

ARTICLE 14 PUD DEVELOPMENT PLAN REVIEW

SECTION 14.01 APPLICATION

14.01.01 To insure that the design standards contained in the R-PUD and B-PUD Districts are achieved, a Development Plan will be required. A Development Plan shall be submitted and processed in accordance with the requirements for initiation of a Zoning Amendment Section 15.02 (Procedures) in addition to the requirements of this Article.

SECTION 14.02 DEVELOPMENT PLAN REQUIREMENTS

A Development Plan shall accompany a zoning amendment request and shall be processed in accordance to Ohio Revised Code Section 519.12. For all new development and significant revisions, alterations, additions or changes of use for existing developments within areas zoned R-PUD or B-PUD, a Development Plan is required and shall be reviewed by the Zoning Commission. All plans shall be prepared by a registered professional engineer, landscape architect or architect or other design professional and shall accompany the application.

14.02.01 Submission Requirements. A Development Plan shall be prepared on a scale of one (1) inch equals twenty (20) feet (developments of more than five (5) acres may be drawn at a scale of one (1) inch equals fifty (50) feet) on standard twenty-four (24) inch by thirty-six (36) inch sheets, with continuation on eight and one-half (8-1/2) by eleven (11) sheets as necessary for narrative. A Development Plan may be prepared using different scales for dimensional characteristics so long as all information of this section is contained therein. The Development Plan shall include all data, details, and supporting information. An additional fee may be required to defray the expenses associated with the public review of the plans, including fees to retain a registered professional engineer, architect, or landscape architect, on behalf of Troy Township to advise the Township on any and all aspects of the site plan.

14.02.02 Development Plan Content. A Development Plan shall include the following data, details, and supporting plans. All required information shall be filed with the Zoning Commission at the time of the zoning amendment request. Areas within the Township that have an existing B-PUD district and new development and significant revision, alterations, additions or changes of use are proposed, the developer shall submit the following information to Zoning Commission for review.

All development plans shall be prepared by a registered professional engineer, architect, or landscape architect. Items required for submission include:

- a) Name of the project, boundaries, and location maps showing the site's location in the Township, date, north arrow, and scale of the plan.
- b) Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect who prepared the site plan.
- c) Names and addresses of all owners of record of adjacent parcels and those within three hundred (300) feet of the property line.

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- d) All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses, and the location and use of structures within three hundred (300) feet of the site.
- e) The location and use of all existing and proposed buildings and structures within the development including building footprints, overhangs, site coverage, building-ground contact, and area. If building dimension characteristics are unknown at the time of an amendment request, minimum building set-backs shall be detailed. A brief description of the use of the site shall be included with an estimate of the number of employees.
- f) Include all dimensions of height and floor area, and show all exterior entrances, and all anticipated future additions and alterations.
- g) Illustrations of traffic movement, ingress and egress, and the location of all present and proposed public and private drives, parking areas, driveways, sidewalks, ramps, curbs, fences, paths, landscaping, walls, and fences. Traffic flow patterns and curb cuts within one hundred (100) feet of the site shall also be shown.
- h) The location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. All lighting must be arranged or shielded as to avoid excessive glare reflecting onto any portion of any adjacent street or into the path of oncoming vehicles or onto any adjacent parcel.
- i) The location, height, size, materials, and design of all proposed signage.
- j) The location of all present and proposed utility systems including, sewage or septic systems, water supply system, telephone, cable and electrical systems, and storm draining system, including existing and proposed drain lines, culverts, catch basins, headwalls, end walls, hydrants, manholes, and drainage swales.
- k) Plans to prevent the pollution of surface or groundwater, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable but containing no more than one central earthen holding pond per drainage watershed.
- l) Existing and proposed topography at a one (1) foot contour interval. All elevations shall refer to the nearest United States Coastal and Geodetic Bench Mark. If any portion of the parcel is within the hundred-year flood plain, the area will be shown and base flood elevations given.
- m) A landscape plan showing all existing natural land features, trees, forest cover and water resources, and all proposed changes to these features including size and type of plant material. Water resources will include ponds, lakes, streams, wetlands, floodplains, and drainage retention areas.
- n) Zoning district boundaries within five hundred (500) feet of the site's perimeter shall be drawn and identified on the plan.
- o) For new construction or alterations to any existing building, a table containing the following information must be included:

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- 1) Area of building to be used for a particular use such as retail operation, office, storage, etc.
 - 2) Maximum number of employees;
 - 3) Maximum seating capacity, where applicable and
 - 4) Number of parking spaces existing and required for the intended use.
- p) Elevation plans at a scale of one-eighth inch to one foot (1/8"=1') for all exterior facades of the proposed structure(s) and/or existing facades, and addition(s) showing design features and type and color of materials to be used.

14.02.03 B-PUD Building Characteristics. The following listed information is required prior to the authorization to issue a Zoning Permit. If, at the time of a zoning amendment application is presented to the Zoning Commission and Building Characteristics as outlined below are known, they shall be part of the Site Plan Content submission requirements.

- a) Include all dimensions of height and floor area, and shown all exterior entrances, and all anticipated future additions and alterations.
- b) The location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. All lighting must be arranged or shielded as to avoid excessive glare reflecting onto any portion of any adjacent street or into the path of oncoming vehicles or onto any adjacent parcel.
- c) The location, height, size, materials, and design of all proposed signage.
- d) For new construction or alterations to any existing building, a table containing the following information must be included:
 - 1) Area of building to be used for a particular use such as retail operation, office, storage, etc.;
 - 2) Maximum number of employees;
 - 3) Maximum seating capacity, where applicable; and
 - 4) Number of parking spaces existing and required for the intended use.
- e) Elevation plans at a scale of one-eighth inch to one foot (1/8"=1') for all exterior facades of the proposed structure(s) and/or existing facades, and addition(s) showing design features and type and color of materials to be used.

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SECTION 14.03 STANDARDS FOR REVIEW

The Zoning Commission shall review the Development Plan and supporting documents, taking into consideration the reasonable fulfillment of the objectives listed below. A narrative statement by the developer addressing objectives stated below shall be submitted with any amendment request. All other Development Plan submittals for new development and significant revisions, alternations, additions or changes of use for existing developments within existing R-PUD or B-PUD districts shall address these standards in their Development Plan drawings and/or narrative statement.

- 14.03.01 Traffic. Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.
- 14.03.02 Parking. Provisions for the off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate parking, adequate lighting, and internal traffic control.
- 14.03.03 Services. Reasonable demands placed on township services and infrastructure.
- 14.03.04 Pollution Control. Adequacy of methods for sewage and refuse disposal, and the protection from pollution of both surface water and groundwater. This includes controlling soil erosion both during and after construction.
- 14.03.05 Nuisances. Protection of abutting properties from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, storm water runoff, etc.
- 14.03.06 Existing Vegetation. Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.
- 14.03.07 Amenities. The applicant's efforts to integrate the proposed development into the existing landscape through design features such as vegetative buffers, roadside planting, and the retention of open space.
- 14.03.08 Community Character. The building setbacks, area, and location of parking, architectural compatibility, signage, and landscaping of the development, and how these features harmonize with the surrounding landscape.

SECTION 14.04 REVIEW PROCEDURE

Prior to issuance of a Zoning Permit, but after designation of a R-PUD or B-PUD zoning classification, the developer shall detail plans and specifications in accordance with the Development Standards in [Article 6](#) (Planned Unit Developments). The Zoning Commission shall review the plans so that they are in substantial conformity to these provisions.

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SECTION 14.05 ENFORCEMENT

The Township may require the posting of a bond or other similar performance guarantee to ensure compliance with the plan and stated conditions of approval. It may suspend any zoning permit when work is not performed as required. Development Plan approval issued under this section shall lapse within one (1) year if a substantial use thereof has not commenced, except for good cause.

SECTION 14.06 DEVELOPMENT PLAN AMENDMENTS (MINOR)

Minor changes to the final development plan such as adjustments, or rearrangements of buildings, parking areas, entrances, heights, or yards may be requested by the proponents.

14.06.01 Minor changes as defined herein are allowed, provided such requests conform to the standards established by the final development plan and this Resolution. A Minor Change includes any:

- a) Adjustment to the size and location of buildings, swimming pools, and other on-site structures so long as:
 - 1) They do not result in any increase in the number of units over and above those that the plan covers;
 - 2) They do not encroach materially into the established setback areas;
 - 3) They do not encroach into the designated parking areas to the extent that would necessitate an alteration in the layout of the access drives or provisions for additional parking spaces; and
 - 4) They do not create a large building mass either through an increase in their height or length that would magnify their effect on the adjoining areas.
- b) Alterations to the proposed drives and/or parking areas so long as they do not encroach into building areas or specified recreation areas.
- c) Adjustments in the size and location of development identification signs.
- d) All proposed minor changes must be submitted to the Zoning Inspector not less than three (3) business days before the next Zoning Commission meeting. The Zoning Inspector will submit the proposed minor change to the Zoning Commission for informal consideration. If the Zoning Commission deems the proposed minor change acceptable, the Commission will recommend approval to the Township Trustees. If the proposed minor change is considered to be insupportable or a Major Change, the appropriate review and public hearing process will be followed as indicated in Section 14.07 (Development Plan Amendments (Major)) following:

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SECTION 14.07 DEVELOPMENT PLAN AMENDMENTS (MAJOR)

A major change is any change that does not meet the criteria under [Section 13.06](#) (Amendments (Minor)) and in addition, is one that would constitute a significant alteration in the basic plan design or result in a use different from those originally intended. A major change shall require consideration and processing same as a zoning change.