

**ORD # 0920-2014 (Z13-055) DEVELOPMENT TEXT CONTINUED**

**III. Subarea B (CPD) - +/- 1.3 acres:**

**A. Permitted Uses:**

i. The permitted uses shall be those contained in Section 3356.03 (C-4) of the Columbus City Code, except as specifically prohibited in Section A(ii), below.

ii. Prohibited Uses: blood and organ bank; carry-out; crematory; funeral home and service; warehouse clubs; super center; automotive accessories, parts and tire stores; automobile and light truck dealers; automotive sales, leasing and rental; building material and supplies dealers; check cashing and loans; community food pantry; discount department store; home centers; missions/temporary shelters; motorcycle, boat, and other motor vehicle dealers; motor vehicle accessories and parts dealers; outdoor power equipment stores; pawn brokers; recreational vehicle dealers; supermarkets; truck, utility trailer, and RV (recreational vehicle) sales, rental and leasing; vending machine operators; automotive maintenance and repair; bowling centers; drive-in motion picture theaters; farm equipment and supply stores; garden, landscaping and nursery centers and sales; hotels and motels; hospitals; lawn and garden equipment and supplies stores; limousine and taxi service; animal shelter, amusement arcade, halfway house; tobacconist; telephone call centers; monopole telecommunication antennas; coin operated laundries; rooftop telecommunications.

**B. Development Standards:** Unless otherwise indicated in the text or as illustrated on the attached plans, the applicable development standards of Chapter 3356 of the Columbus City Code shall apply.

**1. Density, Height, Lot and/or Setback Requirements:**

i. Subarea B shall include two free standing buildings. Each building shall include ground floor commercial and may contain up to 19 dwelling units, including up to 3 ground floor dwelling units in each building, for a total of up to 38 dwelling units. Ground floor residential units shall not front on New Albany Road West. Companion Council Variance CV13-039 has been submitted to allow ground floor dwelling units.

ii. There shall be minimum building and parking setbacks of zero (0) feet from New Albany Road West right-of-way.

iii. There shall be a maximum building height of 45 feet.

**2. Access, Loading, Parking and/or other Traffic Related Commitments:**

i. Subarea B shall provide a minimum of 40 parking spaces. The Preliminary Development Plan illustrates a variance reducing the minimum parking requirement to 40 parking spaces. As a mitigating factor for the parking variance, the residential units of Subarea B shall share the excess parking spaces of Subarea A. Also as a mitigating factor for the parking variance, a significant proportion of the consumers will be pedestrians that live within the development or neighboring residential developments.

ii. New Albany Road West shall provide one access point to Subarea B. However, any and all traffic-related commitments, including access, shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

iii. All streets within the development shall be private and will be maintained by the Owner.

- iv. Subject to the approval, design and specifications of the City of Columbus, Department of Public Service the site may contain a traffic calming "oblong-about".
- v. The maximum block length shall be 500 feet.
- vi. New Albany Road West may be two-way with diagonal on-street parking on both sides of the street, subject to review and approval of the City of Columbus, Department of Public Service.
- vii. Bicycle parking shall be provided at the front and/or rear of all buildings.
- viii. All streets will have sidewalks on both sides at a minimum of 5' wide. Sidewalks along New Albany Road West will be at the widths indicated on the submitted site plan. However, any sidewalk commitments shall be designated and located to the specifications of the City of Columbus, Department of Public Service.
- ix. Improvements to New Albany Road West north of Central College Road shall be made by the developer, as approved by the City of Columbus, Department of Public Service.
- x. Restriping modifications to the north, south, east and west legs of the intersection of Central College Road and New Albany Road West shall be performed by the developer, as approved by the City of Columbus, Department of Public Service.

**3. Buffering, Landscaping, Open Space and/or Screening Commitments:**

- i. Street trees shall be on both sides of new public and private streets. The street trees shall be deciduous, shall be 2.5-inch caliper minimum at the time of planting, and planted 30 feet on center.

**4. Building Design and/or Interior-Exterior Treatment Commitments:**

- i. Building materials shall be natural in appearance by employing the following building materials: brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed with similar building materials and lighting.
- ii. The buildings shall have sloped or pitched roofs. Flat roofs shall only be allowed with decorative cornices.
- iii. Storefronts shall relate directly and clearly to the street. There shall be a predominant use of see-through glass for storefronts.
- iv. Any side of a building which faces a public street, right-of-way, or green, shall be of compatible material in style as the other sides of the building.
- v. Front elevations of all buildings shall be of the same primary material from foundation to roof line.
- vi. No mechanical equipment shall be visible from Central College Road.

**5. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:**

- i. No dumpster enclosures shall be visible from Central College Road.

- ii. The light fixtures shall be fully shielded cut-off style.
- iii. Outdoor light pole fixtures shall not exceed 18 feet in height.
- iv. All wiring, including power and communication utility lines, shall be underground unless otherwise required to be above ground by a public utility.
- v. All external outdoor lighting fixtures shall be of similar type.
- vi. Ground mounted lighting shall be landscaped at its base and shielded to reduce glare. Incandescent lighting shall be used with this type of fixture.

**6. Graphics and Signage Commitments:**

- i. All graphics and signage shall conform to Article 15 and Chapter 3377 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.
- ii. All signage shall be externally illuminated

**7. Requested Variances:**

- i. Applicant has filed Council Variance CV13-039 to allow ground floor dwelling units.
- ii. The Preliminary Development Plan illustrates a variance reducing the parking requirement to 40 parking spaces, a variance from Section 3312.49.
- iii. The Preliminary Development Plan illustrates a variance reducing the minimum parking and building setbacks to zero (0) feet from New Albany Road West, a variance from Sections 3312.27 and 3356.11.
- iv. The Preliminary Development Plan illustrates a variance permitting parking lot maneuverability over property lines, a variance from Section 3312.25.
- ix. The Preliminary Development Plan illustrates a variance permitting reduced parking space dimensions and allowing parking spaces to be divided by property lines, a variance from Section 3312.29 to allow parallel parking spaces to be 8 ft. by 22 ft.

**IV. Subarea C (CPD) - +/- 4.0 acres:**

**A. Permitted Uses:**

- i. The permitted uses shall be those contained in Section 3356.03 (C-4) of the Columbus City Code, except as specifically prohibited in Section A(ii), below. There shall be a maximum of 5,469 square feet permitted for restaurant use.
- ii. Prohibited Uses: blood and organ bank; carry-out; crematory; funeral home and service; warehouse clubs; super center; automotive accessories, parts and tire stores; automobile and light truck dealers; automotive sales, leasing and rental; building material and supplies dealers; check cashing and loans; community food pantry; discount department store; home centers; missions/temporary shelters; motorcycle, boat, and other motor vehicle dealers; motor vehicle accessories and parts dealers; outdoor

power equipment stores; pawn brokers; recreational vehicle dealers; supermarkets; truck, utility trailer, and RV (recreational vehicle) sales, rental and leasing; vending machine operators; automotive maintenance and repair; bowling centers; drive-in motion picture theaters; farm equipment and supply stores; garden, landscaping and nursery centers and sales; hotels and motels; hospitals; lawn and garden equipment and supplies stores; limousine and taxi service; animal shelter, amusement arcade, halfway house; tobacconist; telephone call centers; monopole telecommunication antennas; coin operated laundries; rooftop telecommunications.

**B. Development Standards:** Unless otherwise indicated in the text or as illustrated on the attached plans, the applicable development standards of Chapter 3356 of the Columbus City Code shall apply.

**1. Density, Height, Lot and/or Setback Requirements:**

- i. Subarea C shall include two free standing buildings, Building A and Building B. Building A and Building B shall include commercial uses. Building A shall serve as an Amenities Building, full service restaurant, and may also contain up to 16 dwelling units, including one (1) ground floor dwelling unit. Ground floor residential units shall not front on New Albany Road West. Companion Council Variance CV13-039 has been submitted to allow ground floor dwelling units.
- ii. There shall be minimum building and parking setbacks of zero (0) feet from New Albany Road West right-of-way.
- iii. There shall be a maximum building height of 45 feet.

**2. Access, Loading, Parking and/or other Traffic Related Commitments:**

- i. Subarea C shall provide a minimum of 78 parking spaces. The Preliminary Development Plan illustrates a variance reducing the minimum parking requirement to 78 parking spaces. As a mitigating factor for the parking variance, New Albany Road West shall provide on-street parking spaces in close proximity to Subarea C. Also as a mitigating factor for the parking variance, a significant proportion of the consumers will be pedestrians that live within the development or neighboring residential developments.
- ii. New Albany Road West shall provide one access point to Subarea B. However, any and all traffic-related commitments, including access, shall be designated and located to the specifications of the City of Columbus, Department of Public Service.
- iii. All streets within the development shall be private and will be maintained by the Owner.
- iv. Subject to the approval, design and specifications of the City of Columbus, Department of Public Service the site may contain a traffic calming "oblong-about".
- v. The maximum block length shall be 500 feet.
- vi. New Albany Road West may be two-way with diagonal on-street parking on both sides of the street, subject to review and approval of the City of Columbus, Department of Public Service.
- vii. Bicycle parking shall be provided at the front and/or rear of all buildings.
- viii. All streets will have sidewalks on both sides at a minimum of 5' wide. Sidewalks along New Albany Road West will be at the widths indicated on the submitted site plan. However, any sidewalk

commitments shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

ix. Improvements to New Albany Road West north of Central College Road shall be made by the developer, as approved by the City of Columbus, Department of Public Service.

x. Restriping modifications to the north, south, east and west legs of the intersection of Central College Road and New Albany Road West shall be performed by the developer, as approved by the City of Columbus, Department of Public Service.

**3. Buffering, Landscaping, Open Space and/or Screening Commitments:**

i. Street trees shall be on both sides of new public and private streets. The street trees shall be deciduous, shall be 2.5-inch caliper minimum at the time of planting, and planted 30 feet on center.

**4. Building Design and/or Interior-Exterior Treatment Commitments:**

i. Building materials shall be natural in appearance by employing the following building materials: brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed with similar building materials and lighting.

ii. The buildings shall have sloped or pitched roofs. Flat roofs shall only be allowed with decorative cornices.

iii. Store fronts shall relate directly and clearly to the street. There shall be a predominant use of see-through glass for storefronts.

iv. Any side of a building which faces a public street, right-of-way, or green, shall be of compatible material in style as the other sides of the building.

v. Front elevations of all buildings shall be of the same primary material from foundation to roof line.

vi. No mechanical equipment shall be visible from Central College Road.

**5. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:**

i. Where used for security purposes or to illuminate walkways, roadways, and parking lots, only fully shielded cut-off style outdoor light fixtures shall be used.

ii. The light fixtures shall be fully shielded cut-off style.

iii. All wiring, including power and communication utility lines, shall be underground unless otherwise required to be above ground by a public utility.

iv. All external outdoor lighting fixtures shall be of similar type.

v. Ground mounted lighting shall be landscaped at its base and shielded to reduce glare. Incandescent lighting shall be used with this type of fixture.

**6. Graphics and Signage Commitments:**

- i. All graphics and signage shall conform to Article 15 and Chapter 3377 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.
- ii. All signage shall be externally illuminated

**7. Requested Variances:**

- i. Applicant has filed Council Variance CV13-039 to allow ground floor dwelling units.
- ii. The Preliminary Development Plan illustrates a variance reducing the minimum parking to 78 parking spaces a variance from Section 3312.49.
- iii. The Preliminary Development Plan illustrates a variance reducing the minimum parking and building setbacks to zero (0) feet from New Albany Road West, a variance from Sections 3312.27 and 3356.11.
- iv. The Preliminary Development Plan illustrates a variance permitting parking lot maneuverability over property lines, a variance from Section 3312.25.
- ix. The Preliminary Development Plan illustrates a variance permitting reduced parking space dimensions and allowing parking spaces to be divided by property lines, a variance from Section 3312.29 to allow parallel parking spaces to be 8 ft. by 22 ft.

**V. Subarea D (PUD-8) - +/- 13.1 acres:**

**PUD Site Data:**

**Site Area: ± 13.1 ac.**

**Number of proposed units: 82**

**Net Density: ± 6.3 du. ac.**

**Required Open Space: 82 x 750 sq. ft./du. = 61, 500 sq. ft. (1.41 ac.)**

**Provided Open Space: ± 4.2 ac.**

**1. Permitted Uses:** The permitted uses shall be those contained in Section 3332.039 (R-4) and Section 3333.02 (AR-12) of the Columbus City Code.

**B. Development Standards:** Unless otherwise specified below, the Site shall be developed in accordance with the applicable development standards of Chapter 3333 of the Columbus City Code.

**1. Density, Height, Lot and/or Setback Requirements:**

- i. There shall be a maximum of 82 dwelling units
- ii. There shall be a minimum setback of 80 feet from the Central College Road right-of-way and the New Albany Road West right-of way. The setback may include a wet storm water retention area within the setback. If included, the retention area shall implement modern retention strategies while integrating the rural character of the corridor. All landscaping and buffers shall integrate with the naturalized character of the corridor. The retention area may be irregular in shape. The retention ponds shall not have fountain features, but unobtrusive aeration systems shall be utilized to maintain appearance. Though the Department of Public Service may require a sidewalk within the public right-of-way, the setback may include additional passive recreational amenities, including a sidewalk/leisure path. The setback shall include 4-rail horse fencing so as to enclose the retention area in a Paddock area.

iii. There shall be a minimum setback of 25 feet on the east boundary and a minimum setback of 25 feet on the north boundary.

iv. There shall be a maximum building height of 45 feet.

vi. There shall be a minimum lot size of 16 feet wide by 85 feet deep. There shall be a minimum interior side yard of zero (0) feet and a minimum exterior side yard of eight (8) feet. A garage shall be set at a minimum of zero (0) feet from the alley and a minimum of 20 feet from the residence.

**2. Access, Loading, Parking and/or other Traffic Related Commitments:**

i. Subarea D shall provide a minimum of two (2) garage parking spaces per unit and a minimum of 74 private street parking spaces.

ii. Central College Road shall provide two access points to Subarea D. New Albany Road West shall provide one access point to Subarea D. However, any and all traffic-related commitments, including access, shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

iii. All streets within the development shall be private and will be maintained by the Owner.

iv. If required by the Department of Public Service or the Department of Public Safety, parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. They shall include that parking be limited to one side of the street where street widths are less than 26 feet. No parking shall be permitted on either side of any street within 61 feet of the midpoint of street intersections, and that there will be no parking on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted.

v. The owner and/or developer must establish and maintain an agreement(s) with a private towing company(s) which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner and/or developer determines, so long as at least one such agreement shall always, at all times, be in force for the purpose of enforcement/removal/towing as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract.

vi. The owners and/or developers shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets and alley/lanes.

vii. Intersection details, concurring turning radii, parking restrictions, and intersection configurations shall conform to the Fire Vehicle Access Plan.

viii. The street grid as illustrated on the Site Plan may change subject to approval from the Department of Public Service.

ix. All streets will have sidewalks on both sides at a minimum of 5' wide. Along Central College Road, sidewalks will be located within 20' of the front building facades. Adjacent to the Central College Road right-of-way, there will be either a sidewalk at a minimum of 5' wide or a multi-purpose trail at a

minimum of 10' wide. However, any sidewalk commitments shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

x. At the west access point to Central College Road serving Subarea D, the developer shall extend the existing median east of this location to the west to restrict this access point to right-in and right-out turning movements only.

xi. At the east access point to Central College Road serving Subarea D, the developer shall modify the striping and existing median west of this access point to accommodate an eastbound left turn lane at this access point, as approved by the city of Columbus, Department of Public Service.

xii. Parallel parking spaces shall be 8 ft. by 22 ft. on all private streets.

### **3. Buffering, Landscaping, Open Space and/or Screening Commitments:**

i. Street trees shall be provided on both sides of new private streets. Street trees shall be spaced at a maximum distance of thirty feet on center. In certain situations, due to site constraints, building design, etc., trees may be grouped with a quantity equivalent to 1 tree per thirty feet. Street trees shall be deciduous and shall be 2.5-inch caliper minimum at the time of planting.

ii. The trees shall be planted at four trees per 100 lineal feet. The trees shall be a mix of deciduous, evergreen, and ornamental trees. The minimum size of all plant material at installation shall be two-inch caliper for deciduous shade trees, six feet high for evergreen trees, and two-inch caliper for ornamental trees/shrubs. All landscaping and buffers within the setback shall integrate with the naturalized character of the corridor.

iii. All wiring shall be underground unless otherwise required to be above ground by a public utility.

iv. Streetlights shall be pedestrian-scale and decorative-style fixtures.

### **4. Building Design and/or Interior-Exterior Treatment Commitments:**

i. Building materials shall be natural in appearance by employing the following building materials: brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass. Vinyl and other manufactured materials are permitted as long as they are natural in appearance. Vinyl must be at least a 6 ½ inch beaded single plank with wood texture and a minimum thickness of .044 inches. The colors of the siding must be similar to the masonry materials used elsewhere on a building. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed with similar building materials and lighting.

ii. All windows shall be simulated divided light with mullions on a double glass pane.

iii. The buildings shall have sloped or pitched roofs. Flat roofs shall only be allowed with decorative cornices.

### **5. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:**

i. Subject to the approval of a Dumpster Waiver by the Department of Public Service Refuse Collection Division, refuse collection shall be provided by a private hauler and transported to an off-site compactor.



- ii. Where used for security purposes or to illuminate walkways, roadways, and parking lots, only fully shielded cut-off style outdoor light fixtures shall be used.
- iii. Outdoor light pole fixtures shall not exceed 18 feet in height.
- iv. All external outdoor lighting fixtures within a development shall be of similar type.
- v. Ground mounted lighting shall be landscaped at its base and shielded to reduce glare. Incandescent lighting shall be used with this type of fixture.

**6. Graphics and Signage Commitments:**

- i. All graphics and signage shall conform to Article 15 and Chapter 3376 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.

**7. Requested Variances:**

- i. A variance is requested to PUD maximum height of thirty-five feet to allow buildings to be 45 feet in height.
- ii. The Preliminary Development Plan illustrates a variance permitting parking lot maneuverability over property lines, a variance from Section 3312.25.
- iii. The Preliminary Development Plan illustrates a variance permitting reduced parking space dimensions and allowing parking spaces to be divided by property lines, a variance from Section 3312.29 to allow parallel parking spaces to be 8 ft. by 22 ft.

**VI. Miscellaneous Commitments Applicable to All Subareas:**

- i. Applicant shall comply with the City's Parkland Dedication Ordinance.
- ii. Applicant shall comply with the City's Pay as We Grow plan.
- iii. Applicant shall commit to the architectural design provided in the building elevation plans titled "Elevations Sheets A1.0 & A1.1," dated April 3, 2014. However, the building elevation plans may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
- iv. The subject Site shall be developed in accordance with the submitted plans titled, "Preliminary Development Plan," "Preliminary Landscaping Plan," "Illustrative Street Sections," "Central College and New Albany Road Open Space," dated April 3, 2014. The Plans may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment. However, the street grid, number of units, and minimum number of parking may change subject to the type of development on the Site.