

RESOLUTION NO. CR-65-04

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN  
FOR STRATFORD MEADOWS LOCATED AT 7620 JACKSON PIKE

WHEREAS, on August 24, 2004, the Planning Commission recommended approval for the Development Plan for Stratford Meadows, with the following stipulations:

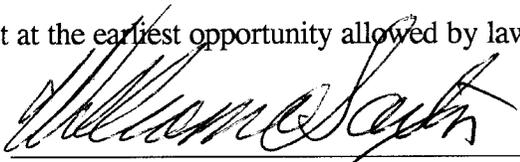
1. All Engineering issues shall be discussed and resolved through the City's Consulting Engineer with the approval of the City Administration. This includes, but is not limited to, the realignment of London-Groveport Road;
2. All intersections for the development will accommodate a left turn lane, also subject to the approval of the City's Consulting Engineer;
3. Sanitary sewer easements currently shown as 20 feet shall be widened to 25 feet;
4. All proposed ponds shall have a four foot (4') walking path encircling the pond as well as meeting all other code requirements pertaining to ponds. However, the pond on the southeast corner shall have a four foot (4') walking path on the inner portion of the pond only;
5. In addition to landscaping that is shown on S.R. 665, landscaping shall also be provided along S.R. 104;
6. Any and all entranceways shall be sodded, not seeded;
7. Three (3) trees shall be allocated for each lot;
8. Vinyl siding grade shall be .044 or greater;
9. Text shall be revised to incorporate chimney language to include that all fireplaces shall have a brick chimney;
10. Forty percent (40%) of the homes shall have either brick, stone stucco or other natural material on the front façade.

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

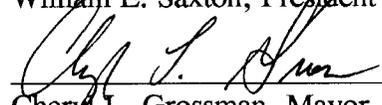
SECTION 1. This Council hereby accepts the Development Plan for Stratford Meadows, contingent upon the stipulations set by Planning Commission, and with the following stipulation:

1. The total number of lots shall be 252, with 118 at 70' wide; 53 at 75' wide; and 81 at 80' wide, and as shown in the Land Use Exhibit dated 10/1/04.

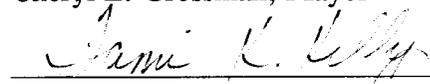
SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



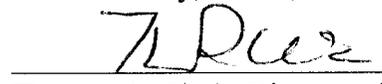
William E. Saxton, President of Council



Cheryl L. Grossman, Mayor



Tami K. Kelly, MMC, Clerk of Council



Thomas R. Clark, Director of Law

Passed: 10-18-04

Effective: 10-18-04

Attest:

I Certify that this resolution is correct as to form.

CR-65-04

STRATFORD MEADOWS  
DEVELOPMENT TEXT  
October 7, 2004

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CITY OF GROVE CITY

INTRODUCTION:

This zoning text establishes the permitted uses, residential densities, minimum lot sizes, and various other development standards for the development comprising the 141.46+/- acres of land generally located east of Jackson Pike (State Route 104) and north and west of London-Groveport Road (State Route 665), as more particularly depicted on the Development Plan and described in the legal description submitted with the zoning application (the "Property").

The Property, Stratford Meadows, is designed as a planned community with single-family homes, condominium homes, open space reserves, and a 10+/- acre site reserved for a future school and/or usable community open space.

I. SUBAREA A (24+/- ACRES)

- A. Permitted Uses: Subarea A consists of 24+/- acres containing approximately 121 attached single-family cluster home condominiums.
- B. Density: The maximum number of dwelling units shall not exceed 121. (5 dwelling units per acre).
- C. Condominium Sizes and Lot Sizes: Unit sizes shall be established as part of the development plan approval process.
- D. Exterior Materials: The exterior materials for the buildings shall be established as part of the development plan approval process.
- E. Street/Sidewalks:
  - 1. Streets within Subarea A shall be private.
  - 2. Sidewalk locations shall be established as part of the development plan approval process.
- F. Open Space:
  - 1. Open space will be established as part of the development plan approval process.
  - 2. A screening treatment consisting of evergreen trees shall be planted along

the north and west property lines of the Doersam property and the east property line of the historic brick house located at the northeast corner of Jackson Pike and London-Groveport Road.

II. SUBAREA B (107.4 +/- ACRES)

- A. Permitted Uses: Subarea B shall be developed with single-family homes with the City's R-2 standard as the minimum lot standards. Lots may be a minimum 25 feet at the building line
- B. Density: The maximum number of homes in Subarea B shall be 252 for a total maximum density of approximately 2.3 dwelling units per acre.
- C. Lot Sizes/House Sizes:
  - 1. Lot sizes shall be a minimum of 70' width and 120' depth.
  - 2. Homes shall be a minimum of 1,400 square feet for ranch homes and 1,600 square feet for two story homes.
- D. Building Design Standards:
  - 1. Chimneys / Roofs
    - a. All chimneys shall extend full height from the ground, and vertically past the eaves line.
    - b. All chimneys shall be finished in brick.
    - c. All roof pitches shall be a minimum 6/12.
  - 2. Finish Building Materials
    - a. Wood board, brick, stone, fibrous cement siding (with wood board appearance), stucco and vinyl siding are the permitted finish building materials. Asphalt dimensional shingles, slate, tile, standing seam metal, wood shingles or shakes are the permitted roof materials.
    - b. Forty percent of the homes shall have brick, stone, stucco, or other natural material incorporated onto the front façade.
    - c. Finish building materials shall be low-gloss and the use of high chroma colors is prohibited.
    - d. Vinyl: shall be a minimum of .044" thickness, applied over a minimum ½" OSB plywood.

- e. Shutters or wood window trim shall be on the front elevation. Wood trim boards shall also be used on the sides and rear.
  - f. Asphalt Shingles: shall be at a minimum a 25-year true-dimensional shingle, minimum 240 pound per square.
3. Soil conditions permitting, all homes shall have a full or partial basement.
4. Garage / Garage Doors
- a. All homes shall have an individual driveway and at a minimum, a two-car garage.
  - b. No single garage door opening shall exceed two car widths, or 18'.
  - c. No combination of garage door openings shall exceed 3 car widths, or a total of 26'.
  - d. Garages shall be set forward or recessed from the primary vertical plane of the front façade, but in no case shall project more than 12 feet from the front façade.
  - e. Garage door openings may not exceed 9' in height.
  - f. The garage door(s) shall be of a low-contrast color that is the same or similar in hue and tonal value as the primary color of the house, and garage door trim shall match the primary trim color of the house.
  - g. Garage doors shall be made of a durable material that does not sag, warp, deteriorate, or delaminate under normal use and weather conditions. Materials such as particle board or Masonite are prohibited.
5. Window Trim
- a. Shutters or wood trim are required around all windows.
  - b. Shutters shall be full height and at least ½ the width of the shingle, or ¼ the width of the double window.
  - c. Wood trim shall be at a minimum 3 ½" in width.
  - d. Special brick detailing, such as soldier course or rowlock, shall be used on the bottoms of windows with a brick elevation.
6. Miscellaneous
- a. Distinctive mailboxes shall be installed in front of each house.

- b. Optional skylights shall be located in the rear of the house.
- c. In accordance with Chapter 1136 of the Grove City Codified Ordinances, each house shall receive the “Hallmark” landscape package. (*Exhibit to be on file with City*).
- d. All homes shall include a front porch as a standard feature.
- e. Gutters shall be the same or a blending color as the exterior trim.
- f. Rear and side doors shall be the same color as the exterior trim.
- g. In order to prevent excessive duplication of any particular home elevation, no home having the same elevation may be built with less than 2 lots between them or directly across the street from the other.

E. Streets/Sidewalks:

- 1. Public streets within Subarea B shall be as designed on the submitted Development Plan where the primary entrance roads shall have a minimum right-of-way width of 60’ and a minimum pavement width of 32’ measured from face-of-curb to face-of-curb, and where the remaining local/residential streets shall have a minimum right-of-way width of 50’, and a minimum pavement width of 28’ measured from face-of-curb to face-of-curb.
- 2. Four foot wide concrete sidewalks shall be installed in front of all homes.

F. Open Space/Street Trees:

- 1. Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.
- 2. Street trees shall be installed by the developer and shall be sized and spaced equal to or in excess the applicable requirements of the Grove City Codified Ordinances. Said trees shall be planted in front of each home between the sidewalk and curb creating a picturesque streetscape.

III. SUBAREA C (10+/- ACRES)

- A. Permitted Uses: Subarea C consists of 10+/- acres. This subarea is located west of London-Groveport Road adjacent to the south and east to Scioto Meadows Subdivision. This subarea shall be deeded to the City of Grove City at the time of, or prior to, the approval of the first plat. This subarea shall be seeded with grass to ensure its usability as open space.

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