

ORDINANCE NO. 22-030

AN ORDINANCE AMENDING THE FINAL DEVELOPMENT PLAN FOR THE GREENGATE RESIDENTIAL DEVELOPMENT

WHEREAS, the final development plan for Greengate Residential Development was approved with conditions by Ordinance 20-033; and

WHEREAS, per Ordinance No. 52-01, all final development plans, including amendments, of the Pifer property are also to be approved by the Council of the City of Canal Winchester; and

WHEREAS, Planning and Zoning Commission met on August 8, 2022 to review the proposed amendment to permit aluminum fence with a maximum height of four feet with the Greengate Residential Development and recommended that City Council approve the amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the City Council hereby approves the amendment of the Final Development Plan for Greengate Residential Development which is attached hereto as Exhibit A.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

ATTEST 
CLERK OF COUNCIL


MAYOR

DATE APPROVED 9-20-22

APPROVED AS TO FORM:


LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.


CLERK OF COUNCIL

Application for
Final Development Plan
Greengate Residential Development
City of Canal Winchester, Ohio

January 21, 2020
Revised: September 2, 2020
(Pending Revision: July 18, 2022)

Applicant: DDC Management
3601 Rigby Rd, Suite 300
Miamisburg, OH 45342
(937) 401-3844
Ryan Reed

Property Owners: Pifer Tract Five Limited Partnership
1519 Bottomwood Dr.
Hebron, KY 41048

Tipani Pifer Hickey
9450 E. State Road 32
Zionsville, IN 46077

Property: Hill Rd, Canal Winchester, Ohio 43110

Approx. Site Total: 46.17± acres

Tax Parcel Numbers: 0420388600
0420388500

Project Engineer/Planner: CESO, Inc.
2800 Corporate Exchange Drive, Suite 160
Columbus, Ohio 43231
(614) 942-3019
Jonathan S. Buchanan, PE

Project Developer: DDC Management
3601 Rigby Rd, Suite 300
Miamisburg, OH 45342
(937) 401-3844
Ryan Reed

Proposed Application: PRD-Planned Residential District development plan and text detached condominiums (Zoning per Ordinance No. 52-01 passed 9/17/2001)

Project Narrative:

The project site consists of approximately 46.17 acres located on the west side of Hill Road, north of Carriage Place. The site, zoned PRD, is comprised of farm field and woods.

Currently located around the proposed development to the:

- north of the property is Busey Rd
- south of the property is US 33
- east of the property is farm field
- west of the property is Redwood Canal Winchester Subdivision

The proposed development will consist of a detached condominium development (approximately 191 pads).

Utilities/Public Services:

- A. All utilities shall be underground, whenever possible, except for telephone and cable pedestals and electric transformers.
1. Waterline: Waterline service throughout the development will be public.
 2. Sanitary: Sanitary service throughout the development will be public.
 3. Drainage: A retention pond is being proposed at the southwest corner of the residential development. Maintenance of the retention pond will be the responsibility of the Condominium Association.

Traffic

A. Traffic Impact Study

1. A Traffic Impact Study has been conducted and provided with the Final Development Plan. Traffic improvements shall be subject to County and City approval.
2. Roadway improvements along Hill Road shall be installed in accordance with the approved Traffic Study recommendations.

Residential Development Standards

The following are Development Standards for the Subdivision, provided however, in the event a standard, provision, or requirement is not provided, the standards, provisions and requirements set forth in the Ordinance 41-01 including any amendments as were in effect as of September 17, 2001.

A. General Standards

| | |
|--------------------|--|
| Site Acreage: | 46.17 Acres |
| Number of Pads: | 191 pads |
| Typical Pad Size: | 30'x 75' |
| Building Setbacks: | 25' (Front) from Right of Way / 10' (Side) Between Buildings / 25' (Rear) |

1. All proposed roads are public and designed to comply with city standards, unless otherwise noted on the Development Plan.
2. On street parking will be allowed on both sides of the street.

B. Building, Setback and Height Restrictions

1. Subject to rules the board of directors adopts, the board may authorize the use of Limited Common Elements, as distinguished from the Common Elements and Exclusive Use Areas, for the construction of open, unenclosed patios and decks or similar improvements provided that the improvements are attached to the Unit, maintained and insured by the owner of the Unit to which the Limited Common Area is appurtenant.
 - i. The side boundaries of the Limited Common Area shall generally be as follows:
 - The side boundary line shall be the line that divides the distance between the Unit and the adjacent Unit extending from the front of the primary structure of the Unit to the rear of the primary structure of the Unit.
 - If the side of a Unit is not adjacent to another Unit, then the side

boundary line on that side of the Unit shall be a maximum of five (5') feet.

- ii. The rear boundary of the Limited Common Area shall generally be as follows:
 - The rear boundary line shall be thirty (30') feet from the rear of the primary structure of the Unit extending from one side boundary of the Unit to the other side boundary of the Unit.
2. ~~No fences other than "invisible fences" for pet containment shall be allowed.~~

Fences shall be allowed, both invisible and above ground per the following guidelines:

- a) Material: Black Aluminum or invisible underground fencing
- b) Height: 4' tall
- c) Style: 3 Horizontal Rail Flat Top with Standard Bottom
No Spears
Puppy Pickets at Bottom Rail Allowed
Reference 'Exhibit 2'
- d) Location:
 - i. Can only be located inside the Limited Common Area as previously defined.
 - ii. Can extend no more than 6" forward of the rear wall of home.
 - iii. Can only be offset 1' from each of the rear corners of the home
 - iv. Can extend to the rear boundary line of the Limited Common Area.
The rear boundary line of the Limited Common Area is 30' behind the rear of the primary structure.

Reference Fence 'Exhibit 1' for typical fence placement

Reference Fence 'Exhibit 2' for Style of Fence

- 3. Dwelling Units shall be single-family, detached residences. The maximum building height shall not exceed thirty feet (35') in height from top of foundation to ridge of roof line.
- 4. There shall be no maximum lot coverage requirement.
- 5. House square footages (which shall be defined as habitable, heated, above-ground living space) shall be not less than twelve hundred (1,200) square feet.

C. Architectural and Design Standards:

These requirements shall apply to the construction of all new homes within the Greengate Residential Subdivision.

The following is the approved text from the approved PRD:

“Exterior Building Standards: *The attached condominiums, detached condominiums and apartments shall each incorporate common elements of style, color, schemes and materials such that they are architecturally compatible and complimentary. The exact style, color and materials for each area and use shall be submitted to the Villages approval along with the Final Site Plans and Final Engineering Drawings for each site.”*

To further clarify the previously approved language, the following requirements shall supplement the approved language for the PRD Area:

Exterior Building Standards:

Eaves: Eaves and overhangs are required and in no case shall be less than eight (8) inches on any elevation

Garage Door: Garage doors shall incorporate windows.

Finish Building Materials:

All vinyl materials must have a minimum thickness of 0.042 inches.

A masonry water table, with a minimum height of two (2) feet from top of foundation, shall be included on the foremost face of the front elevation (i.e. front wall closest to street)

Each side elevation must contain at least three (3) total design elements for any two (2) story home and two (2) design elements for any single (1) story home. Typical design elements are included below, but this list is not all-inclusive.

The eligible design elements are as follows:

- A window of at least six (6) square feet in area. A set of adjacent windows, such as double or bay windows, shall be considered as one element.
- A Door of at least (17) Seventeen square feet
- An articulated gable vent of at least four (4) square feet in area.
- A dormer.
- Porches, decks, balconies or similar structure (the side of which shall not be considered a design element).
- Sunroom
- Architectural cornice returns.

Condominium Association Responsibilities

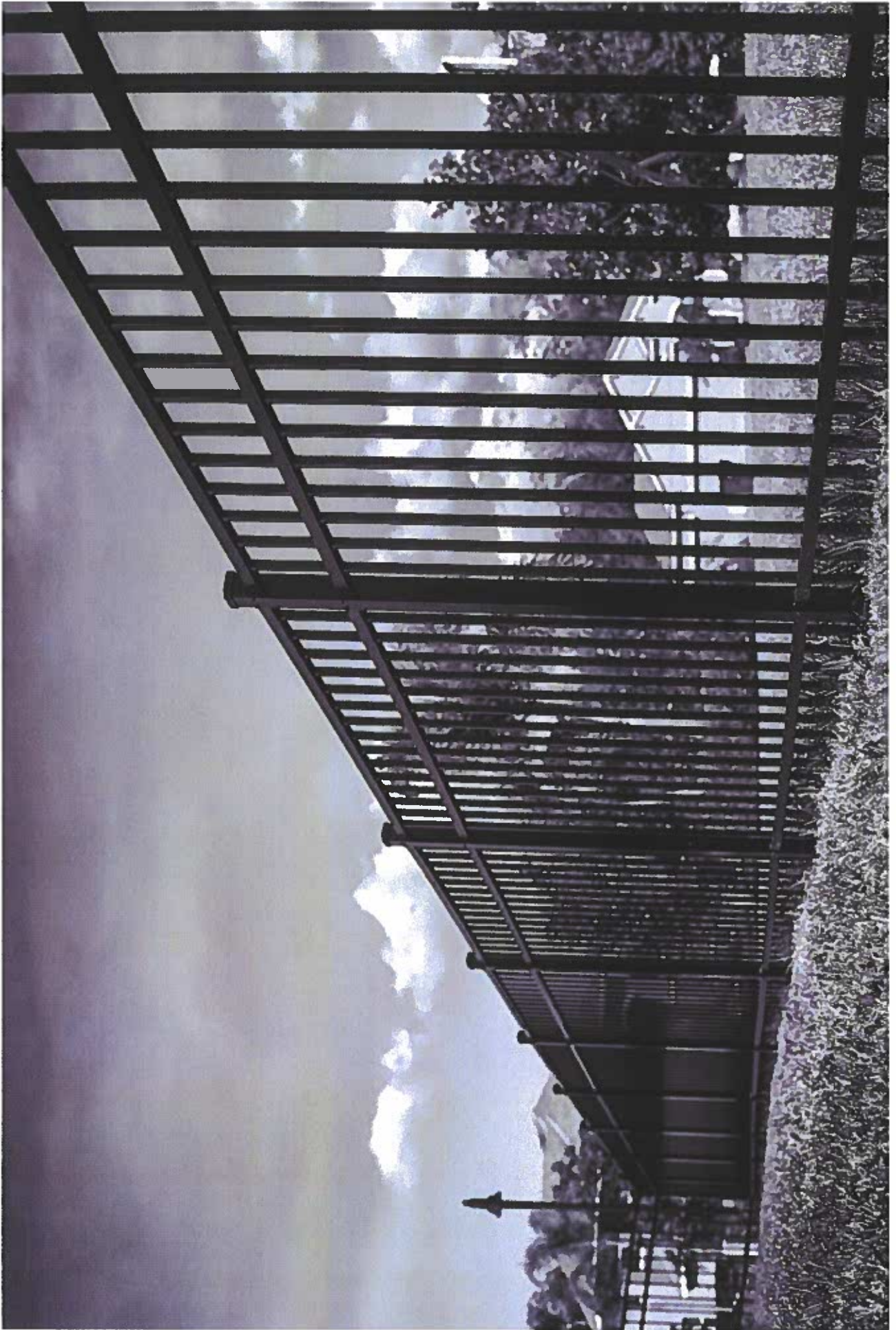
1. Condominium Association: All residential property owners located within Greengate will be required to join and maintain membership in a forced and funded condominium association (the "Association"), which will be formed prior to any units being sold.
2. Association shall be responsible for lawn maintenance for common areas and exclusive use areas. Lawn maintenance, by the Association, for Limited Common Areas shall be determined by the board of directors on a case by case basis.
3. Reserve areas/common areas and landscaping of those reserve areas are to be maintained by the Association.
4. The homeowner will be responsible for maintenance and repair of own dwelling structure.
5. The Board will be turned over at the expiration of the Development Period. Within ninety (90) days after the expiration of the Development Period, the President of the Association shall call a special membership meeting ("Development Period Special Meeting"). At the Development Period Special Meeting, all Declarant appointed Directors shall be deemed removed from office, and the Class A Members, including the Declarant if it is then an Owner, shall elect a Director to fill each vacancy on the Board.

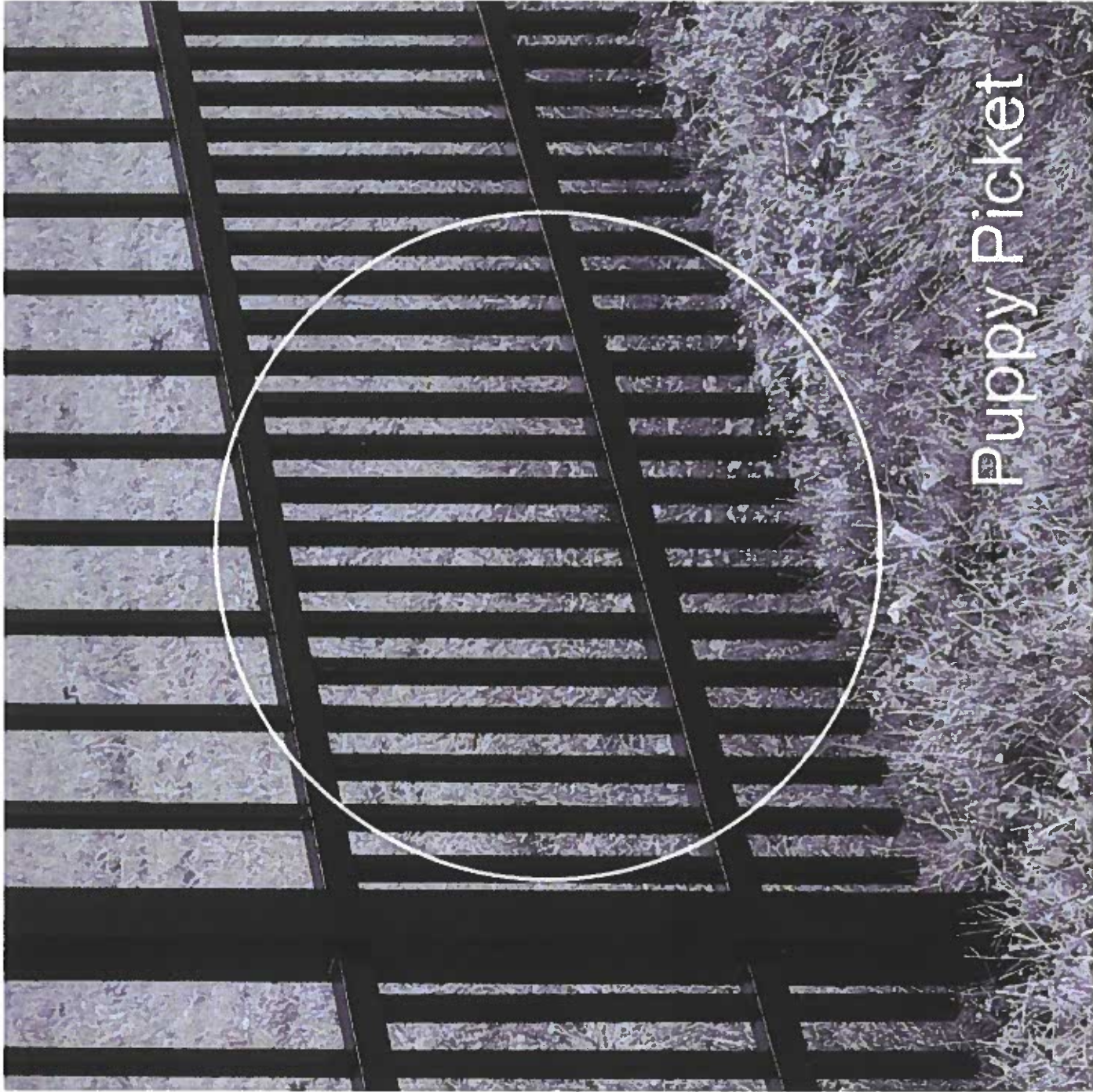
Development Period. "Development Period" means the period commencing on the date on which this Declaration is recorded and terminating on the earlier to occur of: (i) within thirty (30) days following the date when one hundred percent (100%) of the Dwelling Units which may be built on the Property or Additional Property have been deeded by either Declarant and/or any Builder to a third party purchaser; or (ii) thirty (30) years from the date of recording of the Declaration.

Landscaping, and/or Screening Commitments

The proposed development shall comply with all landscape regulations set forth in part eleven Chapter 1191 of the codified ordinances of Canal Winchester.







Puppy Picket



NO. DATE REVISION DESCRIPTION

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FINAL DEVELOPMENT PLAN GREENGATE

CHAL WINGESTER

FAIRFIELD COUNTY OH40

FENCE EXHIBIT

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| NOT FOR CONSTRUCTION | |
| DATE | |
| SCALE | |
| DATE | |
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| CHECKED | |
| SHEET NO. | 88 |

