

Sagamore Hills Township
PLANNED UNIT DEVELOPMENT DISTRICT

This entire section reviewed and approved by Resolution 16-31 Adopted 7-11-16
Effective 8-10-16

Section 14.0 Planned Unit Development District - Defined:

A Planned Unit Development District is a pre-planned community within the Township of Sagamore Hills containing various types of housing and commercial enterprises as are permitted within Chapter 14 of the Zoning Resolution of Sagamore Hills Township constructed substantially according to a pre-determined and approved plan, providing for the clustering of residential housing to preserve open space for scenic beauty and recreation for the use of all residents within the Planned Unit Development District.

As used in Chapter 14, the terms set forth below are defined as indicated:

Area - an area within a Planned Unit Development District is a major subdivision of the District for the use shown on the General Plan and includes that land which is privately owned as a site for one or more privately owned buildings as well as the land within the boundaries of such area devoted to open space.

Apartment Buildings - shall mean and include buildings

- (a) Which are constructed for occupancy by four or more family units;
- (b) In which the dwelling units may be rented or may be sold as condominium units pursuant to the laws of the State of Ohio governing condominiums,
or
- (c) Which are designated as apartment units on the P.U.D. General Plan.

Attached Single Family Dwelling - shall mean and include single family dwelling units, not exceeding eight (8) which are physically attached one to another by common or adjoining walls, which are individually owned or may be rented or sold as condominiums, and which are designated as attached single family units on the P.U.D. General Plan.

Bedroom - shall be any room that meets all of the following requirements:

- (a) Close accessibility off a common hallway to a full bathroom having a bath tub or stall shower,
- (b) Contains at least eighty (80) sq. ft. of floor space,
- (c) Has accessibility off a hallway by a door space, and
- (d) Has one or more windows having a combined area of at least ten percent (10%) of the floor area of the room, and a minimum opening width of twenty (20) inches.

Building - the term building includes any structure but does not include roadways, paved walkways or similar improved surfaces.

Building Front - the side of a building closest to the nearest street or roadway.

Building Site - the parcel or parcels of land within a Planned Unit Development District which are to be privately owned and may be occupied by one or more buildings or structures for the uses permitted within the District. Open space shall not be considered a building site.

Detached Single Family Dwelling - shall mean and include any dwelling unit which is not physically attached to any other dwelling unit.

Detached Single Family Cluster House Condominiums - shall mean and include any single family dwelling unit which is not physically attached to any other dwelling unit which is part of a group of condominiums.

Gross Acreage - the entire land area within the Planned Unit Development District.

Net Acreage - the gross acreage less the land area devoted to Commercial District uses.

Open Space - the land within the Planned Unit Development District which is to be transferred to one or more non-profit corporations for the recreational use of the residents within any area or within the entire Planned Unit Development District.

Recreation - shall include parks, playgrounds, athletic fields, swimming pools, golf courses, tennis courts and other similar uses, including buildings or structures incidental thereto, but none of which uses shall be permitted for the profit of private interests.

14.1 **Purposes**

It is desirable that a zoning district be established which will permit the application of modern planning techniques in the development of residential areas providing a variety of housing types, with suitable commercial and recreational uses being developed within such residential areas.

The clustering of houses and multi-family dwelling units, as defined in this Chapter of the Zoning Resolution, is to insure that large areas of land can be left open for more flexible recreational use by all inhabitants within an area, and to

insure the preservation of large areas of natural scenic beauty. This resolution does not adversely affect the health, safety and welfare of the community and the citizens thereof when such open spaces can be preserved for the use of all the residents within an area or within the entire Planned Unit Development District.

A. Permitted Uses

In a Planned Unit Development District the following uses shall be permitted in the specific area on the General Plan as approved pursuant to Ohio Revised Code Sec. 519.12.

1. Detached single family dwellings.
2. Attached single family dwellings.
3. Detached single family cluster house condominiums.
4. Apartment buildings.
5. Commercial uses permitted are the same as those under Sec. 5.2 (A), Permitted Uses of the Commercial District Zoning.
6. Any recreational use, not for profit or private interests.

B. Conditionally Permitted Uses

The following conditional uses shall be permitted in a Planned Unit Development District pursuant to the General Plan upon approval of the Conditional Use certificate by the Board of Zoning Appeals.

1. Public and parochial schools.
2. Churches.
3. Temporary buildings.
4. Buildings necessary or incidental to recreational use.
5. Professional offices.
6. Quasi-public institution, organization or meeting facilities for non-profit use such as those developed and used by the YMCA-YWCA, Boy Scouts, or various fraternal or community service groups.
 - a. All activities, programs and other events shall be adequately and properly supervised so as to prevent any hazard, disturbance or nuisance to surrounding properties, residents, or to the community.

14.2 General Standards

In determining whether or not to establish a Planned Unit Development District within an area of the Township, and in reviewing any plans for the development of such a district, the Zoning Commission of the Township and the Trustees shall

take into consideration the effect the district and its development will have upon properties in the surrounding vicinity, population density, open spaces, traffic problems and their relation to public safety, the availability and provision for essential services, particularly water and sewage disposal, the need for adequate open space to provide light and air and recreational facilities, population trends, topography, unique scenic features of the particular parcel under consideration, and the health, safety and welfare of the community and the citizens thereof in the Township and surrounding metropolitan areas.

14.3 **General Requirements**

A Planned Unit Development District shall contain at least seven hundred and fifty (750) acres of land. All land within the district shall be contiguous and shall not be divided into parts by any:

- (a) state, county or federal highways, or
- (b) areas of land not included within the District, or
- (c) railroad rights-of-way.

This provision does not apply to the existence of Township roads or private streets, electrical transmission pipes (underground or any other type), all or in part held in fee or by easement, and therefore shall not be considered in determining whether an area is contiguous.

In a Planned Unit Development District, the overall density of dwelling units shall not exceed five (5) dwelling units per net acre of the District. In computing the overall density, residential, recreational, street areas and open space of the District shall be used for the calculation excluding all areas which are intended for commercial activity and other non-open space areas such as utility easements, etc. In area use, not less than ten percent (10%) shall be detached single family units; not less than thirty percent (30%) of the units shall be either attached single family units or detached cluster house condominiums or combination of both; not more than ten percent (10%) of the units shall be apartments. The following schedule shall be used to determine the minimum land area requirements for Residential use, where at least forty percent (40%) of the minimum land area requirement shall be set aside for and preserved as open space with the remainder being the property subplot of the unit(s) to wit:

- (a) Detached Single family dwelling units 21,780 square feet per unit, plus 14,520 sq. ft. for open space requirements.
- (b) Attached Single family dwelling units 15,000 square feet per unit, plus 10,000 sq. ft. for open space requirements.

- (c) Apartment units containing:
 - One Bedroom - 5,000 sq. ft. of land area, plus 3,333 sq. ft. for open space requirements.
 - Two Bedroom - 8,000 sq. ft. of land area, plus 5,333 sq. ft. for open space requirements.
 - Three Bedroom - 12,000 sq. ft. of land area, plus 8,000 sq. ft. for open space requirements.

No more than three (3) bedroom apartments are permitted.

- (d) Detached Single family cluster house units, 15,000 square feet per unit, plus 10,000 sq. ft. for open space requirements. For example, to build a “detached Single family cluster house unit” would require 25,000 square feet of property at least forty percent (40%) of which shall be open space (25,000 x 40% = 10,000 sq. ft.) and the remainder being the subplot (25,000 x 60% = 15,000 sq. ft.) If the entire sixty percent (60%) is not used for the subplot the additional area shall be added to the open space and not used for another purpose.

In computing the overall density, residential, recreational, street areas and open space of the District shall be used for the calculation. Areas which are intended for commercial activity and other non-open space areas such as utility easements, etc. shall be excluded.

In a Planned Unit Development District, at least forty percent (40%) of the land constituting the District shall be preserved as open space on which no buildings or structures, other than buildings or structures for recreational uses, shall be constructed. Parking lots, utility easements, road rights-of-way and non-buildable areas including riparian setbacks and wetlands, are not to be included in open spaces. The General Plan shall include descriptive data as to the methods to be employed to preserve and maintain such space.

14.4 Establishment of a Planned Unit Development District

A. Provisional Approval

General Plan

At the time of the establishment of a Planned Unit Development District a General Plan for the development of the District shall have been filed by the owner or owners of the land with the Trustees of the Township of Sagamore Hills pursuant to the procedure established in Section 519.12 of

the Ohio Revised Code. The General Plan (which may be set forth on one or more maps or in one or more instruments) shall have been signed by all owners of property within the District, shall have been drawn to scale, shall have been prepared by an architect or engineer authorized to practice in the State of Ohio, and shall show the following:

1. The boundaries of the district;
2. The topography of the district;
3. The proposed street system for the district;
4. The area or areas of the district to be used for detached single family dwellings, apartment buildings, and commercial building;
5. The area or areas of the district to be preserved as open space which shall not be less than forty percent (40%) of the net acreage of the district;
6. Descriptive data as to the methods to be employed to preserve and maintain such space;
7. The areas into which such district is to be divided for different uses; for the use proposed for each area; the number of housing units by type and number of bedroom per unit of each class of housing proposed in any given area; the location and size of school sites proposed;
8. The total population density for the district in number of housing units;
9. The acreage of the district;
10. The location of the proposed parking lots within the district;
11. Descriptive data concerning the sewer and water facilities within the District, identifying the entity whether public or private to whom such facilities are to be dedicated or transferred;
12. The location and acreage of the commercial uses proposed within the district.

Upon approval of the General Plan pursuant to Section 519.12 of the Ohio Revised Code, the land shall be rezoned for use as a Planned Unit Development District, subject to the further qualifications, requirements and provisions of Divisions B and C of Section 14.4 of the Sagamore Hills Zoning Resolution set forth below.

B. Use of Land Pending Final Approval

Upon a provisional approval of the rezoning of the land pursuant to the procedure established in Section 519.12 of the Ohio Revised Code, and prior to final approval of any area within the Planned Unit Development District, such land may be used only for single family detached residences as permitted in Residential Districts, pursuant to the Regulation in Chapter 3 and elsewhere in the Zoning Resolution of Sagamore Hills Township.

C. Final Approval of Use in a Planned Unit Development District

Before such uses as were authorized by the provisional approval of a Planned Unit Development District may be made, the owner must file a Final Development Plan for any specific area within the District with the Zoning Commission together with a letter of application for such approval. Such Final Development Plan must show the following:

1. The area to be developed and the area to be devoted to open space for the use of all residents of the area with the accurate acreage, courses, and distances, as determined by a licensed engineer or surveyor who shall sign such plan and certify to accuracy thereof.
2. The location of all buildings, descriptive data as to the type of buildings, the number of dwelling units in each separate type, bedrooms per unit of apartment (multi-family dwelling) buildings, the number and type of all retail establishments and the number and type of all retail establishments.
3. A title guarantee, prepared by a reputable title company, showing the legal description of the land which has been set aside for open space, and showing appropriate restrictions limiting the use of such land to recreation and open space in perpetuity; and granting owners and residents of the area to be developed a right and easement of use in such open space.
4. A detailed plan setting forth the manner, means and proposed time of transfer of the land reserved for open space to a non-profit entity and

the rights of use of such open space by all residents of the area.

14.5 **Conditions for Approval of Final Development Plan**

A. Conditions

1. No applicable, general or specific requirement is violated by the Final Development Plan.
2. The Final Development Plan accurately sets forth the area to be developed and the area to be set forth as well as the acreage of the area to be set aside as open space for the use of all residents of the area.
3. The Final Development plan is substantially in accordance with the Zoning Commission and Board of Township Trustees and approved provisionally pursuant to the procedure established in Section 519.12 of the Ohio Revised Code.
4. The density of dwelling units in any area does not exceed that shown on the General Plan, and the overall density of the District has not been exceeded with respect to the total figure shown on the General Plan.

B. Approval

No building or other structure shall be constructed within a Planned Unit Development District until the zoning inspector has issued a certificate approving such plan upon finding that

1. The Final Development Plan is substantially in accordance with the General Plan and there has been no change in such plan so as to violate the General Standards and General Requirements of this Chapter.
2. The Final Development plan meets all specific requirements set forth in Section 14.6 of the Zoning Resolution and all conditions for approval have been met.

C. Actual development within a Planned Unit Development District may be done in geographical segments. Each segment shall be referred to as an area. Final Development Plans for the entire District need not be filed before construction is commenced in any area, but such a plan shall be filed and

approved for an entire area shown on the General Plan before any construction in any area and before any property is offered for sale. Before any property is offered for sale the following conditions shall be met:

1. The developer should coordinate with the Summit County Planning Commission for Planning Commission review of the PUD to be sure that the proposed development is in compliance with the County Subdivision Regulations.
2. All roads within that area or necessary to connect the area to an existing public street or highway and all storm sewers shall have been constructed, or adequate bond assuring the construction of such roads and storm sewers shall have been filed with the County of Summit.
3. All sanitary sewers, and any related sewage disposal plant or plants (approved by Summit County) shall have been constructed, or adequate bond assuring the construction of such sewers and disposal plant or plants shall have been filed with the County of Summit.
4. Underground electric and water lines shall have been constructed or adequate bond assuring the construction of such facilities shall have been filed with the County of Summit, or appropriate agency.
5. The District Community Center Recreation Building and a swimming pool shall have been constructed or adequate bond assuring the construction of such facilities shall have been filed with the fiscal officer of Sagamore Hills Township.

The Township Zoning Inspector shall issue a Zoning Certificate for each building or structure upon payment of the appropriate fee under the fee schedule of this Resolution and the filing of an application for the certificate showing that the building or structure to be constructed is in accordance with the requirements of the Final Development Plan approved by the Zoning Commission.

14.6 Specific Requirements within a Planned Unit Development District

A. Utilities

Utilities shall be provided as specified in Chapter 13.

Underground Electric Wiring System plans and specifications must be approved by the utilities serving this area.

B. Open Space

At least forty percent (40%) of the net acreage of the land within any residential area of a Planned Unit Development District shall be preserved as open space for use by the residents of the particular area or residents of the entire District for the following collective uses:

1. Recreation
2. Privacy between buildings
3. Buffer strips
4. Preservation of scenic beauty

All open space land shown on a Final Development Plan must contain legally enforceable reservations and restrictions which shall insure the preservation of such land for recreational and similar use in perpetuity and absolutely prohibit private development of such open space land except for the above collective uses of the owners and residents. Commercial recreation uses in the open space land are prohibited.

The Final Development Plan shall include a detailed plan, established by the owner or developer, for the conveyance of all open space land to one or more non-profit corporations, formed for the purpose of maintaining such open spaces for the use of membership thereof. Membership in such non-profit corporations shall be open to all owners of property and residents within an area of the Planned Unit Development District or within the District.

The owner or developer shall have no greater ownership or control in such open space than the property owners or residents within the District after the title to such land is transferred as provided below.

Legal title to the open spaces in any particular area shall be transferred to such non-profit corporations when at least fifty-one percent (51%) of the number of dwelling units in any particular area have been occupied.

The owner or developer of a Planned Unit Development District must maintain such open spaces and pay all taxes thereon until such time as legal title to the same has been transferred to a non-profit corporation.

C. Yard and Related Requirements

In a Planned Unit Development District, the following yard and related requirements shall be observed, to wit:

1. **Lot Area**

See 14.3 of this section

2. **Setback Building Line**

- a. Detached single family cluster house condominiums, attached single family dwelling units, and apartment units:

No building shall be constructed closer than thirty (30) feet to the right-of-way of a dedicated road or a road planned for dedication.

- b. Detached single family dwelling units. No building shall be constructed closer than fifty (50) feet to the right-of-way of a dedicated road or a road planned for dedication.

- c. Commercial buildings:

No building shall be constructed closer than one hundred (100) feet from the right-of-way of a dedicated road or a road proposed for dedication.

3. **Front Lot Line**

The minimum width requirements for detached single family dwelling units shall be seventy (70) feet, except lots having frontage on a cul-de-sac which shall be at least thirty-five (35) feet.

4. **Rear Lot Line**

Within a PUD no building or structure shall be erected any closer than thirty (30) feet to the rear lot line.

5. **Side Yard**

No building or structure may be placed or erected nearer than ten (10) feet to the side lot line. In apartments, no building may be constructed closer to another building than thirty (30) feet. In detached single family cluster house condominiums, no building may be constructed closer than twenty (20) feet to another building.

6. **PUD Boundary Setback**

No building or structure shall be erected or placed nearer than one hundred (100) feet to any PUD boundary line.

7. **Height of Buildings**

No building or structure shall be higher than thirty-five (35) ft. as determined by the distance from the average finished grade of the building to the highest point of the building.

8. **Size of Dwelling Units**

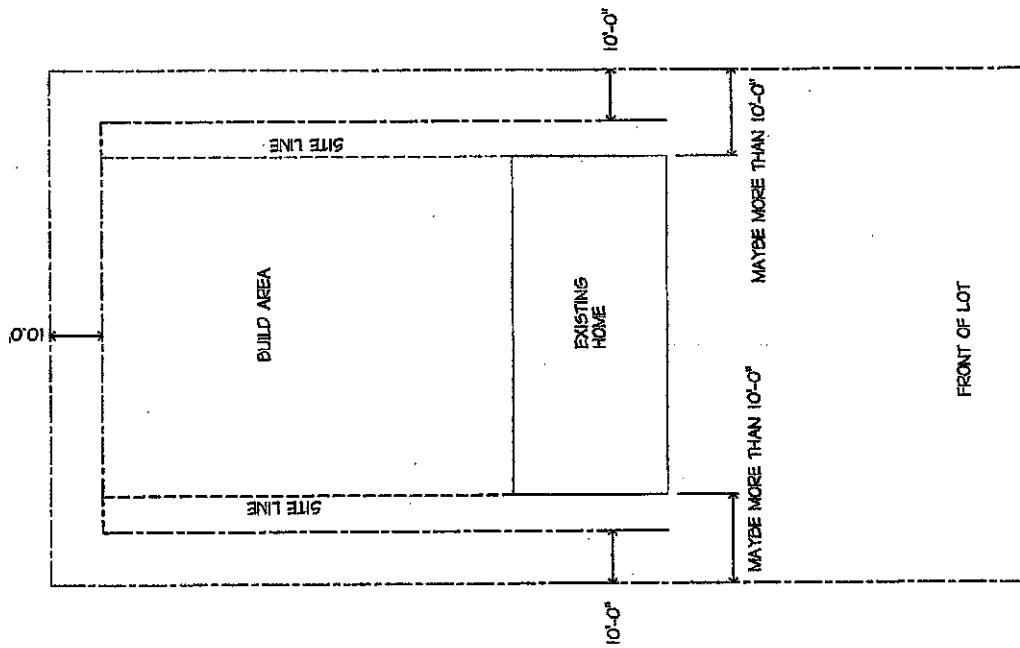
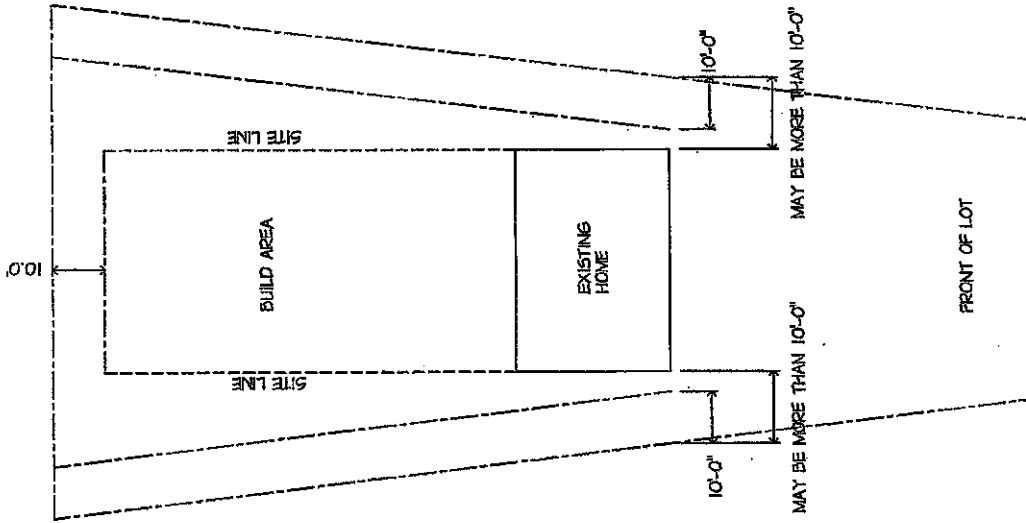
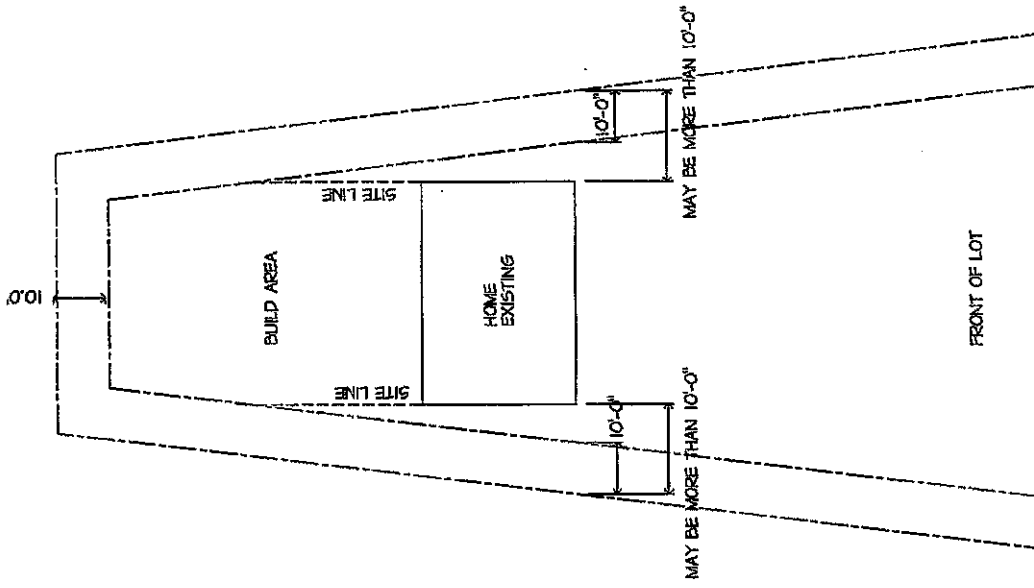
- a. One floor **single family homes** shall have a minimum of one thousand one hundred (1,100) square feet of living area. Multiple floor single family homes shall have a minimum of seven hundred fifty (750) square feet of first floor living area (exclusive of basements and garages) and shall have a total living area of not less than one thousand five hundred (1,500) square feet.
- b. One floor **detached single family condominiums** shall have a minimum of one thousand one hundred (1,100) square feet of living area. Multiple floor detached condominium dwelling units shall have a minimum of seven hundred fifty (750) square feet of first floor living area (exclusive of basements and garages) and shall have a total living area of one thousand five hundred (1,500) square feet.
- c. One floor **attached single family dwelling units** shall have a minimum of nine hundred (900) square feet of living area. Multiple floor attached dwelling units shall have a minimum of five hundred (500) square feet of first floor living area (exclusive of basements, breezeways, garages and similar accessory structures) and shall have a total minimum living area of one thousand one hundred (1,100) square feet.
- d. **Apartment units** shall not have less than six hundred (600) square feet for an efficiency one bedroom apartment, seven hundred (700) square feet for a two bedroom apartment and nine hundred (900) square feet for a three bedroom apartment. No more than three bedroom apartments are permitted.

9. Accessory Structures Excluding Sheds.

- a. **A free-standing single family home, or a condominium or cluster home with an exclusive use area or limited common use area that the owner controls, shall be permitted to have one (1) accessory structure not to exceed twelve (12) feet in height and not to exceed one-hundred seventy-five (175) square feet in area.**
- b. **The accessory structure shall be in the rear lot, be constructed completely upon, and attached to, a patio or deck, be a minimum of (10) feet from the rear lot line, a minimum of ten (10) feet from the side lot line, and confined completely within the sight lines of the rear lot as defined by the front and rear corners of the widest section of the residence (see attached drawing).**
- c. **No more than forty (40) percent of any single wall (base to start of the roof) of any structure shall be a solid surface. This could be a fence, solid wall or partially open screening. Screening for insects shall be allowed over any wall but shall be translucent (no canvas or other solid covering).**
- d. **An accessory structure shall be constructed at the average grade at its location. However, an accessory structure shall be permitted to be constructed upon a deck or patio connected to the primary residential structure if the floor of such deck or patio does not exceed the level of the first floor of the primary residential structure.**
- e. **No walls shall be enclosed within the structure except that in a gazebo or pergola a single bench of no more than two (2) feet in height from the base shall be allowed to be fully enclosed if it is completely under the roof of the gazebo or pergola.**
- f. **Pervious or impervious roofs are permitted.**

10. Multi-Family Dwelling Units

Eight (8) or fewer dwelling units may be attached one to another by common or adjoining walls and shall be regarded as constituting a



single building (but not as a single dwelling unit).

D. Bedroom Limitations

The ratio of bedrooms per unit in any apartment building area shall not exceed two (2) bedrooms per dwelling unit. For the purposes of this section, a den, library, family room, studio, or any similar room shall not be considered a bedroom unless it meets all of the requirements of a bedroom as defined under Section 14.0 hereof.

E. Garages

Garage spaces shall be provided for each dwelling unit in accordance with the following schedule:

1. Detached single family dwellings;
two (2) spaces, with maximum of seven hundred fifty (750) square feet.
2. Attached single family dwellings;
two (2) spaces, with maximum of seven hundred fifty (750) square feet.
3. Detached single family cluster house condominiums;
two (2) spaces with a maximum of seven hundred fifty (750) square feet.
4. Apartments - Garage space required shall be allocated as follows:
One (1) bedroom - one garage space
Two (2) and three (3) bedrooms - two (2) spaces
Maximum of seven hundred fifty (750) square feet for each two (2) spaces.

F. Off Street Parking Requirements

All automobile parking lots shall be screened from adjoining streets by the planting of shrubbery or the construction of a decorative fence.

Parking lots between the road and the buildings shall be permitted in the most convenient location. No parking lot shall be closer than five (5) feet from the right-of-way line of a dedicated street.

In addition to the garage spaces required for each dwelling unit under

Section 14.6 Paragraph E, the following off-street parking spaces (not including garage apron which shall equal two (2) parking spaces) shall be provided for all persons or uses within the Planned Unit Development District in accordance with the following schedule:

1. Detached single family dwellings:
zero (0) spaces.
2. Attached single family dwellings:
one (1) space per dwelling unit.
3. Apartment buildings:
one (1) space per dwelling unit in the building.
4. Commercial buildings:
must meet the requirements of Sec. 5.9 and 5.10 of Commercial Zoning.
5. Community facilities:
one (1) space per one hundred (100) square feet of gross building space.
6. Detached single family cluster house condominiums:
one (1) space per dwelling unit.
7. A developer may seek to defer the construction of a maximum of one half (½) parking space per unit required under this section, for attached single family dwellings (2.) (Section 14.6-F) and detached single family cluster house condominiums (6.) (Section 14.6-F), plus apartment buildings (3.) (Section 14.6-F.). If a developer elects to defer the construction of such parking space(s), the developer shall be required to:
 - a. Request such deferment in writing affirmatively certifying compliance with the provisions of this Section and the reason(s) for such request.
 - b. Provide all required parking space on the final development plan for the area, clearly indicating the “deferred parking space” at the time of approval of the final development plan for the area.
 - c. Specifically provide the shareholders and/or owners within

such area with the ability, by simple majority vote, to require the developer to construct such additional parking spaces within one (1) year after the occupancy of the last unit within that area if such parking spaces are necessary as determined by such owners, shareholders.

G. Streets

1. **All Dedicated Streets** shall be paved, curbed and constructed entirely of concrete. All dedicated streets shall be a minimum of twenty seven (27) feet in pavement width and shall meet all of the requirements and full approval of Summit County and the Sagamore Hills Township Engineer.
2. **All Private Streets** shall be undedicated. All private streets shall be paved, curbed and constructed entirely of concrete or asphalt. All private streets shall be a minimum of twenty two (22) feet in pavement width and shall meet all the requirements of and full approval of the Sagamore Hills Township Engineer and fire department serving Sagamore Hills Township. Any single lane section of a private street shall be a minimum of sixteen (16) feet in pavement width and meet all other requirements of this paragraph.
3. **All Dead End Streets** shall have a cul-de-sac with a minimum radius of forty two point five (42.5) feet and included in such area shall be a landscaped center island with a minimum radius of fifteen (15) feet, and which shall also be approved by the Summit County Engineer and any engineer that may be retained by the Township.

14.7 Amendments to the General Plan

In the development of a Planned Unit Development District, it is recognized that flexibility is desirable, and that from time to time amendments to the General Plan may be appropriate. Accordingly, if at any time an owner or owners of property within a Planned Unit Development District shall determine that an amendment to the General Plan is appropriate, such owner may file an application for an amendment with the Zoning Commission and the Trustees.

Such application shall include a description of the amendment requested, a statement of the reasons for such amendment, and a Final Development Plan of the area in which the amendment is requested.

If the amendment is approved by the Zoning Commission, the Final Development

Plan submitted with the application shall be the Final Development Plan and the Zoning Commission shall be authorized to issue its approval of the Final Development Plan as amended if all other conditions and requirements have been met for buildings and structures to be constructed in accordance with such Final Development Plan as amended. Once the Zoning Commission has issued its approval of the amended final development plan, the final plat must be resubmitted to the Summit County Planning Commission in order to amend the final development plan.

14.8 Additions to a Planned Unit Development District

Any area of land adjoining a Planned Unit Development District may be added to a Planned Unit Development District by amendment of the "Zoning Districts Map of Sagamore Hills Township, Ohio" and the rezoning of such land pursuant to the provisions of Section 519.12 of the Ohio Revised Code, as from time to time amended or supplemented and pursuant to provisions set forth in Section 14.4 of this Chapter 14 of the Zoning Resolution. All of the requirements of this section of the Zoning Resolution, shall be applicable for the inclusion of such additional land within the Planned Unit Development District.

14.9 Subdivision of Land within a Planned Unit Development District

A copy of the General Plan and each Final Development Plan shall be filed with the Board of Township Trustees, forwarded by the Township to the Summit County Planning Commission for their review prior to the approval of any subdivision of land within a Planned Unit Development District.

No land within a Planned Unit Development District shall be subdivided so as to conflict with the Final Development Plan of any area within a Planned Unit Development District or so as to conflict with any applicable provisions of the Sagamore Hills Township Zoning Resolution including specifically Chapter 17, thereof. Once the Zoning Commission has issued its approval of the amended final development plan, the final plat must be resubmitted to the Summit County Planning Commission in order to amend the final development plan.

14.10 Building Plans of Future Construction

All building plans of future construction shall be submitted to the Zoning Commission for review and approval. The General Plan shall be submitted for review to the Summit County Soil and Water Conservation District for their recommendations before the plan is submitted for final approval to the Zoning Commission.

14.11 Private Restrictive Covenants

There may be private restrictive covenants in Planned Unit Developments which should be reviewed with the appropriate Architectural Review Board of said developments.