

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2016.10.17.02**

IN RE: Approval of the Preliminary Development Plan for parcel L32000100010011900,
42.036 Acres with location as part of 4990 Wilmington Pike

WHEREAS, Schottenstein Real Estate Group, LLC has submitted an application for the approval of the Preliminary Development Plan under Article 5 of the Sugarcreek Township Zoning Resolution for a proposed multi-family development and a proposed senior/assisted living site. The subject property contains 42.036 total acres, identified as parcel L32000100010011900, with location as part of 4990 Wilmington Pike; and,

WHEREAS, the Greene County Regional Planning and Coordinating Commission has reviewed the applicant's request and has recommended that it be considered for approval; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on October 4, 2016, deliberated on the application, and has recommended approval of the Preliminary Development Plan for proposed multi-family development and a proposed senior/assisted living site, subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. A revised Preliminary Development Plan shall be submitted for the senior/assisted living site once a user has been identified and a plan developed.
6. The percentage of stone utilized will be evaluated by the developer and approved during the Final Development Plan stage.
7. Prior to approval of the Final Development Plan, the applicant and Sugarcreek Township shall enter into a predevelopment agreement outlining the developer's responsibilities and Sugarcreek Township's responsibilities with respect to improvements deemed necessary to Brown Road by the Greene County Engineer.
8. Only fixtures certified by the International Dark Sky Association as dark sky friendly or equivalent shall be utilized for lighting proposed within the development. Fixture details shall be included with the submission of the photometric plan at the time the Final Development Plan is submitted for approval.
9. The landscaping plan submitted for approval with the Final Development Plan shall be consistent with the requirements of Article 10 and should emphasize screening of the adjacent developed residential uses to the north, east and west. Particular attention should be paid to the northern end of the parking courts for Buildings 14, 16 and 17.
10. No more than 20 parking spaces may be located in a continuous row without being interrupted by a landscape island and landscape islands must meet the minimum

standards and size requirements (135 SF for single-loaded parking rows) found in Section 10.08.

11. Parking stalls shall conform to the minimum standards set forth in Table 9-2 of the Sugarcreek Township Zoning Resolution.
12. Approval of the design of that gate at the emergency access entrance with Belfast will occur at the Final Development Plan stage.
13. The applicant must meet all applicable requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets.
14. Minimum floor area for single-family dwellings (should the alternate single-family plan move forward) shall be 1,800 SF.
15. The north-south streets within the multifamily residential section of the plan will be undulating.
16. The developer will look at ways to increase the setback between the Magic Castle property line and the multifamily buildings along the southern property line.
17. The use of vinyl siding is approved subject to review of thickness and architectural details.
18. The multi-tenant ground mounted monument sign proposed at the corner of Wilmington Pike and Brown Road is approved at a height of 14' (12' sign with 2' base).
19. The multi-tenant ground mounted monument sign proposed at the development entrance is approved at a height of 10' (8' sign with 2' base).
20. The senior/assisted living site is approved without limitation on the number of beds; the number of beds within the senior/assisted living site will be reviewed and approved during the revised Preliminary Development Plan stage.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on October 17, 2016, and deliberated on the application.

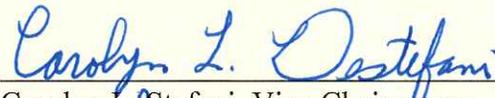
NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Preliminary Development Plan for the for proposed multi-family development and a proposed senior/assisted living site subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. A revised Preliminary Development Plan shall be submitted for the senior/assisted living site once a user has been identified and a plan developed.
6. The percentage of stone utilized will be evaluated by the developer and approved during the Final Development Plan stage.

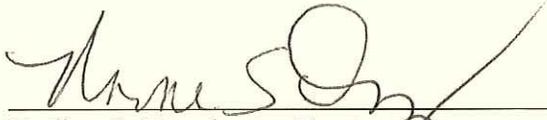
7. Prior to approval of the Final Development Plan, the applicant and Sugarcreek Township shall enter into a predevelopment agreement outlining the developer's responsibilities and Sugarcreek Township's responsibilities with respect to improvements deemed necessary to Brown Road by the Greene County Engineer.
8. Only fixtures certified by the International Dark Sky Association as dark sky friendly or equivalent shall be utilized for lighting proposed within the development. Fixture details shall be included with the submission of the photometric plan at the time the Final Development Plan is submitted for approval.
9. The landscaping plan submitted for approval with the Final Development Plan shall be consistent with the requirements of Article 10 and should emphasize screening of the adjacent developed residential uses to the north, east and west. Particular attention should be paid to the northern end of the parking courts for Buildings 14, 16 and 17.
10. Approval of the design of that gate at the emergency access entrance with Belfast will occur at the Final Development Plan stage.
11. The applicant must meet all applicable requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets.
12. Minimum floor area for single-family dwellings (should the alternate single-family plan move forward) shall be 1,800 SF.
13. The use of vinyl siding is approved subject to review of thickness and architectural details.
14. The multi-tenant ground mounted monument sign proposed at the corner of Wilmington Pike and Brown Road is approved at a height of 14' (12' sign with 2' base) per the submitted sign plan.
15. The multi-tenant ground mounted monument sign proposed at the development entrance is approved at a height of 10' (8' sign with 2' base) per the submitted sign plan.
16. The senior/assisted living site is approved without limitation on the number of beds; the number of beds within the senior/assisted living site will be reviewed and approved during the revised Preliminary Development Plan stage.
17. The south side of Public Road A (currently identified for 5 twin family sites or 8 single family sites) may be used for senior/assisted living dependent upon final approved layout for the senior/assisted living site.



Michael E. Pittman, Chairperson



Carolyn L. Stefani, Vice Chairperson


Nadine S. Daugherty, Trustee


Theodore L. Hodson, Fiscal Officer