

PLANNED UNIT DEVELOPMENT TEXT

Application: Z20-099
Property Address: 4465 Cautela Drive
Parcel IDs: 110-001051, 110-002993, 110-005711, 100-005921 and 110-000143
Property Size: 58.3 +/- acres
Current District: R-Annex
Proposed District: PUD-4 Planned Unit Development
Applicant: Treplus Communities
Attorney: Aaron Underhill, Underhill & Hodge LLC
Date of Text May 18, 2021

I. Introduction

The site is 58.3 +/- acres and consists of five parcels which are located north of the intersection of Central College Road and Lee Road. These parcels are currently being annexed from Blendon Township to the City of Columbus.

The site is adjacent to Columbus property on the north and south which is zoned PUD-4. The site is adjacent to Blendon Township property on the west and east which is zoned R-1. The Site is not subject to a commercial overlay or planning overlay. The Site is not situated within an area commission, civic association, or area plan.

The Applicant, Treplus Communities, is proposing to develop a 156-unit active-adult luxury community for residents aged 55 and older. Walnut Commons will consist of 27.8 acres located at the north corner of Central College Road, and Lee Road in Blendon Township. The community is a part of a low-density residential planned development consisting of 58.33 acres overall (2.71 units per acre). The planned unit development includes preservation of a large single-family home and includes two additional single-family home sites.

Walnut Commons will be a single-story, walkable community for area seniors to “downsize” and stay in their community. The stylish agrarian architecture compliments the character and architectural style of the single-family homes of the area. Walnut Commons will provide large single-story floorplans with 1, and 2-bedroom units ranging in size from 1,200 – 1,500 square feet. All will have attached garages and driveways. Additional guest parking is provided as well. The units adhere to the principals of Universal Design creating an ideal environment for long term residency.

II. Permitted Uses: The permitted uses for Subarea A shall be those contained in Section 3333.02, AR-12 permitted uses, of the Columbus City Code. The permitted uses for Subarea B and Subarea C shall be those contained in Section 3332.03 R-1 permitted uses, of the Columbus City Code

III. Development Standards: Unless otherwise specified below or in the PUD Plan, Subarea A shall be developed in accordance with the applicable AR-12 development standards of Chapter 3333 of the Columbus City Code. Unless specified below or in the PUD Plan, Subarea B and Subarea C shall be developed in accordance with the applicable R-1 development standards of Chapter 3332 of the Columbus City Code.

Subarea A

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

1. The maximum permitted number of units shall be 156.

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

1. All traffic-related commitments, including access, shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

2. One full access point to the site from Central College Road shall be provided.

3. One point of interconnectivity with Subarea B shall be provided.

4. Private streets shall be a minimum of 22 feet in width and maintained by the owner. Intersection details, including turning radii and tapers, shall comply with the City of Columbus standards for 22-foot wide streets as they may apply.

5. Minimum 4-foot-wide sidewalks shall be provided as shown on the Site Plan.

6. One pedestrian and bicycle point of interconnectivity with parcel 110-005898 shall be provided should parcel 110-005898 be developed with multifamily residential use.

7. Sight distance triangles at proposed Central College Road access point shall be cleared of vegetation.

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

1. Buffering, landscaping, open space, and screening shall be provided as depicted on the Landscape Concept Plan North/South.

2. A minimum of 3.35 acres of open space shall be provided as depicted on the Open Space Exhibit.

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

Building design and exterior treatments shall be as depicted on the Elevations.

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

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.

F. Graphics and Signage Commitments:

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.

Subarea B

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

The maximum permitted number of dwelling units shall be 1.

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

One point of interconnectivity with Subarea A shall be provided, as depicted on the Site Plan.

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

A Declaration of Notice of Zoning Requirements shall be recorded with the Franklin County Recorder prior to the approval of site compliance plan. This Declaration shall notify future property owners of the commitment to tree preservation as depicted on the Site Plan and Open Space Exhibit.

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

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

F. Graphics and Signage Commitments: N/A

Subarea C

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

The maximum permitted number of dwelling units shall be 2 upon approval of future lot split.

B. Access, Loading, Parking and/or other Traffic Related Commitments: N/A

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

A Declaration of Notice of Zoning Requirements shall be recorded with the Franklin County Recorder prior to the approval of site compliance plan. This Declaration shall notify future property owners of the commitment to tree preservation as depicted on the Site Plan and Open Space Exhibit.

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

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

F. Graphics and Signage Commitments: N/A

IV. Modifications: N/A

V. Miscellaneous Commitments:

1. Applicant shall comply with the City's Parkland Dedication Ordinance.
2. The site shall be developed in accordance with the submitted site plans and open space exhibit titled, "Development Plan for Walnut Commons" the submitted landscape plans titled, "Landscape Concept Plan North/South," and building elevations titled, "Walnut Commons" all signed and dated March 22, 2021. However, 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 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.
3. A 285' (including a 50' diverging taper) eastbound left turn lane is warranted at the site access. This roadway improvement shall be constructed or bonded prior to the Developer receiving construction plan approval for the access.
4. This development's proposed access is within the preliminary project limits of the City of Columbus' improvement project at the signal of Central College Rd at Ulry Rd/Lee Rd. This project includes extending the existing eastbound left turn lane past the Developer's proposed access point. Coordination is needed to ensure that the turn lane provides enough storage for the development. If the access point is constructed prior to the City's project, then the warranted turn lane shall be built in a manner that can be tied into the City's project. If the Columbus project occurs prior to the Development gaining access to Central College Rd, then no further roadway improvements are required.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Aaron L. Underhill". The signature is written in a cursive style.

Aaron Underhill, Esq.
Attorney for Applicant