

RECORD OF RESOLUTIONS

RESOLUTION No. 24-083 Passed on: January 6th 2025

RESOLUTION 24-083, TO APPROVE THE PRELIMINARY AND FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH ORDINANCE 1125.10, FOR 25.2 +/-, ACRES PARCEL #10-00992.000, #10-00992.001 and #16-00034.000.

WHEREAS, the Planning and Zoning Commission has reviewed the preliminary and final development plan at the Village of West Jefferson Planning and Zoning Commission Meeting on November 6th, 2024, regarding parcels 10-00992.000, 10-00992.001 and 16-00034.000; and,

WHEREAS, the Planning and Zoning Commission has found the preliminary and final development plan to be consistent with the Codified Ordinances of West Jefferson Ohio pursuant to §1123, **NOW THEREFORE,**


BE IT RESOLVED, by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of the members therefore concurring as follows:

SECTION I: Council hereby approves the preliminary and final development plan in accordance with Ordinance 1125.10 for 25.2 +/- acres parcel #'s 10-00992.000, #10-00992.001 and 16-00034.000, as recommended by the Planning and Zoning Commission.

SECTION II: The site shall be developed in general conformance with the submitted plans, which may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plan are completed.


SECTION III: This Resolution shall take effect at the earliest period of time allowed by law.

Passed on this 6th day of January, 2025


Jennifer Warner,
President of Council

1-6-25
Date

Date received by Mayor 1-6-25

Date Approved by Mayor 1-6-25

Ray A. Martin, Mayor

ATTEST:



Tisha Edwards
Clerk of Council

1-6-25
Date

Sections Vetoed:_____

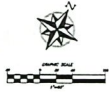
Ray A. Martin, Mayor Date Vetoed

Approved as to Form:


J. Michael Murray, Director of Law, or
Joshua W. Beasley, Assistant Director of Law

1/7/25
Date

DESIGNED BY:
verdantas
1555 W. Main Street
Jefferson, PA 15901
PH: 814-282-2814



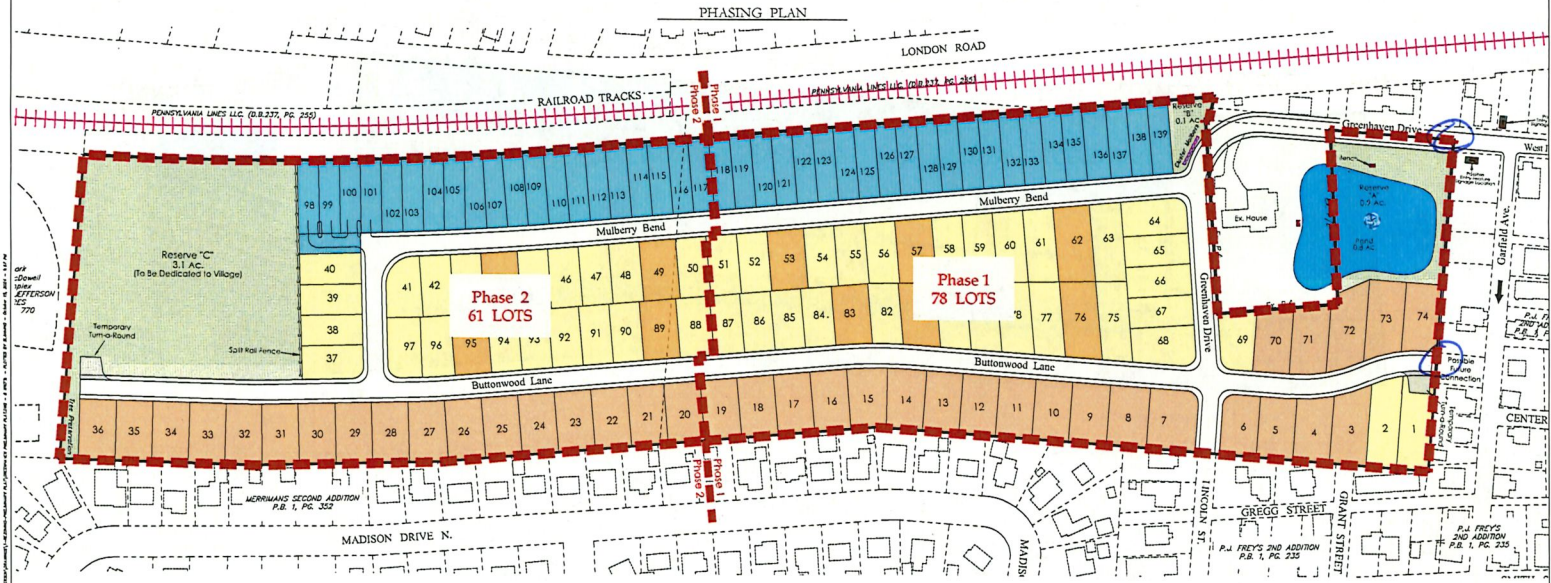
PHASING PLAN
FOR:
Greenhaven
WEST JEFFERSON

LEGEND	
PHASE LINE	--- --
34' WIDE PAVED LOTS	42 LOTS
50' WIDE LOTS	48 LOTS
65' WIDE LOTS	48 LOTS

PHASE 2 = 61 LOTS
41 Single-Family Lots
10 Paired Units with shared walls on 20 fee simple Lots
Phase 2 Started Summer 2022 - Completed Summer 2032

PHASE 1 = 78 LOTS
56 Single-Family Lots
11 Paired Units with shared walls on 22 fee simple Lots
Phase 1 Started September 2025 - Completed Summer 2029

PHASING PLAN



*Phasing subject to change due to market conditions

GREENHAVEN SUBDIVISION

FINAL DEVELOPMENT PLAN and PRELIMINARY PLAT

DEVELOPMENT STANDARDS TEXT

Submittal date: October 11, 2024

DEVELOPMENT OVERVIEW:

A. Location and Size.

1. The subject 25.2 acres of land involves three parcels of property consisting of 1.15 +/- acres (Madison County Auditor Tax Parcel Id. No. 10-00992.001), 12.99 +/- acres (Madison County Auditor Tax Parcel Id. No. 10-00992.000), and 11.09 +/- acres (Madison County Auditor Tax Parcel Id. No. 16-00034.000), respectively (collectively, the “Property”). The Property is owned by the Village of West Jefferson (11.09 +/- acres) and Greenhaven Investments, LLC (14.11 +/- acres), and is located south of State Route 142 and at the west terminus of West Pearl Street.

2. The Richard J. Conie Company (the “Developer”) is in contract to purchase the 1.50 +/- acre tract next to the Property, located at 251 West Pearl Street, West Jefferson, Ohio 43162, known as Madison County Auditor Tax Parcel Id. No. 10-00140.000. While the property is not part of this application, the property will be utilized for additional West Pearl Street right-of-way (shown as Greenhaven Drive on the final development plan) and a portion of the subdivision retaining pond.

B. Existing and Proposed Land Uses.

1. The Property is zoned PMU – Planned Mixed Use District (“PMU”) and is currently used for agricultural purposes. The Village agreed to sell the Property to the Developer in order to expand the Village’s housing supply and tax base. The proposed development will include 97 detached single-family residential lots consisting of 49 lots with a minimum lot width of 60’ and 48 lots with a minimum lot width of 50’. The development will also include 21 duplex buildings, consisting of 42 attached single-family lots, that will screen the remainder of the development from the adjacent railroad tracks. 3.1 acres of land on the Property will be dedicated as a public park and 1 acre of open space will be provided, as depicted on the Final Development Plan, a copy of which is attached hereto as Exhibit “A”.

DEVELOPMENT STANDARDS:

A. Permitted Uses: the following uses shall be permitted:

1. Single-family detached residential homes.
2. Single-family attached residential homes.
3. A public park, as depicted on the Final Development Plan.
4. Open space, as depicted on the Final Development Plan.

B. Accessory Uses: the following uses shall be permitted as accessory uses only:

1. Home occupation (in accordance with Village of West Jefferson Planning and Zoning Code (the "Zoning Code") Section 1115.03).

C. Prohibited Uses: the following uses shall be prohibited:

1. All uses not referenced in Section A and B of this Development Standards Section.

D. Height:

1. The maximum building height for residential structures shall be 35'.

E. Individual Lot Requirements:

1. The following standards shall apply to all 50' wide lots depicted in yellow on the Final Development Plan:

- 1) minimum lot width (at building line): 50'
- 2) minimum lot depth: 95'
- 3) minimum side yard setback: 5'
- 4) minimum side yard setback adjacent to right of way: 15'
- 5) minimum front yard setback: 20'
- 6) minimum rear yard setback: 25'
- 7) minimum accessory structure setback (from rear property line): 5'
- 8) maximum building coverage: 60%
- 9) minimum house sq. ft.: ranch- 1,200, two-story- 1,500
- 10) Minimum lot size: 4,700 square feet.
- 11) Minimum floor areas shall not include basements or garages.
- 12) Items such as window wells, A/C units, fireplaces and bay cantilevers are allowed to encroach into the building setback areas.

13) Patios are allowed to encroach into the rear yard setback area.

2. The following standards shall apply to the attached single-family residential lots depicted in blue on the Final Development Plan:

- 1) minimum lot width (at building line): 34'
- 2) minimum lot depth: 120'
- 3) minimum side yard setback: 0'
- 4) minimum front yard setback: 15'
- 5) minimum rear yard setback: 25'
- 6) maximum building coverage: 60%
- 7) minimum house sq. ft.: 1,200 / unit
- 8) Items such as window wells, A/C units, fireplaces and bay cantilevers are allowed to encroach the building setback areas.
- 10) Minimum lot size: 4,000 square feet.
- 11) Minimum floor areas shall not include basements or garages.
- 12) Patios are allowed to encroach into the rear yard setback area.

3. The following standards shall apply to all 60' wide lots depicted in brown on the Final Development Plan:

- 1) minimum lot width (at building line): 60'
- 2) minimum lot depth: 100'
- 3) minimum side yard setback: 5'
- 4) minimum side yard setback adjacent to right of way: 15'
- 5) minimum front yard setback: 20'
- 6) minimum rear yard setback: 25'
- 7) maximum building coverage: 60%
- 8) minimum dwelling square footage: ranch- 1,200, two-story- 1,500

- 9) Items such as window wells, A/C units, fireplaces and bay cantilevers are allowed to encroach the building setback areas.
- 10) Minimum lot size: 6,000 square feet.
- 11) Minimum floor areas shall not include basements or garages.
- 12) Patios are allowed to encroach into the rear yard setback area.

F. Access, Traffic Circulation, Parking and Loading.

1. Vehicular access to the developed Property will be provided by: (a) a public road connecting to West Pearl Street, as generally depicted on the Final Development Plan, and (b) an extension of Lincoln Street extending north into the Property. If the opportunity arises, Buttonwood Lane can be extended to Garfield Avenue to provide a third access to the developed Property

2. The block north of Buttonwood Lane, south of Mulberry Bend, and west of Greenhaven Drive shall extend for a maximum of 1,535' linear feet. All other blocks within the Property shall be no longer than 1,200' pursuant to Section 1173.08(c)(1) of the Zoning Code.

3. All street right-of-way shall be publicly dedicated and shall be a minimum of 26' in width from face of curb to face of curb, with an 18" standard curb and gutter on each side of the street constructed within a 40' right of way. 4' sidewalks shall also be constructed just outside of the right of way within permanent easements in accordance with Village code requirements.

4. Parking shall only be permitted on one side of the street.

G. Building Architecture and Materials. The following standards establish the minimum architectural requirements for this PMU development:

1. **Building Type:** The single-family homes constructed on the Property shall match their respective depictions on the Elevation Views, a copy of which is attached hereto as Exhibit "B". The same combination of floor plan and elevation cannot be duplicated next door or across the street in the detached single-family residential sections. Duplication of elevations is acceptable in the attached single-family residential section.

2. **Exterior Materials:** The exterior siding of all buildings shall be comprised of brick, brick veneer, stone, cultured stone, stone veneer, fiber cement board, wood lap siding, composite lap siding, cedar shake, vinyl siding with a minimum thickness of 0.044", vinyl/aluminum soffit and fascia and metal accent roofs. Foundations can be both slab construction and basement construction.

3. **Garages, Driveways, and Parking:** Driveways shall be 16' wide and can be concrete, decorative concrete, asphalt, and/or paver. A minimum two-car attached garage is required for all lots.

H. Landscaping, Buffering and Open Space.

1. A landscaped entrance feature and signage will be provided at the main entry to the development at the West Pearl Street access, as depicted on the Final Development Plan.

2. The 0.9 +/- acre open space Reserve "A" shall consist of open space and a retention pond, as depicted on the Final Development Plan. Reserve "A", Reserve "B", and the "Tree Preservation" area (as depicted on the Final Development Plan) will be owned and maintained by the development HOA. Sidewalks shall provide connectivity throughout the development as well as to the neighboring communities and the park to the west.

3. Street trees shall be planted outside of the right-of-way and shall be maintained by the property owner.

I. Dumpster, Lighting, and Mail Boxes.

1. No trash dumpsters shall be used except during construction, alteration or repair of a residence. Each resident shall be responsible for trash pick-up and have individual trash receptacles. Lighting shall comply with the Zoning Code. A bank of cluster mailboxes shall be provided along the entrance drive within Reserve "B", as depicted on the Final Development Plan, and shall meet the requirements of the United States Postal Service.

J. Signage.

1. All graphics and signage shall conform to the Zoning Code unless otherwise approved by Village Council as part of this Final Development Plan. Project signage including temporary signage, model home signage, and marketing signage shall be permitted. Developer is permitted to install one (1) entrance feature in accordance with the design depicted on the Sign Plan, a copy of which is attached hereto as Exhibit "C".

K. Utilities.

1. All utilities shall be located underground except for pedestals for electricity, cable, phone or similar utilities.

L. Home Owners Association.

1. The Developer shall establish a homeowner's association which shall be turned over to unit owners when 100% of the development is privately owned.

M. Model Homes: With regards to model homes, the following standards shall apply:

1. Individual homes may be used as model homes for the purpose of marketing and sales.

2. Manufactured and/or modular buildings are permitted for use as a sales or construction office during the development of the homes and Property.

3. As part of the construction process, two (2) model home permits prior to completion of the first phase of development may be submitted to the Village for approval. As long as the models comply with the approved development standards, the Village shall approve the permits and allow construction of the model homes. Occupancy of and/or sales from the model home(s) shall not be permitted until the final plat for the first phase is recorded.

N. Site Development Schedule.

1. The development shall be constructed in two (2) phases; the phase line between Phase 1 and 2 is set forth on page 2 of the Final Development Plan. The Developer estimates that each phase shall take approximately 36 months to complete, however, actual construction duration for each phase is dependent upon market conditions, absorption, weather, and other factors which are beyond the control of the applicant.

O. Compliance with Development Standards

1. The Developer shall develop the Property in accordance with the approved Final Development Plan and Development Text provided, however, in the event a specific standard or requirement is not contained within such documents, the provisions contained in the Zoning Code applicable to the PMU zoning district shall control.

P. Narrative Statement Summary

1. This PMU provides a flexible zoning management tool that meets the needs of integrated, modern developments that mix residential uses and open space, while preserving and enhancing the health, safety and general welfare of the inhabitants of the Village, while responding to contemporary market opportunities for positive development and economic growth of the area. The proposed street

design along with the sidewalks throughout the subdivision shall provide excellent connectivity to the neighboring communities and the Jack "Rock" McDowell Athletic Complex to the west.