

THE PINNACLE CLUB OF GROVE CITY AMENDMENT STATEMENT
DEVELOPMENT STANDARDS TEXT
SUBAREA E AMENDMENT
October 4, 2012

M/I Homes is seeking to amend Subarea E of the Pinnacle Club final development plan last amended under C-45-09. Subarea E contains 115 acres as approved in 2007 and this fourth amendment only deals with 55.414 acres of the total subarea. The proposed amendment will adjust the number of types of houses to be constructed within the subarea. The current plan allows for 505 homes with the following breakdown:

- | | |
|-------------------|----------|
| 1. Carriage Homes | 240 lots |
| 2. Village Homes | 207 lots |
| 3. Town Homes | 42 lots |
| 4. Cottage Homes | 16 lots |

The total maximum density was calculated at approximately 5 units to the acre.

The proposed amendment calls for a total of 531 homes or an increase of 26 homes to the subarea. The revised breakdown is as follows:

- | | |
|-------------------|----------|
| 1. Carriage Homes | 333 lots |
| 2. Village Homes | 140 lots |
| 3. Town Homes | 42 lots |
| 4. Cottage Homes | 16 lots |

The maximum density drops to 4.6 units to the acre under the proposed amended plan.

The increase in the Carriage Homes lots marks the change in the plan as the street layout and open space areas have been altered to handle the revised mixture of lots within the 55.14 acre area.

As indicated earlier the density of the total of Subarea E has been amended from 5 homes per acre to 4.6 homes per acre and further one could see a density of 3.6 homes per acre for the 55.14 acres being altered within the total subarea.

The amendment proposes to utilize 3 open space areas that range in size from 2.06 acres to 6.58 acres. The proposed plan increases the reserve/open space areas by 0.46 acres for a total of 12.88 acres. The larger reserve/open space offers better areas of use rather than the smaller spaces and when combined with larger lots which include more green spaces (front and rear yards). The proposed plan is far better than the existing layout.

The proposed amendment is presented to address market demands and increased ecological advances that will allow M/I Homes the opportunity to offer new units with a greater variety of spaces and more green space within the community. New home models have been created for the increased number of Village lots to provide for an array of housing styles and facades within the community overall the property amendment will benefit the community within Subarea E as well as the Pinnacle Club of Grove City.

mi-pinnacle.amd (nct)
10/2/12 F:Docs

EXHIBIT "A"

**THE PINNACLE CLUB OF GROVE CITY
620+ ACRES**

GROVE CITY, OHIO

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Applicants:

**Pinnacle Development Company
567 Lazelle Road
Westerville, OH 43081**

**M/I Schottenstein Homes, Inc.
3 Easton Oval
Suite 540
Columbus, OH 43219**

DEVELOPMENT STANDARDS TEXT

**February 11, 2004
Revised February 24, 2004
Revised March 2, 2004
Revised March 11, 2004
Revised March 15, 2004
Revised May 2, 2007
Revised September 3, 2009
*Revised October 30, 2012***

I. Project Introduction

This Development Standards Text (the "Text") establishes the development standards for many of the Subareas in the Pinnacle Club development identified on the Preliminary Development Plan, dated November 26, 2003 and approved by City Council on December 1, 2003, Resolution No. CR-86-03. This Text incorporates the development standards for these same Subareas contained in the Pinnacle Club Zoning Text; last revised ~~May 2, 2007~~ *September 3, 2009*.

Except as otherwise specified herein, all Subareas shall be developed in accordance with the Development Plan containing thirty-eight (38) pages, dated January 19, 2004 and hereby modified on ~~September 3, 2009~~ *October 30, 2012* and subject to minor changes due to final engineering (the "Plan").

II. **Subarea A (65.7 acres)**. Subarea A consists of two areas: A₁ containing 39.1 acres, containing 77 lots and A₂ containing 26.6 acres, containing 58 lots. Homes within Subarea A₁ also referred to herein as the "Estate Lots", will be built by custom builders including M/I Homes Showcase division.

A. Lot Size; House Size; Exterior Materials.

(1). Lot Size: Subarea A contains 90' and 100' wide lots, measured at the building line, with a minimum lot width of 90' and a minimum lot depth of 120'. No lot in Subarea A may be split and combined with a contiguous platted lot if said split results in a lot containing less than 90' of frontage at the building line.

(2). House Sizes: The minimum house size in Subarea A shall be 2,400 square feet, excluding garage and basement areas.

(3). Exterior Materials: All homes will be traditional in architecture, i.e. Colonial, Georgian, Country French and Country English. Four-sided architecture with brick or stone foundations on all sides and common window fenestration will be encouraged. Natural materials including wood, brick, stone and stucco will be encouraged with the use of hardy plank siding or beaded lap profile and shake profile vinyl siding with .044 gauge or greater, where appropriate. The roof material will be dimensional architectural shingles.

B. Yard Dimensions; Building Height.

(1). Front Yard. The front yard building setback shall be a minimum of 25 feet.

(2). Rear Yard. The minimum required rear yard shall be 30%.

(3). Side Yard. The side yard setback shall be a minimum of 5 feet. The minimum distance between adjacent structures shall be 16 feet.

(4). Building Height. The maximum building height shall be 48 feet measured from the grade of the front elevation of the building.

C. Design Manual. Attached hereto as Exhibit A is the Design Review Manual for the Estate Lots of The Pinnacle Club or Grove City. The Design Review Manual will be enforced by architectural review board and addresses development standards over and above those minimum standards for the Estate Lots set forth in this Text.

D. Pinnacle Club Drive. The front elevations of homes on lots with Pinnacle Club Drive frontage shall face Pinnacle Club Drive.

III. **Subarea B.** Subarea B shall be developed with single-family homes as an expansion of the existing M/I Home, Creekside Subdivision.

A. Lot Size; House Size; Exterior Materials.

(1). Lot sizes shall be a minimum of 80' width at the building line and 120' depth.

(2). Homes shall be a minimum of 1,600 square feet for ranch homes and 1,800 square feet for two story homes, excluding garage and basement areas.

(3). Exterior Materials: Exterior materials of homes shall be brick, stone, stucco stone, wood, hardy plank and vinyl.

B. Yard Dimensions; Building Height.

(1). Front Yard. The front yard building setback shall be a minimum of 25 feet.

(2). Rear Yard. The minimum required rear yard shall be 15%.

(3). Side Yard. The side yard setback shall be a minimum of 6 feet.

(4). Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.

C. Building Design.

(1). Basements. Homes shall have full or partial basements unless soil conditions prevent or make the installation of a basement impracticable. Evidence of adverse soil conditions shall be presented to the City's Chief Building Inspector for verification.

(2). Roof. The roof of all homes shall have accents such as dormers, front facing gables, and eave brackets. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.

(3). Garages. All homes shall have a two-car garage.

D. Miscellaneous.

(1). Lighting. Decorative street lighting will be installed. Interior street lighting will be on alternating sides of the street. All lighting shall be approved by the City Service Director.

(2). Pools. No above-ground swimming pools shall be erected or permitted.

(3). Mailboxes. Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on Exhibit C (NOTE: There is no Exhibit A or Exhibit B to this Text).

(4). Fences. Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening, approved by the architectural review committee, not exceeding 5' in height, around patios located immediately adjacent to dwellings, for the purpose of providing privacy shall be permitted. Notwithstanding anything in the Zoning Text to the Contrary, fences not exceeding 4' in height along rear yard lot lines may be permitted by the architectural review committee.

IV. **Subarea C.** Subarea C shall be developed with 142 single-family homes.

A. **Lot Size; House Size; Exterior Materials.**

(1). Lot sizes shall be a minimum of 70' width at the building line and 120' depth. Lots contiguous to the golf course shall have a minimum width of 80' at the building line.

(2). Homes shall be a minimum of 1,800 square feet for all homes, excluding garage and basement areas. Eighty percent (80%) of all homes shall exceed 2,000 square feet in size.

(3). **Exterior Materials.** All home exteriors shall have traditional beaded lap profile vinyl siding with .044 gauge or greater and/or natural materials. All homes shall have brick or stone plinths. All chimneys within Subarea C shall be brick or stone. 50% of the homes within Subarea C [i.e. 71 homes (142 x 50%)] shall have brick or stone on its front façade ranging from 15% to 100% of the front building elevation (windows and doors, including garage doors, shall be excluded from the calculation) an example of the brick options are shown on Exhibit 1 to the Zoning Text. Windows on the front of each home will have shutters or a 1' x 6' trim board around the perimeter of the window.

B. **Yard Dimensions; Building Height.**

(1). **Front Yard.** The front yard building setback shall be a minimum of 25 feet. Porches may encroach into required front yard area.

(2). **Rear Yard.** The minimum required rear yard shall be 15%.

(3). **Side Yard.** The side yard setback shall be a minimum of 6 feet. Chimneys and bay windows may encroach into required side yard areas.

(4). **Building Height.** The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.

C. **Building Design.**

(1). **Basements.** Homes shall have full or partial basements unless soil conditions prevent or make the installation of a basement impracticable. Evidence of adverse soil conditions shall be presented to the City's Chief Building Inspector for verification.

(2). Roof. The roof of all homes shall have accents such as dormers, front facing gables and eave brackets. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.

(3). Garages. All homes shall have a two-car garage.

D. Miscellaneous.

(1). Lighting. Decorative street lighting will be installed. Interior street lighting will be on alternating side of the street. All lighting shall be approved by the City Service Director.

(2). Pools. No above ground swimming pools shall be erected or permitted.

(3). Mailboxes. Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on Exhibit C.

(4). Fences. Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening, approved by the architectural review committee, not exceeding 5' in height, around patios located immediately adjacent to dwellings, for the purpose of providing privacy shall be permitted. Notwithstanding anything in the Zoning Text to the Contrary, fences not exceeding 4' in height along rear yard lot lines may be permitted by the architectural review committee.

V. Subarea D. Subarea D shall be developed with single-family homes.

A. Lot Size; Houses Size; Exterior Materials.

(1). Lot sizes shall be a minimum of 60' width at the building line and 120' depth.

(2). Homes shall be a minimum of 1,400 square feet for all homes, excluding garage and basement areas. Eighty percent (80%) of all homes shall exceed 1,800 square feet in size, excluding garage and basement areas.

(3). Exterior Materials. Homes shall be traditional Colonial and Georgian architectural styles. All home exterior shall have

traditional horizontal vinyl lap siding with a .044 gauge or greater and/or natural materials. All chimneys in Subarea D shall be brick. 50% of all homes shall have some brick or stone element on the front faced. An example of the brick options are shown on the building elevations submitted as Exhibit 2 of the Zoning Text. Windows on the front of each home will have shutters or a 1" x 6" trim board around the perimeter of the window.

B. Yard Dimensions; Building Height.

(1). Front Yard. The front yard building setback shall be a minimum of 25 feet. Porches may encroach into required front yard area.

(2). Rear Yard. The minimum required rear yard shall be 15%.

(3). Side Yard. The side yard setback shall be a minimum of 5 feet. Chimneys and bay windows may encroach 2' into required side yard setback areas. The minimum distance between adjacent structures shall be 8 feet.

(4). Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.

C. Building Design.

(1.) Basements. Homes shall have full or partial basements unless soil conditions prevent or make the installation of a basement impracticable. Evidence of adverse soil conditions shall be presented to the City's Chief Building Inspector for verification.

(2). Roof. The roof of all homes shall have accents such as dormers, front facing gables and eave brackets. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural singles.

(3). Garages. All homes shall have a two-car garage.

(4). Porches. All homes shall have front porches, which shall range in size from 16 square feet to 100+ square feet. Front porches may encroach into the front yard.

D. Miscellaneous.

(1). Lighting. Decorative street lighting will be installed. Interior street lighting will be on alternating side of the street. All lighting shall be approved by the City Service Director.

(2). Pools. No above ground swimming pools shall be erected or permitted.

(3). Mailboxes. Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on Exhibit C.

(4). Fences. Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening, approved by the architectural review committee, not exceeding 5' in height, around patios located immediately adjacent to dwellings, for the purpose of providing privacy shall be permitted. Notwithstanding anything in the Zoning Text to the Contrary, fences not exceeding 4' in height along rear yard lot lines may be permitted by the architectural review committee.

VI. Subarea E (115 acres) Subarea E, also sometimes referred to as the "Traditional Neighborhood Development", will have 503531 homes consisting of four district housing types:

(i). Carriage Homes: Single-family homes with two car attached garages. Garages are accessed from alleys at the rear of the homes. Streetscapes are pedestrian oriented with reduced setbacks and front porches closer to sidewalks. Driveways and garage doors are eliminated from street views. All homes shall have porches. Front porches shall range in size from 16 square feet to 100+ square feet.

(ii). Village Homes: Single-family homes with two car attached garages are accessed from the front of the homes. Garages are off-set 2' behind the front porch façade of the home. All homes shall have porches.

(iii). Town Homes; Two-family homes, each home has a two car detached garage. Garages are accessed from alleys at the rear of the homes.

(iv). Cottage Homes: Single family homes, each home has a two car detached garage. Garages are accessed from alleys at the rear of the homes. Garages shall have a common wall on one side.

A. Lot Size; House Size; Exterior Materials.

(1). Lot Sizes shall be:

- (i). Carriage Home Lots 47' x 70' (minimum)
- (ii). Village Home Lots 50' x 120' (minimum)
- (iii). Town Homes Lots 62' x 100' (minimum)
(28' minimum up to 34' per unit)
- (iv.) Cottage Home Lots 31' x 100' (minimum)
- (v). All lots along the north boundary of Subarea E, east of the east right-of-way line of Berry Hill Drive, shall be a minimum of 70' wide at the building line and a minimum of 120' in depth.

(2). 80% of all homes in Subarea E shall exceed 1,400 square feet in size. In measuring house size, garage and basement areas shall be excluded.

- (i). Carriage Homes: house size range: 1,200 – 2300 sq. ft.
- (ii). Village Homes: house size range: 1,200 – 2,350 sq. ft.
- (iii) Cottage Homes: house size: minimum of 1,650 sq. ft. - per unit
- (iv). Town Homes: house size: minimum of 1,760 sq. ft. per side

(3) Exterior Materials: All homes will have traditional vinyl siding and shake accent areas with .044 gauge or greater. All homes will have brick or stone option for the front façade. Windows on the front of each home will have shutters or a minimum 1" x 4" trim board. All exposed courses of the foundation of each home shall be any one of the following: split face block; brick; stone; or, any other material that simulates the appearance of brick or stone. A minimum of 50% of the homes fronting on Buckeye Parkway and the two Village greens shall have brick or stone accents as shown on the building elevations submitted as Exhibit 3 to the Zoning Text.

B. Yard Dimensions; Building Height.

(1). Front Yard. See chart attached hereto as Exhibit B.

(2). Rear Yard. See chart attached hereto as Exhibit B.

(3.) Side Yard. See chart attached hereto as Exhibit B.

(4.) Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.

C. Building Design:

(1.) Roof. The roof of all homes shall have accents such as dormers, front facing gables and eave brackets. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.

(2.) Garages. All homes shall have a two-car garage.

(3.) Porches. Porches may encroach up to 8 feet into the required front yard.

D. Miscellaneous.

(1.) Lighting. Decorative street lighting will be installed. Interior street lighting will be on alternating side of the street. All lighting shall be approved by the City Service Director.

(2.) Pools. No above ground swimming pools shall be erected or permitted.

(3.) Mailboxes. Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on Exhibit C.

(4.) Fences. Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening and not exceeding 6' in height, around patios located immediately adjacent to dwellings, for the purpose of providing privacy and approved by the architectural review committee may be permitted. Notwithstanding anything in the Zoning Text to the contrary, fences not exceeding 4' in height along rear and side yard lot lines, behind the building front yard setback, may be permitted by the architectural review committee.

VII. Landscaping.

A. Entrance Features. The general massing and location of plants proposed as part of the entry features are shown on the Development Plan. The species of plants shall be approved by the Service Director or his designee. Sod shall be used at the entrance features. The location of

the area of the entrance features to be sodded and seeded shall be approved by the Service Director or his designee.

B. Street Trees. Developer/Owner shall install the street trees within the entire development at the spacing and tree size set forth on the Development Plan. Developer/owner, through the Homeowners' Associations, Condominium Associations and/or a Community Authority shall assume full responsibility for care, replacement and maintenance of the street trees. Trees shall be approved and tagged by the Service Director or his designee prior to planting. Developer/Owners' assumption of the street tree obligation contained in this Section VII B is in lieu of the owner or builder's obligation to pay the per lot Urban Forestry fee set forth in Section 1136.09(B) of the zoning code.

C. Miscellaneous.

(1.) Grass. All residential lots shall be sodded and seeded in compliance with Section 1136.11 of the City Code.

(2.) Service Structures. Service Structures shall be screened in compliance with Section 1136.08 of the City Code.

(3.) Irrigation. Ford Boxes shall be installed in the median strip in Buckeye Parkway. The separation distance of the Ford Boxes shall be determined by the Service Director or his designee but shall not be less than 100' apart and no greater than 200' apart.

(4.) Street Trees. Notwithstanding anything in the Zoning Text to the contrary, street trees shall be spaced as determined by the Urban Forester. The separation of trees shall not be less than 35' on center and not greater than 50' on center.

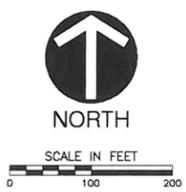
(5.) Homeowners' Associations. Notwithstanding anything in the Zoning Text to the contrary, Subareas B, C, D, and E may be a part of a single master homeowners' association which shall be responsible for the maintenance of the entrance features to the Pinnacle Club development, the landscaping along Buckeye Parkway, White Road and Jackson Pike, and the open space and entrance features located within each of Subarea B, C, D and E.

(6.) Conflict. If a conflict arises between the requirements contained on the Development Plan and those in the Development Standards Text, the most restrictive of the two shall apply.

EXHIBIT "B"

	VILLAGE HOME	CARRIAGE HOME	COTTAGE HOME	TOWN HOME
MINIMUM FRONTYARD	25'*	12'*	12'*	12'*
FRONT YARD STOOP OR PORCH ENCROACHMENT	8'	8'	8'	8'
SIDEYARD SETBACK (DOES NOT INCLUDE GARAGES)	5'	5'	4'	5' DETACHED 0' ATTACHED
SUM OF SIDEYARD SETBACK (TOTAL)	10'***	10'***	6'***	10'***
MINIMUM REARYARD SETBACK FOR PRINCIPAL DWELLING	24'	6'	20'	20'
MINIMUM REARYARD SETBACK OUTBUILDING OR ATTACHED GARAGE	24'	6'	6'	6'

* FRONT PORCHES MAY ENCRROACH 8' INTO THE BUILDING SETBACK.
 ** CHIMINEYS AND BAY WINDOW MAY ENCRROACH 2' INTO SIDEYARD SETBACK FOR VILLAGE AND CARRIAGE HOMES
 ***CHIMINEYS AND BAY WINDOW MAY ENCRROACH 1' INTO SIDEYARD SETBACK FOR COTTAGE HOMES. GARAGES SHALL HAVE 0' SETBACK ON ONE SIDE.



ORIGINAL SUB AREA "E"

VILLAGE HOMES:	120
CARRIAGE HOMES:	323
TOWN HOMES:	110
COTTAGE HOMES:	20
TOTAL:	573

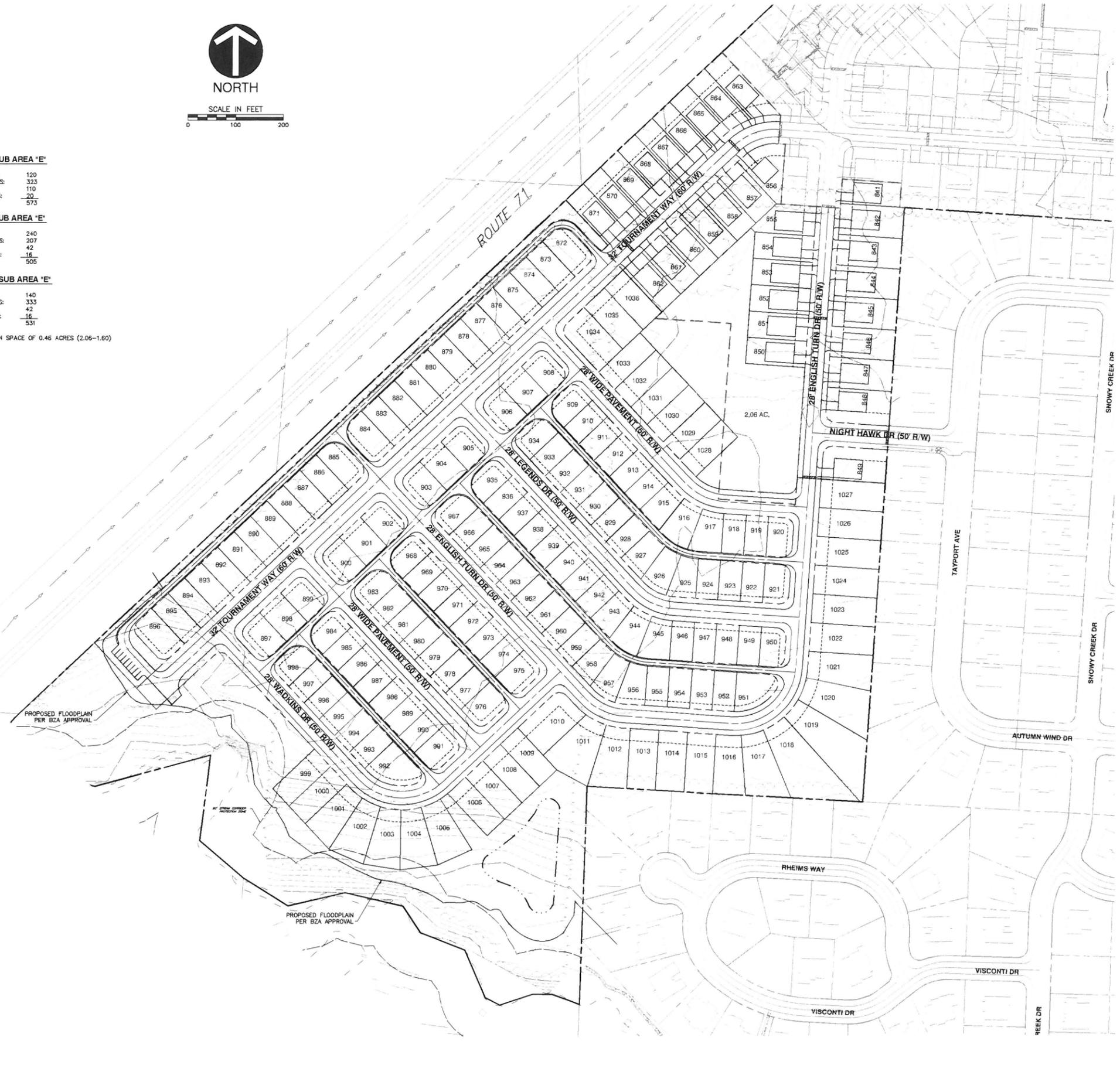
CURRENT SUB AREA "E"

VILLAGE HOMES:	240
CARRIAGE HOMES:	207
TOWN HOMES:	42
COTTAGE HOMES:	16
TOTAL:	505

PROPOSED SUB AREA "E"

VILLAGE HOMES:	140
CARRIAGE HOMES:	333
TOWN HOMES:	42
COTTAGE HOMES:	16
TOTAL:	531

ADDITIONAL OPEN SPACE OF 0.46 ACRES (2.06-1.60)



NO.	DATE	REVISION RECORD	DESCRIPTION

Civil & Environmental Consultants, Inc.
 8740 Orion Place, Suite 100 • Columbus, OH 43240
 614-540-6633 • 888-598-6808
 www.cedinc.com

**THE PINNACLE CLUB
 SUB AREA "E"
 DEVELOPMENT PLAN
 CITY OF GROVE CITY, OHIO**

DATE:	SEPT. 2012	DRAWN BY:	LDS
DWG SCALE:	AS NOTED	CHECKED BY:	DRAFT
PROJECT NO.	121-765	APPROVED BY:	

DRAWING NO. **SP01**
 SHEET 1 OF 2

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