

STAFF REPORT

CASE: ZC09-2017

APPLICANT: Guttman Development Group, LLC

LOCATION: 4990 Wilmington Pike

ZONED: PUD-R (Residential Planned Unit Development Plan)

REQUEST: A Major Change to an Approved Preliminary Development Plan for a proposed Multi-Family Development

DATE: December 5, 2017

DESCRIPTION OF REQUEST

Existing Zoning District: The subject site is the part of the existing Rollandia Golf Center (not including the Magic Castle entertainment center area or the area zoned PUD B-2 and proposed for a senior/assisted living facility). The subject site was rezoned from A-1 (Agricultural) to PUD-R (Residential-Planned Unit Development) District on October 17, 2016.

Applicant Proposal: The applicant is requesting approval of Major Change to an Approved Preliminary Development Plan for the PUD-R (Planned Unit Development-Residential) District approved for the Rollandia property containing 32.497 acres. The approved plan called for the construction of a multi-family development containing 248 dwelling units and 50 twin family units. The applicant is requesting a change to the overall layout of the approved plan to include the addition of a dedicated entrance for the multi-family development from Brown Road (previously access to the multi-family development was from proposed Public Road A). The number of buildings within the multi-family portion of the plan is proposed to be reduced from 24 to 13, with the number of multi-family units increasing slightly from 248 to 252. The applicant is proposing three-story elevations for six of the proposed 13 buildings, whereas only two-story elevations were previously proposed. The applicant has flipped the location of the internal roadway network within the multi-family portion of the plan adjacent to the previously approved senior/assisted living site from running on the inside of the outermost buildings to running on the outside of the buildings. The clubhouse location has been pushed a little north of where it was previously approved with parking fronting on Brown Road. The approved plan called for 50 twin family units located along proposed Public Road A. The proposed plan calls for 22 twin family units on the east side of proposed Public Road A and 24 townhome units (6 four family, two-story buildings) coming west off a drive with access to proposed Public Road A. The total number of units shown on the approved plan was 298 (248 multi-family and 50 twin family units). The applicant is proposing a total of 298 units (252 multi-family, 22 twin family and 24 townhome units) with this major change.

Property Location: The subject property is located on the north side of Brown Road approximately 700' east of Wilmington Pike.

Existing Land Use:

The subject property is currently the site of a golf course and driving range, with a maintenance building at the northeast corner with frontage on Belfast Drive. The site is bordered on the north (Madison's Grant in the City of Kettering) and east (Brown's Run in Sugarcreek Township) by single-family homes on lots ranging from 8,000 to 12,000 SF. The parcel adjacent to the northeast corner of subject site (also in the City of Kettering) is undeveloped and farmed. Southeast of the subject site is the Quail Run Racquet Club. Land located to the west (Rolandia Acres in the City of Kettering) is developed single-family residential. Land located to the south (Cornerstone in the City of Centerville) is planned for commercial and some residential development.

Zoning of Adjacent Parcels:

Madison's Grant to the north in the City of Kettering is zoned R-2 (medium density residential). Rolandia Acres to the west in the City of Kettering is also zoned residential. Cornerstone to the south in the City of Centerville is zoned B-PD (Business Planned Development) for much of its mutual frontage with the subject site and R-PD (Residential Planned Development) at the eastern end. Quail Run to the east is located in the A-1 (Agricultural) District. Brown's Run to the east is located in the R-1B (Suburban Residential-Moderate) District.

Subject Parcel:



History of Previous Actions:

On October 17, 2016 a map amendment was approved by the Sugarcreek Township Board of Trustees for the approximately 42.2 acres comprising the Rollandia Golf Center

(excluding the family entertainment center known as the “Magic Castle”). Approximately 32.5 acres were rezoned from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District and approximately 9.8 acres were rezoned from A-1 (Agricultural) District to B-PUD (Business Planned Unit Development) District. Also approved was the preliminary plan for a proposed multi-family development and a proposed senior/assisted living site (with no specific identified plan), 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.

On August 16, 2017, the Preliminary Plan for the senior/assisted living site was approved by the Sugarcreek Township Board of Trustees 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. Detailed elevations will be presented and reviewed during the Final Development Plan stage. The maximization of natural materials is required. Vinyl siding shall not be permitted as a building material within the senior/assisted living site. Section 7.05 of the Sugarcreek Township Zoning Resolution, Architectural Design Standards, will apply to the senior/assisted living site.
6. 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.
7. Only fixtures certified by the International Dark Sky Association as dark sky friendly 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.
8. The landscaping plan submitted for approval with the Final Development Plan shall be consistent with the requirements of Article 10 (modifications to buffer yards required will be noted).
9. Approval of the design of gates, garages and dumpster screening will occur at the Final Development Plan stage.

10. The applicant must meet all applicable requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets.
11. Signage will be unified throughout the development (including signage associated with the proposed adjacent multi-family site) with details to be approved at the Final Development Plan stage.
12. A 6' pedestrian walkway will be required on the west and south sides of Public Road A. A 4' sidewalk will be required on the opposite side of Public Road A.
13. The approved Preliminary Development Plan, including all conditions of approval, for the adjacent multi-family development stands with the exception of the conditions regarding approved signage, the number of beds approved within the senior/assisted living site (limited to what is now being proposed), the ability to vary the boundaries of the senior/assisted living portion of the plan and the need to file a revised Preliminary Development Plan for the senior/assisted living section.
14. Approval is for 123 independent living units, 57 assisted living units and 20 memory care units with the flexibility to add up to 20 additional units within the approved building footprint.

On October 3, 2017 the Zoning Commission considered a request for approval of a revised Preliminary Development Plan for the multi-family portion of the plan and recommended approval to the Township Trustees. Subsequent to the Zoning Commission's recommendation and prior to consideration by the Township Trustees, the applicant withdrew the request, anticipating additional plan changes as outlined on this submitted plan.

Applicable Articles and Findings of Fact:

Section 5.08 of the Sugarcreek Township Zoning Resolution governs development within the PUD-R District.

- **Section 5.08 A. establishes that the PUD-R is limited in its applicability to those areas adjacent to incorporated areas or adjacent to public land adjacent to incorporated areas.**
 - The subject parcel does meet the applicability clause as it is adjacent to two incorporated areas.
- **Section 5.08 B. establishes permitted uses as detached and attached single-family dwelling units subject to the development standards established in this section. Multi-family uses are also permitted, as are other permitted uses in the R-1B Zoning District.**
 - The applicant is proposing a multi-family development with 298 units (there is no change to the total number of units proposed). The applicant is proposing 252 multi-family, 22 twin family and 24 townhome units where 248 multi-family and 50 twin family units were previously approved.

- 13 multi-family buildings are proposed (versus 24 proposed in the approved plan) as follows:
 - 4-Type 1 Buildings (27 units per building, three-story)
 - 2-Type 2 Buildings (15 units per building, two-story)
 - 2-Type 3 Buildings (22 units per building, three-story)
 - 5-Type 4 Buildings (14 units per building, two-story)
- Unit breakdown for the multi-family buildings is as follows:
 - One-Bedroom Units: 84 units proposed (56 were proposed in the previous plan)
 - Two-Bedroom Units: 168 units proposed (172 were proposed in the previous plan)
 - No Three-Bedroom Units are proposed (the previous plan included 20 three-bedroom units).
 - There will be a total of 83 garages in the multi-family buildings (some will have direct access into units, some will not). The previous plan included 130 garages.
- 11 twin family lots are proposed along the property's eastern boundary with Brown's Run (for a total of 22 twin family units each with a two-car attached garage). The applicant is proposing 24 townhome units (6 buildings with four units in each building with 36 total garage spaces: 12 one-car garages are proposed and 12 two-car garages are proposed). All townhome units will be three-bedroom. Townhome access to Public Road A will be gated and intended for use by emergency vehicles only. The approved plan called for 25 twin family lots (50 twin family units).
- **Section 5.08 C. deals with maximum permitted density. Section 5.08 C. states that density shall be determined on a case-by-case basis taking into account recommendations from the Long-Range Land Use Plan, adjacent land uses, unique features and characteristics of the land, development plan layout, quality and character of the proposed open space, and the maximum density permitted by the adjacent incorporated area.**
 - The Long-Range Land Use Plan establishes a density to be determined on a case-by-case basis by the Zoning Commission and Township Trustees. Density within the PUD-R section of the development is proposed at 9.3 dwelling units per acre. Previously approved density was 9.3 dwelling units per acre.
- **Section 5.08 D. addresses development standards.**
 - **Pursuant to 5.08 D. 1. the maximum height permitted for principal structures within the development will be 35' (measured to the mean height between the eaves and ridge on gable, hip or gambrel roofs).**
 - The applicant is requesting that height within the multi-family portion of the plan for the six proposed three-story buildings be permitted not to exceed 41' (this was discussed at the October 3, 2017 BZC Meeting). Multi-family buildings will be a mix of two-

story and three-story, with the six three-story buildings located inside the loop road and internal to the site. Pursuant to approval of the original Preliminary Development Plan, all twin family homes were proposed to be single-story. **The applicant is asking for some flexibility with respect to the twin family home design and would like the option to construct units with attic guest suites.** Detailed elevations will be provided during the Final Development Plan stage. The applicant did provide preliminary renderings of the multi-family buildings and clubhouse. **Staff has received preliminary renderings of the townhome buildings proposed.**

- **Within Section 5.08 D. 2. the Zoning Resolution guidance is given stating that in a PUD-R, applicants shall strive to set aside 25% of the total site as open space. Lakes and ponds, including retention ponds with a water feature, may be included in the open space set aside. Improved recreational areas may also be included as long as they do not occupy more than 10% of the total open space set aside.**
 - The applicant has provided 13.41 acres of open space or 42% (up from the approved plan's 28.1%). Included in this open space is the perimeter setback area and common areas (including the proposed storm water management area internal to the multi-family site). Given that there is open space in excess of the 25% goal staff did not calculate the impact of potentially disqualified areas with respect to the total open space percentage (there were limited areas that maybe disqualified). **Staff has requested that open space be recalculated, as open space as currently calculated is based on intended property lines, versus existing zoning district lines. Staff would anticipate a small change to the percentage stated.**
 - The applicant is proposing a pool and clubhouse, two storm water management areas/ponds, a dog park, and a playground area.
 - The ponds must contain a water feature.
 - The pedestrian walkway around the central pond has been removed from the plan.
- **Section 5.08 D. 3. a. deals with setback requirements and requires a 50' buffer when a PUD-R District abuts a non-residential use.**
 - The subject property does abut a non-residential use to the south (the existing Magic Castle improvements and Quail Run). A minimum setback of 25' setback is shown adjacent to the existing Magic Castle lot and a 40' setback along the majority of the shared property line with Quail Run has been provided. The applicant has provided a 50' perimeter setback along the majority of the western property line (adjacent to developed residential) and a 40' perimeter setback between the lots in Brown's Run to the east and the proposed twin family lots. A 50' setback is proposed to the north between the proposed multi-family buildings and the adjacent developed residential uses and a minimum setback of 65'

is proposed to the north between the proposed townhome buildings and the adjacent developed residential uses.

- A larger setback from adjacent developed residential was determined to be more meaningful than a larger setback from adjacent developed commercial uses during approval of the original plan. The reduced setback areas adjacent to the developed commercial uses can be augmented with screening. Screening between the developed residential and the proposed multi-family and twin family uses was previously noted as equally important and will be reviewed at the time of submission and review of the Final Development Plan. The applicant, like the previous applicant, understands the importance of screening and buffering from the adjacent residential uses and that this issue will be carefully reviewed during the Final Development stage.
 - A 15' (minimum) perimeter setback has been provided on the east side of the proposed multi-family site adjacent to the senior/assisted living site, with the exception of where the roadway abuts the zoning district line (13' is provided there); 25' was previously proposed (however, it was 25' measured to the nearest multi-family building, now it is 13' to the drive aisle and 90' to the closest multi-family building). The applicant designed the plan to provide as much separation as possible in the center of the overall site between the proposed buildings in the senior/assisted living site and the proposed multi-family buildings by creating abutting internal roadway networks along the shared property line.
 - Townhome Building 3 is proposed at a 3' setback from the zoning district boundary line with the adjacent senior/assisted living site. The applicant has provided a large setback on the senior/assisted living site adjacent to this building.
- **Section 5.08 D. 3. b. requires a 100' structure setback when a lot is adjacent to a collector or arterial street.**
 - Brown Road is identified as a local road, so this requirement would not apply.
- **Section 5.08 D. 3. c. establishes that subsequent to approval of the Preliminary Development Plan, setbacks will be established by the applicant.**
 - The applicant has provided a layout for the proposed multi-family development, with all structure locations depicted on the submitted Preliminary Development Plan.
- **Section 5.08 D. 4. requires the inclusion of a 10' wide asphalt bike path or equivalent along the right-of-way of any abutting collector of arterial road.**
 - The applicant has included a 6' wide sidewalk along their Brown Road frontage. There will be a 8' wide multi-use path constructed on the south side of Brown Road, as well as the east side of

Wilmington Pike, in conjunction with the Cornerstone development.

- **Section 5.08 D. 5. addresses design standards and states that quality of design shall be considered when reviewing all PUD-R applications. Design standards may include the use of unique street design and landscaping, the use of a sufficient number of house types to avoid a monotonous streetscape, the incorporation of limitations on the use of certain building materials, the incorporation of hiker/biker trails and ponds or other water features to the extent reasonably possible and desirable, and the use of detached garages that are setback a minimum of five feet from the front façade of the dwelling or the use of side entry garages.**
 - The applicant is proposing four building types within the multi-family section as described above. Preliminary elevations have been provided. The applicant is proposing a mix of brick and cement board siding. **The applicant is proposing 84 one bedroom units and 168 two bedroom units.** No three-bedroom units are being proposed within the multi-family portion of the plan. The prior plan included 56 one-bedroom units, 172 two-bedroom units and 20 three-bedroom units. Any deviations from anticipated unit mix will be presented at the time the Final Development Plan is submitted for review. The applicant is also proposing 24 townhome units. **Preliminary elevations for the proposed townhomes have been provided. All townhome units proposed would be three-bedroom units. Staff has also requested that price points, if already established, be shared.** The twin family units were previously approved as single-story, two-bedroom, two-bathroom units with attached two-car garages. **The applicant would like to discuss flexibility with respect to this product type.** Detailed landscaping plans are required at the Final Development Plan stage and will be reviewed by the both the Zoning Commission and the Township Trustees for consistency with the intent of the PUD-R District, as well as with Article 10 of the Sugarcreek Township Zoning Resolution. The applicant will be required to provide a minimum of 2 canopy trees and 5 shrubs per dwelling unit as site landscaping and additional landscaping for parking areas at a rate of 2 trees and 4 shrubs for every 20 parking spaces (not including garage and driveway spaces). The applicant is showing an internal sidewalk network. Pursuant to approval of the Preliminary Development Plan for the senior/assisted living site, a 6' pedestrian walkway will be required on the west side of Public Road A and a 4' sidewalk will be required on the opposite side of Public Road A.
 - A centralized mail kiosk as well as a maintenance building is also proposed. **Staff has requested preliminary elevations.**

- **Section 5.08 D. 6. deals specifically with building materials and requires the maximization of natural building materials. The Zoning Commission and Township Trustees may regulate building materials in a PUD-R District on a case-by-case basis.**
 - The applicant has stated that the project will consist of brick and cement siding. Different cement siding types will be utilized to help create architectural interest and to avoid monotonous facades. The previous plan called for vinyl siding and stone with the following percentage of stone for front elevations: Building Type A: 32%, Building Type S: 37%, Building Type R: 15%, Clubhouse: 56%, Mail/Maintenance Building: 25%.

- **Section 5.08 D. 7. states that development within a PUD-R District shall be subject to all other applicable development standards including standards for accessory structures, parking, lighting and signage. Exceptions and variations may, and should be granted by the Zoning Commission and Township Trustees when it is determined that due to certain design elements, natural features, such exceptions and variations are warranted.**
 - A complete design of landscaping has yet to be developed. Landscaping will be evaluated at the time of Final Development Plan review for compliance with the Sugarcreek Township Zoning Resolution requirements. Compliance with Article 10 will be required.
 - The applicant has indicated a concurrence with using dark sky fixtures. A full photometric plan will be provided at the Final Development Plan stage.
 - Section 9.04 B. of the Sugarcreek Township Zoning Resolution requires 1.5 parking spaces per dwelling unit plus 0.5 spaces designated as visitor parking. The applicant can provide 10% fewer or 20% greater and still be in compliance with the township's standards. In the multi-family section, the applicant has provided 504 total parking spaces (garage, driveway, and off-street and an additional 28 for the pool and clubhouse). Total parking required would be 552 for the dwelling units (414 to meet the 1.5 spaces per dwelling unit, 138 to meet the guest parking requirement) and 46 for the amenity areas for a total of 598 parking spaces required. The applicant's provision of 577 total spaces falls within the allowable reduction. The applicant has provided for **one or two** driveway spaces, as well as a **one or two**-car garage for each twin family home.
 - The applicant has designed 9.5' x 18' parking spaces which is consistent with the township's standard.
 - For all parking areas with five or more parking spaces, 10% of paved area shall be landscaped under the provisions of Section 10.08 (the required landscaping must be in landscape islands). **The applicant has done an evaluation of this requirement and has**

indicated that the minimum standard has been met. This will be reviewed as part of the landscaping plan review at the time of Final Development Plan approval.

- Landscape islands must meet the minimum standards and size requirements found in Section 10.08.
- The applicant is proposing private streets within the development, as was proposed in the previous plan. The applicant must meet the requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets. Staff notes that some of the requirements of Section 7.07 are related to *lots* developed off a private street. As the land in this development will be in common ownership, some requirements will not apply. For example, Section 7.07 D. requires a maintenance agreement between all lots served by the private street. As the land will be in common ownership, this requirement is not applicable. Staff has discussed dwelling unit identification with the Fire Department and they are satisfied with the display of address numbers on the front of all buildings. They would like to be consulted about the design of those address numbers to ensure adequate visibility.
- Pursuant to approval of the Preliminary Plan for the senior/assisted living project, signage is required to be unified throughout the development (including signage associated with this multi-family site) with details to be approved at the Final Development Plan stage. The applicant is showing one sign at the corner of Wilmington Pike and Brown Road (adjacent to the Magic Castle site) intended as major development sign, one sign east of the entrance into the multi-family site to serve the multi-family site and one sign in the median of proposed Public Road A to serve the senior/assisted living site/twin family homes (the applicant is also proposing fourth identification sign for the senior/assisted living site at its entrance off proposed Public Road A on the senior/assisted living site). The applicant would like to have their proposed sign locations approved now with sign details to be reviewed and approved during the final development plan phase.

- **Section 5.08 D. 8. states that the Zoning Commission may waive or modify any of the PUD-R District standards, taking into consideration the standards of the adjacent incorporated area.**

5.10 A. establishes the approval criteria for a preliminary development plans as follows:

- **The PUD application and preliminary development application are consistent with the recommendations of the Sugarcreek Township Long-Range Land Use Plan and the requirements of this Resolution.**

- **The internal streets and primary and secondary roads that are proposed properly interconnect with the surrounding existing road network. A traffic impact study may be required and reviewed by the Greene County Engineer's Office. Cross access easements or stubbed streets to adjacent parcels may be required to facilitate better traffic flow.**
 - With the exception of proposed Public Road A, streets within the proposed development will be private and subject to the requirements of Section 7.07 as discussed above.
 - Access into the site has been changed from the previously approved plan. This plan proposes a direct access into the multi-family/townhome site, with proposed Public Road A serving the senior/assisted living site and the twin family homes. Access from Public Road A into the townhome site at the cul-de-sac will be gated and intended for emergency vehicles only. An emergency access has also been provided to Belfast Drive coming off of Public Road A for use by emergency vehicles only. This access will be gated at Belfast. Approval of the design of all gates (two additional gates are proposed just north of the clubhouse entrance) will be a Final Development Plan review item.
 - A traffic impact study was completed last year. Dedication of additional right-of-way on Brown Road (for a total of 30 feet from centerline), the amount requested by staff (Brown Road is a township road) has been provided.

The GCEO has reviewed the revised plan and provided the following comments:

- The boulevard on the public road that extends out to the ROW may want to be shortened. We do allow them to extend all the way to the ROW line, however, in our experience, the ones that do create an issue for both construction traffic and moving trucks, etc. when entering/exiting.
 - On the construction drawings, we would like to see proposed flow patterns for stormwater and an erosion control plan. Drainage calculations should also be submitted. Also, an NPDES permit should be filed for the site.
- **The site will be accessible from public roads that are generally adequate to carry the traffic that will be imposed upon them by the proposed development and the streets and driveways on the site will be adequate to serve the residents or occupants of the proposed development.**
 - See comments above related to necessary road improvements.

- **The proposed development will not impose an undue burden on public services and facilities such as fire and police protection, the transportation network, the school system, and the water and sewer services.**

The Fire Department has reviewed the revised plan submitted and provided comments. Their review has been shared with the applicant. The Greene County Department of Sanitary Engineering previously noted that adequate sewer capacity is available to service the proposed development. Water service will also be provided by Greene County and they have noted that adequate supply for domestic service exists. A copy of the revised plan was sent to Sanitary Engineering, with no additional comments received.

- **The minimum common open space areas have been designated and shall be duly transferred to a legally established homeowners or property owners association, where applicable, or have been addressed in a form established in this article.**
 - As was the case in the previously approved plan, open space and open space amenities proposed within the PUD-R section will be owned and maintained by the applicant.
- **The location and arrangement of residential, nonresidential, and accessory structures, parking areas, walks, pedestrian ways, lighting and appurtenant facilities shall be compatible with the surrounding land uses. Any part of a PUD not used for residential and accessory structures or access ways shall be landscaped or otherwise improved and identified with proposed uses unless specified as part of an open space land in accordance with this article as approved by the BZC.**
 - At the time of submission of the Final Development Plan, the applicant will be required to submit detailed landscaping plans. Particular attention to the areas adjacent to developed residential should be given with respect to landscaping and buffering.
- **The preliminary development application has been transmitted to, and comments have been received from, all other agencies and departments charged with responsibility of review.**
 - The revised Preliminary Development Plan has been reviewed by the Sugarcreek Township Fire Department, the Greene County Engineer's Office, the Greene Soil and Water Conservation District and provided to Sanitary Engineering for review.
 - Sanitary Engineering, Fire Department and Engineer's Office comments were addressed above.
 - The Greene Soil and Water Conservation District has reviewed the revised plan, met onsite with the applicant and noted no concerns relative to the revised preliminary plan and no immediate concerns for the site.

Staff Comments:

The approval process for Planned Unit Developments is two-part. The Map Amendment and Preliminary Development plan are approved first and then the more detailed Final Development plan is submitted for review and approval. Public Hearings with notice with both the Zoning Commission and Board of Township Trustees are part of each process. In this case, the applicant has submitted a request for a Major Change to a Preliminary Development Plan to allow for a change to the approved layout and to the type of structures proposed within the multi-family portion of the plan.

Staff recommends the following as conditions of approval relative to the requested Major Change to the approved Preliminary Development Plan should the BZC move to recommend approval of the applicant's request:

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. The use of vinyl siding as a building material shall be prohibited.
6. Building height shall be limited to 41' within the multi-family portion of the plan; buildings within the twin-family portion of the plan shall be limited to one-story.
7. All twin family units will be two-bedroom, two-bathroom units with two-car attached garages.
8. The architectural treatment of the elevations submitted for approval with the Final Development Plan shall be consistent with the preliminary elevations provided.
9. Only fixtures certified by the International Dark Sky Association as dark sky friendly 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.
10. 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 area between Buildings 9 and 10.
11. Approval of the design of the proposed gates will occur at the Final Development Plan stage.
12. The applicant must meet all applicable requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets.

13. The alternate single-family plan is no longer in effect. The revised Preliminary Plan, together with any conditions required by the Board of Trustees, shall become the effective Preliminary Development Plan governing development within the PUD-R portion of the subject site.
14. Trustee Resolution 2017.08.16.02 and the corresponding approved Preliminary Plan for the PUD B-2 portion of the subject site shall govern development within the PUD B-2 portion of the subject site (or as modified through the Major Change Process).
15. Signage will be unified throughout the development (including signage associated with the proposed adjacent senior/assisted living site) with sign details to be approved at the Final Development Plan stage. Sign locations as depicted on the proposed plan are approved.
16. A 6' pedestrian walkway will be required on the west side of Public Road A. A 4' sidewalk will be required on the opposite side of Public Road A.

Staff has discussed, at length, the classification of Public Road A with the applicant. At this point, given that final details regarding the proposed twin family units are undefined (i.e. whether they will be owner occupied or rental units), classification of this roadway will be deferred and will become part of a forthcoming development agreement and not part of this zoning process.

Cara K. Tilford, AICP
Director of Planning and Zoning