

RESOLUTION NO. CR-58-03

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR PLUM RUN CROSSING LOCATED NORTH OF ZUBER AND EAST OF SEEDS ROADS

WHEREAS, on July 08, 2003, the Planning Commission approved the preliminary development plan for Plum Run Crossing (Haughn property) with the following stipulations:

1. Water lines shown are not identified by size. Fire Code requires a minimum water line of eight (8) inches (F-322.2);
2. Hydrant spacing for single-family development is a maximum of 400 feet and a hydrant shall be provided within 200 feet of the terminus of a dead end (F-322.3.3 (A)(B)). The areas that exceed this spacing are between lots 50 and 56, lots 95 and 103 and lots 147 and 152. The general spacing is good and would require only repositioning without any additional hydrants.
3. Due to a salt intolerance Eastern White Pine *Pinus Strobes* should not be used in any of the landscape buffers. An alternate choice would be Norway Spruce *Picea Abies*; or Black Hills Spruce *Picea Glauca* 'Desata';
4. All green or open spaces, including entry features and landscape buffers, to be owned and maintained by the developer until such time that a Homeowners Association can be established;
5. Collector street running east/west requires 70 feet of right-of-way and 36' of pavement, per Thoroughfare Map (approved March 17, 2003);
6. Special Flood Hazard Permit is required for bridge;
7. Pedestrian bridge and bike path detail to be submitted;
8. Bike path must run along north side of east/west collector street, per Thoroughfare Map, a bike path spur will be required along lots 22 to 29;
9. On-site storm water detention to meet City standards;
10. Applicant will meet with Jackson Township Fire Dept. to resolve water pressure concerns;
11. Applicant has agreed to fund the homeowners association during the first phase of construction;
12. Applicant to consider widening the bulbs of the cul-de-sacs currently on plans between lots 127 and 139;
13. Applicant to reconsider the street alignment between lots 22 and 87;
14. Applicant advised that right-of-way issues on Seeds and Zuber Roads are possible and that communication with other governmental entities is encouraged regarding future changes;
15. A buffer to be considered along the east property line, or an indication of buffer noted on plans if property to the east is developed in a non-compatible fashion;
16. Proposed landscape buffer along Seeds and Zuber to be noted as a "no build" zone on plans;
17. A specific fence standard to be provided for lots backing up to Seeds and Zuber;
18. Property fronting Seeds and Zuber will not be permitted to have sheds;
19. Applicant to consider enhancement to the entry features.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the preliminary development plan for Plum Run Crossing (Haughn property), located North of Zuber and East of Seeds Roads, contingent upon the stipulations set by Planning Commission.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



Maria C. Klemack, President of Council



Cheryl L. Grossman, Mayor

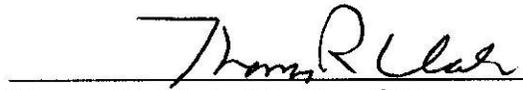
Passed: 08-04-03
Effective: 08-04-03

Attest:



Tami K. Kelly, CMC/AAE, Clerk of Council

I Certify that this resolution
is correct as to form.



Thomas R. Clark, Director of Law

CF-58-03

RECEIVED

Plum Run Crossing
HAUGHN VILLAGE
Property

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CITY OF GROVE CITY

**79.7 ACRES, SEEDS AND ZUBER ROADS
GROVE CITY, OHIO**

PLANNED UNIT DEVELOPMENT - RESIDENTIAL (PUD-R)

Applicant: TLG Development Co., Inc.
c/o Joseph W. Hull, Esq.
3793 Broadway
Grove City, OH 43123

DEVELOPMENT STANDARDS TEXT

Text Date: June 24, 2003

I. PROJECT INTRODUCTION

This Haughn Village Development Standards Text establishes development standards for the single family residential development of 79.7 acres of land bounded by Seeds Road to the west, and Zuber Road to the south, being all of Franklin County Auditors Parcel #040-10035 in Grove City, Ohio as more particularly described in the legal descriptions submitted with the application for development plan approval (the "Property").

The proposed Development is comprised of 158 single-family lots. The Community Recreational/Open Space Area will be maintained by the Home Owners' Association. The density of the proposed development is 1.99 units/acre. This density includes the Community Recreation and right-of-way areas.

Accept as otherwise specified herein, the sites shall be developed in accordance with the Development Plan (The "Plan"), filed with this Development Standards Text (The "Text") subject to minor changes due to final engineering.

(1). Height, Setbacks and House Sizes

- (a). No building shall exceed two stories or thirty five (35) feet in height as measured at the grade of the front elevation of the building.
- (b). Building setbacks from public road right-of-way shall be as shown on the Plan.
- (c). A Community Recreation/Open Space area shall be established as designated upon the Plan. Within the area, no buildings or structures, except fences shall be permitted.
- (d). Minimum house sizes shall be 1,600 square feet for ranch style homes, 2,000 square feet for two story, bi-levels, splits and one and one-half story homes.

(2). Building and Lot Design

- (a). The front elevation of the homes shall consist of natural materials such as brick, wood, cementitious, board-like siding or stone. A combination of the foregoing materials or vinyl siding products may be used for rear and side elevations. Aluminum and/or vinyl products may be used for trim details such as soffits, gutters, etc. Under no circumstances shall any home exterior finished product contain high gloss or high chroma colors.
- (b). Each home shall have an individual driveway and a two car (minimum) garage.
- (c). Soil conditions permitting, homes shall have full or partial basements.

- (d). Sidewalks will be provided along both sides of the streets according to city code standards. All traffic control signs, speed limit signs and street signs will be installed at the developer's expense.

(3). Landscaping

- (a). All Community Recreation/Open Space Areas shall be maintained by the developer until such time as a Homeowners Association is established.
- (b). Landscaping, including buffer areas, is shown on the landscape plan which shall be reviewed and approved by the City's Urban Forester as part of the Development Plan approval.
- (c). An entry feature shall be established on Seeds Road and at each of the two accesses on Zuber Road as reflected on the landscape plan. The entry feature, including structures, may be constructed within the established building setback.
- (d). A 30" landscape buffer and fence setback along Seeds and Zuber Road shall be established across any lot which backs onto Seeds or Zuber Road.
- (e). Street trees shall be called out in plan and the developer shall pay the required Urban Forestry fees as outlined in section 1136 of the City of Grove City's zoning code.
- (e). A typical landscape plan for the homes shall be submitted for review and approved by the City's Urban Forester as part of the Final Development Plan approval.
- (f). Landscaping shall be provided for all homes in accordance with the landscape requirements of section 1136 of the City of Grove City's zoning code.

(4). Lighting

Decorative street lighting will be installed with the completion of each section (12' poles, HADCO lighting and black aluminum poles). Interior street lighting will be on alternating side of the street. All lighting shall be cut-off, down or up-cast as required by Grove City ordinances, and no unshielded wall-pack lighting will be used.

(5). Pools

No above-ground swimming pools shall be erected or permitted.

(6). Mailboxes

Each single-family home will have the same style pole mounted mailbox, installed by builder at the time of home construction.

(7). Fences

Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Wood or vinyl fences, with a maximum height of 4 feet, will be permitted along property lines behind building setbacks. Notwithstanding the foregoing, decorative screening around patios approved by the developer or Home Owners' Association located immediately adjacent to dwellings for the purpose of providing privacy and not exceeding 5' in height may be permitted.

(8). General Requirements

- (a). The applicant/developer shall conform to the City of Grove City requirements regarding storm water management and sanitary sewers.
- (b). Subject to the approval of the utility provider, all new utility lines for this development shall be installed underground.
- (c). Developer to provide 35 feet from the centerline of Seeds and Zuber Roads for roadway right of way purposes.
- (d). In order to prevent excessive duplication of any particular home style, no home having the same house plan and same elevation may be built with less than 2 lots between them or directly across the street from the other. No home having the same house plan, even with a different elevation, may be built side-by-side. Additionally, home brick colors may not be repeated side-by-side or directly across the street and home siding colors cannot be repeated side-by-side.
- (e). Directional signage will be used within the development and shall conform to the City of Grove City's standards.
- (f). Applicant shall construct a bike path within the Community Recreation/Open Space Area in the north portion of the development as shown on the Plan.
- (g). No buildings intended for residential occupancy shall be located in the floodway and floodway fringe.
- (h). All detention and retention areas to be in accordance with the City's specifications.

(9). **Penalty**

Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

Applicant, for itself, its successors and assigns, including successor's owners of the Property, does hereby agree to abide by the above restrictions and conditions contained in this Text.

TLG DEVELOPMENT CO., INC.

BY:

Joseph W. Hull
JOSEPH W. HULL, AGENT

6/24/03
Date

OWNER:

THE ESTATE OF HELEN E. HAUGHN

BY:

Steven E. Haughn
STEVEN E. HAUGHN, Executor

Date

APPROVED:

RICHARD L. STAGE
CITY ADMINISTRATOR

Date