

ARTICLE 20 PUD PLANNED UNIT DEVELOPMENT

2000 PURPOSE, INTENT

The Planned Unit Development (PUD) District provided herein is established pursuant to the authority granted by the provisions of Ohio Revised Code 519.021(C) and is intended to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in planning and building of all types of development. When the PUD overlay option has been exercised, any area so designated need not be uniform, but may vary in order to accommodate variations in development design which promotes the public health, safety and general welfare of the greater community.

The Township by the adoption of the regulations set forth herein, seeks to promote the quality of the built environment or development proposed not only by the general classification of land uses, but also by the specific way in which such land uses are arranged. In order to achieve that goal, it shall be the policy of Sylvania Township to promote greater efficiency by providing public utility services while encouraging innovation in the planning and building of various types of development projects. To that end, the Township shall look favorably upon proposed developments that:

- A.** Provide an opportunity for a mix of open space and/or other uses not otherwise permitted or required within the standard zoning district classifications; and
- B.** Provides for the creation of development standards that respect the unique characteristics, natural quality and beauty of a site and the immediate vicinity and protects the community’s natural resources by avoiding development on, and destruction of sensitive environmental areas; and
- C.** Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development(s); and
- D.** Assures compatibility between proposed land uses within the immediate area through appropriate development controls; and
- E.** Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through the standard zoning district criteria. Variation in site design should remain consistent with applicable plans for the area while being compatible with adjacent land uses.

2000 PURPOSE, INTENT (cont'd)

This PUD overlay process provides for the integration of certain additional requirements and/or modifications upon a zoning district which may modify the permitted use(s). Density will continue to be established by each underlying zone district's requirement. The PUD may consist of residential, commercial, industrial, or a combination of those uses; however any additional uses proposed in an overlay may not make up more than 40% of the overall proposal.

2001 PROCEDURE

The PUD application and Development Plan shall be submitted to the Planning and Zoning Department who shall determine the completeness of the application. Once deemed complete, the date of hearing before the Board of Township Trustees shall be established no sooner than 30 nor more than 60 days from acceptance of the application. The Development Plan shall indicate the proposed zoning and land uses with percentage breakouts, engineering and architectural related design issues in addition to the following:

- A. PUD classification, specifically proposed land uses, including location and building size.
- B. Vicinity/location map.
- C. Gross and net parcel acreage.
- D. Proposed gross and net densities, with calculations indicated.
- E. Proposed lot dimensions, setbacks, and typical building envelopes.
- F. Existing and proposed features of the property including uses, streets, walkways, parking areas, or easements if known.
- G. Location of open space(s) with percentage of total parcel acreage indicated.
- H. Detention/retention area.
- I. Landscape plans including any natural areas to be preserved and all new plantings or landscape features proposed.
- J. Proposed utility locations.
- K. Proposed site coverage.

2001 PROCEDURE (cont'd)

The Manager of Planning and Zoning shall send referrals to agencies associated with the Sylvania Township's Project Plan Review (PPR) process requesting their comments regarding the proposal. The Planning and Zoning Manager, the Board of Township Trustees or the PPR review team may request additional information be submitted anytime during the review process. Once requested, the hearing shall be re-scheduled to occur thirty (30) days from the date of the request. All costs associated in acquiring said information shall be the responsibility of the applicant.

2002 RESIDENTIAL STANDARDS

The maximum number of dwelling units permitted per gross acre of residential development is as follows:

<u>A-3 PUD</u> .8	<u>A-4 PUD</u> 2.3	<u>R-A PUD</u> 2.9	<u>R-1 PUD</u> 3.87
<u>R-2 PUD</u> 4.65	<u>R-3 PUD</u> 7	<u>R-4 PUD</u> 8.7	<u>R-5 PUD</u> 21.8

- A. Lot size, lot width, and setback requirements may be modified based upon substantiated existing conditions of the parcel. Any deviation from the underlying zone district criteria must be specifically approved by the Board of Township Trustees.
- B. A maximum of forty (40%) percent of the gross parcel acreage shall be devoted to coverage by buildings, structures, street, driveway, or parking.
- C. A minimum of fifteen (15%) percent of the gross parcel acreage, none of which shall be part of any yard, shall be allocated to usable, accessible, and consolidated common open space which may include recreational areas, ponds, detention/retention areas, or natural areas. (See Section 2005 for specific Open Space requirements)
- D. When abutting a Commercial or Industrial District, a minimum forty (40') foot wide yard area shall be provided for the perimeter parcels.
- E. Maximum dwelling height shall be forty-five (45') feet.
Maximum dwelling height for multi-family dwellings shall be sixty (60') feet.
Minimum accessory structure height shall be thirty (30') feet.
- F. Parking shall be provided pursuant to Article 29.
- G. Utility structures and waste dumpsters shall be sufficiently screened.

2002 RESIDENTIAL STANDARDS (cont'd)

- H.** Trip Generation: All uses generating 100 or more peak hour trips, consistent with The Institute of Transportation Engineer (ITE) Generation Manual shall submit a Traffic Impact Study. (See Article 28 – Access Management)

2003 COMMERCIAL STANDARDS

Development shall be clustered in areas serviced with public water and sewer and adequate roadway capacity and accessibility. Commercial Development Plans should be designed with common parking areas and common points of access whenever possible.

- A.** A maximum of sixty (60%) percent of the gross parcel acreage shall be devoted to coverage by buildings, structures, street, driveway, or parking pavement.
- B.** A minimum of ten (10%) percent of the gross parcel acreage, none of which shall be part of any yard, shall be allocated to usable, accessible, and consolidated common open space which may include active or passive recreational areas, ponds, detention/retention areas, or natural areas. (See Section 2005 for specific Open Space requirements)
- C.** Lot size, lot width, or setback requirements may be modified based upon substantiated existing conditions or situations associated with the parcel. Any deviation from the underlying zone district criteria must be specifically approved by the Board of Township Trustees.
- D.** When abutting a Residential District a minimum forty (40') foot wide yard area shall be provided for the perimeter parcels.
- E.** When abutting a Commercial or Industrial District a minimum twenty (20') foot wide yard area shall be provided for perimeter parcels.
- F.** Maximum building and accessory structure height shall be forty-five (45') feet.
- G.** Landscaping plans should include all natural areas on site and all areas to be preserved along with proposed plantings, screening materials or other landscape features proposed shall be as provided for pursuant to Article 30.
- H.** Parking shall be provided pursuant to Article 29 as determined for each specific use within the PUD.
- I.** Lighting shall be directed downward and away from adjacent residential uses.
- J.** Utility structures and waste dumpsters shall be sufficiently screened.

2003 COMMERCIAL STANDARDS (cont'd)

- K.** Trip Generation: All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineer (ITE) Generation Manual shall submit a Traffic Impact Study. (See Article 28 - Access Management)

2004 INDUSTRIAL STANDARDS

Light industrial, research and development, and related office uses shall be clustered in areas serviced by public water and sewer and an adequate roadway system with capacity and accessibility.

- A.** A maximum of sixty (60%) percent of the gross parcel acreage shall be devoted to coverage by buildings, structures, street, driveway, or parking pavement.
- B.** A minimum of ten (10%) percent of the gross parcel acreage, none of which shall be part of any yard, shall be allocated to active or passive recreation areas, common open space which may include ponds, detention/retention areas, or natural areas. (See Section 2005 for specific Open Space requirements)
- C.** Lot size, lot width, or setback requirements may be modified, based upon substantiated existing conditions of the parcel. Any deviation from the underlying zone district criteria must be specifically approved by the Board of Township Trustees.
- D.** All industrial uses shall be setback a minimum of seventy-five (75') feet from a property line abutting a residential use.
- E.** Maximum building and accessory structure height shall be forty-five (45') feet. Maximum building and accessory structure height for an M-3 District use shall be sixty (60') feet.
- F.** Landscaping plans should include all natural areas on site and all areas to be preserved along with proposed plantings, screening materials or other landscape features proposed shall be as provided for pursuant to Article 30.
- G.** Parking shall be provided pursuant to Article 29, as determined for each specific use within the PUD. Existing parking ratios and standards may be modified where it can be
- H.** Lighting shall be directed downward and away from residential areas.
- I.** Utility structures and waste dumpsters shall be sufficiently screened.

2004 INDUSTRIAL STANDARDS (cont'd)

- J.** Trip Generation: All uses generation 100 or more peak hour trips, consistent with the Institute of Transportation Engineer (ITE) Generation Manual shall submit a Traffic Impact Study. (See Article 28 – Access Management)

2005 OPEN SPACE

The Development Plan for all PUD's shall be sensitive to the natural landscape and existing environmental features of Sylvania Township such as the Ten Mile Creek watershed and the Oak Openings Region. Whenever possible, open space consisting of corridors with adequate buffers along all streams and creeks shall be provided. Open space(s) may be comprised of agriculture, undeveloped floodplain/floodway, wetlands, private open space, public parkland and land within conservation easements.

Open space shall be fully integrated into the overall design. The types of uses, buildings and structures proposed to be permitted in the open space shall be specified in the Development Plan. Although designated as open space in the Development Plan, open space areas may be used for public uses such as natural areas and preserves, parks and other recreational activities. In addition, open space areas may also be used for public facilities such as public schools, libraries and community centers, fire stations which shall be accessible by the public.

Open space shall be owned by a lot/home owners association, Sylvania Township or other governmental entity, a land trust or conservation organization, or some other not for profit entity acceptable to the Township. In the alternative, ownership of open space areas may remain in private ownership if the uses permitted in such areas are appropriately restricted. The ownership of the open space shall be specified in the Development Plan.

2006 REVIEW PROCESS / FINDINGS

The Sylvania Board of Township Trustees may approve, or approve with modifications, or disapprove the PUD application and the Development Plan. In making that final determination whether or not to approve an application, the Board of Township Trustees shall consider all relevant factors and circumstances of the proposal including the requirements stipulated under Article 23, Section 2304 BASIS OF APPROVAL.

2007 AMENDMENTS TO THE APPROVED PLAN

Changes or alterations to the Development Plan as approved by the Sylvania Township Board of Trustees shall be administratively reviewed and may be approved by the Zoning Manager, except in the following circumstances, which requires approval from the Sylvania Township Board of Trustees:

- A.** A change in the overall acreage of the Planned Unit Development.
- B.** Any change in use in the Planned Unit Development.

2007 AMENDMENTS TO THE APPROVED PLAN (cont'd)

- C.** Substantial alteration of open space areas from originally approved plans
- D.** A change in the street pattern, as originally approved, which is determined to impact ingress/egress to adjoining properties or to an existing roadway.
- E.** A significant change in the design or intent of the landscape plan.
- F.** An increase in the total number of buildings.
- G.** A significant change in the proposed building footprint or building envelope location(s).

Any changes or alterations approved by the Zoning Manager or by the Sylvania Township Board of Trustees are administrative in nature and shall not be considered an amendment to the Township Zoning Resolution for the purpose of ORC Section 519.12.

2008 APPROVAL PERIOD

If within 5 years of the approval of the Development Plan by the Sylvania Township Board of Trustees, any phase or portion of the Development Plan is recorded as a Final Plat, the PUD and Development Plan shall become vested. Any and all subsequent Final Plats shall be submitted to the Lucas County Planning Commission as they are prepared. In those instances where platting is not deemed necessary by the Zoning Manager, permits shall be obtained, and construction initiated in order for vesting of rights to occur.

- A.** The Board of Township Trustees upon the written application and for good cause shown may by an affirmative vote of its members extend the time for submission and approval of the Development Plan and/or submission of a Final Plat to the Lucas County Planning Commission for a period of one year. In determining good cause, the Board of Township Trustees shall consider whether:
 - 1. Market conditions have changed significantly since the filing of the application.
 - 2. The applicant's ability, through no cause of its/his/her own, to obtain financing for the project has significantly changed since the filing of the application.
 - 3. The impact that the delay in commencing construction will have on adjoining landowners and that such extension not be in conflict with the health, safety and general welfare of Sylvania Township or the development standards of the PUD.

2008 APPROVAL PERIOD (cont'd)

- B.** If no Development Plan is recorded as a Final Plat within 5 years of the approval of the PUD and Development Plan or any extension thereof, then in that event and upon the expiration of such period, no use shall be established and no building, structure or improvement shall be constructed upon the land described in the application until an application accompanied by a new PUD request has been filed and approved in accordance with the provisions set forth herein. Upon the expiration of the PUD as previously described and in accordance with R.C. 519.12, the Sylvania Township Board of Trustees or Sylvania Township Zoning Commission may initiate a zoning reclassification of the subject property.

(Entire Article Rev. Z20-C940. 5/21/12)

