

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2018.05.07.03

IN RE: ZC Case 03-2018: Approval of the Final Development Plan under Article 5 of the Sugarcreek Township Zoning Resolution for a multi-family development, 32.497 acres.

WHEREAS, Guttman Development Group has submitted an application for the approval of the Final Development Plan under Article 5 of the Sugarcreek Township Zoning Resolution for a multi-family development containing 258 multi-family units, 22 twin family units, and 24 townhome units for a total of 298 units. The development site is part of 4990 Wilmington Pike, can further be identified as parcel L32000100010011900, contains approximately 32.497 acres, is owned by Sugarcreek Golf Course, Inc. and is located in the PUD-B-2 (General Business) Planned Unit Development District; and,

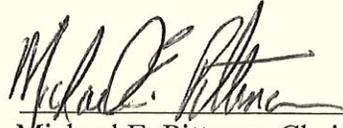
WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on March 6, 2018, deliberated on the application, and has recommended approval of the Final Development Plan for the multi-family development subject to the following conditions:

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. The use of vinyl and aluminum lap siding remains prohibited.
6. A bond or a letter of credit in favor of the township shall be provided to the Sugarcreek Township Board of Trustees to ensure completion of all open space and landscaping improvements (internal pedestrian path, landscaping, etc.) not completed prior to occupancy of the first building. If phases are identified, then bonding can occur consistent with the established schedule.
7. A bond or a letter of credit in favor of the township shall be provided to the Sugarcreek Township Board of Trustees prior to the construction of the private streets pursuant to Section 7.07 of the Sugarcreek Township Zoning Resolution. If phases are identified, then bonding can occur consistent with the established schedule.
8. The procedures outlined in Section 7.07 H. regarding certification of a licensed professional engineer with respect to construction of the private streets shall be followed.
9. Consistency with the submitted building elevations shall be required.
10. The developer shall work with the Fire Department on appropriate address identification. Final determination on address identification shall be made by the Fire Department.
11. All signs shall be externally illuminated with fixtures shielded so as to direct light only onto the sign surface.

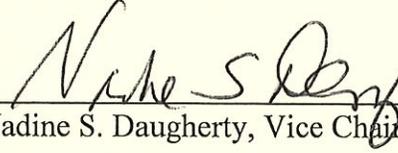
12. A 6' sidewalk shall be provided on the west side of Public Road A ending at the emergency access point leading to Belfast, with a 4' sidewalk on the east side of Public Road A, beginning at this emergency access point.
13. A conforming photometric plan be submitted and approved by staff prior to issuance of the Zoning Certificate. Cut sheets for on building lights shall be submitted (full cutoff required). Pole height shall not exceed 12 with a 2' base and HIB fixtures in lieu of LED shall be used.
14. The typical twin family building layout and setbacks diagram (sheet C200) shall be updated to reflect the required 40' rear yard setback (25' shown on the diagram).
15. The front yard setback for lot 12 (the lot fronting on Belfast) shall be updated to show a 30' required front yard setback, consistent with the existing developed residential lots in Brown's Run.
16. A replat of the Brown's Run subdivision shall be filed to add proposed lot 12 to the Brown's Run subdivision (and subject it to the Protective Covenants and Restrictions for Brown's Run) subject to review by legal counsel, as well as to depict any changes made to the terminus of Belfast.
17. Note 3 on Sheet C100 shall be updated to reflect the demolition and reconstruction of the existing parking lot serving the Rollandia site in conjunction with development of the multi-family site.
18. Twin family homes shall be single-story, two-bedroom, two-bathroom units with an option for den and two-car attached garage. A minor modification to the approved Final Development Plan shall be required to approve elevations for the proposed twin family homes (elevations not included in this submission).
19. The maintenance building and mail kiosk shall incorporate stone or brick as the images submitted reflect.
20. Additional screening at the northern end of the parking area between Buildings 9 and 10, north of the playground area and south of Building 13 to further screen the adjacent residential uses to the north and west shall be added.
21. Lights are not permitted within the right-of-way of Public Road A.
22. The emergency access to Belfast Drive shall be removed.
23. The applicant shall work with staff to add an architectural element to the rear of the townhome buildings adjacent to the City of Kettering.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on May 7, 2018, and deliberated on the application,

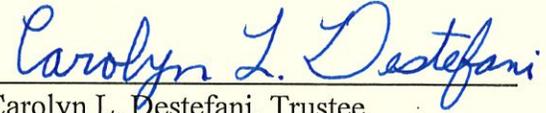
NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Final Development Plan under Article 5 of the Sugarcreek Township Zoning Resolution for a multi-family development subject to the conditions recommended by the Zoning Commission with the additional condition that all right-of-way necessary for the construction of the Brown Road improvements be conveyed to the township at no cost.



Michael E. Pittman, Chairperson



Nadine S. Daugherty, Vice Chairperson



Carolyn L. Destefani, Trustee

Theodore L. Hodson, Fiscal Officer