

Ordinance No. 7-19

**AN ORDINANCE REZONING 104.225 ± ACRES LOCATED AT 10885 LAFAYETTE-PLAIN CITY ROAD (PARCEL #02-00064.000) FROM DARBY TOWNSHIP "AGRICULTURE" TO A PLANNED RESIDENTIAL DISTRICT ("PRD") AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE MADISON MEADOWS RESIDENTIAL DEVELOPMENT.**

**WHEREAS**, F&T Hostetler Farms, LLC ("Owner") own approximately 104.225± acres located at 10885 Lafayette-Plain City Road, identified as parcel number 02-00064.000 by the Madison County Auditor's Office (the "Property"); and

**WHEREAS**, Highland Realty Development, LLC (the "Applicant") is in contract to purchase the Property from the Owner and submitted application number 2019-007 to the Village's Planning and Zoning Commission to rezone the Property from its current classification to that of a Planned Residential District ("PRD") to be identified as the Madison Meadows Residential Development ("Madison Meadows"); and

**WHEREAS**, the Applicant has also submitted a required development plan with the rezoning application pursuant to Chapter 1178 of the Village's Codified Ordinances; and

**WHEREAS**, on August 21, 2019, following its duly advertised public hearing, the Planning and Zoning Commission voted 5-0 to recommend to Village Council the approval to rezone the Property to "PRD" Planned Residential Development contingent upon the Applicant's conformance with the approved development plan and the conditions recommended by the Planning and Zoning Commission, as may or may not be amended by Village Council; and

**WHEREAS**, the Village Council has reviewed the Madison Meadows Development Text and Development Plan, dated August 20, 2019, and considered the recommendations of the administration and the Planning and Zoning Commission, and agrees that the proposal is consistent with the goals and objectives of the Village's Comprehensive Plan, zoning code, and related ordinances; and

**WHEREAS**, the Village Council agrees with the conditions of approval recommended by the Planning and Zoning Commission and delegates the responsibility of ensuring that the contingencies are met and conformity of the project to the Development Plan to the Village administration and the Planning & Zoning Commission.

**NOW THEREFORE BE IT ORDAINED** by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, as follows:

**Section 1.** The 104.225± acres located at 10885 Lafayette-Plain City Road, identified as parcel number 02-00064.000 by the Madison County Auditor's Office is rezoned to Planned Residential Development (PRD) pursuant to Chapter 1178 of the Village's Codified Ordinances upon final approval of the subject area's annexation by the Village.

**Section 2.** The Madison Meadows PRD Development Standards Text and the Development Plan, dated October 4, 2019, attached hereto as Exhibits A and B respectively, and incorporated by reference herein, are approved subject to the conditions outlined by the Planning and Zoning Commission at its August 21, 2019. Those conditions are as follows:

- The PRD zoning regulations and preliminary development plan for the subject territory shall be those stamped "Received October 4, 2019" by the Village of Plain City Zoning Inspector, except as modified herein.
- Principal and accessory uses shall be those detailed in the attached proposed zoning regulations document.
- Prior to construction of any one phase of the development, the applicant shall obtain approval of a final development plan for said phase.
- All perimeter landscape buffers, tree lawns, and entry features, including those that may be located in the future public right-of-way, shall be maintained by a master property owners' association to be established prior to platting of any section of the development.
- Streets "A" and "C" shall be constructed with the first phase of construction of the development. The Village Administrator shall have the ability to defer installation of the final course of asphalt for said streets based on build-out of the project, at his/her discretion.
- Streets "A", "B", and "C" shall be constructed with a pavement width of 30 feet (Local Street Standard). Parking shall be limited to only one side of these streets per the approval of the Village Administrator
- Prior to release of any one section of the development for plat recording, right-of-way shall be dedicated to the Village to accommodate the future build-out of Perry Pike and Plain City-Lafayette Road as major collector streets.
- All perimeter roadway improvements recommended in the traffic impact study included with the applicant's submittal shall be constructed within one year of the start of construction of the first phase of the development.
- All dumpster enclosures shall utilize masonry materials that are similar and compatible to the architectural design of the building(s) they serve.
- Street lighting shall be installed by the developer as required by the Village's subdivision regulations. The developer and the Village will take all necessary steps to establish one or more streetlight assessment districts to cover the on-going cost of the street lighting.
- All utilities shall be located in the rear of yards as specified by the Village's subdivision and zoning regulations.
- The area labeled as "Sub-Area D" on the approved preliminary development plan shall be dedicated to the Village as public park space prior to construction of any phase of the development. Developer shall provide more detailed information regarding improvements to this future park space at time of final development plan submission for the first phase of development. All improvements to the sub area shall be made by developer and completed within one year of approval of the first phase of development.
- All private streets shall be built to Village standards for public streets except that the widths shall be allowed to be reduced to 24 feet.
- All accessory structures shall adhere to section 1183.05 of the zoning code unless more stringent standards are included in the zoning regulations attached hereto, as drafted by the applicant.

- Definitive exterior architectural design standards shall be addressed at a final development plan stage of approval for each sub area.

**Section 3.** The administration of the Village, its administrator, engineer and zoning officer, and the Planning and Zoning Commission shall confirm conformance to the Madison Meadows Development Plan and that all conditions adopted by Council are met before plat approval.

**Section 4.** This Ordinance shall be in full force and effect upon approval of the annexation of the subject property .

Passed: October 9, 2019.

Attest: Renee Fennett  
Village Fiscal Officer

Darwin Lane  
Mayor

First reading: August 26, 2019. Vote: \_\_\_ yea \_\_\_ nay \_\_\_ abstain

Second reading: September 9, 2019. Vote: \_\_\_ yea \_\_\_ nay \_\_\_ abstain

Third reading: October 9, 2019. Vote: 6 yea 0 nay 0 abstain

### Certificate of Publication

The undersigned, being Village Fiscal Officer of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 123.01 of the Codified Ordinances. The posting was done from \_\_\_\_\_, 2019 to \_\_\_\_\_, 2019 at the Office of the Fiscal Officer located at 213 South Chillicothe Street; the Plain City Public Library located at 305 W. Main Street; the Security National Bank located at 105 W. Main Street; the Richwood Banking Co. located at 601 W. Main Street; all being in the Village of Plain City, Ohio and the Village of Plain City Website at [www.plain-city.com](http://www.plain-city.com).

Date: \_\_\_\_\_, 2019

\_\_\_\_\_  
Village Fiscal Officer

## **APPLICATION FOR AMENDMENTS**

- Application

### **Tab 1 – Planned Residential Development Text**

- General Development Standards
- Final Development Plan Required
- Sub-Area A
- Sub-Area B
- Sub-Area C

## **EXHIBITS**

### **Tab 2 – Adjacent Property Owners**

- Exhibit A - Adjacent Property Owners

### **Tab 3 – Survey**

- Exhibit B1 – Annexation Survey 1 of 2
- Exhibit B2 – Annexation Survey 2 of 2
- Exhibit B3 – Annexation Legal Description
- Exhibit B4 - ALTA Survey

### **Tab 4 – Development Plan Exhibits**

- Exhibit C1 – Regional Context Plan
- Exhibit C2 – Existing Site Conditions
- Exhibit D – Sub-Area Development Plan
- Exhibit E – Conceptual Development Plan
- Exhibit F – Open Space Plan
- Exhibit G1 – Preliminary Landscape Plan
- Exhibit G2 – Landscape Buffer Plans
- Exhibit G3 – Preliminary Landscape Details
- Exhibit H – Illustrative Roadway Sections Illustrative Plan
- Birds Eye Illustrative View
- Perry Pike Entry Illustrative View
- Street 'C' Illustrative View

### **Tab 5 – Architectural Exhibits**

- Exhibit I – Architectural Character Exhibits

### **Tab 6 - Engineering Exhibits**

- Exhibit J1 – Engineering Feasibility Narrative
- Exhibit J2 – Conceptual Composite Utility Plan

### **Tab 7 – Serviceability Letters**

- Plain City Water & Sewer Capacity
- Ohio Edison Electric Capacity
- Columbia Gas Capacity

### **Tab 8 – Sample Deed Restrictions**

- Sample HOA Incorporation
- Sample Covenants and Deed Restrictions

### **Tab 9 – Traffic Study**

- Memorandum of Understanding

### **Tab 10**

- U.S. Army Corps of Engineers Correspondence

### **Sub-Area Development Plan Required**

The Madison Meadows Planned Residential Development, as approved by the Village of Plain City Council, shall constitute a rezoning of the subject tract to the Planned Residential District permitting development and use of said land and any structures thereon in accordance with the permitted uses and development standards contained in the Madison Meadows Planned Residential Development Application. However, in addition to the requirements for a Final Plat as outlined in Section 1177.04(e) of the Village of Plain City Zoning Code, within the Madison Meadows Development no development shall be undertaken, no construction and/or earth moving of any kind shall be begun, and/or no new land uses shall be initiated in any sub-area unless consistent with a Sub-Area Final Development Plan approved by the Village of Plain City.

#### **A. Sub-Area Final Development Plan Required**

A Sub-Area Final Development Plan shall be required to be submitted to the Village of Plain City for approval prior to the initiation of construction and development in each Sub-Area of the Madison Meadows Development. Such Sub-Area Final Development Plan shall be in substantial compliance with, and consistent with, the approved Planned Residential Zoning plans for Madison Meadows with respect to land uses, densities, architectural and landscape commitments, and open space. Minor deviations from the approved Zoning Plans may be considered for approval during the Sub-Area Development Plan Process by the Village without requiring the applicant file for an amendment to the Zoning Plan. Changes that may be considered minor, but do not limit the Village's discretion in such matters, include:

1. Adjustments to the layout or alignment of new roads or to the site layout that does not affect lot count, density, setbacks, or open space and does not increase curb cuts or connections to existing roadways unless required by the Village engineer during final engineering.
2. Increases in residential lot sizes 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.

#### **B. Application**

An application, in a form approved by the Village of Plain City, shall be completed by the developer of each Sub-Area and submitted with the Sub-Area Final 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 Village's graphic standards.

**C. Sub-Area Final Development Plan**

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

1. Proposed name of the development and its location;
2. Names and addresses of owners and developers;
3. Date, north arrow and Plan scale. Scale shall be one-inch equals 100 feet or larger scale;
4. Boundary lines of the Sub-Area and the total acreage encompassed therein;
5. 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;
6. 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;
7. The adjoining lines of adjacent tracts, parcels or lots;
8. Residential density and dwelling types, specified according to area or specific building locations;
9. Existing ground configuration, drainage channels, wooded areas, watercourses and other significant physical features;
10. Layout of proposed streets, public or private, including their names and rights of way, easements, sewers, water lines, culverts, street lighting and other major improvements;
11. Layout, numbering and dimensions of lots if more than one;
12. Anticipated building envelope and general architectural style and character of proposed structures;
13. 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;
14. Building setback lines with dimensions;
15. Tentative street grades and sewer size slope;
16. Traffic circulation, parking areas, curb cuts and pedestrian walks;
17. Final Landscaping plans, including site grading and landscape design;
18. Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Village;

19. For other than detached single-family structures, provide:
  - a) Drawings for all buildings to be constructed, including floor plans, exterior elevations and sections;
  - b) 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;
  - c) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development;
  - d) Intended measures to screen rooftop mechanical equipment from view;
20. A detailed signage and exterior lighting plan;
21. Accommodations and access for emergency and firefighting apparatus;
22. 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;
23. Location of open space area and designation of intended uses; and
24. Any additional information as may be required by the Village of Plain City.

**D. Process For Sub-Area Final Development Plan(s) Approval**

The application and supporting materials for the Sub-Area Final Development Plan approval shall be submitted to the Planning and Zoning Commission for hearing and recommendation. The Planning and Zoning Commission shall establish a date for the hearing within a reasonable period of time following its receipt of the application and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Planning and Zoning Commission shall make a recommendation for the approval, modification or denial of the application within a reasonable period of time after it is submitted. The recommendation shall be forwarded to the Village Council. The Village Council shall hold a hearing on the application within a reasonable period of time after its receipt of the recommendation and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Village Council shall render a decision on the application within a reasonable period of time after the recommendation and application have been submitted to the Village Council for its action. In determination of its decision for approval or denial of the development plan the Planning and Zoning Commission and Village Council shall consider whether or not the Sub-Area Final Development Plan is in substantial compliance with and consistent with the approved zoning for the Madison Meadows Planned Residential Development. Approval of the Sub-Area Final Development Plan shall be considered an administrative act by the Village of Plain City, and shall not modify the requirements of the Madison Meadows Planned Residential District.

**E. Commencement of Development**

Upon the approval of the Sub-Area Final Development Plan, the Sub-Area which is the subject of said Development Plan may be used and developed consistent with the approved Zoning Plan and the Sub-Area Final Development Plan. The approval of the Sub-Area Final Development Plan shall be for a period of three (3) years in order to allow for the preparation and recording of a subdivision plat (as required by Section 1177.04(e)) and the commencement of construction following the issuance of certificate of zoning compliance. If no plat has been filed within this approval period and unless the Village Council approves an extension of this time limit, the Sub-Area Final Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Sub-Area Final Development Plan has been filed with and approved by the Village using the same procedures and criteria as established for the approval of the initial Sub-Area Final Development Plan.



### General Development Standards for Madison Meadows PRD

The codified ordinances of the Village of Plain City, shall apply except as otherwise provided herein. All references to the Village of Plain city ordinances refer to the version of the ordinance in force at the time of adoption of this zoning. Whenever there is a conflict or difference between the provisions of this Madison Meadows Development Plan and the codified ordinances of the Village, including zoning and subdivision ordinances, the provisions of this Development Plan shall prevail.

#### GDS 1.01      General Intent

- (a). It is the intent of the Applicant/Developer to create a unified, high quality mixed-use residential development with a large, centrally located park that will become the heart of the community. The proposed development shall be designed using smart-growth principles to foster a human scale, pedestrian friendly community, with a mixture of housing types serving multi-generational needs, and multiple access points from adjacent thoroughfares to the internal roadway system.
- (b). Madison Meadows has been designed to encourage walkability. The road network is designed as a gently curving grid, with houses arranged on relatively short blocks that connect to the main collectors. The main collectors off Perry Pike and Lafayette-Plain City Road lead to the central park to make it as accessible to all as possible. All roads will have sidewalks or trails to encourage pedestrian mobility and reduce car trips.
- (c). It is anticipated that Madison Meadows will be developed in sections over time by multiple developers. To achieve a visual unity for the overall development, landscape elements within view of public right-of-ways shall be controlled and coordinated by this development text. The following site landscape elements are controlled by the Preliminary Development Plan and these General Development standards:
  - Entry features and project identity signage
  - Street and parking lot lighting
  - Street trees, and landscaping
  - Trails and pedestrian connectivity
- (d). This development promotes a mix of residential types, including single-family detached homes, age-targeted detached and attached homes, condominiums, townhouses and garden apartments. A diversity of housing types is desirable for communities because it accommodates people at different stages in their lives, and

the central park becomes the common uniting element which provides for opportunities to meet and gather.

- (e). The total acreage (based on the ALTA Survey) is  $\pm 104.225$  acres. All Subareas are measured to centerlines of proposed roads, hence they are gross acreages. These subarea acreages will adjust with final engineering.
- (f). If the standards contained herein conflict in any way with the Village of Plain City Codified Ordinances, then the standards contained in this Development Plan shall prevail. In the event the General Development Standards contained herein conflict in any way with any Specific Sub-area Development Standards provided in the following individual sub-areas, then the Specific Development Standards for that sub-area shall prevail. Standards in the Village of Plain City Zoning Code applicable to matters not specified in this document shall apply to each of the sub-areas in the Development Plan.

Street plan alignments shown on the Conceptual Development Plan give a general indication of where such streets shall be platted and constructed. They are not, however, intended to be precise. While the functional system shall be produced, its precise alignment will be determined at final engineering and construction and may vary from that shown so long as the functional objectives, and the standards established herein, are attained. Based upon final roadway designs, adjustments may need to be made to individual sub-area configurations to accommodate actual road locations.

**GDS 1.02     Landscaping and Storm Water Management**

The Landscape Requirements of Chapter 1187 of the Village of Plain City Codified Ordinances, as current on the date of adoption of this zoning, shall apply to Madison Meadows except as otherwise provided herein. Whenever there is a conflict or difference between the provisions of this Madison Meadows Preliminary Development Plan and Plain City Village Code, the provisions of this Development Plan shall prevail.

- (a). **Landscaping**
  - (1). Landscaping plans shall be submitted as part of the Final Development Plans for each portion of the development as it develops.
  - (2). Any portion of a developed lot upon which a building or parking area is not constructed shall be landscaped with turfgrass as a minimum. Those areas designated as landscape buffers, tree lawns, entry features or other landscape features shall be maintained meeting the minimum standards of Chapter 1187, or as thereafter amended.

- (3). Street trees on each side of any entry drive shall be set back a minimum of thirty (30) feet from the curb cut to accentuate the entry/exit points and to accommodate the visibility triangle, as approved by the Village Engineer.
- (4). Street trees shall be located an average of 40 feet on center within the tree lawns of all public streets. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb cuts, fire hydrants, and street lights.
- (5). All landscape buffers, tree lawns, entry features and other landscape features located in common areas shall be maintained by a master association to meet the minimum standards of the Village of Plain City Zoning Code, Section 1187.
- (6). All internal parking areas for multi-family uses shall be screened by a combination of trees, fencing, and hedges, and/or mounding that is a minimum of three (3) feet in height (as measured from the grade of the parking lot) unless designated otherwise in the sub-area text. Where buildings front a public roadway with no parking or circulation between the road and building, no such screening shall be required.
- (7). All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
- (8). All residential dwellings backing onto Lafayette-Plain City Road and Perry Pike Road shall be screened. Screening shall consist of a combination of mounding and landscaping as indicated on the Landscape Enlargements, Exhibit G2.
- (9). Additional landscaping requirements are contained within each sub-area to control area specific needs.
- (10). The use of native or adapted plant materials is strongly encouraged for water and energy conservation.
- (11). Quality: all plant materials used in conformance with the provisions of this text shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations.
- (12). All plant material used for the Madison Meadows project shall meet the minimum size requirement at installation as specified in the Village of Plain City Codified Ordinances, Section 1187.05.

(b). **Storm Water Management**

- (1). Where feasible, storm water management within each sub-area shall be provided by wet retention ponds aesthetically integrated into the surrounding development.
- (2). Storm water management shall meet the Village of Plain City requirements and be approved by the Village Engineer
- (3). Each sub-area shall meet the Village Storm Water Management Program (SWMP) subject to the review and approval by the Village Engineer or shall provide for a regional SWMP subject to the Village Engineer's approval.

GDS 1.03 **Access, Loading, Parking and Traffic Related Comments**

- (a). All access points shown on the plans are conceptual in nature. Final location of access points shall be determined at the time of final development using data supported by a traffic study and roadway engineering. All access points shall be submitted to the Plain City Village Engineer for review and approval.
- (b). Streets A, B, and C shall be designed having a 30' pavement cross section and parking shall be limited to one side of the street only. On-Street parking for these streets shall be limited to the side of street opposite of the fire hydrants.
- (c). The applicant shall dedicate to the Village additional Right-of-Way along Lafayette Plain City Road, and Perry Pike, to allow for a total of 40' of Right-of-Way from the centerline of both roads.
- (d). All access points with public streets shall be designed to meet Village Standards as determined by the Village Engineer.
- (e). There shall be a 10-foot asphalt multi-use path on the south side of Perry Pike and along the east side of Lafayette-Plain City Road.
- (f). A five (5) foot wide concrete sidewalk shall be provided along both sides of all public streets constructed within the development. The sidewalks shall be installed within the right-of-way with roadway improvements.
- (g). Proposed setbacks for sub-areas are measured from the right-of-way line along all public streets or roads.

- (h). Unless stated otherwise in Subarea Development Standards, the off-street parking and loading requirements shall meet or exceed the minimum standards outlined in Chapter 1193 in the Village of Plain City Codified Ordinances.

GDS 1.04      **General Development Identification Signage**

This provision contains the standards for the common signs within the development. Each sub-area may contain additional sign standards, which shall also apply in that sub-area. If there is a conflict between the sub-area standards and general development standards, these general development standards shall take precedence.

- (a). All signage and graphics shall conform to the Village of Plain City Codified Ordinances, Chapter 1199 unless specifically provided otherwise in this Preliminary Development Plan.
  - (b). Development signs shall be as designed and designated in the Landscape enlargements, subject to minor changes in the final design / construction detailing phase as approved by the Village of Plain City.
  - (c). Development Identification Signs.  
There shall be three (3) Development Identification Signs which shall identify the overall development (Madison Meadows). They will be located at the major entrance intersections as follows (see plan):
    - a) at the intersection of Perry Pike and Street 'A'
    - b) at the intersection of Lafayette-Plain City Road and Street 'B'
    - c) at the intersection of Lafayette-Plain City Road and Street 'C'
- (1). For each of the Development Identification signs, the following standards shall apply:
- (a). Sign shall be located at least ten (10) feet behind the edge of the right-of-way
  - (b). The signs shall be a free-standing monument style sign to be constructed of natural or manufactured stone or brick, with the sign panel having a maximum height of 8 feet above the grade at the base of the sign. The graphic area shall be a maximum of 60 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G3).
  - (c). The development identification signs shall be landscaped with trees, shrubs and seasonal color in mulched plant beds (see Exhibit G3).

(d). Subarea Identification Signs.

In addition to the Development signs described above, each Subarea shall be permitted two (2) free-standing monument signs internal to the project. The following standards shall apply to the subarea identification signs:

- (1). The signs shall be a free-standing monument, or yard arm style sign to be constructed of wood and/or natural or manufactured stone or brick, with the sign panel having a maximum height of 6 feet above the grade at the base of the sign. The graphic area shall be a maximum of 20 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G3).
- (2). Freestanding signs shall be located at least ten (10) feet behind the right-of-way line and must not block sight visibility for ingress/egress.
- (3). All identification signs within the same sub-area shall be built of similar materials and be of a similar height, size and setback to allow for consistent urban design and visual harmony.

- (e). Village of Plain City Welcome sign – The developer of Madison Meadows intends to provide a signage easement to the Village of Plain City at the South-Western most corner of the development, along Lafayette Plain City Road, to allow for the future installation of a Village of Plain City welcome sign. Future sign shall be designed and installed by the Village at a time of their choosing.

GDS 1.05 Architectural Standards

Madison Meadows will be promoted as a planned residential development, and as such, will need an architectural theme that embodies consistency and quality of design throughout the development. Whenever there is a conflict or difference between the provisions of this Madison Meadows Preliminary Development Plan and the codified ordinances of the Village, the provisions of this Development Plan shall prevail.

- (a). The overall architectural theme shall be established through site elements such as entry features & signage, fencing, lighting, street trees and walkways.
- (b). For specific architectural requirements, see separate sub-area development standards.

GDS 1.06 Trash Enclosure Standards

- (a). Trash enclosures- including dumpsters and compactors- shall be located to the rear of buildings and screened on 3 sides using a masonry enclosure consisting of the materials listed below. The 4<sup>th</sup> (operational) side must be screened by a metal or wood gate.

- (b). Screening for dumpsters shall use material(s) compatible with the principal building. Stone, brick, stucco, synthetic stone are acceptable for dumpster screen walls. Gates may be made of metal, but siding, lattice must be opaque and kept closed (except on trash pickup day).
- (c). All dumpsters shall be screened at a height of at least six (6) feet, or to the height of the dumpster, whichever is greater.

GDS 1.07     **Lighting**

- (a). The streetlights shall be constructed along all public streets in accordance with Village of Plain City standards for collector and/or subdivision streets.
- (b). The applicant agrees to participate in the formulation of a Street Lighting Assessment district for the Madison Meadows project in accordance with the Ohio Revised Code Section 727.
- (c). All parking lighting within sub-areas shall be cut-off type fixtures. No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property.
- (d). All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off type fixtures and shall be from the same type and style as defined in each of the Sub-area Development Standards.
- (e). Unless otherwise noted, all parking lights shall be metal fixtures, 14 feet height maximum and shall be black or dark bronze in color.
- (f). No colored lights shall be used to light the exterior of buildings. Low-emitting lighting is permitted to uplight the exterior of a building without having a 'spot-light' effect.

GDS 1.08     **Utilities**

- (a). All permanent utility connections shall be out of view or sufficiently screened if they can be seen from a public right of way.
- (b). Electrical transformers, and telecommunications boxes, shall be placed in the rear yards of single-family homes wherever possible.
- (c). In Multi-Family districts all mechanical equipment, other utility hardware and related structures shall be effectively screened from grade level view at the public right-of-way by a fence, vegetation, or wall of harmonious architectural material and

character and shall be subject to all approvals required by the Plain City Village Code.

GDS 1.09 **Common Open Space & Landscape Easements**

- (a). Not less than 25% of the total net developable area of the proposed development shall be dedicated to permanent open space, parks, and/or public spaces as required by Section 1178.06. Such open space shall either be granted to a homeowner's association or dedicated as parkland to the Village.
- (b). Common open space areas and landscape easements can be categorized as follows:
  - (1). Entry features & identification signs located within common setback areas
  - (2). Landscape buffers located within common setback areas
  - (3). Storm water management areas including ponds, stream buffers and drainage areas
  - (4). Community park
- (c). Landscape buffers and drainage easement improvements and subarea site entry features within each sub-area shall be constructed by individual developers for that sub area.
- (d). Generally, the entry features and landscape buffers along Perry Pike and Lafayette-Plain City Road shall be more highly maintained areas, while the stormwater management areas shall be planted with lower maintenance landscaping.
- (e). Installation and maintenance of storm water ponds shall comply with all state, county and Village of Plain City standards.
- (f). Common areas throughout the development shall be privately owned and maintained and may be established by easement or fee ownership. Legal devices shall be used requiring each property owner to participate in the maintenance of the common areas, based upon their proportionate interests in the area and development.

GDS 1.010 **Madison Meadows Central Park – Sub Area D**

- (a). The ±12 acre centrally located park is intended to provide for the active and passive recreational activities of the residents of Madison Meadows and the greater Village of Plain City.
- (b). Restrictions and expectations for the central park site include:



- (1). Park site will be dedicated to the Village of Plain City after re-zoning. In the event that the Village of Plain City declines the dedication, the park will be dedicated to the Home Owners Association.
- (2). A portion of the park may be used for stormwater needs of the overall development as indicated on the Conceptual Development Plan. Final stormwater configuration to be determined at final engineering.
- (3). The park will be developed as a neighborhood park, and the use of such park shall be determined by the Village of Plain City on the condition that only park / recreational uses shall be permitted. Further development of the park for residential, business, industrial, or municipal uses shall not be permitted.
- (4). The applicant has agreed to construct a small shelter / restroom building within the park for dedication to the Village. Shelter shall be capable of housing a minimum of 6 picnic tables, and attached restrooms shall house a minimum of 2 stalls, or 1 stall and 1 urinal, and shall incorporate a small mechanical room.
- (5). The park is surrounded on three sides by public streets to maximize visibility and access to the park. These surrounding streets will allow on-street parking, removing the need for off-street parking facilities
- (6). The park site will be developed for active and passive recreational uses of Madison Meadows, and the Village of Plain City, within three (3) years of commencement of the development.
- (7). The park site shall remain as a permanent open space reserve in perpetuity. The Village of Plain City may not sell the parkland to any other private or public entity without the express written approval of the applicant / land developer / Home owners association.

GDS 1.011     **Madison Meadows – Statements of Divergence from the Zoning Ordinance**

- (a)     The applicant requests a divergence from Section 1178.06 (a) (2)&(4) of the Village of Plain City Zoning Code which states that: (2) the maximum density shall be Five (5) units per acre if the development is a mix of residential types; (4) A maximum density increase of up to 20 percent may be granted if the development utilizes conservation development principles as outlined in Section 1178.07. The applicant is proposing a density of 5.43 dwelling units per acre (an increase of only 8.6%). The utilization of Smart Growth Principles, to create a mix of residential uses within a highly walkable and connected environment, will ultimately provide the Village with more benefit than a single-use conservation design subdivision. In further support of this request, the applicant is dedicating a 12-acre park to the Village of Plain City, and committing to construct approximately 3,850 linear feet of multi-use trail, thereby providing a public

benefit that will extend not only to the residents of this development, but to the greater Plain City community as well.

- (b) The applicant requests a divergence from Section 1178.06 (e)(2) which states that the maximum height in a Planned Residential District shall be 35 feet. This divergence request is limited to Sub-Area B only and will permit 3-story townhomes and garden apartment buildings, up to 45' tall, on the interior of the sub-area only. Buildings adjacent to Street 'B', Street 'C', and the proposed park shall still be required to meet the 2-story (35' height) maximum. This divergence allows for a diversity of architecture, and will allow the efficient development of a much needed residential product type in the Village of Plain City.
- (c) The applicant requests a divergence from Section 1178.06 (g)(2) which limits private roads from serving areas larger than two acres, and larger than 6 units. This divergence is necessary to allow the development within Sub Area B, and Sub Area C to take place on private roads which is typical of a multi-family, or condominium development. Granting this divergence will prevent the village from having to assume the maintenance of streets and parking areas within a private residential development and is in the best interest of the Village of Plain City.
- (d) The applicant requests a divergence from Section 1183.03 (A)(1) which requires a minimum front setback from the centerline of the road equal to the width of the Right-of-Way of that road. The applicant requests this divergence to allow a standard setback of 25' from the Right-of-Way instead of the required 28'. This divergence will allow the adherence to accepted urban design principals and will allow front porches to be located closer to the sidewalk where public interaction occurs. The granting of this divergence will result in the development of a more pedestrian friendly, community oriented, environment within Madison Meadows.

### SUB AREA A – SINGLE FAMILY DETACHED HOUSING

Sub Area A is (mostly) located in the southern portion of the Madison Meadows site and represents the largest subarea. It also includes lots along the eastern portion of the site. Subarea A has frontage on both of the two main arterials, Lafayette-Plain City Road and Perry Pike Road, both of which will provide access to this subarea. Total size of this sub area is ±50.5 acres, and this includes common open space areas that will be used as setbacks and for stormwater management. Uses allowed for this subarea are single family detached housing.

#### Permitted Uses

- A) Single- family detached homes, one principle structure per lot

#### Density

- A) A maximum of 140 residential lots

#### Accessory Uses

- A) Private garages or carports, whether attached to or detached from a dwelling.
- B) Maximum of 1 Tool and/or garden shed per dwelling. No tool or garden shed shall be permitted in any drainage easement.
- C) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- D) Private swimming pools and tennis courts, for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of Section 1183.08 of the Village of Plain City Codified Ordinances.
- E) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located and complies with the provisions of Chapter 1184 of the Village of Plain City Codified Ordinances.
- F) Home occupations, subject to the regulations of Section 1183.13 of the Village of Plain City Codified Ordinances.

#### Development Standards

Out of respect for the existing context- especially the existing homes along Weather Vane Way to our east, Subarea A is broken into two areas:

- a) Northeast- this includes the areas along the border with Weathervane Way, which will feature larger lots, located strictly to the east of Street 'A' as shown on the conceptual development Plan, Exhibit 'E'.
- b) South- this includes the remainder of Subarea A.

- A) Minimum lot size: 8,000 square feet (northeast)  
7,200 square feet (balance of subarea)
- B) Minimum lot width: 70 feet (northeast)  
60 feet (balance of subarea)
- C) Lot coverage: No more than 45% of any lot may be covered by the combined footprint of buildings and driveways on the lot.
- D) The maximum height of buildings:
- Principal buildings: two (2) stories not to exceed 35 feet.
  - Accessory buildings: 15 feet.
- E) The minimum yard dimensions and setbacks:
- (a) Minimum Setbacks for buildings (northeast)
- |                  |                         |
|------------------|-------------------------|
| Perry Pike Road: | 90 feet from ROW        |
| Front yard:      | 25 feet from ROW        |
| Side yard:       | 7 feet from lot line*   |
| Rear yard:       | 25 feet from lot line** |
- (b) Minimum Setbacks for buildings (balance of Subarea A)
- |                            |                         |
|----------------------------|-------------------------|
| Lafayette-Plain City Road: | 90 feet from ROW        |
| Front yard:                | 25 feet from ROW        |
| Side yard:                 | 6 feet from lot line*   |
| Rear yard:                 | 25 feet from lot line** |
- \* Cantilevered fireplace chases, cantilevered condensing units, window wells, eaves and overhangs shall be permitted to extend a maximum of 2' in the side yards.
- \*\* Decks and patios shall be permitted to encroach into the rear yard a maximum of 10'. Decks and Patio's shall maintain a minimum 15' setback from the rear lot line.

**Public Street Requirements:**

**Multi-use path:** Developer shall install an 10-foot minimum asphalt multi-use path on the east side of Lafayette-Plain City Road and along the south side of Perry Pike across the frontage of Subarea A.

- A) **Sidewalks:** All new public streets shall have 5-foot minimum sidewalks installed on each side, to be located at least 6 feet from the back edge of curb to form a 6' minimum tree

lawn. The minimum width of the walk between the driveway and front porch/stoop shall be 3 feet.

- B) **Street Trees:** Street trees shall be required along all new streets developed within Subarea A. Street trees shall be located an average of 40 feet on center within the tree lawns of all public streets. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb cuts, fire hydrants, and street lights. Street trees shall meet the minimum size requirement at installation as specified in the Village of Plain City Zoning Resolution, Section 1187.05.
- C) **Street Lights:** All new public streets will include lighting as required by the Village of Plain City's subdivision regulations. The applicant agrees to participate in the formulation of a Street Lighting Assessment District in accordance with the Ohio Revised Code, Section 727.

**Special Landscape Buffers & Development Requirements:**

- A) **Perimeter Screening:** All lots backing onto Lafayette-Plain City Road and Perry Pike Road shall be screened. Screening shall consist of a combination of mounding, landscaping as indicated on the Development Plans, Exhibit G2.
- B) **Fencing:**
- (a) No fencing is permitted in front of the main elevation of the homes.
  - (b) Chain Link fencing is not a permitted fence type anywhere within the Madison Meadows development.
  - (c) Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools to meet current code requirements for perimeter fencing and gates surrounding a pool.
  - (d) Decorative screening for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around patios located immediately adjacent to dwellings.
  - (e) Fences not exceeding 3.5' in height are permitted along side and rear yard lines behind the rear elevation of the home and may be made of wood, PVC, vinyl, wrought iron or aluminum with the appearance of wrought iron. Wire mesh may be attached to the lot owner's side of fence for pet containment purposes.
- C) **Lafayette-Plain City Road:** Within the 70' perimeter setback identified on the development plans, the developer shall install a landscape buffer along the back of lots

facing the street. Screening shall consist of a combination of mounding and landscaping as shown on the Landscape Plan, Exhibit G2.

**Off-Street Parking Requirements:** Except as otherwise provided, the Village of Plain City's parking regulations outlined in Chapter 1193 shall apply in Sub Area A.

- (a) Developer is required to provide a minimum of two (2) enclosed garage parking spaces per unit
- (b) Garage parking spaces may be counted towards required off-street parking requirements

**Signs Permitted.** Except as otherwise provided, the Village of Plain City's signage regulations outlined in Chapter 1199 of the Village of Plain City Codified Ordinances shall apply in Sub Area A.

- A) Each Subarea shall be permitted two (2) free-standing monument signs. The following standards shall apply to the subarea identification signs:
  - (a) The signs shall be a free-standing monument, or yard arm style sign to be constructed of wood and/or natural or manufactured stone or brick, with the sign panel having a maximum height of 6 feet above the grade at the base of the sign. The graphic area shall be a maximum of 20 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G3).
  - (b) Freestanding signs shall be located at least ten (10) feet behind the right-of-way line and must not block sight visibility for ingress/egress.
  - (c) All identification signs within the same sub-area shall be built of similar materials and be of a similar height, size and setback to allow for consistent urban design and visual harmony.

### **Architectural Standards**

#### **A) Character Statement**

The single-family home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches with modest setback emphasizing neighborhood interaction and walkability while de-emphasizing the garage as the prominent façade element. The architectural character shall incorporate vocabulary from traditional details. Continuity of elements and scale and the commonality of building materials will reinforce the architectural cohesiveness while providing architectural diversity.

B) **Architecture**

- (a) Houses must contain at least two designs in any combination elements on all sides. Provided further that all of the following must be met:

- At least one design element must be present in each equal one-half vertical division of the subject elevation;
- If there is any upper wall area greater than 30 feet wide and 10 feet high (measured at nine feet above the first-floor level), at least one design element must be located predominately a minimum of nine feet above the first floor of the elevation.

- (b) Acceptable design elements include:

- A door of at least 17 square feet in area.
- A window at least six square feet in area with window trim of at least a minimum 3 ½" board. A set of adjacent windows, such as a double or bay window, count as one design element, however, horizontal bands of immediately adjacent window units count as one design element for every horizontal eight feet of run.
- An articulated decorative gable vent.
- A similar significant permanent architectural feature consistent with the style of the house.
- A chimney located along an exterior elevation. Cantilevered fireplaces and chimneys shall be permitted and are not required to extend past the roof line.
- Other appropriate design elements approved administratively.

(c) **Finish Building Materials**

- Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted. At least 75% of the homes will have brick, stone, or cultured stone on at least 25% of the front facade. Vinyl siding, if used, shall be a minimum of .044 inches thick.
- Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Final Color palette shall be as approved by the Village Planning and Zoning Commission at Final Development Plan approval.
- Surfaces: porch, stoop and walking surfaces may be concrete and/or pavers.

(d) **Windows and Doors**

- Windows: window style shall be single or double-hung, Picture, or Bow with 4/4, 6/6 or 9/9 grid pattern, or fixed pane with a minimum of 2 grids. Windows shall be constructed of Vinyl, Aluminum, Wood, or composite materials in colors that compliment the siding and trim of the house. All windows shall have grid patterns used on all four sides of the home.
- Shutters or trim: shutters or trim are required on all windows on all elevations. Shutters, if utilized, shall be sized to fully cover the window. Shutters shall be louvered, raised or flat paneled, or board and batten and made of vinyl, wood or PVC. Trim shall be required when shutters are not used. Trim shall be a minimum of 3 ½" board around all sides of windows and may be wood, vinyl or PVC.
- Front Door: Door style shall be 2, 4, or 6 panel wood, steel, or fiberglass, solid, and of a single-color. Transom windows with grids shall be optional above the front door.
- Garage Doors: Garage doors will be recessed a minimum of 5" from the garage facade. Garage doors shall be a maximum of 16' in width and maximum 9' in height. Garage doors shall be aluminum, wood, steel, or fiberglass, and shall be panel style or carriage style doors. Plain garage doors will not be permitted. The initial installation or replacement of garage doors must be a low-contrast color that is the same, or similar in hue and tonal value as the primary color of the house. Garage door trim shall match the garage doors or the primary trim color of the house. Trim shall be 3 ½" width minimum. The percentage of the garage door opening to the overall front facade may not exceed 50%.

(e) **Roof**

- Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12
- Material: main roof material shall be constructed with a 30-year dimensional asphalt shingle of weathered wood, pewter or a similar color. Porches shall be constructed with a 30-year dimensional asphalt shingle of weathered wood, pewter or a similar color; or shall be constructed of standing seam metal in a color chosen to compliment the color and style of the house.

(f) **Special Elements**

- Dormers: Gables shall be 4/12 to 12/12 pitch.
- Trim-Fascia and Soffits: Facades shall have a minimum 6" overhang.



- (g) **Architectural Diversity:** The same home elevation shall not be constructed side-by-side or directly across the street.
- (h) **Lighting Exterior:** Lighting shall be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to compliment the style of home.
- (i) **Elevations Examples:** representative architecture is shown on Exhibits I. Arrangement, configuration and changes to the architectural or landscape requirements and addition of other design elements may be approved administratively by the zoning department.

### SUB AREA B – MULTI FAMILY ATTACHED HOUSING

Sub Area B is centrally located within the Madison Meadows site and fronts onto the proposed central park to the east. Subarea B has frontage on Lafayette-Plain City Road to the west and by proposed collector streets 'B' and 'C', both of which will provide access to this subarea. Total size of sub area is approximately ± 15 acres, and this includes common open space areas that will be used as setbacks and for stormwater management. Uses anticipated for this subarea are multi-family attached housing in both townhome and garden apartment configuration.

#### Permitted Uses

- A) Multi-family structures having three or more attached units per building

#### Density

- A) A maximum of 208 residential units

#### Accessory Uses

- A) Private garages or carports, whether attached to or detached from a primary building.
- B) Maintenance building, attached to a garage or free-standing.
- C) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- D) Private Clubhouses and exercise facilities for the use of the residents of the development.
- E) Private swimming pools and tennis courts, for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of Section 1183.08 of the Village of Plain City Codified Ordinances.
- F) Private Trash Compactors for use of the residents of the community, to be serviced by a private company in contract with the sub area developer. Private compactors installed for use of the residents shall be screened from view from adjacent roadways by landscaping or by enclosure made of brick, stone, wood, or some combination of the above.
- G) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located and complies with the provisions of Chapter 1184 of the Village of Plain City Codified Ordinances.

#### Development Standards

- A) Lot coverage: No more than 40% of the site may be covered by the footprint of multi-family buildings and accessory structures.

B) Minimum Floor Area - Minimum floor area shall meet the requirements of Section 1178.06 of the Village of Plain City Codified Ordinances and shall be:

- 1 Bedroom – 750 square feet
- 2 Bedroom – 850 square feet
- 3 Bedroom – 900 square feet

C) The maximum height of buildings:

(a) Principal buildings:

- Perimeter buildings – those buildings fronting on Street 'B' and Street 'C' and the central park: two (2) stories not to exceed 35 feet
- Internal buildings (not fronting onto public streets): three (3) stories not to exceed 45 feet

(b) Accessory buildings: 15 feet.

D) The minimum yard dimensions and setbacks:

(a) Minimum Setbacks for buildings

Lafayette-Plain City Rd:	70 feet from ROW
Road 'B' & 'C':	25 feet from ROW
Park boundary:	25 feet from lot line

(b) Minimum setbacks for parking

Lafayette-Plain City Rd:	70 feet from ROW
Road 'B' & 'C':	25 feet from ROW
Park boundary:	10 feet from lot line

**Public Street Requirements:**

A) Multi-use path: Developer shall install an 10-foot minimum asphalt multi-use path on the east side of Lafayette-Plain City Road across the frontage of Subarea B generally as indicated on the Conceptual Development Plan, Exhibit E.

B) Sidewalks: New public streets 'B' & 'C' on the north and south sides of Subarea B shall have 5-foot minimum sidewalks installed on each side, to be located at least 6 feet from the back edge of curb to form a 6' minimum tree lawn.

- C) **Street Trees:** Street trees shall be required along new public streets 'B' & 'C'. Street trees shall be located an average of 40 feet on center within the tree lawns of all public streets. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb cuts, fire hydrants, and street lights. Street trees shall meet the minimum size requirement at installation as specified in the Village of Plain City Codified Ordinances,, Section 1187.05.
- D) **Street Lights:** All new public streets will include lighting as required by the Village of Plain City's subdivision regulations.

**Special Landscape Buffers & Development Requirements:**

- A) **Fencing:** Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around patios located immediately adjacent to buildings.
- B) **Lafayette-Plain City Road:** A landscape buffer shall be installed along the back of parking and access areas facing the Lafayette-Plain City Road. Screening shall consist of a combination of mounding and landscaping as shown on the Conceptual Landscape Plan, Exhibit G2.
- C) **Perimeter Landscaping:** A hedge row shall be established along the perimeter of parking lots located adjacent to public rights - of - way. The hedge row shall include 3 shade trees and 20 shrubs per 100 feet of parking located adjacent to a public right - of - way. Landscaping shall be placed in a manner that does not conflict with safe sight distance at corners and intersections.
- D) **Parking Lot Landscape:** Developer shall provide a minimum of one tree per 10 parking spaces within private parking lots. These trees can be grouped into larger islands as described below:
- A peninsula shall be no less than 144 square feet (8' X 18'), whereas an island shall be no less than 288 square feet (8' X 36'). Both shall have a minimum width of 8 feet. Fewer but larger islands are encouraged. One tree shall be planted for every 144 square feet of green space required in the parking lot.
  - Tree canopies shall be maintained at 6 feet above the ground plane and shall be landscaped with hardwood mulch, shrubs, or groundcover not to exceed 2 feet in height.
  - All trees shall meet the minimum size requirement at installation as specified in the Village of Plain City Codified Ordinances,, Section 1187.05.

**Off-Street Parking Requirements:**

Except as otherwise provided, the Village of Plain City's parking regulations outlined in Chapter 1193 of the Village of Plain City Codified Ordinances shall apply in Sub Area B.

- (a) 1.5 parking spaces per unit (1 bedroom)
- (b) 2.0 parking spaces per unit (2 bedroom or 3 bedroom)
- (c) Clubhouses, pools and other recreational amenities shall provide a minimum of 3 spaces per 1000 square feet of building area
- (d) Parking spaces shall be a minimum of 9'x18' in size with a minimum 24' wide drive aisle. The use of inverted crown streets shall be prohibited. Pitches, or crowned streets may be used as appropriate to manage the drainage of stormwater.

**Signs Permitted**

Except as otherwise provided, the Village of Plain City's signage regulations outlined in Article 23 of the Village of Plain City Code shall apply in Sub Area B.

- A) Project Identification Signs. Each Subarea shall be permitted two (2) free-standing project identification signs. The following standards shall apply to the subarea identification signs:
  - (a) The signs shall be a free-standing monument, or yard arm style sign to be constructed of wood and/or natural or manufactured stone or brick, with the sign panel having a maximum height of 6 feet above the grade at the base of the sign. The graphic area shall be a maximum of 20 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G3).
  - (b) Freestanding signs shall be located at least ten (10) feet behind the right-of-way line and must not block sight visibility for ingress/egress.
  - (c) All identification signs within the same sub-area shall be built of similar materials and be of a similar height, size and setback to allow for consistent urban design and visual harmony.
- B) Project Directional Signs. Developer may also provide appropriate directional signage at ingress/egress access points for street names. On site permanent directional signs, e.g. employee and visitor parking, sales & leasing, etc. will be of a common design, material and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be three (3) square feet.
- C) Building/Address Signs. Developer may also use address signs on buildings to aid in navigation by visitors and delivery personnel. Signs are limited to one (1) square foot, and

should be made of a permanent material that gets mounted appropriately on the façade of buildings.

### Architectural Standards

#### A) Color Palette:

- (a) Earth tones, muted and natural tones are required. Colors of white, yellow, tan, beige, gray, brown, green, and red are acceptable provided they are approved by the Village Planning Commission at the time of Final Development Plan. Accent colors in brighter hues are permitted for building accent features only such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors harmonize with each other.

#### B) Materials:

- (a) Exterior cladding shall be within color palette described and be traditional materials, most commonly found on similar building types. These materials shall include the following:
  - Warm Tone reddish Brick or Brick Veneer
  - Stone/Cultured Stone (equal to or better than Stone Products Corporation).
  - Wood lap siding, composite lap siding, and cedar shake siding painted or stained.
  - High quality vinyl siding- minimum of .044 inch nominal thickness in 4" horizontal profile, 6" dutch lap profile, cedar shake profile, or board and batten profile.
  - Stucco- per industry standards -light to medium textures.
- (b) No building elevation shall have more than 70% vinyl siding. The remaining 40% of the elevation shall be comprised of other materials provided herein. All buildings should have approximately the same facade material percentages mix on all four sides of the building.
- (c) Roof materials: Standing seam metal, cedar shakes, slate or dimensional asphalt or fiberglass shingles.

### Lighting

- A) No light from parking areas will spill over onto the single-family residential lots.

**SUB AREA C – AGE TARGETED ATTACHED AND DETACHED DWELLINGS**

Sub Area C is located in the northwest portion of the Madison Meadows site. Subarea C has frontage on Perry Pike to the north, Lafayette-Plain City Rd. to the west, proposed collector street 'B' to the south and proposed collector street 'A' to the east. Access to this subarea will be from new streets 'A' and 'B'; no direct access is proposed off Perry Pike or Lafayette-Plain City Road. Total size of this sub area is approximately  $\pm 24.3$  acres, and this includes common open space areas that will be used as setbacks and for stormwater management. Uses anticipated for this subarea are age targeted attached and detached dwellings.

**Permitted Uses**

- A) Age targeted Single-Story, or story and a half, detached dwelling units
- B) Age targeted attached dwellings in configurations ranging from 2 units to 4 units

**Density**

- A) A maximum of 110 residential units

**Accessory Uses**

- A) Private garages or carports, whether attached to or detached from a primary building.
- B) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- C) Private swimming pools and tennis courts, for primary use by occupants of the principal use of the sub area. Private swimming pools shall be subject to the regulations of Chapter 1183.08 of the Village of Plain City Codified Ordinances.
- D) Clubhouses and/or exercise facilities for the private use of the primary residents of this sub area.
- E) Private Sport courts such as pickleball, shuffleboard, bocce, etc. for the private use of the primary residents of the sub area.
- F) Private Trash Compactors for use of the residents of the community, to be serviced by a private company in contract with the sub area developer. Private compactors installed for use of the residents shall be screened from view from adjacent roadways by landscaping or by enclosure made of brick, stone, wood, or some combination of the above.
- G) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located and complies with the provisions of Chapter 1184 of the Village of Plain City Codified Ordinances.

**Development Standards**

- A) **Lot coverage:** No more than 40% of the sub area may be covered by principal or accessory structures
- B) **The maximum height of buildings:**
- Principal buildings: two (2) story not to exceed 24 feet
  - Accessory buildings: one (1) story not to exceed 15 feet
- C) **The minimum yard dimensions and setbacks:**
- (a) Minimum Setbacks for buildings
- |                          |   |
|--------------------------|---|
| Lafayette-Plain City Rd: | 70 feet from ROW  |
| Perry Pike:              | 90 feet from ROW  |
| Street 'A' & 'B':        | 25 feet from ROW  |
| Internal Private Streets | 20 feet from face of garage to edge of pavement or back of sidewalk. 15 feet from side of building to edge of pavement. |
- (b) Minimum setbacks for paving
- |                          |                   |
|--------------------------|-------------------|
| Lafayette-Plain City Rd: | 90 feet from ROW  |
| Perry Pike:              | 110 feet from ROW |
| Street 'A' & 'B':        | 25 feet from ROW  |
- (c) Minimum separation between buildings: 12 feet

**Public Street Requirements:**

- A) **Multi-use path:** Developer shall install an 10-foot minimum asphalt multi-use path on the east side of Lafayette-Plain City Road and on the south side of Perry Pike across the frontage of Subarea C generally as shown on the Conceptual Development Plan, Exhibit E.
- B) **Sidewalks:** New public Streets 'A' & 'B' on the east and south sides of Subarea C shall have 5-foot minimum sidewalks installed on each side, to be located at least 6 feet from the back edge of curb to form a 6' minimum tree lawn.
- C) **Street Trees:** Street trees shall be required along new public Streets 'A' & 'B'. Street trees shall be located an average of 40 feet on center within the tree lawns of all public streets. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb



cuts, fire hydrants, and street lights. Street trees shall meet the minimum size requirement at installation as specified in the Village of Plain City Codified Ordinances, Section 1187.05.

- D) **Street Lights:** All new public streets will include lighting as required by the Village of Plain City's subdivision regulations. The applicant agrees to participate in the formulation of a Street Lighting Assessment District in accordance with the Ohio Revised Code, Section 727.

**Private Street Requirements:**

- A) **Sidewalks:** Developer shall install a 4' minimum sidewalk on at least one side of each private street within sub area C. Sidewalk should be located on the side that has the most homes, and should be designed to connect with public sidewalks and trails to maximize pedestrian walkability.
- B) **Street Trees:** Street trees shall be required along new private roads. Street trees shall be located an average of 50 feet on center within the tree lawns of all private streets. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb cuts, fire hydrants, etc. Street trees shall meet the minimum size requirement at installation as specified in the Village of Plain City Codified Ordinances, Section 1187.05.

**Special Landscape Buffers & Development Requirements:**

- A) **Fencing:** Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools, Provided such fencing meets all applicable code requirements for fencing / gates surrounding pools. Decorative screening for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around patios located immediately adjacent to buildings.
- B) **Lafayette-Plain City and Perry Pike Road:** A landscape buffer shall be installed along the back of lots or building rear elevations facing the street. Screening shall consist of a combination of mounding and landscaping as indicated on the Conceptual Site Landscape Plans, Exhibit G2.
- C) **Parking Lot Landscape:** Developer shall provide a minimum of one tree per 10 parking spaces. These trees can be grouped into larger islands as described below:
- (a) A peninsula shall be no less than 144 square feet (8' X 18'), whereas an island shall be no less than 288 square feet (8' X 36'). Both shall have a minimum width of 8 feet. Fewer but larger islands are encouraged. One tree shall be planted for every 144 square feet of green space required in the parking lot.
  - (b) Tree canopies shall be maintained at 6 feet above the ground plane and shall be landscaped with hardwood mulch, shrubs, or groundcover not to exceed 2 feet in height.

- (c) All trees shall meet the minimum size requirement at installation as specified in the Village of Plain City Codified Ordinances, Section 1187.05.

**Off-Street Parking Requirements:**

Except as otherwise provided, the Village of Plain City's parking regulations outlined in Chapter 1193 of the Village of Plain City Codified Ordinances shall apply in Sub Area C. Garage spaces and driveway spaces can count towards the minimum parking requirements.

- (a) 1.5 parking spaces per unit (1 bedroom)
- (b) 2.0 parking spaces per unit (2 bedroom or 3 bedroom)
- (c) Clubhouses, pools and other recreational amenities shall provide a minimum of 3 spaces per 1000 square feet of building area
- (d) Private streets shall be a minimum of 24' in width provided that on-street parking shall not be permitted. Guest parking spaces shall be provided throughout the subarea to meet additional parking needs for the applicant if required. Inverted crown street sections shall not be permitted. Crowned and pitched streets shall be permitted as necessary to meet storm drainage needs.

**Signs Permitted.** Except as otherwise provided, the Village of Plain City's signage regulations outlined in Article 23 of the Village of Plain City Codified Ordinances shall apply in Sub Area C.

- A) **Project Identification Signs.** Each Subarea shall be permitted two (2) free-standing project identification signs interior to the development. The following standards shall apply to the subarea identification signs:
- The signs shall be a free-standing monument, or yard arm style sign to be constructed of wood and/or natural or manufactured stone or brick, with the sign panel having a maximum height of 6 feet above the grade at the base of the sign. The graphic area shall be a maximum of 20 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G3).
  - Freestanding signs shall be located at least ten (10) feet behind the right-of-way line and must not block sight visibility for ingress/egress.
  - All identification signs within the same sub-area shall be built of similar materials and be of a similar height, size and setback to allow for consistent urban design and visual harmony.
- B) **Project Directional Signs.** Developer may also provide appropriate directional signage at ingress/egress access points for street names. On site permanent directional signs, e.g. employee and visitor parking, sales & leasing, etc. will be of a common design, material and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be three (3) square feet.

- C) Building/Address Signs. Developer may also use address signs on buildings to aid in navigation by visitors and delivery personnel. Signs are limited to one (1) square foot and should be made of a permanent material mounted appropriately on the facade of buildings.

### Architectural Standards

A) Color Palette:

- (a) Earth tones, muted and natural tones are required. Colors of white, yellow, tan, beige, gray, brown, green, and red are acceptable provided they are approved by the Village Planning Commission at the time of Final Development Plan. Accent colors in brighter hues are permitted for building accent features only such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors harmonize with each other.

B) Materials:

- (a) Warm-tone reddish brick, brick veneer, stone, stone veneer, or stucco stone with limestone trim.
- (b) Natural wood, wood composite or high-quality vinyl sidings with wood trim.
- (c) Stucco may be used as an accent material provided it does not exceed 60% of the exterior facade material. Concrete or masonry foundations may only have 18-inch exposure above finish grade before the primary exterior finish materials begin.
- (d) Exterior cladding shall be within color palette described and be traditional materials, most commonly found on similar building types. These materials shall include the following:
- Brick or Brick Veneer in warm reddish tones
  - Stone/Cultured Stone (equal to or better than Stone Products Corporation).
  - Wood lap siding, composite lap siding, and cedar shake siding painted or stained.
  - High Quality vinyl siding- minimum of .044 inch nominal thickness in 4" horizontal profile, 6" dutch lap profile, cedar shake profile, or board and batten profile.
  - Stucco- per industry standards -light to medium textures.
- (e) No front building elevation shall have more than 70% vinyl siding. The remaining 30% of the front elevation shall be comprised of other materials provided herein.



- (f) Roof materials: Standing seam metal, cedar shakes, slate or dimensional asphalt or fiberglass shingles.