

Ravines at Meadow Ridge- PCD Development Standards
8.6.21

Section S81.15.11 PLANNED COMMERCIAL DISTRICT (PCD)

1. PURPOSE. The municipality recognizing, that with increased urbanization and population growth comes increased demands for well-organized commercial areas to provide employment, goods and services to area residents as well as to provide abalanced economy within the municipality, thereby provides for the Planned Commercial District, intending hereby to promote the variety and flexibility of land development for commercial purposes that are necessary to meet these demandswhile still preserving and enhancing the health, safety and general welfare of the inhabitants of the municipality.
2. APPLICATION. This provision of the Zoning Ordinance shall apply to all lands within the municipality which are to be used for commercial purposes and which are not regulated by the Commercial District as hereinbefore set forth in S81.15.09 of this Ordinance.
3. PERMITTED USES. Within the Planned Commercial District (PCD)the following uses, developed in strict compliance with the approved development plan and standards, shall be permitted. **All uses shall comply with permitted uses.**
 - a) Commercial and Office Establishments of all types developed and maintained within an organized development of associated commercial activities in accordance with the approved development plan.
 - b) Community Facilities such as libraries, offices or educational facilities operated by a public agency or government.
 - c) Commercial Establishments normally associated with and intended to service the traveling public with motels, gasoline/auto service stations, convenience stores which sell gasoline, restaurants, travel trailer parks for overnight parking or any other allied activity.
 - d) Other Commercial ventures not prohibited by this or other sections of this Ordinance, of like or similar nature.
 - e) Apartments or residences in areas over or above the commercial

Ravines at Meadow Ridge- PCD

storerooms or office facilities provided that each single story dwelling hereafter erected in this district shall have a ground floor area of not less than One Thousand square feet. All such living areas shall be exclusive of basements, porches or garages. All apartments or other multi-family structures constructed within this district shall contain the following minimum floor space, to-wit:

- One (1) bedroom unit850 sq. ft.
- Two (2) bedroom unit1020 sq. ft.
- For each additional bedroom ...120 sq.ft.per bedroom

and shall otherwise be developed in accordance with S81.15.05 or S81.15.06.

- 4. CONDITIONAL USES. Provisions for conditional uses are unnecessary under the article because, in effect, each application for plan approval is a conditional use granted by the Planning and Zoning Commission and/or the Sunbury Council.
- 5. PROCEDURE. In addition to any other procedure set out in this resolution, all applications for amendments to the zoning map to rezone lands to this district shall follow the procedure hereinafter set forth:
 - a) Application. The owner or owners of lots within the municipality may request that the zoning map be amended to include such tracts in the Planned Commercial Development 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 the municipality shall be binding upon either. **The applicant has met informally with Sunbury Planning and Zoning Commission to review proposal prior to application.**
 - b) Development Plan. Fifteen (15) copies of the development plan shall be submitted with the application, which plan shall include in the text and map form:
 - 1. The proposed size and location of the Planned Commercial District. **The proposed PCD is approximately 2.0 acres, and is located on the east side of South 3B's and K Road south of S.R.**

36/37

2. The general development character of the tract including the limitations of controls to be placed on commercial uses, operations, locations or types of tenants with probable lot sizes, minimum setback requirements, and other development features including landscaping. At time of Application for Building Permit, a list of users and uses shall be provided with square footages and intensities identified. Lot sizes and setbacks will be identified, and landscape plans provided.
3. Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures. Upon Application for Building Permit, proposed elevations and materials for proposed buildings and uses shall be provided to Sunbury Planning Commission for review and approval.
4. The proposed provisions for water, fire hydrants, sanitary sewer, industrial waste disposal and surface drainage with engineering feasibility studies or other evidence of reasonableness. Refer to Preliminary Engineering plans for proposed services.
5. The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise. Final location of access shall be determined at time of Application for Building Permit and comply with Engineering standards.
6. The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable. The parcel is adjacent existing Industrial and large lot single family uses. Future surrounding uses shall most likely develop as commercial or multifamily type developments as 36/37 is extended through this area.
7. Location of parks and other public facility sites,if any. None proposed.
8. The proposed time schedule for development of the site, including streets, transportation facilities, buildings, utilities and other facilities. There is no current time frame to develop this property until the extension of future 36/37. The application

for Building Permit shall address schedule of development.

9. If the proposed timetable for development includes developing the land in phases, in all phases to be developed after the first, which in no event shall be less than five (5) 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. **It is anticipated that the site shall be developed as one phase.**
 10. The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan. **The applicant represents the land owner, who owns the land. Refer to preliminary engineering plans.**
 11. Specific statements of divergence from the development standards in S81.15.08, S81.15.09, S81.16.01 and S81.15.11 and the justification therefore.
 - A. **81.15.07.5.g – no subdivision plat or deed restrictions required. As this is most likely to develop as one lot, no plat is required for development. If developed as multiple lots, then appropriate plats and lot split procedures shall be followed.**
 - B. **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 as dedicated with the Ravines at Meadow Ridge PRD.**
 - C. **81.15.07.c.3-A divergence is requested from this section as there will be no preparation of plats, as this shall be developed most likely as one lot. Plans will be provided for improvements per this time schedule, or extension requested, and upon submission of those plan or request for extension, the zoning approval for the land will not revert to prior zoning**
 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 applicant. **Upon submission of application for building permit, either landowner or builder shall provide bonding evidence to Sunbury.**
- c) Criteria for Approval. In approving an application for a Planned Commercial District the reviewing authorities shall determine:

Ravines at Meadow Ridge- PCD

- 1) If the proposed development is consistent in all respects with the purpose, intent and applicable standards of this Zoning Ordinance.
- 2) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.
- 3) If the proposed development advances the general welfare of the Village and the immediate vicinity.

Effect and 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 prior district designation 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 most likely as one lot. Plans will be provided for improvements per this time schedule, or extension requested, and upon submission of those plan or request for extension, the zoning approval for the land will not revert to prior zoning.

- d) 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 S81.15.11(4)d as hereinbefore set forth.

Ravines at Meadow Ridge- PCD

- e) 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.

- f) Plat Required. In the Planned Commercial District (PCD), 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 the Subdivision Regulations for Sunbury, Ohio and these regulations. The subdivision plat shall be in accord with the approved development plan and shall include: **As this may be developed as one lot, there may not be a plat required for this PCD, and a divergence from this standard is requested.**
 - 1. Site arrangement, including building setback lines and space to be built upon or within the site; water, fire hydrants, sewer, and 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.
 - 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 tenants, including those applicable to areas within the tract to be developed for 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 certificate be issued for any building until such time as the facilities for the phase in which the building is located are completed.

- g) 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.
 - h) 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 Commercial District.
- a) Screening - A use allowed in this district shall entirely enclose its operation within a structure or behind screening. Open storage, service areas and loading docks shall be screened by walls, fences or shrubbery at least six (6) feet but not more than twelve (12) feet in height. These walls, fences or shrubbery shall be of a design so as to effectively screen such storage, production or service areas and loading facilities from adjoining streets or other zoning districts. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner. Landscaping materials shall be in strict compliance with Sections 81.16.03, 81.16.11, 81.16.19, 81.16.20 and 81.16.21 of this Ordinance.
This development shall comply and landscape plans will be submitted with Building Permit application
 - b) Lot Size - The minimum lot size shall be 20,000 square feet.
Development complies.
 - c) Building Set Back - No building, service or storage area shall be constructed closer than fifty (50) feet to the right-of-way line or one hundred (100) feet of the centerline of any public road, whichever is closer. **Development Shall comply and setbacks noted upon application for Building Permit.**

Ravines at Meadow Ridge- PCD

- d) Side Yard - For main and accessory structures, including open storage, processing, servicing or loading areas, the side yard shall be equal to one-third (1/3) of the sum of the height and depth of the structure but in no case shall side yards adjacent to the residential districts, be less than one hundred (100) feet. **Development Shall comply and setbacks noted upon application for Building Permit.**
- e) Rear Yards - For main and accessory structures, including open storage, processing servicing or loading areas, the rear yard shall be equal to one-third (1/3) of the sum of the height and width of the structure but in no case shall rear yards adjacent to the residential districts be less than one hundred (100) feet. **Development Shall comply and setbacks noted upon application for Building Permit.**
- f) Building Height - No building within this district shall exceed two (2) stories or thirty-five (35) feet in height. **Development Shall comply and height noted upon application for Building Permit.**
- g) Landscaping - All yards, front, rear and side, shall be landscaped. Such landscape plan shall be submitted with the Subdivision Plat and shall be subject to approval in the same manner required of the Subdivision Plat. All landscaping used for screening purposes shall be non- deciduous. Landscaping standards shall be in strict compliance with Section 81.16.03, 81.16.19, 81.16.20 and 81.16.21 of this Ordinance. **Development Shall comply and landscape provided upon application for Building Permit. Notwithstanding the foregoing, a tree replacement plan has been provided for this district as part of the Ravines of Meadow Ridge PRD, and a divergence is being requested.**
- h) Parking – Off-street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress. Parking standards shall be in strict compliance with Section 81.16.02 and 81.16.03 of this Ordinance. **Development Shall comply.**
- i) Lighting - The light from the exterior lighting shall be so shaded, shielded or directed that the light intensity or brightness shall not be objectionable to surrounding areas. Lighting standards shall be in strict compliance with Section 81.16.02(g) of this Ordinance. **Development Shall comply.**
- j) Freight Loading Areas - When any use within this district requires the pickup or delivery of merchandise or supplies, an adequate loading

area for such activity shall be provided on the lot occupied by the use. No such loading area shall be located on any public street or alley. Such loading area, as provided shall be adequate in size to accommodate tractor-trailer (semi) units with adequate room to permit entry to such loading area without interfering with traffic on adjacent streets or highways. Freight loading standards shall be in strict compliance of Section 81.16.04 and 81.16.05 of this Ordinance. **Development Shall comply and shall be shown at time of application for building permit.**

- k) Additional Conditions - The Sunbury Council upon recommendation of the Sunbury Planning and Zoning Commission may impose special additional conditions relating 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.
- l) Lot Width – The Minimum lot width shall be 80'. **Development Shall comply.**

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