DEVELOPMENT TEXT

PROPOSED PLANNED RESIDENTAL DISTRICT
258 HOUK ROAD
DELAWARE, OHIO

April 1, 2021

1. DESCRIPTION OF DEVELOPMENT

The site is 18.73 acres with 7.8 acres in the 100 year floodplain. The property is zoned R3. The site is contiguous to commercial uses to the north, condominiums to the east and west and single family homes in the township to the south. Two-family dwellings are planned for the site. Two-family dwellings are an approved use in the R3 district. They are approved as a Planned Residential District (PRD). 21 buildings (42 units) are proposed. 9 buildings will be single story ranch type with full walkout lower level. 12 buildings will be single story ranch type with full basement. Units are 1500-2000sf/level, predominantly two bedroom with two car garage. A 25' full width driveway allows for two additional parking spaces per unit. Patios or decks (on walkout units) are proposed. 35 additional parallel parking spaces are provided on the private street. This site and architectural style and design offers a high quality "walkout" type of product that Delaware currently does not have.

2. ROADS AND ACCESS

Two full access points are proposed on Greenlawn Drive and one right in/ right out on Houk Road. Greenlawn is a Township Road and the County Engineer must approve curb cuts. A traffic study will be completed. The private road is 24' wide with corner and cul de sac radiuses per emergency vehicle standards. Trash will be collected by using "tip cans" per City standards. A traffic study will be completed.

3. PEDESTRIAN CONNECTIVITY

A bike path will be provided connecting Houk Road to the western edge of the property. The path will be located at the northern portion of the property, away from the proposed homes. Private internal sidewalks will be provided on one side of the private streets to allow for safe Pedestrian access throughout the development. A public sidewalk will be provided along Houk Road.

4. TREE REMOVAL AND REPLACEMENT

Trees in the 7.8 acre floodplain area will remain except where they will need to be removed for the new bike path. 5,391 caliper inches of trees (474 trees) will be removed in the PRD area. A conservation area or easement will be established in the 100 year floodplain area preserving 5,436 caliper inches of trees (526 trees). In addition 2,425 caliper inches of trees (222 trees) will be preserved in the PRD area. Any tree removal and replacement as a result of the proposed development shall meet the requirements of Chapter 1168 along with the following replacement and preservation schedule as approved in the development text: 1. Trees in poor condition shall not be replaced (dead, damaged or diseased); 2. Trees in fair condition shall be replaced at 50%; 3. Trees in good condition shall be replaced at 100%; 4. Ash trees, dead, damaged and diseased trees per the City Arborist shall not be counted toward replanting requirements. Therefore, the development is preserving significant more trees than being removed and achieves compliance with other recently approved planned districts, the proposed development text and Chapter 1168 Tree Preservation Regulations

5. OPEN SPACE

Common open space shall be provided per PRD regulations

6. LANDSCAPING, SCREENING, BUILDING SETBACKS AND BUFFERING

- Street trees shall be provided along private streets
- North buffer- Trees in the 7.8 acre preserve area provide buffering from homes 350' away
- South Buffer- 60' building setback (matching setback to existing homes south of Greenlawn).
  Effort to preserve existing trees and supplement with 6' high mounding consisting of evergreens and/or earthen mounding
- East Buffer- 50' building setback (similar to condominiums east of Houk).
  Existing trees to be preserved.
- West Buffer- 50'buiolding setback (condominiums to west appear to be 25')
  Effort to preserve existing trees.
- Milner Property- 25' building setback. 6' high mounding consisting of evergreens, earthen mound or opaque fencing on the east and west property lines. A 25' buffer on the north property line

7. LIGHTING

Building, site and accent lighting shall be provided in accordance with the current zoning and building code.

8. SIGNS

A comprehensive sign plan shall be provided and approved in accordance with Section 1165

9. BUILDING DESIGN

The intent of this regulation is to create a cohesive and unified design throughout the development. Each building shall be consistent in overall design, color, material and architectural pattern as determined through the Final Development Plan process that is not dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

- The architectural design/ patterns of the dwellings shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, 6:1`2 roof pitches, use and mix of exterior materials and building massing
- Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high gloss colors.
- A minimum 25% of the front elevation shall be comprised of brick or stone.
- EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
- Treated lumber shall be painted or stained
- Trim board around all corners, windows and doors shall be a minimum of 3.5" all around. If a shutter or shutters are used no trim is required adjacent to window.
- Frieze trim a minimum of 3.5" wide shall be required under all overhangs and gables.
- Roofs shall have dimensional asphalt shingles
- The principal roof structure shall have an overhang of not less than 12".
- Windows shall be of vertical or square proportion. Accent windows may be circular, half-round or octagonal and are limited to one per elevation unless used in pair. The rear and side elevations shall have a minimum of one window.
- All dwelling units shall have a two-car garage maximum. All garage doors facing a private street shall be architecturally upgraded to include design elements consistent with the design of the development.
- Each unitz shall have a basement or walk out basement.

10. MAXIMUM BUILDING HEIGHT

The maximum height of any building or structure shall be 30' as measured from finish floor elevation to the highest point of the roof when the subject building does not have a walkout type of design. When the building has a walkout type design the height of the building shall not exceed one-story or 18' from the grade at the front of the subject building. The existing topography lends itself for the opportunity for walkout type building design.

11. PARKING SETBACKS

Parking setbacks from adjacent property lines shall be 30'.

12. UTILITIES

All new utilities to be constructed and/or extended will be private and comply with City minimum requirements.

13. STORM WATER MANAGEMENT

Preliminary grading plans and storm water calculations have been completed. Two detention basins will be required. Storm water management will comply with all City standards.

ORDINANCE NO. 21-23

AN ORDINANCE FOR WEEE LLC., FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST TO ALLOW A PRD (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) FOR HOUK ROAD CONDOMINIUMS CONTAINING 42 SINGLE-FAMILY ATTACHED DWELLING UNITS ON APPROXIMATELY 18.28 ACRES ON PROPERTY ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED ON THE WEST SIDE OF HOUK ROAD AND JUST NORTH OF GREENLAWN DRIVE.

WHEREAS, the Planning Commission at its meeting of April 7, 2021 recommended approval of a Conditional Use Permit request to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road an just north of Greenlawn Drive (PC Case 2021-0589).

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Conditional Use Permit request to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road and just north of Greenlawn Drive, is hereby confirmed, approved, and accepted with the following condition that:

1. Any new structure(s) or any change of land use shall require conformance with Chapter 1135 Planned Residential Development District and the approved development text and not be inconsistent with the submitted elevations.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

PASSED: May 10, 2021 YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Cindy Kay Pyle
MAYOR