



**DEVELOPMENT DATA**

Included Parcels (Franklin County Parcel ID)	120-000200 200-000047 200-000117 200-000212 200-002735 200-002734 200-003419	Planning Area: Tishua/Renner Area Plan Big Ditch Accord/Restoration W/P Existing Zoning: PUD-4 Proposed Zoning: PUD-4 Permitted Unit: Open Space Multi-Unit Residential Detached Residential	Gross Area: +/-349.20 Acres Net Area: +/-123.13 Acres Public Acreal (60% North) Public Acreal (40% South) Total Units Permitted: 1,098 Units Gross Density: 2.98 DU/AC Net Density: 8.58 DU/AC	Open Space Required: 618,800 SF, 11.12 AC, (800 SF/Unit) Open Space Provided: +/-184.60 Acres (50% Credit) Parkland Dedication Required: +/-14.30 Acres (1.3 AC/75% Residents) Parkland Dedication Provided: +/-10.50 Acres (Subareas A1 and B2)
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**SUBAREA SUMMARY**

Subarea	Area (Ac.)	Units	Open Space (Ac.)	Units
A1	47.67	111	75.55	Aggregate with A3 and A4
A2	28.61	0	28.61	Open Space
A3	139.82	414	75.5	Aggregate with A2 and A4
A4	14.74	220	75.5	Aggregate with A1 and A3
A5	23.00	0	23.00	Open Space
B1	34.08	130	21.95	Aggregate with B3
B2	21.95	0	21.95	Open Space
B3	31.80	213	6.11	Aggregate with B1
B4	27.52	0	27.52	Open Space
<b>TOTAL</b>	<b>349.20</b>	<b>1,098</b>	<b>14.60</b>	



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PUD-4 - ZONING PLAN





DEVELOPMENT DATA

Included Parcels (Franklin County Parcel ID)	120-000035 200-000047 200-000047 200-000117 200-000117 200-002735 200-002734 200-002734	Planning Area: Franklin/Roberts Area Plan Big Dolly Access/Manchester MP	Gross Area: ±1,569.20 Acres	Open Space Required: ±1,584.60 Acres (100% Green)	658,800 SF; 15.12 Ac. (800 SF/Acre)
Existing Zoning: PUD-4	R-Rural (Franklin County)	Public Road R/W North: ±14.30 Acres (5 Ac. (316' Roadside))	Net Area: ±1,575.13 Acres	Parkland Dedication Required: ±14.30 Acres (5 Ac. (316' Roadside))	±1,584.60 Acres (100% Green)
Permitted Uses: Open Space Multi-Unit Residential Detached Residential	Public Road R/W South: ±5.15 Acres	Parkland Dedication Provided: ±50.55 Acres (Subareas A2 and B2)	Total Units Permitted: 1,098 Units		
			Gross Density: 2.98 D.U./Ac. 0.69 D.U./Ac.		

SUBAREA SUMMARY

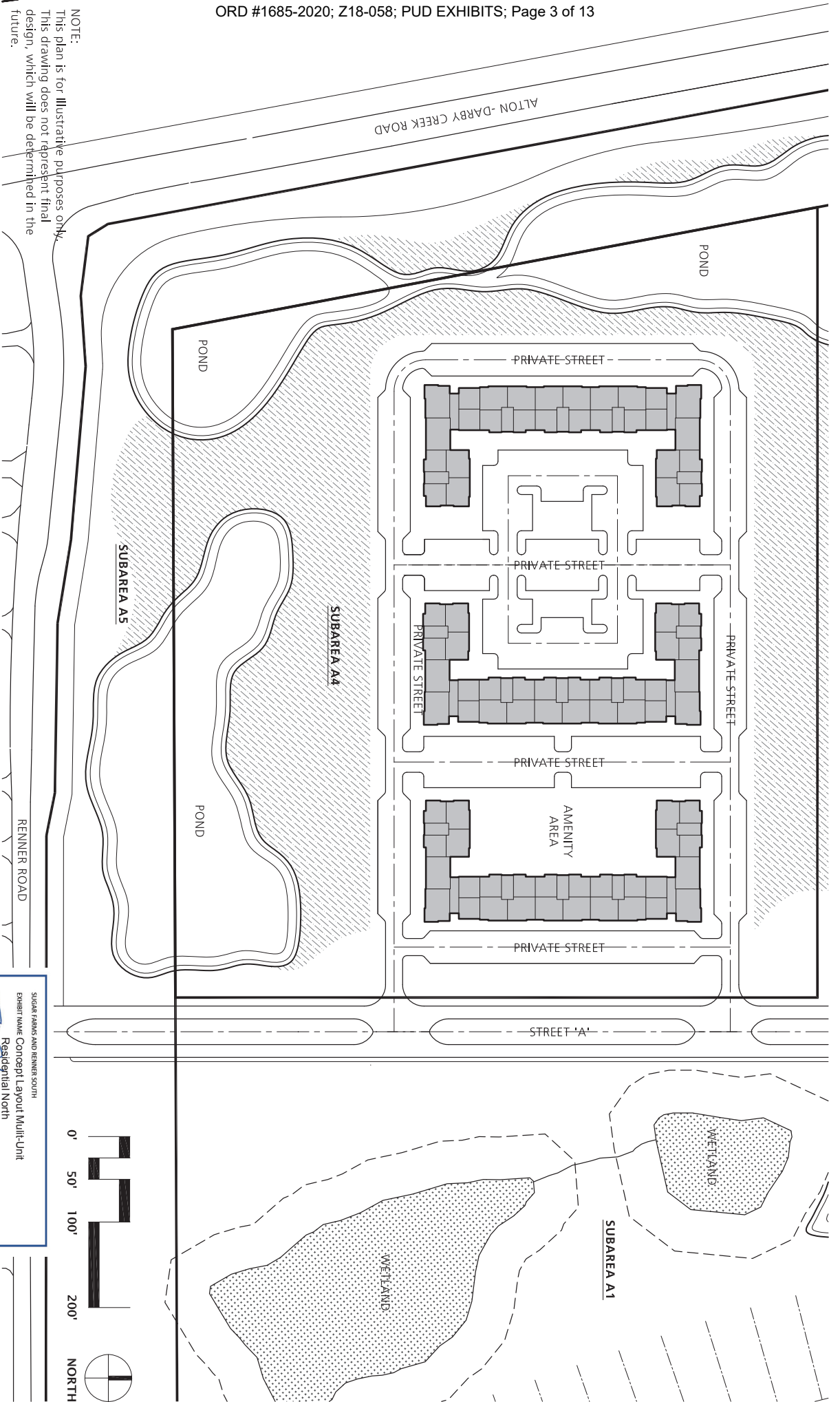
Subarea	Area (Ac.)	Units	Open Space (Ac.)	Use:
A1	42.57	726	75.31 aggregate with A3 and A4	Detached Residential, Open Space
A2	28.61	0	28.61 Ac.	Open Space
A3	139.83	414	75.31 aggregate with A1 and A4	Detached Residential, Open Space
A4	14.74	220	75.31 aggregate with A1 and A3	Detached Residential, Multi-Unit Residential, Open Space
A5	23.85	0	23.85	Open Space
B1	54.09	350	8.21 aggregate with B3	Detached Residential, Open Space
B2	21.95	0	21.95	Open Space
B3	35.80	213	8.21 aggregate with B1	Detached Residential, Multi-Unit Residential, Open Space
B4	37.57	0	37.57	Open Space
TOTAL	369.29	1,098	184.60	



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PUD 4 Illustrative Master Plan





NOTE:  
 This plan is for illustrative purposes only.  
 This drawing does not represent final  
 design, which will be determined in the  
 future.



**SUGAR FARMS and RENNER SOUTH**

Columbus, OH

January 22, 2019

CONCEPT LAYOUT - Multi-Unit Residential North

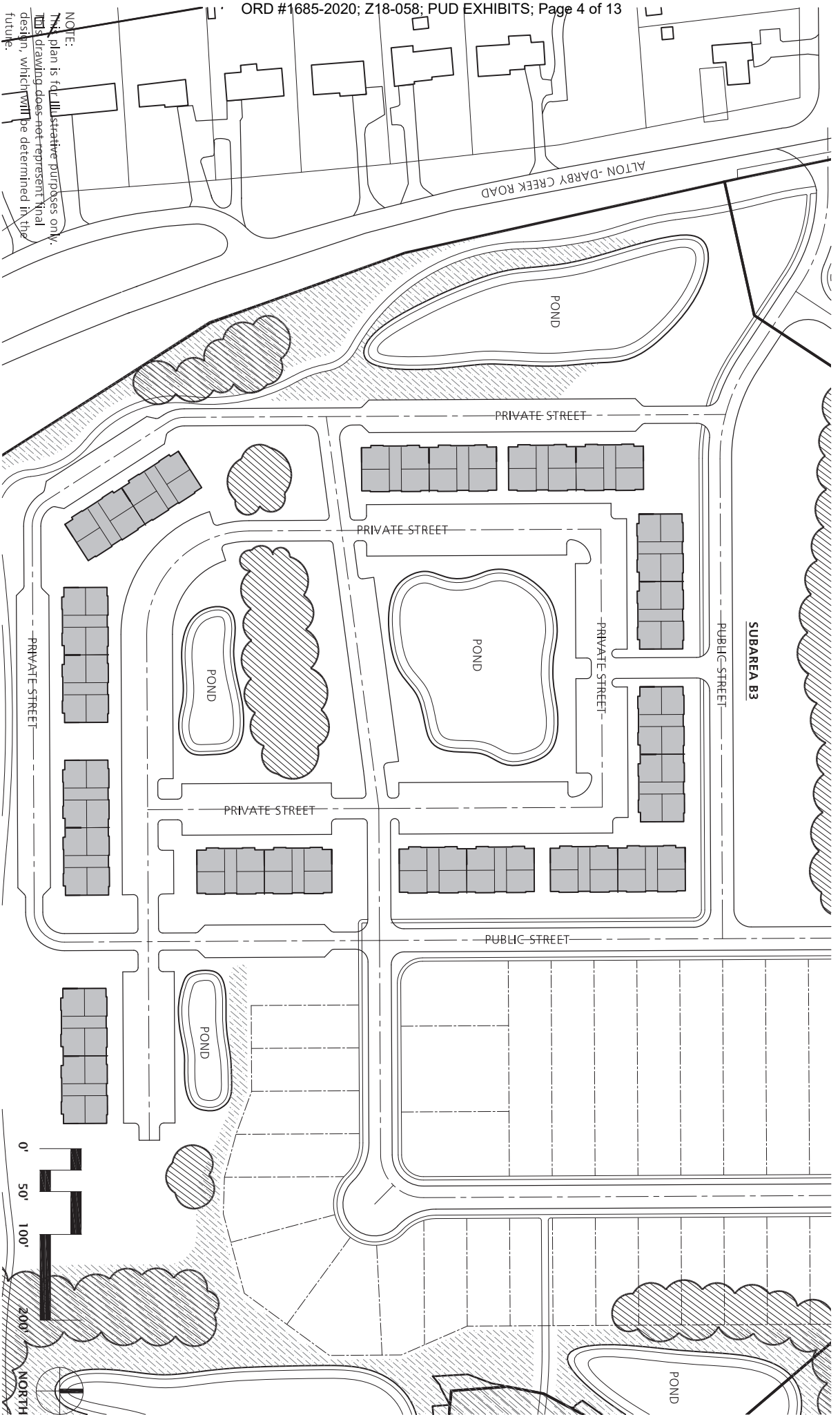
SUGAR FARMS AND RENNER SOUTH  
 EXHIBIT NAME Concept Layout Multi-Unit  
 Residential North

Thomas L. Hart

Attorney for Pulte Homes of Ohio, LLC and Harmony Development Group, LLC

October 27, 2020





NOTE:  
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 This drawing does not represent final  
 design, which will be determined in the  
 future.



**SUGAR FARMS and RENNER SOUTH**

Columbus, OH

January 22, 2019

CONCEPT LAYOUT - Multi-Unit Residential South



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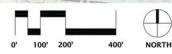
# PARKLAND CONVEYANCE EXHIBIT



**AREA TO BE CONVEYED TO CITY OF COLUMBUS RECREATION AND PARKS (NORTH OF RENNER ROAD)**  
 TOTAL AREA: +/- 32.4 ACRES  
 LEISURE TRAIL: +/- 4,580 LINEAR FEET

**AREA TO BE PRESERVED BY CONSERVATION EASEMENT TO CRPD (WEST OF ALTON-DARBY CREEK ROAD)**  
 TOTAL AREA: +/- 27.52 ACRES

**AREA TO BE CONVEYED TO CITY OF COLUMBUS RECREATION AND PARKS (SOUTH OF RENNER ROAD)**  
 TOTAL AREA: +/- 21.1 ACRES  
 LEISURE TRAIL: +/- 3,790 LINEAR FEET




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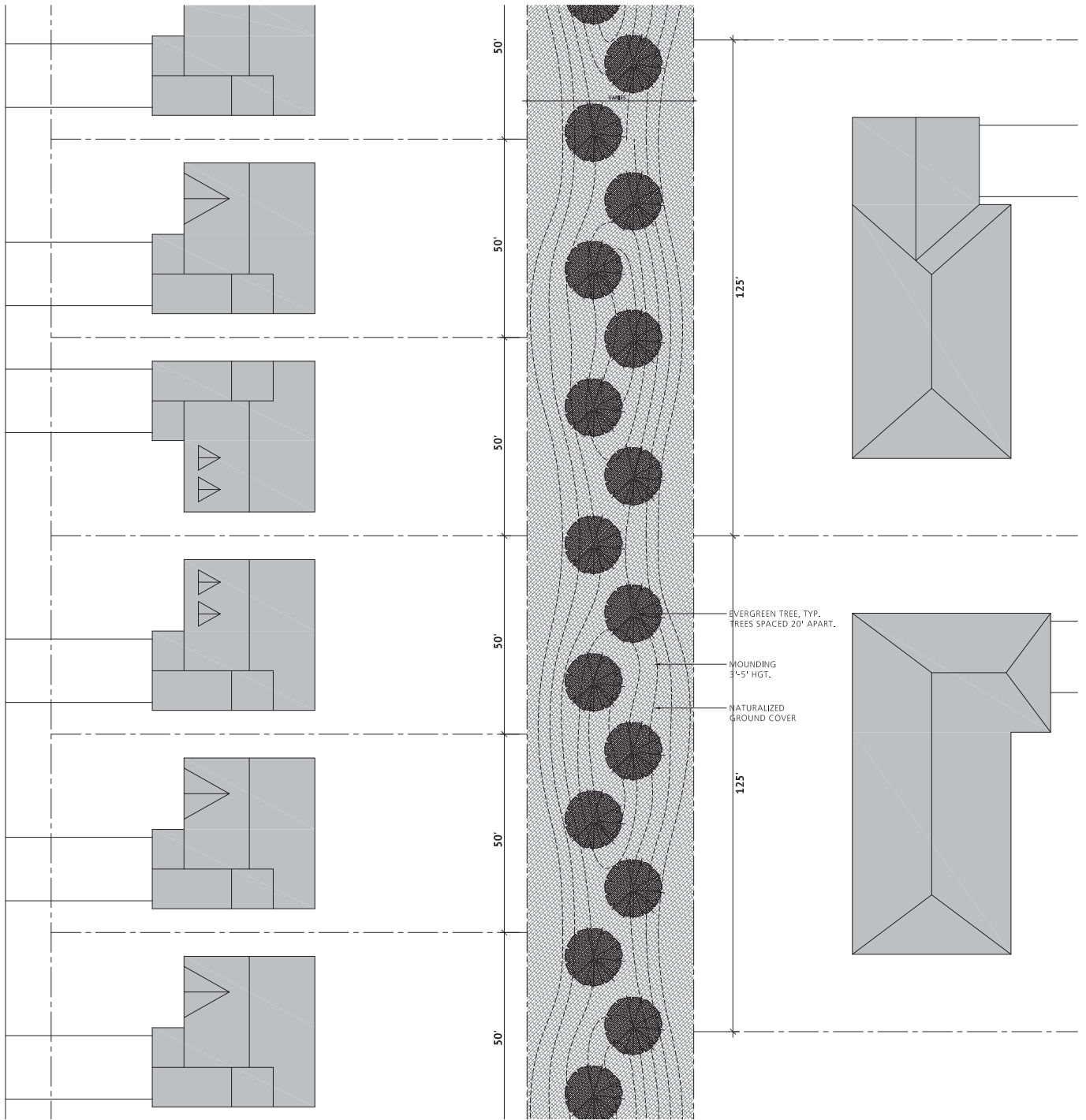
PARKLAND CONVEYANCE EXHIBIT

**SUGAR FARMS and RENNER SOUTH**  
Columbus, OH

October 26, 2020

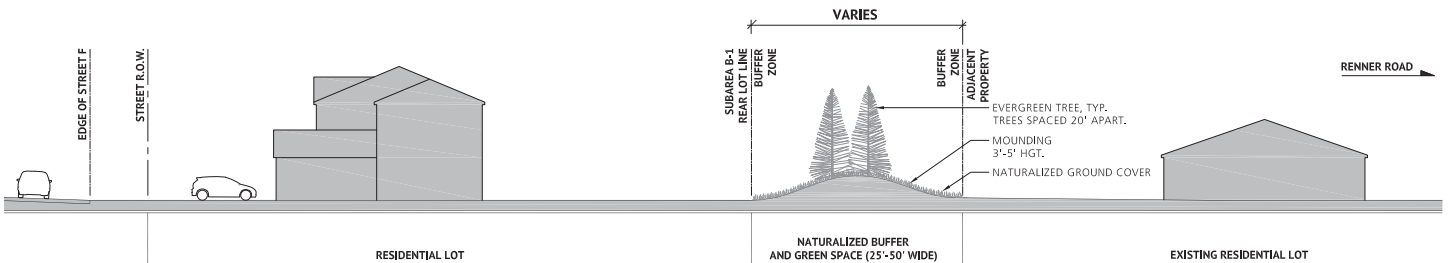
SUGAR FARMS AND RENNER SOUTH  
 EXHIBIT NAME: Parkland Conveyance Exhibit  
  
 Thomas L. Hart  
 Attorney for Pulse Homes of Ohio LLC and Harmony Development Group, LLC  
 October 27, 2020





TYPICAL NATURALIZED BUFFER - PLAN VIEW  
SCALE: 1/4"=10'

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TYPICAL NATURALIZED BUFFER - SECTION VIEW  
SCALE: 1/4"=10'

NOTE: This drawing is intended to graphically represent the commitments included in the development text for Subarea B1 landscape buffer standards. The development text supercedes all graphic representations presented on this exhibit.

PUD-4 - TYPICAL NATURALIZED BUFFER STREET F/SUBAREA B1

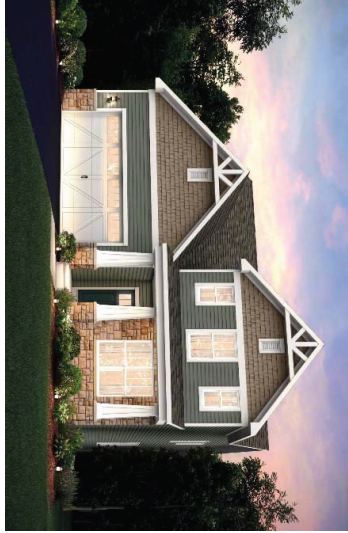
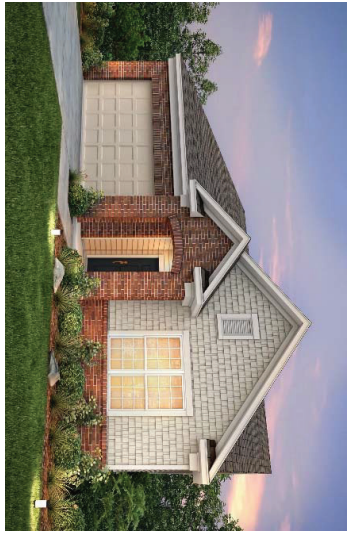
**SUGAR FARMS and RENNER SOUTH**  
Columbus, OH

June 25, 2020

SUGAR FARMS AND RENNER SOUTH  
EXHIBIT NAME: PUD-4 - TYPICAL NATURALIZED BUFFER  
STREET F/SUBAREA B1  
*THH*  
Thomas L. Hart  
Attorney for Pulte Homes of Ohio LLC and Harmony Development Group, LLC  
October 27, 2020





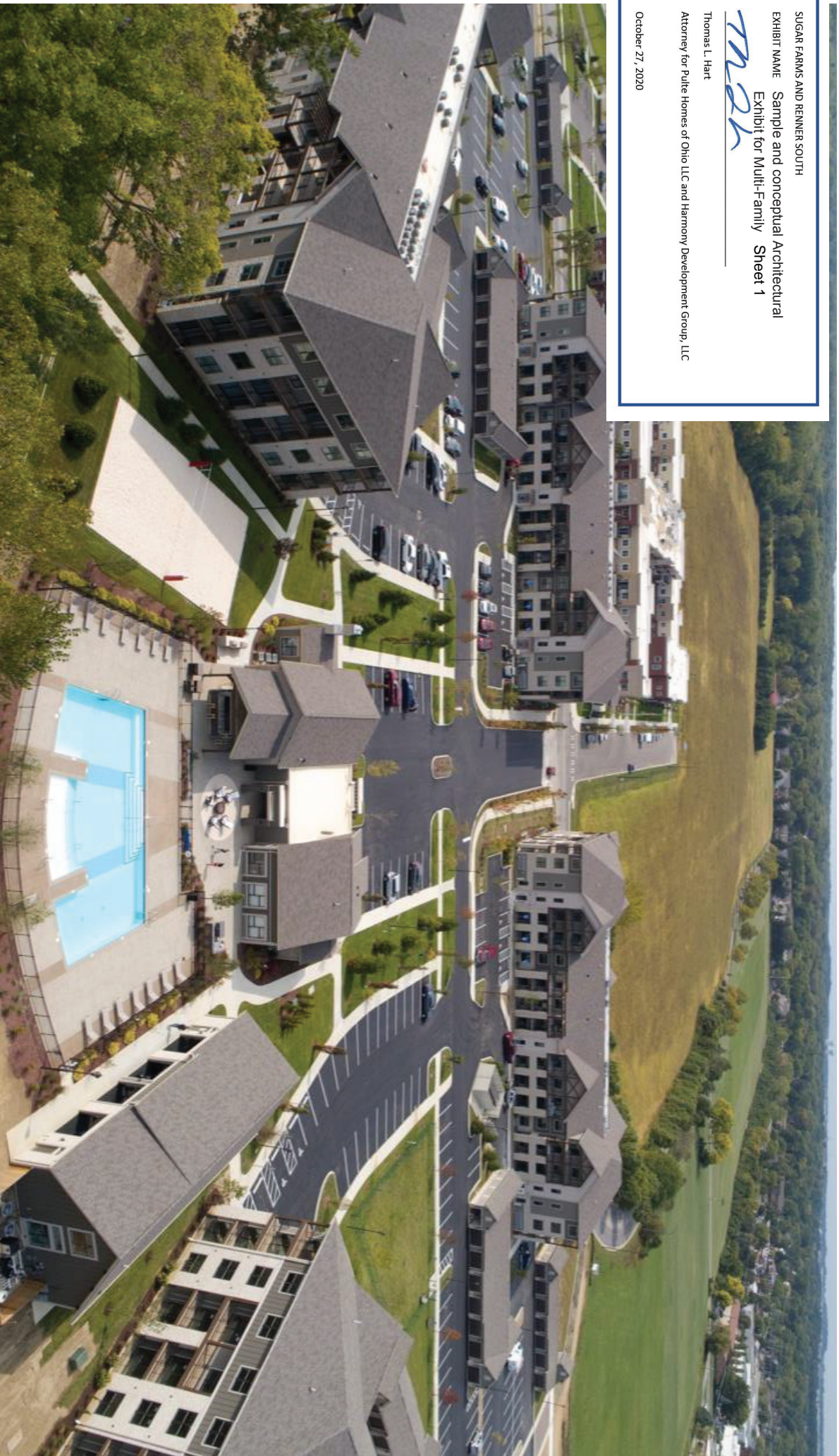


SUGAR FARMS AND BENNER SOUTH  
 EXHIBIT NAME Remer Rd Architectural  
 Elevation Illustrative Samples V-2  
 Thomas L. Hart  
 Attorney for Pulte Homes of Ohio LLC and Harmony Development Group, LLC  
 October 27, 2020



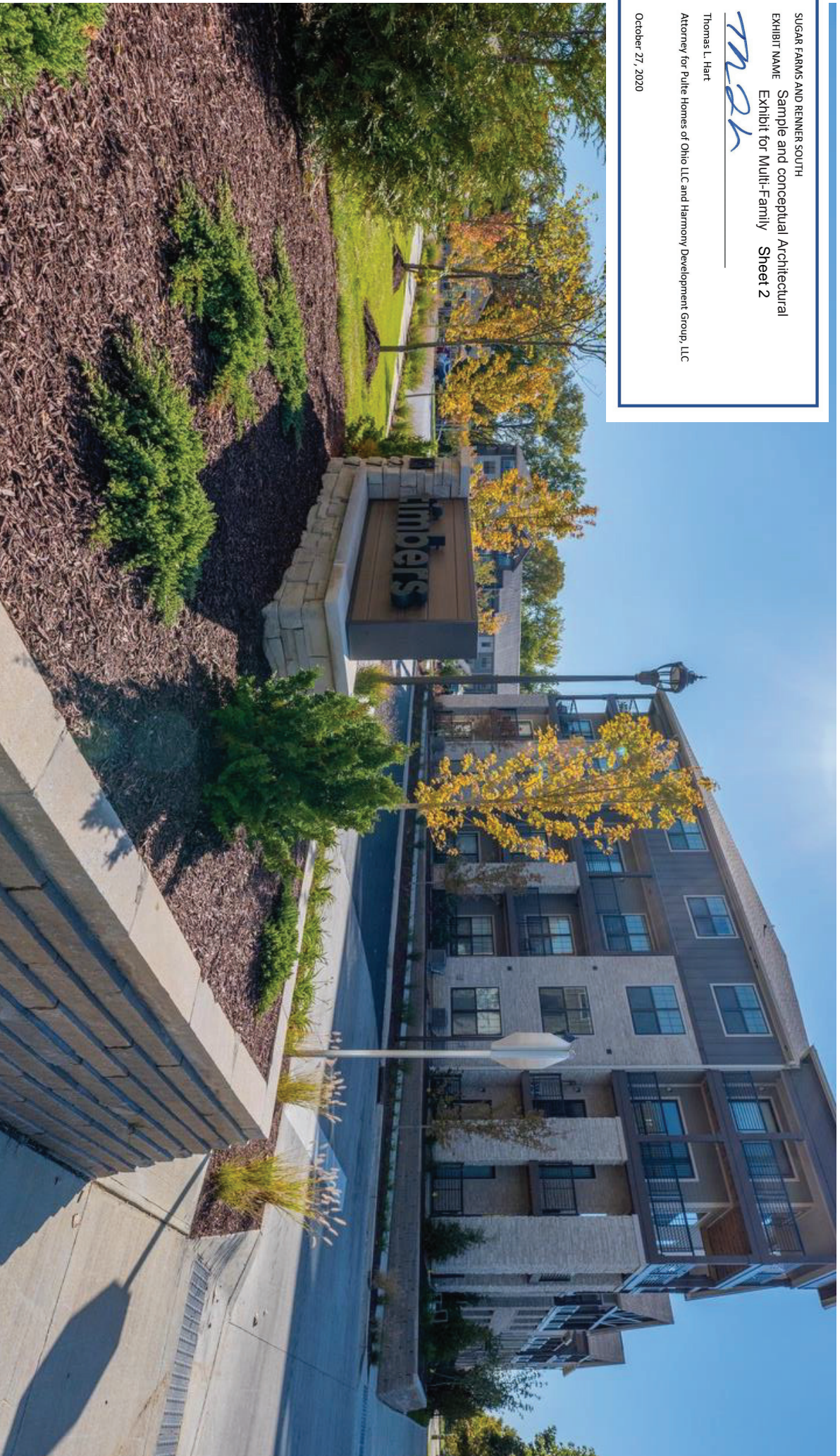


SUGAR FARMS AND RENNER SOUTH  
EXHIBIT NAME Sample and conceptual Architectural  
Exhibit for Multi-Family Sheet 1  
*THL*  
Thomas L. Hart  
Attorney for Pulte Homes of Ohio LLC and Harmony Development Group, LLC  
October 27, 2020





SUGAR FARMS AND RENNER SOUTH  
EXHIBIT NAME Sample and conceptual Architectural  
Exhibit for Multi-Family Sheet 2  
*mark*  
Thomas L. Hart  
Attorney for Pulte Homes of Ohio LLC and Harmony Development Group, LLC  
October 27, 2020





SUGAR FARMS AND RENNERS SOUTH  
EXHIBIT NAME Sample and conceptual Architectural  
Exhibit for Multi-Family Sheet 3  
*mark*  
Thomas L. Hart  
Attorney for Pulte Homes of Ohio LLC and Harmony Development Group, LLC  
October 27, 2020





SUGAR FARMS AND RENNER SOUTH

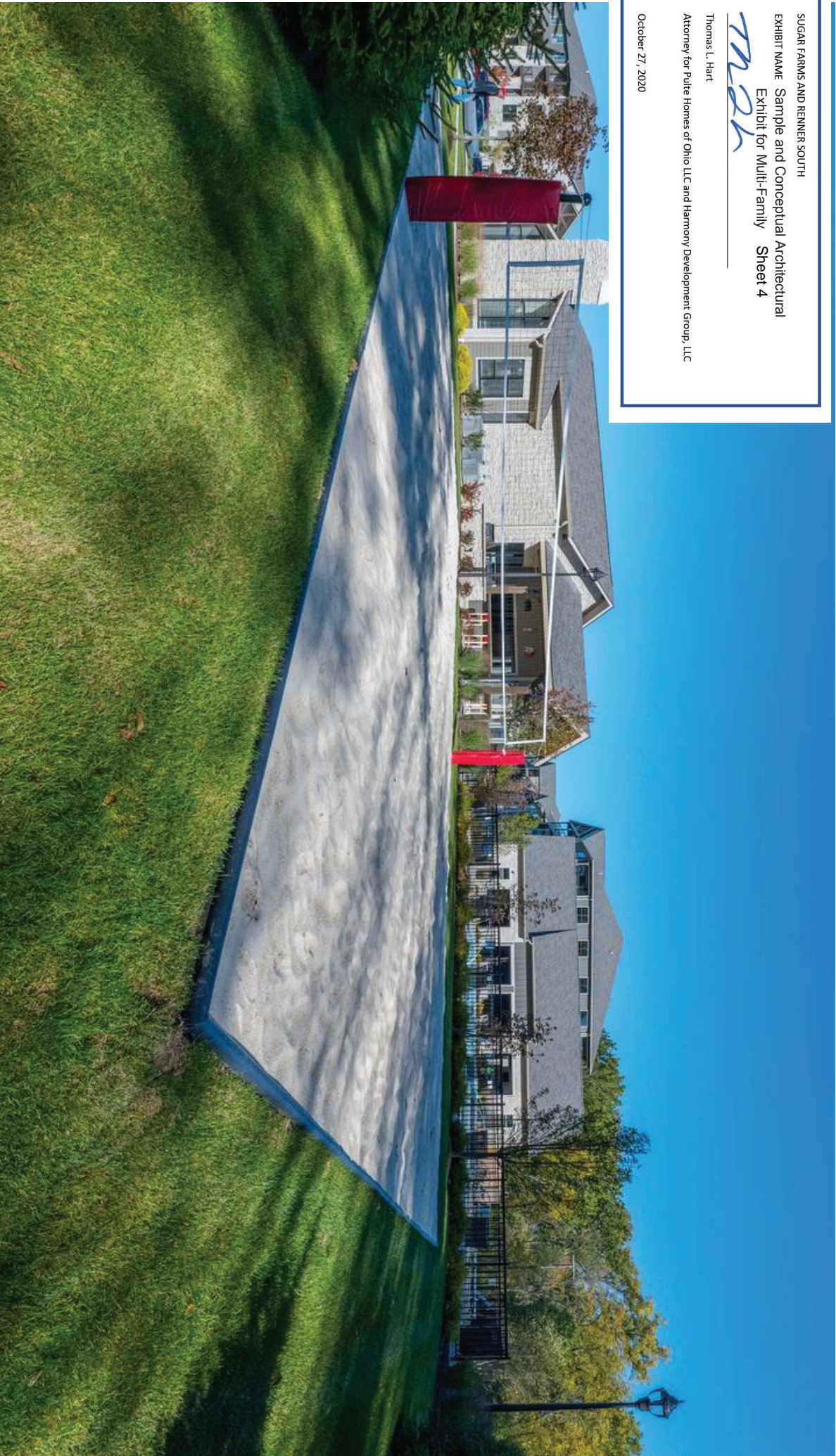
EXHIBIT NAME: Sample and Conceptual Architectural  
Exhibit for Multi-Family Sheet 4

*MLK*

Thomas L. Hart

Attorney for Pulte Homes of Ohio LLC and Harmony Development Group, LLC

October 27, 2020





SUGAR FARMS AND RENNER SOUTH  
EXHIBIT NAME Sample and Conceptual Architectural  
Exhibit for Multi-Family Sheet 5  
*MLH*  
Thomas L. Hart  
Attorney for Pulse Homes of Ohio LLC and Harmony Development Group, LLC  
October 27, 2020

