedures set forth herein. Absent an extension of a preliminary development plan approved by the Board of Township Trustees, all phases shall be submitted for and receive approval of a detailed development plan within the time frame set forth in Section 500.09(4). (Amd. 10-20-2020, 12-6-2022)