

**AN ORDINANCE APPROVING THE ZONING TEXT AND DEVELOPMENT PLAN AMENDMENT FOR SUBAREA D OF THE DARBY STATION RESIDENTIAL DEVELOPMENT**

**WHEREAS**, the rezoning and approval of the preliminary development plan for the Darby Station Residential Development was passed by ordinance 19-20 in November of 2020; and

**WHEREAS**, with the passage of this ordinance the zoning text for the development was included.; and

**WHEREAS**, the zoning text for the Darby Station Residential Development outlines development standard for the community to include general standards as well as standards specific to each subarea; and

**WHEREAS**, the applicant is requesting a modification to the zoning text for Subarea D as described in Exhibit A; and

**WHEREAS**, after review and consideration, the Planning and Zoning Commission recommended approval of the zoning text and development plan amendment;

**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.** A public hearing was scheduled for the Village Council meeting on June 27, 2022 to hear further details of the proposal zoning text and development plan amendment for Subarea D of the Darby Station Residential Development.

**Section 2.** The Darby Station Amended Zoning Text and Development Plan for Subarea D, attached hereto as Exhibit A, and incorporated by reference herein, are approved subject to the conditions outlined by the Planning and Zoning Commission.

**Section 3.** This Ordinance shall be effective from and after the earliest period provided by law.

Passed: June 27, 2022.

Attest: \_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Mayor

First reading: June 13, 2022. Vote: \_\_\_ yea \_\_\_ nay \_\_\_ abstain

Second reading: June 27, 2022. Vote: 6 yea \_\_\_ nay \_\_\_ abstain

**Certificate of Publication**

The undersigned, being Village Clerk 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 \_\_\_\_\_, 2022 to \_\_\_\_\_, 2022 at the Office of the Clerk located at 800 Village Boulevard; 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: \_\_\_\_\_, 2022 \_\_\_\_\_  
Village Clerk

**Village of Plain City  
Planning and Zoning Department**

P.O. Box 167, Plain City, Ohio 43064  
Phone: 614-873-3527 (105) Fax: 614-873-4649  
Email: tbrill@plain-city.com

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May 19, 2022

Village Council  
Village of Plain City  
800 Village Blvd.  
Plain City, OH 43064

RE: PUD-22-1: Darby Station Development Plan/Zoning Text Amendment

Council:

The Village of Plain City's Planning and Zoning Commission met on May 18, 2022, to review application PUD-22-1. This application was for a Zoning Text and Development Plan amendment for Subarea D of the Darby Station Residential Development.

**Project Summary**

The rezoning and approval of the preliminary development plan for the Darby Station Residential Development was passed by ordinance 19-20 in November of 2020. With the passage of this ordinance the zoning text for the development was included. Darby Station is a residential development to be situated on 335.83± acres along State Route 161. Proposed in six different sub-areas, the development will accommodate an array of housing options and open space. Sub-areas A-C will contain single-family homes and Sub-area D is comprised of clustered detached condominium homes. Sub-area F is designated "flex area" which will be set aside for a period of time to provide the opportunity for the Jonathan Alder Local School District to purchase for an additional school site. If not developed for a school site, this area will become multi-family homes. Sub-area G is dedicated for public purposes. The development has ample open space and parkland incorporated in and amongst the proposed units, with a central park space.

**Zoning Text**

The zoning text for the Darby Station Residential Development outlines development standard for the community to include general standards as well as standards specific to each subarea. The applicant is requesting a modification to the zoning text for Subarea D. Subarea D consists of 30.6 acres located on the eastern most portion of the development, north of SR 161. This subarea will contain single-family detached cluster homes as a permitted use. The text calls for a maximum of 88 detached cluster homes.

The first amendment requested is in VIII(c) Setbacks, with the revision stating "there shall be a minimum building and pavement setback of 10 feet from all perimeter boundaries of this subarea..."

**Village of Plain City**  
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*A proud heritage, a promising future*

The second amendment is to section VIII(d) Building Height, with the text now stating, "home heights shall not exceed 35 ft in height. The revision strikes out the 1 or 1 ½ stories previous and set a maximum height for all structures in feet. This 35ft restriction is consistent with all other subareas where single-family buildings as permitted and/or primary uses. The developer has made some changes to the product type for Subarea D since the preliminary submittal.

Section VIII(f) is being amended to remove the installation of a privacy fence for each unit and section VIII(h) now state, "each home shall be required to have a minimum of two off-street parking spaces on its driveway, in addition to those parking spaces in its garage. This parking requirement is consistent with Subareas A-C.

Those 4 zoning text amendments sum up the requests for the applicant. All other sections of the text will remain as approved in the preliminary plan and furthermore ordinance 19-20.

**Site Plan**

The applicant is proposing a modification to the layout of Subarea D. The unit count will remain the same. The previous site plan called for a clustering of homes in a more block style pattern. Each unit shared a service drive, and the garages were rear-loaded. The new site plan would keep the community as part of a condominium ownership. Units will be on one shared lot rather than each having an individual lot. The new site plan contains two street networks around two separate cul-de-sacs. Each unit will have frontage along the main road.

**Recommendation**

After review and consideration, the Planning and Zoning Commission recommended APPROVAL of the zoning text and development plan amendment. Details and exhibits have been included in subsequent pages for reference.

If you have any questions or comments, please feel free to contact me.

Best,

Taylor Brill  
Village Planner

**DARBY STATION**  
**MODIFICATION TO PLANNED RESIDENTIAL DISTRICT (PRD) ZONING TEXT**

**Submitted by M/I Homes of Central Ohio, LLC**

**May 6, 2022**

**VIII. SUBAREA D:** Subarea D consists of 30.6± acres located to the north of and adjacent to State Route 161 in the eastern portion of the zoning district. This subarea will allow for the development of single-family detached cluster homes and open space.

A. Permitted Uses: Permitted uses in this zoning district shall include:

1. Single-family detached cluster homes which are part of a condominium form of ownership
2. Single-family detached dwellings
3. Open space
4. Parks, playgrounds, and related recreational uses
5. Accessory buildings and uses in association with a permitted use
6. Home occupations associated in accordance with the Village Code
7. One model home with an associated parking area, which may be operated only until such time as homes have been constructed on all lots in this subarea. Construction of model homes may occur in advance of, or in conjunction with, installation of infrastructure for the subdivision, provided that no occupancy permit shall be issued for a model home until such time as the Village has conditionally accepted infrastructure to serve the phase of development of the neighborhood in which the model home is located. Approval of model homes and any extension of the duration of model home approvals shall be the responsibility of the Planning Commission rather than the Board of Zoning Appeals and otherwise shall be subject to the requirements of Section 1184.06 of the Village Code.

B. Density: A maximum of 88 detached cluster homes shall be permitted in this subarea.

C. Setbacks:

1. Perimeter Boundaries: There shall be a minimum building and pavement setback of 10 feet from ~~the eastern and western perimeter boundary lines of this subarea. There shall be a minimum building and pavement setback of 75 feet from the eastern and western perimeter boundary lines of this subarea, provided~~ **all perimeter boundary lines of this subarea provided**, however, that private drives which cross such setbacks generally in a perpendicular manner shall be permitted to encroach within this minimum setback. All buildings and pavement shall be located outside of the 100-year floodplain that is located in the southern portion of this subarea.
2. Building Separation: There shall be a minimum setback of 12 feet between homes in this subarea.
3. Private Roads: There shall be a minimum front building setback of 20 feet from the edge of pavement of a private road.

D. Building Height: Homes shall ~~be 1 or 1 ½ stories and shall~~ not exceed 35 feet in height.

E. Building Materials: Permitted primary building materials shall include the following (either alone or in some combination): brick, brick veneer, stone, stone veneer, cementitious siding or comparable materials, vinyl siding, and/or wood.

F. Rear Yards: Each unit shall have its own rear yard for its exclusive use. ~~Each rear yard shall include a privacy fence that is 6 feet in height. Such fences shall be made of vinyl or wood.~~

G. Vehicular Transportation System: The internal transportation network within this subarea shall consist of private roads with a pavement width of 27 feet.

H. Parking: ~~Parking shall be permitted on one side of internal private roads. Each home shall include two garage spaces, and motor courts shall include one additional parking space per unit.~~ Each home shall be required to have a minimum of two (2) off-street parking spaces on its driveways, in addition to those parking spaces provided in its garage.

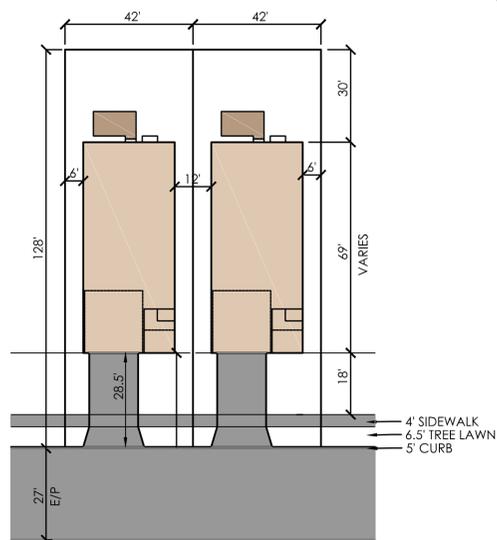
I. Sidewalks: A sidewalk system shall be provided as generally demonstrated on the accompanying Open Space Plan. Sidewalks shall be 4 feet in width and shall be concrete.

J. Entry Signage/Landscape Feature. A landscape entry feature may be provided at the vehicular entry point into this subarea to distinguish the neighborhood within this subarea from other neighborhoods within the zoning district, if elected by the developer.

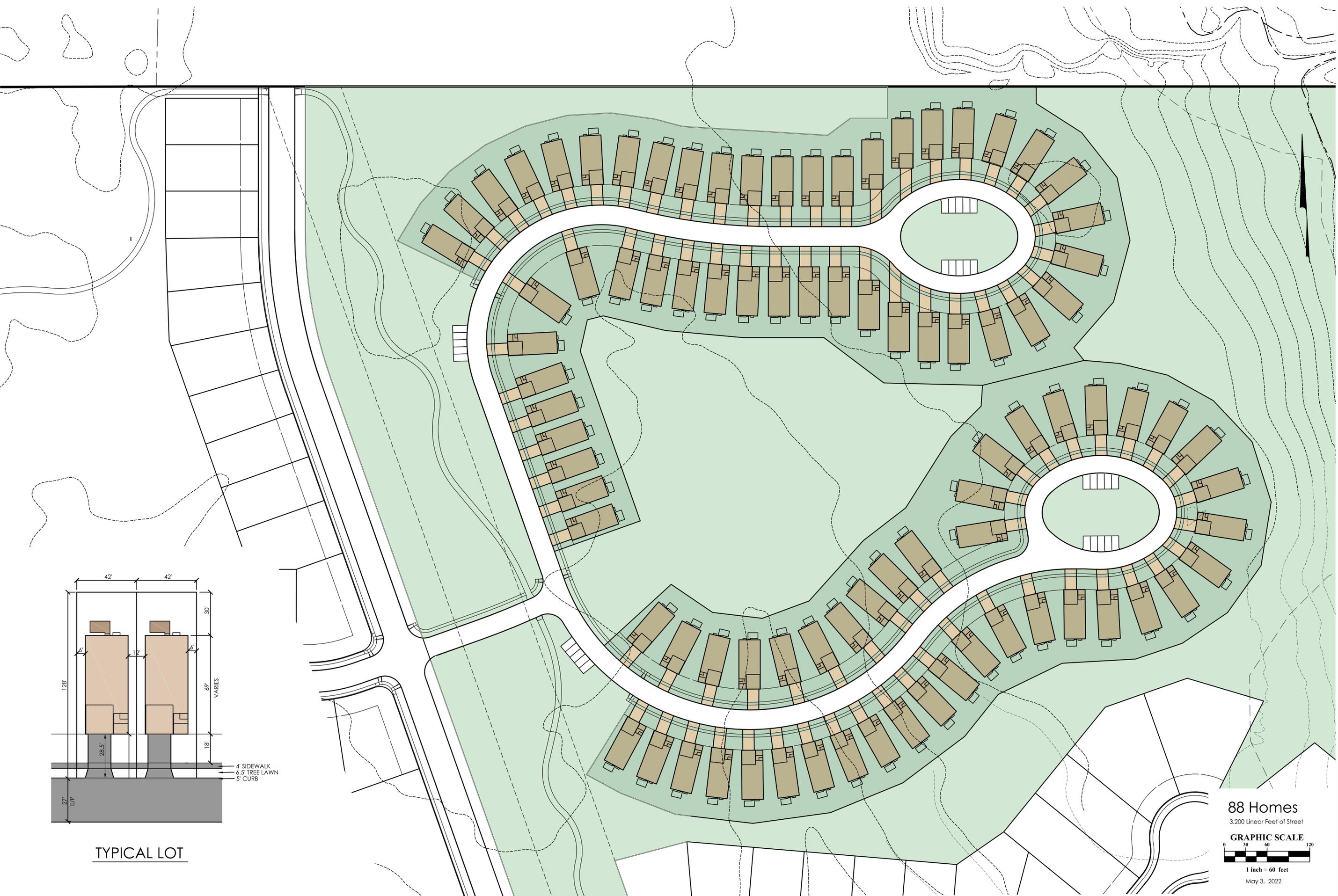
K. Condominium Association: A forced and funded condominium owners' association shall be formed by the applicant for the purpose of maintaining, repairing, and replacing the common elements in this subarea. Condominium assessments shall be charged to unit owners in this subarea in amount that is adequate to provide for the maintenance, repair, and replacement of private roads, parking spaces, open spaces, sidewalks, and other elements of the community that are of common interest to unit owners.

L. Open Space: Open space areas are shown on the Open Space Plan that accompanies this text. The total open space in this subarea may be modified as further engineering of the development within this subarea is completed, with final configurations and acreages to reviewed and approved as part of one or more final development plans. The developer and/or the condominium owners' association that will apply to this zoning district will maintain open space within this subarea at their sole cost and expense until such time as the last certificate of occupancy is issued for a single-family home that is permitted to be constructed in this subarea. Following that time all open space will be owned and maintained by the condominium owners' association.

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TYPICAL LOT



88 Homes  
 3,200 Linear Feet of Street  
 GRAPHIC SCALE  
 0 30 60 120  
 1 inch = 60 feet  
 May 3, 2022

**DARBY STATION  
 PHASE 3 - Revised**





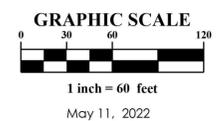


**DEVELOPMENT DATA:**

- Total Units: 88  
 - Condominiums  
 - 12' Min. between homes  
 - 35' Min. building height

- Private streets:  
 - 27' wide from face of curb  
 - On-street parking one side  
 - 6.5' tree lawn  
 - 4' sidewalk where shown on plan

This plan revision results in an overall increase of ±2.5 acres of open space



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