

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2019.04.01.03

IN RE: ZC Case 02-2019: Request for Final Development Plan Approval under Article 5 of the
Sugar creek Township Zoning Resolution for Bell Meadows Subdivision

WHEREAS, HPA Development Group, Inc. is requesting a Final Development Plan Approval for the Bell Meadows subdivision containing 187 lots; and

WHEREAS, The subject parcel contains a total of 66.1530 acres, can be further identified by parcel number L32000100140000100 and is owned by Ralph D. Black, Inc.; and

WHEREAS, the Zoning Commission held a public hearing on March 5, 2019, deliberated and passed a motion to recommend approval to the Sugar creek Township Board of Trustees; and

WHEREAS, the Sugar creek Township Board of Trustees held a Public Hearing on April 1, 2019, and deliberated.; and

NOW THEREFORE, BE IT RESOLVED, this Board of Township Trustees does hereby approve the applicant's request for final development plan approval as requested 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. A 4" Stortz pumper connection for the fire hydrants will be required.
5. A secondary ingress and egress for emergency vehicles only into the development shall be provided as part of the construction of Phase 4.
6. The use of vinyl or aluminum siding shall be prohibited. Vinyl and/or aluminum may be used for gables and other decorative architectural features as approved by the Director of Planning and Zoning.
7. Amenities and buffers will be installed on a phase by phase basis (construction shall be limited to no more than 25% of lots before planned amenities and buffers are installed per phase).
8. A bond shall be provided to the Sugar creek Township Trustees for incomplete open space amenities and buffers (including landscaping) prior to the issuance of the third Zoning Certificate on a phase by phase basis.
9. Street trees, constructed no closer than 8' from the right-of-way line, shall be the responsibility of the builder (with the exception of those depicted on the common area lots which will be the responsibility of the developer to install with the construction each

phase of the project) and shall be depicted on site plans for individual building lots submitted for approval.

10. Sheds and above ground pools shall not permitted to be constructed within the development. Privacy fences will also be prohibited subject to the exceptions provided for in the draft Declaration of Covenants, Conditions, Restrictions, Easements and Liens (an allowance for poly vinyl privacy fences in conjunction with small private areas (such as a deck, patio or hot tub) or along property lines which abut surrounding developments is approved).
11. The same elevation of the same home plan will not be permitted to be constructed side by side.
12. Any home utilizing brick or stone as a siding material on the front elevation shall be required to carry a brick or stone element through to all elevations (sides and rear) in the single family home section, the element to be defined as a knee wall to the first floor sill of the front of the house with the ability for alternative elements to be approved by the Director of Planning and Zoning on a case by case basis.
13. A minimum home size of 1,420 SF, as proposed by the applicant in the draft Declaration of Covenants, Conditions, Restrictions, Easements and Liens, shall be required.
14. Retention ponds shall be required to have a water feature.
15. No lighting plan was submitted for approval. If any lighting is proposed (with the exception of landscape lighting or lighting associated with the monument sign) in association with any of the common areas, it shall be reviewed and approved by the Zoning Commission utilizing the Minor Modification process.
16. Lots 1, 19, 45, 18, 17, 15, 13, 144, 149, 123, 154, 128 and 60 will be required to have two trees in the front yard (a street tree per condition #9 and an one additional tree) which will be the responsibility of the builder to install and shall be depicted on site plans for these individual building lots submitted for approval. These trees are depicted on the updated landscape plan received 4/1/19.
17. Two additional trees will be required in each parking area in the patio home section which will be the developer to install. These trees are depicted on the updated landscape plan received 4/1/19.
18. One tree will be required in the rear yards of lots 104-105, 150-152, 1-12 and 95 which will be the responsibility of the building to install and shall be depicted on site plans for these individual building lots submitted for approval. These trees are depicted on the updated landscape plan received 4/1/19.
19. The developer shall have the ability to meander the path and landscaping along the project's Swigart Road frontage. This is depicted on the updated landscape plan received 4/1/19.
20. An additional 10 trees shall be required along the property's Swigart Road frontage (west side). This is depicted on the updated landscape plan received 4/1/19.

Carolyn L. Destefani
Carolyn L. Destefani, Chairperson

Nadine S. Daugherty
Nadine S. Daugherty, Vice-Chairperson

Michael E. Pittman
Michael E. Pittman, Trustee

Theodore L. Hodson
Theodore L. Hodson, Fiscal Officer