

RECORD OF LEGISLATION

PH 6/17

No. 07-54-2025

Passed 7-15, 20 25

AN ORDINANCE TO AMEND THE ZONING DISTRICT OF 0 STOUTSVILLE PIKE (PARCEL #A35-0-001-00-022-00 AND PARCEL #A35-0-001-00-023-00) FROM LDR (LOW DENSITY RESIDENTIAL) DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT.

WHEREAS, the City of Circleville Planning & Zoning Commission recommended to Circleville City Council, rezoning of 0 Stoutsville Pike (Parcel #A35-0-001-00-022-00 and Parcel #A35-0-001-00-023-00) from LDR (Low Density Residential) District to PUD (Planned Unit Development) District.; and

WHEREAS, the property was annexed in August of 1993; and

WHEREAS, there was a public hearing held on March 6, 2024, and June 5, 2024, by Circleville Planning & Zoning Commission and made a recommendation for approval of the rezoning; and

WHEREAS, there was a public hearing held on June 17, 2025, by Circleville City Council, to hear comments on the proposed rezoning.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CIRCLEVILLE, COUNTY OF PICKAWAY, STATE OF OHIO AS FOLLOWS:

SECTION I: That the approved Zoning Map, established by Ordinance No. 02-13-2023, passed February 21, 2023, and as subsequently amended, be and the same hereby is revised in the following manner:

The following described property is hereby rezoned from LDR (Low Density Residential) District to PUD (Planned Unit Development) District.

Situated in the City of Circleville, County of Pickaway, and State of Ohio:

Auditor's Parcel #A35-0-001-00-022-00 approximately 21.287 acres
Auditor's Parcel #A35-0-001-00-023-00 approximately 103.39 acres

Full Description is attached as Exhibit "A"

SECTION II: The Zoning Inspector of the City of Circleville be and hereby is authorized and directed to make said changes on the approved zoning map, as required by Section 1111.02(b)(1)(G) of the Official Zoning Code of the City of Circleville, established by Ordinance No. 02-13-2023, passed February 21, 2023.

SECTION III: That this ordinance shall take effect and be in force at the earliest period allowed by law.

PASSED: 7-15-2025
DATE

Shirley Ann Proctor
PRESIDENT OF COUNCIL

ATTEST: Melissa J. Smith
CLERK OF COUNCIL

APPROVED: 7-15-2025
DATE

W. Russell Blanton
MAYOR

APPROVED AS FORM:
Kendra C. Kinney
KENDRA C. KINNEY - LAW DIRECTOR



City of Circleville
 Department of Public Service
 City Administration Building
 104 East Franklin Street
 Circleville, OH 43113
 740-477-8224
 www.ci.circleville.oh.us

Preliminary PUD #: 1-24
 Fee Amount \$ 1500.00 (check # 1025)
 Collected By: Hannah
 Date: 1/29/24

Application for Preliminary Planned Unit Development (PUD)

Applicant Name: BR REALTY PROPERTIES LLC Phone #: 614-402-1275
 Applicant Address: P.O. Box 1474, Pataskala, Ohio 43062 E-mail: AL@COUGHLINCARS.COM
 Property Owner/Developer: BR REALTY PROPERTIES LLC Phone #: 614-402-1275
 Property Address: NORTH OF STOUTSVILLE PIKE, SOUTH OF LANCASTER PIKE, WEST OF BOLENDER PONTIUS RD.

(if no actual address, description of location)

Zoning District: LDR Present Use: VACANT Proposed Use: DETACHED RESIDENTIAL

Date of Pre-Application Meeting with the Planning & Zoning Commission/Service Director: JANUARY 4, 2023

Preliminary Development Plan with all required information attached: Yes No

Applicant Signature: A.L. Coughlin Jr Date: 1/26/2024

----- Planning & Zoning Commission Portion -----

Upon receipt, the Preliminary PUD Application will be submitted to the City of Circleville Planning & Zoning Commission for their review and scheduling of a Public Hearing

Tabled 3/6/24-HW

Planning & Zoning Commission Recommendation to City Council:

Approve Deny

Approve with the following modifications: conduct a school impact study w/ Logan Elm School District, reserve 0.5-1 acre for future water tower, join Circleville NCA

[Signature] 5/7/25
 Planning & Zoning Commission Chairperson Date

----- City Council Portion -----

Upon receipt of the recommendation by the Planning & Zoning Commission, City Council shall review and take action on the application. Following approval, the subject property shall be considered as zoned PUD.

Action by City Council:

Approved Denied

 City Council President Date

Preliminary PUD Application Checklist

- Name, address, and phone number of applicant
- Legal description of property
- Description of existing use
- Present and proposed zoning districts
- A vicinity map at a suitable scale, showing property lines, streets, existing and proposed zoning for all properties adjacent to and within 200 feet from the proposed site
- A list of all property owners within 200 feet from the proposed site, and their address as appearing on the Pickaway County Auditor's current tax list.
- Proposed schedule for development of the site - *no phases indicated*
- Evidence that the applicant has sufficient control over the land in question to effectuate the proposed development plan
- A traffic impact study prepared, signed and sealed by a Professional Engineer. Vehicle trips shall be determined utilizing the ITE Trip Generator Book (8th edition or most current publication)
- A Preliminary Development Text containing the permitted uses, requires setbacks, and other development standards applicable to the specific PUD
- A preliminary Development Plan drawn to scale, prepared by a registered architect, registered engineer and/or registered landscape architect. Such plan shall contain the following information at a minimum:
 - o Selected uses by area or specific building location, allocation of land use by type as measured in acres, adjacent existing land use, right-of-way, and relationship to adjacent land use
 - o General location of thoroughfares, including type, as well as location and size measured in number of parking spaces for all off-street parking areas, including curb cuts.
 - o Open space and the intended uses therein and acreage provided
 - o Residential land uses summarized by lot size, dwelling type and density.
 - o Existing and proposed roads, buildings, utilities, permanent facilities, easements, rights-of-way and abutting property boundaries.
 - o Physical features and natural conditions of the site including soils, the location of vegetation and existing tree lines.
 - o Surface drainage and areas subject to flooding.
 - o Preliminary plan for water, sewer, storm drainage and other utility systems, as well as a general analysis by a Professional Engineer attesting to the general engineering feasibility of the project, as proposed.

see note below

This Application is:

Complete

Incomplete



Zoning Inspector

1/29/24

Date

Comments:

All attachments saved as PDF only. Traffic study is in progress and must be complete prior to P&Z meeting or application may be tabled.

TIS submitted 2/16/24 - HW

City of Circleville Receipt

Page: 1
 Account: 00000-001 (MISC RECEIPTS)
 Received From: BR Realty Properties, LLC
 Received For: Preliminary PUD# 1-24 PID# A35-0-001-00-022-00
 & A35-0-001-00-023-00
 Reference: Check# 1025

Receipt No: **24-003306**
 Batch No: 11900
 Date: 01/29/2024
 Amount: \$1,500.00

Line	Project	GL Account \ Service Category	Line Description	Amount
1		101-4433-41162	Preliminary PUD# 1-24 PID# A35-0-001-00-022-00 & A35-0-001-00-023-00 ZONING, SIGN & VARIANCE PERMIT	\$1,500.00

Total Amount: \$1,500.00

Tender References

Tender Type

Check \$1,500.00

Tendered Amount: \$1,500.00

Credit Memo: \$0.00

Change Amount: \$0.00



City of Circleville, Ohio
Preliminary Planned Unit Development

Application For:

Jodi Property

Submitted On:
January 29, 2024

Updated On:
March 27, 2025

Submitted By:



Contact: **Gary Smith, RLA | CLARB**
720 E. Broad Street, Suite 200
Columbus, Ohio 43215
614.390.6149



Kimley»»Horn

Contact: **Michael C. Reeves, P.E.**
7965 N. High Street, Ste 200
Columbus, Ohio 43235
614.472.8546

Jodiro Property PUD

Planned Unit Development

INDEX

1 – PUD Application

2 – Planned Unit Development Text

3 – Preliminary Development Plan Exhibits

- Exhibit A: Legal Description
- Exhibit B: Surrounding Property Owners
- Exhibit C: Context Map
- Exhibit C1: Existing Conditions
- Exhibit D: Subarea Plan
- Exhibit E: Preliminary Development Plan
- Exhibit E1: Illustrative Plan
- Exhibit F: Open Space Plan
- Exhibit G: Preliminary Landscape Plan
- Exhibit G1: Landscape Enlargement Plans
- Exhibit G2: Site Details
- Exhibit H: Utility Plan
- Exhibit H1: Utility Memo
- Exhibit i: Traffic Memo

1
PUD APPLICATION



City of Circleville
Department of Public Service
City Administration Building
104 East Franklin Street
Circleville, OH 43113
740-477-8224
www.ci.circleville.oh.us

Preliminary PUD #: _____
Fee Amount \$ _____
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Preliminary Development Plan with all required information attached: Yes No

Applicant Signature: A.S. Coughlin Jr Date: 1/26/2024

----- Planning & Zoning Commission Portion -----

Upon receipt, the Preliminary PUD Application will be submitted to the City of Circleville Planning & Zoning Commission for their review and scheduling of a Public Hearing

Planning & Zoning Commission Recommendation to City Council:

Approve Deny

Approve with the following modifications: _____

Planning & Zoning Commission Chairperson

Date

----- City Council Portion -----

Upon receipt of the recommendation by the Planning & Zoning Commission, City Council shall review and take action on the application. Following approval, the subject property shall be considered as zoned PUD.

Action by City Council:

Approved Denied

City Council President

Date

Preliminary PUD Application Checklist

- Name, address, and phone number of applicant
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- Description of existing use
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- A vicinity map at a suitable scale, showing property lines, streets, existing and proposed zoning for all properties adjacent to and within 200 feet from the proposed site
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- A traffic impact study prepared, signed and sealed by a Professional Engineer. Vehicle trips shall be determined utilizing the ITE Trip Generator Book (8th edition or most current publication)
- A Preliminary Development Text containing the permitted uses, requires setbacks, and other development standards applicable to the specific PUD
- A preliminary Development Plan drawn to scale, prepared by a registered architect, registered engineer and/or registered landscape architect. Such plan shall contain the following information at a minimum:
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 - o General location of thoroughfares, including type, as well as location and size measured in number of parking spaces for all off-street parking areas, including curb cuts.
 - o Open space and the intended uses therein and acreage provided
 - o Residential land uses summarized by lot size, dwelling type and density.
 - o Existing and proposed roads, buildings, utilities, permanent facilities, easements, rights-of-way and abutting property boundaries.
 - o Physical features and natural conditions of the site including soils, the location of vegetation and existing tree lines.
 - o Surface drainage and areas subject to flooding.
 - o Preliminary plan for water, sewer, storm drainage and other utility systems, as well as a general analysis by a Professional Engineer attesting to the general engineering feasibility of the project, as proposed.

This Application is: Complete Incomplete

Zoning Inspector

Date

Comments:

2

PLANNED UNIT DEVELOPMENT TEXT

1.00 Introduction

The codified ordinances of the City of Circleville shall apply except as otherwise provided herein. All references to the City of Circleville Zoning Code refer to the version of the Code in force at the time of adoption of this Planned Unit Development zoning. Whenever there is a conflict or difference between the provisions of this Development text for the Jodiro Property and the Zoning Code of the City of Circleville, the provisions of this Development text shall prevail. Where the provisions of this Development text are silent, the provisions of the City of Circleville Zoning Code, current as of the date of adoption of this Planned Unit Development, shall prevail.

1.01 General Intent

- (a). This property encompasses approximately 124.66 acres and lies in the eastern part of the City of Circleville, just south of Lancaster Pike. The applicant proposes to re-zone the property from its current designation of Single-Family Residential (R-2), to (PUD) Planned Unit Development. The property is bordered by a mix of residential uses in varying densities on the south, east, and west sides, agricultural uses, as well as Ohio Christian University to the north.
- (b). It is the intent of the Applicant/Developer to create a high-quality mixed-residential development serving a variety of lifestyle needs and residential opportunities. The PUD has been designed to encourage walkability and connectivity, with all streets having sidewalks or trails and a trail network connecting to a primary open space.
- (c). The PUD will provide the city with a project designed to meet the needs of people at different stages in their lives, and to cater to the housing and lifestyle needs of a larger cross section of Circleville residents.
- (d). The project will extend Meadow Brooke Drive through the property to the north, which achieves the objectives of the City's comprehensive plan for a north/south connector road.
- (e). The project establishes the opportunity to connect this property to the Ohio Christian University main entrance on Route 22, by extension of the proposed road 'E' as shown on the Development Plan. This connection would improve connectivity and traffic safety, for both the school and the wider community. In the event this connection cannot be made, an alternate connection to a right-in / right-out on Route 22 may be required where indicated on the Preliminary Development Plan, Exhibit E.
- (f). For the purposes of this PUD zoning, the property has been divided into 5 separate sub-areas, generally listed as Sub-area 'A', Sub-area 'B', Sub-area 'C', Sub-Area 'D', and Subarea 'E' which are detailed further in this Development Text. It is the intent of the Applicant to build the project in phases to begin with Sub-area 'A'.

- (g). Sub-Area 'A' is for detached single-family dwellings, Sub-area 'B' is for detached patio homes, Sub-Area 'C' is for attached townhomes, Sub-Area 'D' is for multi-family dwellings which may include Townhomes. Sub-Area E is for church/religious institution use, schools and/or dedicated open space.

Final Determination of the use and layout of these Sub-Areas shall be determined at the time of application for Final Development Plan.

- (h). Each Sub area layout is conceptual in nature and is intended to represent the intent of the proposed development. It is noted that final product decisions have not been made for these Sub-areas and, as such, each Sub-area layout is subject to change with approval of each Final Development Plan, provided that all guidelines established herein shall be adhered to.

1.02 Permitted Uses

The following uses shall be permitted in the Jodiro Property PUD:

- A. Sub-area 'A' – Single-family detached homes, one home per lot, and accessory uses listed herein.
- B. Sub-area 'B' – Single-family detached homes, one home per lot, and accessory uses listed herein.
- C. Sub-area 'C' – Attached Townhomes.
- D. Sub-area 'D' – Multi-family dwellings including attached townhomes
- E. Sub-Area 'E' –Church, religious institution, school(s) and/or dedicated open space.

1.03 Residential Development Density

Residential Densities for the Jodiro Property PUD shall be as defined below.

- A. Sub area 'A' – Sub-area A shall have a maximum of 163 dwelling units.
- B. Sub area 'B' – Sub-area B shall have a maximum of 75 dwelling units.
- C. Sub area 'C' – Sub-area C shall have a maximum of 134 dwelling units.
- D. Sub area 'D' – Sub-area D shall have a maximum of 224 dwelling units.

1.04 Accessory Uses

- A. The following accessory uses shall be permitted in Sub area 'A':
1. Private garages whether attached or detached from a dwelling.
 2. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
 3. Private swimming pools for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the State of Ohio and of the City of Circleville Codified Ordinances.
 4. Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
 5. Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.
 6. Small garden structures and sheds, not to exceed 120 square feet.
- B. The following accessory uses shall be permitted in Sub area 'B':
1. Private garages whether attached or detached from a dwelling.
 2. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
 3. Private swimming pools for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the State of Ohio and of the City of Circleville Codified Ordinances.
 4. Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
 5. Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.
- C. The following accessory uses shall be permitted in Sub area 'C':
1. Attached and detached Garages
 2. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
 3. Private swimming pools for primary use by occupants of the principal use of the property. Private swimming pools shall be

subject to the regulations of the State of Ohio and of the City of Circleville Codified Ordinances.

4. Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
5. Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

D. The following accessory uses shall be permitted in Sub area 'D':

1. Attached and Detached Garages
2. Clubhouses and swimming pools designed for the common use of the residents of the complex.
3. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
4. Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
5. Common amenities for use of the residents such as sport courts, community gardens, pavilions and other garden structures, dog parks, and other similar uses generally advertised as amenities for similar type projects.
6. Common Trash Compactor and/or dumpsters provided for the residents use in waste disposal.

1.05 Development Standards

A. The following standards apply to all homes within Sub-area 'A' of the Development:

1. Permitted Uses: Single-Family Detached Homes, one home per lot.
2. Minimum lot area: 7,500 square feet
3. Minimum lot width: 60 feet measured at the front setback.
4. Lot coverage: No more than 45% of any lot may be covered by the footprint of the house.
5. The maximum height of buildings:

Home: two (2) stories not to exceed 35 feet.

Accessory buildings: 15 feet.

6. The minimum yard dimensions and setbacks:

Minimum Setbacks for buildings

Front yard: 20 feet from ROW of internal streets

Side yard: 6 feet from lot line*

Rear yard: 25 feet from lot line**

* Cantilevered fireplace chases, cantilevered condensing units, window wells, eaves and overhangs shall be permitted to extend a maximum of 2' in the side yards.

** Decks and patios shall be permitted to encroach into the rear yard a maximum of 10'. Decks, Patio's, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

B. The following standards apply to all homes within Sub-area 'B' of the Development:

1. Permitted Uses: Single-Family Detached Patio Homes, one patio home per lot.

2. Minimum lot area: 6,500 square feet

3. Minimum lot width: 52 feet measured at the front setback.

4. Lot coverage: No more than 50% of any lot may be covered by the footprint of the house.

5. The maximum height of buildings:

Patio Home: two (2) stories not to exceed 35 feet.

Accessory buildings: 15 feet.

6. The minimum yard dimensions and setbacks:

Minimum Setbacks for buildings

Front yard: 20 feet from ROW of internal streets

Side yard: 5 feet from lot line*

Rear yard: 25 feet from lot line**

* Cantilevered fireplace chases, cantilevered condensing units, window wells, eaves and overhangs shall be permitted to extend a maximum of 2' in the side yards.

** Decks and patios shall be permitted to encroach into the rear yard a maximum of 10'. Decks, Patio's, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

C. The following standards apply to all dwellings within Sub-area 'C' of the Development:

1. Permitted Uses: Attached townhomes in combinations of 3-8 units per structure.
2. Minimum lot width: variable as necessary to accommodate the width of townhome footprints approved by Circleville at the time of Final Development Plan.
3. Lot coverage: No more than 50% of the total sub-area may be covered by the footprint of townhome buildings and accessory structures.
4. The maximum height of buildings:
Townhome buildings: Three (3) stories not to exceed 35 feet if an integral garage is included in the design of the townhome, two (2) stories not to exceed 30 feet for townhomes without a garage.

Accessory Buildings: 24 feet

5. Minimum Space between buildings: 20 feet

6. The minimum setbacks for Buildings:

Perimeter: 25 feet from public street 'E' and from sub-area boundary.

Front yard: 20 feet from ROW of public streets, or 20 feet from back of curb of private streets.

Side yard: 0 feet between attached units

Rear yard: 20 feet*

- * Unenclosed decks and patios shall be permitted to encroach into the rear yard a maximum of 10'.

D. The following standards apply to all dwellings within Sub area 'D' of the Development:

1. Permitted Uses: Multi-Family structures having 4 or more dwelling units per building, or, attached townhomes having 3 or more dwelling units per building.
2. Lot coverage: No more than 50% of the total sub-area may be covered by the footprint of multi-family buildings and accessory structures.
3. Minimum Floor Area:
 - 1 Bedroom unit – 650 square feet
 - 2 Bedroom unit – 850 square feet
 - 3 Bedroom unit – 1000 square feet

4. The maximum height of buildings:

Multi Family Structure: three (3) stories not to exceed 40 feet.

Townhome building: three (3) stories not to exceed 35 feet.

Accessory Buildings: 24 feet

5. Minimum Space between buildings: 25 feet between multi-family buildings, 20 feet between townhome buildings.

6. The minimum setbacks for Buildings:

Perimeter: 25 feet from the right-of way of Street 'E' and 25 feet from the sub-area boundaries and adjacent properties for all structures.

Front yard: 20 feet from ROW of public streets, or 20 feet from back of curb of private streets for townhome buildings only.

Side yard: 0 feet between attached units for townhome buildings only

Rear yard: 20 feet for townhome buildings only*

- * Unenclosed decks and patios shall be permitted to encroach into the rear yard a maximum of 10'.

E. The following standards apply to structures within Sub area 'E' of the Development:

1. Permitted Uses: Church or religious institution, or permanent open space.

2. Lot coverage: No more than 50% of the total sub-area may be covered by the footprint of a church and accessory structures.

3. The maximum height of buildings:

Principal buildings: 2 stories not to exceed 30 feet, except for belltowers, steeples, or other architectural features which may extend above the roofline a maximum of 25 feet.

Accessory Buildings: 24 feet

4. The minimum setbacks for Buildings:

Front yard: 20 feet from ROW of street 'E' for parking, or 30 feet from ROW of Street 'E' for buildings

Side yard: 20 feet for parking, or 30 feet for buildings

Rear yard: 30 feet for parking or buildings.

1.06 Parking and Circulation:

- A. Sidewalks and paths: An 8' asphalt multi-use path shall be constructed around the ponds in the Open Space and along the north side of Public Street 'G' and the west side of Meadow Brooke Drive Extension as shown on the Preliminary Development Plan. Sidewalks shall be constructed along Public Streets where no multi-use paths are constructed.
- B. Off Street Parking Requirements: Except as otherwise provided below, The City of Circleville's parking regulations outlined in Chapter 1135 of The City of Circleville Zoning Code shall apply.
 - 1. For Single-Family Homes:
 - i. A minimum of two (2) enclosed garage parking spaces per unit.
 - ii. On Street Parking: On-street parking shall only be permitted on one side of the public street, opposite the side of the street having fire hydrants.
 - 2. For Detached Patio Homes:
 - i. A minimum of one (1) enclosed garage parking space per unit, and one driveway space per unit.
 - ii. On Street Parking: On-street parking shall only be permitted on one side of the public street, opposite the side of the street having fire hydrants.
 - 3. For Townhomes and Multi-Family Dwellings
 - i. Townhomes: A minimum of 2 spaces per dwelling unit including garage and driveway spaces.
 - ii. Multi-Family Dwellings: A minimum of 1.5 spaces per dwelling unit.

1.07 Open Space:

- A. The Jodiro Property PUD shall meet the Common Open Space requirements of Chapter 1138 of the City of Circleville zoning code and shall be a minimum of 30% of the gross land area in the PUD. Common Open space shall be designed similar to the open space depicted on the open space plan, Exhibit F, and shall be granted to a homeowner's association.
- B. Common Open Space areas can be categorized as follows:
 - i. Entry features & identification signs located within common setback areas.
 - ii. Landscape buffers located within common setback areas.
 - iii. Storm water management areas including ponds, stream buffers and drainage areas usable as sitting and walking areas.

iv. Community parks

- C. Installation and maintenance of storm water ponds shall comply with all state, County and City of Circleville standards.
- D. Common Open Space areas shall be privately owned and maintained and may be established by easement or fee ownership. Legal devices shall be used requiring each property owner to participate in the maintenance of the common areas, based upon their proportionate interests in the area and development.

1.08 Landscaping

- A) Landscaping for the Jodiro Property PUD will be provided in accordance with Chapter 1145 of the City of Circleville Zoning Code and as follows:
 - 1) Street Trees: Large Deciduous Shade trees shall be required along all new public streets developed within the project. Street trees shall be located at a minimum of one tree per lot and as shown on Exhibit G. Spacing may vary to accommodate the placement and location of driveways and utilities such as fire hydrants.
- B) Fencing:
 - 1) No fencing is permitted in front of the front yard building set back of each lot.
 - 2) Chain Link fencing is not a permitted fence type anywhere within the Jodiro Property development.
 - 3) Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools to meet code requirements for perimeter fencing and gates surrounding a pool.
 - 4) Decorative screening for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around patios located immediately adjacent to dwellings.
 - 5) Fences not exceeding 48" in height are permitted alongside and rear yard lines behind the rear elevation of the home and may be made of wood, PVC, vinyl, wrought iron or aluminum with the appearance of wrought iron. Black vinyl coated wire mesh may be attached to the lot owner's side of fence for pet containment purposes.

1.09 Architectural Standards

- A) Exterior Appearance Standards
 - 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted. Vinyl siding, if used, shall be a minimum of .042 inches thick.

- 2) **Color:** Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Final Color palette shall be as approved at Final Development Plan approval.
 - 3) **Surfaces:** porch, stoop and walking surfaces may be concrete and/or pavers.
- A) **Roof**
- 1) **Pitch:** the main architectural roof shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12.
 - 2) **Material:** main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.
- B) **Special Elements**
- 1) **Dormers:** Gables shall be 4/12 to 12/12 pitch.
- C) **Single-Family Detached Architectural Diversity:** The same home elevation shall not be constructed side-by-side or directly across the street.
- D) **Lighting Exterior:** Lighting shall be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the style of architecture.

1.10 Signs:

Except as otherwise provided, The City of Circleville's signage regulations outlined in Article 35 of The City of Circleville Zoning Code shall apply.

- A. Churches, religious institutions, schools, and/or open spaces/parks: One ground mounted monument sign per use consistent with the standards for signs permissible in the neighborhood business district as defined in the City of Circleville zoning code.
- B. **Entry Signs:** The Jodiro PUD shall be permitted to construct entry signage at each major entry point to the residential development. The applicant will be permitted an entry sign of either monument, column, or yard arm type construction meeting the following parameters.
 - a. **Signage Area:** The project identification sign panel shall not exceed 16 square feet per side.
 - b. **Height:** Column, yard arm, or monument sign shall not exceed 8' in height to top of column, top of monument, or top of sign panel for a yard arm sign.

- c. Lighting: Monument, columns, or yard arm may be downlit with gooseneck style lighting or up lighted using low voltage ground mounted lighting fixtures. Light fixtures shall be positioned to direct lighting on the sign only and shall be of sufficient intensity to light the sign only while avoiding glare or light pollution.
2. Signs shall not block sight visibility for vehicle ingress/egress and shall be located a minimum of 5 feet behind the right of way.
3. Sign, or sign base, shall be located in a landscape bed of a minimum 50 square feet in area containing either shrubs, perennial plantings, ground cover, or any combination thereof.

1.11 Trash Collection, Mail Delivery, and Utilities:

A. Trash Collection:

1. Single-Family Detached Home: Trash collection shall be collected in curbside pickup in individual rolling bins for each unit.
2. Attached Townhome: Trash collection shall be collected in curbside pickup in individual rolling bins for each unit.
3. Multi-Family Dwellings: Trash collection for a multi-family dwelling shall be via a dumpster, or community compactor located on site. Dumpsters shall be screened from view on three sides by a fence or wall, and on the operable side through a hinged gate of similar materials, or a prefabricated metal louver type gate.
4. Church, Religious institution, schools and/or open space parks: Trash collection shall be via dumpster, located on site. Dumpsters shall be screened from view on three sides by a fence or wall, and on the operable side through a hinged gate of similar materials, or a prefabricated metal louver type gate.

B. Mail Delivery:

1. Cluster Mailbox Units shall be provided for all residential units throughout the Jodiro Property development in accordance with the current requirements of the US postal service. Final locations for Cluster Mailbox units shall be determined at the final development plan with approval of the US postal service.
2. Cluster mailbox units shall be located in easily accessible areas on the site.
3. Cluster mailbox units shall be a decorative unit, painted black, with a sloped cap, and will be located and detailed on the Final Development Plans subject to the approval of the US postmaster in charge of this region.

C. Utilities:

1. All permanent utility connections shall be out of view or sufficiently screened by a fence or landscaping if they can be seen from a public right of way.

3

PRELIMINARY DEVELOPMENT PLAN EXHIBITS

WESLEYAN INVESTMENT
FOUNDATION INC
PO BOX 7250
FISHERS, IN, 46037

MATTHEW D. SPRINGER
21961 BOLENDER PONTIOUS RD
CIRCLEVILLE, OH, 43113

DONALD E. DOUNTZ
21993 BOLENDER PONTIOUS RD
CIRCLEVILLE, OH, 43113

DONALD. E DOUNTZ
21993 BOLENDER PONTIOUS RD.
CIRCLEVILLE, OH, 43113

MICHAEL J. LENOX
22091 BOLENDER PONTIUS RD.
CIRCLEVILLE, OH, 43113

LOUIS YACOMINO
22095 BOLENDER PONTIUS RD.
CIRCLEVILLE, OH, 43113

JAMES M. KROEGER
22181 BOLENDER PONTIOUS RD.
CIRCLEVILLE, OH, 43113

THOMAS A. WAGNER
22209 BOLENDER PONTIOUS RD.
CIRCLEVILLE, OH, 43113

ROBIN S. STRAWSER
22219 BOLENDER PONTIOUS RD.
CIRCLEVILLE, OH, 43113

TRACI L. RICHENDOLLAR
22305 BOLENDER PONTIOUS RD.
CIRCLEVILLE, OH, 43113

MICK RILEY
22333 BOLENDER PONTIOUS RD.
CIRCLEVILLE, OH, 43113

MICK RILEY
22333 BOLENDER RD.
CIRCLEVILLE, OH, 43113

CHARLES G. HAMMOND
22232 BOLENDER PONTIOUS RD.
CIRCLEVILLE, OH, 43113

LAUREN CHIARAMONTE
22314 BOLENDER PONTIOUS RD.
CIRCLEVILLE, OH, 43113

GREGORY M. SEIMER
PO BOX 344
CIRCLEVILLE, OH, 43113

TEDDY W. HAMRIC
1670 SAGE PLACE DR.
CIRCLEVILLE, OH, 43113

DAVID F. CAVANAUGH
1648 SAGE PLACE
CIRCLEVILLE, OH, 43113

DAVID HUFF
1636 SAGE PLACE
CIRCLEVILLE, OH 43113

SHAWN P. DAVIS
1433 MEADOW BROOKE DR.
CIRCLEVILLE, OH 43113

BRIAN C. DELONG
1608 BROOKE PARK DR.
CIRCLEVILLE, OH 43113

CYNDI ESTEP
1657 SAGE PLACE
CIRCLEVILLE, OH 43113

GERALD LEE HOOVER
1647 SAGE PLACE
CIRCLEVILLE, OH 43113

KAMAL INGRAM
1637 SAGE PLACE
CIRCLEVILLE, OH 43113

JAMES E. YOUNG
1615 BROOKE PARK DR.
CIRCLEVILLE, OH 43113

ROBERT WAYNE ADKINS
1593 BROOKE PARK DR.
CIRCLEVILLE, OH 43113

BRADNEY AGIN
1577 BROOKE PARK DR.
CIRCLEVILLE, OH 43113

TY R. CARNES SR.
2410 WATERFALL LANE
BEXLEY, OH, 43209

JACK E. KNISLEY
1551 BROOKE PARK DR.
CIRCLEVILLE, OH 43113

KEVIN P. HORSTMAN
1535 BROOKE PARK DR.
CIRCLEVILLE, OH 43113

GABRIEL S. CARPENTER
1525 BROOKE PARK DR.
CIRCLEVILLE, OH 43113

CHARLES M. SEARCH
1520 BROOKE PARK DR.
FISHERS, IN, 46037

JOHN J. FROMMER
8463 WARNER HUFFER RD
CIRCLEVILLE, OH, 43113

JEFFERY L. DAUGHERTY
1574 BROOKE PARK DR.
CIRCLEVILLE, OH, 43113

LARRY G. PONTIOUS
1590 BROOKE PARK DR.
CIRCLEVILLE, OH, 43113

CLYDE P. PREAST
1600 BROOKE PARK DR.
CIRCLEVILLE, OH, 43113

MAPLECREST LLC
811 S MAIN ST.
NORTH CANTON, OH, 44720

PAUL J. DICKEY II
24 CALIRE COURT
CIRCLEVILLE, OH, 43113

MARSHA JACOBS TRUSTEE
22 CLAIRE COURT
CIRCLEVILLE, OH, 43113

DARLENE E. JOHNSON
31 CLAIRE COURT
CIRCLEVILLE, OH, 43113

DONALD W. GREENLEE
35 CLAIRE COURT
CIRCLEVILLE, OH, 43113

DANIEL R. BISE
37 CLAIRE COURT
CIRCLEVILLE, OH, 43113

KIMBERLY L STONE
39 CLAIRE COURT
CIRCLEVILLE, OH, 43113

ISAAC N. MCFARLAND
41 CLAIRE COURT
CIRCLEVILLE, OH, 43113

JACALYN L. ANDERSON
40 CLAIRE COURT
CIRCLEVILLE, OH, 43113

DANIEL R. HARVEY
PO BOX 344
CIRCLEVILLE, OH, 43113

GARY SHAMBLIN
36 CLAIRE COURT
CIRCLEVILLE, OH, 43113

JOHN L. WARDELL
2971 PALM DR. #DT
NORTH PORT, FL, 34288

ELLEN L. DICK
26 CLAIRE COURT
CIRCLEVILLE, OH 43113

SUSAN E. STEPHENSON
28 CLAIRE COURT
CIRCLEVILLE, OH 43113

LINDA K. LIESKE
30 CLAIRE COURT
CIRCLEVILLE, OH 43113

CARL G. LEASURE
32 CLAIRE COURT
CIRCLEVILLE, OH 43113

MARY E. HARRISON
1402 STOUTSVILLE PIKE
CIRCLEVILLE, OH 43113

RONALD B. MAJORS
1332 STOUTSVILLE PIKE
CIRCLEVILLE, OH 43113

DENNIS V. SHAWN TRUSTEE
7663 STOUTSVILLE PIKE
CIRCLEVILLE, OH 43113

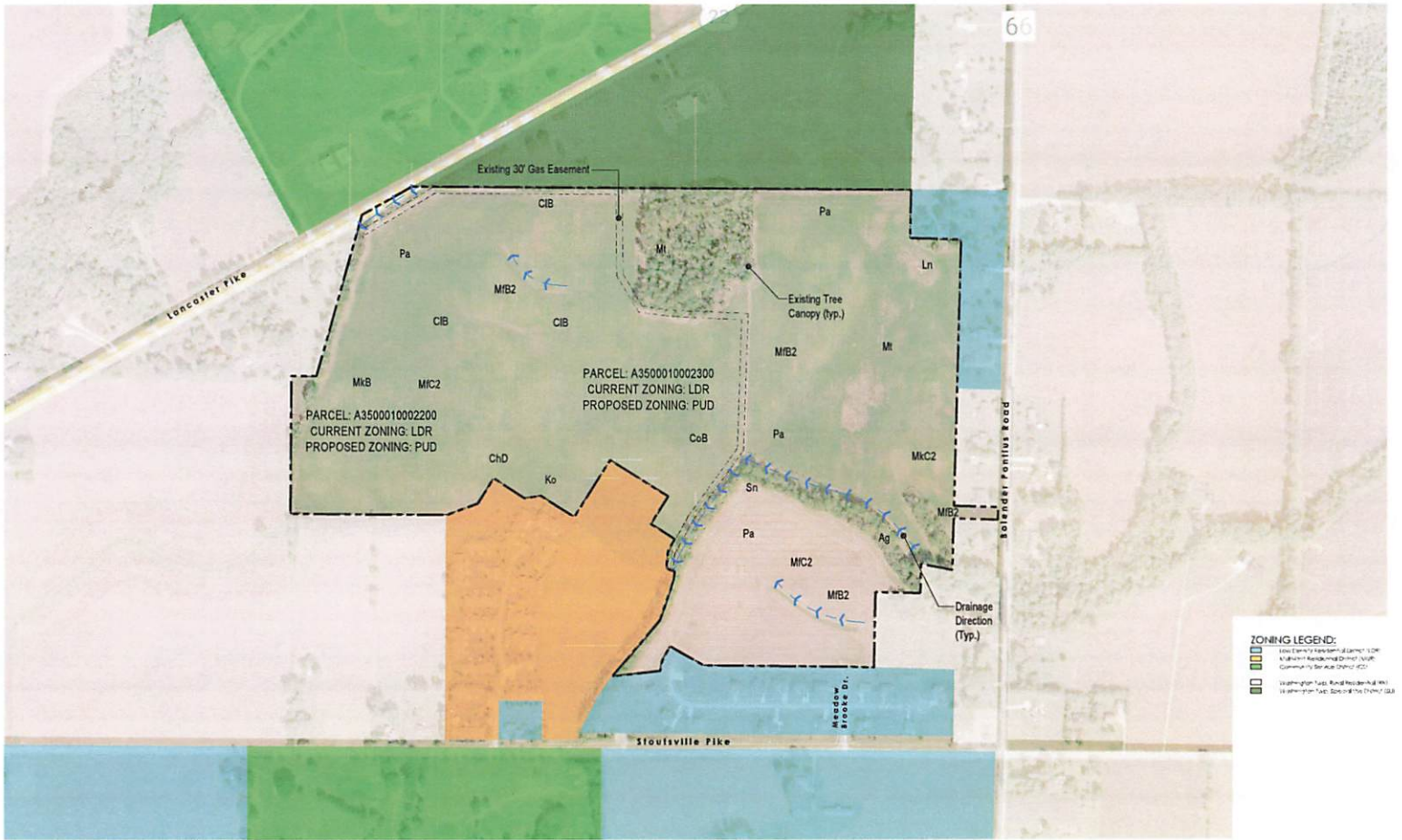
THOMAS J. BAUM JR.
1375 LANCASTER PIKE
CIRCLEVILLE, OH 43113

OHIO CHRISTIAN UNIVERSITY
1476 LANCASTER PIKE
CIRCLEVILLE, OH 43113

OHIO CHRISTIAN UNIVERSITY
PO BOX 460
CIRCLEVILLE, OH 43113

CIRCLEVILLE BIBLE COLLEGE
1476 LANCASTER PIKE
CIRCLEVILLE, OH 43113



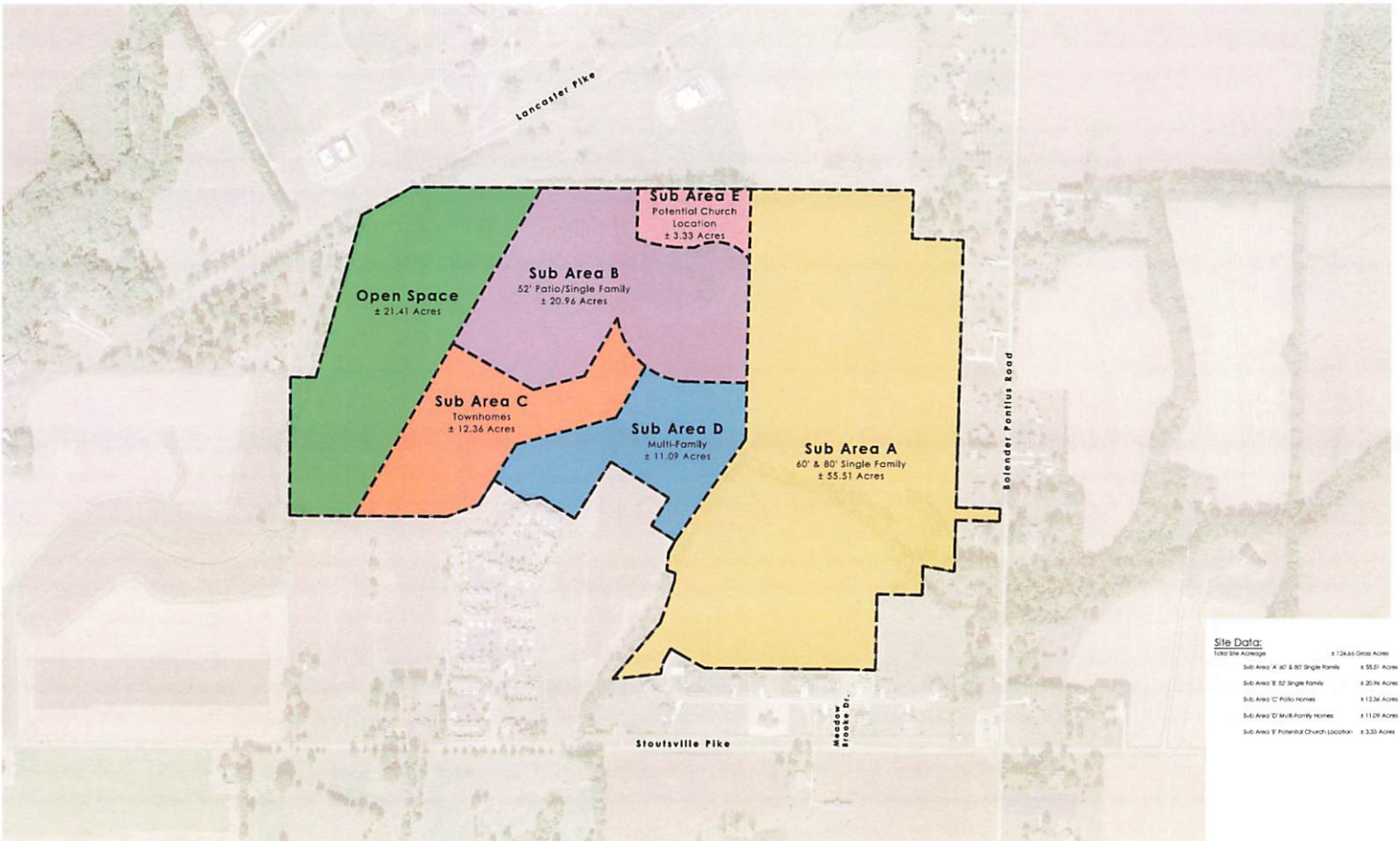


Jodiro Property - Existing Conditions

City of Circleville, Lancaster County, Ohio • March 27, 2023

Exhibit C1

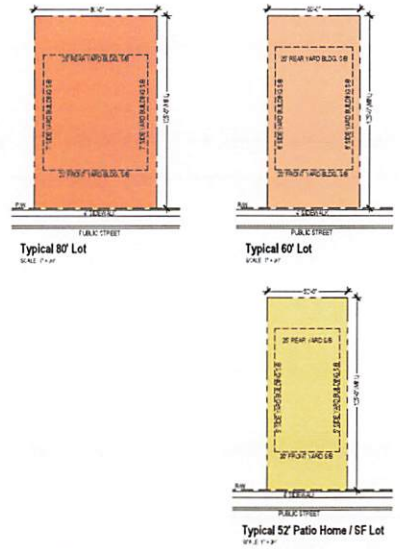
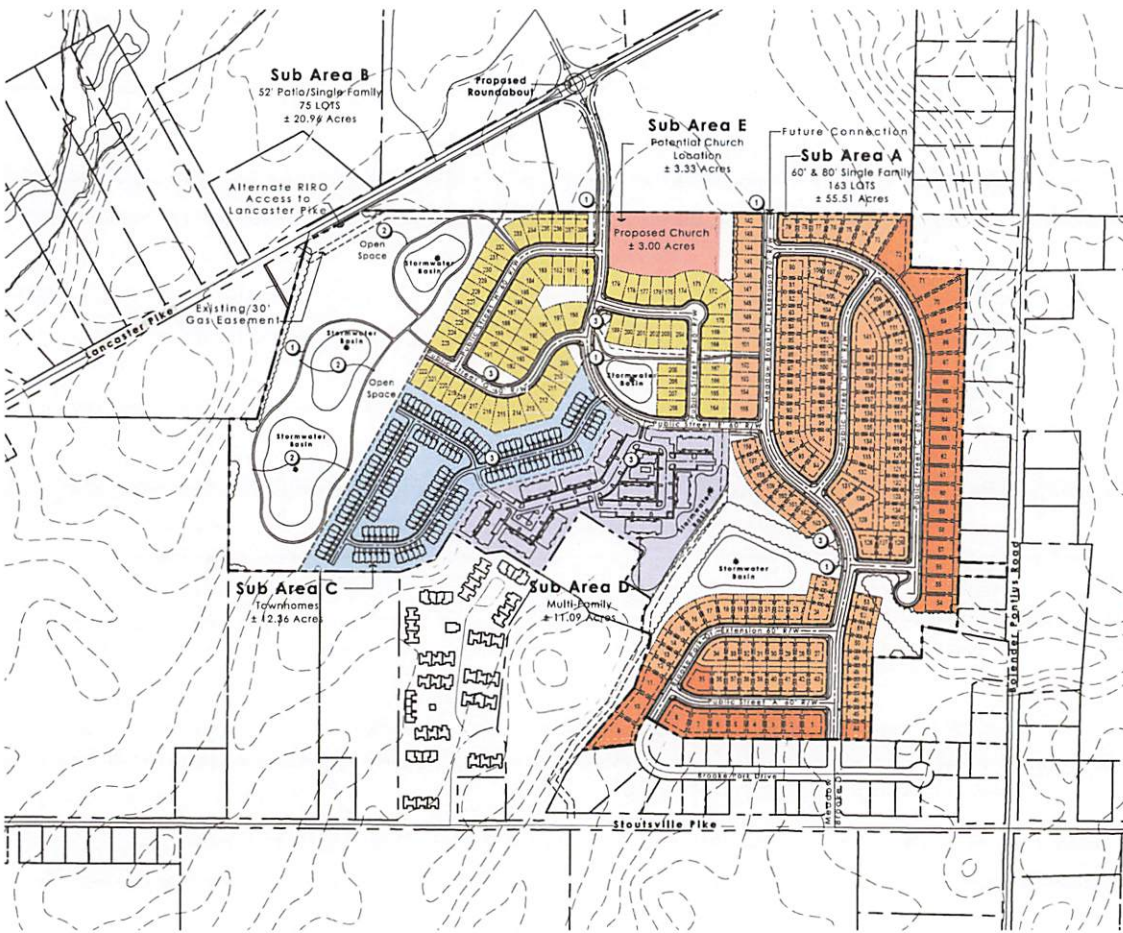




Site Data:

Total Acreage	± 124.66 Gross Acres
Sub Area A 60' & 80' Single Family	± 55.51 Acres
Sub Area B 52' Single Family	± 20.96 Acres
Sub Area C Townhomes	± 12.36 Acres
Sub Area D Multi-Family Homes	± 11.09 Acres
Sub Area E Potential Church Location	± 3.33 Acres





MATERIAL REFERENCES:

Item	Symbol
MULTI-USE PATH	①
BENCH SEATING	②
CBU LOCATION	③

Site Data:

Total Site Area	± 124.60 Gross Acres
Total Developable Area	± 8.8%
Grade Density	± 4.76% Out/acre
Net Density	± 5.56% Out/acre
Net Area	± 6.96 Acres

Sub Area A

60' & 80' Single Family	± 55.51 Acres
Total Lots	163
60' x 120' LOTS	130
80' x 120' LOTS	33
Density	± 2.94 Dbl/Acre

Sub Area B

52' Patio/Single Family	± 20.99 Acres
Total Developable Area	± 3.33 Acres
Total Lots	75
Density	± 22.20 Dbl/Acre

Sub Area C

Townhomes	± 12.36 Acres
Total Developable Area	± 1.74 Acres
Total Lots	± 134
Density	± 76.94 Dbl/Acre

Sub Area D

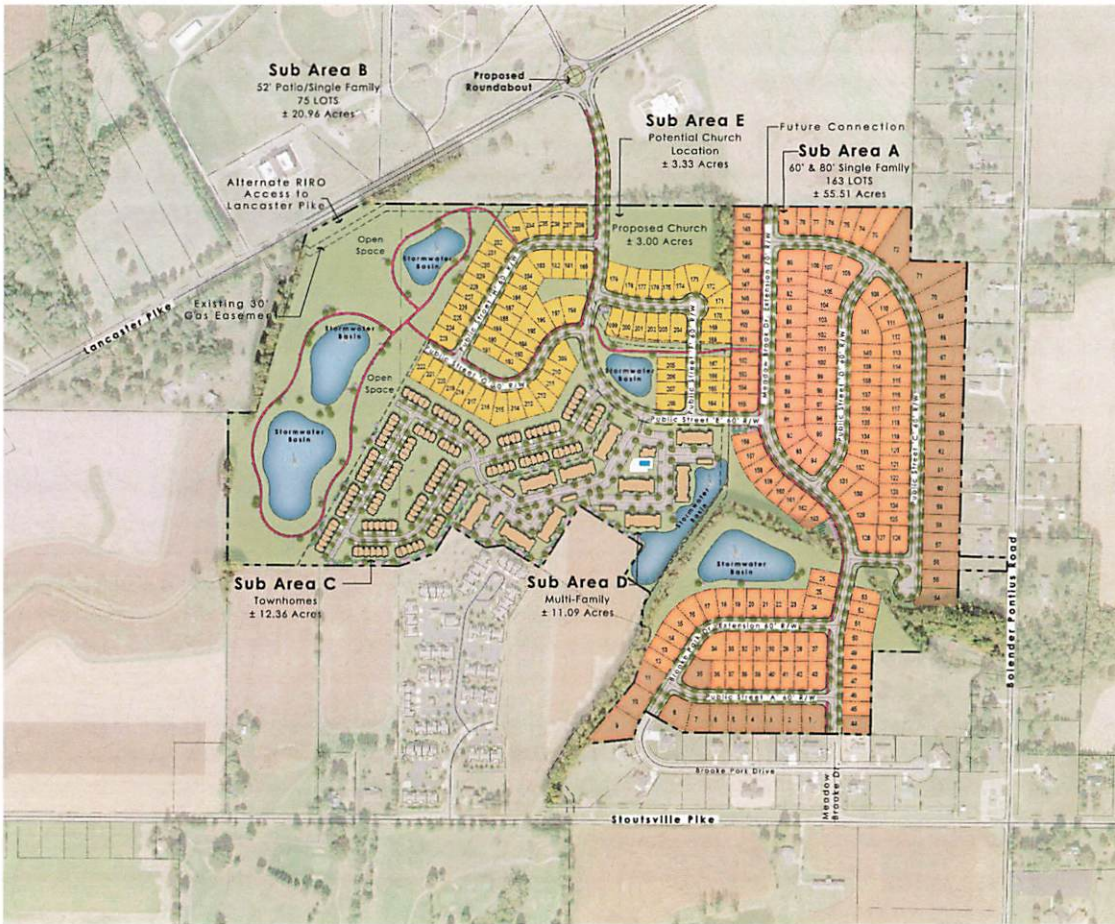
Multi-Family	± 11.09 Acres
Total Developable Area	± 2.24 Acres
Total Lots	± 224
Density	± 100.00 Dbl/Acre

Sub Area E

Potential Church Location	± 3.33 Acres
Developable Area	± 3.33 Acres
Total Open Space	± 28.24 Acres (22.72%)

Note: This Preliminary Development Plan as depicted is conceptual in nature. Final Development Plans may vary based upon design and engineering provided that all guidelines established in the development text are adhered to.





Site Data:

Total Site Area	± 124.84 Gross Acres
Total Dwelling Units	± 876
Grade Density	± 4.79 Dwellings/Acre
Net Density	± 5.56 Dwellings/Acre
(Net Ac. + Gross Ac. x 0.5) ÷ 0.5	± 107.08 Ac.

Sub Area A	± 55.51 Acres
Total Units	143
RV/25' LOTS	130
RV/22' LOTS	30
Density	± 2.58 Dwellings/Acre

Sub Area B	± 20.96 Acres
Total Units	75
Density	± 3.58 Dwellings/Acre

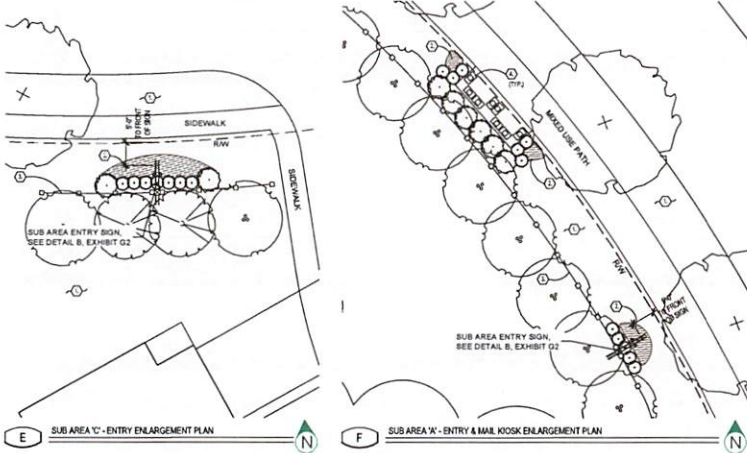
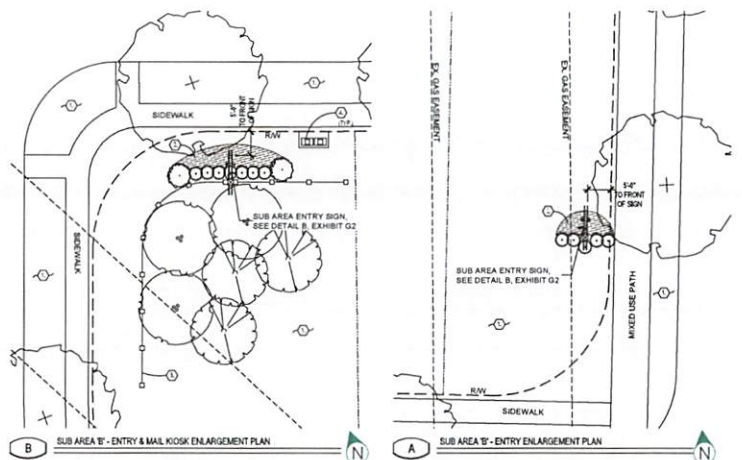
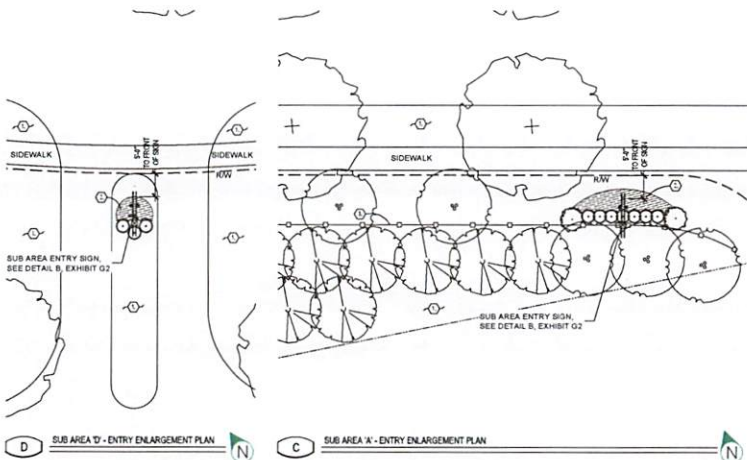
Sub Area C	± 12.36 Acres
Total Units	± 134
Density	± 10.84 Dwellings/Acre

Sub Area D	± 11.09 Acres
Total Units	± 224
Density	± 20.20 Dwellings/Acre

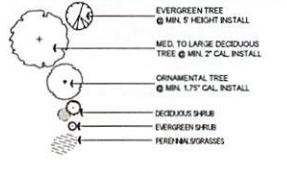
Sub Area E	± 3.33 Acres
Total Open Space	± 30.00 Ac. (± 90%)

Note: This Preliminary Development Plan as depicted is conceptual in nature. Final Development Plans may vary based upon design and engineering provided that all guidelines established in the development text are adhered to.





LANDSCAPE KEY PLAN



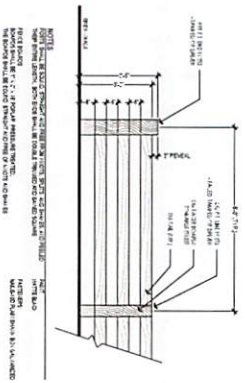
CODED LANDSCAPE NOTES

- ① TYP
- ② 1" DEPTH BEC. - PROVIDE 1" DEPTH HARDWOOD LILLOX POSTS 8" SPACED IN ALL DIRECTIONS W/HD SPICE EDGE.
- ③ 1/2" AL. BOARD W/ICE. SEE DETAIL C 8-HEB G2
- ④ 1/2" AL. CLUTTER BUSH. SEE DETAIL D 8-HEB G2

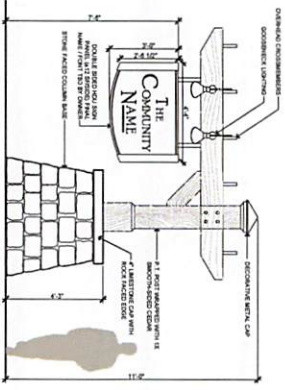
CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	CONC.	SPACING	NOTES
EVERGREEN SHRUBS				
Thuja occidentalis Bolander	24" HT.	B&B	PER PLANT	
Yucca filamentosa	24" HT.	B&B	PER PLANT	
LARGE/DECIDUOUS/DECIDUOUS SHRUBS				
Alnus incana	30" HT.	B&B	PER PLANT	
Quercus macrocarpa	30" HT.	B&B	PER PLANT	
SMALL PLANTS/PERENNIALS/SPRING-BLOOMING PERENNIALS				
Hydrangea macrophylla	24" HT.	#1 Cont.	PER PLANT	
Rosa rugosa	24" HT.	#1 Cont.	PER PLANT	
Spirea japonica	24" HT.	#1 Cont.	PER PLANT	
LARGE SHRUBS / PERENNIALS				
Hydrangea macrophylla	-	#1 Cont.	Plant @ 30" O.C.	
SMALL SHRUBS/PERENNIALS/SPRING-BLOOMING PERENNIALS				
Camellia sasanqua	-	#1 Cont.	Plant @ 18" O.C.	
Hydrangea macrophylla	-	#1 Cont.	Plant @ 18" O.C.	
Spirea japonica	-	#1 Cont.	Plant @ 18" O.C.	
Penstemon albertianus	-	#1 Cont.	Plant @ 18" O.C.	
Penstemon albertianus	-	#1 Cont.	Plant @ 18" O.C.	

NOTE: SEE 8-HEB G2 FOR PLANT TREE PLANTING DET.



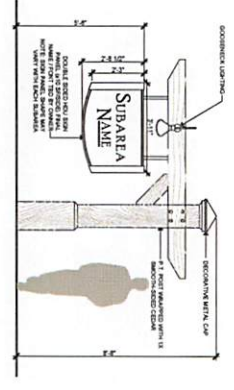
C 3-RAIL BOARD FENCE
SCALE: 1/2" = 1'-0"



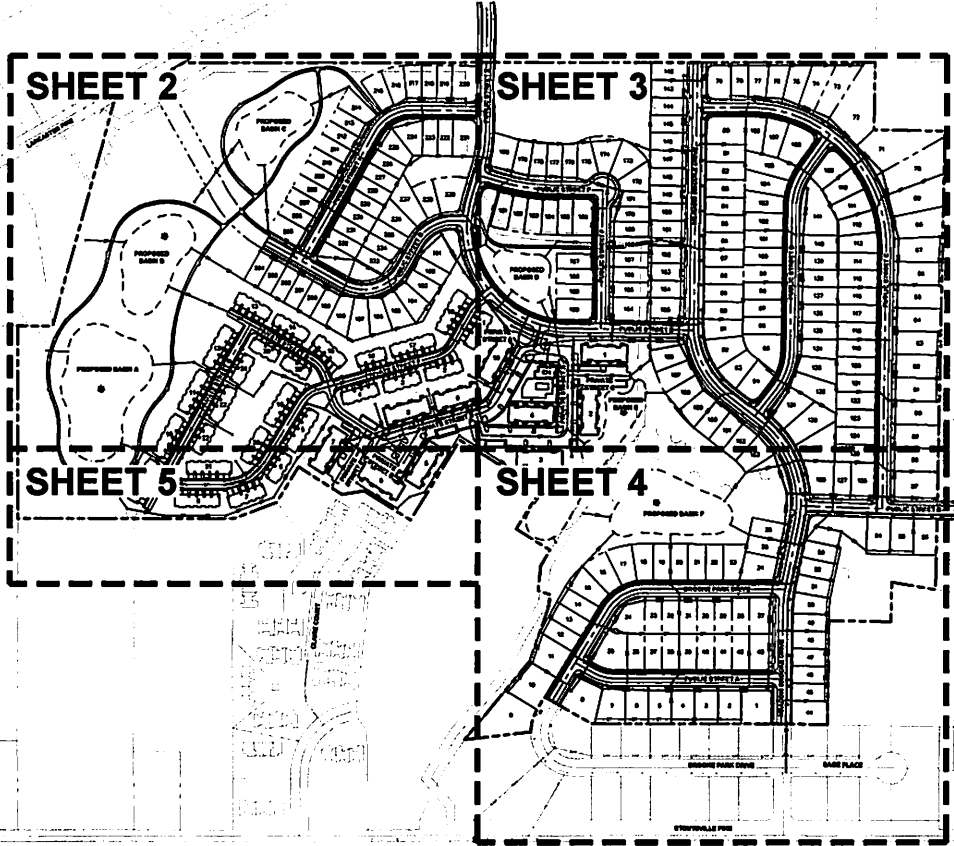
A LANCASTER PIKE ENTRY SIGN
SCALE: 1/2" = 1'-0"



D MAIL BOXES - DECORATIVE CLUSTER BOX UNIT
SCALE: 1/2" = 1'-0"

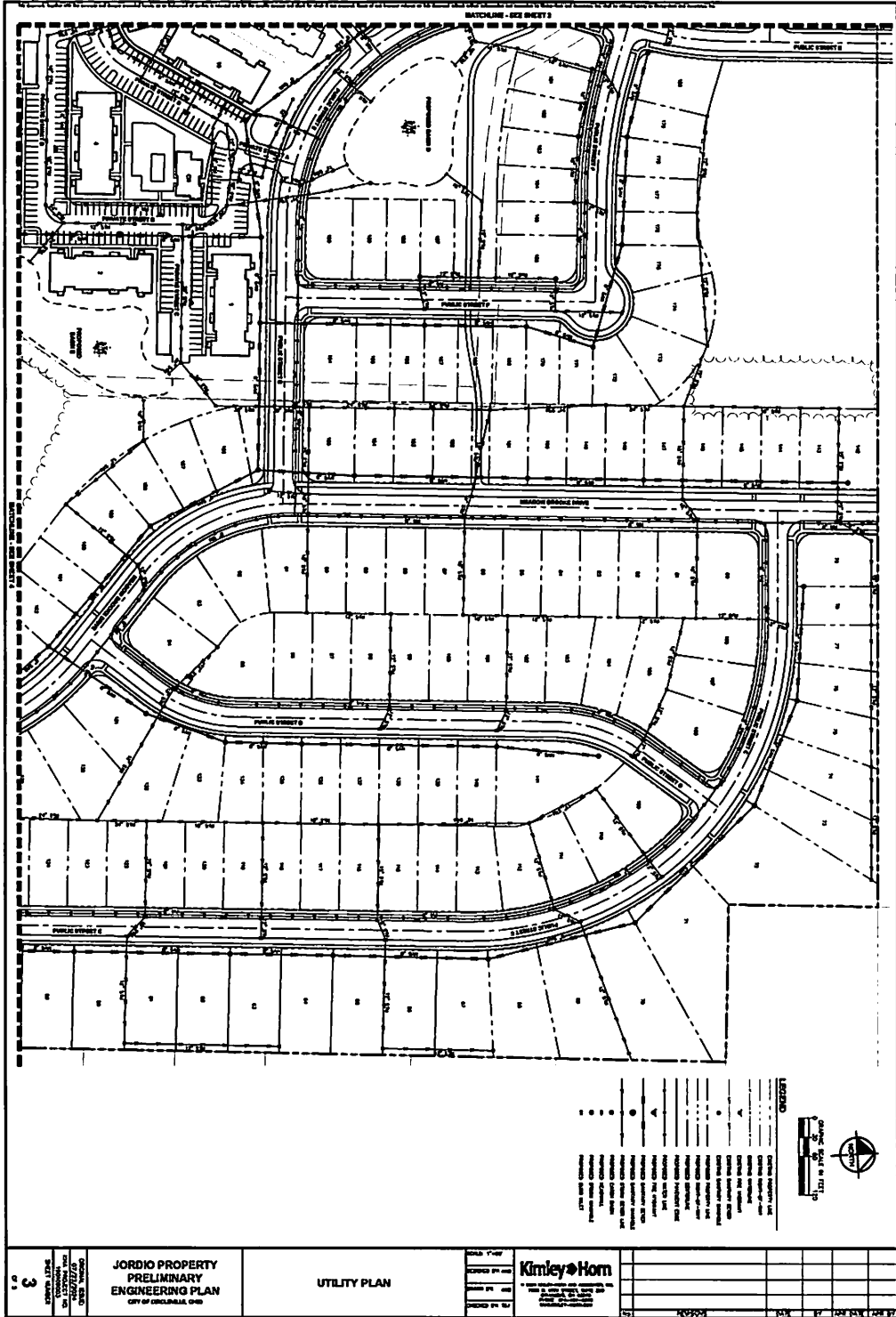


B SUB AREA ENTRY SIGN
SCALE: 1/2" = 1'-0"



JORDIS PROPERTY PRELIMINARY PLAN ENGINEERED BY ON 10/20/2024	
SHEET INDEX	
DRAWING NO. 24-0000-000	SHEET NO. 1
DATE 10/23/2024	SHEET NUMBER 1 OF 3

Exhibit H



SHEET NO. 3
 OF 3
 DATE: 07/27/2011
 BY: [Signature]
 CHECKED BY: [Signature]

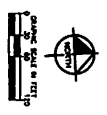
JORDIO PROPERTY
PRELIMINARY
ENGINEERING PLAN
 CITY OF OREGON, OR

UTILITY PLAN

SCALE: 1"=40'
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



- LEGEND**
- Existing Utility Line
 - Proposed Utility Line
 - Existing Structure
 - Proposed Structure
 - Existing Road
 - Proposed Road
 - Existing Right-of-Way
 - Proposed Right-of-Way
 - Existing Easement
 - Proposed Easement
 - Existing Right-of-Way
 - Proposed Right-of-Way
 - Existing Right-of-Way
 - Proposed Right-of-Way
 - Existing Right-of-Way
 - Proposed Right-of-Way



NO.	DATE	DESCRIPTION



January 29, 2024

Mr. Al Coughlin
BR Realty Properties LLC
P.O. Box 1474
Pataskala, OH 43082

Re: Limited Due Diligence Summary – Jordio Property

Dear Mr. Coughlin:

Kimley-Horn has prepared a desktop review of record engineering plans and available Pickaway County Auditor's information to determine utility availability for the property at northwest corner of Circleville Stoutsville Road and Bolender Pontious Road. Kimley-Horn understands that the Client intends to develop approximately 123.80 acres of land into a single-family residential development.

Sanitary Sewer

Sanitary sewer service is available per correspondence with the Utilities Operations Manager for the City of Circleville. An 8" sewer is located along Brooke Park Drive to the south of the site and flows south to an existing lift station located to the north of Circleville Stoutsville Road. The sewer has capacity to service the project.

Storm Sewer

Drainage from the site drains to the ditch the runs down the center of the project and the ditch along the western property line. Stormwater practices will be required per City of Circleville regulations.

Water

Water service is available per correspondence with the Utilities Operations Manager for the City of Circleville. The existing water main is 8" and has the capacity to service the project.

Electric

South Central Power has facilities available and will provide service to the proposed development from their Circleville substation.

Gas

Columbia Gas has facilities available along Brooke Park Drive and will provide service to the proposed development.



Closure

Based on Kimley-Horn's observations, utility services are available to serve the proposed site.

Kimley-Horn appreciates the opportunity to prepare this due diligence letter for this site. Please do not hesitate to contact me with any questions.

Sincerely,

Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink that reads "Michael C. Reeves".

Michael C Reeves, P.E.
Vice-President



January 24, 2024

Circleville Planning and Zoning
133 S. Court Street
Circleville, OH 43113

RE: *Jodiro Preliminary Development Plan, Circleville, OH – Traffic Memo*

This letter is an update on the Traffic Study process for the Jodiro Preliminary Development Plan. Kimley-Horn is working for the client to prepare a Traffic Study for the proposed development. In March of 2023, Kimley-Horn met with the City, Pickaway County and ODOT District 6 to establish a Memorandum of Understanding (MOU) for the scope of the traffic study. The MOU established trip generation development and study intersections for the Traffic Impact Study.

The MOU referenced a City Thoroughfare Plan that identified a new road to be built across the Global Ministry Center property. The applicant approached the Global Ministry Center and Ohio Christian University about purchasing land from them for this access and after an initial conversation about the request, the Global Ministry Center and Ohio Christian University declined to continue any conversations.

Without additional access to US 22 other than the small connection point available within the existing property, Kimley-Horn recommended to the developer to pursue a right-in/right-out access on US 22. This option allows the development to access US 22 and eliminates the need for turn lanes or unsafe access points relative to Ohio Christian University's campus. The development has two other viable full access points on Stoutsville Pike and Bolender-Pontious Road to maintain safe access and traffic flow to the site.

Kimley-Horn is currently working with the City, County and ODOT to update the Traffic Impact Study and to date, traffic counts, trip generation and traffic distribution are known and included with this submittal. If you have any questions or additional comments, please contact me at 614-472-8546 or mike.reeves@kimley-horn.com.

Sincerely,

Michael C. Reeves, P.E.
Vice-President