



Application for a Planned Unit Development - Final

Division of Zoning

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY
Approval shall expire or may be revoked if construction on the project has not begun within five years from the date of approval.

Date Petition Filed _____ Plan Case No. _____

Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **2250 Horns Hill Road LLC**

Phone: _____

Address (street/city/state/zip code): **2250 Horns Hill Road, Newark, Ohio 43055**

Email Address: _____

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Owner**

2. OWNER INFORMATION

Name of Owner(s): **See above**

Phone: _____

Address (street/city/state/zip code): _____

Email Address: _____

Is this property owned by a Land Trust? ☐ Yes, ☒ No

If yes, please attach a list of all individuals holding an interest in said Trust.

NOTE: Applications must be submitted and signed by the owners of more than 50% of the property's ownership.

3. PROPERTY INFORMATION

Name of Planned Unit Development: **The Trout Club**

Address/Location of Subject Site: **2250 Horns Hill Road, Newark, Ohio 43055**

Lot Size: **166.9 acres**

Current Zoning Designation: **Planned Unit District (PUD)**

Current Land Use (vacant, residence, grocery, factory, etc): **Golf Course**

Proposed Land Use: **Mixed Use w/ Golf Course**

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

See attached.

4. CONSULTANT INFORMATION

Name of Architect(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Engineers(s): **ADR & Associates, LTD.**

Phone: **740-345-1921**

Address (*street/city/state/zip code*): **88 West Church Street, Newark, Ohio 43055**

Email Address: **RBadger@adrinnovation.com (Ryan Badger)**

Name of Surveyor(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Professional Site Planner(s): **Plan 4 Land, LLC**

Phone: **833-752-6452**

Address (*street/city/state/zip code*): **1 South Harrison St., P.O. Box 306, Ashley, Ohio 43003**

Email Address: **joe@plan4land.net (Joe Clase, AICP)**

Name of Attorney(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has the applicants preliminary plan been approved?

☒

Yes

☐

No

Date of Approval:

Type of PUD proposed: (*See Section 70.3 for descriptions of the following.*)

☐

Residential

☐

Commercial

☒

Mixed Use

☐

Industrial

In order to qualify as a PUD, the development plan must include a gross site area of:

Type of PUD	Minimum Area (Acres)
Residential	20
Commercial	10
Industrial	30
Residential-Commercial	30
Commercial-Industrial	40
Residential-Commercial-Industrial	50

Briefly describe the proposed PUD and how it meets the above criteria. (Attach additional sheets if necessary)

The proposal includes a Residential-Commercial mix of uses on a total area of +/- 166.9 acres.

The residential component is +/- 51.4 acres and the commercial component is +/- 115.5 acres.

Details are provided in the attached final development plan and text.

Provide a narrative explaining how the proposed PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.

1. A maximum choice of living environments by allowing a variety of housing and building types.
2. A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services.
3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns.
4. A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets.
5. A development pattern in harmony with neighboring land uses, infrastructure and community facilities.

(Attach additional sheets if necessary)

See pages 6 and 7 of the development text.

5. Proposed Development Schedule: Attach to the application

2021-2022

General Commercial Area Sanitary Lateral Extension

2022-2027

Develop Single-family Residential Lots in Area D-1 and D-2

Develop Multi-family Residential in Area C-1

2025-2030

Sanitary Sewer improvements along Horns Hill Road

Development of Multi-family in Area C-2 and C-3

Development of General Commercial Clubhouse and Lodging in Area B

6. FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:

A preliminary development plan must be submitted with this application and should be conceptual but must minimally include the following materials: *(Blanks are provided to help in determining whether submission is complete)*

- ☐ A survey of the proposed development site, showing the dimensions and bearings of the property lines, area in acres, topography, existing features of the development site, including major wooded areas, structures, streets, easements, utility lines, and land uses.
- ☐ All the information required on the preliminary development plan; the location and sizes of one family lots and setbacks, location of roadways, utilities, individual utility connections, storm water drainage and retention facilities, location and proposed density of non-one family dwelling units, and the location and maximum square footage of non-residential buildings.
- ☐ A schedule for the development of units to be constructed and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed project for various uses, the number of housing units proposed by type; estimated residential population by type of housing; estimated non-residential population; anticipated timing for each unit; the standards for height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development.
- ☐ Engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, electricity, telephone, and natural gas installations; waste disposal facilities, street improvements, and nature and extent of earthwork required for site preparation and development.
- ☐ Site plan(s), showing building(s), various functional use areas, circulation, and their relationship.
- ☐ Building plans, including floor plans and exterior elevations.
- ☐ Landscaping plans.
- ☐ Deed restrictions, protective covenants, or other legal statements or devices to be used to control the use, development and maintenance of the land, and the improvements thereon, including those areas, which are to be commonly owned and maintained.

CERTIFICATION BY THE OWNER

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

Bt R Dewey
Owner's Signature

5-3-21
Date

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

Bt R Dewey
Applicant's Signature

5-3-21
Date

***Final Plan approval shall expire or may be revoked if construction on the project has not begun within five years from the date of approval. ***

70.25

COMMENCEMENT OF DEVELOPMENT

Upon receipt of the final approval of the final development plan from the Planning Commission, the applicant shall have the right to commence development under the terms and conditions of the approved final plan.

70.27

EXPIRATION AND EXTENSION OF APPROVAL PERIOD

The approval of a final development plan for a planned unit development district shall be for a period not to exceed five years. If no construction has begun within five years after approval is granted, the final development plan shall be void and the land shall revert to the RS district. An extension of the time limit to begin construction or modification of the final development plan may be approved if the Planning Commission finds that such extension or modification is in the public interest. Any modification of the final development plan shall be made only after the property owner, or designated representative, submits to planning commission a written request to modify the original plan and proceeds through the steps outlined in Section 70.16, 70.17, 70.21, 70.22, 70.23 and 70.24.

No Zoning Code amendment passed during the time period the final development plan is in force and effect shall in any way alter the terms of the planned unit development plan.