

ZONING TEXT

Courtyards at Mulberry Run

Grove City, Ohio

Date Submitted: October 5, 2022

Current Zoning: R-1, SINGLE FAMILY RESIDENCE (13.99 ACRES)
AND ANNEXATION PENDING (10.63 ACRES)

Proposed Zoning: PLANNED UNIT DEVELOPMENT – RESIDENTIAL
(PUD-R)

Property Owner: Leroy L Geyer, Trustee
Melvin L. Geyer, Trustee
2110 White Road
Grove City, Ohio 43123

Applicant: E.C. New Vision Ohio LLC
c/o Joel Rhoades
500 Stonehenge Parkway
Dublin, Ohio 43017

Authorized Representative: Donald T. Plank
Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215

I. PROPERTY

The property (“Property”) consists of two separate tax parcels totaling 24.588 +/- acres. Tax parcel 160-002476 is 10.63 acres of land located on the north side of White Road and is currently being annexed into the City. Tax parcel 040-002898 is 13.99 +/- acres of land located on the south side of White Road and is currently zoned R-1, Single Family Residence in the City.

II. INTRODUCTION

This Zoning Text establishes the permitted land uses, residential densities, minimum lot sizes and, along with the site plan dated September 26, 2022, and titled Preliminary Development Plan, Courtyards at Mulberry Run (the “Plan”), establishes other development standards for the Property. The Zoning Text and Plan shall collectively be referred to as the “Text”. The Property will be a planned community development designed around the natural stream corridor and developed on private streets. Roadways and connections are to be configured in a manner to allow for safe and efficient connectivity to the existing road network. Roads shall be designed and sized to promote safe travel routes and conditions for pedestrians, bicycles, as well as automobiles, subject to the review and approval by the City. Subject to the review and approval of the City, one (1) access road will be created from White Road and one (1) access road will be created from McDowell Road.

III. GENERAL PROVISIONS

- A. The provisions of the Codified Ordinances of Grove City (the “Code”) shall apply only to the extent not otherwise addressed in this Text. The provisions of this Text and the Code shall apply unless otherwise modified by Grove City Council (the “Council”) through the Development Plan.
- B. For the purposes of this Text, the terms and words contained within shall carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word “shall” is intended to be mandatory; “occupied” or “used” shall be considered as though followed by the words “or intended, arranged or designed to be used or occupied”. In case of any conflict between this Text and the Code, this Text shall control.
- C. All provisions of this Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.
- D. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by Council as part of the Development Plan approval.
- E. Deviations from the standards and requirements set forth herein as well as the Code, Stream Corridor Protection Policy, and Standard Drawings may be approved by Council through the

Development Plan, provided that requested deviations are consistent and harmonious with the overall intent of the development and do not diminish, detract, or weaken the overall compatibility among the uses within or in proximity of the Property.

- F. The Development Department shall make the determination whether a design or development standard change or modification is “substantial,” requiring a filing of an application for a modification to the approved Development Plan.

IV. PERMITTED USES

- A. Permitted Uses. The following uses shall be permitted on the Property: (1) Single family residential homes on private streets; and (2) a clubhouse, amenity, and recreational areas for use by residents.

V. DEVELOPMENT STANDARDS

- A. Density. The maximum number of single-family residential dwelling units on the Property shall be 75.
- B. Streets/Sidewalks.
 - 1. Pavement Width. Streets will be private and shall have a minimum pavement width of 22 feet measured from face-of-curb to face-of-curb.
 - a. No on-street parking shall be permitted on streets narrower than 28 feet.
 - b. On-street parking shall be permitted on one side of the street for streets at least 28 feet wide.
 - 2. Front Walks. A five (5) foot wide concrete sidewalk shall be installed along one side of the private roadways.
 - 3. Service Walks. All homes shall have walks from the driveway to the front door of the house.
 - 4. Multi-Use Path. A six (6) foot wide multi-use path shall be constructed throughout open spaces in the development, with the final location approved on the Development Plan.
 - 5. White Road Improvements. A pedestrian crossing with rapid flashing beacon shall be installed across White Road at the location depicted on the Development Plan. The White Road pedestrian crossing shall be curbed with landscaped median(s) and contain appropriate traffic and pedestrian signage regarding the crossing. No project-specific signage shall be located within the crossing or landscaped median(s). The existing pavement markings on White Road will be altered to include a westbound left-turn lane into the southern site within limits of the existing pavement. White Road will not be

expanded, and the left-turn lane will be designed to the maximum length feasible within the existing tapering of White Road.

6. Emergency Access. A twenty (20) foot wide emergency access drive shall be installed on both the northern and southern portions of the Property. The emergency access drive will be asphalt and bollards will be installed per C-GC-81 and C-GC-82.

C. Yard Dimensions:

1. Front Yard. The front yard building setback for each lot shall be a minimum of twenty (20) feet measured from the private roadway to the garage door.
2. Rear Yard. The minimum required rear yard setback for each lot shall be ten (10) feet.
3. Side Yard. The side yard building setback for each lot shall be a minimum of five (5) feet.
4. Other Setbacks. No individual lot shall have direct frontage to a public right-of-way. Where a side or rear of a lot is adjacent to a public right-of-way, a 30-foot setback in the form of a reserve containing appropriate screening, defined further under Landscaping/Open Space, shall be installed.

D. Site and Building Design.

1. Home Sizes. The minimum net floor area of each home shall be 1,400 square feet.
2. Materials. The exteriors of the homes and clubhouse shall be comprised entirely of stone, brick, cultured stone, EIFS, wood (including engineered wood), cementitious fiber or stucco, or a combination thereof, except for gutters, soffits and overhangs, entry doors, garage doors and other accents. Aluminum and/or vinyl may be used for trim details such as soffits, gutters, shutters, windows, and gable accents, etc.
3. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.
4. Roof. All roof pitches must fall within the range of 6/12 – 12/12 with the exception of porch roof pitches which may not be less than 4/12. The roof material will be dimensional architectural shingles.
5. Driveways. Driveways shall be constructed of concrete.
6. Ancillary Structures. Ancillary structures, including the clubhouse, shall utilize similar materials as the homes.
7. Garage Doors. Garage doors shall be de-emphasized and shall blend with the design character and color of each building. Garage doors shall be of one color and constructed of wood-composite, fiberglass, metal, or vinyl materials.

E. Landscaping/Open Space.

1. Entrance Features. The general massing and location of plants and hardscape proposed as part of the entry features and the species of plants shall be approved as part of the Development Plan. Sod shall be used at the entrance features and the area to be sodded shall be as approved per the Development Plan.
2. Street Trees. Street trees shall be 2” caliper at planting and planted as shown on the Development Plan. The care, replacement and maintenance of the street trees shall be the responsibility of the HOA. This street tree obligation shall be in lieu of the Applicant’s obligation to pay the per lot Urban Forestry fee set forth in Section 1136.09(b) of the Code.
3. Existing Trees. Existing trees may be removed along with dead and dying trees for the construction of any and all improvements and underground utilities, as approved and shown on the Development Plan.
4. Grass. All common areas shall be seeded and/or sodded in compliance with Section 1136.11 of the Code.
5. Service Structures. Service Structures shall be screened in compliance with Section 1136.08 of the Code.
6. Landscape and Tree Plan. Final landscape plans will be submitted for approval as part of the Development Plan.
7. Screening. A four (4) to six (6) foot high mound with two (2) rows of evergreens and ornamental plants shall be installed along the entirety of the Property’s frontage along I-71 and within the open spaces, as noted in Section V(C)(4) herein where the side or rear of a lot is adjacent to White Road or McDowell Road.
8. Open Space. Open space shall comply with the requirements of 1101.09(b) and shall be located as generally depicted on the Preliminary Development Plan.

F. Lighting. Decorative street lighting will be installed. Designs will be submitted and approved as part of the Development Plan.

G. Pools. No above ground swimming pools shall be erected or permitted.

H. Mailboxes. Each home will have the same style pole mounted mailbox unless US Post Office requires ganged mailboxes. In the event cluster boxes (“CBUs”) are required, CBUs shall be decorative in nature with finishes or colors in character with other community architectural features and fixtures. Design will be submitted and approved as part of the Development Plan. Where permitted by the USPS, decorative landscaping may be installed around the units but is not required for screening purposes.

I. Fences. Decorative fences for the purpose of providing privacy, not exceeding 6' in height, shall be permitted to be installed around patios and amenities. A 6' privacy fence shall be located along the northern and eastern property lien of that portion of the Property north of White Road.

J. Stormwater Management.

1. The proposed stormwater entrance feature on the southern section of the site as shown on the Preliminary Development Plan shall be designed to meet the Landscape Plans as part of the Development Plan.
2. Any wet retention pond visible from White Road or McDowell Road, if applicable, shall be designed to meet the standards of a Tier 1 Basin per the Grove City Stormwater Design Manual.
3. Alternative stormwater management practices, as proposed and shown on the Preliminary Development Plan on both the southern site and northern site, may be approved under the Development Plan as deviations from the Grove City Stormwater Design Manual; provided, that, the resulting features in those locations shall be designed to create aesthetically pleasing features appropriate for the context of the Property and that appropriate studies are conducted at the time of Development Plan to ensure there are no adverse and/or material off-site stormwater impacts, based on such designs.