

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2018.01.03.03**

IN RE: ZC Case 09-2017: Approval of the major modification to the approved preliminary development plan for a proposed multi-family development

WHEREAS, Guttman Development Group, is requesting a major modification to an approved preliminary development plan under Article 5 of the Sugar creek Township Zoning Resolution for approval of a revised preliminary plan for a multi-family development; and,

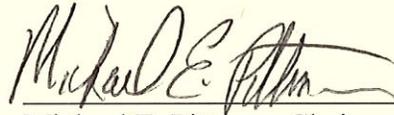
WHEREAS, the Sugar creek Township Zoning Commission held a public hearing on December 5, 2017 deliberated on the application and made a recommendation that the major modification to the approved preliminary development plan be approved, subject to the following conditions:

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 Sugar creek 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 and the option for a den.
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 Sugar creek 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.

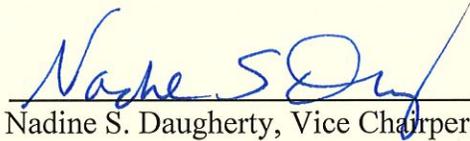
14. Trustee Resolution 2017.08.16.02 and the corresponding approved Preliminary Plan for the PUD B-2 portion of the subject site shall govern development within the PUD B-2 portion of the subject site (or as modified through the Major Change Process).
15. Signage will be unified throughout the development (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.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on January 3, 2018, and deliberated on the application,

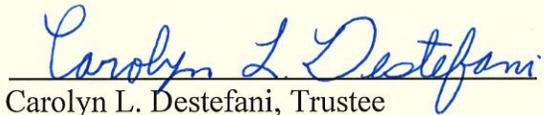
NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve a major modification to the approved preliminary development plan under Article 5 of the Sugarcreek Township Zoning Resolution for approval of a revised preliminary plan for a proposed multi-family development subject to the conditions recommended by the Zoning Commission.



Michael E. Pittman, Chairperson



Nadine S. Daugherty, Vice Chairperson



Carolyn L. Destefani, Trustee



Theodore L. Hodson, Fiscal Officer