

1st reading 12-04-2024
2nd reading 12-11-2024
3rd reading 1-08-2025
Voted On 1-08-2025
Ayes: 1 Nays: 0
PASSED DEFEATED
P & Z 12-17-2024

12.02.2024

ORDINANCE NO. 2024-30

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 1143, DEVELOPMENT PLAN REVIEW, OF THE CODIFIED ORDINANCES OF ORANGE VILLAGE, OHIO WITH REGARD TO PRELIMINARY AND FINAL DEVELOPMENT PLANS OF REAL PROPERTY.

WHEREAS, the Village has enacted a tree canopy Ordinance and desires to incorporate the requirements of that Ordinance in both the preliminary and final development plans in the Village; and

WHEREAS, Council desires to amend Chapter 1143 of the Village's Codified Ordinances to expand the parameters of the requirements for submitting development plans to the Planning and Zoning Commission of Orange Village, Ohio.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF ORANGE VILLAGE, STATE OF OHIO:

SECTION 1. That existing Section 1143.04, Preliminary Plan Requirements, of Chapter 1143, Development Plan Review, of the Codified Ordinances of Orange Village is amended to provide as follows:

“1143.04 PRELIMINARY PLAN REQUIREMENTS.

- (a) Every preliminary development plan submitted shall contain the following information:
- (1) The name of the development and the name and address of the owner(s) of all the parcels to be included in the proposed development; proof that the applicant is the owner of the property or that the applicant, through options or other means, has the authority to act as the agent for the property owner(s);
 - (2) A scale, north arrow and date;
 - (3) The location and acreage of various uses;
 - (4) The proposed location of buildings;
 - (5) The location, names, and dimensions of proposed and existing streets, easements, and drainageways;
 - (6) Preliminary plans for the provision of utilities; ~~and~~
 - (7) Proposed parking layout including ingress and egress; and
 - (8) A Preliminary Tree Plan, in accordance with Chapter 1375 of the Codified Ordinances.
- (b) The Commission may require the submission of additional information such as, but not limited to traffic impact evaluations, drainage impact evaluations, buffer plans, and line of sight evaluations which it determines necessary in reviewing the proposed project.
- (c) The Commission shall act in approving or disapproving a preliminary development plan submission not later than 120 days after its receipt by the Commission, unless the Commission extends the time for a reasonable period for good cause.”

SECTION 2. That existing Section 1143.06, Final Development Plan Requirements, of Chapter 1143, Development Plan Review, of the Codified Ordinances of Orange Village is amended to provide as follows:

“1143.06 FINAL DEVELOPMENT PLAN REQUIREMENTS.

(a) Development plans shall be prepared by persons professionally qualified to do such work. Final development plans shall be certified by an architect, engineer or land surveyor duly registered by the State of Ohio. Final site plans shall be prepared at an appropriate scale, but not less than one-inch equals one hundred feet (1" = 100'). Profiles must be submitted on standard plan profile sheets.

(b) Final development plans shall include the following data:

(1) The name of the development, the name of the owner or developer, north arrow, date and scale;

(2) The owners and zoning classification of adjoining parcels;

(3) A boundary survey;

(4) Existing topography and proposed finished grade with a maximum two foot (2') contour interval;

(5) Proposed building locations;

(6) Location of all minimum setback lines;

(7) Traffic volumes expected to be generated by the development; vehicular and pedestrian circulation plans; including proposed traffic control provisions such as signage, pavement markings, and signalization.

(Ord. 2006-20. Passed 5-10-06.)

(8) All off-street parking and parking bays, loading spaces and walkways indicating type of surfacing and showing the number of parking spaces provided and the number required;

(9) Provisions for the adequate control of erosion and sedimentation indicating the proposed temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading and construction;

(10) Location, type, size and height of all fencing, screening, and retaining walls;

(11) A drainage plan; including calculation for proposed storm detention facilities.

(12) All existing and proposed water facilities including all water mains, their sizes, valves and fire hydrant locations;

(13) All existing and proposed sanitary sewer facilities indicating all pipe sizes, types, grades, invert elevations, and location of manholes;

(14) The location of any proposed refuse removal pads;

(15) Location and size of all recreation and open space areas;

(16) (a) A planting and landscaping plan;

(b) A Final Tree Plan, in accordance with Chapter 1375 of the Codified Ordinances.

(17) Architectural plans of proposed structures;

(18) For multi-family residential developments, the number, type and minimum floor area of dwelling units;

(19) A lighting plan;

(20) The location, width, size and intended purpose of all easements and rights- of-way and whether they are to be publicly or privately maintained;

(21) The following data relative to all existing and proposed streets: location, width, names, curve data, grades, and sight distances. Typical sections shall be provided for all proposed streets and drives;

(22) A description of the proposed development or operation in sufficient detail to indicate possible emission of energy or matter beyond the lot lines, with engineering plans for the handling of any excesses thereof; and

(23) An application for tree approval, as required by Section 1375.06 of the Orange Village Codified Ordinances.

(c) Design Standards - All development plans shall conform to the following design standards:

(1) The development plan shall show that a proper relationship will exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety on both public and private lands.

(2) All development features, including principal buildings, open spaces, service roads, driveways and parking areas, shall be so located and related as to minimize the possibility of adverse effects upon adjacent development.

(3) The architectural design of buildings shall be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line, pattern and character.

(4) Building location and placement shall be developed with consideration given to minimizing the removal of trees and changes of topography.

(5) Maximum possible visual and auditory privacy for surrounding properties and occupants shall be provided through good design and the use of proper building materials and landscaping.

(6) In large parking areas, visual relief shall be provided through the use of tree-planted and landscaped dividers, islands and walkways.

(7) Screening of parking areas and service areas from surrounding properties shall be provided through landscaping and/or ornamental walls or fences, where necessary, to promote harmony with adjacent developments.

(8) On-site traffic circulation shall be designed to make possible adequate fire and police protection.

(9) In the case of an industrial use, adequate provisions shall be made for the disposal of industrial wastes. Wastes containing poisonous, corrosive, flammable or explosive solids, liquids or gases, or oils or greases, shall not be discharged into the sanitary sewer.

(10) To secure the optimum effect of transition from a residential to a nonresidential district, the Planning and Zoning Commission shall have the power to determine the need for, and the amount of, planting materials, walls, walks or fences, or any combination of the same, on any property line of land under consideration. The plans and specifications therefore, including density and height figures for the overall site development, shall include the proposed arrangement of such plantings and structures.

(11) All utilities must be located underground.

(12) There shall be a minimum distance of 150 feet between the centerline of each access drive to the right-of-way of the nearest intersection.

(d) The Village Engineer and the Law Director shall advise the Planning and Zoning Commission regarding engineering and legal requirements to comply with all applicable engineering standards and laws.”

SECTION 3. That existing Sections 1143.04 and 1143.06 of Chapter 1143, Development Plan Review, of the Codified Ordinances of Orange Village, and any Ordinance(s) in conflict with this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: January 8, 2025

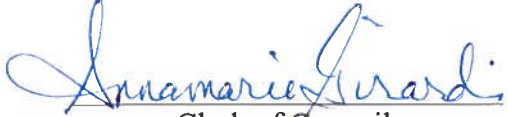


Council President


Submitted to the Mayor for approval on this 8th day of January, 2025

Approved by the Mayor this 8th day of January, 2025

ATTEST:



Clerk of Council



Mayor