

Z2014-002 Merwin Ten Mile & White Oak Roads Crucial Features of the PUD

- 1) A maximum number 270 residential units (as permitted in the PUD-R) located in accordance with the type as specified on the Concept Plan.
- 2) All dwelling units shall meet the following:
 - a) Minimum Floor Area of 1,600 (200 square feet of garage area can be used toward the minimum floor area requirement),
 - b) Minimum of two fully enclosed parking spaces designated to each unit,
 - c) Maximum building height of 35 feet,
 - d) Buildings exceeding 20 feet in height require elevator access,
 - e) Exterior building materials and architectural design shall meet or exceed that required in Legendary Run (PGC), and
 - f) Lot Standards as specified in Table 7.04-2.
- 3) The Neighborhood Business area depicted on the Concept Plan shall be limited to the following uses and any business tenants shall require a Plan Approval by the Zoning Commission:
 - a) Residential as permitted in paragraph 2 above,
 - b) Neighborhood Business uses as outlined in Table 5.04-1 except for the following:

- i) Bars and Taverns (liquor sales permitted in a sit down restaurant where sales do not exceed 35% of gross sales),
 - ii) Funeral Homes, and
 - iii) Telecommunication Towers,
- c) All buildings are limited to a gross floor area of 5,000 square feet, maximum building height of 35 feet, and respect the residential architectural character of surrounding buildings by providing appropriate design and massing of buildings.
- d) No drive through windows except as specifically approved by Board of Trustees with 10 day notice prior to meeting date sent to property owners within 500 feet of subject parcel.
- e) Neighborhood Business land uses shall reduce the number of residential units permitted based on a proportionate scale of land used.
- 4) Traffic generation of the entire PUD shall not exceed that which would be generated by 270 single family residential homes and is subject to the Clermont County Engineer's requirements.
- 5) Any public expenditures, safety or otherwise, beyond that which a 270 single family homes subdivision requires will be levied against the individual property or property association responsible for the additional demand in services.

- 6) A minimum of 20% open space shall be required for the PUD if only Residential uses are developed. A minimum of 30% open space shall be required for the PUD if Neighborhood Business uses, as further restricted herein, are developed in the location as shown on the Concept Plan.
- 7) A 75 foot Bufferyard shall be required along all perimeters of the PUD where Single Family detached homes exist. This bufferyard shall be planted as required in Section 10.05, paragraph 4)a or 4)b.
- 8) A Hike Bike Trail shall be provided along White Oak and Merwin Ten Mile Roads, set back a minimum of 25 feet, integrated into the Landscaped Bufferyard, connecting with a future extension of the (Legendary Run) Hike Bike Trail and connecting to the primary Greenspace as generally located on the Concept Plan.
- 9) Sewer and Water services shall not compromise existing services to surrounding properties and easements of sewer and water services shall be provided for the future extension of same services to adjacent properties, all of which is subject to the requirements and approval of the Clermont County Water Resources Department.
- 10) A minimum of one recreational clubhouse (including a pool, tennis courts, social/meeting room, workout room, etc.) shall be provided for the benefit of the entire PUD, unless multiple recreational clubhouses (services) are

provided. Such services shall be considered accessory to the residential development(s) and may include some business sales (vending, snack bar, physical exercise classes and therapy) as a minor accessory use. Said business sales shall require approval by the Zoning Commission.