

LIMITATION & CPD TEXT

PROPOSED DISTRICT: L-AR-1 Limited Apartment Residential District (H-60) including single-family homes under the standards of this limitation text and commercial subareas under Commercial Planned Development (CPD) District (H-60) designation with uses allowed under C-4 and C-5 code sections and as restricted under this text for the Hayden Place community.

PROPERTY ADDRESS: Franklin County Parcel Numbers: 560-333701, 125-333697, and 125-333698

OWNER: Abbasi Farms, Ltd. and Gale E. and Robert D. Martin

APPLICANT: Abbasi Farms, Ltd.

DATE OF TEXT: 6-26-25

APPLICATION NUMBER: Z24-038

INTRODUCTION: The combined parcels of +/- 142.5 acres are to be rezoned under this application as the Hayden Place community. The existing parcels have been zoned Agricultural in Brown and Washington Townships. The site is on the north side of Hayden Run Road with the Elliot Road intersection roughly bisecting the site's mid-point. The site is south of Rings Road and west of Cosgray Road and immediately southwest of and adjacent to the Heritage Rail Trail. The application will rezone the parcels based on zoning districts delineated by subarea and depicted on the attached Site Plan dated 06/26/2025 and labeled "Site Development Plan-Hayden Place" (Exhibit 1, the "Site Plan"), as well as separate site plans for the CPD subareas (See Appendix A "Commercial Business District (CBD) Setback Diagrams D1, D2, D3, and D4"). The residential subareas involve a mix of housing types including apartments, ranch homes, either attached or detached, townhomes, and single-family dwellings. Commercial uses are intended to be neighborhood in scale to support daily living needs. 18.751+/- total acres of open space are provided. 13.21+/- acres of public Right-of-Way are to be dedicated.

L-AR-1 LIMITATION TEXT

I. Permitted Uses: Those uses permitted in Section 3333.02, including apartment residential districts (multi-family) and either attached and/or detached ranch homes, apartment and/or townhome residential district uses, single-family residential dwellings. Within open space subareas E-1 and E-2 uses are permitted as depicted on the Parkland Dedication/Amenities Plan (Exhibit 1.1) dated 6/26/2025 and the Parkland Dedication/Amenities Plan (Exhibit 1.2), dated 6/26/25 and may include, but may not be limited to active and passive open spaces, recreational amenities, sport courts, open air pavilions, pond overlook piers, public art and gardens, benches, fountains, stormwater detention facilities, multi-use paths, educational kiosks, and bicycle parking. Within B and C Subareas open space amenity uses such as pools, fitness centers, playground, walking paths and sports courts are also permitted – See Parkland Dedication/Amenities Plan (Exhibit 1.1) dated 6/26/25.

II. Development Standards: Unless otherwise indicated on the Site Plan, in this written text or the accompanying Council Variance application (CV24-097) filed with this rezoning application, the applicable development standards shall be those contained in Chapter 3333, multi-family apartment districts, single-family residential dwellings as governed under this text, Chapter 3312, off-street parking and loading, Chapter 3321 general site development standards, and Section 3318, parkland dedication/common open space of the City of Columbus Code as applicable to the listed uses and subareas as depicted on the Site Plan.

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

1. A maximum of 227 lots shall be permitted in the Subarea A, and a maximum of 1,007 multi-unit dwelling units or townhomes are permitted across subareas B1, B-2, C-1, and C-2. Multi-unit dwellings or townhomes may exceed the densities as shown on the Site Development Plan for each individual

subarea at the time of Site Plan Compliance filing, so long as the total number of multi-unit dwellings or townhomes do not exceed a maximum of 1,007 units total across the entire site. In addition, within Subarea A, lots 67 through 115 may also include one Accessory Dwelling Unit (ADU) per lot (48 additional ADUs total) under the standards specified under this text and as depicted on the Site Plan.

2. Height requirements shall conform to Columbus Code section 3309.14 (B), however, no buildings or structure shall exceed 40 feet in height. Three-story buildings shall be limited to multi-family, and/or townhome/apartment subareas. Garages heights are the subject of an accompanying Council Variance (CV24-097) request filed concurrently with this Rezoning Application to vary from Columbus Code section 3333.35 (G) to allow garage heights up to 20 feet.

3. Subarea A: Single-Family Development (+/- 37.89 acres) (L-AR-1 District)

a. Single-Unit Dwellings Density, Lot and/or Setback Commitments – Up to 227 total lots, and 5.63 units per acre under the L-AR-1 district designation and with proposed variances under the accompanying Council Variance (CV24-097) and as follows:

i. 40 feet minimum lot width at the 25 foot building setback line, or 10-foot building setback line with detached garage structure.

ii. 125 feet minimum lot depth.

iii. 4 feet minimum side yard setbacks.

iv. 25 feet minimum front yard setbacks, or 10-foot building setback line with detached ADU lot configuration, and 20' when ADU lot configuration has a garage fronting the street.

v. Rear yard at 25% of total lot area for primary living structure.

vi. Accessory structures i.e., porches, decks, pools. 4 feet side and rear property line. 25 feet from right of way on corner lots.

b. ADU Density, Lot and/or Setback Commitments – for lots 67 to 115 upon which up to forty-eight (48) Accessory Dwelling Units (ADUs) may be included (one per lot) along with single-family dwellings.

i. 40 feet minimum lot width at the 10' building setback line on lots where ADUs are included.

ii. 125 feet minimum lot depth.

iii. 4 feet minimum side and rear yard setbacks.

iv. 10 feet minimum front yard setbacks where both a single-family dwelling and ADU are included.

v. 4 feet minimum rear and side yard setbacks where both a single-family dwelling and ADU are included.

vi. 80% total lot coverage for buildings and 20% minimum yard area where both a single-family dwelling and ADU are present on a lot.

4. Lot dimensions for single-unit dwellings, those lots that may include ADUs, subarea perimeter and other building, road and parking setbacks are as depicted on the Site Plan and the "Development Plan,

Setback Enlargement Exhibit 2” dated 06/26/25 and are to be governed by the standards of this text. Requested variances from R-4 lot standards are delineated under the accompanying Council Variance (CV24-097) filed contemporaneously with this Rezoning Application and include:

- a. Variance from sections 3332.05(A)(4) to allow single-family lot widths of a minimum 40 feet at the front building setback line;
- b. Variance from section 3332.26 (c)(2), minimum side yards - to allow side yard setbacks of 4 feet each for single-family lots that are platted wider than 40 feet;
- c. Variance from section 3332.25, maximum side yard - to allow side yard widths to total 8 feet, regardless of lot width;

5. Requested variances from R-4 lot standards are requested as follows to allow both conventional single-family dwellings and Accessory Dwelling Units (ADUs) to be permitted on lots 67 – 115:

- a. Variance from section 3332.15, Lot Size. To allow two one-unit dwellings on single family platted lots where less than 5,000 square feet of lot area is provided per dwelling unit for such lots numbered 67 to 115 on the Site Plan dated 06/26/25.
- b. Variance from sections 3332.05(A)(4) to allow lot widths of a minimum 40 feet at a 10-foot front building setback line where conventional a single-family dwelling as well as an ADU are permitted or 20-foot building setback when a garage fronts the street where a conventional single-family dwelling as well as an ADU are permitted on lots 67 to 115.
- c. Variance from section 3332.19 – (Each dwelling or principal building to front a public street.) This section is varied for lots 67 – 115 in order that both conventional single-family dwellings and/or ADUs may front open space in Sub-areas E-1 and E-2 so that the building fronts engage the Heritage Trail and/or open spaces in keeping with C2P2 design guidelines.
- d. Variance from section 3332.18 – to allow conventional single-family dwellings and ADUs when they are included on each of lots 67 -115 to occupy in combination up to 80% of the total lot area.
- e. Variance from section 3332.27 to allow rear yard setback 4 feet for lots 67 -115 where both a conventional single-family dwelling and an ADU are included in such lots.
- f. Variance from section 3332.21 to allow a front building line of ten (10) for lots 67 -115 where both a conventional a single-family dwelling and an ADU are included in such lots.
- g. Variance from section 3312.49 so that parking requirements for lots 67 -115 where both a conventional a single-family dwelling and an ADU are included in such lots are reduced from two (2) per unit to one (1) per unit.
- h. Where this text does not address a standard for single-family dwellings, R-4 standards shall govern.

6. Additional Residential Standards and Variance Requests Outside of Subarea A.

- a. Townhomes may have up to 12 units in a row and per building and may front on private streets as specified in the accompanying Council Variance (CV24-097) to request variances from Columbus Code section 3333.02 (5) [units in a row] and section 3333.41(h) [public street frontage requirements] respectively.

b. Setbacks from the right-of-way for B1, B2, C1, and C2 subareas from James Boulevard and Hayden Run Road are the subject of an accompanying Council Variance (CV24-097) to request variances from Columbus Code section 3333.18 to vary setback distances as depicted on “Development Plan, Setback Enlargement Exhibit 2” as well as related Site Plan exhibits.

7. Setback requirements are as follows:

Residential Subarea	Setback From Hayden Run James BLVD R.O.W.	Setback from James BLVD R.O.W.	Setback From Other Public Roads R.O.W.	Setback From Private Roads	Side Setback	Rear Setback
A	N/A	N/A	25' typical lot configuration 10' ADU lot configuration 20' when ADU lot configuration has a garage fronting the street.	N/A	4'	25' typical lot configuration 4' ADU lot configuration
B-1, B-2	30' parking 20' building	30'	25'	25' B-1 12.5' B-2 from back of curb	25' Perimeter yard	25' Perimeter yard
C-1, C-2	30' parking 20' building	30'	25'	25' from back of curb	25' perimeter yard	25' perimeter yard

8. Development of the overall property and all subareas will occur over time. This governing text, specific subareas and standards are intended to provide flexibility for future stages, and it is likely that development standards may be modified to accommodate future compatible development with changing conditions and market forces. Nothing herein shall prevent the current or future owners, or applicants, from filing and processing rezoning applications or modifications for any subarea.

B. Access, Loading, Parking, and Traffic Related Commitments:

1. Site access shall be as depicted on the Site Plan and/or as approved by the City of Columbus, Department of Public Service, Division of Traffic Management and the Franklin County Engineer's Office as applicable.

2. Traffic commitments governing the entire site shall be as follows:

a. A traffic impact study is in progress in conjunction with this application. Additional commitments or access revisions may be needed based on the results of the approved traffic impact study.

b. Traffic-related commitments and infrastructure improvements shall be consistent with the Memorandum of Understanding (MOU) dated September 18, 2024, and submitted to the City for approval. These improvements are further supported by the required Traffic Impact Study (TIS), as executed, dated, and currently under review by the Columbus Department of Public Service, Division of

Traffic Management, in coordination with the Franklin County Engineer's Office (FCEO) and the City of Dublin.

c. A traffic signal or a single-lane roundabout shall be installed at the intersection of Hayden Run Road and Elliott Road/Site Access 3. The Developer is in discussions with the County on project development, management, and funding matters and with the City on funding the project as part of the Pay As We Grow agreement. The Developer shall comply with the Northwest Pay As We Grow (PAWG) program in relation to funding traffic improvements and future development agreements. If a traffic signal is constructed, the developer shall be responsible to bring their entire frontage of Hayden Run Rd up to current County standards of an 11' travel lane and a 5' paved shoulder, with graded shoulder, along the north side of the roadway. If a traffic signal is constructed, a southbound left turn lane on Site Access 3 and a northbound left turn lane on Elliott Rd shall be built. Since Elliott Rd is 55 mph, a 250' turn lane plus a 50' diverging taper will be required for the signal alternative. Site Access 3's southbound turn lane length is to be determined by the volumes provided in the traffic impact study and the ODOT L&D Manual.

d. Roadway access, along with public and private street configurations, shall conform to the Site Development Plan, Exhibit 1 and "Development Plan, Setback Enlargement, Exhibit 2," dated June 26, 2025. Upon review and approval by the Franklin County Engineer's Office additional proposed access points to and from Hayden Run Road as studied in the TIS may be approved. The potential access point to Hayden Run Road located between Subarea D-3 Commercial and Subarea B-2 Townhomes is subject to the review and approval of the Franklin County Engineer's Office. Internal drives within Subareas B-1, B-2, C-1, and C-2 shall be private and finalized during the final site compliance plan phase. All internal drives and streets within Subarea A shall be designated as public.

e. The Developer is working with Metro Parks to gain a roadway easement across the Heritage Trail for the roadway connection of James Blvd. The Developer shall dedicate the necessary rights of way and any necessary easements to make the James Blvd. roadway connection and related trails, paths, and overhead trail bridge.

f. Access easements for use of the proposed east-west private roadway behind Sub-Areas D2 and D3 will be made available to all residents and users of the site.

g. The Developer shall enter into an agreement with the Franklin County Transportation Improvement District involving a contribution towards the regional traffic roundabout improvements at the intersection Cosgray Road and Rings Road. The contribution shall be \$660,450 based upon the completion of the James Blvd extension or \$720,000, if the James Blvd extension is not completed. The Developer may work with the City to fund this commitment as part of our Pay As We Grow Agreement in a manner similar to the single lane roundabout at Hayden Run and Elliot.

3. Sidewalks and shared use paths within subareas shall be installed by the Developer, or its successors and assigns, in locations as generally shown on the Site Development Plan and the "Environmental Treatments Plan, Exhibit 15" dated 06/26/2025, and related exhibits, and are to be installed under City Code or otherwise approved by the Department of Public Service under Design Memoranda 6.02 and 6.03. Sidewalks and site related shared use paths shall be the responsibility of the developer or its successors or assigns.

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

Open spaces, tree planting areas, street trees, landscaping, buffering and ponds, as finally developed and installed, shall substantially conform with commitments as depicted on the Site Development Plan and

“Environmental Treatments Plans” and the related “Enlargement Plans” including the overall Environmental Treatments Plan, (exhibit 15), Enlargement Plans (exhibits 16, 17, 18, 19, and 20) all dated 06/26/2025 and attached to this application. Landscape buffers and screening for the perimeter of subarea B-1 are shown on plan exhibits as commitments where they abut single-family residential Subarea A.

D. Building Design and/or Exterior Treatment Commitments:

1. Subarea A - Single Family Residential Lots:

- a. Garage doors shall be a maximum 16’ in width.
- b. Garage doors should be set back or flush with the front door or main building façade but may project beyond the front door or main building façade by up to 4’.
- c. If garages are prominent, i.e., are forward of the front door or main building façade by 4’, a combination of at least two of the following shall be utilized:
 - i. Garage doors shall be paneled and contain windows.
 - ii. Decorative hardware on garage doors shall be utilized.
 - iii. Garage doors shall be dark in color and/or colors shall be utilized to differentiate the garage front from the base color of the homes.
 - iv. The Front porch must extend forward of the garage or at a minimum be flush with garage doors. If the front porch cannot extend forward or meet flush with garage doors then decorative elements shall be added to the front porch such as decorative post (minimum 12” wide), decorative rails, brackets at post or overhang, architectural arbors or pergolas, and decorative porch lighting.
- d. Any front door shall have a landing or porch being a minimum of 6’ wide x 6’ deep.
- e. Lots 67-115 shall utilize a reversed lot configuration so that homes either front the Heritage Trail or alternatively, detached “front-treated” Accessory Dwelling Units (ADUs) as defined herein face the Heritage Trail or open space for these lots.
 - i. If “front-treated” ADUs face open space in Sub-area E-2 or the Heritage Trail, such front facing facades shall be enhanced to resemble the front facades of typical homes by utilizing a main entry door and a combination of at least two of the following treatments:
 - Porches, balconies or porticos
 - Water tables or facades of natural materials
 - Dormers, gables or other variations in roof line.
 - Architectural trim at windows and doors
- f. Detached garages:
 - i. Shall be located behind the primary structure.
 - ii. Building materials shall conform to the same standards as the primary structure.

2. Subarea B1, B2, C1, & C2 - Townhomes or Apartments

- a. Buildings shall front, or appear to front on, James Boulevard, Hayden Run Road, and other public streets, and Subarea E-1 Open Space.

b. If backs of primary structures face public roadways or open space E-1, rear facades shall be enhanced to resemble front facades by utilizing any of the following methods:

- i. Porches, balconies, porticos or covered patios
- ii. Water tables or facades of natural materials
- iii. Architectural trim at windows and doors
- iv. Dormers, gables, or other variations in roof line.

c. Garage doors shall be a maximum 16' in width.

d. Garage doors should be set back or flush with front door if not on the alley side of a structure, but may project beyond the front door or main building façade or porch by up to 4'.

e. If garages are prominent, i.e., are forward of the front door or main building façade by 4', a combination of at least two of the following shall be utilized:

- i. Garage doors shall be paneled and contain windows.
- ii. Decorative hardware on garage doors shall be utilized.
- iii. Garage doors shall be dark in color and/or colors shall be utilized to differentiate the garage from the base color of the house.
- iv. Front porch must extend forward of the garage or at a minimum be flush with garage doors.
- v. If front porch cannot extend forward or meet flush with garage doors then decorative elements shall be added to front porch such as decorative post (minimum 12" wide), decorative rails, brackets at post or overhang, architectural arbors or pergolas, and decorative porch lighting.

f. Any front door shall have a landing or porch which is equal width to the façade and a minimum of 6' deep.

g. Detached garages:

- i. Building materials shall conform to the same standards as the primary structure.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments:

N/A

F. Graphics and/or Signage Commitments:

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the respective AR-1 zoning classifications and corresponding subareas, and any variance to those requirements shall be submitted to the Columbus Graphics Commission or the master graphic plan for the Site may be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Residential Subareas and Open Space Commitments:

1. Subarea B-1: Townhome or Apartment Development (+/-19.759 acres) (L-AR-1 District)

a. Density, Lot and/or Setback Commitments – Approximately 201 total dwellings, developed either as attached, detached, townhomes or apartment units and 10.17 units per acre under section 3333 standards. See Site Plan exhibits for setbacks. Townhomes may have up to 12 units in a row and per building and may front on private streets as specified in the accompanying Council Variance (CV24-097)

2. Subarea B-2: Townhome or Apartment Development (+/-18.362 acres) (L-AR-1 District)

a. Density, Lot and/or Setback Commitments – Approximately 182 total dwellings, developed either as attached, detached, townhomes or apartment units and 9.91 units per acre under section 3333 standards. See Site Plan exhibits for setbacks. Townhomes may have up to 12 units in a row and per building and may front on private streets as specified in the accompanying Council Variance (CV24-097)

3. Subarea C-1 Multi-family Apartment Development (+/-12.731 acres) (L-AR-1 District)

a. Density, Lot and/or Setback Commitments – Approximately 264 total units and 20.74 unit per acre under section 3333 standards. See Site Plan exhibits for setbacks.

4. Subarea C-2 Multi-family Apartment Development (+/-14.468 acres) (L-AR-1 District)

a. Density, Lot and/or Setback Commitments – Approximately 360 total units and density of 24.88 units per acre under section 3333 standards. See Site Plan exhibits for setbacks.

5. Open Space Subareas

a. E-1 Subarea Open Space (+/- 4.32 acres to be dedicated not including ponds)

b. E-2 Subarea Open Space (+/- 4.555 acres to be dedicated not including ponds)

H. Parkland Dedication:

1. Parkland dedications, public and private sub-area open space commitments and amenities shall be as depicted on plan Exhibits 1.1 and 1.2 “Parkland Dedication/Amenities Plan” dated June 26, 2025.

2. Final boundaries of the 8.87 acre public park shall be reviewed and surveyed by the developer, and approved by the Columbus Recreation and Parks Department (CRPD).

3. Final park plans shall be subject to review and approval of CRPD, and will use CRPD specifications for equipment, shelters, courts and paths.

4. The parkland shall be deeded to the City by general warranty deed at the time of plat approval and the parkland improvements shall be in place within two (2) years of completion of the phase of the project encompassing the parkland dedication.

5. In accordance with the Parkland Dedication Ordinance, the recreation elements provided by the residential subareas shall provide for the 50% exemption credit.

COMMERCIAL PLANNED DISTRICT (CPD) DEVELOPMENT TEXT

I. Permitted Uses: Commercial uses under Section 3356.03, C-4 and 3357.01, C-5 commercial are allowed with exclusions noted herein, as governed under the standards of this text and the CPD Site Plan exhibits and the applicable City of Columbus Code regulations. I, Institutional District uses under Section 3349 are also allowed. The following commercial uses are specifically excluded from this text and shall not be permitted on this site unless otherwise indicated:

Animal Shelter

Billboards
 Blood and Organ Banks
 Cabarets and Nightclubs
 Check Cashing and Loans
 Extended Stay Hotel
 Halfway House
 Mission/Temporary Shelters
 Monopole Telecommunications Antenna(s)
 Sales, rental or leasing of Automobiles, Motorcycles, Boats, Recreational Vehicles,
 Utility Trailers, Off-road vehicles and/or Trucks, except trucks, vans and/or trailers for rental/lease
 provided as an accessory use of self-storage
 Auto-repair and/or Auto Body work
 Car wash (prohibited in subarea D-4 only, allowed in D-1, D-2, D-3)
 Pawn Brokers

II. Development Standards: Unless otherwise indicated on the Site Plan or in this written text filed with this rezoning application, the applicable CPD development standards shall be those contained Chapter 3356, C-4 district development standards with the exclusions noted herein, C-5 uses under C-4 district development standards and subareas as depicted on the CPD Site Plan exhibits.

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

1. Commercial buildings and/or assisted living facilities shall be permitted in buildings up to a maximum of 10,000 cumulative square footage per acre over all commercial subareas.
2. Commercial buildings may not exceed three stories and 40 feet in height.
3. Parking shall not be located in front of principle commercial buildings along Hayden Run Road.
4. Commercial Setback requirements are as follows (also see Appendix A):

Commercial Subarea	Building Setback From Hayden Run James BLVD R.O.W.	Parking Setback Hayden Run James BLVD R.O.W.	Building and Parking Setback From Other Public Roads R.O.W.	Side Setback	Building Rear Setback	Parking Rear Setback	Setback at Subarea E-1
D-1	20'	30'	25'	25'	25'	25'	N/A
D-2	20'	30'	25'	25'	25' from back of curb	15' from back of curb	N/A
D-3	20'	30'	25'	12.5' from back of curb	25' from back of curb	15' from back of curb	N/A
D-4	20'	30'	N/A	25'	5'	5'	5'

Note - The minimum setback for fences and masonry or stone walls is zero feet.
 There are no required internal setbacks for buildings or parking within each commercial subarea.

B. Subarea Access, Loading, Parking, and Traffic Related Commitments:

1. Roadway access and public and private streets are delineated on the Site Plan exhibits and the "Development Plan, Setback Enlargement, Exhibit 2" dated 06/26/2025 and shall be subject to review and approval by the City of Columbus, Department of Public Service, Division of Traffic Management and/or

the Franklin County Engineer's Office as applicable. Internal drives within subareas D-1, D-2, D-3, D-4 are to be private and located at the time of final site compliance plan submission.

2. Parking is not permitted between the principal building and a street right-of-way line except drive through lanes. Stacking and drive through aisles shall be limited to 15' width.

3. Parking commitments shall conform to Columbus Code requirements for corresponding commercial uses and district standards and as depicted on the CPD Site Plan exhibits. For trail oriented commercial Subarea D-4, the following standards shall also apply.

a. The required number of off-street parking spaces shall be 50% of the required parking per 3312.49.

4. Traffic commitments and traffic infrastructure improvements for commercial subareas D-1, D-2, D-3, and D-4 shall be approved as committed and governed for the entire site based on the Memorandum of Understanding dated September 18, 2024 and submitted to the City for final approval, and the resulting and required Traffic Impact Study as executed, dated and accepted and approved by the Columbus Department of Public Service, Division of Traffic Management, in coordination with the Franklin County Engineer's Office (FCEO). (See Site Traffic Commitments above.)

5. Sidewalks and shared use paths within subareas shall be installed by the Developer, or its successors and assigns, in locations as generally shown on the Site Plan and the "Environmental Treatments Plan, Exhibit 15" and related "Enlargement Exhibits" dated 06/26/2025, and are to be installed under City Code or otherwise approved by the Department of Public Service under Design Memoranda 6.02 and 6.03. Sidewalks and site related shared use paths shall be the responsibility of the developer or its successors or assigns.

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

1. Landscape perimeter buffers and screening areas for subareas D-1, D-2, D-3, and D-4 are shown on plan exhibits as commitments where they abut residential subareas.

a. Parking lot screening shall be provided and consist of:

i. A 48-52" high solid masonry or stone wall, or

ii. A 48-52" high metal tube, solid metal bar fence, or decorative wood fence located at the street right-of-way line (property line), with or without masonry pier supports, with a minimum three-foot wide landscaped area along either side of the fence. The landscaped area shall be planted with a minimum of three evergreen shrubs and one deciduous shade tree per 30 feet of frontage on center. In the case where the landscaping is provided on the street side of the fence, the fence may be set back three feet from the right-of-way line to allow for the required landscaping.

b. Fences, with or without masonry piers, shall be constructed of metal tubes, solid metal bars, or decorative wood members. Fences shall not exceed a height of four feet. Chain-link fences are prohibited. Walls shall not exceed a height of four feet. Masonry or stone walls are recommended for screening, sitting, or for use as independent architectural elements.

c. Ground-mounted mechanical equipment shall be located behind or to the side of the principal building and be screened from public view to the height of the equipment with evergreen plantings, walls of same material as the primary building, or wood, metal, or vinyl privacy fencing. Privacy fencing shall have an

opacity of 90%; no lattice, dog-ear, or picket style fencing will be accepted. Evergreen screen plantings shall be a minimum of 2/3 the height of equipment, with minimum 60% opacity at planting and be expected to have 100% opacity within 18 months and full height screening at 3 years.

D. Building Design and/or Exterior Treatment Commitments:

1. Building Design standards are as follows:

a. The width of a principal building along a primary building frontage shall be a minimum of 30 percent of the lot width.

b. For each primary building frontage, or building frontages facing the Heritage Trail, at least 60 percent of the area between the height of two feet and ten feet above the nearest sidewalk or shared-use path grade shall be windows. For a secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten feet. Frontage where privacy or security are a concern, translucent or opaque glass, blocked in windows, and false windows shall be utilized.

c. Pickup units and coverings are prohibited on primary building frontages and shall be attached to the rear or side of the principal building.

d. Backlit awnings are not permitted.

e. Spatial Layout for Subarea D-4 – Commercial

i. Commercial Buildings shall front James Boulevard and/or the property lines abutting the open space area E-1.

ii. Parking is not permitted between the principal building and a street right-of-way line except a drive through lane. Stacking and drive through aisles shall be limited to 15' width.

iii. Parking shall be screened from view of James Boulevard and open space E-1 in accordance with E-1A of this section.

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

In addition to the provisions regulating dumpsters in Chapter 3321, dumpsters shall be located behind the principal building and be screened from public view to the height of the dumpster.

F. Graphic and Signage Commitments:

Graphics within commercial subareas will comply with Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to C-4 commercial uses. Variances or Graphics Plans may be submitted to the Columbus Graphics Commission for consideration.

G. CPD Criteria

1. Natural Environment. The commercial subareas are approximately 2.386 acres (D-1), 6.455 acres (D-2), 2.957 acres (D-3), and 2.018 acres (D-4) respectively and are located along Hayden Run Road (D-1, D-2 and D-3) and along the Heritage Rail Trail in the case of D-4. The overall site is currently farmed with few natural features and one existing residential dwelling.

2. Existing Land Use. The site is currently zoned rural.
3. Transpiration and Circulation. The commercial subareas are to be accessed from Hayden Run Road and the proposed James Boulevard. The access and internal circulation shall be as shown on the submitted CPD site plan and individual site compliance plans for each subarea.
4. Visual Form of the Environment. The commercial subareas are designed to provide neighborhood scale commercial, services and shopping amenities to support the proposed residential subareas and to service users of the Heritage Rail Trail, area commuters and other residents nearby. The visual form of the environment is to be appropriate commercial design for a residential neighborhood.
5. View Visibility. The site can be viewed from Hayden Run Road, James Blvd. and the Heritage Rail Trail.
6. Proposed Development. A mix of residential designs, owner-occupancy and rental opportunities are proposed to go along with appropriate community scale and neighborhood commercial uses.
7. Behavior Patterns. The development pattern of residential uses in the area to the North and Northwest off Rings and Cosgray Roads supports community scale commercial development as proposed.
8. Emission. No adverse effect from emissions shall result from the proposed development.

H. CPD Modifications of Code:

1. Building Setback from Hayden Run Road and James Boulevard – Modification of Section 3356.11 to allow 20' setback.
2. The required number of off-street parking spaces within subarea D-4 shall be 50% of the required parking per Section 3312.49.

I. Miscellaneous Commitments:

1. The site shall be developed in general conformance with the submitted Site Plan and related plans and exhibits entitled "Site Development Plan-Hayden Place (exhibit 1, the "Site Plan")", "Parkland Dedication/Amenities Plan (exhibit 1.1 & 1.2) "Development Plan-Setback Enlargement (exhibit 2)", "Environmental Treatments Plans – Hayden Place" and the related "Enlargement Plans" (including Enlargement Plans exhibits for Hayden Place, James Blvd, and exhibits 15 through 20 inclusive, dated 06/26/2025), and the CPD plans dated 06/26/2025 however, the building locations and designs may be adjusted to reflect engineering, topographical, changes to buildings and expansions of buildings square footages based on business needs, structural designs, site conditions, changes to parcel lines and/or subarea line adjustments or other site data developed at the time of final site compliance, and/or as development, architectural and/or engineering plans are completed. Any 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.
2. Abandoned service stations, filling stations or fuel sales establishments shall comply with and be addressed in accordance with 3357.18 of the Columbus City Code.
3. Pay As We Grow Agreement(s) - The Developer shall comply with the Northwest Pay As We Grow (PAWG) program and enter into agreement(s) with the City to invest PAWG funds on appropriate traffic, mobility, parkland, and water, sanitary, and stormwater improvements as applicable.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representative do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions and commitments regarding development of the subject property and for such purpose each states that they fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify alter or modify any more restrictive provisions of the Columbus City Code.

Signature: *Thomas L. Hart, Attorney for the Applicant*

Date: _____ 6-26-2025 _____