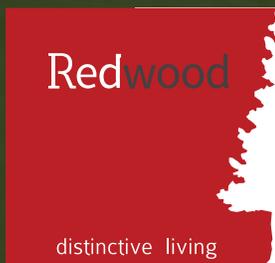


White Oakes Landing

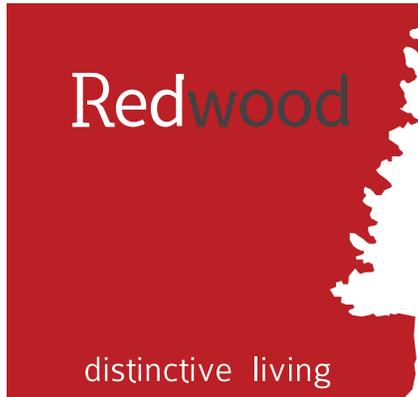


Preliminary Development Plan

Sugarcreek Township, Ohio

May 12, 2015

Developer



John Lateulere
Senior Vice President of Development
23775 Commerce Park, Suite 7
Beachwood, Ohio, 44122
(216) 360-9441

Design Team



Todd Foley
100 Northwoods Blvd, Suite A
Columbus, Ohio, 43235
(614) 255-3399



Jeff Van Atta
570 Congress Park Drive
Dayton, Ohio, 45459
(937) 438-5650



James Keys
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770

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Project Summary

Redwood Living would like to bring our beautiful apartment homes to Sugarcreek Township.

Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO Steve Kimmelman puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like Sugarcreek Township because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Stars" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really wanted to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience

We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

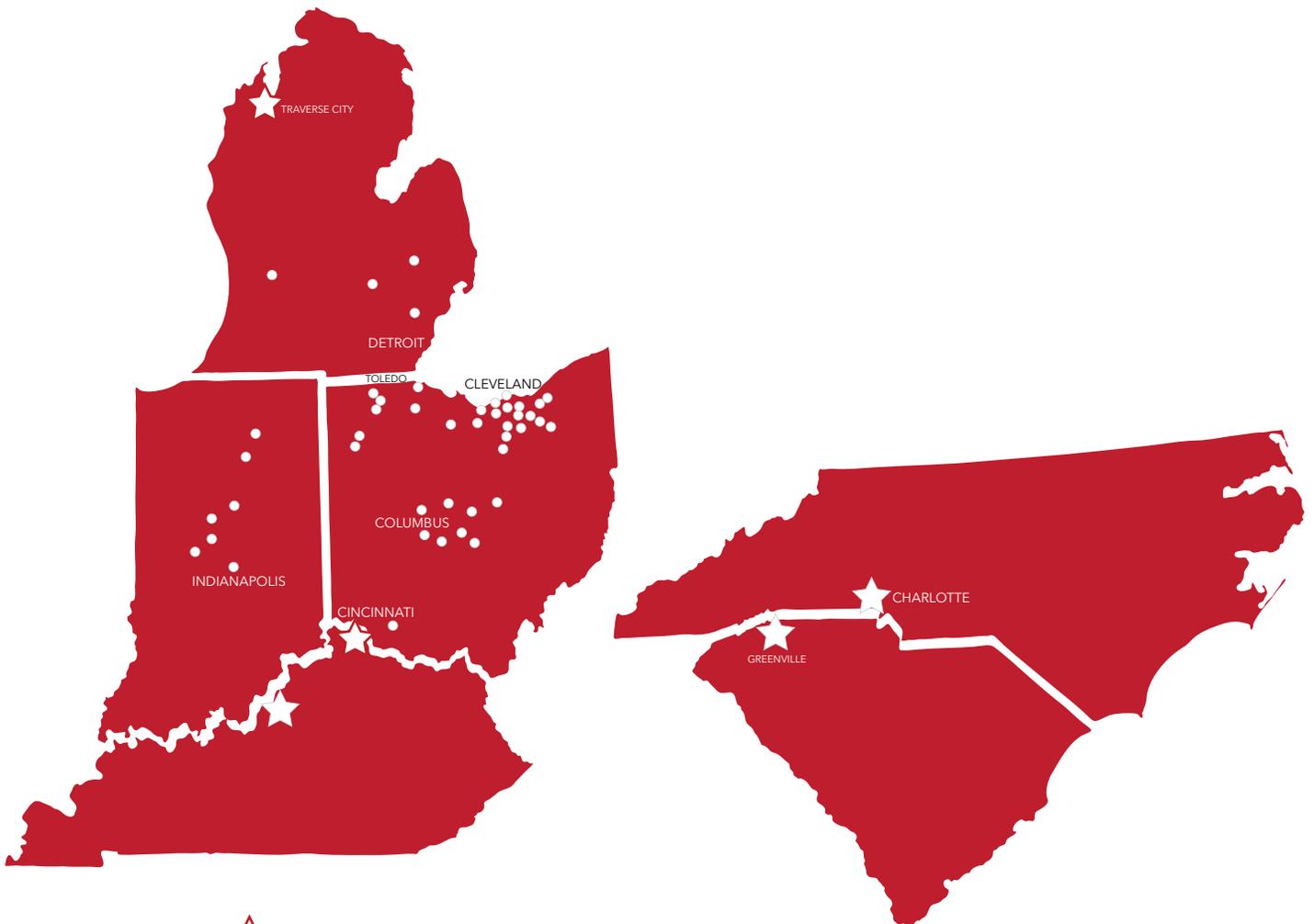
We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.



Redwood Communities: Peace, Quiet & Comfort

Who is Redwood?

- Founded in 1991
- Based in Cleveland, Ohio
- 4,500 Units; Owned and Managed
- Single story apartment developer
- 98% Leased Portfolio
- All communities are conventionally financed



☆ COMING IN 2015!

Redwood Community Exteriors

- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no 'ribbon' parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios



Redwood Community Exteriors

- All communities use extensive landscaping
- Attention to details throughout the neighborhood



Redwood Community Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large eat-in kitchens
- Vaulted ceilings
- Large windows for abundant natural interior light



Redwood Community Interiors

- Quality finishes that include maple cabinets, vaulted ceilings, crown moldings, updated floor coverings and lighting fixtures
- Washer and dryer hook-ups in every home
- Very energy efficient construction; energy star certified



Who are our Residents?

- Residents who want a single-story design
- Residents who want private attached garages
- Those who want a 'peace and quiet' neighborhood
- Maintenance-free lifestyle
- Empty Nesters
- Those who can afford \$1200-\$1500 rent
- Our design and features generate long-term residents



Why the Redwood Formula Works so Well?

- 24/7 On-site professional management
- Responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes
- Private driveways to attached garages
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans



Why Redwood is Good for Sugarcreek Township:

- Appeals to older residents and empty nesters who want to stay in the community but don't want to deal with maintenance issues
- Provides a distinctive condo-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services (i.e. police, etc.)



Rezoning Application Statement

Sugarcreek Township Zoning Commission
 C/O: Cara K. Tilford, AICP
 Director of Planning and Zoning
 2090 Ferry Road
 Sugarcreek Township, Ohio 45305

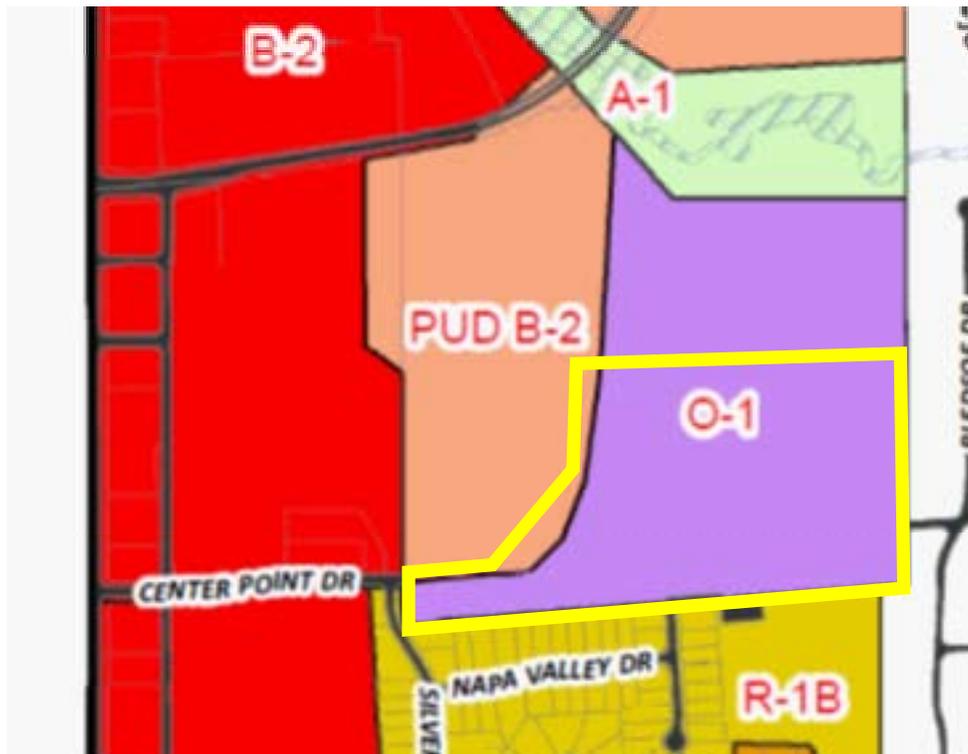
Re: Redwood Acquisition Rezoning Application
 Center Point Drive

Dear Ms. Tilford:

This zoning narrative is set forth as background for the Redwood Living application for a down-zoning of approximately 31 acres of land from PUD B-2, R-1B, and O-1 to PUD R.

EXISTING ZONING

The existing parcel is zoned Planned Unit Development (Business), PUD B-2, R-1B, and Office O-1.



Rezoning Application Statement

LAND USE PLAN REVIEW

Housing

The Sugarcreek Township 2007 Comprehensive Development Plan (the “Plan”) sets forth some development trends/needs in its analysis of the existing and planned housing stock. Among the identified needs, the Plan specifically identifies the age of householders as a specific focus.

It is noted that Sugarcreek Township (in 2007) had a younger demographic, with only 12.5% of households having an older resident. The plan goes on to detail that the individuals moving to the township are generally younger; however, that development pressure also increases the marketability/convenience of the area for an aging demographic. Sugarcreek is not as equipped with quality housing to accommodate that shift should the demographic simply shift to the national mean, which is 21%. With no in-migration, if this shift were to occur with the residents already in Sugarcreek Township, there would be a shift of over 600 residents from a younger demographic to an older demographic. It may be safe to say that 1/3 of those that are part of the shift are looking for an alternate housing style/arrangement (i.e. single floor living, attached garages). This arrangement is not readily available in Sugarcreek Township, shifting these individuals to other communities in the surrounding area that may be able to accommodate their needs.

While not necessarily a direct comparison (this takes in areas of Sugarcreek, Centerville, and Bellbrook), the 3-mile demographic ring (centered on this site) indicates a 2014 population over 65 years of age to be around 22% (10% higher than Sugarcreek in 2007). This equates to 4,300 households (9,753 people) which would indicate that the site chosen is in the right location to meet the growing demand for quality housing for an aging population in the area.

Additionally, the Plan indicates that Sugarcreek Township desires to create a community where people can live all throughout their lives at varying income levels, in quality housing. White Oaks Landing is consistent with the housing goals of the Plan.

LAND USE TRANSITION STRATEGIES

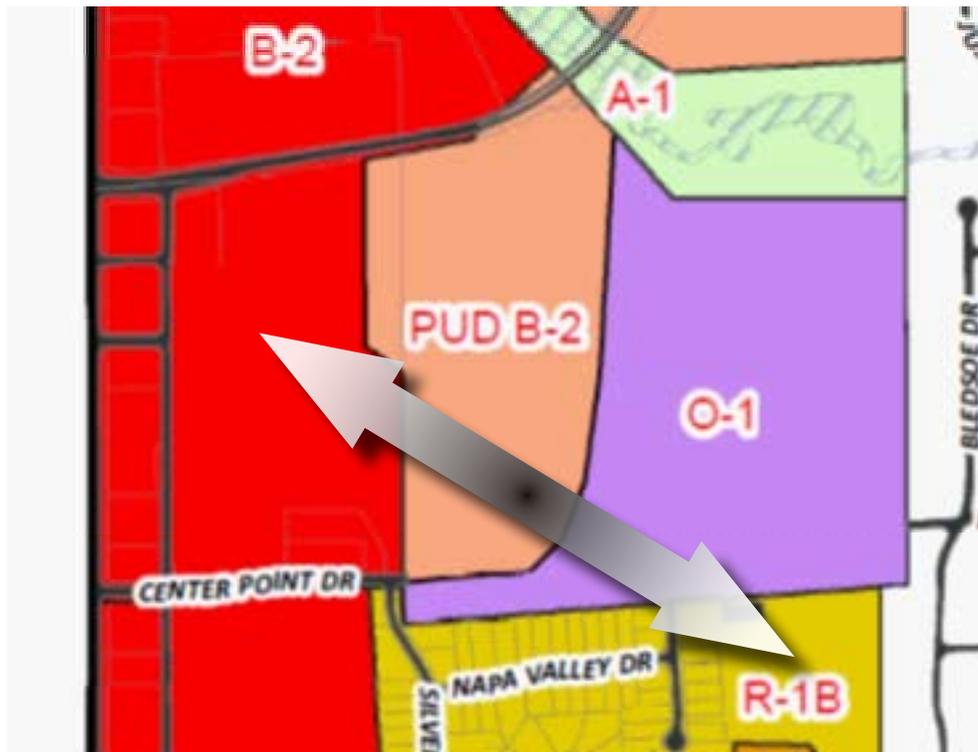
Land use plans and zoning codes typically look at transitional areas between low intensity development and high intensity development. The plans and codes work to achieve a natural transition between the two potentially non-compatible uses. This can either be achieved by large landscape buffers, or using built form, by transitioning intensities of uses across a

Rezoning Application Statement

site. Currently, the O-1 zoning (permitting up to a 60' tall building, located as close as 50' setback) on this site is directly adjacent to detached single family homes/zoning. On the other side of the O-1 zoning is a high intensity commercial district. This is a clear example of an area where you have two incompatible uses located next door to each other that requires an adequate buffer.

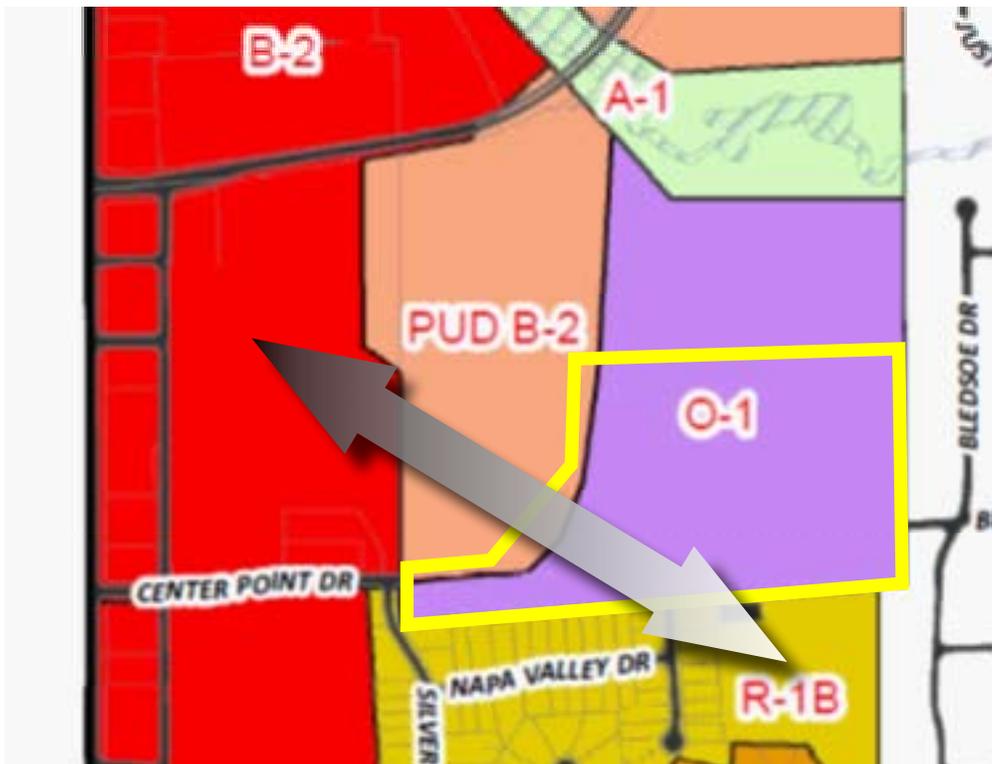
White Oaks Landing works to create a buffer between incompatible land uses using the built environment as a natural "step down" in intensities. White Oaks Landing proposes ranch style buildings (18' tall at the peak of the roof) setback between 50' and 100' from the adjacent single family homes. For comparison, the Office component (if constructed at 60' tall) would have a setback of approximately 0.83' horizontal for every 1' vertical in building height. White Oaks Landing, at its closest point, has a setback of 2.77' for every 1' in vertical height (to the peak of the roof). Clearly, the proposed White Oaks Landing is less intense than O-1, and therefore, a down-zoning relative to the neighboring properties.

As a step down in intensity, the current zoning intensifies from the planned commercial zoning to Office, then back down to single family residential:



Rezoning Application Statement

White Oaks Landing proposes to be a straight transition in intensity through the site, providing for a more orderly and common transitional use:



TRAFFIC GENERATION ANALYSIS

As it is currently zoned, this 31 acres could be developed into approximately 28 acres of Office and 3 acres of commercial. The zoning map appears to indicate that Centerpoint would connect all the way to Clio (as is being proposed by the Township now) so for the purposes of comparison, it can be assumed that this site's attributable traffic could be reduced by $\frac{1}{2}$ to accommodate a split in both directions. Under this development scenario, the traffic generation on Centerpoint Drive must have been designed to handle 6,750 attributable trips per day from this site (3,375 on Centerpoint only). White Oaks Landing proposes 204 low-rise rental units, which would only generate 1,344 trips/day. That is almost $\frac{1}{3}$ of the traffic that Centerpoint was built to accommodate from this site. Additionally, eventually Centerpoint will connect through, so these trips can be cut in $\frac{1}{2}$ just as the comparison trips. The trip generation is $\frac{1}{5}$ that of what it is currently zoned for and built to accommodate.

Rezoning Application Statement

Description/ITE Code	Units	Expected Units	Total Generated Trips		
			Daily	AM Hour	PM Hour
Low Rise Apartment 221	Occ.DU	204.0	1,344	94	118
Office Park 750	Acres	28.0	5,463	718	792
Shopping Center 820 Rate	KSF ²	30.0	1,288	30	112

SCHOOL IMPACT ANALYSIS:

Redwood communities overwhelmingly are not generators of school aged children. Redwood averages about 1 school aged child per 20 units, while a comparison single family home would average about 1 school aged child per unit. Using this as a basis, the R-1B density, and using an average value of \$250,000/home (which is higher than the median home value indicated in the Plan of \$235,000) that would be built in a potential subdivision, a single family home subdivision would result in a net loss to Sugarcreek Township LSD, whereas construction of this project would produce a net increase in revenue to the Schools.

	D.U.'s	School Kids/100 Units	Total School Kids	Generated Schools Tax/Unit *	Generated Schools Tax/Student	Spending/Student **	Net Project Impact
Single Family (\$250,000)	62	100	62	\$4,084.37	\$ 4,084.37	\$(8,736.00)	\$(465,163.30)
Redwood	204	5	10.2	\$2,254.87	\$45,097.44	\$(8,736.00)	\$ 181,807.22
* Using current tax rates published by Greene County Auditor							
** Based on the 2013-2014 Ohio School Report Card							

Please consider this on your next available agenda. If you have any questions, please feel free to reach me directly at 216.360.9443.

Sincerely,
Redwood Acquisitions, LLC

John Lateulere
Senior Vice President of Development

Surrounding Property Owners

White Fence Farm Owner's Assoc.
PO Box 41038
Dayton, OH 45441

Harold F. Workman, Jr.
4312 Napa Valley Drive
Bellbrook, OH 45305

Thomas M. Dyke
1729 Bledsoe Drive
Bellbrook, OH 45305

Michael A. Miller
1705 Bledsoe Drive
Bellbrook, OH 45305

Denise E. Moore
4360 Napa Valley Drive
Bellbrook, OH 45305

Jeremy B. Peters
4328 Napa Valley Drive
Bellbrook, OH 45305

James A. Yokajty
1751 Silverado Drive
Bellbrook, OH 45305

Scott R. Blankenship
4324 Napa Valley Drive
Bellbrook, OH 45305

Lon E. Etchison
4348 Napa Valley Drive
Bellbrook, OH 45305

Jacqueline M. Prion
4334 Napa Valley Drive
Bellbrook, OH 45305

Sugarcreek Plaza II LLC
10050 Innovation Drive, Suite 100
Miamisburg, OH 45342

Jonathan D. Elmeier
4366 Napa Valley Drive
Bellbrook, OH 45305

Gwen Smith
1735 Sonoma Court
Bellbrook, OH 45305

Beverly Diane Cote
1697 Bledsoe Drive
Bellbrook, OH 45305

City of Bellbrook
15 E. Franklin Street
Bellbrook, OH 45305

Daniel R. Schaefer
4318 Napa Valley Drive
Bellbrook, OH 45305

Randy S. Dodson
4342 Napa Valley Drive
Bellbrook, OH 45305

Steven W. Shroder
1748 Silverado Drive
Bellbrook, OH 45305

Surrounding Property Owners

Aymen O. Barri
4354 Napa Valley Drive
Bellbrook, OH 45305

RLG Center Point Ltd.
Attn: Tax Dept. NB3TA
 Mooresville, NC 28117

Carolyn L. Laspe
4279 Beryl Drive
Bellbrook, OH 45305

Board of Trustees
2751 Washington Mill Road
Bellbrook, OH 45305

Ramona Ann Spears
PO Box 1780
Winter Park, FL 32790

Barbara E. Hood Trustee
6845 Penridge Road
Dayton, OH 45459

Thomas R. Lyle
4278 Beryl Drive
Bellbrook, OH 45305

Sugarcreek Township Board
2090 Ferry Road
Bellbrook, OH 45305

Stacy D. Russell
1713 Bledsoe Drive
Bellbrook, OH 45305

Legal Description

May 8, 2015

Redwood Tract
31.2561 Acres

Located in section 8, town 2, range 6 m.Rs., Sugarcreek Township, County of Greene, State of Ohio and being part of that 92.188 Acre tract as conveyed to Ramona Ann Spears and James P. Grodecki, successors co-trustees of the Wendell E. Spears Trust by the deed recorded in O.R. Volume 2911, page 504 of the deed records of said county and being described more particularly as follows:

Beginning at a stone found at the southeast corner of said 92.188 Acre tract, said point also being the southwest corner of lot 75 of Possum Run section three as recorded in plat cabinet 33, pages 610a-611b of the plat records of said county, lying on the City of Bellbrook corporation line and the north line of lot 76 of the Bellevue plat section three as recorded in plat cabinet 32, page 67a of the plat records of said county;

Thence with the south line of said 92.188 Acre tract, the north line of said lot 76 and its extension being the north line of that 8.9139 Acre tract as conveyed to the board of trustees of the Bellbrook-Sugarcreek Park district by the deed recorded in O.R. Volume 1540, page 337 of the deed records of said county, the north line of White Fence Farm section four as recorded in plat cabinet 30, pages 299a-300a of the plat records of said county, the north line of White Fence Farm section three as recorded in plat cabinet 30, pages 192b-193b of the plat records of said county and the north line of White Fence Farm section one as recorded in plat cabinet 34, pages 322b-323a of the plat records of said county south 85°53'16" west, 1862.69 Feet to a 5/8" iron pin found at the northwest corner of lot 26 of said White Fence Farm section one and a point lying on the east right-of-way line of Silverado Drive;

Thence leaving the south line of said 92.188 Acre tract and the north line of said White Fence Farm section one, with the east right-of-way line of Silverado Drive the following 2 courses:

1. On a curve to the right with a radius of 175.00 Feet, internal angle of 25°30'44" (long chord bearing north 12°41'48" west, 77.28 Feet) along the arc 77.92 Feet to a 5/8" iron pin found;
2. Thence north 00°03'34" east, 32.69 Feet to a 5/8" iron pin set capped Van Atta #7354;

Legal Description

Thence leaving the east right-of-way line of silverado drive on the following 6 new division lines:

1. Thence south $89^{\circ}56'26''$ east, 75.22 Feet to a $5/8''$ iron pin set capped Van Atta #7354;
2. Thence on a curve to the left with a radius of 355.00 Feet, internal angle of $55^{\circ}17'01''$ (long chord bearing north $62^{\circ}25'04''$ east, 329.40 Feet) along the arc 342.53 Feet to a $5/8''$ iron pin set capped van atta #7354;
3. Thence north $34^{\circ}46'33''$ east, 433.66 Feet to a $5/8''$ iron pin set capped van atta #7354;
4. Thence on a curve to the left with a radius of 455.00 Feet, internal angle of $34^{\circ}42'59''$ (long chord bearing north $17^{\circ}25'04''$ east, 271.49 Feet) along the arc 275.69 Feet to a $5/8''$ iron pin set capped van atta #7354;
5. Thence north $00^{\circ}03'34''$ east, 199.15 Feet to a $5/8''$ iron pin set capped van atta #7354;
6. Thence north $89^{\circ}56'57''$ east, 1178.32 Feet to a $5/8''$ iron pin set capped van atta #7354 on the east line of said 92.188 Acre tract, the City of Bellbrook corporation line and the west line of said Possum Run section three;

Thence with said City of Bellbrook corporation line, the west line of said Possum Run section three subdivision and the east line of said 92.188 Acre tract south $00^{\circ}01'55''$ east, 942.39 Feet to the point of beginning containing 31.2561 Acres, more or less, subject however to all legal highways, easements and restrictions of record.

Note: Basis of bearings is the south line of that 16.713 Acre tract as conveyed to the Board of Trustees of the Bellbrook-Sugarcreek Park district by the deed recorded in o.R. Volume 2911, page 504 of the deed records of said county (south $90^{\circ}00'00''$ east).

Note: This description is based on an actual field survey in november, 2013 under my direct supervision, Jeffrey A. Van Atta, registered professional surveyor number 7354 of the State of Ohio and that all monuments found or set, correctly represents the boundaries herein described.

Submission Application

SUBMISSION REQUIREMENTS FOR A ZONING MAP AMENDMENT TO A PLANNED UNIT DEVELOPMENT DISTRICT/PRELIMINARY DEVELOPMENT PLAN APPROVAL

FOR SUGARCREEK TOWNSHIP ZONING OFFICE USE ONLY:

CASE #: _____ DATE RECEIVED: _____

1. GENERAL REQUIREMENTS

Incomplete or inaccurate applications will not be accepted for processing or be placed on the agenda.

1.1 PRE-APPLICATION MEETING DATE: Jan / 21 / 2015
TIME: 8:30 am

The applicant is required to present the concept of the proposed map amendment to the Zoning Office and to obtain and discuss the overall application process before submitting the application packet. Please call (937) 848-8426 to schedule an appointment. There will be no assurance at any time, implicitly or otherwise, regarding final staff review to the Commission about this application.

1.2 SUBMISSION DATE DATE: May / 12 / 2015

For Greene County Planning Commission in the month of June, 2015.

The application packet must be submitted to the Sugarcreek Township Zoning Office in person, no later than the SUBMISSION DEADLINE. Prior to submitting the application packet and necessary information, the applicant should revise proposed plans and/or zoning plat as advised by the Zoning Office. After the submission deadline, the applicant cannot modify any portion of the information submitted unless specifically requested by staff, the Zoning Commission or the Board of Trustees. Early submission is recommended to assure placement on the agenda and adequate time for revisions and corrections. **Incomplete or inaccurate applications will not be accepted for processing or be placed on the agenda for any hearings or meetings.**

1.3 APPLICATION FEE \$850

An application for a zoning map amendment to a planned unit development district shall be accompanied by a non-refundable fee to cover the costs of holding the public hearing thereon, including personnel costs, advertising and legal notices as required by law or otherwise in connection with said amendment. Please make checks payable to Sugarcreek Township.

Zoning map amendment cancellations must be submitted in writing to the Zoning Office. **There shall be no refund or part thereof once public notice has been given.**

2. WRITTEN REQUIREMENTS

2.1 METES AND BOUNDS LEGAL DESCRIPTION

Submit on a single 8^{1/2}" x 11" paper the following information:

- A. a metes and bounds description of the subject site;
- B. the amount of area contained within the site; and
- C. a statement, signed by a registered surveyor, certifying that the description of the property proposed to be rezoned, is a complete, proper and legal description thereof.

2.2 PROPERTY DEED

Submit one copy of the deed to the subject property as filed in the Greene County Recorder's Office. *RAMONA SPENRS & JAMES GRODECKI / L 32000100030000800*

2.3 ADJACENT PROPERTY OWNERS LIST

Submit one typewritten list containing the names, tax mailing addresses and parcel numbers of all owners of property within and contiguous to and directly across the street from the area proposed to be rezoned on mailing labels.

2.4 DESCRIPTION OF REQUEST AND REASONS FOR MAP AMENDMENT FORM

Complete and submit the original Description and Request for Map Amendment form (provided in this packet).

2.5 PUD MAP AMENDMENT APPLICATION FORM

Complete and submit the original Map Amendment Application form (provided in this packet).

2.6 PROPERTY OWNER'S AFFIDAVIT

Complete and submit the original Affidavit (provided).

2.7 CHECKLIST OF REQUIREMENTS

Submit this checklist fully completed.

3. GRAPHIC REQUIREMENTS

- 3.1 **ZONING PLAT**
Submit sixteen (16) **folded** copies of the zoning plat at a scale of one hundred (100) feet to the inch or larger containing the following information:
- A. all existing property lines and parcel numbers for each parcel within the subject site and all property within and contiguous to and directly across the street from the exterior boundary of the subject tract, and the last name of the owners therein;
 - B. metes and bounds and dimensions of the subject property and the area contained therein (in acres);
 - C. existing zone district boundaries (shown in dashed lines with heavier line weight than property lines) and zone designations;
 - D. title, scale and north point (north shall be at the top of the plat);
 - E. area of the proposed rezoning indicated by crosshatching or shading;
 - F. street names and right-of-way lines with line weight heavier than property lines;
 - G. distance from subject property to nearest street intersection; and
 - H. stamp or seal and signature of engineer or surveyor.
- 3.2 **REDUCED ZONING PLAT**
Submit one (1) copy of the zoning plat reduced to an 11" x 17" maximum sheet of paper. The information contained on the reduced version of the plan shall be the same as that which is required above.
- 3.3 **PRELIMINARY DEVELOPMENT PLAN**
Submit sixteen (16) **folded** copies of the Preliminary Development Plan at a scale of one hundred (100) feet to the inch or larger (unless otherwise approved by the Zoning Compliance Officer) containing the following information:
- A. name of project, date, scale, north arrow (north shall be top of plan), total number of sheets and sheet number;
 - B. name and title of applicant, present owner, etc.;
 - C. vicinity map that identifies the site with reference to surrounding areas and to existing street locations;

- D. summary table indicating existing and proposed uses of facilities, proposed parking spaces, parking spaces required by the Zoning Resolution, floor areas and seating capacity (where applicable);
- E. zone of entire site, site (net) area excluding existing streets and rights-of-way;
- F. existing property lines, right-of-way and utility easements for the entire tract and each parcel involved;
- G. location of existing zone boundaries of property and up to 200 feet outside subject site;
- H. existing contour lines (dashed) at five feet intervals or less on site and 200 feet beyond (use two feet intervals where necessary to determine storm drainage) indicate source and date of data;
- I. front, side, and rear yard setbacks for all structures and parking areas;
- J. the use and approximate location of existing structures, pavements, sanitary and storm sewers, sidewalks and curbs, and other physical and natural features; structures to be demolished shown in dashed lines;
- K. base mapping of the property showing the physical features (general topography, drainage ways and water bodies, etc.) and existing land uses;
- L. boundaries of the tract to be developed on a planned unit basis;
- M. highways and streets in the vicinity of the tract, and ingress and egress to the tract;
- N. location of different general land use areas proposed to be developed;
- O. proposed density levels of each residential area and acreage in square feet of business uses;
- P. proposed treatment of existing topography, drainage ways and tree cover;
- Q. proposed general location of major vehicular circulation, showing how the circulation pattern relates to the primary and secondary road alignments designated on the Greene County Thoroughfare Plan;
- R. location of schools, parks, and other community facility sites, if any;
- S. location of any school or fire station sites, if any;
- T. time schedule of the projected development, if the total land holding is to be developed in stages, or if construction is to extend beyond a two year time period;

- U. an open space plan;
- V. For an R-PUCD, the base mapping of the property should indicate slopes greater than 15% by shading, designated wetlands, the floodway boundary and floodway elevation as delineated by the Federal Emergency Management Agency, rivers and streams and their related river and stream bank, ponds, and other water courses and 100-year floodplain areas. A chart identifying associated acreages should be provided; in addition, the total developable area of site (AD as defined in 6.05 (2) of the Sugar creek Township Zoning Resolution) should be provided;
- W. For an R-PUCD, the BZC's decision on the Concept Plan, if applicable.
- 3.2 **REDUCED PRELIMINARY DEVELOPMENT PLAN**
Submit one (1) copy of the preliminary development plan reduced to an 11" x 17" maximum sheet of paper. The information contained on the reduced version of the plan shall be the same as that which is required above.

INFORMATION SUBMITTED SHALL BE ASSUMED TO BE CORRECT AND APPLICANT AND/OR AGENT SHALL ASSUME RESPONSIBILITY FOR ANY ERRORS AND/OR INACCURACIES RESULTING IN AN IMPROPER APPLICATION.

	613 458 9810	5/12/15
Signature of person preparing this checklist (Applicant or Representative)	Phone Number	Date Submitted

GREGORY THURMAN
Printed name of person preparing this checklist

APPLICATION FOR A ZONING MAP AMENDMENT TO A PLANNED UNIT
DEVELOPMENT DISTRICT
SUGARCREEK TOWNSHIP ZONING OFFICE
2090 Ferry Road, Bellbrook, Ohio 45305
Telephone: (937) 848-8426

FOR SUGARCREEK TOWNSHIP ZONING OFFICE USE ONLY:

CASE #: _____ DATE RECEIVED: _____

FEE RECEIPT #: _____ RECEIVED BY: _____

NOTE: THIS APPLICATION MUST BE TYPEWRITTEN OR PRINTED CLEARLY -
USE ADDITIONAL SHEETS IF NECESSARY.

NAME OF APPLICANT REDWOOD ACQUISITION

ADDRESS 23775 COMMERCE PARK DR. #7

CITY/STATE/ZIP BEACHWOOD, OH. 44122

PHONE NO. 440 376 6599 FAX NO. N/A

EMAIL ADDRESS J.LATEULERE@BYREDWOOD.COM

OWNER NAME, OWNER ADDRESS AND PARCEL NUMBER OF EACH
PROPERTY WHICH IS REQUESTED FOR PRELIMINARY DEVELOPMENT PLAN
APPROVAL:

PROPERTY OWNER NAME	PROPERTY OWNER ADDRESS	PARCEL NUMBER
<u>RAMONA ANN SPEDER</u>	<u>WILMINGTON PIKE</u>	<u>L32.000.0003.0008.00</u>
<u>& JAMES P. GRODECKI</u>	<u>CO-TRUSTEE</u>	

REQUEST ZONE DISTRICT CHANGE FROM R-1B TO PUD-R TOTAL ACRES 30 ±

(MY) (OUR) INTEREST IN THE PROPERTY TO BE RECLASSIFIED IS AS:

OWNER _____ AGENT _____ LESSEE _____ OPTIONEE X

APPLICANT [Signature] 23775 Commerce Park #7 440 376 6599

Signature Address Phone Number
BEACHWOOD, OH. 44122

OWNER(S) [Signature] Agent (957) 291-6312

Signature Address Phone Number
10050 Innovation Drive, Suite 100
Wiamisburg, OH 45342

DESCRIPTION OF REQUEST AND REASONS FOR A MAP AMENDMENT TO A
PLANNED UNIT DEVELOPMENT DISTRICT/PRELIMINARY DEVELOPMENT PLAN
APPROVAL

SUGARCREEK TOWNSHIP ZONING OFFICE
2090 Ferry Road, Sugarcreek Township, Ohio 45305
Telephone: (937) 848-8426

FOR SUGARCREEK TOWNSHIP ZONING OFFICE USE ONLY:

CASE #: _____ DATE RECEIVED: _____

NOTE: This application must be typewritten or printed clearly.

The area of land sought to be rezoned contains approximately 30 acres, having frontage of approximately 110 feet, located (1) along the EAST side of SILVERADO approximately 0 feet SOUTH of CENTER POINT DR or (2) at the SE corner of the intersection of CENTER POINT and SILVERADO.

THE APPLICANT SHOULD PREPARE DEFINITIVE STATEMENTS REGARDING THE FOLLOWING (use additional sheets if necessary):

- 1) What are the specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing zoning classification or to make the property appropriate for the proposed zoning classification?

PLEASE SEE ATTACHED STATEMENT

- 2) What is the benefit that the neighborhood or community as a whole will derive from this zone change?

PLEASE SEE ATTACHED STATEMENT



- 3) Will the site be accessible from public roads which are adequate to carry the traffic that will be imposed upon them if the rezoning is granted, or will road improvements be required?

PLEASE SEE ATTACHED STATEMENT.

- 4) Has this rezoning been discussed with regard to traffic design with the Greene County Engineer's Office? When? Who?

PLEASE SEE ATTACHED STATEMENT

- 5) Is the property currently or can it be serviced by public sewer and water and can proper drainage be provided?

PLEASE SEE ATTACHED STATEMENT

- 6) What is the anticipated proposed use of the property and character (architectural treatment) of the development?

PLEASE SEE ATTACHED STATEMENT.

PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO
COUNTY OF GREENE

I (we) Glenn Gunlock, et al.
hereby certify that we are all of the owners of the real estate which is the subject of this pending zoning application; that I (we) consent to the Board of Trustees of Sugarcreek Township rezoning said real estate from PUD-B1, C-1, R-1B to PUD-R; that I (we) understand that our application will be considered and processed in accordance with the regulations set forth by the Sugarcreek Township Zoning Office and Zoning Resolution; that I (we) agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the approval of the Planned Unit Development. As owner(s) of the real estate, I (we) consent to the Sugarcreek Township Zoning Office placing a Public Hearing Notification sign on the property. The statements and attached exhibits are in all respects true and correct to the best of my (our) knowledge and belief.

Glenn C. Gunlock
Signature

Glenn C. Gunlock
Printed Name

10050 Fulvation Drive Suite 100
Mailing Address

Wiamisburg, OH 45342
City/State/Zip

(937) 291-6312
Phone



CHRISTINE A. OVERHOLSER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
July 09, 2018

Subscribed and sworn to before me this 6 day of May 2015.

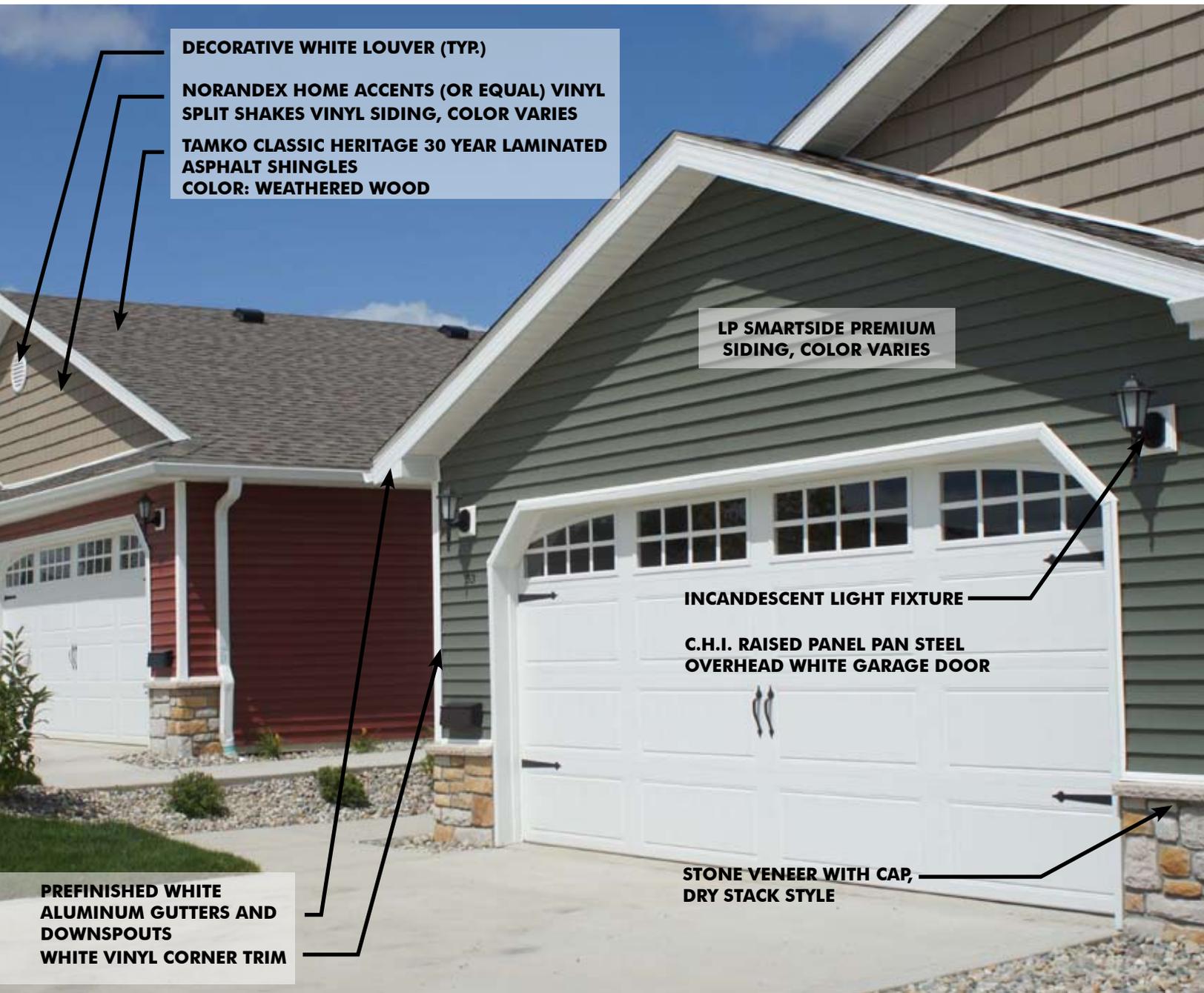
Christine A. Overholser
Notary Public

Person to contact for details, other than signatory:

John Lateulere 23775 Commerce Park #7 440.376.6599
Name Address Phone
Beachwood, Oh. 44122



Architectural Features



Architectural Features



NORANDEX HOME ACCENTS (OR EQUAL) VINYL SPLIT SHAKES VINYL SIDING, COLOR VARIES

TAMKO CLASSIC HERITAGE 30 YEAR LAMINATED ASPHALT SHINGLES COLOR: WEATHERED WOOD

LP SMARTSIDE PREMIUM SIDING, COLOR VARIES

SIMONTON PROFINISH BRICKMOULD SERIES 300 (OR EQUAL) VINYL WHITE SINGLE HUNG WINDOW WITH COLONIAL PATTERN FLAT GRIDS

**WHITE VINYL CORNER TRIM
STONE VENEER WITH CAP, DRY STACK STYLE**

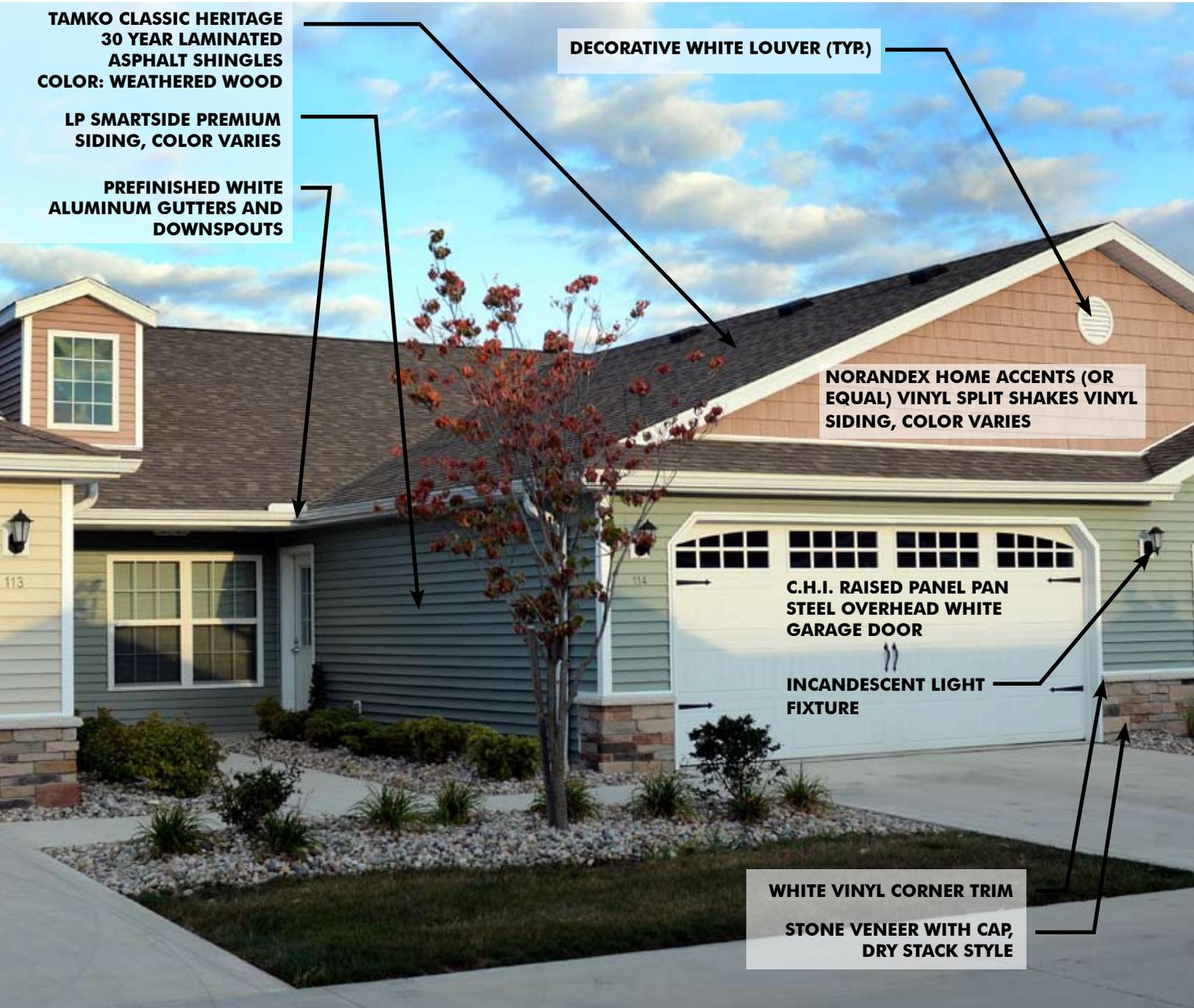
C.H.I. RAISED PANEL PAN STEEL OVERHEAD WHITE GARAGE DOOR

DECORATIVE WHITE LOUVER (TYP.)

INCANDESCENT LIGHT FIXTURE

PREFINISHED WHITE ALUMINUM GUTTERS AND DOWNSPOUTS

Architectural Features



Architectural Features



Stone Water Table with Cap

Premium Siding Colors



Firebrick



Ivy



Sand



Sierra



Sandstone



Wheat

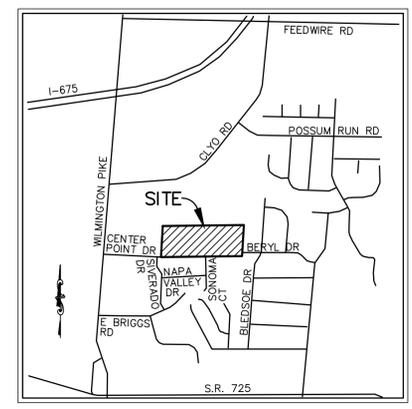
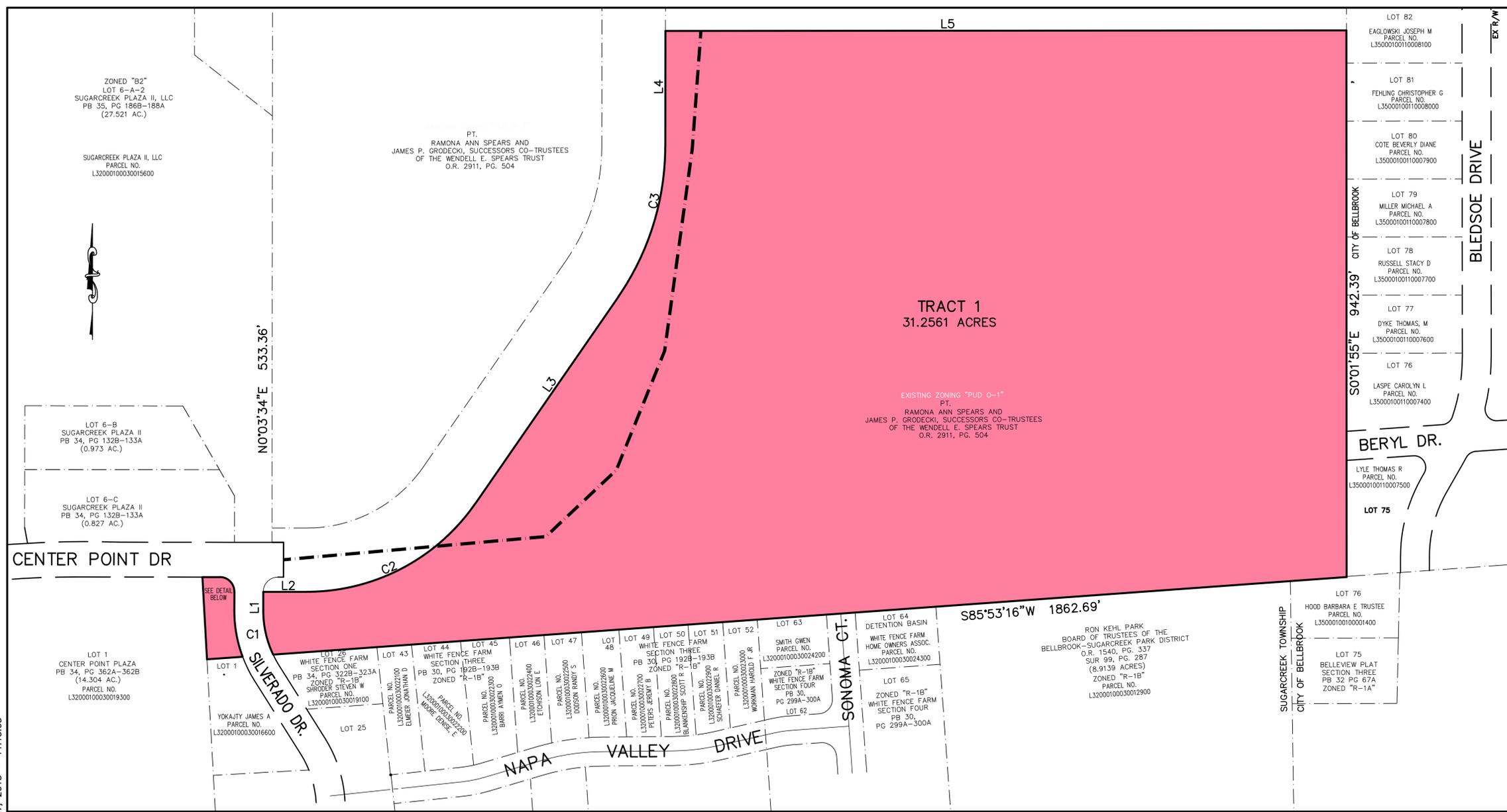


Tan

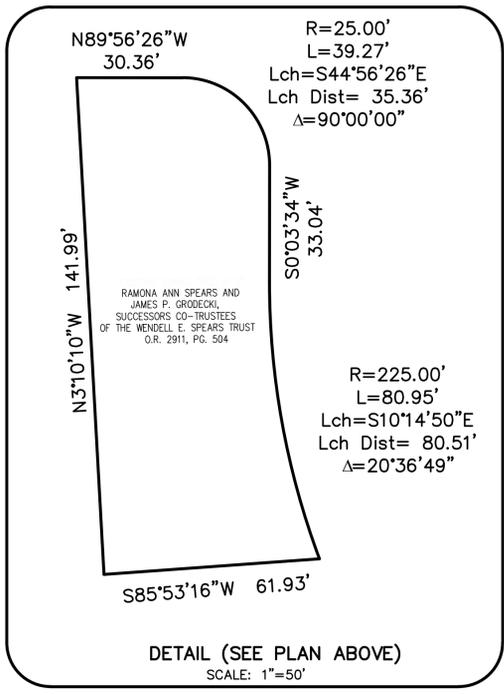
Plan Exhibits

- *Re-zoning Map*
- *Illustrative Preliminary Development Site Plan*
- *Illustrative Preliminary Open Space/Buffer Plan*
- *Preliminary Buffer Sections*

H:\CADD\Projects\Spears Property RE-ZONING MAP 3--6-15.DWG, APR 27, 2015 - 11:15:05



VICINITY MAP
NTS



Line Table		
Line #	Length	Direction
L1	32.69'	N0° 03' 34"E
L2	75.22'	S89° 56' 26"E
L3	433.66'	N34° 46' 33"E
L4	199.15'	N0° 03' 34"E
L5	1178.32'	N89° 56' 57"E

Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	175.00'	25° 30' 44"	77.92'	N12° 41' 48"W	77.28'
C2	355.00'	55° 17' 01"	342.53'	N62° 25' 04"E	329.40'
C3	455.00'	34° 42' 59"	275.69'	N17° 25' 04"E	271.49'

INDICATES PROPOSED PUD-R ZONING

JEFFREY A. VAN ATTA
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

4/27/2015
DATE



NO.	DATE	REVISION

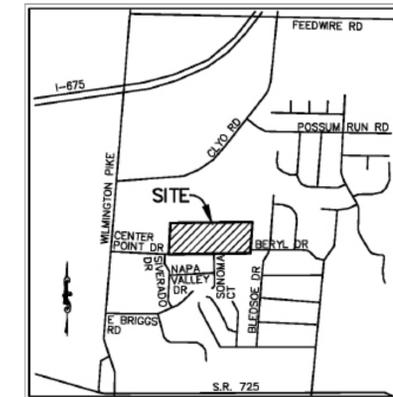
VAN ATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

**RE-ZONING MAP
SPEARS/GRODECKI PROPERTY**

LOCATED IN
SECTION 8, TOWN 2, RANGE 6 M.Rs.
SUGARCREEK TOWNSHIP, GREENE COUNTY, STATE OF OHIO

DATE: APRIL, 2015
SCALE: 1"=100'
PROJECT No. 5097
FILE No. _____
SHEET NO. _____

1 of 1



VICINITY MAP
NTS

GENERAL NOTES:

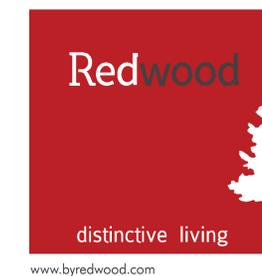
1. RETENTION BASINS SHOWN ARE PROPOSED TO BE WET, INCLUDE AERATORS AND WILL BE EDGED WITH ROCK PER TOWNSHIP RECOMMENDATION.

SITE DATA:

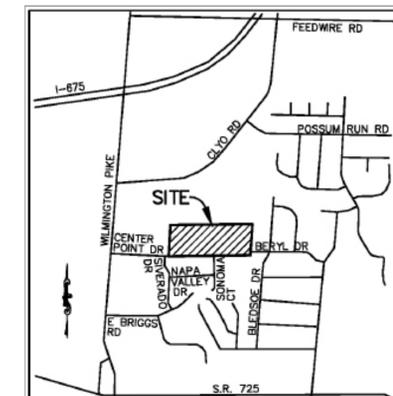
EXISTING ZONING	PUD B-2, PUD O-1
PROPOSED ZONING	PUD-R
ACREAGE	+/-31 AC.
TOTAL UNITS	203
2 CAR GARAGE	203
GROSS DENSITY	+/-6.55 DU./AC.
PARKING REQUIRED	306 (1.5 SPACES/UNIT)
PARKING PROVIDED	472 TOTAL
2 CAR GARAGE	203 GARAGE, 203 SURFACE
GUEST SPACES	66 SURFACE



APPLICANT:
JOHN LATEULERE
SENIOR VP OF DEVELOPMENT
23775 COMMERCE PARK SUITE 7
BEACHWOOD, OH 44122
216-360-9441



White Oakes Landing Illustrative Preliminary Development Site Plan | 5.12.2015



VICINITY MAP
NTS

SITE DATA:

OPEN SPACE	12.6 AC. TOTAL (40%)
SETBACKS	5.3 AC.
WATER TOWER	0.7 AC.
COMMON	6.5 AC.



White Oakes Landing Illustrative Preliminary Open Space/Buffer Plan | 5.12.2015



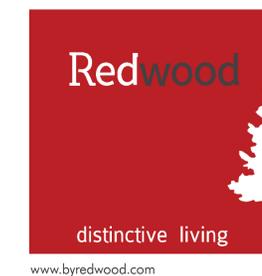
SECTION A

0 5' 10' 20'
SCALE: 1" = 10'-0"



SECTION B

0 5' 10' 20'
SCALE: 1" = 10'-0"



www.byredwood.com

White Oakes Landing Preliminary Buffer Sections | 5.12.2015