

ORDINANCE NUMBER 2016-17

**AN ORDINANCE ACCEPTING THE PRELIMINARY PLAT FOR THE
ST. CLAIR COMMONS SUBDIVISION AND PRELIMINARY PLAN FOR THE
ST. CLAIR COMMONS SENIOR LIVING FACILITY
WITH CONDITIONS OUTLINED BY THE
CITY OF ST. CLAIRSVILLE'S PLANNING COMMISSION
AND DECLARING AN EMERGENCY**

1st READING 3/21/16
2nd READING 3/21/16
3rd READING 3/21/16

WHEREAS, Equity on behalf of GDNG, LLC developed the St. Clair Commons Subdivision in the City of St. Clairsville; and

WHEREAS, the preliminary plat of St. Clair Commons and the preliminary plan for a portion of the Planned Unit District known as St. Clair Commons Senior Living Facility have been reviewed by the St. Clairsville Planning Commission and said Commission recommends acceptance of the same with certain conditions and variances; and

WHEREAS, Council for the City of St. Clairsville desires to approve of the recommendation of the St. Clairsville Planning Commission by accepting the preliminary plat of St. Clair Commons and the preliminary plan of the Planned Unit District of St. Clair Commons Senior Living Facility with the conditions and variances established by said Planning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ST. CLAIRSVILLE, OHIO:

Section 1: That the preliminary plat of the St. Clair Commons Subdivision and the preliminary plan for the Planned Unit District to be known as the St. Clair Commons Senior Living Facility are accepted by the City of St. Clairsville subject to the following conditions and variances as outlined by the St. Clairsville Planning Commission in attached Exhibit A.

Section 2: That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the residents of the City of St. Clairsville so that economic development and growth of the subject project can proceed as expeditiously as possible.

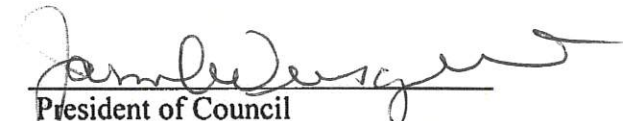
Section 3: This Ordinance shall take effect and be in force from and after the earliest period allowed by the Charter of the City of St. Clairsville, Ohio.

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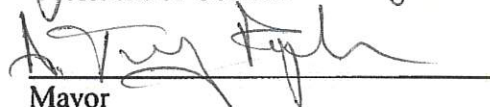
PASSED at a regular meeting of the Council of the City of St. Clairsville on this 21ST day of March, 2016, by the affirmative vote of 7 members of the council.

Passed: 3/21, 2016

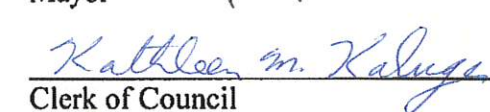
Approved: 3/21, 2016



President of Council



Mayor



Clerk of Council

Exhibit A

The variances required and the conditions of approval for the Preliminary Plat and Preliminary Plan of the St. Clair Commons Subdivision and the St. Clair Commons Senior Living Facility are outlined below.

The variances required are:

- To allow a minimum lot width at the building line of 335 feet for Reserve A and 393 feet for Lot 3 rather than the 750 required. The other lots will conform.
- To allow a minimum frontage less than the required 600 feet for Reserve A (335 feet) and Lot 3 (393 feet) along Commons Mall Crossing.
- To allow a maximum building height of 60 feet rather than 40.
- To allow 18 residential units per acre rather than the permitted 10 per acre.

If any modifications are proposed City approval must be granted.

The conditions of approval are:

- Submit a preliminary plat showing all required easements, including water line easements as required for the water line plans drawn by Street Engineering. This water line plan must be incorporated into the overall plans for the development.
- No grading or infrastructure work can take place until all conditions outlined in this report have been met.
- No request for final plat approval can be made until all items/conditions related to preliminary plat and plan approval have been met
- Complete engineering plans for all infrastructure must be submitted, reviewed and approved by the City.
- Additionally, as clearly stated previously, no structures can be constructed until all infrastructure has been put in, inspected and approved and final plat approval has been granted.
- No work can start on the property until the conditions of the preliminary plat and plans are satisfied.
- ~~That the TIF agreement that includes the Senior Living Facility be approved by all parties.~~
- The proposed lift station location must be finalized and engineering plans for the lift station must be submitted with the changes required by our engineers.
- The option prepared for land at the end of Dorothy Place must be finalized. The City must control potential access at the end of Dorothy Place. The end of Wellness Way will need the same agreement.

General conditions

- Copies of plan notes and changes must be submitted monthly to the City
- When construction is complete on this portion of the development plan, a copy of all as-built drawings must be submitted to the City in digitized (flash drive or equivalent) form along with two paper copies
- Shop drawings must be reviewed by St. Clairsville with sign off before any material is ordered for items to be publicly owned
- Before ordering any landscaping and lighting the City must review proposals
- One year warranty for any utilities or infrastructure to be dedicated to the public, ie. Water, sewer, roads, etc.
- Fill along the end of Dorothy Place must be compacted to 95%
- Required meeting between Equity's landscape architect and with Brian Kralovic, City's landscape architect, to discuss plans and make changes
- The Development Standards Text must be updated.
- All aggregate must be ODOT approved spec.
- All compaction must be 95%
- Full time inspector at the expense of the developer is required. The City will select the inspector and will consult with Equity in an effort to minimize costs.
- The City makes every effort to identify as many problems as possible through plan review, however we reserve the right to correct issues through the construction process at the expense of the developer.

Water/Wastewater Conditions

- Do not use tapping saddles for sanitary sewer taps, put in tee or wye as constructed
- The end of water and sewer laterals must be marked with wood 3' above ground level and 3' below. Water must be painted/marked with blue and sanitary with green. A steel pin/rebar must be next to wood marker with 1' under ground level and brought level with the surface.
- Metal tape must be placed 18" below finished grade to mark location of water lines and 12 gauge copper tracing wire must be attached to all water valves and lines to assist in finding and digging up lines in future.
- Clay bulkheads every 100' and pea gravel bedding must be pipe diameter above top of pipe for all water and waste water lines
- All fire hydrants – Waterous, traffic model-self drain with Stortz fitting. NS thread, counter clockwise to open
- All brass must be Ford
- Service tap saddles Ford FC101 or equivalent. AWWA thread
- All water valves for service lines shall be on o/s edge of R/W
- No water valve or curb box can be more than 5' from ground level to top of valve
- All main water lines, bends, tees, etc must be mega-lugged, blocked with solid concrete block back to undisturbed ground
- Bury depth on water/wastewater 36" minimum cover to top of pipe (48" common too)
- Use water, not air test, on water lines. Water lines must be tested to at least 185% of maximum PSI.
- Precast manholes required, no block or brick
- All SAS MH's should be o/s drop.
- Need lift station detail information required by engineer.
- Trench backfill: Must meet City Spec
- In trenches not cut under pavement place 4" pea gravel under pipe and depth of pea gravel above the top of pipe barrel equal to the diameter of pipe. Fill balance of trench with select soil.
- OEPA will have certain requirements for the lift station.

Storm Water/Street Related Conditions

- Any subsurface water flow/spring encountered must be piped into the storm system/underdrain
- 4" underdrains will be required for cut slopes along Dorothy Place (and any other future roads)
- Use directional grates on all CB plus open curb inlets. If grates receive multi-directional flows, do not use directional grates. No brick for catch basins or inlet walls
- Use open ditch inlet structure with pads to collect water from hills into open ditches behind curb or yard drains
- Guardrail must be used where needed.
- Stationing should be on all plan sheets
- Street name signs, traffic regulatory signs and directional signs must meet federal and municipal specs.
- ADA ramps must be shown on all plans where walks access streets, parking, drives, etc. A detail is needed.
- Filter fabric underneath rip rap
- Rock channel along Dorothy Place must be shown on cross sections
- Show in plan where 4" underdrain will be located
- We require standard ODOT concrete entrance/exit pads and wing walls on the STS.
- Stationing should be uniformly added to the plans

Electric Related Conditions

- All electric utilities must be in conduit

In summary, the City has made every effort in its plan review to resolve any issues. However, if issues are found in the field during construction it is the owner/developer/contractors responsibility to correct issues found in the field at their own expense. It is not the City responsibility. **THIS CANNOT BE EMPHASIZED ENOUGH.**

(* This is not a final list of conditions as the plans for this project are constantly changing.)