

SITE DATA - SUBAREA 2A

TOTAL AREA: 155.4 AC.
 TOTAL UNITS: 145

- PUBLIC ROAD
- - - - - PROPOSED RESIDENTIAL UNITS BY DEVELOPER
- ⊗ PROPOSED CITY STOP



PUD SUBAREA DEVELOPMENT PLAN
 SHEET 2



206-045 Final Revised 10/26/06 by Chamberlay & Hammer Fine

BY: *David D. Hays*
 ITS: *Architect*
 DATE: 10-26-06

OCTOBER 26, 2006
 SCALE: 1"=40'

PLANNED UNIT DEVELOPMENT PLAN

PROJECT LOCATION: 1024 S. ... PROJECT OWNER: ... PROJECT NUMBER: ...

1. The proposed development is located on ... 2. The proposed development is ... 3. The proposed development is ...

4. The proposed development is ... 5. The proposed development is ... 6. The proposed development is ...

7. The proposed development is ... 8. The proposed development is ... 9. The proposed development is ...

10. The proposed development is ... 11. The proposed development is ... 12. The proposed development is ...

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16. The proposed development is ... 17. The proposed development is ... 18. The proposed development is ...

19. The proposed development is ... 20. The proposed development is ... 21. The proposed development is ...

22. The proposed development is ... 23. The proposed development is ... 24. The proposed development is ...

25. The proposed development is ... 26. The proposed development is ... 27. The proposed development is ...

28. The proposed development is ... 29. The proposed development is ... 30. The proposed development is ...

DESIGN PUD NOTES SHEET 4

2016-045 Final Received by Shannon Fling



BY: Shannon Fling DATE: 10-26-16

OCTOBER 24, 2016

CHAMBREY**PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT PLAN TEXT**

311.5+/- Acres
October 26, 2006

PROPOSED DISTRICT:	PUD-6
PROPERTY ADDRESS:	5141 Cosgray Road
OWNER:	Dominion Homes, Inc.
DATE OF TEXT:	October 26, 2006
APPLICATION NUMBER:	Z06-045
TOTAL PERMITTED UNITS:	1554

INTRODUCTION:

This application is to establish a Planned Unit Development PUD-6 District on a 311.5+/- acre site on the west side of Cosgray Road in the Hayden Run Corridor Area of the City of Columbus. The PUD Plan, including this PUD Development Plan Text and Notes, is put forth under Chapter 3345 of the Columbus Zoning Code (the "Code") in order to provide for a unified residential development of the site with a variety of residential structures and arrangements, generous open spaces, and attention to natural features within and near the site. A companion L-I rezoning, which addresses 5.5 acres of adjacent land and is also part of Application Z06-045, helps meet area needs for public facilities by providing land for a joint police and fire facility. The overall development is to be called Chambrey, after a community in France along the Tour de France, in recognition of the site's considerable frontage on the Heritage Rail Trail shared use path.

The PUD Plan and Notes are intended to incorporate the "flexibility of land and site design" in a unified development of the overall site, while making available to future residents many of the benefits and amenities available under traditional zoning districts, as envisioned by Section 3345.01 of the Code. In many cases, traditional district requirements are incorporated as base standards, with additional standards layered on.

The overall site is divided into 11 Subareas, one of which will be an initial stage (Subarea 2A), and the remainder of which are to be developed as "proposed stages" as provided in Sections 3345.07(i) and 3345.12. PUD Notes are set forth below, first that apply generally to the development overall and all parts thereof, and thereafter, to the separate Subareas.

PUD NOTES APPLICABLE TO ALL PARTS OF THE DEVELOPMENT

1.) As required by Section 3345.02 of the Code, this 311.6+/- acre site is under common ownership or control. Dominion Homes, Inc., the Applicant, owns 153+/- acres of the site and has binding contractual rights to purchase the remaining 159+/- acres. It is acknowledged that any future transfer of land within the development will not alter the requirements set forth in this PUD Plan and Notes and/or Chapter 3345 of the Code.

2.) The density (average density) for all of this PUD District shall be a maximum of six units per acre, net of dedicated streets, as provided for under Section 3345.03 of the Code, and accordingly the District is "PUD-6." The total number of residential units on the site shall not exceed 1554, and

the total number of units within each Subarea shall not exceed the maximum number of units specified within each such Subarea.

3.) 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. The locations of common open space and parkland are depicted on the Development Plan.

4.) An asphalt shared use path of 8 feet shall be installed by the developer in locations as shown on the Development Plan. The shared use path shall be in lieu of sidewalks along the side of the street where it is installed. Connections are shown on the Development Plan

5.) Subareas shall provide for vehicular and/or pedestrian/shared use connectivity with other Subareas, and with adjoining properties, in the general locations indicated by arrows on the Development Plan. Vehicular connectivity shall be by public street connection (and where that connection occurs with a Subarea in which the streets are generally private, a public street shall be provided across that Subarea from the point of connectivity shown on the Development Plan to a public street bordering the Subarea, and in a configuration that meets the approval of the Director of Public Service or his or her designee). Pedestrian/shared use connectivity shall be by either a five (5) foot sidewalk or an eight (8) foot shared use path located within (and in the center of) a twenty-five (25) foot wide easement through the entire width of the required perimeter yard of each Subarea. The easement boundaries shall be demarcated with fencing, landscaping or bollards.

6.) Street "A" from Cosgray west to its intersection with Street "B", and Street "B" from its intersection with Street "A" north to its intersection with Rings Road shall be designed to incorporate suitable traffic calming features as approved by the Director of Public Service or his or her designee.

7.) Development of the overall site will occur over an extended period of time. Standards in future proposed stages are intended to provide flexibility, but it is possible and even likely that development standards may need to be modified to accommodate compatible development that is not currently foreseen. Nothing herein shall prevent the current or future owners from filing and processing a zoning application on any Subarea, provided that (a) any such rezoning shall not result in an increase in the total number of units approved (1554) for the overall 311.5+/- acre Chambrey site; (b) rezonings shall only be for one or more complete Subareas and shall not result in an increase in the number of units approved for the specific Subareas proposed to be rezoned.

8.) Developer shall install one play structure within one of the public park areas in a location approved by the Director of Recreation and Parks or his or her designee. Such play structure shall be comparable in size and cost to play structures installed by developers in other comparable developments.

9.) At such time as Street "B" is connected to Rings Road, the Developer shall design, install and complete required improvements to Rings Road as directed and approved by the Director of Public Service or his or her designee. It is expected that such improvements will be addressed in a Memorandum of Understanding to be entered into between the City and Developer, but the obligation to make the improvements shall be a commitment to the zoning.

SUBAREA 1 (29.2 +/-ACRES)

Subarea 1 is located in the easternmost area of the site, along its Cosgray Road frontage, and is traversed in a north-south fashion by the watercourse that becomes the Hayden Run several hundred meters farther south.

Subarea 1 is to be set aside as open space, with sensitivity to the watercourse, both in its current configuration and as may be modified as part of the Franklin County Engineer's proposed stream preservation project. Street A (including the sidewalk and shared use path along Street A), which will connect the rest of the development with Cosgray Road, and necessary utilities, which must be extended from their current location at Cosgray Road, will cross the watercourse. Such crossings will be engineered and implemented so as to minimize disturbance to the extent practicable with standard construction practices for installation of such utilities, including crossing the watercourse as nearly as practicable to perpendicular angles.

The Applicant has been in contact with the Franklin County Engineer, and is willing to subject the majority of Subarea 1 through a conservation easement so as to permit the area's inclusion in the Franklin County Engineer's stream preservation project. Other than meanderings of the watercourse and plantings and trails that may occur as part of that project (and the above referenced street and utility crossings), the area within the larger of the floodway or 150 feet (measured from centerline as provided for in the Interim Hayden Run Corridor Plan) of either side of the current watercourse shall be set aside as natural and undisturbed.

The Applicant reserves the right to place community identification signage and other customary community entrance features along Street A near its intersection with Cosgray Road, provided that such signage shall be set back at least 25 feet and shall not encroach on the existing floodway. Additionally, rail fencing may be installed along the Cosgray Road frontage as part of the community entrance features, provided that such fencing shall not be located within any required clear vision triangle. The Applicant further reserves the right to install storm water ponds within the western part of Subarea 1 to help manage the storm water from the development in a sensitive manner. Such ponds shall be located out of the floodplain, and shall meet applicable Columbus requirements as to design and location. Additionally, non-invasive passive recreational amenities which do not interfere with the conservation easement noted above may be included.

A preliminary plan for Subarea 1 is represented on the PUD Development Plan. Final implementation will depend on the Franklin County restoration project and other governmental approvals, as well as final engineering details. The area, exclusive of the pond areas, is intended to be dedicated to the City, and shall be part of the developments dedication obligation under the City's PDO (Section 3318 of the Code) and the developments common open space requirements under Section 3345.09 of the Code.

SUBAREA 2A (55.4 +/-ACRES)

Subarea 2A will be the first stage of the development, and it is set forth in the detail called for under Section 3345.07 of the Code.

- 1.) Except as set forth below, permitted uses and development standards as set forth in Chapter 3332 of the Code (R-2, Residential District) shall apply in Subarea 2A.
- 2.) The total number of dwelling units in Subarea 2A shall be 145.
- 3.) Lots and streets shall be configured as set forth on the PUD plan. All streets shall be public. Greens (as defined in Section 3320.03 of the Code) shall be established as shown on the

PUD Plan, and shall be maintained by the Association of Homeowners within Subarea 2A. Subject to the approval of the Development Director or his designee, minor adjustments may be made to the plan with final engineering and platting.

4.) All streets shall be public streets. The minimum building setback from public streets shall be twenty-five (25) feet, except as to Street "A" the minimum building setback shall be thirty (30) feet.

5.) The maximum height of buildings in Subarea 2A shall be 35 feet, measured as provided for in Section 3303.08 of the Code.

6.) The placement of homes of substantially similar design shall be prohibited next to or directly across the street from one another.

7.) All homes shall have a front porch of a minimum size of thirty (30) square feet.

8.) The primary front façade shall be parallel to straight frontage (street right of way) and parallel to the chord of curved or broken frontage lines. Each home shall have a front door opening facing the street on which the home fronts.

9.) All homes shall include a garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garage doors facing a public street shall represent no more than forty (40) percent of the width of the house façade.

10.) Garages shall be set back at least two feet from the front façade of the home, except as provided in the following sentence. Homes may be constructed with garages projecting forward of the front façade of a home provided such projection shall not exceed eight feet, and further provided that any home with such a projecting garage shall not be located either on a corner lot or next to another home with a projecting garage.

11.) Sidewalks will be provided along both sides of all public streets, except (a) the shared use path along Street "A" will be in lieu of any sidewalk for the side of Street "A" where the shared use path is provided; and (b) sidewalks will not be installed within the three greens depicted on the PUD Plan.

12.) All homes in Subarea 2A shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted.

13.) All homes shall incorporate either a front architectural element (such as a wall segment) or an architectural accent feature (such as a water table) of natural materials (including brick, stone, stucco stone, cementitious siding).

14.) All roof pitches on front facing gabled elevations shall be a minimum of 7:12. All other roof pitches shall be a minimum of 5:12.

15.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.

16.) Dwelling units 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 while the

Subarea is 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.

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

18.) Along Street "A" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within Subarea 2A. Street trees shall be subject to approval of the Columbus City Forester at time of installation, and shall be a minimum of two inches (2") caliper at time of planting.

19.) Fences of a common design as shown on the Development Plan shall be permitted on lots within the Subarea, as shall fencing installed by the Developer as part of any common entry and perimeter treatment, provided that no fencing shall be located so as to violate any required sight vision clearance requirements.

20.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.

21.) The approximately 7 acre area in the eastern part of Subarea 2A shall be platted as a reserve, shall be owned by an Association of Homeowners, and shall be open space that may include a community building and pool for residents of Subarea 2A and potentially residents of other Subareas in the development. The community building may be used as a sales office for the sale of homes in Subarea 2A and other Subareas in the development while homes are being constructed. Off-street parking shall be provided at a minimum of one space for each two hundred fifty (250) square feet of interior floor area of the community building. The area may also include stormwater management ponds, which are shown conceptually on the PUD Development Plan, but may change in size and configuration with final engineering.

22.) A proposed COTA bus stop is shown on the Development Plan adjacent to the roundabout on Street "A" in the eastern part of Subarea 2A. Based on discussions with COTA, whether service to the area would require such stop depends on future revenues. The developer will commit, if requested in writing by COTA with five years of the approval of this rezoning, to construct a standard, open bus stop shelter of approximately fifty (50) square feet in the location shown.

23.) A portion of the southern boundary of Subarea 2A abuts the Heritage Trail Metro Park. As part of the development of Subarea 2A, the existing treeline along the Metro Park boundary will be preserved by a no-build zone of ten (10) feet to be established by plat. Utilities serving Subarea 2C shall not be located within the no-build zone, and any necessary utility crossings shall be designed to minimize any disturbance. Additionally, the Developer will cooperate with Metro Parks to locate a rail fence or, if acceptable to Metro Parks, bollards, in appropriate locations to appropriately demarcate the boundary. Such fence or bollards shall be at the expense of the Developer of Subarea 2A, and, to the extent practicable based on discussions with Metro Parks, be consistent with fences or bollards along the boundary between Subarea 3D and the Heritage Trail Metro Park property.

SUBAREA 2B (26.2 +/- ACRES)

Subarea 2B is a 26.2 +/- acre site adjacent to and west of Subarea 2A. It is intended as a future "proposed phase" under Section 3345.12 of the Code, and is intended for development of single family homes on platted lots fronting on public streets.

- 1.) Except as set forth below, development of Subarea 2B shall be subject to the permitted uses and development standards under Chapter 3332 of the Code (R-2 Residential District).
- 2.) The maximum total number of dwelling units in Subarea 2B shall be 92.
- 3.) All streets shall be public streets. The minimum building setback from public streets shall be twenty-five (25) feet, except as to Street "A" and "B" the minimum building setback shall be thirty (30) feet.
- 4.) The maximum height of buildings in Subarea 2B shall be 35 feet, measured as provided for in Section 3303.08 of the Code.
- 5.) The placement of homes of substantially similar design shall be prohibited next to or directly across the street from one another.
- 6.) All homes shall have a front porch of a minimum size of 30 square feet.
- 7.) The primary front façade shall be parallel to straight frontage (street right of way) and parallel to the chord of curved or broken frontage lines. Each home shall have a front door opening facing the street on which the home fronts.
- 8.) All homes shall include a garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garage doors facing a public street shall represent no more than forty (40) percent of the width of the house façade.
- 9.) Garages shall be set back at least two feet from the front façade of the home, except as provided in the following sentence. Homes may be constructed with garages projecting forward of the front façade of a home provided such projection shall not exceed eight feet, and further provided that any home with such a projecting garage shall not be located either on a corner lot or next to another home with a projecting garage.
- 10.) Subarea 2B shall be designed in such a manner that all homes front on, and do not back onto, public streets, including Street "A" and Street "B". Additionally, Subarea 2B shall be developed without cul-de-sac streets.
- 11.) Sidewalks will be provided along both sides of all public streets, except (a) the shared use path along Street "A" and Street "B" will be in lieu of any sidewalk for the frontage where the shared use path is provided; and (b) in the event Subarea 2B includes any greens (as defined in Section 3320.03 of the Code), sidewalks shall not be provided within such greens.
- 12.) All homes in Subarea 2B shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted.

- 13.) All homes shall incorporate either a front architectural element (such as a wall segment) or an architectural accent feature (such as a water table) of natural materials (including brick, stone, stucco stone, cementitious siding).
- 14.) All roof pitches on front facing gabled elevations shall be a minimum of 7:12. All other roof pitches shall be a minimum of 5:12.
- 15.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.
- 16.) Dwelling units 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 while the Subarea is 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.
- 17.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- 18.) Along Street "A" and Street "B" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within Subarea 2B. Street trees shall be subject to approval of the Columbus City Forester at time of installation, and shall be a minimum of two inches (2") caliper at time of planting.
- 19.) Fences of a common design as shown on the Development Plan shall be permitted on lots within the Subarea, as shall fencing installed by the Developer as part of any common entry and perimeter treatment, provided that no fencing shall be located so as to violate any required sight vision clearance requirements.
- 20.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.

SUBAREA 2C (41.8 ACRES)

Subarea 2C is a 41.8 +/- acre site in the far western area of the overall development. It is intended as a future "proposed phase" under Section 3345.12 of the Code, and is intended for development of single family homes on platted lots fronting on public streets.

- 1.) Except as set forth below, development of Subarea 2C shall be subject to the permitted uses and development standards under Chapter 3332 of the Code (R-2 Residential Districts).
- 2.) The maximum total number of dwelling units in Subarea 2C shall be 146.
- 3.) All streets shall be public streets. The minimum building setback from public streets shall be twenty-five (25) feet.
- 4.) The maximum height of buildings in Subarea 2C shall be 35 feet, measured as provided for in Section 3303.08 of the Code.

- 5.) The placement of homes of substantially similar design shall be prohibited next to or directly across the street from one another.
- 6.) All homes shall have a front porch of a minimum size of thirty (30) square feet.
- 7.) The primary front façade shall be parallel to straight frontage (street right of way) and parallel to the chord of curved or broken frontage lines. Each home shall have a front door opening facing the street on which the home fronts.
- 8.) All homes shall include a garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garage doors facing a public street shall represent no more than forty (40) percent of the width of the house façade.
- 9.) Garages shall be set back at least two feet from the front façade of the home, except as provided in the following sentence. Homes may be constructed with garages projecting forward of the front façade of a home provided such projection shall not exceed eight feet, and further provided that any home with such a projecting garage shall not be located either on a corner lot or next to another home with a projecting garage.
- 10.) Each home in Subarea 2C shall front on, and no home shall back onto, a public street. Additionally, Subarea 2C shall be developed without cul-de-sac streets.
- 11.) Sidewalks will be provided along both sides of all public streets, except that in the event Subarea 2C includes any greens (as defined in Section 3320.03 of the Code), sidewalks shall not be provided within such greens.
- 12.) All homes in Subarea 2C shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted.
- 13.) All homes shall incorporate either a front architectural element (such as a wall segment) or an architectural accent feature (such as a water table) of natural materials (including brick, stone, stucco stone, cementitious siding).
- 14.) All roof pitches on front facing gabled elevations shall be a minimum of 7:12. All other roof pitches shall be a minimum of 5:12.
- 15.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.
- 16.) Dwelling units 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 while the Subarea is 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.
- 17.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- 18.) Along all streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a

maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within Subarea 2C. Street trees shall be subject to approval of the Columbus City Forester at time of installation, and shall be a minimum of two inches (2") caliper at time of planting.

19.) Fences of a common design as shown on the Development Plan shall be permitted on lots within the Subarea, as shall fencing installed by the Developer as part of any common entry and/or perimeter treatment, provided that no fencing shall be located so as to violate any required sight vision clearance requirements.

20.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.

21.) There shall be a ten (10) foot no disturb zone established by plat along the boundary between Subarea 2C and the Heritage Rail Trail. Utilities serving Subarea 2C shall not be located within the no build zone, and any necessary utility crossings shall be designed to minimize any disturbance. Existing vegetation shall be preserved within this area and augmented per standards of Metro Parks for properties adjacent to such trails.

SUBAREA 3A (24.5 +/- ACRES)

Subarea 3A is a 24.5 +/- acre site located on the north side of Street "A" adjacent to and immediately west of Subarea 1. Subarea 3A is intended as a future "proposed phase" under Section 3345.12 of the Code. It is intended for development of either detached single family dwellings or attached dwellings, in either case at an approximate maximum density of 6 units per acre.

A. Use, Density, Height and Setback Commitments.

1.) The maximum number of dwelling units in Subarea 3A shall be 147.

2.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.

3.) A community building, which may include a pool and/or other associated recreational features, for the benefit of and owned and maintained by an association of owners of dwellings within Subarea 3A, may also be constructed. Such community building may also be used for sales of dwellings in Subarea 3A during the initial construction period.

4.) Detached single family dwellings or attached dwellings in building configurations up to and including four units are permitted.

5.) The maximum height of buildings in shall be 35 feet, measured as provided for in Section 3303.08 of the Code.

6.) If detached, dwellings may be developed on platted lots or as a condominium.

a.) If lots are platted, the following minimum standards shall apply: lot width: 36 feet, lot area--2,700 sq. ft.; front building setback--12 feet from front property line; side yard--3 feet; total side yard--6 feet; rear yard 3 feet; maximum building coverage: 60%.

b.) If detached homes are developed in a condominium, the following minimum standards apply: front setback from the centerline of internal streets--31 feet; separation between buildings--6 feet side to side, 20 feet side to rear and 30 feet rear to rear.

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation, but in no event closer than 3 feet to a rear property line.

7.) If attached, the units shall be developed as a condominium, and meet the following standards:

a.) Front setbacks from internal streets shall be a minimum of 20 feet.

b.) The minimum side or rear setback shall be 8 feet from any alley and 14 feet from any street.

c.) The minimum separation between buildings shall be:

- i) 10 feet side to side;
- ii.) 30 feet rear to rear;
- iii.) 20 feet rear to side;

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation.

8.) Development of Subarea 3A shall include a minimum building setback from Street "A" on the Development Plan of thirty (30) feet.

9.) Notwithstanding any of the provisions of the above notes, building separation requirements established by applicable building codes shall be met.

B. Access and Parking Commitments

1.) Streets may be public or private. If public, streets shall meet the standards set forth in Section 3320.15 for the "ST-48-22" street or "CL-42-22." If private, streets shall be at least 22 feet in width. Alleys may be provided, and may be public or private, and in either case shall meet the pavement width requirements for lanes "LA-16-12" under Section 3320.15 of the Code. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22-foot wide streets and 12-foot wide lanes, as depicted on the Development Plan.

2.) In the event garages are provided with alley access, a maneuvering area of 20 feet, including alley, shall be provided.

3.) A minimum of 2 off street parking spaces per dwelling unit shall be provided.

4.) In the event private streets or alleys are provided, parking restrictions shall be controlled by signage consistent with City policy and requirements for private streets and alleys/lanes. They shall provide that parking shall be limited to one side of the street and that no parking shall be

permitted on either side of any street within 61 feet of the midpoint of street intersections, and no parking shall be permitted on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium/ homeowner association shall be established by the rules and regulations of the condominium/ homeowner association. The owner, developer and or the condominium/homeowner association must establish and maintain an agreement(s) with private towing company(s), which agreements authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company(s), for any times/ lengths, terms, etc., as the association determines, so long as at least one such agreement shall always at all times be in force for the purposes of enforcement/ removal/ towing, as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, and upon execution of said agreement(s). The owner, developer, or the condominium/homeowner association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys/lanes.

5.) Sidewalks will be installed along both sides of all public and private street frontages (except where a shared use/leisure trail is installed in lieu of the sidewalk, and further sidewalks shall not be required within any greens (as defined in Section 3320.03 of the Code)). Sidewalks shall be installed so as to provide for a tree lawn between the sidewalk and street pavement of at least five (5) feet.

6.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.

C. Buffering, Landscaping and Screening Commitments.

1.) Along Street "A" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. 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 approved by the City of Columbus Forester at time of installation.

2.) A twenty-five (25) foot landscape buffer shall be established along Street "A". Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of seven (7) trees (five (5) evergreen and two (2) ornamental) per one hundred (100) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups.

3.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.

4.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea. Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the perimeter yard, and decks shall be permitted to encroach up to ten (10) feet into the perimeter yard.

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

6.) A small area of existing trees exists at the northeast corner of Subarea 3A. In the event any currently existing trees of a caliper of six (6) inches or more are removed in developing the Subarea, replacement trees of an equivalent caliper total shall be installed within Subarea 3A. Such replacement trees shall be in addition to trees otherwise required, and shall be of a minimum caliper of two (2) inches at time of planting.

D. Building Design and Material Commitments.

1.) All buildings shall have roof pitches on front facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted. Dwelling units may be used as model homes for the purpose of marketing and sales.

2.) All dwellings shall have garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garages serving detached homes may be accessed either (a) by an alley or (b) a drive to the street at the front of the dwelling (which may be shared with an adjacent dwelling). In the event a detached dwelling is served by a drive to the street in front of the dwelling, the garage for such dwelling shall be side loaded so as to minimize visibility from the street on which the dwelling fronts. Garages serving attached units in a linear arrangement shall be accessed by an alley to the rear of the building.

3.) A manufactured or modular building or a model home may be used as a sales office while the Subarea is 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.

4.) The placement of detached homes of substantially similar design shall be prohibited next to or directly across the street from one another.

5.) Homes and or buildings shall be oriented so as not to back to external or internal streets, including Street "A", or to Subarea 1 where Subarea 3A and Subarea 1 share a common boundary. If attached dwellings are constructed in other than a linear arrangement, at least one of the units shall front the nearest adjacent street or common open space. The foregoing notwithstanding, individual homes or buildings shall not have direct connection to Street "A", but must connect to internal streets, alleys or drives.

6.) In the event that Subarea 3A is developed with attached dwellings, refuse collection shall be by private collection, providing a dumpster waiver is secured from the City Division of Refuse. If such waiver is not secured or is revoked, dumpsters will be provided in accordance with applicable City Code requirements. If developed with attached units, dumpster locations meeting Code requirements shall be identified and if provided, shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side constructed so the gate is not visible from Street "A".

E. Graphics.

1.) Graphics for the Subarea will meet applicable requirements of the Code.

SUBAREA 3B (24.5 +/- ACRES)

Subarea 3B is a 24.5 +/- acre site located on the north side of Street "A" adjacent to and immediately east of Subarea 2C. Subarea 3B is intended as a future "proposed phase" under Section 3345.12 of the Code. It is intended for development of either detached single family dwellings or attached condominium dwellings, in either case at an approximate maximum gross density of 6 units per acre.

A. Use, Density, Height and Setback Commitments.

- 1.) The maximum number of dwelling units in Subarea 3B shall be 147.
- 2.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.
- 3.) A community building, which may include a pool and/or other associated recreational features, for the benefit of and owned and maintained by an association of owners of dwellings within Subarea 3B, may also be constructed. Such community building may also be used for sales of dwellings in Subarea 3B during the initial construction period.
- 4.) Detached single family dwellings or attached dwellings in building configurations up to and including four units are permitted.
- 5.) The maximum height of buildings shall be 35 feet, measured as provided for in Section 3303.08 of the Code.
- 6.) If detached, dwellings may be developed on platted lots or as a condominium.
 - a.) If lots are platted, the following minimum standards shall apply: lot width: 36 feet, lot area--2,700 sq. ft.; front building setback--12 feet from front property line; side yard--3 feet; total side yard--6 feet; rear yard 3 feet; maximum building coverage: 60%.
 - b.) If detached homes are developed in a condominium, the following minimum standards apply: front setback from the centerline of internal streets--31 feet; separation between buildings--6 feet side to side, 20 feet side to rear and 30 feet rear to rear.

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation, but in no event closer than 3 feet to a rear property line.

- 7.) If attached, the units shall be developed as a condominium, and meet the following standards:
 - a.) Front setbacks from internal streets shall be a minimum of 20 feet.
 - b.) The minimum side or rear setback shall be 8 feet from any alley and 14 feet from any street.
 - c.) The minimum separation between buildings shall be:

- i) 10 feet side to side;
- ii.) 30 feet rear to rear;
- iii.) 20 feet rear to side;

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation.

8.) Development of Subarea 3B shall include a minimum building setback from Street "A" and Street "B" on the Development Plan of thirty (30) feet.

9.) Notwithstanding any of the provisions of the above notes, building separation requirements established by applicable building codes shall be met.

B. Access and Parking Commitments

1.) Streets may be public or private. If public, streets shall meet the standards set forth in Section 3320.15 for the "ST-48-22" street or "CL-42-22." If private, streets shall be at least 22 feet in width. Alleys may be provided, and may be public or private, and in either case shall meet the pavement width requirements for lanes "LA-16-12" under Section 3320.15 of the Code. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22-foot wide streets and 12-foot wide lanes, as depicted on the Development Plan.

2.) In the event garages are provided with alley access, a maneuvering area of 20 feet, including alley, shall be provided.

3.) A minimum of 2 off street parking spaces per dwelling unit shall be provided.

4.) In the event private streets or alleys are provided, parking restrictions shall be controlled by signage consistent with City policy and requirements for private streets and alleys/lanes. They shall provide that parking shall be limited to one side of the street and that no parking shall be permitted on either side of any street within 61 feet of the midpoint of street intersections, and no parking shall be permitted on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium/ homeowner association shall be established by the rules and regulations of the condominium/ homeowner association. The owner, developer and or the condominium/homeowner association must establish and maintain an agreement(s) with private towing company(s), which agreements authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company(s), for any times/ lengths, terms, etc., as the association determines, so long as at least one such agreement shall always at all times be in force for the purposes of enforcement/ removal/ towing, as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, and upon execution of said agreement(s). The owner, developer, or the condominium/homeowner association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys/lanes.

5.) Sidewalks will be installed along both sides of all public and private street frontages (except where a shared use/leisure trail is installed in lieu of the sidewalk, and further sidewalks shall not

be required within any greens (as defined in Section 3320.03 of the Code)). Sidewalks shall be installed so as to provide for a tree lawn between the sidewalk and street pavement of at least five (5) feet.

6.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.

C. Buffering, Landscaping and Screening Commitments.

1.) Along Street "A" and Street "B" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. 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 approved by the City of Columbus Forester at time of installation.

2.) A twenty-five (25) foot landscape buffer shall be established along Street "A" and Street "B". Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of seven (7) trees (five (5) evergreen and two (2) ornamental) per one hundred (100) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups

3.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.

4.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea. Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the perimeter yard, and decks shall be permitted to encroach up to ten (10) feet into the perimeter yard.

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

D. Building Design and Material Commitments.

1.) All buildings shall have roof pitches on front facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted. Dwelling units may be used as model homes for the purpose of marketing and sales.

2.) All dwellings shall have garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garages serving detached homes may be accessed either by an alley or a drive to the street at the front of the dwelling and shared with an adjacent dwelling. In the event a detached dwelling is served by a drive to the street in front of the dwelling, the garage for such dwelling shall be side loaded so as to minimize visibility from the street on which the dwelling fronts. Garages serving attached units in a linear arrangement may be accessed either (a) by an alley to the rear of the building or (b) by drives to a

street in front of a four unit building, provided that no more than two garages in any single four unit building may utilize such drives, the other two being either side or rear loaded. Any garages accessing the street in front of the building shall not be forward of the front façade of the building more than two (2) feet.

3.) A manufactured or modular building or a model home may be used as a sales office while the Subarea is 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.

4.) The placement of detached homes of substantially similar design shall be prohibited next to or directly across the street from one another.

5.) Homes and or buildings shall be oriented so as not to back to external or internal streets, including Street "A" and Street "B". If attached dwellings are constructed in other than a linear arrangement, at least one of the units shall front the nearest adjacent street or common open space. The foregoing notwithstanding, individual homes or buildings shall not have direct connection to Street "A" or Street "B", but must connect to internal streets, alleys or drives.

6.) In the event that Subarea 3B is developed with attached dwellings, refuse collection shall be by private collection, providing a dumpster waiver is secured from the City Division of Refuse. If such waiver is not secured or is revoked, dumpsters will be provided in accordance with applicable City Code requirements. If developed with attached units, dumpster locations meeting Code requirements shall be identified and if provided, shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side constructed so the gate is not visible from Street "A" or "B".

E. Graphics.

1.) Graphics for the Subarea will meet applicable requirements of the Code.

SUBAREA 3C (23.5 +/- ACRES)

Subarea 3C is a 23.5 +/- acre site located on the south side of Street "A" adjacent to and immediately east of Subarea 2C. Subarea 3C is intended as a future "proposed phase" under Section 3345.12 of the Code. It is intended for development of either detached single family dwellings or attached condominium dwellings, in either case at an approximate maximum gross density of 6 units per acre.

A. Use, Density, Height and Setback Commitments.

1.) The maximum number of dwelling units in Subarea 3C shall be 141.

2.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.

3.) A community building, which may include a pool and/or other associated recreational features, for the benefit of and owned and maintained by an association of owners of dwellings within Subarea 3C, may also be constructed. Such community building may also be used for sales of dwellings in Subarea 3C during the initial construction period.

4.) Detached single family dwellings or attached dwellings in building configurations up to and

including four units are permitted.

5.) The maximum height of buildings in shall be 35 feet, measured as provided for in Section 3303.08 of the Code.

6.) If detached, dwellings may be developed on platted lots or as a condominium.

a.) If lots are platted, the following minimum standards shall apply: lot width: 36 feet, lot area--2,700 sq. ft.; front building setback--12 feet from front property line; side yard--3 feet; total side yard--6 feet; rear yard 3 feet; maximum building coverage: 60%.

b.) If detached homes are developed in a condominium, the following minimum standards apply: front setback from the centerline of internal streets--31 feet; separation between buildings--6 feet side to side, 20 feet side to rear and 30 feet rear to rear.

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation.

7.) If attached, the units shall be developed as a condominium, and meet the following standards:

a.) Front setbacks from internal streets shall be a minimum of 20 feet.

b.) The minimum side or rear setback shall be 8 feet from any alley and 14 feet from any street.

c.) The minimum separation between buildings shall be:

i) 10 feet side to side;

ii.) 30 feet rear to rear;

iii.) 20 feet rear to side;

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation, but in no event closer than 3 feet to a rear property line.

8.) Development of Subarea 3C shall include a minimum building setback from Street "A" on the Development Plan of thirty (30) feet, and from Street "B" of twenty-five (25) feet.

9.) Notwithstanding any of the provisions of the above notes, building separation requirements established by applicable building codes shall be met.

B. Access and Parking Commitments

1.) Streets may be public or private. If public, streets shall meet the standards set forth in Section 3320.15 for the "ST-48-22" street or "CL-42-22." If private, streets shall be at least 22 feet in width. Alleys may be provided, and may be public or private, and in either case shall meet the pavement width requirements for lanes "LA-16-12" under Section 3320.15 of the Code.

Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22-foot wide streets and 12-foot wide lanes, as depicted on the Development Plan.

2.) In the event garages are provided with alley access, a maneuvering area of 20 feet, including alley, shall be provided.

3.) A minimum of 2 off street parking spaces per dwelling unit shall be provided.

4.) In the event private streets or alleys are provided, parking restrictions shall be controlled by signage consistent with City policy and requirements for private streets and alleys/lanes. They shall provide that parking shall be limited to one side of the street and that no parking shall be permitted on either side of any street within 61 feet of the midpoint of street intersections, and no parking shall be permitted on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium/ homeowner association shall be established by the rules and regulations of the condominium/ homeowner association. The owner, developer and or the condominium/homeowner association must establish and maintain an agreement(s) with private towing company(s), which agreements authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company(s), for any times/ lengths, terms, etc., as the association determines, so long as at least one such agreement shall always at all times be in force for the purposes of enforcement/ removal/ towing, as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, and upon execution of said agreement(s). The owner, developer, or the condominium/homeowner association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys/lanes.

5.) Sidewalks will be installed along both sides of all public and private street frontages (except where a shared use/leisure trail is installed in lieu of the sidewalk, and further sidewalks shall not be required within any greens (as defined in Section 3320.03 of the Code)). Sidewalks shall be installed so as to provide for a tree lawn between the sidewalk and street pavement of at least five (5) feet.

6.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.

C. Buffering, Landscaping and Screening Commitments.

1.) Along Street "A" and Street "B" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. 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 approved by the City of Columbus Forester at time of installation.

2.) A twenty-five (25) foot landscape buffer shall be established along Street "A" and Street "B". Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of seven (7) trees (five (5) evergreen and two (2) ornamental) per one hundred (100) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in

height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups.

3.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.

4.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea. Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the perimeter yard, and decks shall be permitted to encroach up to ten (10) feet into the perimeter yard.

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

6.) There shall be a ten (10) foot no build zone established by plat along the boundary between Subarea 3C and the Heritage Rail Trail. Utilities serving Subarea 3C shall not be located within the no build zone, and any necessary utility crossings shall be designed to minimize any disturbance. Existing vegetation shall be preserved within this area and augmented in conjunction with Metro Parks for properties adjacent to such trails.

D. Building Design and Material Commitments.

1.) All buildings shall have roof pitches on front facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted. Dwelling units may be used as model homes for the purpose of marketing and sales.

2.) All dwellings shall have garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garages serving detached homes may be accessed either by an alley or a drive to the street at the front of the dwelling and shared with an adjacent dwelling. In the event a detached dwelling is served by a drive to the street in front of the dwelling, the garage for such dwelling shall be side loaded so as to minimize visibility from the street on which the dwelling fronts. Garages serving attached units in a linear arrangement shall be accessed by an alley to the rear of the building.

3.) A manufactured or modular building or a model home may be used as a sales office while the Subarea is 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.

4.) The placement of detached homes of substantially similar design shall be prohibited next to or directly across the street from one another.

5.) Homes and or buildings shall be oriented so as not to back to external or internal streets, including Street "A" and Street "B", or to the public park between Subarea 3C and 3D. If attached dwellings are constructed in other than a linear arrangement, at least one of the units shall front the nearest adjacent street or common open space. The foregoing notwithstanding, individual homes or buildings shall not have direct connection to Street "A" or Street "B", but must connect to internal streets, alleys or drives.

6.) In the event that Subarea 3C is developed with attached dwellings, refuse collection shall be by private collection, providing a dumpster waiver is secured from the City Division of Refuse. If such waiver is not secured or is revoked, dumpsters will be provided in accordance with applicable City Code requirements. If developed with attached units, dumpster locations meeting Code requirements shall be identified and if provided, shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side constructed so the gate is not visible from Streets "A" or "B".

E. Graphics.

1.) Graphics for the Subarea will meet applicable requirements of the Code.

F. Park.

1.) A rectangular park of 4.5 +/- acres is located at the southern terminus of Street "B" and adjacent to the Heritage Rail Trail shared use trail. Approximately one-half of the park is located in Subarea 3C and one-half in Subarea 3D. The park will be dedicated to the City at the time of development of either Subarea 3C or 3D, whichever occurs first. The extension of the shared use path along Street "B" to the Heritage Rail Trail shall be constructed by the Developer. This access shall be the only direct access from the Chambrey development to the Trail.

2.) The park is intended for active neighborhood scale recreation. The park will not be lighted. The park will not be the site of storm drainage ponds required for any part of the larger Chambrey development.

SUBAREA 3D (23.8 +/- ACRES)

Subarea 3D is a 23.8 +/- acre site located on the south side of Street "A" between Subareas 2A and 3C. Subarea 3D is intended as a future "proposed phase" under Section 3345.12 of the Code. It is intended for development of either detached single family dwellings or attached condominium dwellings, in either case at an approximate maximum gross density of 6 units per acre.

A. Use, Density, Height and Setback Commitments.

1.) The maximum number of dwelling units in Subarea 3D shall be 142.

2.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.

3.) A community building, which may include a pool and/or other associated recreational features, for the benefit of and owned and maintained by an association of owners of dwellings within Subarea 3D, may also be constructed. Such community building may also be used for sales of dwellings in Subarea 3D during the initial construction period.

4.) Detached single family dwellings or attached dwellings in building configurations up to and including four units are permitted.

5.) The maximum height of buildings shall be 35 feet, measured as provided for in Section 3303.08 of the Code.

- 6.) If detached, dwellings may be developed on platted lots or as a condominium.
- a.) If lots are platted, the following minimum standards shall apply: lot width: 36 feet, lot area--2,700 sq. ft.; front building setback--12 feet from front property line; side yard--3 feet; total side yard--6 feet; rear yard 3 feet; maximum building coverage: 60%.
- b.) If detached homes are developed in a condominium, the following minimum standards apply: front setback from the centerline of internal streets--31 feet; separation between buildings--6 feet side to side, 20 feet side to rear and 30 feet rear to rear.

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation, but in no event closer than 3 feet to a rear property line.

- 7.) If attached, the units shall be developed as a condominium, and meet the following standards:
- a.) Front setbacks from internal streets shall be a minimum of 20 feet.
- b.) The minimum side or rear setback shall be 8 feet from any alley and 14 feet from any street.
- c.) The minimum separation between buildings shall be:
- i) 10 feet side to side;
 - ii.) 30 feet rear to rear;
 - iii.) 20 feet rear to side;

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation.

- 8.) Development of Subarea 3D shall include a minimum building setback from Street "A" on the Development Plan of thirty (30) feet, and from Street "B" of twenty-five (25) feet.
- 9.) Notwithstanding any of the provisions of the above notes, building separation requirements established by applicable building codes shall be met.

B. Access and Parking Commitments

- 1.) Streets may be public or private. If public, streets shall meet standards set forth in Section 3320.15 for the "ST-48-22" street or "CL-42-22." If private, streets shall be at least 22 feet in width. Alleys may be provided, and may be public or private, and in either case shall meet the pavement width requirements for lanes "LA-16-12" under Section 3320.15 of the Code. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22-foot wide streets and 12-foot wide lanes, as depicted on the Development Plan.
- 2.) In the event garages are provided with alley access, a maneuvering area of 20 feet, including alley, shall be provided.

- 3.) A minimum of 2 off street parking spaces per dwelling unit shall be provided.
- 4.) In the event private streets or alleys are provided, parking restrictions shall be controlled by signage consistent with City policy and requirements for private streets and alleys/lanes. They shall provide that parking shall be limited to one side of the street and that no parking shall be permitted on either side of any street within 61 feet of the midpoint of street intersections, and no parking shall be permitted on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium/ homeowner association shall be established by the rules and regulations of the condominium/ homeowner association. The owner, developer and or the condominium/homeowner association must establish and maintain an agreement(s) with private towing company(s), which agreements authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company(s), for any times/ lengths, terms, etc., as the association determines, so long as at least one such agreement shall always at all times be in force for the purposes of enforcement/ removal/ towing, as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, and upon execution of said agreement(s). The owner, developer, or the condominium/homeowner association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys/lanes.
- 5.) Sidewalks will be installed along both sides of all public and private street frontages (except where a shared use/leisure trail is installed in lieu of the sidewalk, and further sidewalks shall not be required within any greens (as defined in Section 3320.03 of the Code)). Sidewalks shall be installed so as to provide for a tree lawn between the sidewalk and street pavement of at least five (5) feet.
- 6.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.

C. Buffering, Landscaping and Screening Commitments.

- 1.) Along Street "A" and Street "B" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. 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 approved by the City of Columbus Forester at time of installation.
- 2.) A twenty-five (25) foot landscape buffer shall be established along Street "A" and Street "B". Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of seven (7) trees (five (5) evergreen and two (2) ornamental) per one hundred (100) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups.
- 3.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.

4.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea. Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the perimeter yard, and decks shall be permitted to encroach up to ten (10) feet into the perimeter yard.

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

6.) There shall be a ten (10) foot no build zone established by plat along the boundary between Subarea 3D and the Heritage Rail Trail. Utilities serving Subarea 3D shall not be located within the no build zone, and any necessary utility crossings shall be designed to minimize any disturbance. Existing vegetation shall be preserved within this area and augmented in conjunction with Metro Parks for properties adjacent to such trails. Additionally, the existing vegetation along the boundary between Subarea 3D and the Heritage Trail Metro Park will be preserved by a no-build zone of ten (10) feet to be established by plat. The Developer will cooperate with Metro Parks to locate a rail fence or, if acceptable to Metro Parks, bollards, in appropriate locations to appropriately demarcate the boundary. Such fence or bollards shall be at the expense of the Developer of Subarea 3D, and, to the extent practicable based on discussions with Metro Parks, be consistent with fences or bollards along the boundary between Subarea 2A and the Heritage Trail Metro Park property.

D. Building Design and Material Commitments.

1.) All buildings shall have roof pitches on front facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted. Dwelling units may be used as model homes for the purpose of marketing and sales.

2.) All dwellings shall have garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garages serving detached homes may be accessed either by an alley or a drive to the street at the front of the dwelling and shared with an adjacent dwelling. In the event a detached dwelling is served by a drive to the street in front of the dwelling, the garage for such dwelling shall be side loaded so as to minimize visibility from the street on which the dwelling fronts. Garages serving attached units in a linear arrangement shall be accessed by an alley to the rear of the building.

3.) A manufactured or modular building or a model home may be used as a sales office while the Subarea is 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.

4.) The placement of detached homes of substantially similar design shall be prohibited next to or directly across the street from one another.

5.) Homes and or buildings shall be oriented so as not to back to external or internal streets, including Street "A" and Street "B", or to the public park between Subarea 3C and 3D. If attached dwellings are constructed in other than a linear arrangement, at least one of the units shall front the nearest adjacent street or common open space. The foregoing notwithstanding, individual homes

or buildings shall not have direct connection to Street "A" or Street "B", but must connect to internal streets, alleys or drives.

6.) In the event that Subarea 3D is developed with attached dwellings, refuse collection shall be by private collection, providing a dumpster waiver is secured from the City Division of Refuse. If such waiver is not secured or is revoked, dumpsters will be provided in accordance with applicable City Code requirements. If developed with attached units, dumpster locations meeting Code requirements shall be identified and if provided, shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side constructed so the gate is not visible from Streets "A" or "B".

E. Graphics.

1.) Graphics for the Subarea will meet applicable requirements of the Code.

F. Park.

1.) A rectangular park of 4.5 +/- acres is located at the southern terminus of Street "B" and adjacent to the Heritage Rail Trail shared use trail. Approximately one-half of the park is located in Subarea 3C and one-half in Subarea 3D. The park will be dedicated to the City at the time of development of either Subarea 3C or 3D, whichever occurs first. The extension of the shared use path along Street "B" to the Heritage Rail Trail shall be constructed by the Developer. This access shall be the only direct access from the Chambrey development to the Trail.

2.) The park is intended for active neighborhood scale recreation. The park will not be lighted. The park will not be the site of storm drainage ponds required for any part of the larger Chambrey development.

SUBAREA 4A (21.8 +/--ACRES)

Subarea 4A is a 21.8 +/- acre site located on the south side of Street "A" adjacent to and immediately east of Subarea 1. Subarea 4A is intended as a future "proposed phase" under Section 3345.12 of the Code. Subarea 4A is intended for a multi-family development at an approximate maximum gross density of 16 units per acre.

1.) Permitted uses and development standards shall be those applicable in the ARLD (Apartment Residential-Low Density) District under Chapter 3333 of the Code.

2.) The maximum number of residential units in Subarea 4A shall be 348.

3.) The maximum building height in Subarea 4A shall be 50 feet. The maximum number of stories above grade shall be three.

4.) Parking lot lighting fixtures shall not exceed 15 feet in height, and shall be black with a post top decorative top and designed to provide a downlit approach to parking lot lighting.

5.) Parking and loading areas shall meet all requirements of Section 3342 of the Code, including interior landscaping requirements. Additionally, parking lots abutting road frontages shall be screened with a wall, earth mound or hedge (that will reach 75% opacity within five years) 36 inches minimum height above the parking lot surface. The requirement in Section 3342.11(a) for interior landscaping of parking lots of sixty (60) or more spaces shall be met with shade trees

located in curbed islands, each of a minimum area of 100 square feet. Any such trees shall have a minimum caliper of two inches at time of planting. A minimum of five (5) percent of the vehicular use area of any parking lots shall be incorporated into planting islands.

6.) Waste/refuse containers shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side, constructed so the gate is not visible from Street "A".

7.) Entry features may be established and may include ground signs, which in no event shall exceed 10 feet in height or 50 square feet in area (per side). All signage and graphics shall conform to Article 15 of the Code (the Graphics Code) as it applies to the ARLD District. The minimum setback for entry features shall be no closer than 15 feet to the right of way line, and in no event shall any such entry feature intrude or interfere with applicable requirements as to line of sight and/or vision clearance.

8.) Buildings shall be set back a minimum of 30 feet from Street "A." A twenty-five (25) foot landscape buffer shall be established along Street "A". Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of one (1) tree per fifteen (15) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups. Additionally, at least the equivalent of one street tree per thirty (30) lineal feet of frontage shall be installed along Street "A", between the shared use path and street pavement. Street trees shall be approved by the City of Columbus Forester at time of installation.

9.) A minimum of 35 percent of the front facades of all buildings and 50 percent of the front façade of buildings facing Street "A," shall be of natural material other than stucco (i.e., brick, stone, stucco stone, cementitious siding, wood siding).

10.) Subarea 4A shall be developed so that the front elevations of those buildings nearest Street "A" are oriented to front Street "A". Parking shall not be provided between the front façade of such buildings and the Street "A" right of way. Additionally, Subarea 4A shall be developed so that at least fifty (50) percent of the buildings nearest the east boundary are oriented to front Subarea 1.

11.) All buildings shall have roof pitches on front facing and side facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted.

12.) Dwelling units may be used as a sales model for the purpose of marketing and sales. A manufactured or modular building may be used as a sales office while the Subarea is 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.

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

14.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea.

15.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.

SUBAREA 4B (20.0 +/- ACRES)

Subarea 4B is a 20.0 +/- acre site located on the west side of Street "B" opposite Subarea 5. Subarea 4B is intended as a future "proposed phase" under Section 3345.12 of the Code. Subarea 4B is intended for a multi-family development at an approximate maximum gross density of 12.3 units per acre.

1.) Except as specifically set forth in these notes, permitted uses and development standards shall be those applicable in the AR-12 (Apartment Residential) District under Chapter 3333 of the Code.

2.) The maximum number of residential units in Subarea 4B shall be 246.

3.) The maximum building height in Subarea 4A shall be 50 feet. The maximum number of stories above grade shall be three.

4.) Parking lot lighting fixtures shall not exceed 15 feet in height, and shall be black with a post top decorative top and designed to provide a downlit approach to parking lot lighting.

5.) Parking and loading areas shall meet all requirements of Section 3342 of the Code, including interior landscaping requirements. Additionally, parking lots abutting road frontages shall be screened with a wall, earth mound or hedge (that will reach 75% opacity within five years) 36 inches minimum height above the parking lot surface. The requirement in Section 3342.11(a) for interior landscaping of parking lots of sixty (60) or more spaces shall be met with shade trees located in curbed islands, each of a minimum area of 100 square feet. Any such trees shall have a minimum caliper of two inches at time of planting. A minimum of five (5) percent of the vehicular use area of any parking lots shall be incorporated into planting islands.

6.) Waste/refuse containers shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side, constructed so the gate is not visible from Street "B".

7.) Entry features may be established and may include ground signs, which in no event shall exceed 10 feet in height or 50 square feet in area (per side). All signage and graphics shall conform to Article 15 of the Code (the Graphics Code) as it applies to the AR-12 District. The minimum setback for entry features shall be no closer than 15 feet to the right of way line, and in no event shall any such entry feature intrude or interfere with applicable requirements as to line of sight and/or vision clearance.

8.) Buildings shall be set back a minimum of thirty (30) feet from Street "B" and Rings Road. A twenty-five (25) foot landscape buffer shall be established along Street "B" and Rings Road. Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of one (1) tree per fifteen (15) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups. Additionally, at least the equivalent of one street tree per thirty (30) lineal feet of frontage shall be installed along Street "B" and Rings Road. Street trees shall be approved by the City of Columbus Forester at time of installation.

- 9.) A minimum of 35 percent of the front facades of all buildings and 50 percent of the front façade of buildings facing Street "A," shall be of natural material other than stucco (i.e., brick, stone, stucco stone, cementitious siding, wood siding).
- 10.) Subarea 4B shall be developed so that those buildings nearest Street "B" are oriented to front Street "B". Parking shall not be provided between the front façade of such buildings and the Street "B" right of way. Additionally, Subarea 4B shall be developed so that buildings do not back to Rings Road; buildings adjacent to Rings Road shall either front or side to Rings Road.
- 11.) All buildings shall have roof pitches on front facing and side facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted.
- 12.) Dwelling units may be used as a sales model for the purpose of marketing and sales. A manufactured or modular building may be used as a sales office while the Subarea is 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.
- 13.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- 14.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea.
- 15.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.

SUBAREA 5 (20.8 +/- ACRES)

Subarea 5 is a 20.8 +/- acre site located on the east side of Street "B" south of the companion L-1 (joint police/fire) rezoning. Subarea 5 is intended to be devoted to a combination of parkland and/or educational uses for the benefit of both the remaining areas of the development and areas in the City of Columbus beyond the development. Subarea 5 is intended as a future "proposed phase" under Section 3345.12 of the Code. The uses as set forth below are proposed, and depend upon other entities' (including the City and the Columbus Public Schools) agreements for implementation, and upon a fair valuation for purposes of "Pay as We Grow" obligations of this development. The parkland and educational uses may be developed at different points in time, depending on when the respective users are prepared to proceed. Unless otherwise set forth herein, the development standards under Chapter 3332 of the Code (R-2, Residential District) shall apply in Subarea 5.

The northern part of Subarea 5 includes an approximately 8.0 +/- acre stand of trees in the area where the watercourse that becomes Hayden Run commences its above ground channel. This area is to be dedicated to the City for park purposes, and shall be subject to a conservation easement requiring its protection. The easement shall be in a form approved by the Division of Recreation and Parks, provided that work necessary to insure that drainage tiles currently existing can, consistent with the City's stormwater requirements and best management practices, be repaired and/or reconnected so that the post-development quality and flow to the watercourse that

becomes Hayden Run can be provided after development. The non-wooded portion between the west edge of the wooded area and Street "B" shall not be subjected to the conservation easement and shall be available for school related and/or joint school/park uses as discussed below. The conservation easement shall also provide reasonable access near Street "B" as shown on the Development Plan.

The remainder Subarea 5 is to be reserved for the site of a future elementary school. The Applicant or its successor shall hold this portion of the site until three years after the effective date of the ordinance approving this PUD, or such earlier date as the Columbus Public Schools commits (by adoption of a resolution and/or amendment of its Facilities Master Plan) to the construction of a Columbus Public School on the site. If by such date the Columbus Public Schools so commits, this portion of the site will be held for an additional 24 months to permit the commencement of construction of such school. If at the end of such period construction of a school has not started, the southern portion of the site will be dedicated to the City for park purposes, in which case the area shall further count toward the PDO obligations of the site.

In the event Columbus Public Schools elects to construct a school on Subarea 5, the school building, building parking and other structures shall be located south of the wooded area addressed above; the open area between Street "B" and the west edge of the wooded area may be used for school related recreational uses, but a right of access shall be provided to the City across such area to access the wooded parkland, and the City and Columbus Public Schools are encouraged to develop a mutually acceptable joint use plan for such area.

In the event the publicly dedicated parkland for the development is in excess of PDO requirements, the additional area shall be creditable against present or future PDO obligations the applicant may have within the required parks planning area. The entirety of Subarea 5 shall constitute common open space for purposes of Section 3345.09 of the Code.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 14, 2006**

- 9. APPLICATION: Z06-045**
- Location:** **5141 COSGRAY ROAD (43016)**, being 317± acres located on the west side of Cosgray Road, 1390± feet north of Hayden Run Road (485-277306).
- Existing Zoning:** R, Rural District.
- Request:** PUD-6, Planned Unit Development, and L-I, Limited Institutional Districts.
- Proposed Use:** Single-family and multi-family residential development.
- Applicant(s):** Dominion Homes, Inc.; c/o Robert Meyer, Jr., Atty.; Porter, Wright, Morris & Arthur LLP; 41 South High Street; Columbus, OH 43215.
- Property Owner(s):** Dominion Homes, Inc.; 5000 Tuttle Crossing Boulevard; Dublin, OH 43016.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

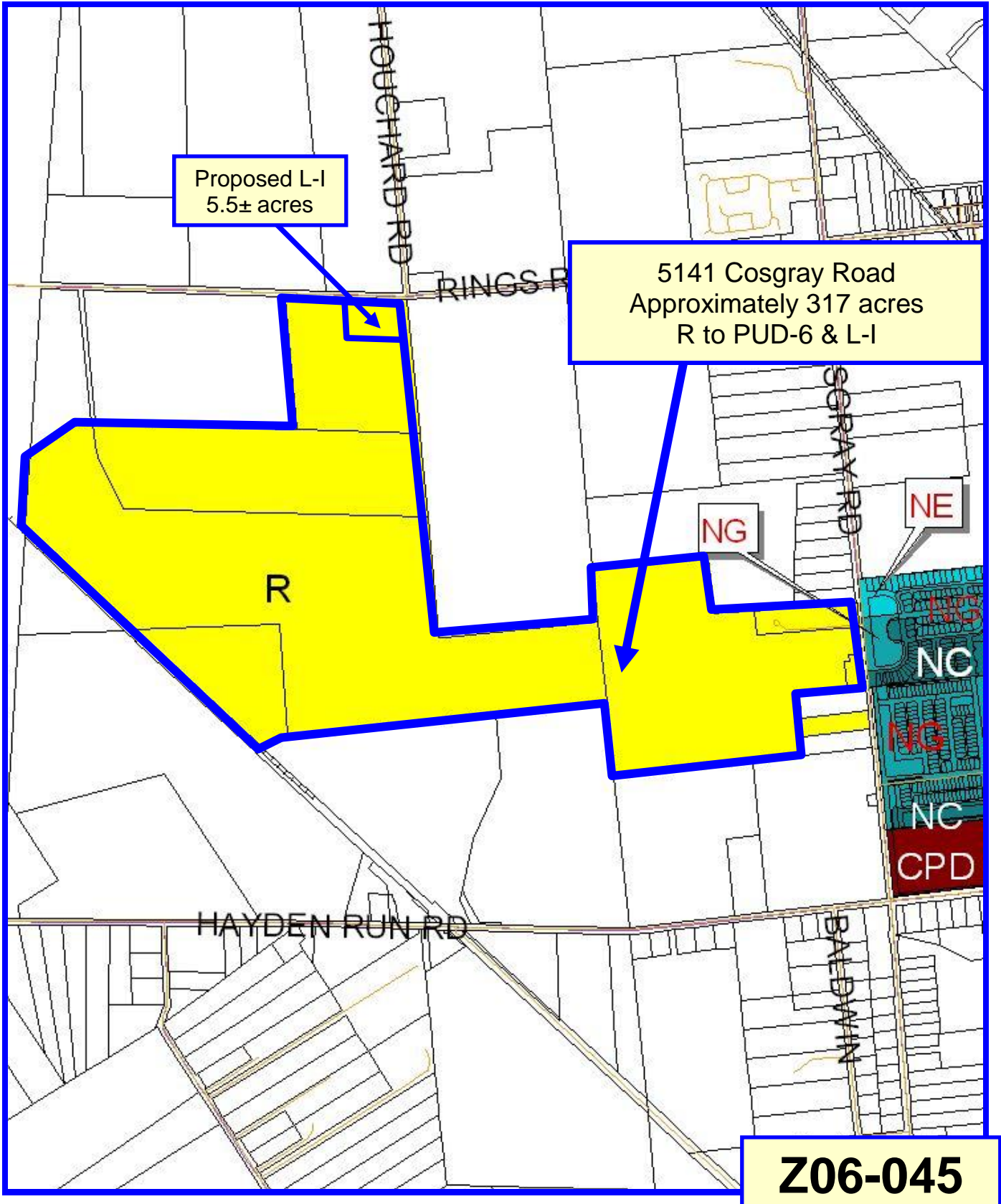
- o The 317± acre site is agricultural in nature and is zoned in the R, Rural District. The applicant requests the PUD-6, Planned Unit Development and L-I, Limited Institutional Districts. The proposed PUD-6 District is 311.5± acres, and is for the development of 1,554 single-family and multi-family residential units on either public or private streets with a gross density of 4.99 units/acre and 54.5± acres of provided open space. Eleven subareas are proposed including a 29.2± acre public park and a 20.8± acre school or public park site, with the remaining nine subareas for either single-family or multi-family residential development with densities varying from 3.5 units/acre to 16 units/acre. The proposed L-I District is 5.5± acres, and is intended to be used as a police and/or fire station site. Two public streets are proposed for connection to Cosgray and Rings Road.
- o To the north are agricultural uses and single-family dwellings in either Washington Township or City of Dublin jurisdiction. To the east across Cosgray Road is single-family residential development zoned NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts. To the south are Heritage Trail Metro Park, an electrical substation, single-family residences, and agricultural uses in Brown or Washington Townships. To the west are farm fields in Canaan Township in Madison County.
- o The site is located within the West Subarea of the *Interim Hayden Run Corridor Plan* (2004) which recommends primarily Traditional Neighborhood Development uses for the site, and designates the portion of the site southwest of the intersection of Houchard and Rings Roads as a public park and possible public school site. Although the proposal is for a Planned Unit Development District, many features of Traditional Neighborhood Development have been incorporated into the PUD notes, and Subarea 5 accommodates the desired park/school site. The Plan also requires protective measures for *Hayden Run*, which is addressed in Subarea 1 of the site. Most of the subarea will be protected by a conservation easement.

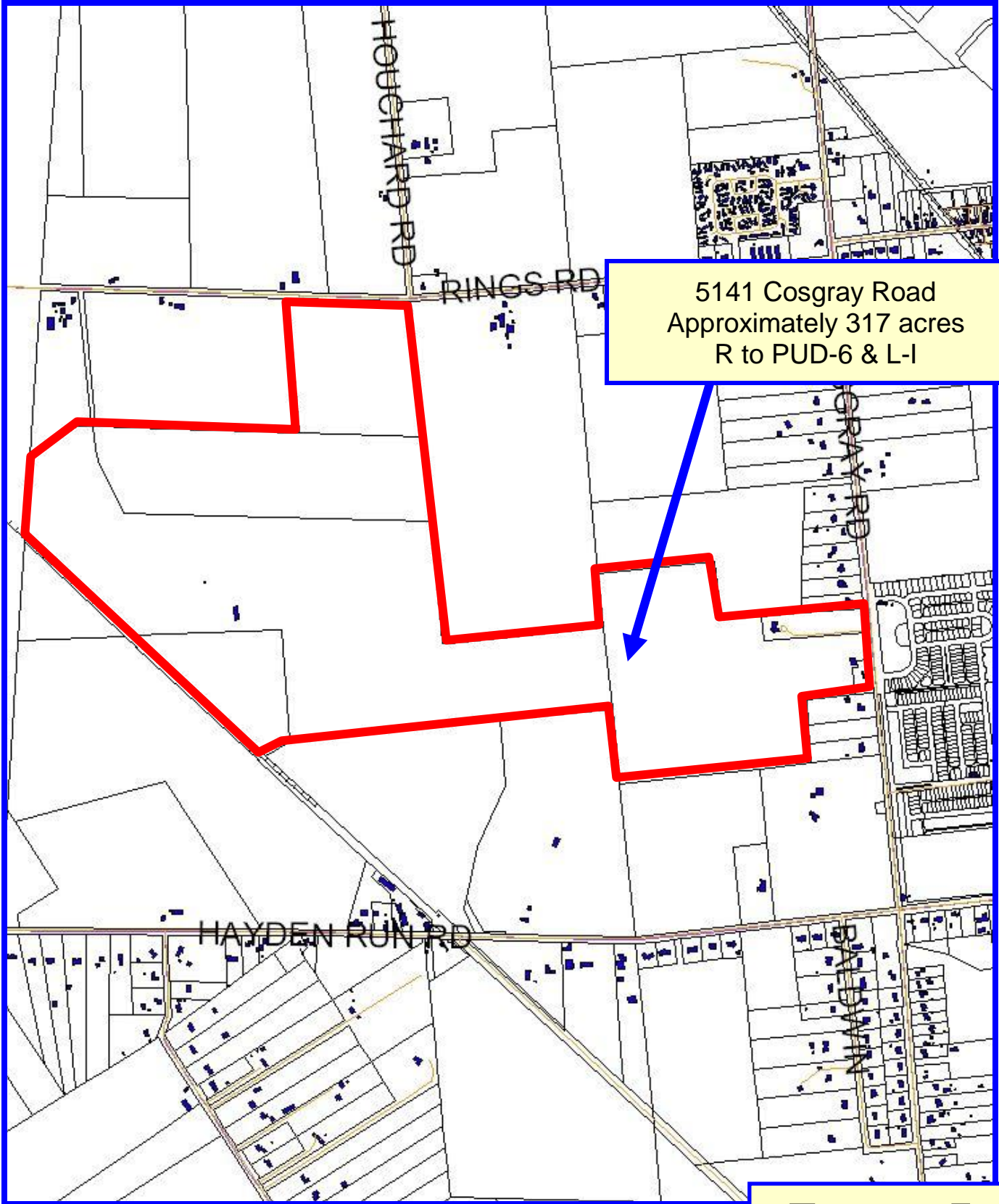
- o The PUD-6, Planned Unit Development District would permit a maximum of 1,554 single-family and multi-family residential units with an overall gross density of 4.99 units/acre and 54.5± acres of provided open space. The PUD plan depicts the boundaries of the subareas, proposed public roads, bike paths, conceptual connection locations between subareas, and park/open space areas, including a 4.5± acre park along the Heritage Trail between Subareas 3 C and 3D. A more specific development plan is included for Subarea 2A, which is intended to be developed first. The development text contains provisions for number of units permitted, model homes, bike paths, street standards, street trees, landscaping, screening, parking restrictions and signage, sidewalks, building setbacks and yard standards, garage requirements, perimeter yards, and exterior building materials. Several TND standards have been incorporated into the text regarding street orientation, porches, primary frontages, and garages. A ten-foot no-build zone is also provided along all subareas that abut the Heritage Trail Metro Park and bike path. The no-build zone will preserve existing vegetation, and may include additional landscaping or fencing per Metro Park standards. Subareas 2A through 2C are proposed for single-family residential development on public streets with R-2, Residential District standards. Subareas 3A through 3D are proposed for detached single-family dwellings or attached dwellings in building configurations up to and including four units. Provisions are made for platted lots, and minimum building separation and setbacks are included if the developments are not platted. Subareas 4A and 4B are proposed for multifamily development with ARLD and AR-12, Apartment Residential District standards, respectively. Subarea 5 is proposed as a public park and future public school site with R-2, Residential District standards. Provisions are contained in the text for tree preservation and headwater protection for *Hayden Run*. This area will be dedicated to Columbus Recreation and Parks Department.
- o A 5.5± acre L-1, Limited Institutional District is proposed for a police and/or fire station site on the north side of Subarea 5 fronting on Rings Road. The limitation text contains use restrictions and development standards that address bike paths, landscaping, and screening.
- o The site will be subject to Pay As We Grow funding commitments. All of the necessary commitments and traffic improvements had not been resolved at the time this report was prepared. The applicant requested that the application be scheduled for the September 14, 2006 Development Commission meeting despite unresolved traffic issues and funding commitments. A letter from the applicant to the Transportation Division is attached that commits to finalizing these issues prior to the ordinance being scheduled at City Council. In addition, a hydrology and engineering study should be considered to determine the best location of the Houchard Road extension to minimize the impact of the road on *Hayden Run* Spring because it remains a key natural feature of the area, and focus of multi-jurisdictional preservation efforts. The attached letter and exhibits regarding the existing field tile do not appear to forward details about analysis performed. Finalization of the development standards contained in the PUD notes and limitation text is also required.
- o The *Columbus Thoroughfare Plan* identifies Cosgray Road and Rings Road as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: *Conditional Approval.

The requested PUD-6, Planned Unit Development District would permit a 1,554-unit single-family and multi-family residential development with an overall gross density of 4.99 units/acre and 54.5± acres of provided open space. Included in the request is a 5.5± acre Limited Institutional District intended for a police and/or fire station which is desired in this area. The PUD plan and notes provide for considerable open space including protective measures for *Hayden Run*, and land for a much-needed public school site. Customary development standards such as sidewalks, bike paths, parking restrictions, street trees, and a 10-foot no-build zone for all subareas that abut the Heritage Trail and Metro Park are also provided. The incorporation of Traditional Neighborhood Development standards within the PUD subareas meets the intent of the *Interim Hayden Run Corridor Plan* (2004) with regard to the land use recommendations. Other Plan recommendations for protection of *Hayden Run*, a public school site, and park land have also been addressed. Staff generally supports the applicant's proposal, and the applicant continues to work out final details regarding traffic and Pay As We Grow commitments, storm water issues, and appropriate development standards within the PUD notes and limitation text. Staff conditions their approval upon resolution of all outstanding issues, and will not submit the ordinance to City Council until their finalization.

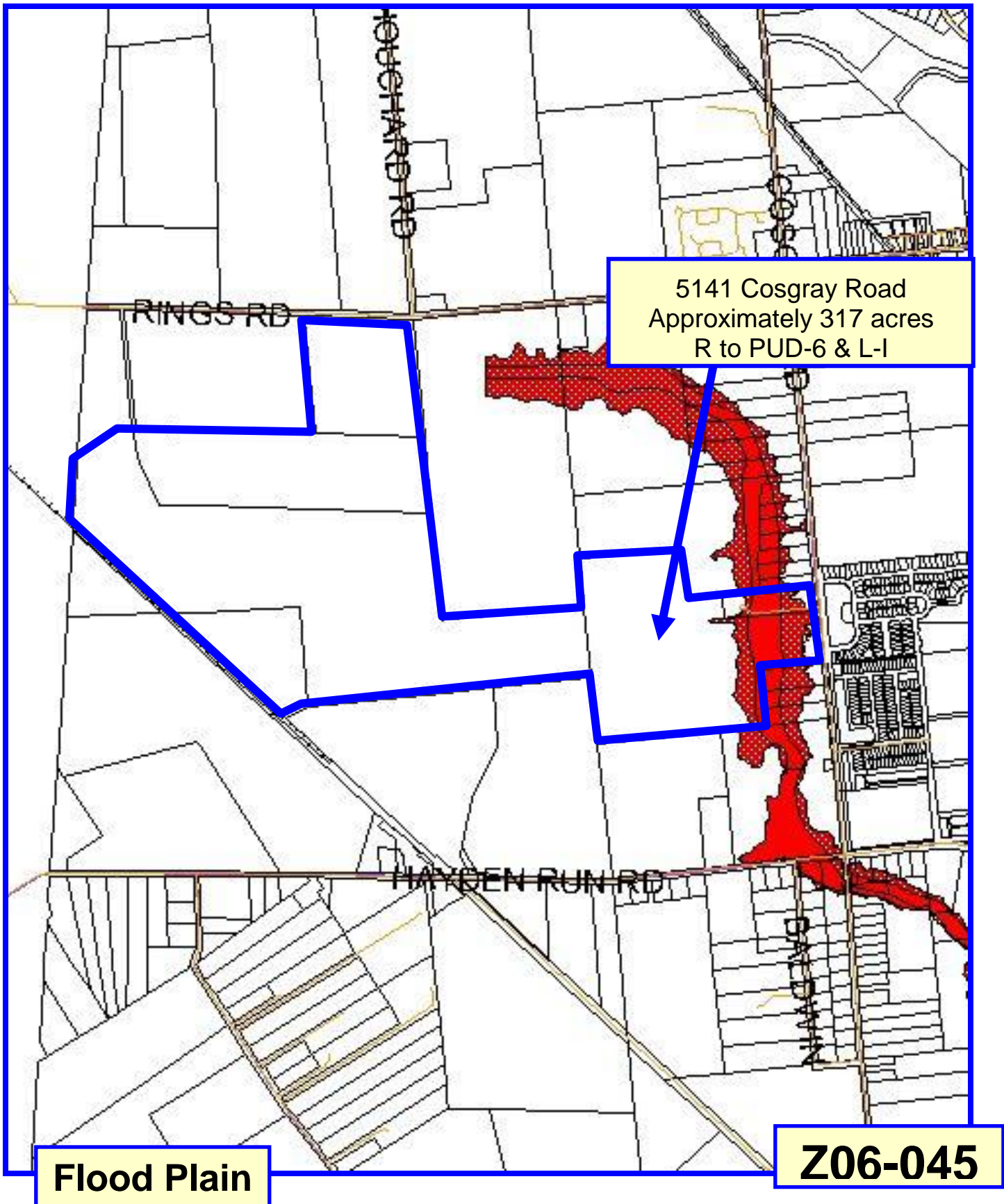
*Conditions have been met and Staff now recommends approval.

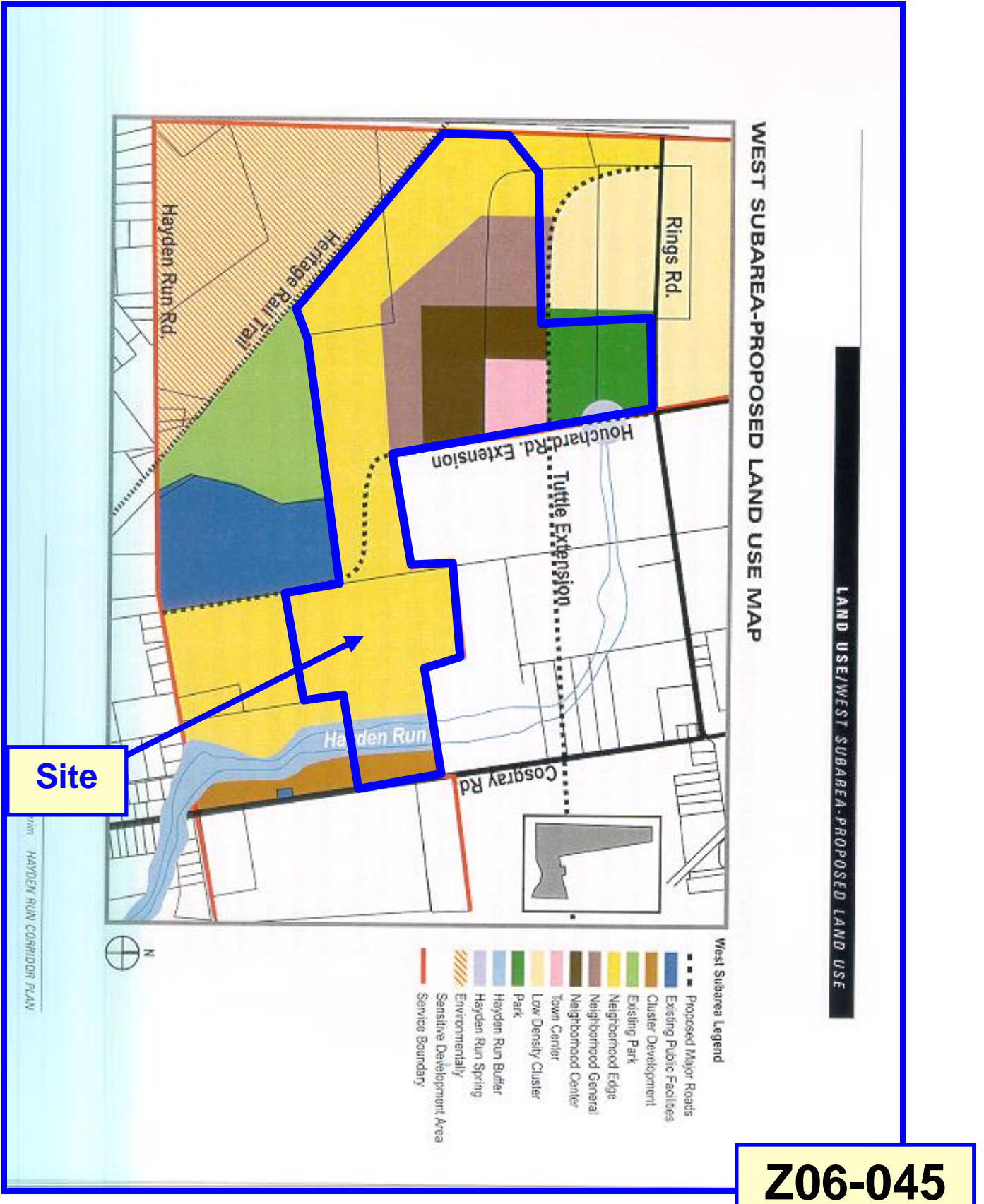




5141 Cosgray Road
Approximately 317 acres
R to PUD-6 & L-I

Z06-045





City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

PROJECT DISCLOSURE STATEMENT



Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 206-045

Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr.
of (COMPLETE ADDRESS) Porter, Wright, Morris & Arthur LLP, 41 South High St., Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Dominion Homes, Inc. 5000 Tuttle Crossing Blvd. Dublin, OH 43016	2. Lloyd J. Kurtz * 6221 Virginia City Lane Dublin, OH 43016
3.	4.

SIGNATURE OF AFFIANT

Robert A. Meyer, Jr.

Subscribed to me in my presence and before me this 26th day of May, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Mary A. Rossi

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.



MARY A. ROSSI
Notary Public, State of Ohio
My Commission Expires 11-05-07

Notary Seal Here * As owner of part of premises, subject to Contract for Sale to Dominion Homes, Inc.