

PUD-6 Text

Zoning District: PUD-6
Property Location: 5830 Ulry Road, Columbus, OH 43081
Applicant: Metro Development LLC
Owner: McCorkle Soaring Eagles LLC
Parcel Nos. 110-000249; 112-000011
Date of Text: August 26, 2016
Application No.: Z14-059

The subject site is approximately 61.23 +/- acres located at the southeast corner of Ulry Road and Warner Road. To the west of the site is a single family development located in Blendon Township; to the north is a site recently annexed to the City of Columbus and zoned "R" to be used for City of Columbus parkland; to the northeast is the Albany Crossing development zoned "Traditional Neighborhood Design" allowing for a mixture of single family homes and condominiums; to the east is the Albany Landings apartment development which is zoned "LAR-12"; and to the south is a condominium development zoned "PUD-6".

Warner Road is currently undergoing significant improvement by the City of Columbus. It was anticipated that the pattern of multi-family development beginning at Warner Road and Hamilton Road would continue down Warner Road and therefore need improved roadway systems. The subject site is part of the Pay As You Grow program such that the development must pay \$2,300 per unit constructed into a fund that the City is utilizing for infrastructure improvements in the area. The proposed residential development is consistent with the type of development the City anticipated in planning improvements to Warner Road.

The subject site will be zoned PUD-6 and will consist of four subareas: Subarea A is approximately 20.098 acres and will consist of a multi-unit residential development under the AR-12 standards; Subarea B is approximately 24.98 acres and will consist of detached residential structures under the R-4 development standards; and Subarea C is approximately 3.59 acres and will consist of a stream corridor protection zone as well as other open space and tree preservation areas and Subarea D is approximately 12.569 acres and will consist of detached residential structures under the R-4 development standards.

PUD- 6 – 61.23 Acres:**Sub-Area A – AR-12**

1. Introduction: Unless otherwise indicated in this text or on the site plan, Sub-Area A shall be a multi-unit residential development in accordance with Chapter 3333 of the Columbus City Codes as they apply to the AR-12 district as shown on the attached Exhibit A.

2. Permitted Uses: Multi-unit residential and accessory uses such as a pool, community center, compactor, garages, mail kiosk and clubhouse as shown on the “Exhibit A PUD-6 Plan”.

3. Development Standards: Subarea A shall be developed in accordance with the site plan attached as Exhibit A. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the site plan is subject to review and approval by the Director of Building and Zoning Services, or his/her designee, upon submission of the appropriate data regarding the proposed adjustment.

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

1. A maximum of one hundred eighty (180) units may be built on Subarea A in accordance with the Site Plan attached hereto as Exhibit A.
2. All buildings in Subarea A shall be setback 250 feet from the centerline of Warner Road (225' from the Warner Road R.O.W.).
3. All parking in Subarea A shall be setback 220 feet from the centerline of Warner Road (195' feet from the Warner Road R.O.W.).

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

1. The street alignments for Subarea A shall be developed as shown on the attached Site Plan; however they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site considerations established at the time of development. The Director of Public Service or the Director's designee may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.
2. Internal streets for Subarea A shall be private. Private streets shall be at least 20 feet in width. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 20' wide streets.
3. Minimum 4 foot wide sidewalks shall be provided on one side of the private streets.
4. Public sidewalks on Warner Road shall be a minimum of 8 feet in width.
5. Black ornamental fencing similar to the fencing used for Rolling Ridge subdivision shall be installed along Warner Road.

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

1. The applicant shall comply with the City's Parkland Dedication Ordinance.

2. Trees will be preserved in Subarea A in the areas identified on the Site Plan except where it is necessary for utility crossings, pedestrian pathways, and retention areas as shown on Exhibit A.
3. Developer shall install street trees along Warner Road at a rate of 4 per 100 linear feet which may be evenly spaced or grouped.

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

1. Buildings will be constructed with an exterior mixture of stone and brick veneer, “shake” siding and beaded vinyl siding. Compactor shall be decorative split face block.
2. Main entry features will be landscaped and lit with concealed uplights or internally illuminated halo graphics.
3. 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 fourteen (14) feet in height.
4. Subject to approval of a Dumpster Waiver, refuse collection shall be by a compactor.

E. Graphics and/or Signage Commitments.

All signage and graphics for Subarea A shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

SUBAREA B – R-4

1. Introduction: Subarea B shall be detached residential units developed under the R-4 development standards.
2. Permitted Uses: The development includes a total of eighty-two (82) detached dwelling units. The subarea may not be subdivided such that the single-family dwelling units would be contained within individual parcels.
3. Development Standards: Unless otherwise indicated in this text or on the site plan, the applicable development standards of Chapter 3332 of the Columbus City Codes as they apply to the R-4 district. Subarea B will be developed in substantial accordance with the site plan attached hereto as Exhibit A and the concept/landscape plan attached hereto as Exhibit B. The site plan and concept plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan will be reviewed and may be approved by the Director of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

A. Density, 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. Units shown on the site plan will be detached structures. A maximum of eighty-two (82) units is permitted.
2. All buildings and parking in Subarea B shall be setback 180 feet from the centerline of Ulry Road (140' from the Ulry Road R.O.W.).
3. The minimum front setback from private streets shall be 10 feet.

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, Traffic Management Division.
 - a. The development will have one boulevard-style entrance on Ulry Road.
 - b. The applicant will dedicate the right-of-way on Ulry Road per the City's Thoroughfare Plan if necessary.
2. Each unit will have an attached garage with space for two cars. There will be no parking permitted at the main entrance and on the side of the street where sidewalks are located. "No Parking" signs will be posted as appropriate. Fire hydrants will be located on the side of the street where no parking is permitted.
3. Streets shall be private and shall be a minimum of 22 feet in width. Street shall be maintained by a homeowners or condominium association.
4. The street alignments shall be developed generally as shown on the plan. However, they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time of development and engineering plans are completed. The Director of Public Service and/or their designees may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.
5. Minimum 4 foot wide sidewalks shall be provided on one side of the private streets.
6. Public sidewalks on Ulry Road shall be a minimum of 8 feet in width.
7. Black ornamental fencing similar to the fencing used for Rolling Ridge subdivision shall be installed along Ulry Road

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

Open spaces and landscaping will be as shown on the concept / landscape plan attached as Exhibit B.

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

1. The main exterior building material will be wood, wood composition, brick veneer, stone, beaded vinyl or cultured stone or a combination thereof.
2. Dwelling units may be used as model homes for the purpose of marketing and sales.
3. Light poles shall not exceed 14 feet in height.
4. Minimum separation between buildings shall be ten feet. Bay windows and chimneys shall be permitted to encroach into the separation area.
5. In lieu of Section 3332.27, the following standards shall apply for the required rear yard and separation between structures and dwellings:
 - i) 18 feet rear to rear
 - ii) The projection of fireplaces, chimneys, bay windows and/or other architectural projections of not more than 3 feet in each instance are permitted into minimum building separation.

E. Graphics.

All signage and graphics for Subarea B shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

SUBAREA C – Open Space / Stream Corridor Protection Zone

1. **Introduction:** Subarea C shall remain as undeveloped open space and stream corridor protection zone land, with the exception of walking/bike paths and permitted utility crossings, including but not limited to sanitary and/or storm sewer. No buildings or structures will be permitted in Subarea C.
2. **Permitted Uses:** The only uses permitted in Subarea C shall be, asphalt walking paths or an asphalt bike path as shown on the site plan.
3. **Development Standards:** Trees will be preserved as shown on the site plan except where utility crossings are necessary and where storm water facilities and the bike path as shown on the site plan are installed.

SUBAREA D – R-4

1. Introduction: Subarea D shall be detached residential units developed under the R-4 development standards.
2. Permitted Uses: The development includes a total of forty-eight (48) detached dwelling units. The subarea may not be subdivided such that the single-family dwelling units would be contained within individual parcels.
3. Development Standards: Unless otherwise indicated in this text, the applicable development standards of Chapter 3332 of the Columbus City Codes will apply as they apply to the R-4 district. Subarea D will be developed in substantial accordance with the site plan attached hereto as Exhibit A. The site plan and concept plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan will be reviewed and may be approved by the Director of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

A. Density, 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. Units shown on the site plan will be detached structures. A maximum of forty-eight (48) units is permitted.
2. All buildings and parking in Subarea D shall be setback 110 feet from the centerline of Ulry Road (70' from the Ulry Road R.O.W.) and 95 feet from the centerline of Warner Road (70' from the Warner Road R.O.W.)
3. The minimum front setback from private streets shall be 10 feet.

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, Traffic Management Division.
 - a. The development will have one entrance on Warner Road.
 - b. The applicant will dedicate the right-of-way on Warner Road and Ulry Road per the City's Thoroughfare Plan if necessary.
2. Each unit will have an attached garage with space for two cars. There will be no parking permitted at the main entrance. "No Parking" signs will be posted as appropriate. Fire hydrants will be located where no parking is permitted.
3. Streets shall be private and shall be a minimum of 22 feet in width. Streets shall be maintained by a homeowners or condominium association.

4. The street alignments shall be developed generally as shown on the plan. However, they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time of development and engineering plans are completed. The Director of Public Service and/or their designees may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.

5. Minimum 4 foot wide sidewalks shall be provided on one side of the private streets and may be provided on both sides of the street at the election of the developer.

6. Public sidewalks on Ulry Road and Warner Road shall be a minimum of 8 feet in width.

7. Black ornamental fencing similar to the fencing used for Rolling Ridge subdivision shall be installed along Ulry Road and Warner Road

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

1. Trees will be preserved in Subarea D in the areas identified on the Site Plan except where it is necessary for utility crossings, pedestrian pathways and retention areas, as shown on Exhibit A.

3. Developer shall install street trees along Warner Road at a rate of 4 per 100 linear feet which may be evenly spaced or grouped. Preservation of existing trees may offset this requirement.

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

1. The main exterior building material will be wood, wood composition, brick veneer, stone, beaded vinyl or cultured stone or a combination thereof.

2. Dwelling units may be used as model homes for the purpose of marketing and sales.

3. Light poles shall not exceed 14 feet in height.

4. Minimum separation between buildings shall be ten feet. Bay windows and chimneys shall be permitted to encroach into the separation area.

5. In lieu of Section 3332.27, the following standards shall apply for the required rear yard and separation between structures and dwellings:

- i) 18 feet rear to rear
- ii) The projection of fireplaces, chimneys, bay windows and/or other architectural projections of not more than 3 feet in each instance are permitted into minimum building separation.

E. Graphics.

All signage and graphics for Subarea D shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

Miscellaneous Standards Applicable to All Subareas.

1. The applicant will dedicate 10.81+/- acres of the subject site as shown on the Exhibit A PUD-6 Plan in satisfaction of the City's Parkland Dedication Ordinance.
2. Developer will work with Columbus Parks and Recreation Department to establish pedestrian connectivity from Warner Road to the existing Columbus Parks and Recreation land at the southwest corner of the site. The pathway shown on the site plan is conceptual. The exact location will be determined during the Site Compliance Plan process. Developer will install pathways.
3. Developer to coordinate with City Parks and Recreation Department to establish a signalized pedestrian crossing on Warner Road. Developer will install signal. The exact location will be determined during the Site Compliance Plan process.
4. Developer will coordinate with City Parks and Recreation Department to relocate at least twenty existing trees 4" to 6" in size to be transplanted from storm water detention area to land to be dedicated to City Parks and Recreation Department.
5. No development will occur in existing wetlands areas as identified on a recent Phase I environmental report that are within preserve areas or SCPZ area.
6. This site is included within the Pay as We Grow plan for the northeast growth corridor. The developer has committed to paying the required Pay As We Grow fee towards infrastructure costs.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representative(s) do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he 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 provision of the Columbus City Code.

SIGNATURE: _____

Jill Zorn, Esq.

DATE: _____

8-26-2016