



ORDINANCE 2022-16 OF THE VILLAGE OF ASHVILLE



AN ORDINANCE TO APPROVE THE APPLICATION OF MARONDA HOMES FOR THE BATES FARMS PLANNED UNIT DEVELOPMENT (PUD) FINAL DEVELOPMENT PLAN AND DECLARING AN EMERGENCY.

WHEREAS, the Village of Ashville Council acts upon the recommendation from the Planning and Zoning Board after a Public Hearing on the Final Development Plan for a Planned Unit Development (PUD) under Chapter 1165.03 J., and
WHEREAS, the Planning and Zoning Board approved the Preliminary Plat on July 26, 2022, and
WHEREAS, the Planning and Zoning Board has recommended approval with supplementary conditions, see Exhibit A, Planning & Zoning Board Minutes from July 26, 2022, and
WHEREAS, the Village Council of Ashville had a Public Meeting on September 22, and
WHEREAS, this Ordinance was prepared because of the Public Meeting and recommendations of the Planning and Zoning Board.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE OF ASHVILLE COUNCIL, COUNTY OF PICKAWAY, STATE OF OHIO THAT:

SECTION I

That the Village of Ashville Council approves the Final Development Plan for Maronda Home's Bates Farms Subdivision with the Planning & Zoning Board recommended supplementary conditions pursuant to Village of Ashville Codified Ordinance Section 1165.03(B)(9)(j):

1. Sheds will be allowed subject to Village of Ashville Codes.
2. Village engineer and adjacent landowners will be engaged to ensure water drainage remains the same or is improved.
3. A future Final Development Plan will be submitted for Multi-family Housing.

SECTION II

This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety, and welfare of this Village and for the other reasons set forth in the preamble to this Ordinance is required to be immediately effective to allow for the construction of the Project, which is necessary to provide for development within the Village.

WHEREFORE, provided this Ordinance receives the required affirmative votes of Council, this Ordinance shall take effect and be in force immediately upon passage by Council and approval by the Mayor.

Offered by: Nelson R. Embrey

Seconded to the Motion Offered by: Matt Scholl

Upon roll call on the adoption of the ordinance, the vote was as follow:

Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No
Roger L. Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nelson R. Embrey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Randy S. Loveless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	R. David Rainey	<input type="checkbox"/>	<input type="checkbox"/>	Matt Scholl	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Excused Absences														

PASSED THIS 24th DAY OF OCTOBER 2022

ATTEST:

April D. Grube, Clerk-Fiscal Officer

DATE: 10/26/2022

APPROVED:

Charles K. Wise, Mayor

DATE: 25 OCT 22

Prepared: 09/21/2022
Revised Date:
Review Date:

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify, that the foregoing is a true and correct copy of the ordinance adopted by the Village of Ashville Council held on 24th day of October 2022, and that I am duly authorized to execute this certificate.

(Original signature of April D. Grube)

Clerk-Fiscal Officer
(TITLE)



Village of Ashville
Planning and Zoning Board Meeting
Public Meeting @ 630pm
July 26th, 2022 @ 7pm

Public Meeting

Charles Wise, Mayor, called the meeting to order at 7pm with a welcome and a pledge.

Answering roll call: Matthew Scholl, Jason Barthlow, Charles Wise.

Also in Attendance: Franklin Christman, Sam Pamberton, representative for Maronda, Roger Clark, Stephanie Wharton, Tom,

Maronda's representative talked about the final plat. She stated, "We have met all of the stipulations asked by the planning and zoning board". She added that 6 additional acres were set aside for green space. Jason brought up fishing in the ponds, if it would be allowed. She stated yes. We also talked about erosion control for the ponds. It will be implemented by Maronda. Jason brought up if sheds were going to be allowed. Maronda stated they would, it would go along with the village ordinance.

Tom, who lives North of the Bates Property (Maronda), talked about the drainage issues with his property and the Bates property near the railroad. Maronda engineer was there and talked with him. Tom and the engineer will talk further about the drainage issues with both properties.

The owner of production Plus talked about having a 20' set back for his building. Charles asked if there were any utilities that ran through, "there is not".

Planning and Zoning Meeting

Answering roll call: Matthew Scholl, Jason Barthlow, Charles Wise.

Also in Attendance: Franklin Christman, Sam Pamberton, representative for Maronda, Roger Clark, Stephanie Wharton, Tom, Dean Davis

Jason Barthlow called the meeting to order at 7pm. Matthew Scholl made a motion to approve the June 15th minutes, Charles Wise 2nd, All voted yes.

Dean Davis was present and talked about a variance at 207 Cromley street for his pole barn. He wanted to change the height of the pole barn. Matt made a motion, 2nd by Charles, all voted yes.

Jason Asked if there were any discussions for the final plat for Bates farm (Maronda). Approval with storage sheds, Jason made the motion, 2nd by Charles, all voted yes.

Production plus variance request, Charles made the motion, 2nd by matt, all voted yes.

Dean Davis variance request, height of his pole Barn. Matt made motion 2nd by Charles, all voted yes.

Franklin, talked about road construction going on around the county, North of the village in Harrison TWP.

Matt made a motion to adjourn, 2nd by Charles, all voted yes.

Final Plat Text

Applicant: Maronda Homes
c/o Laura MacGregor Comek, Esq.
17 S. High Street, Ste. 700
Columbus, Ohio 43215
laura@comeklaw.com
614.560.1488

Owner: Bates Real Estate LLC
8615 Lancaster Circleville rd. SW
Amanda, Ohio 43102

Address: 0 Ashville Pike
Parcel No.: D13-0-040-00-001-00
Zoning Districts: RE to PUD
Date: September 26, 2022

1. INTRODUCTION, ESTABLISHMENT AND PURPOSES.

This Final Plat Text is provided in support of the Applicant's Application for Final Plat approval of Sub Area A, single family development areas. An Application for Final Plat of Sub Area B, multi family will be submitted under separate cover and this Final Plat text updated at that time.

This Planned Unit Development District (PUD) was proposed to provide flexibility in the arrangement and design of the subject property ('Site'). The Site incorporates various design components and two uses, those being: (a) single family on 115+/- acres; and (b) apartments/multi-family on 30+/- acres. The configuration of the parcels and land area allow for a unique opportunity to stretch the look and feel of a new neighborhood on both sides of road, including improvements along both sides for sidewalks and street trees, entry features and open space. Within the developments, there are unique combinations of lot sizes, which allows for varying home sizes, styles, and range of prices.

It is important to create a range of housing options. Home buyers can be a broad range of people with different needs and interests. From new college graduates to first time home buyers, from young families to empty nesters, the proposed development contemplates the variety of home styles and ranges that are needed for a growing Village. The key to retaining value and vitality within communities is the up-front plan, amenities, and then longer-term maintenance and management (in the case of apartments OR homeowner associations). All opportunities are provided with this Application.

The Site is 146 +/- acres, located on both the east and west sides of Ashville Pike. This physical layout allows for the creation of an overall aesthetic, which is specifically branded with a large Central Park, landscaping and entry to create a larger 'neighborhood' without redundancy of home type. The design components within the overall site include areas with a conventional grid pattern as well as areas with contoured street patterns. The PUD Plan, revised as the Final Plat and dated June 2022, is designed to produce more efficient use of the land, so that open space is meaningful as a Central Park type asset for community use and enjoyment. There are additional green spaces for active recreational areas. Too, the development provides a clubhouse, pool, basketball court, pickleball court, dog park(s) as well as gazebo shelter(s) and a network of paths and sideways for total for the residents. Other amenities such as stocked ponds and areas for fishing are also planned.

The Ashville Code requires 16.81 acres of open space. The Applicant is providing 25.82 acres or 23% of the total site.

The Ashville Code encourages creativity in development. The PUD Final Plat revised and dated June 2022, creativity achieves

- (a) A variety in choice of living environments (single or multi-family) as well as different housing and building types. By permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements, the open spaces are augmented for maximized use and enjoyment.
- (b) A more useful pattern of open space and recreational areas.
- (c) A development pattern which addresses and utilizes natural topography and retains scenic vistas through longer open space views. The use of trees and other vegetation are for both screening of adjacent properties but also for visual cues and to set the 'brand' of the neighborhood.
- (d) The Applicant has specifically incorporated staff recommendations for smaller roads and where not contrary to the vista of a 'central park' used shorter streets for such purposes.
- (e) The Applicant has likewise included the staff recommendation to achieve full connectivity of the site through sidewalk and multi-use path networks. In addition, considerations for both active and passive use of open space allows for paths and walks to incorporate the natural features. The development is fully integrated among land uses, ties to both sides of the streets and sets a harmony with the land use density and neighborhood facilities as aspired to within the Ashville Comprehensive Plan.

2. PERMITTED USES.

The following uses shall be permitted in the PUD District, and as per the proposed Final Plat:

- (a) Single family residential.
- (b) Multi-family residential with associated amenities, open space as determined by Final Plat.
- (c) Schools, parks and playfield facilities.
- (d) Churches and other institutions for the purpose of religious worship.
- (e) Recreational facilities and amenities as set forth herein and as shown on the PUD Site Plan.
- (f) Model homes.

3. PROCEDURE FOR APPROVAL.

(a) General. The PUD zoning established the uses set forth above and to set forth the minimum density as 391 single family lots (3.37 u/a) and 369 multi-family units (1.2 u/a). The application for Final Plat approval was subsequent to the Applicant's Preliminary Plat approval as of _____, 2022.

4. STANDARDS.

(a) General.

(1) Except as may be set forth herein to achieve the established principles and intended goals and objectives of the Village P. & Z. Board, for a PUD as provided in the Ashville Code, the development shall be in conformance with Zoning Ordinances and Resolutions and applicable Subdivision Regulations in effect at the time of PUD and Final Plat approval.

(2) The residential uses are permitted within the PUD and further are compatible with the proposed and existing surrounding land uses as well as the Ashville Comprehensive Plan.

(3) The arrangement of land uses and buildings on the site integrate the topography, natural features, develop views, and the arrangement of usable common open space. Traffic access shall be as shown on the PUD Site Plan, the Final Plat and subject to final engineering.

(4) Sub areas, phasing and other site details as shown on the Final Plat are conceptual and may be revised as needed for construction and development.

(b) Specific - Residential.

(1) The minimum number of permitted dwelling units for single family shall be 396, for a gross density of 3.55 +/- units per acre. The maximum number multi family dwelling units shall be 369, for a gross density of 1.2 units per acre.

(2) Total lot coverage shall not exceed (60%) of gross site acreage (defined as coverage by buildings, structures, street pavement, driveway pavement, and parking area pavement).

(3) Open space areas shall be as shown on the PUD Site plan.

(4) There are no minimum lot size, lot width, building or structure setback requirements except as noted on the PUD Final Plat. Notwithstanding the foregoing, the contemplated setbacks for all lots are planned as not less than 7.5' side yard and minimum 25' rear yard.

- (5) Telephone, electrical, cable and other utility appurtenances shall be underground.
- (6) The multi-family area shall include on-site amenities including clubhouse.
- (7) Exterior building materials for the multi-family buildings shall be brick, stone/synthetic stone, stucco/synthetic stucco, wood, vinyl, fiber cement siding or trim, hardi-plank, smart siding or other similar materials, and/or decorative synthetic millwork, glass, glass block or any combination thereof. The roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate as well as other high-quality roofing materials may be utilized.
- (8) In addition to the above building materials commitments for the future multi-family development the setbacks and screening requirements shall be as follows:
 25' minimum perimeter yard
 Screening and Buffering within the perimeter yard shall remain natural, with 3' to 5' undulating mounds and plantings as a combination of evergreen trees (lower screening) and deciduous trees (higher screening). Trees may be evenly spaced or grouped to curate views or screens as may apply.
 Access shall be determined by the traffic impact study and upon consultation with the Village Engineer.
- (c) Miscellaneous/Additional Standards
- (1) A Traffic Study has been submitted with this Application and approved by the Village Engineer. Traffic and access improvements shall be determined with application of the final Traffic Study and upon consultation with the Village Engineer.
- (2) The Applicant shall coordinate for compliance with urban forester regarding internal street trees to be installed at 1:50 linear feet.
- (3) Landscaping and buffering shall be as shown on the Final Plat revised and dated June 2022. Landscaping along both sides of Ashville Pike shall be determined at the time final development plan and shall be the same in materials and treatment to create a single and cohesive neighborhood brand, including street trees at the rate of 1:50, and additional mounding and shrubs, which may be evenly spaced or grouped. Landscaping between the single-family homes and multi-family homes shall include trees at a rate of 1:75 feet and shrubs and planting, all of which may be evenly spaced or grouped as shall be determined at final development plan.
- (4) Multi-use paths shall be developed in, around or through open spaces to create continuous access and walking paths, with provisions for benches and/or gazebo type facilities, and shown on the final development plan, as may be determined at the time of final development plan approval.
- (5) Each open space shall have a landscape detail plan provided at the time of final development plan. Plantings shall be reviewed with the urban forester for local species and to enhance the visual appeal of such areas.
- (6) Cluster boxes, and parking for same, shall be as shown on the PUD Site Plan, Final Plat or significantly similar thereto.
- (7) Except as provided in this text and the PUD Site Plan, Final Plat dated June 2022, the development shall comply with Ashville Code in effect at the time of PUD rezoning and Final Plat approval. Any conflict between the PUD and the Code shall be resolved in favor of the PUD. The common space and open areas shall be owned and maintained by the homeowners' association or in the case of multi-family development, by the landowner.
- (8) The PUD Plan as revised for Final Plat requirements and dated June 2022 correspond with this Final Plat Text and apply to the underlying zoning. The PUD Plan revised for Final Plat requirements and dated June 2022, and this text set forth updated general standards and project details. The PUD Plan and Final Plat requirements and dated June 2022, may be modified by final engineering and further commitments as provided in the Applicant's pending Preliminary Plat application.
- (9) As a result of further consultation with the Village Engineer and adjacent land owner(s), the Final Plat may be amended through final engineering and construction approvals to include additional drainage areas and easements along the railroad tracks.
- (10) Sheds shall be permitted for single family lots, subject to the Village Code and other terms of this text.

Respectfully submitted,

____ /s/ Laura MacGregor

Comek, Esq. ____

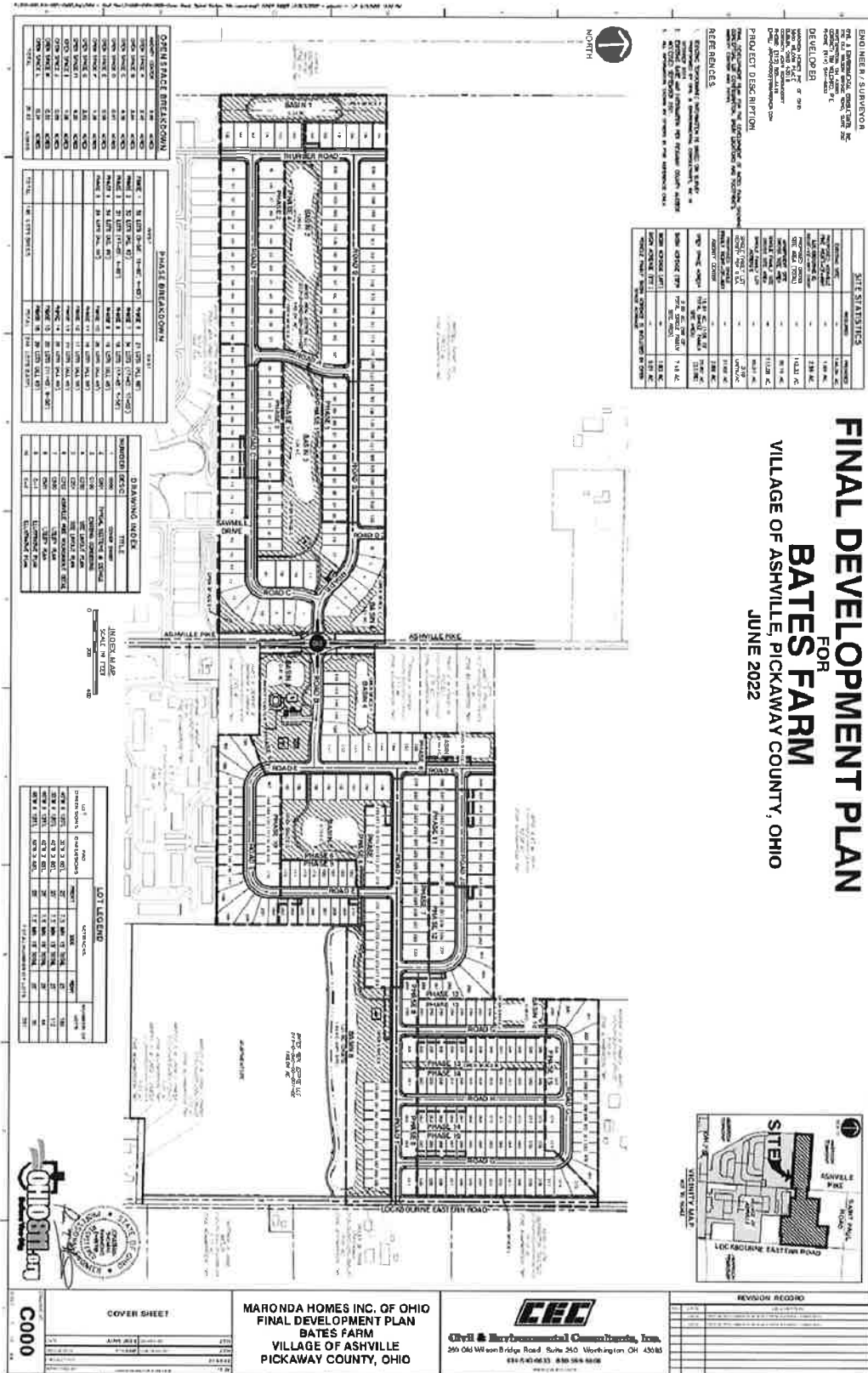
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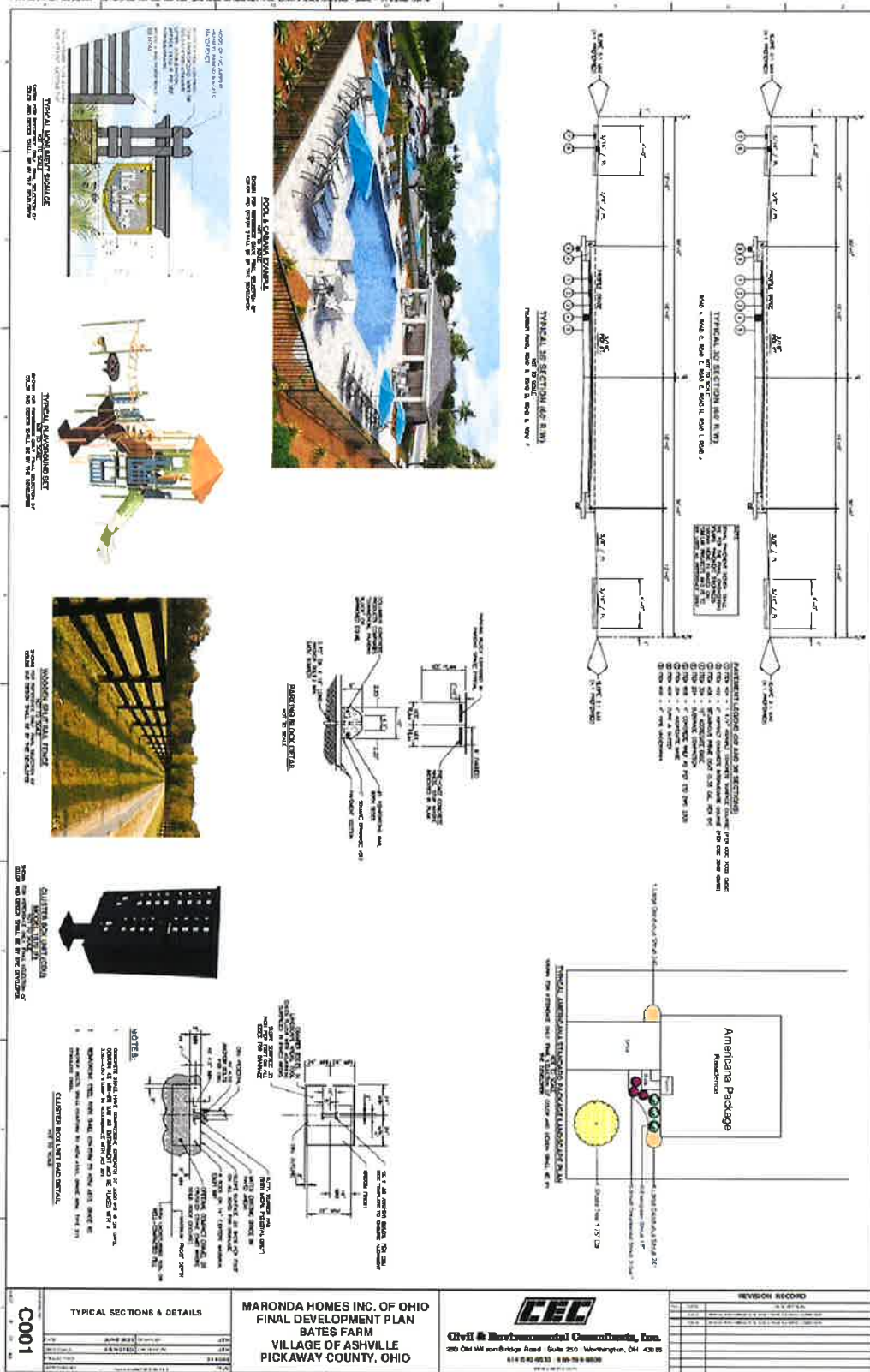
Development Phasing Schedule (estimated)

Final Plat dated

Development Phasing Schedule (estimated)

Bates Farm - Maronda Homes		Start Development Home Building Multi-Family Development Multi-Family Building		SD HB MFD MFB		2023												2024												2025												2026												2027												2028												2029											
						Occupied			Occupied			Occupied			Occupied			Occupied			Occupied			Occupied			Occupied			Occupied			Occupied			Occupied			Occupied			Occupied			Occupied																																												
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Village 153	153	12/yr																																																																																							
Cottage 65	65	12/yr																																																																																							
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Presidential 61	61	12/yr																																																																																							
Multi-Family 359	359	100/yr																																																																																							
Single Family	398																																																																																								
Multi-Family	359																																																																																								
Total	758																																																																																								



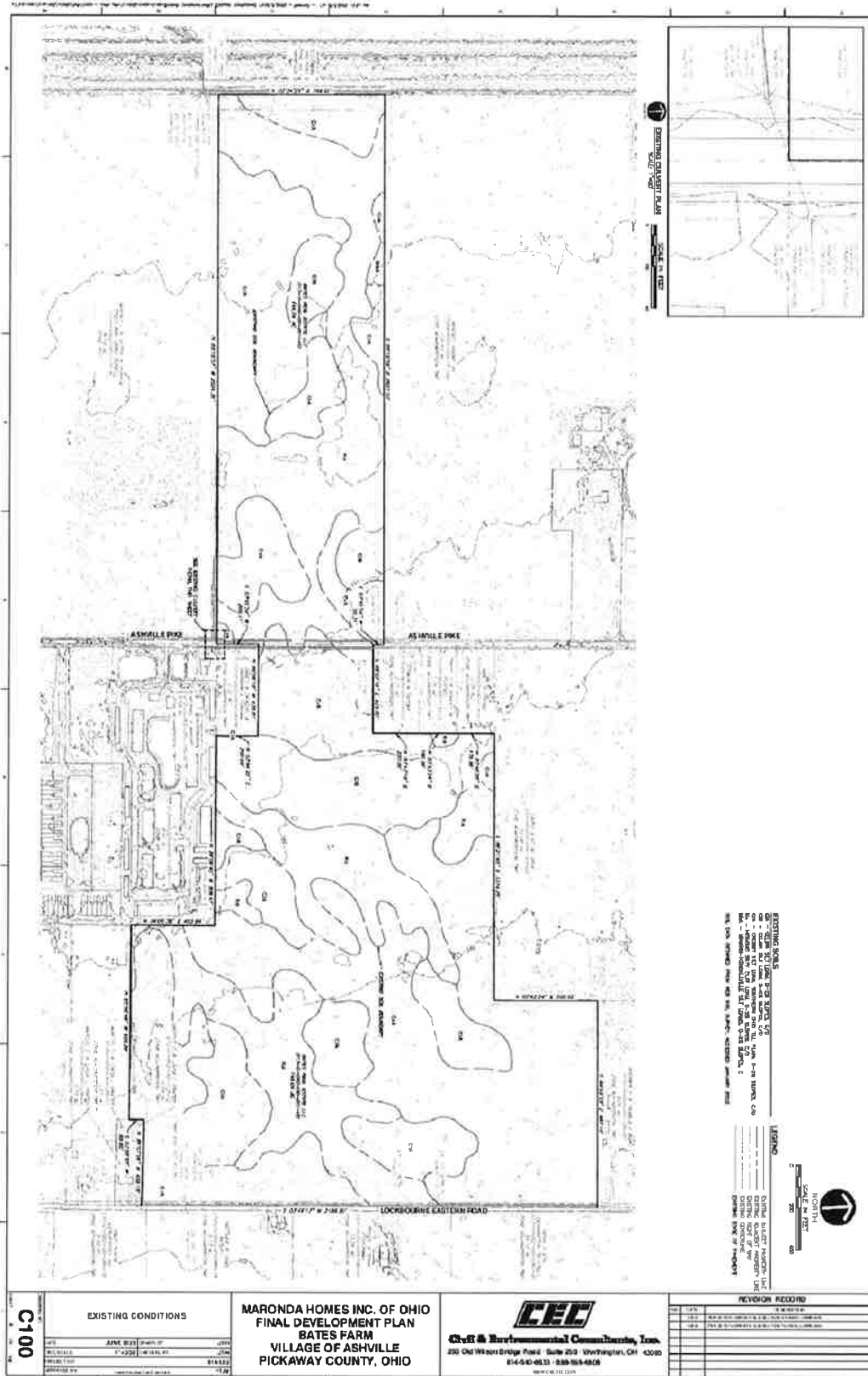


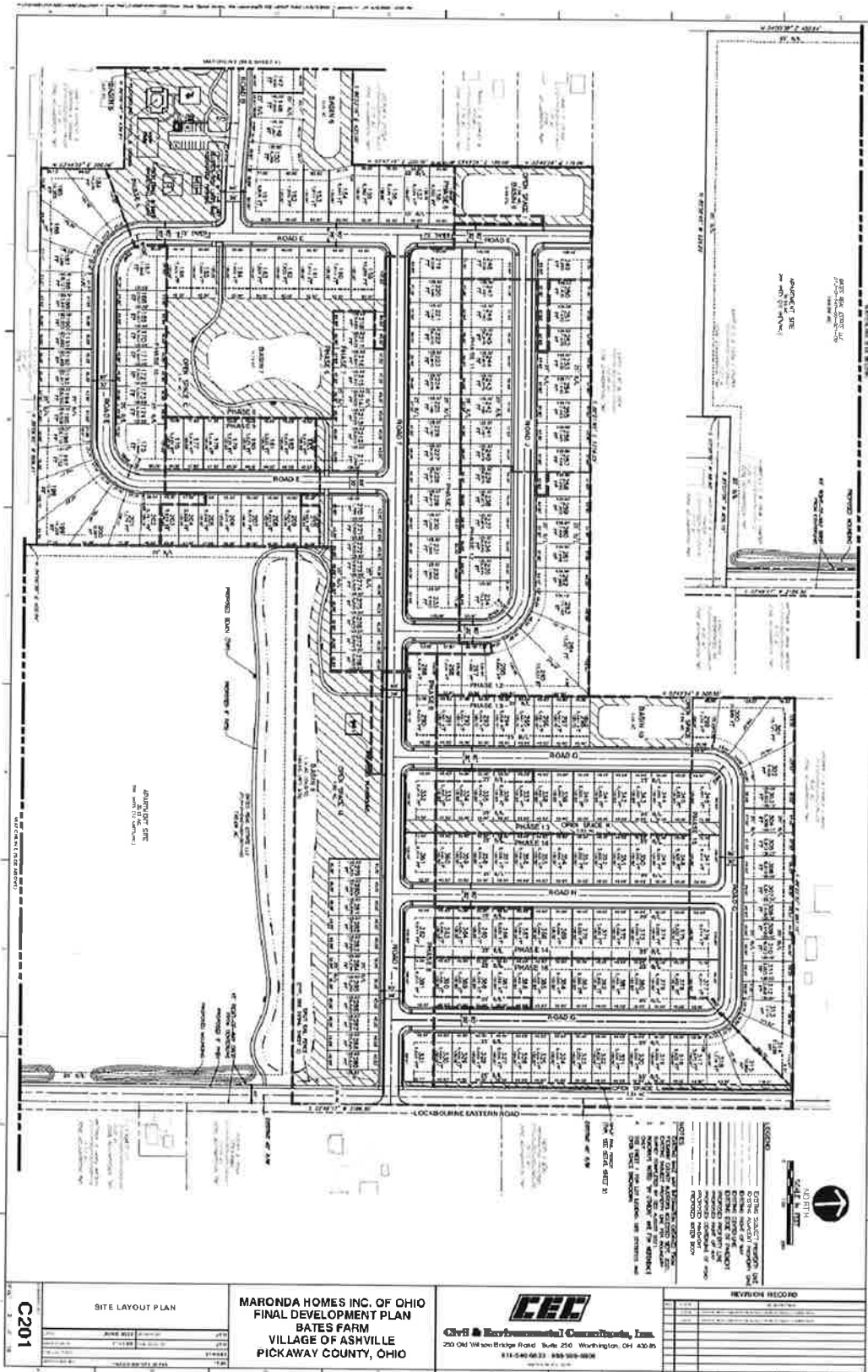
TYPICAL SECTIONS & DETAILS

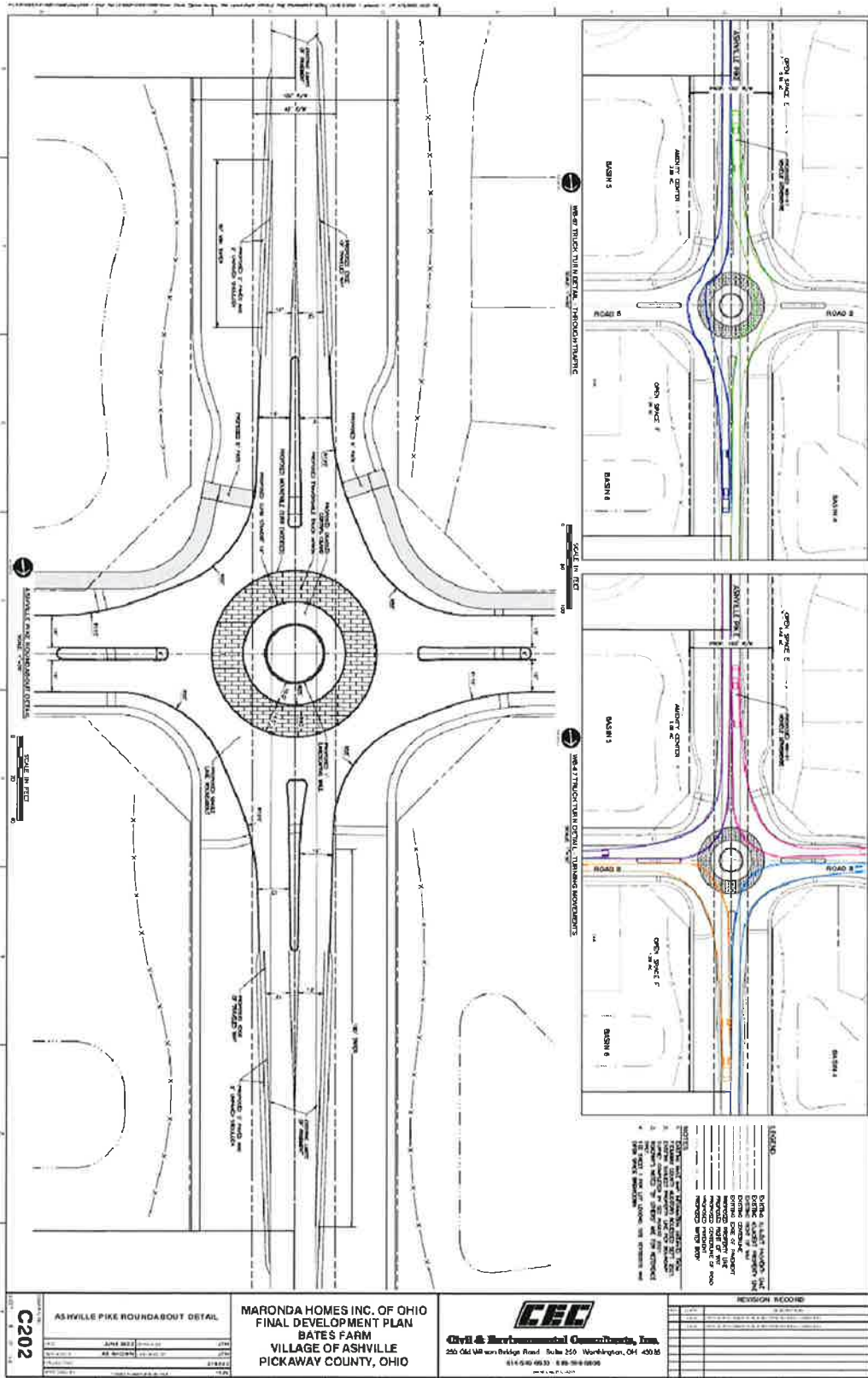
MARONDA HOMES INC. OF OHIO
FINAL DEVELOPMENT PLAN
BATES FARM
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

CEC
Civil & Environmental Consultants, Inc.
 280 Old Wilson Bridge Road, Suite 200, Worthington, OH 43085
 614.882.8888

C001







C202

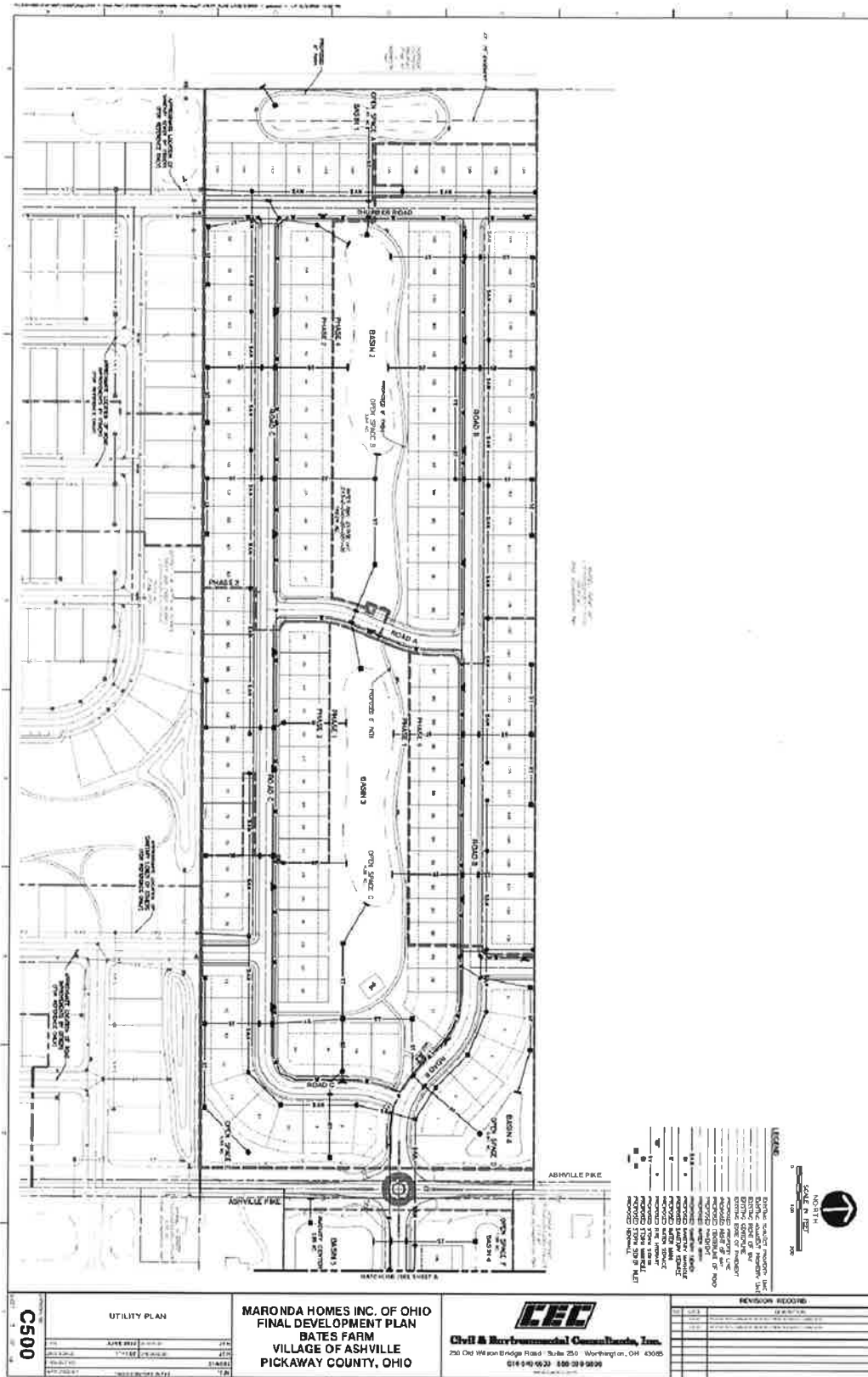
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JUNE 08/2022	ISSUED FOR PERMIT
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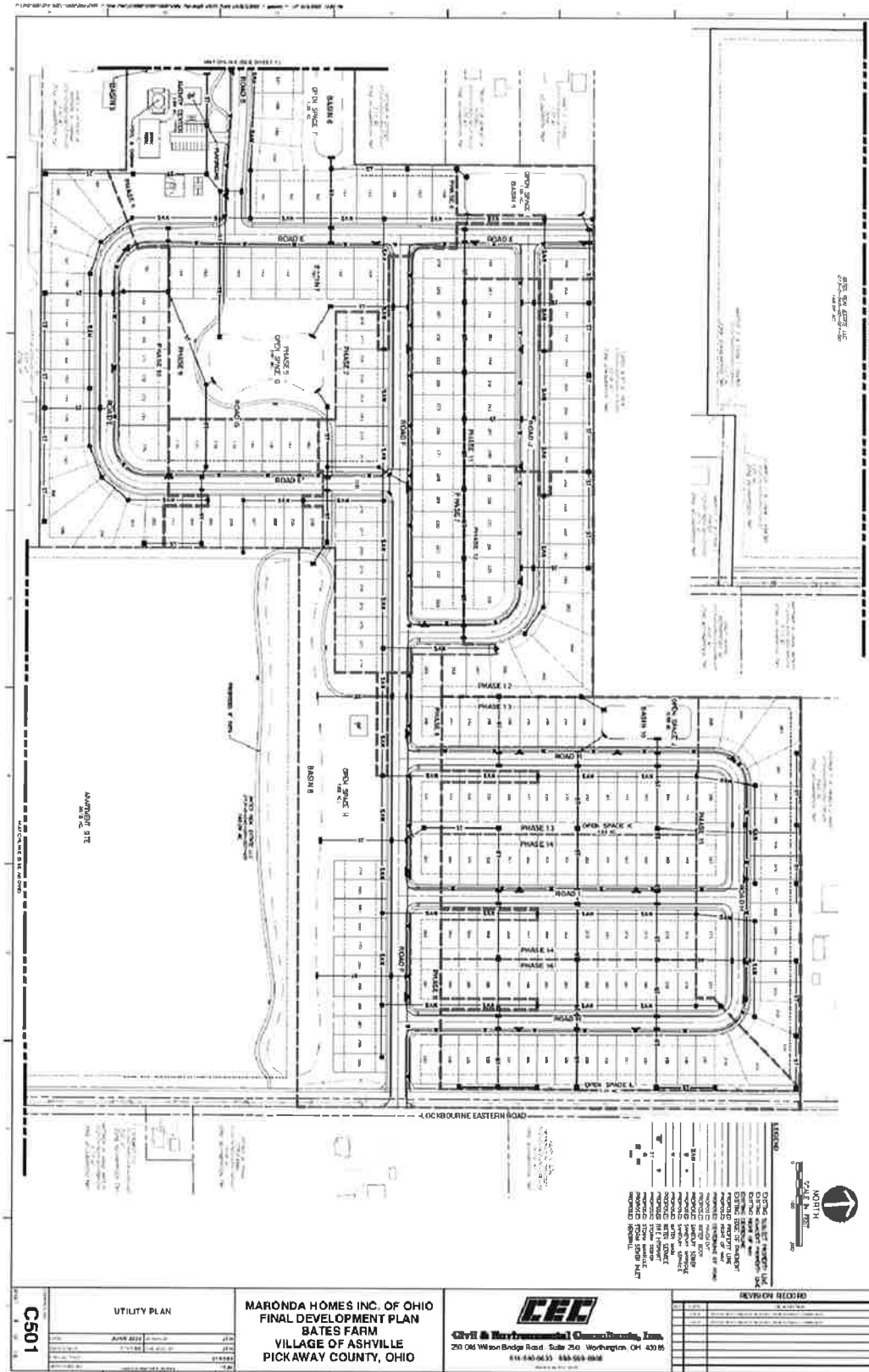
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PICKAWAY COUNTY, OHIO

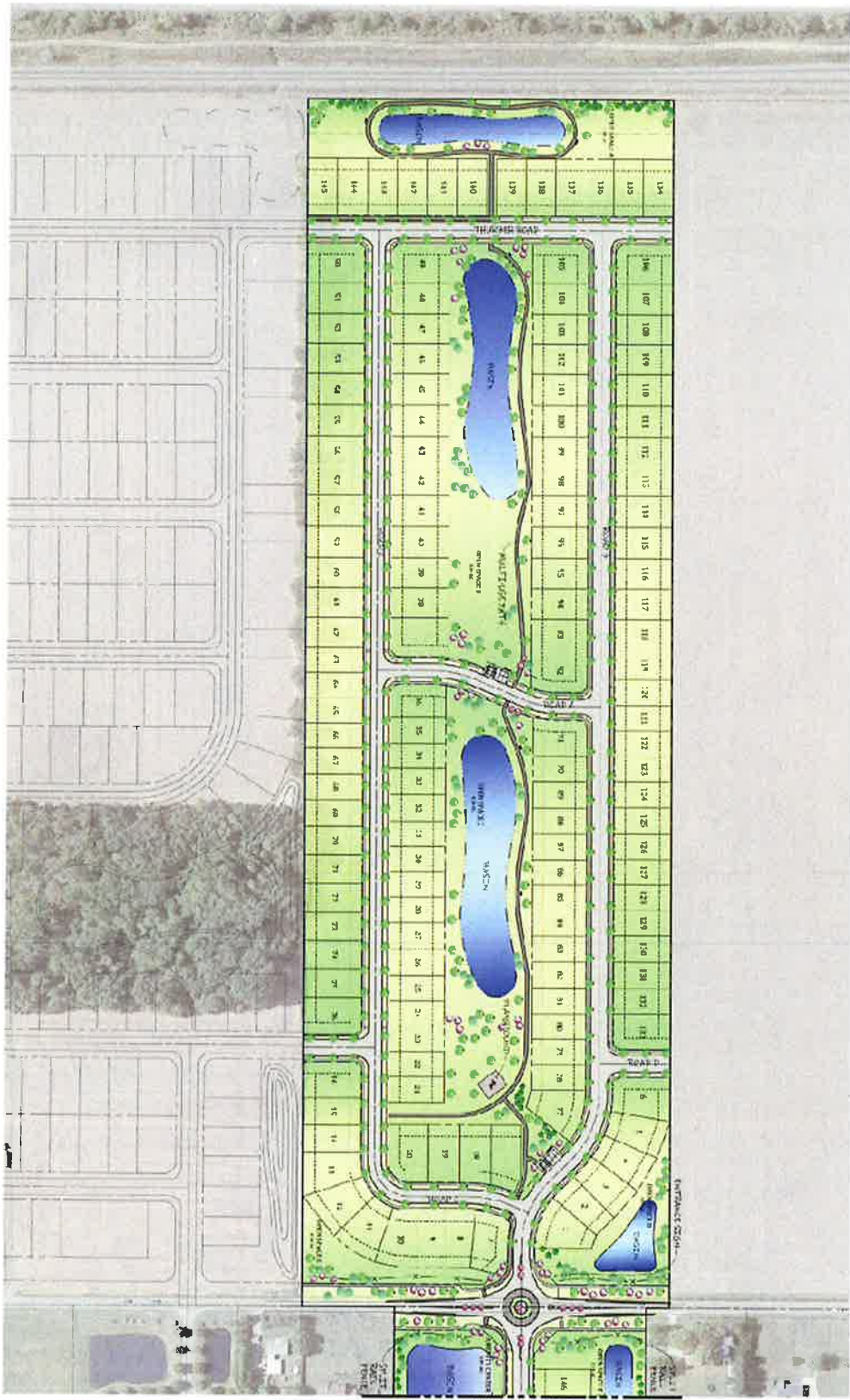
CEC
City & Environmental Consultants, Inc.
 250 Old Millers Ridge Road, Suite 250, Worthington, OH 43085
 614-540-6933 • 888-764-8836

REVISION RECORD

NO.	DATE	DESCRIPTION
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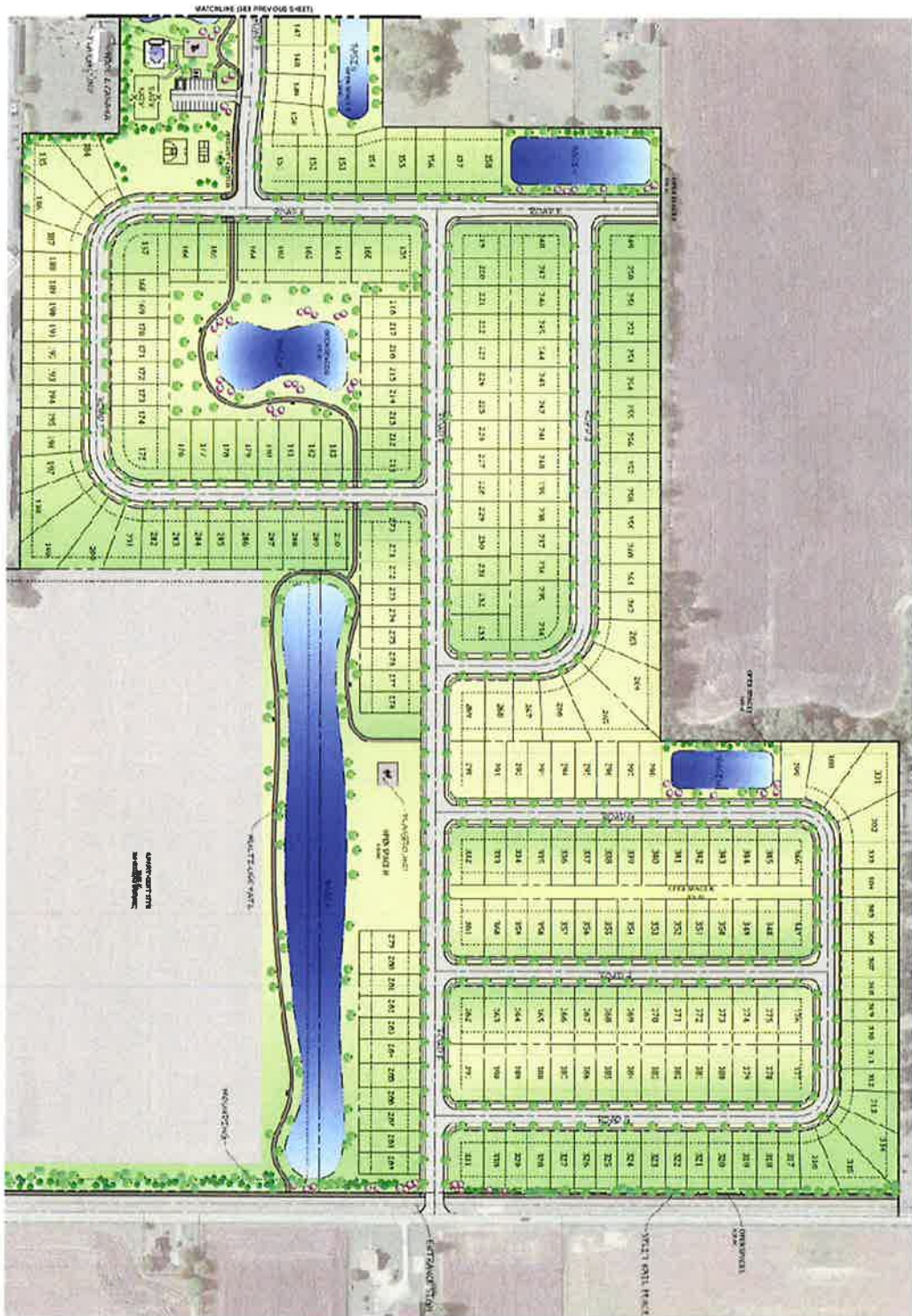


ILLUSTRATIVE PLAN
BATES FARM
 PREPARED FOR MARONDA HOMES OF OHIO, INC.
 JUNE 21, 2022


 NORTH
 SCALE: 1" = 25'

Civil & Environmental
 Consultants, Inc.

EXHIBIT C-1



ILLUSTRATIVE PLAN

BATES FARM
PREPARED FOR MARCADAU HOMES OF OHIO, INC
MAY 21, 2023

EXHIBIT C-2

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Civil & Environmental Consultants, Inc.