

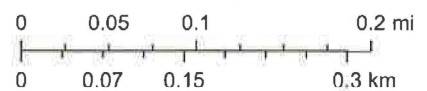
Auditor Map



2/5/2025, 3:14:36 PM

1:9,028

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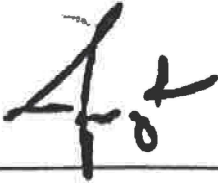


Esri, NASA, NGA, USGS, FEMA

MADISON RESERVE
PRELIMINARY DEVELOPMENT PLAN

London Ohio PUD Ord Chapter 1262.10 (c)(14) Requirement

To the best of my knowledge all information provided in the application for the
Madison Reserve Preliminary Development Plan is true and accurate.

A handwritten signature in black ink, appearing to read 'P. J. Gross', is written over a horizontal line.

Paul J. Gross
Managing Member

1262.10 APPROVAL OF DISTRICTS; PRELIMINARY AND FINAL PLANS.

(a) In General; Intent. A PUD Planned Unit Development District shall be approved in accordance with the procedures set forth in this section. It is the intent of this section to incorporate the process for reviewing and approving the development plans with the process for amending the text of this Zoning Code and the Official Zoning Map, as set forth in Chapter 1246.

(b) Pre-Application Meetings. The developer or an agent of the developer shall meet with the Zoning Administrator and the Planning Commission prior to the submission of the preliminary development plan. The purpose of this meeting is to discuss, early and informally, the purpose and effect of this Zoning Code and the criteria and standards of this chapter, to familiarize the developer with any other applicable regulations and to get a general idea of the intent of the proposed project.

Madison Reserve

(c) Preliminary Development Plan Applications; Contents. An application for preliminary PUD Planned Unit Development District approval shall be filed with the Zoning Administrator by the developer or an agent of the developer. The contents of the preliminary development application are not designed to require detailed engineering plans. However, the preliminary development application must show that enough thought has been put into the plan such that the proposed project is likely to be feasible to complete as proposed. The application shall contain at least the following information:

(1) The name, address and telephone number of the applicant (and agent, if any). [See Exhibit C-1](#)

(2) The name, address and telephone number of any surveyor, engineer and/or planner assisting in the preparation of the preliminary development plan. [See Exhibit C-1](#)

(3) A legal description of the property. [See Exhibits A-2 and C-1](#)

(4) Present uses. [See Exhibit C-1](#)

(5) The present zoning district. [See Exhibit C-1](#)

(6) Proposed uses. [See Exhibit C-1](#)

(7) Proposed land uses. [See Exhibit C-1](#)

(8) A vicinity map at a scale of one inch equals 200 feet that shows at least 500 feet in all directions from the property. [See Exhibit B-1](#)

(9) A list of property owners (and their mailing addresses) who own any property that has any lot line located within 200 feet of any property line of the parcel proposed to be

rezoned, and of any other persons (as determined by the Zoning Administrator) who may have a substantial interest in the case. **Provided by City.**

(10) Elevations based on sea datum if available. Reference bench marks used shall be indicated. A contour map shall be provided with one-foot contour intervals, with acreages in individual watershed areas calculated to the nearest acre. Existing subsurface tile systems shall also be shown, where known by existing records, with elevations, size and type of tile. **See Exhibits A-1 and B-1**

(11) A preliminary development plan showing existing and proposed drainage channels, wooded areas, power transmission, poles and lines, proposed sanitary sewers, storm sewers, water lines, street lighting and poles, fixtures and lines, electric and telephone transmission lines, gas transmission lines and cable transmission and any other significant items. The development plan shall also lay out and show the dimensions of existing and proposed streets, including names, layout and dimensions of lots and building set-back lines. **See Exhibits A-1 through E-1**

(12) The proposed schedule for the development of the site, indicating phases (if appropriate). **See Note E on Exhibit C-1**

(13) Evidence that the applicant has sufficient control over the land to initiate the proposed development plan within two years. **The Developer is the Owner.**

(14) Verification by at least one developer of the property that all information in the application is true and correct to the best of that person's knowledge. **Provided in online submission**

(15) A fee, as established by Council. (See Section 1222.07 of the Subdivision Regulations.)

The preliminary development plan shall include any other characteristics that the Planning Commission may determine to be necessary.

The application for a preliminary planned unit development plan approval shall be accompanied by a written statement by the developer setting forth the reasons why the planned unit development would be in the public interest and would be consistent with the stated intent of the planned unit development requirements of this chapter. The Zoning Administrator may also require that written approval of the City Engineer, the Board of Public Utilities and/or the Fire Chief must be submitted. **Provided in online submission**

(d) Public Hearings by Planning Commission for Preliminary Development Plans; Notice.

(1) Upon receipt of an application for preliminary planned unit development plan approval, the Planning Commission shall schedule a public hearing. Said hearing shall be held not more than seventy-five days nor less than one Planning Commission Meeting from the date of filing of the application with the Zoning Administrator.

(2) Upon receipt of an application to amend this Zoning Code by changing, supplementing, correcting and/or repealing any portion thereof, the Planning Commission shall schedule a public hearing. Said hearing shall be held not more than forty days nor less than twenty days from the date of filing of the application with the Zoning Administrator.

(3) Notice of the public hearing provided for in paragraphs (d)(1) and (2) hereof shall be given by at least one publication in one or more newspapers of general circulation in the City area. Said notice shall be published at least ten days before the date of the required hearing. The published notice shall set forth the time and place of the public hearing, a general description of the proposed amendment to this Zoning Code and a statement to Council for a final decision. Also, before the Planning Commission holds a public hearing, written notice of the meeting shall be sent to all owners of property that has any lot line located within 200 feet of the proposed zoning change. Notice shall be sent by the Zoning Administrator by first class mail at least ten days before the public hearing and shall be sent to the owners of such properties as they appear on the County Auditor's current tax list or the Treasurer's mailing list, and to such other persons as may be specified by the Planning Commission. The failure of the United States Postal Service to deliver the notification as provided in this paragraph shall not invalidate any such amendment. The notice shall contain the same information as required of notices published in newspapers.

(e) Public Inspection of Documents. For a period of at least ten days prior to the public hearing by the Planning Commission, all papers (including maps) relating to the planned unit development plan application shall be available for public inspection in the office of the Zoning Administrator during normal business hours.

(f) Preliminary Development Plan Approval. The Planning Commission shall approve, approve with modifications or disapprove the preliminary development plan within sixty days of the public hearing. The Commission's decision shall be based on a review of the preliminary development plan to determine if:

(1) It is consistent with the intent of this Zoning Code;

(2) The proposed development advances the general welfare of the community and neighborhood;

(3) The benefits, combination of land uses and interrelationship of land uses in the surrounding area justify the deviation from the standard district regulations; and

(4) The plan, if pertaining to manufacturing industrial usage, has been reviewed and acted upon by the Citizens Advisory Committee for Industrial Development as provided for in Section 1242.06.

The Commission's approval of a preliminary development plan shall be necessary before the applicant may submit the preliminary development plan to Council for consideration of the change of zoning. Approval of the preliminary development plan shall not be construed to be an approval commitment to, nor is it an endorsement of, any precise location of uses, configuration of parcels and/or engineering feasibility.

(g) Notice to Ohio Director of Transportation. Before any PUD Planned Unit Development District is approved affecting any land within 300 feet of the centerline of an existing state route or of a proposed new route for which changes are proposed (as described in the certification to local officials by the Ohio Director of Transportation) or within a radius of 500 feet from the point of intersection of said centerline with any public road or highway, the Planning Commission shall give notice by registered or certified mail (return receipt requested) to the Director.

The Commission may proceed as required by law. However, Council shall not approve the amendment for 120 days from the date the notice is received by the Director.

If the Director notifies the City that the Director shall proceed to acquire the land needed, the City shall refuse to approve the rezoning. If the Director notifies the City that acquisition at this time is not in the public interest, or upon the expiration of the 120-day period (or any extension of the period agreed upon by the Director and the developer), Council shall proceed as required by law.

(h) Public Hearings by Council; Notice.

(1) Upon receipt of the recommendation from the Planning Commission, Council shall schedule a public hearing to approve or disapprove the preliminary development plan. Said hearing shall be held not more than seventy-five days from the receipt of the recommendation of the Planning Commission.

(2) Notice of the public hearing required in paragraph (h)(1) hereof shall be given by Council in at least one publication in one or more newspapers of general circulation in the City area. Said notice shall be published at least thirty days before the date of the required hearing. The published notice shall set forth the time and place of the public hearing, a general summary of the nature of the planned unit development and a statement that all papers relating to the planned unit development are on file in the office of the Zoning Administrator and are open for public inspection. Also, written notice of the hearing shall be sent by first class mail by the Clerk of Council, at least twenty days before the day of the public hearing. Such written notice shall be sent to all owners of any property that has any lot located within 200 feet of any property line of the proposed planned unit development parcel, at the addresses of such owners appearing on the County Auditor's current tax list or the Treasurer's mailing list, and to such other persons who may be specified by Council. The failure of the United States Postal Service to deliver the notification, as provided in this paragraph, shall not invalidate any such amendment. The notice shall contain the same information as required of notices published in newspapers.

(i) Action by Council. Within thirty days after the public hearing required by subsection (h) hereof, Council shall adopt or deny the recommendation of the Planning Commission or adopt some modification of it. No such ordinance, measure, or regulation which violates, differs from, or departs from the plan or report submitted by the commission, board, or officer shall take effect unless passed or approved by not less than three-fourths of the membership of Council. No ordinance, measure, or regulation which is in accordance with the recommendations, plan, or report submitted by the commission, board, or officer shall be deemed to pass or take effect without the concurrence of at least a majority of the

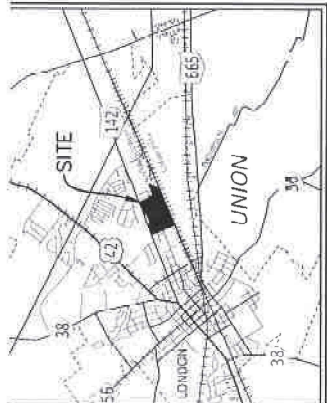
members elected to Council. No such amended zoning ordinance for a planned unit development shall be passed unless it has been fully and distinctly read on three different days.

The approved PUD District shall be considered to be an integral part of the rezoning amendment, and no substantial change or alteration from the plan shall be permitted without repeating the requirements of this chapter.

(j) **Supplementary Conditions and Safeguards; Violations.** In approving any planned unit development application, both the Planning Commission and Council may prescribe appropriate conditions and safeguards in conformity with this Zoning Code. Any violation of conditions and safeguards that were made a part of the approved PUD District development plan shall constitute a violation of this Zoning Code.

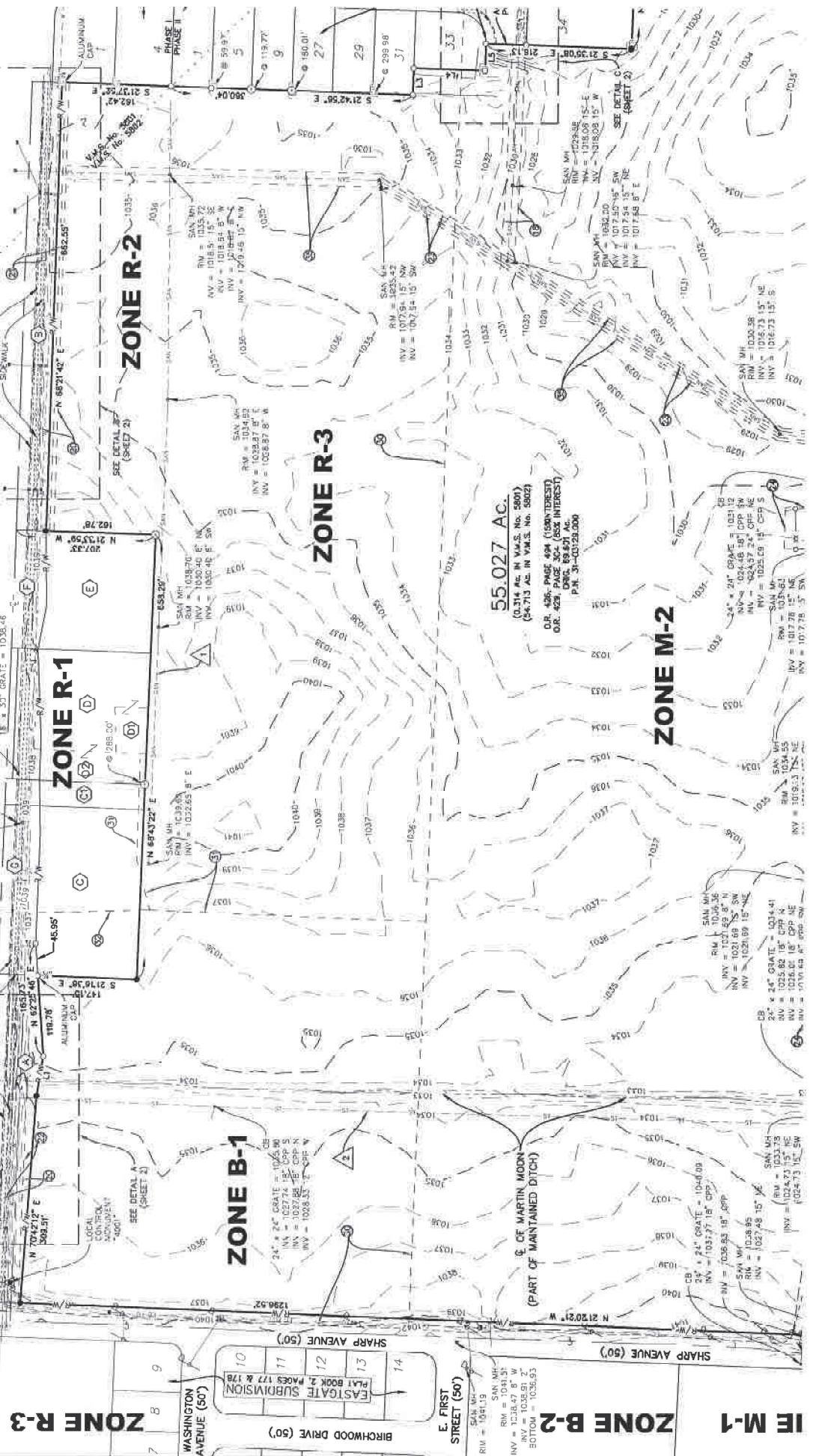
(k) **Submission of Final Development Plans.** After approval of the PUD District by Council, the developer shall submit a final development plan to the Zoning Administrator. The final development plan shall be in general conformance with the approved preliminary development plan as passed by Council.

For the purpose of this Zoning Code, the submission of the final development plan is a formal request for planning of the property. Ten copies of the final development plan shall be submitted.



VICINITY MAP
1" = 900'

STATE ROUTE 142 ~
EAST HIGH STREET (VARIES) ~
MAO-142-0-49



EXISTING ZONE = CONVENIENCE COMMERCIAL DISTRICT (B-1)	EXISTING ZONE = LOW DENSITY RESIDENTIAL DISTRICT (R-2)	EXISTING ZONE = MULTI-TYPE RESIDENTIAL DISTRICT (R-3)	EXISTING ZONE = HEAVY INDUSTRIAL DISTRICT (M-2)
MINIMUM LOT AREA: = 8000 SQ. FT. MINIMUM BUILDING FOOTPRINT: = 6000 SQ. FT. MAXIMUM LOT COVERAGE: = 25% BUILDING SETBACKS (PRINCIPLE USE): FRONT = 40' SIDE = 10' REAR = 10' ACCESSORY USE (BUSINESS STRUCTURES & PERMITTED USES): = 40' (PERMITTED USES) = 10' (PERMITTED USES) = 10' (PERMITTED USES) MAXIMUM BUILDING HEIGHTS (PRINCIPLE USE): = 40' (PERMITTED USES) = 10' (PERMITTED USES) = 10' (PERMITTED USES) MAXIMUM BUILDING HEIGHTS (ACCESSORY USE): = 40' (PERMITTED USES) = 10' (PERMITTED USES) = 10' (PERMITTED USES) MAXIMUM FLOOR AREA FOR DWELLING UNIT/PRINCIPLE USE: = 1000 SQ. FT. (SINGLE-STORY) = 1000 SQ. FT. (SINGLE-STORY) = 1000 SQ. FT. (SINGLE-STORY) PERMITTED USES: = 40' (PERMITTED USES) = 10' (PERMITTED USES) = 10' (PERMITTED USES)	MINIMUM LOT AREA: = 10000 SQ. FT. MINIMUM BUILDING FOOTPRINT: = 7500 SQ. FT. MAXIMUM LOT COVERAGE: = 25% BUILDING SETBACKS (PRINCIPLE USE): FRONT = 30' (BOTH) SIDE = 10' (SINGLE-FAMILY) REAR = 10' (SINGLE-FAMILY) ACCESSORY USE (SINGLE-FAMILY & PERMITTED USES): = 30' (BOTH) = 10' (SINGLE-FAMILY) = 10' (SINGLE-FAMILY) MAXIMUM BUILDING HEIGHTS (PRINCIPLE USE): = 30' (BOTH) = 10' (SINGLE-FAMILY) = 10' (SINGLE-FAMILY) MAXIMUM BUILDING HEIGHTS (ACCESSORY USE): = 30' (BOTH) = 10' (SINGLE-FAMILY) = 10' (SINGLE-FAMILY) MAXIMUM FLOOR AREA FOR DWELLING UNIT/PRINCIPLE USE: = 1500 SQ. FT. (SINGLE-STORY) = 1500 SQ. FT. (SINGLE-STORY) = 1500 SQ. FT. (SINGLE-STORY) PERMITTED USES: = 30' (BOTH) = 10' (SINGLE-FAMILY) = 10' (SINGLE-FAMILY)	MINIMUM LOT AREA: = 11500 SQ. FT. MINIMUM BUILDING FOOTPRINT: = 9000 SQ. FT. MAXIMUM LOT COVERAGE: = 35% BUILDING SETBACKS (PRINCIPLE USE): FRONT = 25' (TWO-FAMILY & SINGLE-FAMILY) SIDE = 10' (TWO-FAMILY & SINGLE-FAMILY) REAR = 10' (TWO-FAMILY & SINGLE-FAMILY) ACCESSORY USE (TWO-FAMILY & SINGLE-FAMILY & PERMITTED USES): = 25' (TWO-FAMILY & SINGLE-FAMILY) = 10' (TWO-FAMILY & SINGLE-FAMILY) = 10' (TWO-FAMILY & SINGLE-FAMILY) MAXIMUM BUILDING HEIGHTS (PRINCIPLE USE): = 35' (TWO-FAMILY & SINGLE-FAMILY) = 10' (TWO-FAMILY & SINGLE-FAMILY) = 10' (TWO-FAMILY & SINGLE-FAMILY) MAXIMUM BUILDING HEIGHTS (ACCESSORY USE): = 35' (TWO-FAMILY & SINGLE-FAMILY) = 10' (TWO-FAMILY & SINGLE-FAMILY) = 10' (TWO-FAMILY & SINGLE-FAMILY) MAXIMUM FLOOR AREA FOR DWELLING UNIT/PRINCIPLE USE: = 1200 SQ. FT. (SINGLE-STORY) = 1200 SQ. FT. (SINGLE-STORY) = 1200 SQ. FT. (SINGLE-STORY) PERMITTED USES: = 35' (TWO-FAMILY & SINGLE-FAMILY) = 10' (TWO-FAMILY & SINGLE-FAMILY) = 10' (TWO-FAMILY & SINGLE-FAMILY)	MINIMUM LOT AREA: = 10000 SQ. FT. MINIMUM BUILDING FOOTPRINT: = 8000 SQ. FT. MAXIMUM LOT COVERAGE: = 35% BUILDING SETBACKS (PRINCIPLE USE): FRONT = 25' (MANUFACTURING) SIDE = 10' (MANUFACTURING) REAR = 10' (MANUFACTURING) ACCESSORY USE (MANUFACTURING & PERMITTED USES): = 25' (MANUFACTURING) = 10' (MANUFACTURING) = 10' (MANUFACTURING) MAXIMUM BUILDING HEIGHTS (PRINCIPLE USE): = 45' (MANUFACTURING) = 10' (MANUFACTURING) = 10' (MANUFACTURING) MAXIMUM BUILDING HEIGHTS (ACCESSORY USE): = 45' (MANUFACTURING) = 10' (MANUFACTURING) = 10' (MANUFACTURING) MAXIMUM FLOOR AREA FOR DWELLING UNIT/PRINCIPLE USE: = 800 SQ. FT. (MANUFACTURING) = 800 SQ. FT. (MANUFACTURING) = 800 SQ. FT. (MANUFACTURING)



CHANNING DR.

EXISTING
HEADWALL

EXISTING
SIDEWALK

RW

N 70°42'12" E
309.51'

N 76°15'41" E
60.53'

ZONE R-3

DEVELOPER/ OWNER
GROSS POINTE LAND HOLDINGS
AND
LOCAS INVESTMENTS, LLC
1150 U.S. 42 SOUTHEAST
LONDON, OHIO 43140

ENGINEER/PLANNER
EMH&T
5500 NEW ALBANY ROAD
COLUMBUS, OHIO 43054

LEGAL DESCRIPTION
MADISON COUNTY
PARCEL 31-03129.000

PRESENT USE
PRIMARILY AGRICULTURAL

PROPOSED USE
RESIDENTIAL

FIRE DISTRICT

LONDON FIRE DISTRICT

WATER PROVIDER

MID OHIO WATER AND SEWER DISTRICT

SEWER PROVIDER

MID OHIO WATER AND SEWER DISTRICT

STORM WATER RETENTION

ALL STORM WATER TO BE RETAINED
IN SURFACE RETENTION BASINS

ROADWAY JURISDICTION

CITY OF LONDON

BASIS OF BEARING

OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83, 2011 ADJUSTMENT

MADISON COUNTY
MONUMENT NO. 02-016: N 87° 24' 08" W - 1967.45'

TRUE POINT OF BEGINNING: N 690.682.394', E 1,708.927.983'

NOTES:

NOTE "A": ALL OF THE PROJECT
SHOWN ON THIS
FLOOD INSURANCE
POLICY IS LOCATED WITHIN THE
FLOODPLAIN OF THE COLUMBIAN RIVER
AND IS THEREFORE SUBJECT TO
FLOODING.

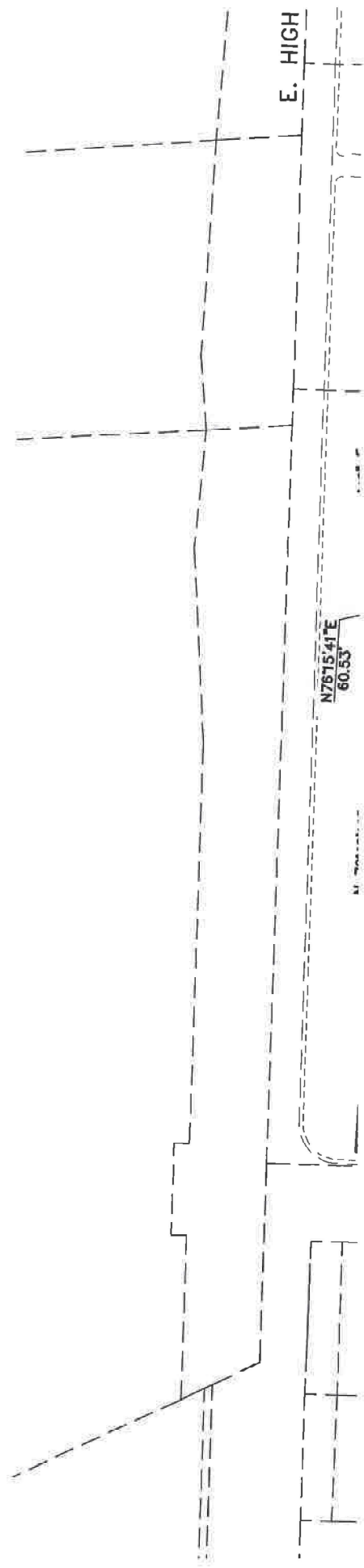
NOTE "B": SIDEWALKS SHALL BE
CONSTRUCTED TO THE CENTERLINE
OF THE ADJACENT STREET.

NOTE "C": RESERVE "A" THROUGH
FACILITIES SHALL BE MAINTAINED
AND ASSOCIATIONS WITH THE
HOMEOWNERS ASSOCIATION SHALL
BE MAINTAINED.

NOTE "D": ALL BUILDINGS SHALL
STANDARDS IN THE APPLICABLE
ZONING ORDINANCE.

NOTE "E": BASED UPON A
ANTICIPATED TRAILER
FIRST HALF OF THE
CONSTRUCTION PERIOD
BASED UPON A
TYPICAL TRAILER.

NOTE "F": ALL STREETS SHALL
BE CONSTRUCTED TO
LONDON.



CHANNING DR.

WASHINGTON AVE.

RESERVE "C"
±0.27 ACRES

DR.

