

**PLANNED UNIT DEVELOPMENT  
TEXT**

**PROPOSED DISTRICT: PUD-6**

**PROPERTY ADDRESS: 4001 Brice Rd.**

**DATE OF TEXT: 11.3.23**

**APPLICATION NUMBER: Z21-100A**

**MAXIMUM TOTAL PERMITTED UNITS: 916 on 249.212+/- gross acres**

**DEVELOPER: D.R. Horton – Indiana, LLC**

**INTRODUCTION:**

This application is to establish a Planned Unit Development PUD-6 District that permits detached residential uses, generally under R-4, Residential District standards, and multi-unit residential development under ARLD, Apartment Residential District standards on a 249.212 +/- acre site both east and west of Brice Rd., and south of Shannon Rd., in the Greater South East area of the city of Columbus. The PUD Plan, including this Development Text and Notes, are put forth under Chapter 3345 of the Columbus Zoning Code (“the Code”) to provide for a unified residential development of the site with a variety of single and multi-dwelling residential structures and arrangements, substantial open spaces, and attention to the provision of amenities on the site.

The PUD Plan, Text and Notes are intended to incorporate the “flexibility” of land and site design and a variety of housing types in a unified development of the overall site, while offering to future residents many of the benefits and amenities available under traditional zoning districts, as envisioned by Section 3345.01 of the Code.

The overall site is divided into 2 Subarea groups, A and B. Subarea A is on the west side of Brice Rd., and Subarea B is on the east side of Brice Rd. D.R. Horton intends to develop both Subareas of the site. D.R. Horton is referred to in this text as the “developer” or “applicant”. Residential Subarea A includes 169.5 total acres, and Subarea B a total of 79.6 acres. Subarea B located east of Brice Road will include multi-dwelling housing, or, alternatively single-dwelling attached townhouses.

Development of the site shall be in accordance with the submitted site plans titled, “Lamp South Sheets 1-10,” as revised on November 1, 2023, for Subareas A, and B. These plans may be adjusted to reflect engineering, topographical, or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans 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.

The dwelling units shall be developed in accordance with the submitted building renderings titled “South Lamp Sheets 1-8,” dated November 1, 2023. The dwelling unit elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development plan and when engineering and architectural drawings are completed. Any slight adjustments to the dwelling unit elevations shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

## **PUD NOTES APPLICABLE TO ALL PARTS OF THE DEVELOPMENT**

- 1.) As required by Section 3345.02 of the Code, this site is under ownership or control, with applicant D.R. Horton – Indiana, LLC, holding binding contractual rights to purchase the +/- 249.212 acres. It is acknowledged that any future transfer of land within the development will not alter the requirements set forth in this PUD Plan, Text, and Notes and/or Chapter 3345 of the Code and/or other applicable Code requirements.
- 2.) Common open space shall be provided in compliance with Section 3345.09 of the Code. The development shall comply with the Parkland Dedication Ordinance (PDO) of the City of Columbus, as set forth in Section 3318 of the Code. Where such dedication exceeds the amount required by the PDO, the developer shall receive any applicable credits as provided by Code. The locations of common open space are depicted on the Development Plan. In total, open space amounts to +/- 106.56 total acres and 42.7% of the total site.
- 3.) The total number of residential units on the overall site shall not exceed 916. The gross density of the overall PUD is 3.8 units per acre, however, the net density (or average net density) for this entire PUD District, net of dedicated right-of-way for streets, is 4.3 units per acre; accordingly, as provided for under Section 3345.03 of the Code, the district is “PUD-6.” For each Subarea, the actual units built per Subarea shall be finally determined through the submission of a preliminary plat or final site compliance plan for each Subarea. Upon approval of any such plat or plan for a specific Subarea, the maximum number of units stated thereon shall be the final basis for determining the number of units to count against the overall maximum permitted under this PUD. If the unit counts in one or more Subareas exceed the maximum number of units based on the permitted density for said Subarea, the allowable unit counts in remaining Subareas shall be reduced, if necessary, on an equal and proportionate basis so that the total number of residential units on the overall site shall not exceed 916 at the full build-out of the development.

### **4.) Traffic Commitments.**

The Developer shall make the following improvements at the following site access points for the Lamp Farm Development. D.R. Horton’s obligation to meet the below deadlines for improvements shall be contingent upon materials availability, and timing of the construction season.

#### **A. On-site Improvements**

1. Shannon Road at North Drive - The Developer shall engineer and design an eastbound right turn lane with a length of 175 feet (inclusive of diverging taper length of 50 feet) and a westbound left turn lane with a length of 235 feet (inclusive of diverging taper length of 60 feet) in conjunction with the approval of a final plat that establishes a street connection to Shannon Road and that permits a cumulative total of 30 or greater dwelling units within Subarea A.
2. Brice Road at East A Drive – The Developer shall engineer and design a northbound left turn lane with a length of 235 feet (inclusive of diverging taper length of 60 feet) in conjunction with the approval of a final plat that permits a cumulative total of 200 or greater dwelling units within Subarea A. The Developer shall engineer and design a southbound right turn lane with a length of 245 feet (inclusive of diverging taper length of 50 feet) in conjunction with the approval of a final plat that permits a cumulative total of 200 or greater dwelling units within Subarea A.
3. Brice Road at East A Drive - The Developer shall engineer and design a southbound left turn lane with a length of 235 feet (inclusive of diverging taper length of 60 feet) in conjunction with the approval of a final plat or final site compliance plan that permits a cumulative total of 208 or greater dwelling units within Subarea B.
4. Brice Road at East B Drive – The Developer shall engineer and design a southbound left turn lane of 235 feet (inclusive of diverging taper length of 60 feet) at the time of

establishing the East B Drive connection to Brice Road ~~in conjunction with the approval of a final plat or final site compliance plan that permits a cumulative total of 208 or greater dwelling units within Subarea B.~~

## **B. Offsite Improvements.**

1. The Developer shall fund a proportionate share of necessary off-site roadway improvements at the intersection of Brice Road and Shannon Road and a proportionate share of necessary off-site roadway improvements at the intersection of Brice Road and Chatterton Road/Refugee Road based on the findings of the Traffic Impact Study (collectively the "Roadway Improvements"). In satisfaction of the Developer's obligation, the Developer shall contribute \$1,096,816 toward necessary off-site roadway improvements at the intersection of Brice Road and Shannon Road and shall make a contribution of \$529,648 toward necessary off-site roadway improvements at the intersection of Brice Road and Chatterton Road/Refugee Road, which results in a maximum total cumulative contribution of \$1,626,464.
2. In order to facilitate the most appropriate and necessary public improvements within this area, the Developer acknowledges that the City of Columbus, Department of Public Service may, at its sole discretion, direct funds collected for the intersection of Brice Road and Chatterton Road/Refugee Road to the intersection of Brice Road and Shannon Road.
3. In recognition of the fact that portions of the necessary Brice Road and Shannon Road intersection improvements identified within the Traffic Impact Study are presently warranted, and in an effort to begin construction on the Brice Road and Shannon Road improvements as soon as possible, the Developer shall contribute to the City of Columbus, Department of Public Service an initial payment of \$350,000 of the maximum total cumulative contribution noted in Item #1 above prior to the initial final site compliance plan approval or initial final plat approval.
4. The Developer shall contribute a per unit fee in the amount of \$1,393.52 per dwelling unit. Such fee shall be paid irrespective of how many lots are platted, or dwelling units permitted, and shall be tied to the total number of units permitted with the approval of each final plat or final site compliance plan.
5. It is anticipated that the first phase of the Development on the west side of Brice Road shall include 130 dwelling units, which shall require a contribution of \$181,157.60. Notwithstanding the provisions of Item #4 above, the Developer shall contribute to the City of Columbus, Department of Public Service in partial satisfaction of the total cumulative contribution a payment of \$181,157.60 resulting in a cumulative contribution of \$531,157.60 by June 30, 2025, regardless of the actual timing of this phase of the project.
6. The first phase of the Development on the east side of Brice Road shall include a maximum of ~~240~~ **320** multi-dwelling units, which would require a contribution of \$334,444.80. Notwithstanding the provisions of Item #4 above, the Developer shall contribute to the City of Columbus, Department of Public Service in partial satisfaction of the total cumulative contribution a payment of ~~\$334,444.80~~ **\$445,926.40** resulting in a cumulative contribution of ~~\$865,602.40~~ **977,084** by June 30, 2025, regardless of the actual timing of this phase of the project.
7. It is anticipated that the second phase of the Development on the west side of Brice Rd. would include a minimum of 137 dwelling units, which would require a contribution of \$190,912.24. Notwithstanding the provisions of Item #4 above, the Developer shall contribute to the City of Columbus, Department of Public Service in partial satisfaction of the total cumulative contribution of \$190,912.24 resulting in a cumulative contribution of \$1,167,996.24 by June 30, 2027, regardless of the actual timing of this phase of the

project. The remainder of all other amounts shall be paid on a per unit basis at the time of final plat approvals or final site compliance plans.

8. The final design and location of the Roadway Improvements shall be coordinated by the City with and/or otherwise approved by the responsible traffic regulatory agency.
  9. If additional right-of-way beyond the Columbus Multimodal Thoroughfare Plan requirements of 50 feet from centerline along the Brice Road frontage and 40 feet from centerline along the Shannon Road frontage would be required within the northeast corner of Reserve "A" to implement the necessary intersection improvements at the intersection of Brice Road and Shannon Road, this additional area of right-of-way owned by the Developer, and on the development site, shall be dedicated at no cost to the City of Columbus. Nothing in this Text shall be construed to require the Developer to obtain dedicated off-site right-of-way. In the event that the obligation to dedicate additional right-of-way shall be triggered, it shall not require adjustment of the setback requirements.
  10. Brice Road along the development's frontage for the unincorporated Franklin County maintained portion is not currently up to Franklin County standards. The existing roadway consists of approximately 9' travel lanes and a 2' paved shoulder. The current County standard is an 11' travel lane and a 5' paved shoulder. The Developer shall be responsible to bring the unincorporated Franklin County maintained portion of Brice Road up to current County standard along their side of Brice Road. This widening shall also include a full-width mill & overlay. These improvements will be required at the time of connection of East B Drive to Brice Road. Franklin County holds the right to require the Developer to provide a fee in lieu of constructing these improvements. This fee will be used for future regional improvements in the Winchester Pike Area. This contribution shall be based on a cost estimate of the 11'/5' improvements listed above reviewed and approved by the Engineer's Office. The contribution shall be required prior to the Developer receiving the East B Drive street connection to Brice Road.
  11. Brice Road is listed as a Minor Arterial per the Franklin County Thoroughfare Plan. This requires a right-of-way dedication of 50' from the centerline along the frontage of Brice Road.
- 5.) There shall be three primary uses that are permitted within and comprise the overall PUD, which are:
- i. Open space areas, either within developed Subareas or separated and protected open space areas, as further described below in the sub-section "Open Space" and depicted in the Development Plan.
  - ii. Detached single dwelling residential uses within Subarea A, consistent with R-4 standards, except that the lot sizes shall be 4,800 square feet, and including other uses permitted and typically combined with single-dwelling residential, including but not limited to parks, playgrounds, etc.
  - iii. Subarea B Multi-unit residential under ARLD standards, or as modified by this text, and including all other uses permitted and typically combined with multi-unit residential, including but not limited to parks, playgrounds, etc. The standards for multi-unit residential development are further described below in the sub-section titled "Multi-Unit Residential" and indicated on the Development Plan with a designation of "Multi-Dwelling Development."
  - iv. The Applicant shall install at the clubhouse, pool and recreation areas internal shade trees and sidewalks between the clubhouse and street that include benches and shade trees.

6.) Development Standards: Unless otherwise indicated in this text, for single-unit dwelling development, the applicable development standards of Chapter 3332 of the Columbus City Codes will apply as they apply to the R-4 district, and for multi-unit residential development, the applicable development standards of Chapter 3333 of the Columbus City Codes will apply as they apply to the ARLD district. Subareas will be developed in substantial accordance with the preliminary plat or site compliance plan to be prepared for each such Subarea prior to construction and development of the Subarea. The plans may be modified to reflect engineering, topographical, or other site data developed at the time the development and final engineering plans are completed. Any slight adjustment to the plan will be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his/her designee upon submission of the appropriate data regarding the proposed adjustment.

7.) Trail connections: The Developer shall provide a shared use path along the west Side of Brice Road and the south side of Shannon Road, unless otherwise approved by the Department of Public Service.

The Developer shall provide trail connections within Reserve C on the west side of the Lamp Farm development, as depicted on the Development Plan. The Developer shall provide a sidewalk along the east side of Brice Road, unless otherwise approved by the City of Columbus, Department of Public Service or Franklin County Engineer's Office, as applicable. The Developer shall provide a sidewalk internal to the Development as depicted on the Development Plans.

Retention ponds shall be located on private property and are to be maintained by the homeowners or homeowners' associations.

Subject to topography and safety standards, features such as benches, gazebos, shelters, hardscape seating, tree plantings and/or other enhancement elements shall be located adjacent to ponds near paths and on private property to make ponds more useable as areas of respite and to improve the ponds aesthetic value. Such features are to be maintained by the homeowners' associations.

8.) Dwelling units within the Residential and Multi-Dwelling Residential Subareas may be used as model homes for the purpose of marketing and sales. A manufactured or modular building or a model home may be used as a sales office when such Subareas are being developed and dwelling units constructed.

Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home and may be built on platted lots.

9.) Development of the overall site will occur over an extended period of time. The rezoning application and the standards set forth in this Development Text and the Development Plan have been established to provide flexibility in the type of and approach to development for certain Subareas. However, it is possible that standards for future proposed stages may need to be modified to accommodate future development.

10.) The Applicant may submit a preliminary plat or site compliance plan for one or more than one Subarea or for the entire PUD site so as to implement a plan for development for one or multiple Subareas or the entire PUD site as a comprehensive development plan with connected Subareas comprised of either Detached Residential Subareas and standards or Multi-Dwelling Residential Subareas and standards.

11.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.

## **OPEN SPACE**

Large separated and protected open space acreages are provided on the site plan and amount to 42.2% of the total site area. This open space strategy allows shared access and use by the various residential Subareas, as well as the public, and proximity to larger open space amenities throughout the community.

Open space allocations are delineated as follows:

Subarea A: Acreage +/- 51.8 Open Space (30%)

Subarea B: Acreage +/-14.6, Open Space

\* This acreage does not include the 40.7 acre park land dedication area within Subarea B.

## **SUBAREA A**

Subarea A is a total of 169.5 acres located west of Brice Rd. and shall include 596 single dwelling units, with lot widths of 40' and 50' wide. Subarea A will have a buffer placed along Shannon Rd. that may include some landscaping at the Developer's discretion of 4'-6' high mounds. On Brice Road where the homes do not face Brice Road, Subarea A will have a buffer that shall include a mix of deciduous trees, evergreens, and ornamental grasses to be placed on a 4'-6' high mounds. Deciduous trees shall be installed along the buffer area at a rate of 1 per 100 feet, evergreens at a rate of 5 per 100 feet, and ornamental grasses at a rate of 5 per 100. Where homes back to Brice Road, there shall be a setback of 60' from the building line to the future right-of way. A setback shall be placed along Shannon Road of 60' from the future right-of-way to the building line of the houses and along Brice Road, there shall be a setback of 60' from the building line to the future right- of way. Utility structures such as meter vault hot boxes shall be permitted inside of the building setback areas without the need for a variance.

## **SUBAREA B**

Subarea B includes 79.6 acres, with a total of 320 multi-dwelling units and a total of 14.00 acres of open space. Such Subarea shall also include two access drives onto Brice Road, one to be aligned with an access to the proposed subdivision located to the south. Subarea B includes 40.7 acres of Park Land Dedication area as well as a stream protection zone that shall not be disturbed. Utility structures such as meter vault hot boxes shall be permitted inside of the building setback areas without the need for a variance.

## **GENERAL STANDARDS: DETACHED RESIDENTIAL (SUBAREA A)**

**Introduction:** Subarea A shall contain detached residential units developed under the R-4 development standards and/or as otherwise altered by specific changes provided herein. Specifically, in where indicated, the 40' lots shall be a minimum of 4,800 square feet and the 50' lots shall be a minimum of 6000 square feet.

- 1.) **Permitted Uses:** All uses permitted in the R-4, Residential District, including attached and detached residential units, buildings and/or structures that may be developed as fee-simple platted lots. "Traditional single-dwelling" homes generally mean homes with living spaces and bedrooms divided on multiple stories with larger yard areas, and designed for occupancy by adults and children.

### **A. Height and Setback Commitments.**

1. No building will be erected, altered, placed or permitted to remain on this property other than one or two-story single-unit detached structures. The maximum height of buildings in attached and detached Residential Subarea shall be 35 feet, measured as provided for in Section 3303.08 of the Code.
2. All buildings shall be setback twenty-five (25) feet from the right-of-way (or private roadway reserve area) of all streets. However, to reduce impervious surfaces, building setbacks may be reduced along public and private streets, provided that in no event should the setback be less than fourteen (14) feet to the most forward-facing

element of the house with a foundation when such element is forward of the garage, and in such cases, the setback shall be a minimum twenty-five (25) feet to the face of the garage. When the garage is the most forward-facing element, and in all other cases in relation to the garage, the setback to the face of the garage must be a minimum of twenty-five (25) feet from the right-of-way line or the private roadway reserve area.

3. The minimum separation between buildings shall be ten (10) feet. Bay windows and chimneys shall be permitted to encroach into the separation area up to three (3) feet.
4. The rear yard shall be twenty-five percent (25%) of the lot area. Patios flush with the ground shall be permitted to encroach into the rear yard area up to ten (10) feet.
5. Lot Coverage standards shall be governed by Section 3345.05 of the City of Columbus Code.

**B. Access, Parking and/or Other Traffic Related Commitments.**

1. Access will be in accordance with the review and approval of the City of Columbus Department of Public Service or the Franklin County Engineer's Office, as applicable.
2. Each unit shall have an attached garage with space for a minimum of two vehicles. Unit driveways shall accommodate parking space for two other vehicles. "No Parking" signs will be posted as appropriate in accordance with city standards. Fire hydrants will be located on the side of the street where no parking is permitted.

**C. Buffering, Landscape, Open Space and/or Screening Commitments.**

1. Open space details, landscaping, buffering, and conservation enhancements are shown on landscape exhibits.

Along all internal streets and within the tree lawn (right-of-way), the developer shall install at least the equivalent of one street tree per home and two per home for corner lots where homes front on two streets. In areas where the streets are "unloaded" and do not contain homes, street trees shall be placed at every 50' on-center on average. The foregoing notwithstanding, the Applicant or its successor may place trees intended for such areas with unloaded streets elsewhere within the Subarea based on site conditions and with the intent to redistribute such trees to be planted or grouped within a specific area of the Subarea. Street trees shall be subject to approval of the City of Columbus Department of Recreation and Parks at time of installation and shall be a minimum of two inches (2") caliper at time of planting.

2. Along Brice and Shannon Road where homes are located, and where the homes do not front to such roads and as depicted on the development plans, the Developer shall install mounding with an average height of 4 to 6 feet with appropriate breaks for positive drainage or utility needs. On the mounds, deciduous trees shall be installed at a rate of 1 per 100 feet, evergreens at a rate of 5 per 100 feet. This permanent buffer area shall be maintained on an ongoing basis by the homeowner's association created by the developer at the commencement of development.

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

1. The main exterior building material shall be wood, wood composition, brick or brick veneer, synthetic stone, stone, vinyl or cultured stone or a combination thereof.
2. All traditional single- dwelling units shall incorporate either a front architectural element (such as board and batten or shake style wall segments treatment or covered front porch) or an architectural accent feature (such as a water table) of high quality, durable natural materials, including brick, stone, brick or stone veneer, stucco stone, or cementitious siding.

3. Additional architectural standards and requirements shall include the following:
  - i. Windows and doors shall constitute no less than 10% of the building's front façade.
  - ii. Front porches shall be offered to customers for all traditional single-dwellings and for empty-nester housing where applicable and appropriate for the architectural style of home.
  - iii. In Subarea A, on the 50' lots, two car garage openings may not exceed 50% of the home's width (including the garage) and three car garage openings may not exceed 55% of the home's width (including the garage).
  - iv. In Subarea A, on the 40' lots, two car garages shall not exceed 56% of the home's opening width (including the garage).
  - v. Garages shall be flush with the front of two-story homes or sit no more than six (6) feet in front of the most forward-facing architectural feature of the home, such as porches or roof overhangs. Garage doors which project beyond the front of the home shall include architectural elements, such as windows, decorative hardware, raised panels or recessed grooves or other detailing, so as to balance and integrate the garage door as a design element that is consistent or complementary with the rest of the home.
  - vi. Accessory buildings (including, but not limited to, detached garages) shall be located to the rear of the principal building.
  - vii. The scale and proportion of additions shall be compatible with the principal and nearby structures in keeping with professional design practices.
  - viii. The placement of the same front elevation on the same homes shall be prohibited next to or directly across the street from one another.
4. Dwelling units may be used as model homes for the purpose of marketing and sales and may include an off-street parking lot on a lot or lots adjacent to the lot or lots where a model home(s) is/are located.

#### **E. Graphics.**

All signage and graphics for Detached Subareas shall conform to the Columbus Graphics Code as it applies to the R-4, Residential District. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

#### **F. Lighting.**

Street lighting shall be fully shielded, cut-off style recessed lamps directed downward to prevent glare and shine above the horizontal plane.

### **GENERAL STANDARDS: "MULTI-UNIT" (SUBAREA B)**

- 1.) Introduction: Subarea B is noted as multi-unit and is intended to be developed as part of a future phase or phases of the development, and/or separately as a stand-alone individual phase or phases of development with the acreages identified as indicated on site compliance plans, and may be developed according to the standards set forth in this sub-section as follows:
  - i. Multi-unit residential development in accordance with Chapter 3333 of the Columbus City Codes as they apply to the ARLD district or as otherwise altered hereunder, or:
  - ii. Units, buildings and/or structures may be developed as either fee-simple platted lots, in a condominium form of ownership on private streets in accordance with ORC Section 5311, or under common ownership as a singular development.



2.) **Permitted Uses:** All uses permitted in the ARLD Apartment Residential District, including, multi-unit residential development as described in this text, attached townhomes on individual fee simple platted lots, and accessory uses such as a pool, community center, compactor, garages, mail kiosk and clubhouse to be included if utilized in preliminary plats or site compliance plans to be prepared for each such Subarea prior to construction and development of the Subarea.

**A. Density, Height, Lot, and/or Setback Commitments.**

1. Within such Multi-Unit Subarea, building setbacks from internal streets, yard areas between multi- dwelling buildings or between detached and multi-dwelling buildings, shall be a minimum of twenty (20) feet from edge of sidewalk, not included walks adjacent head-in parking.
2. The maximum height of buildings in Multi-Unit Subareas shall be thirty-five (35) feet, measured as provided for in Section 3303.08 of the Code. This is a modification to Section 3345.08(a) of the Code.

**B. Access, Loading, Parking and/or Other Traffic Related Commitments.**

1. In all Subareas buildings shall front on streets. This general configuration is committed as shown on illustrative exhibits included with preliminary development plans but subject to adjustments with final site compliance plans or plats.
2. Parking for all multi-unit subareas shall meet Section 3312.49 requirements for 1.5 parking spaces per dwelling unit.

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

Along all internal streets, the developer shall install the equivalent of one street tree as depicted on the Development Plan, approximately 1 tree per building. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions and may redistribute the balance as grouped elsewhere within the particular Subarea. Street trees shall be subject to approval of the City of Columbus Department of Recreation and Parks at time of installation and shall be a minimum of two inches (2”) caliper at time of planting.

**D. Building Design and/or Interior-Exterior Commitments.**

1. Multi-unit buildings shall be constructed with the following exterior materials: wood, wood composition, stone or brick, stone and brick veneer, “shake” siding and vinyl siding or a combination thereof. Any detached single-dwelling buildings in the Multi-Unit Subarea shall meet the detached building design, interior-exterior or other commitments for detached residential referenced in this text. Sample and conceptual architectural photos showing materials use and design for the potential multi-unit buildings in Subarea B are attached to this application as PUD development text exhibits titled, “Sample and Conceptual Architectural Exhibit for Multi-Dwelling” and are meant to be illustrative of buildings that may be built under this PUD development text standards in order that multi-unit buildings design, quality and value support the value of the single-dwelling development areas and overall quality of the PUD. Variation from this sample and conceptual architecture is allowed so long as PUD development standards are met and the suburban residential character is maintained.
  - i. The primary façade on the ground level of the multi-dwelling buildings shall include entrances, stoops, porches, balconies or other features or a combination of such features to contribute to pedestrian street activity.
  - ii. Multi-dwelling buildings shall incorporate building articulation through the use of bays, balconies, cornice lines or varying rooflines, or a combination of such design elements.
  - iii. Where applicable, building height transitions shall be used to create scale and

massing compatible with surrounding uses.

- iv. Setbacks of higher stories from the front façade shall be considered for taller buildings to lessen their visual impact.
- v. The Multi-Unit Subarea may include useable open space areas as part of the overall community-wide open space requirements. Neither required setbacks nor storm water detention basins shall substitute for recommended open space unless made useable with added features such as natural enhancements, benches, path access, landscaping, etc. making them useable and/or aesthetically upgraded.

**E. Lighting, Dumpsters, Entries, etc.**

1. Lighting poles shall be cut-off fixture types. All lighting poles, signs, frames and/or supports shall be uniform and be either black or dark bronze in color. No pole shall exceed eighteen (18) feet in height in the Multi-Unit Subarea. Lighting on dwellings shall be fully shielded, cut-off style recessed lamps directed downward to prevent glare and shine above the horizontal plane. Streetlights shall be installed and shall meet the approved City of Columbus design standards for decorative streetlights or as otherwise approved with modifications in City standards.
2. Main entry features to the Multi-Unit Subarea will be landscaped and lit with concealed up lights or internally illuminated halo graphics.

**F. Graphics and/or Signage Commitments.**

All signage and graphics for Subareas shall conform to the Columbus Graphics Code as it applies to the ARLD, Apartment Residential District. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

**MISCELLANEOUS PROVISIONS: MODIFICATIONS TO CODE STANDARDS**

Section 3345.11 (A) is modified in this text to allow multi-dwelling units in subarea B under this text to be placed on other than a single, separate parcel, in order to support condominium ownership and site governance under ORC 5311.