

Ravines at Meadow Ridge. Development Text
8.6.21

Section S81.15:07 - PLANNED RESIDENCE DISTRICT (PRD)

1. PURPOSE - Sunbury recognizing that with increased urbanization and population growth comes increased demands for well-organized residential areas which take into account unique natural factors, contemporary land use concepts, and a balanced residential environment, hereby provides for the Planned Residence District intending hereby to promote the variety and flexibility of land development for residential purposes that are necessary to meet these demands while still preserving and enhancing the health, safety and general welfare of the inhabitants of the municipality.
2. APPLICATION - The provisions of this section of the Zoning Ordinance shall apply to all lands of the municipality regardless of the size of the parcel being developed, which are to be developed in a balanced residential environment.
3. PERMITTED USES - Within the Planned Residence District (PRD) the following uses, developed in strict compliance with the approved development plan and standards, shall be permitted:
 - a) Residential structures of any type, either single family or multi-family, cluster, patio, common wall or any reasonable variation on the same theme. **Multi Family and related uses, including clubhouse, leasing office, model units, garages, mail kiosk, swimming pools, and water meter buildings (if needed) shall be allowed in this district.**
 - b) Non-residential uses of a religious, cultural, educational or recreational nature or character to the extent that they are designed and intended to serve the residents of the Planned Residence District. Said facilities may be designed to serve adjoining neighborhoods or residents if they are located in such proximity to the major thoroughfares as to permit access without burdening residential streets. **These uses are not planned for this district.**
 - c) Commercial uses to the extent that said uses are totally self-contained within the multi-family residential structures and are designed solely for the purpose of providing service to that or adjoining residential

structures. No commercial use shall be established prior to the substantial occupancy by the residents it is designed or intended to serve. **No commercial uses are planned for this district.**

- d) Temporary structures in accordance with S81.14.03(B).
- e) Home occupations in accordance with S81.14.03(C).

4. **CONDITIONAL USES** - Within this zoning district the following uses may be permitted, subject to the conditions and restrictions imposed by the Sunbury Planning and Zoning Commission pursuant to the provisions of S81.11.27 et. seq. Conditionally permitted uses shall be considered and declared abandoned if said uses are discontinued for a period in excess of six (6) months. **No conditional uses are proposed for this district.**

- a) Kindergarten or Child Care Facilities in accordance with S81.14.03(L).
- b) Family Care Home in accordance with S81.14.03(J).
- c) Model home(s) so long as the business conducted is limited to the residential structures and lots within the PRD. The model home shall be ready for occupancy as a residential structure before any permit is issued. The restrictions in S81.14.03(C) shall be modified to apply whenever possible. **While no model homes will be on site, there will be model units within the multifamily buildings.**
- d) Other uses of like or similar nature which promotes the purpose of this district.

5. **PROCEDURE** - In addition to any other procedures set out in this Ordinance, all applications for amendments to the zoning map to re-zone lands in this district shall follow the procedures hereinafter set forth:

- a) **Application** - The owner or owners of lots under the jurisdiction of the Sunbury Planning and Zoning Commission may request that the zoning may be amended to include such tracts in the Planned Residence District in accordance with the provisions of this ordinance.

- 1) The applicant is encouraged to engage in informal consultations with the Sunbury Planning and Zoning Commission prior to formal submission of a development plan and request for an amendment to the zoning map; it being understood that no statement by Officials of Sunbury, Ohio, shall be binding upon either. **The applicant has had**

informal discussions and presentations to Sunbury Planning and Zoning Commission prior to this application.

b) Development Plan - Fifteen (15) copies of the development plan shall be submitted with the application, which plan shall include in text and map the following:

- 1) The proposed size, location, and the total number of units to be developed in the Planned Residential Development. The PRD site is a total of approximately 67.1 acres. The site is located between Africa Road and South 3-B's and K road, south of SR 36/37. Future 36/37 shall pass through the property as indicated on the site plan. There are 744 units proposed for this district,
- 2) The general development character of the tract including property boundaries, the limitations or controls to be placed on residential and related uses, probable lot sizes, density levels, and other development features including landscaping, and the proposed location, size and use of the non-residential portions of the tract, including usable open space, parklands, playgrounds and other areas and spaces, including their suggested ownership. The site shall be developed as multi-family with associated uses and will provide ROW for future 36/37 roadway. The multi-family shall be limited to 744 units total, with a density of approximately 11.09 du/ac +/- over the PRD district. The property shall be landscaped per attached landscape plans and shall be managed by a professional management company. Entry features including signage and flagpoles shall be provided at project entries from 3B's and K, Africa Road, and future 36/37. Cross buck fencing shall be utilized along 36/37, 3B's and K, and Africa Road frontages as depicted on landscape plans. Total open space shall be provided per the code and shall total approximately 22.19 +/- acres (33%). A total of 20%, or 13.3 acres of open space is required.
- 3) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures. The architecture shall be in accordance with the submitted elevations of structures within the development, as well as signage per the signage details.
- 4) The proposed provisions for water, sanitary sewer and surface

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drainage with engineering feasibility studies or other evidence of reasonableness. Refer to preliminary engineering plans and letters from utility providers.

- 5) The proposed pedestrian and vehicular traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise. See development plan for proposed vehicular and pedestrian circulation throughout the sites. All streets interior to the multifamily development shall be private and maintained by the project owner through a professional management company. Future 36/37, landscaping, pathways, and related items within future 36/37 ROW dedication shall be provided by others upon completion of 36/37.
- 6) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable. The site is bounded by commercial and industrial uses to the north and east, Federal and state-owned land to the west, and existing single family to south and southwest. As future 36/37 is constructed and developed, additional commercial and multifamily development will most likely occur adjacent the roadway.
- 7) The location of school, park, and other community facility sites, if any. There shall be a land dedication to Sunbury of approximately 5.3 acres+/- along future 36/37 at the northeast portion of the site.
- 8) The proposed time schedule for development and probable uses of surrounding areas. The site shall be developed in phases and will take approximately 8 to 10 years to complete. Surrounding uses will likely develop as commercial and multifamily adjacent future 36/37 as it is constructed.
- 9) If the proposed timetable for development includes developing the land in phases, all phases to developed after the first, which in no event shall be less than ten (10) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give Sunbury Officials definitive guidelines for approval of future phases.

The site shall be developed in 4 phases- refer to phasing plan.

The first phase shall start commencement in mid to 3rd quarter of 2022. Phase 2 shall start commencement in mid to 3rd quarter of 2024. Phase 3 shall start commencement in mid to 3rd quarter of 2026. Phase 4 shall start commencement in mid to 3rd quarter of 2028. Phase 1 and phase 4 shall be less than 10 acres, and a divergence is requested to this requirement. The boundaries of existing roadways and proposed 36/37 ROW do not allow for these phases to be any larger. The order of phasing may be amended by the developer, and phasing may not be sequential in numerical order as depicted on the phasing plan.

- 10) The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan. Refer to preliminary engineering plans. The applicant owns the subject property and is an established builder of this type of project.
- 11) Specific statements of divergence from the development standards in Section S81.16.01 and S81.15.07 and justification therefore.
 1. 81.15.07.5.b.9 – Phase 1 and 4 shall not be 10 acres. The geometry of existing roadways, proposed 36/37, and topographical features make it impossible to have 10 acres in those phases.
 2. 81.15.07.5.g – no subdivision plat or deed restrictions required. AS this is a multifamily development and one lot, no plat is required for development. Consequently, a divergence is requested from Effect of Approval section, removing plat recording requirements as there will be no plat provided. 81.15.07.5.d.
 3. 81.15.07.6.a.4- maximum density shall be approximately 11.1 du/ ac+/-, or 744 units, exceeding the 7 du/ac threshold. The density is necessary to provide for needed infrastructure improvements to justify the development.
 4. 81.15.07.6.a.4.c- maximum limit of 8 du/individual acre per apartment building shall not pertain. Given the topography of the site and natural areas being preserved, future 36/37 Row, and existing powerlines, units must be clustered in developable areas instead of spreading out over the parcel.
 5. 81.15.07.6.d.1-decrease setback from public row to 30' from 40'. This frames the parkway with architecture/ buildings,

- instead of parking areas, creating an attractive roadway frontage. The large ROW requirement for future 36/37 gives more than adequate setback from proposed edge of pavement to building (approximately 75')
6. 81.15.07.6.d.2 and 3- reduce rear yard setback from 40' to 25' unless adjacent residential to the southwest corner and refer to all side and rear yards as perimeter yards regardless of location (omit side and rear yard language/setbacks). The property boundaries of this project are adjacent federal and state lands, areas zoned for industrial and commercial uses, and existing single family. Buffers adjacent areas of no development (state and federal lands) as well as commercial or industrial, are sufficient with a 25' setback to provide for adequate separation. Areas adjacent existing single family shall be buffered and screened in the minimum 50' wide buffer area.
 7. 81.15.07.6.f- slopes in excess of 6%, existing vegetation, and portions of natural waterways will be disturbed by this development, as there is significant topography in this area. Areas of streams and ravines are being protected, with areas that are developable being developed. Refer to impacts exhibit C-6 that shows areas that will be impacted.
 8. 81.15.07.6.a.4.c- increase maximum units' side by side/attached to 24 units per building. This unit configuration and building style is appropriate for the site and scale of proposed 36/37 and is standard practice for multifamily construction.
 9. 81.15.07.6.b- reduce minimum square footage per unit from 1450 to 681 sf. 1-bedroom units shall be 681 sf, 2-bedroom units shall be 957 square feet, and 3-bedroom units shall be 1225 square feet. The square footage requested is suitable for multifamily developments and is consistent with multifamily developments within the region.
 10. 81.15.07.6.a.4.c and 81.15.07.6.d.4- increase building height limit to 3 stories, and height shall be determined as per definition in code of mean of peaked roof, not highest point. The buildings at 3 story height allows for the clustering of units within developable areas on this site, while allowing for tree and open space preservation, and 36/37 future ROW.
 11. 81.15.07.3 and 4.- Permitted uses shall also include clubhouse, model units, leasing office, garages, mail kiosk, pools, and meter buildings. These are customary and common amenities for these types of developments and provide much desired amenities for the residents.

12. 81.15.07.6.d.2- structure separation shall be reduced to 20' from 25' between buildings regardless of if windows present or not. This separation follows all requirements of national fire code and Ohio Basic Building Code and allows for clustering of units.
13. 81.16.01.2.a- parking spaces shall be 9 x 18, versus 10' x 20', and ADA spaces may be 10' x 18' with appropriate maneuvering striped areas per national requirements. This reduction allows for the unneeded impervious areas of parking lots, and is a typical standard for most municipalities, protecting and allowing for more open space.
14. 81.16.01.2.a-minimum parking access aisle widths may be reduced from 24' to 22'. Minimum parking access aisles of 22' as allowed by fire code reduce unneeded pavement and impervious areas on the site, protecting and allowing for more open space. Refer to Exhibit E-8 for drive aisle widths. Final drive aisles are subject to Fire approval during detailed engineering.
15. 81.16.01.2.c.1-minimum drive aisle widths may be reduced from 24' to 22'. Minimum drive aisles of 22' as allowed by fire code reduce unneeded pavement and impervious areas on the site, protecting and allowing for more open space. Refer to Exhibit E-8 for drive aisle widths. Final drive aisles are subject to Fire approval during detailed engineering.
16. 81.16.01.2.h.2 and 3- not all parking spaces and pathways shall be illuminated, and the .5 footcandle minimum lighting of these areas shall not apply. Adequate lighting shall be provided to safely and responsibly light the development, while not overburdening surrounding areas with unneeded lighting levels in a residential development more suitable for commercial developments. Lighting plans are subject to review and final approval of Village engineer.
17. 81.16.01.3.1.c- parking requirement of 2 spaces per unit shall be reduced to 1.8 spaces per dwelling unit. This allows for more internal parking islands, and still provides adequate parking numbers (1.75-1.8 spaces per unit is a standard for these types of developments), reduces unneeded pavement and impervious areas on the site, protecting and allowing for more open space.
18. 81.16.01.7- structure separation shall be 20' minimum regardless of whether masonry or not. The Ohio Basic Building Code and National Fire Code do not require masonry for this building separation.

19. 81.16.01.22.e.1- tree replacement shall be provided for on-site to the extent that is reasonable and practicable. Any tree replacements that cannot be accommodated on site shall be offset by dedication of lands to the Village.
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12. Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer. **The applicant shall provide to Sunbury Council the ability to provide bonding at the Councils request.**
 - c. Criteria for Approval - In approving an application for a Planned Residential Development the reviewing authorities shall determine:
 - 1) That proposed development is consistent in all respects with the purpose, intent and applicable standards of this Zoning Ordinance.
 - 2) That the proposed development is in conformity with existing comprehensive and/or land use and development plans, or portions thereof as they may apply.
 - 3) That the proposed development advances the general welfare of the immediate vicinity.
 - 4) That each individual section of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained.
 - 5) That the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under zoning districts in these Regulations.
 - 6) That the internal streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic.

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- 7) That the property is easily accessible to publicly controlled and maintained community recreational facilities or that such facilities have been provided for within the development
 - 8) That any part of the development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved.
 - 9) That the utilities to serve the proposed development have been approved by the applicable utility department heads, Village Administrator and the Ohio Environmental Protection Agency.
 - 10) Specific statements of divergence from the development standards in S81:16 and the justification therefore.
 - 11) Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer.
- d. Effect of Approval - The Development Plan as approved by the Sunbury Council shall constitute an amendment to the zoning ordinance as it applies to the lands included in the approved amendment. The approval shall be for a period of three (3) years to allow the preparation of plats required by the Subdivision Regulations of Sunbury, Ohio. Where the land is to be developed in phases, plans for phases subsequent to the first phase shall be submitted in accordance with the timetable in the approved development plan. Unless the required plats are properly recorded and work on said development commenced within three (3) years, the approval shall be voided, and the land shall automatically revert to R-1 District unless the application for time extension is timely submitted and approved.

A divergence is requested from this section as there will be no preparation of plats, as this shall be developed as one lot. Phase 1 plans will be provided for phase 1 improvements per this time schedule, and upon submission of those Phase 1 plans, the zoning approval for the land will not revert to R-1.

- e. Extension of Time - An extension of the time limit of the approved development plan may be approved by the Sunbury Council. Such approval shall be given only upon a finding of the purpose and necessity for such extension and evidence of reasonable effort toward the accomplishment of the original development plan, and that such extension is not in conflict with the general health, welfare and safety of the public or development standards of the district. No extension of time shall be granted except on application filed with the Zoning Inspector not later than ninety (90) days before the expiration of the three (3) year period prescribed in S81.15.07(5)d as hereinbefore set forth.
- f. Modification of Approved Development Plan - A modification of the approved development plan shall be filed with the Zoning Inspector, and reviewed by Planning and Zoning Commission. Planning and Zoning Commission's recommendation shall then be considered by Sunbury Council. Approval shall be given only upon a finding of the purpose and necessity for such modification, and a determination that it is not in conflict with the general health, welfare and safety of the public or development standards of the district.
- g. Plat Required - In the Planned Residential District (PRD), no use shall be established or changed and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with Subdivision Regulations for Sunbury, Ohio, and these regulations. The subdivision plat shall be in accord with the approved development plan and shall include:

A divergence from this requirement is requested- refer to previous standards for request.

 - 1) Site arrangement, including building setback lines and space to be built upon within the site; water, fire hydrants, sewer, all underground public utility installations including sanitary sewers, surface drainage and waste disposal facilities; easements, access points to public right of ways, parking areas and pedestrian ways; and land reserved for non-highway service use with indication of the nature of such use.

- 2) Deed restrictions, covenants, easements and encumbrances to be used to control the use, development and maintenance of the land, the improvements thereon, and the activities of the occupants, including those applicable to areas within the tract to be developed for non-residential uses.
 - 3) In the event that any public service facilities not to be otherwise guaranteed by a public utility have not been constructed prior to recordation of the plat, the owner of the project shall post a performance bond in favor of the Village of Sunbury in a satisfactory amount assuring expeditious completion of said facilities within one year after the recording of said plat. In no event, however, shall any zoning certificates be issued for any building until such time as the facilities for the phase in which the building is located are completed.
- h. Administrative Review. All plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the Zoning Inspector, the Planning and Zoning Commission and the Sunbury Council or their designated technical advisors for administrative review and approval to insure substantial compliance with the development plan as approved.
 - i. Appended with the required plat and filed accordingly shall be the following: site arrangement, including building setback lines and space to be built upon within the site; water, fire hydrants, sewer, all underground public utility installations, including sanitary sewers, surface drainage and waste disposal facilities; easements, access points to public rights-of-way, parking areas and pedestrian ways; and land reserved for non-highway service use with indication of the nature of such use.
6. DEVELOPMENT STANDARDS - In addition to any other provisions of this ordinance the following standards for arrangement and development of lands and buildings are required in the Planned Residence District.
- a) Intensity of Use - The maximum density shall be 2.5 dwelling units per gross acre of area within the area to be developed, unless the

physical boundaries of land or existing developments adjacent thereto on adjoining lands establish an atmosphere inconsistent with the above maximum density of 2.5 dwelling units per gross acre. Increased densities may be recommended by the Sunbury Planning and Zoning Commission and granted by the Sunbury Council if it is determined that any of the following conditions exist: **The applicant is requesting approximately 11.1 du/ac. +/-, or 744 units.**

- 1) If the property is directly adjacent and easily accessible to major thoroughfares. **The project is bifurcated and directly accessible by proposed 36/37.**
- 2) If the property is directly adjacent and easily accessible to publicly controlled and maintained community recreational facilities or service facilities. **The property is bordered by state and federal lands of Alum Creek and provides over 30 % interior greenspace.**
- 3) If the property is developed in a high quality of building design and site design. **The property shall be of quality architecture and materials and maintained by a professional management company.**
- 4) If the property is developed to include major community services such as churches and schools. **ROW for future 36/37 is being provided as part of this project.**

The Sunbury Council may grant zoning incentives of up to one (1) unit per gross acre for each of the above standards of quality found to exist, however, the total density for the entire area of the development shall not exceed seven (7) units per gross acre. **A divergence to allow for a density of approximately 11.1 du/ac +/-, or 744 units, is requested.**

For purposes of development within the Planned Residence District in Sunbury, Ohio, the maximum density for any single acre within the development shall be as follows:

- (a) Single Family: A maximum of 3 units on any single acre within the development. **Not requested**
- (b) Two Family and Townhouse: A maximum of 8 units on any single acre within the development with a maximum of 4

units side by side and connected with a common wall. **Not requested.**

- (c) Two Story Apartment: A maximum of 8 units on any single acre within the development with a maximum of 4 units side by side and connected with a common wall. **A divergence from this requirement is requested- refer to previous standards for request.**
- b) Required Square Footage - 1450 square feet, exclusive of basement, porches, and garages. **A divergence from this requirement is requested- refer to previous standards for request.**
- c) Open Space - Open space shall be in compliance with Section 81.16.01(21). **The open space exceeds the requirements of 20%.**
- d) Arrangement of Structures - The physical relationship of dwelling units and their minimum yard space shall be determined in accordance with the following:
 - 1) Set Back - All dwellings shall have a setback from the right of way line of forty feet. If the right of way of the adjoining street or road is less than sixty (60) feet, no building shall be located closer than seventy-five (75) feet to the center line of said road or street. **A divergence from this requirement is requested- refer to previous standards for request.**
 - 2) Side Yards - No single family dwelling shall be located closer than seven (7) feet minimum to any side lot line, and a total side yard setback of fourteen (14) feet minimum or twenty percent (20%) of the lot width, whichever is greater. For all other structures within the Planned Residential District the side yard shall be not less than one sixth (1/6) of the sum of the height of the structure and length of the wall most nearly parallel to the side lot line but in no case shall said structure be closer than fifteen (15) feet to the lot line within development except as follows:
 - a) In the event that the walls are solid and without windows, said building shall not be closer than fifteen (15) feet to the adjoining structure, and

- b) In the event said wall has windows said structure shall not be closer than twenty-five (25) feet to the adjoining structure without regard to lot lines.

A divergence from this requirement is requested- refer to previous standards for request.

In no case shall any building be located closer than fifteen (15) feet to the outside perimeter line of the planned area.

The requirements for side yards herein shall apply to the principal structures but shall not be interpreted as prohibiting designs of single family structures normally referred to as common wall, cluster, patio or other variations on the same theme.

A divergence from this requirement is requested- refer to previous standards for request. Side yards and rear yards for this property should be simplified and varied based on adjoining use.

- 3) Rear Yards - A rear yard of not less than forty (40) feet shall be maintained on all parcels within this district.
A divergence from this requirement is requested- refer to previous standards for request. Side yards and rear yards for this property should be simplified and varied based on adjoining use.
- 4) Building Height Limits - No building in this district shall exceed thirty-five (35) feet in height measured from the finished grade established not closer than fifteen (15) feet to the exterior wall of the structure. Church spires, domes, flag poles, elevator shafts, and windmills are exempted from any height regulation and may be erected to any safe height. No aerial antenna or tower shall be permitted to extend more than twenty-five (25) feet over the highest point of the principal residence on the premises.
A divergence from this requirement is requested- refer to previous standards for request. Height shall be measured to mean of pitched roofs.

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- e) Landscaping - All yards, front, side, and rear, shall be landscaped and all organized open spaces or non-residential use areas shall be landscaped. Such landscape plans shall be submitted with the subdivision plat and shall be subject to approval in the same manner required of the subdivision plat. Also, landscaping standards shall be in strict compliance with Sections 81.06.03, 81.18.11, 81.16.20 and 81.16.21. **Development complies and exceeds this requirement.**
- f) Site Development - To the maximum extent possible, all natural drainage courses, vegetation, and contours in excess of six percent (6%) shall be maintained. **A divergence from this requirement is requested- refer to previous standards for request.**
- g) The Sunbury Planning and Zoning Commission and/or Sunbury Council may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed; landscaping, development, improvement, and maintenance of common open space; and any other pertinent development characteristics.
- h) Maximum Lot Coverage - On no lot or parcel shall a building be constructed which covers more than twenty-five percent (25%) of the lot area. No combination of buildings shall be constructed which cover more than thirty percent (30%) of the lot area. **Proposed Development Complies, approximately 11.2% +/- percent of lot coverage aggregate by buildings is proposed.**
- i) Signs – may be permitted, subject to the conditions and restrictions imposed by the Sunbury Planning and Zoning Commission. **Signage shall comply to code.**
- j) Lighting - may be permitted, subject to the conditions and restrictions imposed by the Sunbury Planning and Zoning Commission. **A divergence from this requirement is requested- refer to previous standards for request.**

Note- the final text, plans and specifications are subject to legal and engineering review.