

# Plan④Land

May 3, 2021

City of Newark Planning Commission  
40 W. Main St.  
City Hall Council Chambers, 1<sup>st</sup> Floor  
Newark, OH 43055

**RE: The Trout Club Planned Unit Development (PUD)**

Dear Planning Commissioners,

On behalf of the owner 2250 Horns Hill Road LLC, and our partners at ADR Innovation, we are presenting this final development plan application for a Planned Unit Development (PUD) for 163.334 acre property located at 2250 Horns Hill Rd.

The property was recently rezoned to PUD to facilitate this development and is comprised of the following tax parcels:

**054-283524-00.000**

**054-283530-00.000**

**054-283992-00.000**

The proposed development will include a mix of recreational, commercial, single-family residential and multi-family residential uses. The site is currently home to The Trout Club public golf course and resort, which will continue to be operated as such.

Let me know if you have any questions or need additional information.

Respectfully,

A handwritten signature in black ink, appearing to read 'JH Clase', is written over a light gray rectangular background.

Joe Clase, AICP

# **Planned Unit District (PUD) Final Development Plan Application**



**2250 Horns Hill Road**

**Date:**

May 3, 2021

**Submitted to:**

City of Newark Planning Commission

**Prepared by:**



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## APPLICANT & PROJECT TEAM INFORMATION

### **APPLICANT (OWNER):**

2250 Horns Hill Road, LLC / The Trout Club  
c/o Brent Dewey  
2250 Horns Hill Rd.  
Newark, OH 43055  
(740) 366-2770

### **PROJECT TEAM:**

#### ***Engineering***

ADR & Associates, LTD  
88 West Church St.  
Newark, OH 43055  
(740) 345-1921

#### ***Planning***

Plan 4 Land, LLC  
1 South Harrison Street  
P.O. Box 306  
Ostrander, OH 43066  
(833) 752-6452

## PROPERTY INFORMATION

Final Development Plan approval for a Planned Unit District (PUD) for the 163.334 acre property known as 2250 Horns Hill Rd.

**ADDRESS:** 2250 Horns Hill Rd.

**PARCEL IDs:** 054-283524-00.000, 054-283530-00.000 & 054-283992-00.000

**PRESENT USE:** Public Golf Course and Resort

**PROPOSED USE:** Public Golf Course and Resort with a mix of recreational, commercial, single-family residential and multi-family residential uses

**PRESENT ZONING DISTRICT:** PUD Planned Residential District

## DEVELOPMENT DETAILS

### FLOOR AREAS

**SINGLE-FAMILY RESIDENTIAL UNITS:** 8 (3,000 sq. ft. / home)

**MULTI-FAMILY RESIDENTIAL BUILDINGS:** 52 (3,200 sq. ft. / building)

**MULTI-FAMILY RESIDENTIAL UNITS:** 104 (1,600 sq. ft. / unit)

**MULTI-UNIT CABINS:** 1,800 sq. ft. / building (800 sq. ft. / unit)

**SINGLE-UNIT BUILDINGS:** 800 sq. ft. / building

**PRIMITIVE CABINS:** 600 sq. ft. / building

### AVERAGE SALE PRICES

**SINGLE-FAMILY RESIDENTIAL LOTS:** \$50,000 - \$75,000 / lot

**SINGLE-FAMILY RESIDENCES:** \$400,000 - \$425,000 / home

**MULTI-FAMILY RESIDENCES (CONDOS):** \$250,000 - \$300,000 / unit

## ECONOMIC & TRAFFIC IMPACTS

The additional shelter house, parking and cabins allow for additional special engagement events (weddings, family and corporate gatherings, etc.). Although the number of events will increase, the number of patrons traveling to and from local hotels will be reduced due to the increase in on-site lodging amenities.

New residential units will include access to on-site clubhouse, pool, restaurant and golf course amenities. This reduces traffic impacts to off-site recreational amenities.

## ABOUT THE DEVELOPMENT

The Trout Club has established itself as a premier golf course and event venue. The Owner wishes to build upon this success and improve the site with additional community facilities, single- and multi-family residential units, commercial cabins, a new shelter house and expanded surface parking facilities. The Planned Unit Development approach provides the necessary flexibility to realize this welcome development.

## COMPLIANCE WITH COMPREHENSIVE PLAN

**GOAL: Land Use: Effective, efficient and proactive use of land that supports improving the fiscal health of the City, enhancing community appearance, improving citizen interaction, providing housing choices, promoting historic preservation, continuous improvement of the downtown and new places.**

The proposed development increases housing choice, both by adding attractive new construction and by adding multi-family residences. According to the Comprehensive Plan, Table B.1, multi-family residential only comprised 3.6% of all land uses in 2001.

**PRINCIPLE: Utilize land and capital resources efficiently by building at higher densities and integrate compatible land uses where possible.**

The proposed development adds 52 residential units, including 44 multi-family condominium units. The layout of the residences, as well as the proposed commercial uses, represents a more efficient use of the land, and integrates well into the existing recreational uses.

**PRINCIPLE: Protect and enhance existing viable neighborhoods and places.**

The proposed development integrates well into the surrounding neighborhood and adds residential and commercial activity which should enhance both connectivity and the sense of community of the existing neighborhood by extending it into the existing recreational lands.

**PRINCIPLE: Provide open space within new development and protect existing natural resources.**

The proposed development is surrounded by ample open space and recreational opportunities.

## COMPLIANCE WITH PUD DEVELOPMENT OBJECTIVES

The final development plan is consistent with the intent and purpose of the Zoning Resolution and advances the general welfare of the community and neighborhood; the benefits, combination of various land uses, and the inter-relationships with the land uses in the surrounding area justify the deviation from standard district regulations.

The proposed planned unit development is in the public interest and achieves the City's stated planned unit development objectives:

**1) A maximum choice of living environments by allowing a variety of housing and building types.**

Rather than a single housing and building type, the proposed development includes eight (8) single-family residences on +/- 10.6 acres, and fifty-two (52) multi-family buildings on +/- 40.8 acres. The single-family residences are located at the perimeter of the project area and generally match the traditional existing development pattern of the nearby properties. The multi-family units are clustered in sensible locations and take advantage of a well-planned roadway network.

**2) A more useful pattern of open space and recreational areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services.**

The proposed residential and commercial uses will benefit from being surrounded by +/- 107.5 acres of recreational open space, including a golf course, swimming pool, pool house, pavilion, cabins and a new shelter house. Golf cart path connections will allow these uses to be enjoyed by the new residents.

**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.**

The proposed housing and commercial uses are strategically located to achieve exactly this objective. This is a beautifully landscaped and maintained property with rolling hills, ponds and wooded areas and every effort has been taken to ensure it will remain so.

**4) A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets.**

The proposed single-family residences meet the standards of the SR Suburban Residential District, being a minimum lot area of 20,000 sq. ft., a minimum lot frontage of 100 ft. and front, side and rear yard setbacks of 35, 15 and 50 ft., respectively.

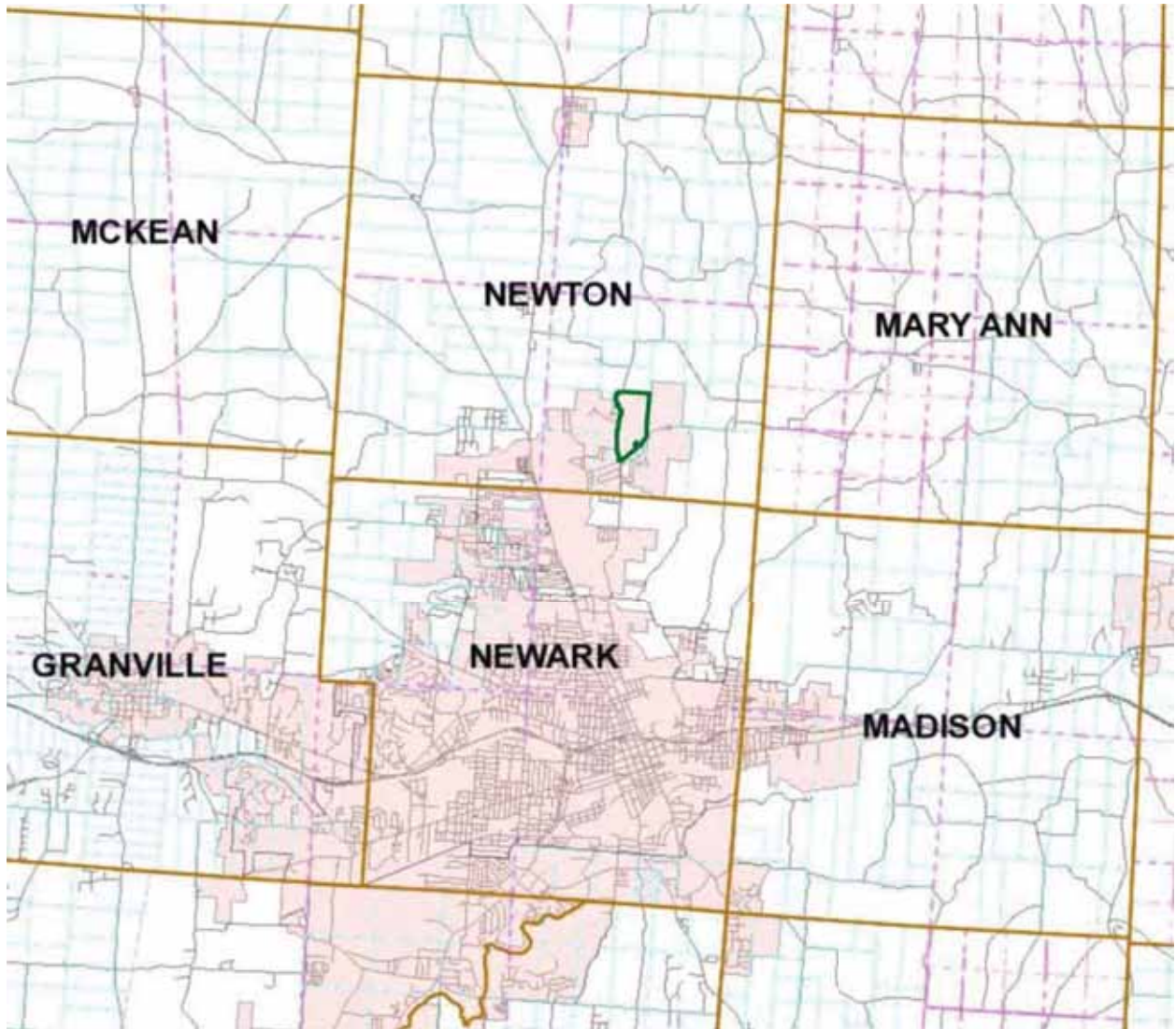
The multi-family residential is an attractive and sensible use in close proximity to the single family-development and when clustered and surrounded by open space, such as the proposed design, it helps to ensure each unit can enjoy a similar open space feeling. The cluster development allows for the most efficient use of land as required by the Zoning Code. It also has provided for decreased infrastructure requirements as also highlighted in the Zoning Code.

**5) A development pattern in harmony with neighboring land uses, infrastructure and community facilities.**

The development pattern respects neighboring uses and residents. The proposed single-family residences mirror the adjacent homes with respect to lot size, massing and location and the multi-family and commercial uses are located to minimize impacts on traffic patterns. The clusters of multi-family units are surrounded on nearly every side by acres of open space. All of the proposed uses will be served by private drives and no new public roads will be constructed or required. Sanitary sewer connections will be extended through the site to serve the new uses.



VICINITY MAP (2018)



AERIAL PHOTOGRAPH (2013)



## EXISTING & SURROUNDING ZONING



Surrounding City of Newark properties are currently zoned as follows:

**North:** Township Zoning (see below)

**East (green):** RL Low Density Single Family Residence District

**South:** Township Zoning (see below)

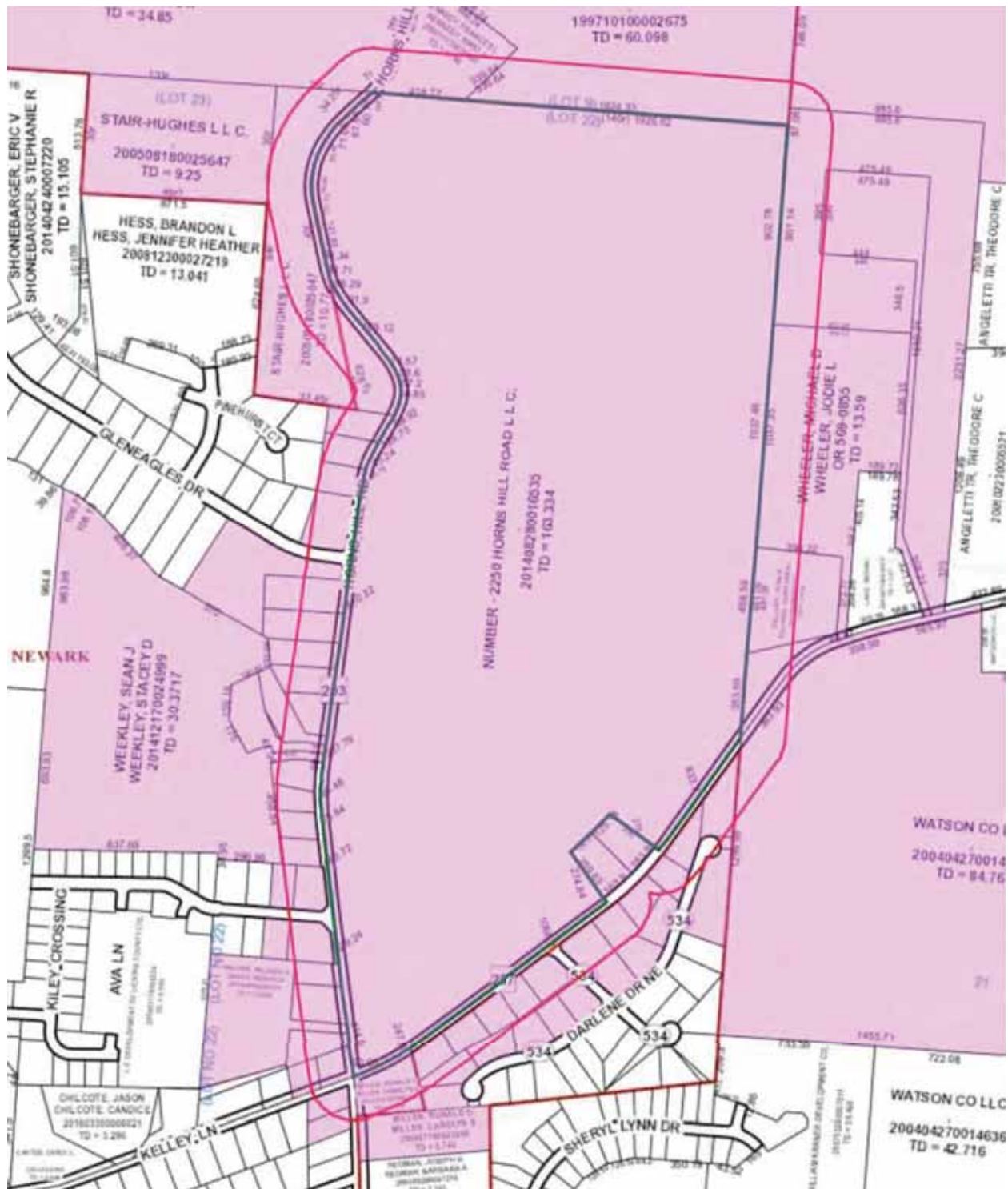
**West (orange):** RS Suburban District





## ADJACENT PROPERTY OWNERS – 200'

(Mailing labels attached)





# FINAL DEVELOPMENT PLAN

(Full-size plan set attached)

