

Relationship of the Proposed Amendment to the Official Zoning Map to the Jerome Township Comprehensive Plan

Lark Ravine Development

The property is situated on Mitchell-Dewitt Road and includes parcel number 1700260180000 and a portion of parcel number 1700260181000, both owned by Scott and Melanie Danhof and currently zoned Rural Residential (RU). The ±18.00 acre “Lark Ravine Development” (The Development or Site) is proposed to be rezoned to Planned Development District (PD) for single family residential development.

Falling under the Conservation Development designation in the Jerome Township Comprehensive Plan, this area calls for a density range between 1 and 2 units per gross acres with 2 being the maximum density recommended. The proposed Development satisfies this and represents a reduction in the maximum density with a proposed 1.33 dwelling units per acre. The plan consists of 24 high quality single family homes built by the developer, Romanelli and Hughes. The proposed homes will be harmonious in nature to the single family developments directly adjacent to the west, “The Woods at Labrador” and “Waterford Estates.”

A multi-use path will be installed along Mitchell-Dewitt Road frontage and connect to the adjacent development to the west. The path will be complemented by a 4-rail fence to help preserve the rural character of the area. The single access point will have a landscaped entry feature to match the character of Mitchell-Dewitt Road, which will lead to a centralized green open space with mail kiosk and seating area for residents.

The Development aims to preserve natural tree lined buffers along the perimeter adjacent surrounding residential uses. An existing stream and wooded area are situated at the north end of the Site and are the primary and most significant natural features. In accordance with Conservation Development standards, the Development aims to preserve the majority of this area with ±2.68 acres of open space preserved adjacent to the stream.

The total open space is proposed at ±4.92 acres and represents 27.33% of the Site. While the Conservation Development recommends 40% open space, the proposed Development is generally in keeping with the objectives, standards and policies of the Comprehensive Plan and allows for a balance between lot sizes and ample open space. With the Lark Ravine Development, Romanelli and Hughes will create a thoughtfully designed community, reflect the local aesthetic, promote a sense of community and preserve the natural environment.

PLANNED DEVELOPMENT DISTRICT REGULATION TEXT

Development Name: Lark Ravine

Applicant: Romanelli & Hughes Building Company

Applicant Representative: Jim Ohlin
Romanelli & Hughes
148 W. Schrock Road
Westerville, Ohio 43081
johlin@rh-homes.com

Land Planner: Gary B. Smith, RLA|CLARB
G2 Planning & Design, LLC
720 E. Broad Street, Suite 200
Columbus, OH 43215
gsmith@g2planning.com

Engineer: Kyle Shreves
EMHT
5500 New Albany Road
New Albany, OH 43054
kshreves@emht.com

Application Date: October 17th, 2024

Date of Revision: _____

Date of Adoption: _____

I. INTRODUCTION

The Lark Ravine Development (the “Development or “Site”) is proposed as a residential development of detached, single-family dwellings as provided for herein. The site consists of approximately 18.0 +/- acres of real property located on the north side of Mitchell-Dewitt Road, just east of the existing subdivision commonly known as “Woods of Labrador”.

This regulation text is a part of the preliminary development plan provided for by Chapter 500 of the Zoning Resolution and is adopted in accordance with provisions of that Chapter and governed by the regulations provided therein. The preliminary development plan attached to this application for an amendment of the Official Zoning Map is adopted for the purposes provided for in Section 500.001 and as may be further described in the document entitled: “The Relationship of the Proposed Amendment to the Official Zoning Map to the Jerome Township Comprehensive Plan” as attached to this application.

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

1. Dwellings, Detached Single-family
2. Open space areas, multi-use paths, ponds and stormwater facilities.
3. Community facilities such as outdoor gardens and seating areas, gazebo's, pavilions, trellises, and garden structures, and common mail/parcel facilities/structures.
4. Accessory uses as may be permitted under the regulations provided for in Chapter 645 of the Zoning Resolution.
5. Limited home occupations as provided for in Chapter 635 of the Zoning Resolution.
6. Temporary uses, including multiple temporary real estate sales offices and model homes that may be co-located/grouped as permitted by Chapter 640 of the Zoning Resolution.

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

1. **Maximum Density.** The maximum density shall not exceed 1.3 dwelling units per gross acre.
2. **Setbacks.** The minimum setbacks and yard areas for each subarea shall be as indicated in this section. Setbacks indicated as applying to or from a road shall apply from the right-of-way line, except where a future right-of-way width is greater.

a) Setbacks from Roads:

- i) Mitchell-Dewitt Road Setback: 120 feet for any lot line.

b) Lot Setbacks:

- i) Front Yard Setback: 25 feet
- ii) Rear Yard Setback: 30 feet
- iii) Side Yard Setback: 7.5 feet

3. **Minimum Lot Width, Area and Depth.** The minimum dimensions for all residential lots shall be as follows:
 - a) **Minimum Lot Width:** 100 feet
 - b) **Minimum Lot Area:** 14,000 square feet
 - c) **Minimum Lot Depth:** 140 feet
4. **Maximum Lot Coverage.** The maximum lot coverage for all residential lots shall be as follows:
 - a) **Lot Coverage:** 45%
5. **Building Standards.** The following development standards shall apply to all residential dwellings and other structures in this PD District:
 - a) **Floor Area.** The minimum floor area of each dwelling shall be no less than 2,200 square feet.
 - b) **Materials.** Exterior materials for all buildings will be wood, engineered wood, brick, thin brick, stone, manufactured stone, stucco, composite, fiber cementitious siding, or any combination thereof. Natural colors shall be used. Sample building depictions that are illustrative of the quality and architectural detail of the homes to be built are provided as exhibits to this application. Architectural details, including colors and materials, shall be included with the application for approval of the detailed development plan.
 - c) **Building Height.** The maximum height of all structures shall not exceed 35 feet.
6. **Architectural Diversity.** Architectural diversity standards shall apply to all dwellings as follows:
 - a) No two (2) residential dwellings of the same front elevation shall be constructed within two (2) residential dwellings adjacent to, across from, or diagonal from each other. Residential dwellings with the same or similar footprint may be allowed within this distance provided that such residential dwellings incorporate substantial differences in the front elevations such as material and/or color changes, configuration of the front porch, etc. The standards for architectural diversity shall be included in the restrictive covenants and enforced by the owners' association.
7. **Signage.** A residential development entry sign shall be permitted as shown on the conceptual signage plan included in the preliminary development plan. The sign shall be setback and shall not exceed the maximum height and maximum display area for residential development entry signs provided for by Section 615.07 of the Zoning Resolution,

8. Parking and Loading Areas.

- a) All dwellings shall provide two (2) enclosed parking spaces within an attached garage.

9. Access, Roads, and Other Improvements.

- a) Vehicular access to the site shall be as shown on the conceptual site plan, subject to the approval of the relevant public regulatory agencies.
- b) The conceptual site plan depicts direct access to Mitchell-Dewitt Road. All roads, including internal roads and external improvements adjacent to the Development shall meet the requirements of, and be approved by, the County Engineer's Office or other relevant regulatory agency.
- c) Stormwater management facilities, utilities and other required 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.

10. Screening & Landscaping. Landscaping shall be as depicted on the conceptual site plan, landscape plans, or other plans and exhibits, and shall comply with all applicable provisions of the Zoning Resolution related to landscaping, including the provisions of Sections 500.06(10), 620.03 and 620.04.

11. Open Space Areas. Open space areas shall be provided at a minimum of 20% of the gross land area of the entire tract and configured as generally shown on the conceptual site plan and other plans and exhibits. The open space area(s) may contain infrastructure, stormwater basin(s), landscaping, signage, and other structures or uses as further depicted within the preliminary development plan and consistent with the definition of open space provided for in Chapter 300 of the Zoning Resolution.

- a) Open space areas may also contain site amenities such as outdoor gardens and seating areas, gazebo's, pavilions, trellises, other garden structures, and common mail/parcel facilities/structures. Where such structures or areas are conceptually planned, building mass, setbacks, or similar details are indicated on the conceptual site plan, however these locations are subject to adjustment at the time of the detailed development plan review.
- b) The setbacks to any delineated streams, ditches, other water courses and/or any delineated wetlands shall be established in compliance with the appropriate regulating agency (e.g., USACE or OEPA). The location of any such riparian buffers or setback areas for such streams, ditches, other water courses and/or any delineated wetlands are subject to final design and engineering and may be revised in order to meet the regulations or requirements established by the Union County Engineer, OEPA, USACE and/or any other state or federal regulatory having jurisdiction over such matters.
- c) Open space shall be owned and maintained by an association comprised of the owners of the lots and funded by the homeowners as provided herein. In accordance with Section 500.06(12) further subdivision or development of open space areas shall

be prohibited and such restriction shall be indicated in the Applicant's deed restrictions.

12. Association Membership. Membership in an owners' association establishing privately enforced dues for maintenance and recorded deed restrictions shall be mandatory for all home purchasers. Community deed restrictions and covenants shall govern site amenities and common improvements, as well as open spaces and shall be consistent with the requirements of Section 500.06 of the Zoning Resolution.

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

- a) An exterior light post no higher than six (6) feet in height shall be permitted within the front yard setback.

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 preliminary development plan, including this regulation text, 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 detailed development plans(s).