

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

Grove City, Ohio

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Original Applicants:

Pinnacle Development Company  
567 Lazelle Road  
Westerville, OH 43081

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

Amendment Applicant:

Pinnacle Land Holdings LLC  
1500 Pinnacle Club Drive  
Grove City, OH 43123

**DEVELOPMENT STANDARDS TEXT**

Approved March 15, 2004  
Revised August 15, 2005  
Revised May 1, 2006  
Revised May 7, 2007  
Revised September 8, 2009  
Revised November 16, 2010  
Revised June 20, 2011  
Revised January 22, 2013  
Revised May 5, 2014  
Revised November 3, 2014  
Revised June 6, 2016

## 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 01, 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 ~~January 30, 2004~~ **June 6, 2016**.

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, hereby modified on June 6, 2016 and subject to minor changes due to final engineering (the "Plan").

### INTRODUCTION TO FIRST AMENDMENT:

Pursuant to Resolution CR-20-07, resolved by City Council on May 7, 2007, This First Amendment of Pinnacle Club of Grove City 620+ Acres amends the Development Standards Text last revised, March 15, 2004 (the "Original Text") and approved as part of the rezoning of the "Property" (as that term is defined in the Original Text) by ordinance C-126-03, passed by City Council on February 2, 2004. This First Amendment amends only Section VI, Subarea E, of the Original Text by adding an additional type of home called "Cottage Homes". Additionally, the Original Text is being amended to reflect the actual acreage of Subarea E as 115.71 acres and to correct the number of homes permitted in Subarea E, per the approval of the Development Plan, as 573.

II. **Subarea A (65.7 acres)**. Subarea A consists of three areas: A<sub>1</sub> containing 39.1 acres, containing 78 lots; and, A<sub>2</sub> containing 16.2 acres, containing 44 lots and A<sub>3</sub> containing 10.4 acres containing no more than 44 single family and / or two-family lots. Homes within Subarea A<sub>1</sub> and A<sub>2</sub>, 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<sub>1</sub> and A<sub>2</sub> 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. Subarea A<sub>3</sub> contains lots with a minimum width of 45' measured at the building line, with a minimum lot depth of 110'. Lots within Subarea A<sub>3</sub> shall

contain single family detached homes and / or attached single family homes sharing one common lot line and wall and subject to setback requirements set forth in Subarea Setback Chart on sheet 1.

(2.) House Sizes: The minimum house size in Subarea A<sub>1</sub> and A<sub>2</sub> shall be 2,400 square feet, excluding garage and basement areas. The minimum house size in Subarea A<sub>3</sub> for each unit shall be 1,250 square feet a total of 2,500 square feet per building for attached units. Detached units within Subarea A<sub>3</sub> shall be a minimum 1,170 square feet along Pinnacle Club Drive and all other areas within Subarea A<sub>3</sub> will have a minimum 1,519 square feet. No two adjacent detached units within Subarea A<sub>3</sub> shall be less than a total of 2,680 square feet. Detached unit lots, lots 1101 and 1005 as shown on Sheet 5B shall be a minimum of 2,034 square feet. A minimum of three detached units located on lots 1106 thru 1113 as shown on sheet 5B will have at least 2,034 square feet. Minimum square footages are to exclude garages and unfinished basements.

(3.) Exterior Materials: All homes will be traditional in architecture, i.e. Colonial, Georgian, County 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%~~ **30 feet**, except Lot 884 which shall be reduced to 25 feet. The minimum required rear yard shall be reduced to 20 feet for lot 477. Units within Subarea A<sub>3</sub> that back to a Reserve (open space) shall have a minimum rear yard setback of 10'.

(3.) Side Yard. The side yard setback shall be a minimum of 5 feet. The minimum distance between adjacent structures shall be 16 feet. Subarea A<sub>3</sub> shall have a 0 foot

side yard setback on the common lot line / attached wall and a minimum of 5 feet on the other side yard setback for all attached units. Detached units within Subarea A<sub>3</sub> side yard setback shall be a minimum of 3 feet per side (total of 6').

(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 of 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. Within Subarea A<sub>3</sub> home mounted coach lights shall be installed in lieu of post mounted coach lights.

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; House 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 façade. 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 shingles.

(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. Subarea E, also sometimes referred to as the "Traditional Neighborhood Development", will have ~524 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 even with or 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 Home 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.

(vi) Village home lots along I-71 in Subarea E shall be 50x106' (minimum) and a 20' minimum front setback line shall apply. Lot #1042 shall be a ranch style home and Lot #1041 shall be a 1 ½ story style home.

(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 – 2,300 s.f.
- (ii). Village Homes: house size range: 1,200 – 3q,300 s.f.
- (iii). Town Homes: house size: minimum of 1,760 s.f. per side
- (iv). Cottage Homes: house size range: 1,787-1,894 s.f.

(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. Most 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 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.

(4). Fences. Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening 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 to exceed 4' in height along rear and side yard lot lines enclosing the rear yard 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 no 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.