

PLANNED UNIT DEVELOPMENT TEXT and CPD TEXT

APPLICATION: Z16 - 054
PROPERTY ADDRESS: 6261 Wright Road
PROPERTY SIZE: 75.7 +/- Acres
CURRENT DISTRICT: TND (NC, NE) and R, Rural,
PROPOSED DISTRICTS: PUD-8, Planned Unit Development
CPD, Commercial Planned Development
OWNER: George A. Skestos, Tr.
APPLICANT: Homewood Corporation
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DATE OF TEXT: July ~~10~~ 31, 2017

Introduction: The subject property site ("Site") was annexed in 2001, and a large portion of the annexed territory zoned TND back in 2001. The current TND zoning includes NE, NC, and permits 650 residential units. The site is located along the east side of Gender Road, south of Wright Road. The area plan calls for TND development which is consistent with this application overall in terms of including mixed uses, residential and commercial. The proposal calls for 4 subareas: (1) commercial sub area, (1) detached single units sub area; (1) detached single family sub area; and (1) multi-family sub area, each with different housing types/styles. Each area is depicted on the attached PUD Plan.

This application includes the corner lot, previously annexed but un-zoned. That area is proposed for CPD (with CPD Site Plan) herein. The overall layout transitions from commercial at the corner of Gender Road and Wright Roads, to single detached units and then single family moving further east, with appropriate parkland preservation/dedication to meet the PUD open space area requirement and the Parkland Dedication Ordinance.

The Site is bordered on the west by Gender Road and across Gender Road by a large unincorporated area, World Harvest Church to the northwest, unincorporated single family lots and R Rural, Metroparks property to the north, by R, Rural to the east and to the south by PUD-8.

The Site has approximately 20 acres of open space/parkland (not including storm water management areas) for both active and passive recreational opportunities.

There is also a site plan provided. This site plan shows generally the site layout, residential units, commercial development concepts, and interior areas for preservation and paths. There is also an option for a private animal (dog) shelter to be located within the commercial Subarea 1. The site plan is subject to final engineering and other minor developer constraints as may be determined through the final development and engineering phases.

Subarea 1: (CPD) +/- 6.39 acres (net)

- 1. Introduction:** The applicant seeks to rezone the corner 6.39 +/- acres (net) in Subarea 1 for a concentration of commercial uses along the Gender Road frontage.

- 2. Permitted Uses:** The permitted uses for Subarea 1 shall include all uses allowed in Chapter 3356 (C-4) and 3357.01 (C-5) of the Columbus City Code excepting therefrom:

Automobile and Light Truck Dealers
Automotive Sales, Leasing and Rental
Community Food Pantry
Missions/Temporary Shelters
Motor Vehicle, Boat and Other Motor Vehicle Dealers
Outdoor Power Equipment Dealers
Pawn Brokers
Recreational Vehicle Dealers
Truck, Utility Trailer, and RV Sales, Rental and Leasing
Drive In Motion Picture Theatres
Farm Equipment and Supply Stores
Halfway House

- 3. Development Standards:** Except as otherwise noted herein or on the CPD Plan incorporated herein, the applicable standards of Chapter 3356 (C-4) and Chapter 3372.704 - 709 (Community Commercial Overlay) shall apply to this site.

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

1. Notwithstanding any provision of the foregoing paragraph, no building or parking setback shall be required from any property line that is created within and internal to the total site such that the parcel created continues to function as part of the overall site. CCC 3372.704 shall not apply to interior parcel lines.
2. Maximum height of buildings shall be 35 feet.

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

1. Access shall be as depicted generally on the attached CPD Site Plan.
2. The exact location access points as shown on the CPD/PUD Site Plan may be modified subject to the review and approval of the City's Department of Public Service without rezoning.
3. Internal drive aisles may be developed without regard to interior parcel lines, such that the parcels function seamlessly as part of the overall site. Cross access easements will be provided. CCC 3372.704 shall not apply to interior parcel lines.
4. Parking spaces may be aggregated among outparcels within the subarea, so long as the minimum number of parking spaces for the development overall is provided.
5. A minimum 5 foot wide sidewalk will be provided within the right of way along the Gender Road frontage, unless otherwise approved by the Department of Public Service.
6. A public multi-use path shall be installed along the south side of Wright Road right of way and shall be minimum 8 feet in width unless otherwise approved by the Department of Public Service.

7. Connections and pathways are provided throughout the development so as to allow for pedestrian access to the adjacent properties and park areas.

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

1. Section 3312.21 (D) shall not be construed to apply to the dog shelter use, which shall be developed in accordance with this text and the CPD plan.
2. In the event that Subarea 1 is developed with the animal (dog) shelter outlot shown on the site plan, there shall be screening, landscaping and buffering as follows:
 - a. 3 Evergreen trees and 2 deciduous trees shall be located within the commercial Subarea 1 where along the perimeters adjacent to Subareas 2 and 3. Tree plantings may be evenly spaced or grouped.
 - b. Street trees, one per 40 feet, shall be planted along the commercial access drive from Wright Road into Subarea 1, along the western perimeter of the animal (dog) shelter out lot area.
 - c. There shall be a 6 feet high decorative, black metal fence along the perimeter of the animal (dog) shelter area within Subarea 1. This fence shall begin at the end of the dog runs located on both sides of the building and extend to enclose the parking area.
 - d. A 4 feet 6 inch high fence, horse style/type, backed with welded wire mesh shall be located around the outdoor dog exercise area/green space, located along the commercial access drive, then extended along the shared line with Subareas 2 and 3, and tied into the 6 foot high decorative metal fence
3. A landscape detail for the animal (dog) shelter outlot is included in the plan titled, "Site Plan Enlargement," and shall be as generally shown thereon, modified for final engineering, drainage, utility placement and the like.

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

1. Building materials for all buildings shall be of brick, brick veneer, stone, cultured stone, metal, stucco, vinyl, synthetic stucco (EIFS), cementitious siding, engineered wood, wood and/or glass or other such materials. No exposed or unpainted concrete block shall be permitted. Commercial decorative finish/facades to the concrete block may be used.
2. All buildings (including a gas station canopy if applicable) shall have pitched roofs with dark colored dimensional shingles. All buildings shall contain similar building materials/compatible styles, including pillars for a gas station use which shall have same/similar materials or veneers.
3. Roof mounted mechanicals shall be screened from public view to the height of the equipment. The design, colors and materials used in screening shall be architecturally compatible with the rooftop and aesthetic character of the building.

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

1. Light poles and lights shall be black, dark brown or bronze in color and coordinated with the overall architectural scheme for the sub-area.
2. Light poles shall have a maximum height of 18 feet. Light poles within 25 feet of a residentially zoned property shall be limited to 14 feet in height.

F. Graphics and/or Signage Commitments.

The Developer may submit a graphics plan for part or all of this development. If no graphics plan is submitted, all signage and graphics shall conform to Columbus City Code, as pertains to the C-4 commercial district and with Sections 3372.706. Any variance to the standards of this text or Columbus City Code shall be submitted to the Columbus Graphics Commission.

G. Other CPD Requirements

1. Natural Environment: The property is located along Gender Road, an area that has seen tremendous residential and commercial development.
2. Existing Land Use: The property currently is agricultural.
3. Circulation: All access for the Site will be approved by the City of Columbus, Public Service Department.
4. Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrians as both on and off the subject property in the development of this site.
5. Proposed Development: Commercial development (part of larger under C. Buffering, development where intensity of uses is scaled away from the more intense areas and roads).
6. Behavior Patterns: Significant residential development in the area supports commercial uses in this corridor to service the existing residential population.
6. Emissions: No adverse effect from emissions is expected to result from the proposed development.

H. Variances Requested:

Variance to Sections 3356.05 in the C4 district to allow for buildings with the animal (dog) shelter use to be within 100 feet of a residential district; to allow for animal (dog) waste to be stored indoors but less than 100 feet from a residentially zoned district; and to specify that waste not related to animals (dogs) may be placed in dumpsters as shown on the site plan and screened per code. CV17-044 and BZA17-064 have been filed to permit the outdoor run aspect of the proposed shelter, said runs located on the west side of the shelter building.

PUD 8 Subareas 2, 3 and 4: 63.71 +/- acres (net), 391 units, 6.14 +/-du/ac

Subarea 2: Attached Multi Family, 20.32 +/- acres, 260 units

- 1. Introduction.** This subarea contains multi-unit residential buildings.
- 2. Permitted Uses.** The permitted uses shall be those contained in Section 3333.11, ARLD District, of the Columbus City Code, including club house and recreational amenities. The site shall permit retention basins as may be determined through final engineering.
- 3. Development Standards:** Development Standards: Unless otherwise indicated in the text, the applicable standards of CCC 3333 as it pertains to ARLD Districts shall apply.

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

1. The maximum number of units shall not exceed 260.
2. A minimum twenty five (25) foot building and parking setback (i.e. perimeter yard) shall be required from all perimeter boundaries of this subarea as shown on the PUD Site Plan.

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

1. All streets shall be private and shall be owned and maintained by an owners' association.
2. Access shall be as depicted on the CPD/PUD Site Plan attached hereto, subject to final review and approval by the City of Columbus, Public Service Department, Division of Traffic Management. Final street widths and final location to be determined at the time of final engineering.
3. A minimum 5 foot wide sidewalk will be provided within the right of way along the Gender Road frontage, unless otherwise approved by the Department of Public Service.
4. Connections and pathways are provided throughout the development so as to allow for pedestrian access to the adjacent properties and park areas.

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

1. The frontage along Gender Road shall include street trees planted at one tree per 40 feet. In addition, there shall be a minimum 2-foot high earth mound, which may undulate, and shall include additional plantings of 3 ornamental trees and 2 deciduous trees for every 100 feet of frontage. These trees may be evenly spaced or grouped, consistent with the typical section provided.
2. Open space shall be provided as generally shown on the CPD/PUD Site Plan with adjustments permitted based upon final engineering.

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

1. Building materials for all buildings shall be of brick, brick veneer, stone, cultured stone, metal, stucco, synthetic stucco (EIFS), vinyl, cementitious siding, engineered wood, wood and/or glass, or other such materials.
2. Buildings along Gender Road shall be oriented to front or side to Gender Road. Final locations along Gender Road are subject to final engineering and storm water management requirements of the City of Columbus.

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

1. Light poles and fixtures shall be black, dark brown or bronze in color and coordinated with the overall architecture of the buildings within this sub area.
2. Light poles shall have a maximum height of 14 feet.

F. Graphics and Signage Commitments:

All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the ARLD Apartment Residential district. Any variance to the sign applicable requirements of the ARLD district shall be submitted to the Columbus Graphics Commission.

PUD Subarea 3: Detached Single Family, 13.19 +/- acres (net) 51 du's

- 1. Introduction:** This subarea contains detached single-unit dwellings.
- 2. Permitted Uses:** The development includes a maximum of fifty-one (51) detached dwelling units. The single dwellings units within this subarea may not be subdivided such that the single dwelling units would be contained within individual parcels for each dwelling unit.
- 3. Development Standards:** Unless otherwise indicated in this text, the applicable development standards of Chapter 3332 of the Columbus City Codes will apply as they apply to the R-4 district.

A. Density, Lot, Height and Setback Commitments:

1. No building will be erected, altered, placed or permitted to remain on this property other than one or two-story single-unit detached structures.
2. All buildings and parking in Subarea 3 shall be setback a minimum 25 feet from Wright Road.
3. Buildings shall front on private streets.

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

1. Access shall be as depicted on the PUD Site Plan attached hereto, subject to final review and approval by the City of Columbus, Department of Public Service.
2. Streets in this Sub-area shall be private, and a minimum of 22 feet wide. Final locations to be determined at the time of final engineering.
3. The applicant will dedicate the right-of-way on Wright Road per the City's Thoroughfare Plan.
4. Each unit will have a minimum 1 car attached garage (with space for one additional car parked in the driveway). There will be no parking permitted along the main entrance drive. There shall be no parking on the side of the street where fire hydrants are located. "No Parking" signs will be posted as appropriate.
5. The street alignments shall be developed generally as shown on the plan. However, they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time of development and engineering plans are completed. The Director of Public Service or her designee may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.
6. Minimum 4 foot wide sidewalks shall be provided on one side of the private streets.
7. A public multi-use path shall be installed on the south side of Wright Road and shall be a minimum of 8 feet in width, unless otherwise approved by the Department of Public Service.
8. Connections and pathways are provided throughout the development so as to allow for pedestrian access to the adjacent properties and park areas.

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

1. The frontage along Gender and Wright Roads shall include street trees planted at one tree per 40 feet. In addition, there shall be a minimum 2-foot high earth mound, which may undulate, and shall include additional plantings of 3 ornamental trees and 2 deciduous trees for every 100 feet of frontage. These trees may be evenly spaced or grouped, consistent with the typical section provided.
2. Open spaces and landscaping will be as generally shown on the CPD/PUD Site Plan with adjustments permitted to location and areas based upon final engineering.

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

1. Building materials for all buildings shall be of brick, brick veneer, stone, cultured stone, metal, stucco, synthetic stucco (EIFS), vinyl, cementitious siding, engineered wood, wood and glass, or other such materials.
2. Dwelling units may be used as model homes for the purpose of marketing and sales.

3. Minimum separation between buildings shall be twelve feet. Bay windows and chimneys shall be permitted to encroach into the separation area as provided in 4(b) below.
4. In lieu of Section 3332.27, the following standards shall apply for the required rear yard and separation between structures and dwellings:
 - a. Minimum 15 feet rear to rear of buildings, 12 feet rear to side.
 - b. The projection of fireplaces, chimneys, bay windows and/or other architectural projections of not more than 3 feet in each instance are permitted into minimum building separation.
4. The Developer commits to the use of home models attached hereto as Exhibits A and B, and to similarly styled cottage home models as conceptual base home model renderings for "Cottage Models."

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

One decorative front yard light shall be provided for each unit.

F. Graphics:

All signage and graphics for Subarea 3 shall conform to the Columbus Graphics Code for R-4 residential districts. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

Subarea 4: Single Family Residential, 30.67 +/- acres (net), 80 units

- 1. Introduction:** Sub-area 4 is the single-family residential component of the application, based upon R4 development standards. The PUD Site Plan attached calls for public streets and open space. This sub area is accessed off of Wright Road, as shown.
- 2. Permitted Uses:** The permitted uses shall be those contained in Section 3332 R4, Residential District, of the Columbus City Code. The site shall permit storm water management areas as determined through final engineering.
- 3. Development Standards:** Unless otherwise indicated in this text, the applicable development standards of Chapter 3332 of the Columbus City Codes will apply as they apply to the R-4 district.

A. Density, Lot, Height and Setback Commitments.

1. Homes may be one or two-story single-unit detached structures.
2. All buildings and parking in Subarea 4 shall be setback 25 feet from Wright Road and 25 feet from internal public roads.
3. Rear yard shall be minimum 25 feet.

4. Minimum side yard shall be 5 feet with the minimum building separation being 10 feet. The projection of fireplaces, chimneys, bay windows and/or other architectural projections of not more than 3 feet in each instance are permitted into minimum building separation. Maximum side yard requirements shall not apply.
5. Front load garages shall not extend more than 4' from the front façade unless the home includes a covered porch, in which case, the garage may extend up to 8' from the front façade. Front load garage door openings shall not exceed 45% of the total front linear house measurement. Homes with front load garages shall not be placed on corner lots.
6. The maximum number of units shall not exceed 80.

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

1. All streets shall be public.
2. Access shall be as depicted on the PUD Site Plan attached hereto, subject to final review and approval by the City of Columbus, Department of Public Service. Final street widths and final location to be determined at the time of final engineering.
3. The applicant will dedicate the right-of-way on Wright Road per the City's Thoroughfare Plan.
4. The street alignments shall be developed generally as shown on the plan. However, they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time of development and engineering plans are completed. The Director of Public Service or her designee may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.
5. Minimum 4 foot wide sidewalks shall be provided on both sides of the internal streets and shall connect to the path along Wright Road.
6. A public multi-use path shall be installed on the south side of Wright Road shall be a minimum of 8 feet in width, unless otherwise approved by the Department of Public Service.
7. Connections and pathways are provided throughout the development and so as to allow for pedestrian access to the adjacent properties and park areas. Pedestrian access shall be provided between Subareas 3 and 4 as shown on the Site Plan.

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

1. Open spaces and landscaping will be as generally shown on the CPD/PUD Site Plan, with adjustments permitted to locations and areas based upon final engineering.
2. The frontage along Wright Road and the interior streets shall include street trees planted at one tree per 40 feet.
3. The developer will work to avoid or limit the installation of utilities / impacts of utilities within any areas set out for parkland dedication.

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

Building materials for all buildings shall be of brick, brick veneer, stone, cultured stone, metal, stucco, synthetic stucco (EIFS), vinyl, cementitious siding, engineered wood, wood and glass or other such materials.

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

One decorative front yard light shall be provided for each unit.

F. Graphics and Signage Commitments:

All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the 3332, R4 Residential District. Any variance to the applicable requirements of the Apartment district shall be submitted to the Columbus Graphics Commission.

Miscellaneous Commitments Applicable to All Subareas:

1. Applicant shall comply with the City's Parkland Dedication Ordinance.
2. Applicant shall identify areas by Recreation and Parks to provide an easement for pathways.
3. All subareas may be developed without regard to interior lot lines/sub area lines for purposes of access, drive aisles and roads, setbacks, etc., unless otherwise set forth herein.
4. All subareas shall be developed in substantial accordance with the plans titled "CPD/PUD Site Plan," "Site Plan," and "Site Plan Enlargement," provided herewith, including the conceptual base home model renderings for Cottage Models as "PUD Text Exhibits A and B for Subarea 3. The plans may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the plans will be reviewed and may be approved by the Director of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
5. Site Drive #1 shall be a right-in/left-in/right-out access point. A southbound left turn lane with a length of 243' (includes diverging taper) and a northbound right turn lane with a length of 225' (includes diverging taper) shall be installed at Site Drive #1.
6. Site Drive #2 shall be a right-in/right-out/left-out access point. A northbound right turn lane with a length of 225' (includes diverging taper) shall be installed at Site Drive #2.
7. An eastbound right turn lane with a length of 225' (includes diverging taper) shall be installed at Site Drive #3.

8. Upon full development of Subarea 1 or development of greater than 100 dwelling units in Subarea 3 and Subarea 4, the developer shall install the following improvements:
 - a. The southbound left turn lane at the intersection of Gender Road & Wright Road shall be increased by a length of 100'
 - b. The westbound right turn lane at the intersection of Gender Road & Wright Road shall be increased by a length of 100'.

9. Upon development of Subarea 1 and development of greater than 100 dwelling units in Subarea 3 and Subarea 4, the developer shall install a traffic signal at the intersection of Gender Road & Wright Road. ~~The City agrees to work with the developer~~ **may make a request** to recoup ~~the appropriate~~ costs for the intersection traffic improvements ~~that exceed the percentage of traffic generated by the site (ie., developer is 41% of the signal traffic, background traffic is 59%).~~ **as determined by the necessary consultations with any and all appropriate City agencies and obtaining the necessary approvals from any and all appropriate City agencies, in accordance with the City of Columbus Traffic Standards Code and this application's traffic impact study, as reviewed and approved by the Department of Public Service.** ~~The possible recoupment of costs may include, but shall not be limited to credits on permits and inspection fees, reduction of construction scope as may be agreed to in the future by City and developer, and/or payments from other developers whose traffic contributes to the use and impact to said intersection, as may be approved by the City.~~

10. The property owner(s) of Subarea 1 shall be required to provide cross access easements to the property owner(s) of Subarea 2 to permit the areas of Subarea 2 to access Wright Road via Site Drive #3.