

**Development Text
L-AR-12 District, L-I District, and CPD District
(264.35 +/- Acres) (the “Overall Site”)**

PROPERTY ADDRESS: 5141 Cosgray Road
OWNER: Western Property LLC
PARCEL NUMBERS: 010-277306, 010-277308, 010-277309, 010-277310, 010-277312, 010-277313, 010-285353, and 010-287404
ZONING DISTRICT: PUD-6 and L-I Districts
PROPOSED ZONING DISTRICT: L-AR-12, L-I, and CPD Districts
DATE OF TEXT: October 24, 2023, as Revised August 19, 2024
APPLICATION NUMBER: Z23-063

PARCEL NUMBERS:	A portion of 010-277306, a portion of 010-277308, all of 010-277309, a portion of 010-277310, a portion of 010-277312, and all of 010-277313, 010-285353, and 010-287404
ACREAGE:	256.59+/- (the “Property”)
TOTAL PERMITTED UNITS:	2,050 Units

L-AR-12 Development Text for the Property

I. Introduction:

This portion of the re-zoning Application, relative to the L-AR-12 District, is to re-zone a portion of the real property that was zoned to PUD-6 under Ordinance No.: 1890-2006 (Z06-045) to establish various subareas for different types of residential development. This portion of the re-zoning Application is to establish an L-AR-12 District on a 256.59 +/- acre portion (the “Property”) of that real property containing approximately 264.35 +/- acres (the “Overall Site”) on the west side of Cosgray Road in the Hayden Run corridor area of the City of Columbus.

The plan sheets, including the site plan dated August 19, 2024 (the “L-AR-12 Site Plan”), the five (5)-page overall landscape plans (tree plan sheets) dated August 19, 2024 (the “Landscape and Tree Plans”), and sample elevations for the development, the commitments provided below, and this L-AR-12 Development Text are put forth under Chapter 3333, of the Columbus Zoning Code (the “Code”) in order to provide for a unified residential development of the Property with a variety of residential dwellings and a mix of dwelling unit types and arrangements, generous open spaces and parkland, and attention to natural features within and near the Property.

The L-AR-12 Site Plan is intended to incorporate the flexibility of land and site design in a unified development of the overall Property, while making available to future residents many

of the amenities and benefits of a unified development, along with the incorporation of requirements and lot development standards under straight or traditional zoning districts with additional requirements, commitments, and limitations added.

The Property, which comprises only the L-AR-12 District, is divided into eight (8) developable Subareas for the development of residential uses, including, detached single-unit dwellings (including certain for-rent detached single-unit dwellings, all of which will be constructed on one (1) parcel), multi-unit dwellings, town home developments, and duplex (two-unit) dwellings with private open space areas (reserves), as well as additional Subareas as dedicated public parkland for development in any one or more stages/phases.

Two non-residential subareas are proposed on the Overall Site, as follows: The L-I, Limited Institutional District (Municipal Use Subarea), includes 5.73 +/- acres of land, and the CPD, Commercial Planned Development District (CPD District Subarea), which includes 3.98 +/- acres of adjacent land (to the proposed L-AR-12 District) are also part of this Application, to help foster and meet area needs for public facilities by providing land for a joint police and fire facility and for added retail uses (including convenience store with gasoline sales uses), daycare uses, and/or restaurant (eating and drinking) uses and amenities for residents and guests.

The development on the Overall Site is to be called Jameson Estates.

II. Commitments Applicable to all Parts of the Development for the Property:

- 1.) The density (average density) for the Property over all Subareas in the L-AR-12 District shall comply with the density requirements of Section 3333.10 of the Columbus City Codes (the "Code") for a maximum of twelve-point one (12.1) dwelling units per acre, net of dedicated public streets and public parkland. The total number of residential dwelling units on the Property shall not exceed 2,050. Subareas that exceed twelve point one (12.1) units per acre are subject to concurrent Council Variance CV23-128.
- 2.) Common open space shall be provided in compliance with the parkland dedication requirements of Section 3318.05 of the Code. The locations of common open space, private reserve space, and dedicated public parkland are depicted on the L-AR-12 Site Plan.
- 3.) Unless otherwise approved by the Department of Public Service, the following is required: An asphalt shared use path shall be installed by the Developer, or its successors and assigns, in locations, as shown on the L-AR-12 Site 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 L-AR-12 Site Plan.
- 4.) Unless otherwise approved by the Department of Public Service, the following is required: Subareas within the Property shall provide for vehicular and pedestrian/shared use connectivity with other Subareas, and with adjoining

properties (Franklin County Auditor Tax Parcel Id. No.'s: 010-277307-00 and 274-001310-00) and in the general locations indicated on the L-AR-12 Site Plan. Vehicular and pedestrian connectivity shall be by public street connection (and where that connection occurs within 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 L-AR-12 Site Plan to a public street bordering the Subarea). Pedestrian/shared use connectivity shall be by a five (5) foot sidewalk (on one side) or a shared use path (on the other side) located within the proposed public rights-of-way of Street "A" (James Way) and Street "B" (James Boulevard).

- 5.) Street "A" (James Way) from Cosgray west to its intersection with Street "B" (James Boulevard), and Street "B" (James Boulevard) from its intersection with Street "A" (James Way) north to its intersection with Rings Road shall be public rights-of-way.
- 6.) The east-west connector, as shown on the L-AR-12 Site Plan traversing Subarea 2A and running between Subarea 3A and 3B shall be constructed if approved by the Department of Public Service, as a public right-of-way. In addition, the eighty feet (80') in width public right-of-way as shown, running along the far western boundary line of Subarea 5 shall be constructed if approved by the Department of Public Service.
- 7.) Prior to approval of the initial plat or final site compliance plan for a Subarea or Subareas contained within the Property, the Developer is responsible to enter into an agreement or agreements with the Franklin County Transportation Improvement District ("FCTID") involving the following:
 - A. A \$1,000,000 contribution from the Developer towards the Franklin County Engineer's Office future project at intersection of Cosgray Road and Rings Road.
 - B. The Developer must submit a cost estimate and schematic for review by the Franklin County Engineer's Office and the City of Dublin to represent the expansion of the single lane roundabout contemplated by the Franklin County Engineer's Office at the intersection of Cosgray Road and Rings Road to a multilane roundabout as contemplated in the approved Jameson Estates Development Traffic Impact Study, dated May 17, 2024. The Developer must revise the estimate per public agency comments until approval is reached and contribute the amount of this estimate.
 - C. Franklin County requires a fee in lieu of construction for bringing Rings Road into compliance with current County standards (11' travel lane and 5' paved shoulder) along approximately 1,000' of County road frontage. As determined by the public agencies, roadway widening that is required

to occur due to the left turn lanes at Rings Road and Houchard Road can be left out of the cost estimate. The Developer must submit an associated cost estimate and schematic for the public agencies to review. Developer must revise the estimate per public agency comments until approval is reached.

- 8.) The Developer is responsible for the design and construction of the eastbound and westbound left turn lanes at the intersection of Rings Road and Houchard Road.
- 9.) The Developer is responsible for the dedication of 90 foot right-of-way from the center of Rings Road along the Overall Site frontage.
- 10.) The Developer is responsible for providing public roadway and pedestrian connections to and through the Property, connecting to adjacent properties, at a minimum, as shown on the L-AR-12 Site Plan.
- 11.) Prior to approval of the initial plat or final site compliance plan for a Subarea or Subareas contained within the Property, or at such later time as determined by the Department of Public Service, the Developer shall prepare a supplemental traffic signal warrant evaluation to satisfy requirements for establishing a traffic signal at the intersection of Cosgray Road and Hayden Farms Road.
- 12.) Increased traffic volumes associated with the development of this Property are anticipated to satisfy a traffic signal warrant at the intersection of Cosgray Road and Hayden Farms Road. Upon a determination by the Department of Public Service that the cumulative increase in traffic volumes at the intersection of Cosgray Road and Hayden Farms Road associated with a particular development phase within this Property would be anticipated to satisfy a traffic signal warrant, the Developer shall install a traffic signal at the intersection of Cosgray Road and Hayden Farms Road.
- 13.) A 175 feet southbound right turn lane (inclusive of 50 feet diverging taper) shall be provided at the intersection of Cosgray Road and Site Drive 3, as defined in the traffic impact study dated May 17, 2024.
- 14.) 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 likely that development standards may need to be modified to accommodate future compatible development. Nothing herein shall prevent the current or future owners, or applicants, from filing and processing a re-zoning application on any Subarea; provided that, any such re-zoning shall not result in an increase in the overall total number of units approved for the Property, at two thousand and fifty (2,050).
- 15.) The Developer shall install one playground or play structure within one of the public park areas in a location approved by the Recreation and Parks

Department. Such play structure shall be comparable in size and cost to play structures installed by developers in other comparable developments.

- 16.) At such time as Street "B" (James Boulevard) is connected to Rings Road, the Developer shall provide for the design, installation, and completion of improvements to Rings Road as required and approved by the Department of Public Service, the Department of Development.
- 17.) The following commitment shall be required by the Developer unless otherwise implemented or reimbursed as a part of the new Pay As We Grow Agreement or as otherwise approved by the Department of Public Service: Align the proposed north-south road (James Boulevard) with the existing Houchard Road and Rings Road intersection. If the necessary right-of-way to achieve this alignment is not able to be secured, additional traffic analysis may be required by the Department of Public Service. Based on the results of the additional traffic analysis, a limit on the total number of platted lots and/or multi-family units may be established by the Department of Public Service to ensure that a sufficient access configuration is available to accommodate development traffic.
- 18.) The Jameson Estates development will be subject to new Pay As We Grow (PAWG) obligations in accordance with this re-zoning. The Developer will be required to execute a new Pay As We Grow Agreement (PAWG) outlining all of the necessary commitments related to implementing and funding (Developer per Unit Contributions, Tax Increment Financing (TIF), New Community Authority charges, etc.) the obligations contained herein.
- 19.) 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. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the property management company shall be established by the rules and regulations of the property management company. The owner, the Developer, and or the property management company 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 (1) or more such agreements with one (1) or more towing company(s), for any times/lengths, terms, etc., as the association or property management company determines, so long as at least one (1) 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, the Developer, or the property management company, 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.

III. Commitments Applicable to Subarea 1 (12.21 +/- Acres), Subarea 2 (1.46 +/- Acres), Subarea 3 (9.08 +/- Acres), and Subarea 4 (6.04 +/- Acres), as Public Parkland Dedication Areas (Collectively, Totaling 28.79 +/- Acres) and Notes (in Common) for Green Reserves K, as Private Open Space or Other Green Reserves (26.78 +/- Acres):

- 1.) Subarea 1 is located in the easternmost area of the Property and is traversed in a north-south fashion by the watercourse that becomes the Hayden Run several hundred meters farther south.
- 2.) Subarea 1 is to be set aside as dedicated public parkland with sensitivity to the watercourse, both in its current configuration, and if modified by the City of Columbus or Franklin County jurisdictions from time-to-time. Street "A" (James Way) (including the sidewalk and shared use path along Street "A" (James Way), which will connect the rest of the development with Cosgray Road and necessary utilities (adjacent to and running along with the public rights-of-way) must be extended from their current location at Cosgray Road, will cross the watercourse. Such utility crossings (affecting Subarea 1 and Green Reserve K, as private open space or green reserves) are subject to the approval of the Department of Public Utilities, and will be engineered and implemented, so as to minimize disturbance to the fullest extent practicable with standard construction practices for installation of such utilities, including crossing the watercourse as nearly as practicable at perpendicular angles.
- 3.) The Applicant will continue to work with the City of Columbus Recreation and Parks Department and the Franklin County Engineer and is willing to subject portions of Green Reserve K to a (i) conservation easement so as to permit the area's inclusion in any City of Columbus or Franklin County Engineer's stream preservation or stream corridor protection project(s), and (ii) an easement for multi-use paths or trails for connectivity with any multi-use paths or trails that may be installed by the City of Columbus within Subarea 1. Other than meanderings of the watercourse and plantings and multi-use paths or trails that may occur as part of that City of Columbus project (and the above-referenced street and utility crossings), the areas within the larger of (i) the floodway, or (ii) one hundred and fifty (150) feet (measured from centerline of the stream as provided for in the *Interim Hayden Run Corridor Plan*) on either side of the current watercourse shall be set aside as natural and undisturbed.
- 4.) The Applicant may place community identification signage and other customary community entrance features within Green Reserve K or the CPD Site (as defined herein), along Street "A" (James Way) near its intersection with Cosgray Road, provided that such signage shall be set back at least fifteen (15) feet from the right of way, and at least twenty-five (25) feet from, and shall not encroach within or on, the existing floodway.
- 5.) The Applicant may or shall install storm water ponds within Green Reserve K to help manage the storm water from the development. Such ponds shall be located

out of the floodplain and shall meet applicable Columbus requirements as to design and location. Additionally, passive recreational amenities, which do not interfere with the conservation easement or easement for multi-use paths or trails noted above may be included. Such ponds and such recreational amenities within Green Reserve K are subject to review and approval by the Department of Public Utilities. The ponds shall be owned and managed by the Developer, or its successors and assigns, or a master homeowners' association, for maintenance, management, insurance, and control.

- 6.) Subareas 2, 3, and 4 comprise the other open space as either dedicated public parkland to the City of Columbus (by deed or plat) and are located and dispersed throughout the development. These subareas, along with Subarea 1, are to be set aside as publicly dedicated open space, with sensitivity to any natural vegetation, tree stands, and watercourses in their current configurations.
- 7.) Subarea 3 includes an approximately 9.08 +/- 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 public parkland purposes. Green Reserve D, or portions thereof, may be subject to a conservation easement requiring its protection, if requested or required by the City of Columbus. The conservation easement shall be in a form approved by the Recreation and Parks Department; provided, that, work necessary to ensure 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 (i) the watercourse that becomes Hayden Run can be provided after development, or (ii) that any stormwater discharge, drainage, retention, collection, and detention is managed and controlled by the Applicant, or its successors and assigns, if feasible, and if directed by the City of Columbus under the City's stormwater requirements and best management practices to the stormwater retention or detention pond as situated in Green Reserve D.
- 8.) The Applicant reserves the right to place community identification signage and other customary community entrance features along Street "B" (James Boulevard) near its intersection with Rings Road; provided, however, such signage shall be set back at least twenty-five (25) feet and shall not encroach into any existing floodway or within the required setback area from the right-of-way. Such signage may be subject to approval by the Graphics Commission and is also subject to review and approval by the Recreation and Parks Department for any signage within dedicated parkland or easement areas controlled by the department.
- 9.) A preliminary plan for these subareas is represented on the L-AR-12 Site Plan. Final implementation will depend on any City of Columbus and other governmental approvals, as well as final engineering details as part of the Final Site Compliance Plan. These Subareas – Subareas 1, 2, 3, and 4 – are intended to be dedicated to the City and shall be part of the development's public parkland/open space dedication obligation under the City's parkland dedication

ordinance Section 3318 of the Code (the “PDO”). The development’s total required public parkland/open space dedication is 27.90 +/- acres (including the additional town homes open space requirement). Since the total publicly dedicated parkland (23.85 +/- acres) and private open space and green reserves (30.94 +/- acres) provided for the development is a total of 54.79 +/- acres, as shown on the L-AR-12 Site Plan and is in excess of PDO requirements (by a total of 26.89 +/- acres), the additional area of 26.89 +/- acres shall be creditable against present or future PDO obligations the Applicant may have within the required parks planning area.

IV. Subarea 2A (44.89 +/- Acres) and Subarea 2B (49.37 +/- Acres):

- 1.) Permitted Uses: Detached single-unit dwelling residential uses and any other permitted accessory uses to single-unit dwelling residential uses, all as set forth in Section 3333.02 and Chapter 3332 of the Code. Detached single-unit dwellings may be used as model homes and/or sales offices. Accessory uses in these Subareas include, but are not limited to, parking areas, playgrounds, community building/club house, pools, hot tubs, bocce ball courts, pickleball courts, racquetball courts, dog parks, and any and all amenities for residents and guests of the Subareas.
- 2.) Development Standards: Except as specified herein below, the applicable development standards of Chapter 3332, under the R-4, Residential District, of the Code shall apply in Subarea 2A and Subarea 2B.
 - A. *Density, Height, Lot, and/or Setback Commitments.*
 1. The maximum number of single-unit dwellings in Subarea 2A shall be 190. The maximum number of residential single-unit dwellings in Subarea 2B shall be 220.
 2. The lot width measured at the front lot line shall be no less than 40 feet in these Subareas in accordance with concurrent CV23-128; and, on a terminus or cul-de-sac, curved street, or T-turn-around, the lot width measured at the front lot line shall be no less than 40 feet in these Subareas.
 3. A single-unit residential dwelling unit or other principal building shall be situated on a lot of no less than 4,800 square feet, in accordance with concurrent CV23-128.
 4. The front building setback (exclusive of unenclosed ground floor porches and unenclosed balconies) in these Subareas shall be a minimum of twenty-five (25) feet, except as to Street “A” (James Way) or Street “B” (James Boulevard), as the case may be, the minimum building setback shall be thirty (30) feet, in accordance with concurrent CV23-128.

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

1. All streets shall be public streets.
2. The primary access to Subarea 2A shall be to and from the public right-of-way of Street "B" (James Boulevard) to and from Rings Road and the other public streets within this Subarea, which shall be subject to the review and approval of the Department of Public Service. Secondary access shall be as shown on the L-AR-12 Site Plan.
3. The primary access to Subarea 2B shall be to and from the public right-of-way of Street "A" (James Way) to and from Cosgray Road and the other public streets within this Subarea, which shall be subject to the review and approval of the Department of Public Service. Secondary access shall be as shown on the L-AR-12 Site Plan.

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

1. Along Street "B" (James Boulevard), along Street "A" (James Way), and along all internal streets of the Subareas, the Developer shall install at least the equivalent of one (1) 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 the street) of thirty (30) feet. The foregoing notwithstanding, the Applicant, or its successors and assigns, may place trees based on site conditions and may re-distribute the balance as grouped elsewhere within Subarea 2A and Subarea 2B, as the case may be. 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.
2. The approximately 1.30-acre area in the eastern part of Subarea 2A shall be platted as a reserve (Green Reserve B) and shall be owned by an Association of Homeowners. The approximately 3.45-acre area in the middle portion of Subarea 2A shall be platted as a reserve (Green Reserve C), may include retention/detention ponds, and shall be owned by an Association of Homeowners.
3. The approximately 0.43-acre area, 0.37-acre area, and 0.28-acre area as part of Subarea 2B shall be platted as reserves (Green Reserves F, G, and H, respectively) and shall be owned by an Association of Homeowners. The approximately 0.54-acre area and 3.69-acre area as part of the eastern portion of Subarea 2B shall be platted as reserves (Green Reserves J1 and J2) and may include retention/detention ponds and shall be owned by an Association of Homeowners. Subarea 4, containing 6.04 +/- acres (subject to public right-of-way dedication) shall be dedicated to the City of Columbus Recreation and Parks as public parkland and further subject to

the reservation by Applicant to install a shared use path connection from Street "B" (James Boulevard) to the existing Heritage Trail shared use path within Subarea 4 within the public right-of-way easement area, as shown in neon green on the L-AR-12 Site Plan. A potential public road connection may be made in the future within the neon colored area of Subarea 4, which shall be dedicated to the City of Columbus for public right-of-way area, as shown on the L-AR-12 Site Plan, to be installed by others or the City of Columbus, from the public right-of-way of James Boulevard for connection (over or under the existing Heritage Trail shared use path located along the southwest boundary line of the Property).

4. Lot fence standards or designs, if applicable, for lots within the Subareas shall be as controlled and regulated by the deed restrictions established and recorded for Subarea 2A and Subarea 2B, and shall also comply with Code, if permitted to be installed by said deed restrictions.

D. *Architectural Design and/or Interior-Exterior Treatment Commitments.*

1. All homes shall include a minimum two-car garage.
2. Garages shall be flush with the front façade of the home or set no more than six (6) feet in front of the front façade of the home or the most forward-facing architectural feature of the home, such as porches or roof overhangs. Provided that homes with garages projecting forward of the front façade of a home or the most forward-facing architectural feature of the home by more than two (2) feet shall not be located on a corner lot and shall utilize architectural elements on the garage door, such as windows, decorative hardware, raised panels or recessed grooves or other detailing, so as to balance and integrate the garage door as a design element that is consistent or complementary with the rest of the home.
3. All homes in Subarea 2A and 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.

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

1. Streetlights shall be installed and shall be consistent with the decorative streetlight standards of the Columbus Street Lighting Master Plan.
2. Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.

F. *Graphics and/or Signage Commitments.*

All graphics and signage shall comply with Article 15, Chapter 33 of the Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

V. **Subarea 3A (14.81 +/- Acres), Subarea 3B (18.66 +/- Acres), and Subarea 3C (16.16 +/- Acres):**

Subarea 3A is a 14.81 +/- acre site located on the east side of Street "B" (James Boulevard). Subarea 3B is a 18.66 +/- acre site located on east side of Street "B" (James Boulevard). Subarea 3C is a 16.16 +/- acre site located north of Street "A" (James Way). Subarea 3A, Subarea 3B, and Subarea 3C are intended for the development generally of attached multi-unit residential uses, apartment houses, apartment complexes, and/or multiple dwelling developments at an approximate net density of 21.31 units per acre (for Subarea 3A), 21.25 units per acre (for Subarea 3B), and 21.53 units per acre (for Subarea 3C) all in accordance with concurrent CV23-128.

1.) Permitted Uses: Multi-unit residential uses with a dwelling containing two, three, or four dwelling units, town house development, apartment houses, apartment complexes, and/or a multiple dwelling development, and any other permitted uses as set forth in 3333.02, 3333.32, and 3390.04 of the Code, and accessory uses ordinarily incidental thereto as set forth in Section 3333.32 and Section 3333.33 of the Code, with accessory uses including, but not limited to, model homes and/or sales offices, child day care, parking areas, playgrounds, community building/club house, pools, hot tubs, bocce ball courts, pickleball courts, racquetball courts, dog parks, and all amenities for residents and guests of the Subareas.

2.) Development Standards: Except as specified herein below, the applicable development standards of Chapter 3333 (under the AR-12, Apartment Residential District) of the Code shall apply in Subarea 3A, Subarea 3B, and Subarea 3C.

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

1. The maximum number of residential dwelling units in Subarea 3A shall be 293. The maximum number of residential dwelling units in Subarea 3B shall be 373. The maximum number of residential dwelling units in Subarea 3C shall be 348.
2. A concurrent variance Application CV23-128 has been filed to vary the density of these Subareas being there is less than 3,600 square feet in area per dwelling unit under Section 3333.10 of the Code.
3. The principal buildings for the multi-unit dwelling residential uses and/or in the apartment house developments, apartment complex developments, or multiple-dwelling developments may front on private streets.

4. The front building setback in these Subareas shall be a minimum of twenty-five (25) feet, except as to Street "B" (James Boulevard) and Street "A" (James Way), or as to the potential future public right-of-way in between Subarea 3A and 3B, the minimum building setback shall be thirty (30) feet, in accordance with concurrent CV23-128.
5. The maximum building height requirement shall be 50 feet in these Subareas in accordance with concurrent CV23-128, with height measured as provided for in Section 3303.08 of the Code. The maximum number of stories above grade shall be three (3).

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

1. All streets shall be private, except the potential future public right-of-way, as shown on the L-AR-12 Site Plan, intersecting Subareas 3A and 3B, which shall be constructed if approved by the Department of Public Service. The minimum building setback from private streets from back of curb shall be twenty-five (25) feet.
2. The primary access to Subarea 3A and Subarea 3B shall be to and from the public right-of-way of Street "B" (James Boulevard) to and from Rings Road, and the other internal private streets within these Subareas with connection to Street "B" (James Boulevard), and including to and from the potential future public right-of-way, as referenced in Section V(2)(B)(1) hereinabove if constructed, all of which shall be subject to the review and approval of the Department of Public Service for the City of Columbus.
3. The primary access to Subarea 3C shall be to and from the public right-of-way of Street "A" (James Way) to and from Cosgray Road, and the other internal private streets within this Subarea with connection to Street "A" (James Way), which shall be subject to the review and approval of the Department of Public Service for the City of Columbus.
4. Sidewalks will be provided along both sides of all public streets, except the shared use path along Street "B" (James Boulevard) and Street "A" (James Way) will be in lieu of a sidewalk for the side of Street "B" (James Boulevard) and Street "A" (James Way) where the shared use path is provided. Sidewalks will be installed from the public streets for connection to one side of the private streets within the Subareas, as well as installed from parking areas to buildings.

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

1. A twenty-five (25) foot landscape buffer shall be established along Street "B" (James Boulevard) and Street "A" (James Way). 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 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.

2. A minimum of one (1) street tree per 30 lineal feet of frontage shall be installed along Street "B" (James Boulevard) and Street "A" (James Way), between the shared use path and street pavement. Street trees shall be approved by the City of Columbus Forester at time of installation.
3. The approximately 2.74-acre area immediately north of Subarea 3A shall be platted as open space and a reserve area (Green Reserve D) and may include retention/detention ponds and shall be owned by an Association of Homeowners or a property management company.
4. Any open space areas or green reserves contained within Subarea 3A and Subarea 3B shall be reserves and shall be owned by a property management company and shall be open space that may include a community building, and pool/hot tub, and other amenities for residents and guests of Subarea 3A and/or Subarea 3B and potentially residents and guests of other subareas in the development. The community building may also be used as a rental office for the rental of dwelling units in Subarea 3A, Subarea 3B, and Subarea 3C. The open space areas or green reserves may also include stormwater management ponds.

D. *Architectural Design and/or Interior-Exterior Treatment Commitments.*

Subarea 3A, Subarea 3B, and Subarea 3C shall be developed so that the front elevations of those buildings nearest Street "B" (James Boulevard) and Street "A" (James Way), respectively, are oriented to front Street "B" (James Boulevard) and Street "A" (James Way), as the case may be. Parking shall not be provided between the front façade of such buildings and the Street "B" (James Boulevard) right of way or the Street "A" (James Way) right of way.

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

1. Dumpsters shall be fully screened from off-site view by a solid wall or fence of six (6) feet in height, with a gate on one side, constructed so the gate is not visible from Street "B" (James Boulevard) or Street "A" (James Way), as the case may be.
2. Streetlights shall be installed and shall be consistent with the decorative streetlight standards of the Columbus Street Lighting Master Plan.
3. Unless otherwise required by a utility company, all new or relocated

utility lines will be installed underground.

F. *Graphics and/or Signage Commitments.*

All graphics and signage shall comply with Article 15, Chapter 33 of the Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

VI. Subarea 4A (15.91 +/- Acres) and Subarea 4B (20.89 +/- Acres):

- 1.) Permitted Uses: Town houses with each unit on platted fee simple lots, and any other permitted accessory uses to single-unit dwelling residential uses, all as set forth in Sections 3333.02, 3333.32, and 3333.36 of the Code. Accessory uses in these Subareas include, but are not limited to, parking areas, playgrounds, community building/club house, pools, hot tubs, bocce ball courts, pickleball courts, racquetball courts, dog parks, and any and all amenities for residents and guests of the Subareas.
 - 2.) Development Standards: Except as specified herein below, the applicable development standards of Chapter 3333.41, under the town house development requirements of the Code shall apply in Subarea 4A in Subarea 4B.
- A. *Density, Height, Lot, and/or Setback Commitments.*
1. The maximum number of attached town house dwelling units in Sub-area 4A shall be 145. The maximum number of attached town house dwelling units in Subarea 4B shall be 250.
 2. The lot width measured at the front lot line shall be no less than twenty-four (24) feet in these Subareas.
 3. A town house dwelling unit shall be situated on a lot of no less than one thousand, five hundred (1,500) square feet.
 4. There shall be no minimum depth of a town house lot.
 5. The front building setback (exclusive of unenclosed ground floor porches and unenclosed balconies) in these Subareas shall be a minimum of twenty-five (25) feet.
 6. Side yards shall be zero (0) feet on both sides for attached town house dwelling units. The minimum side yard required only at each end of a row, shall be no less than seven and one-half (7.5) feet (exclusive of projections, bay windows, belt courses, cornices, architectural features associated with fireplaces, or other ornamental features).
 7. The maximum height requirement for these Subareas shall be 45 feet in

accordance with CV23-128, with height measured as provided for in Section 3303.08 of the Code.

8. A carport or garage may be a maximum of twenty (20) feet in height in accordance with CV23-128.

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

1. All streets shall be private streets in accordance with CV23-128. The minimum building setback from private streets shall be twenty-five (25) feet.
2. The access points to the Subareas shall be to and from the public right-of-way of Rings Road to Street "B" (James Boulevard) which shall be subject to the review and approval of the Department of Public Service for the City of Columbus and to and from internal private streets within the Subareas. Secondary access shall also be as shown on the L-AR-12 Site Plan.
3. Subject to the review and approval of the Department of Public Service, sidewalks will be provided along both sides of all public streets and one side of private streets (for pedestrian connections into the Subareas from Street "B" (James Boulevard), except (a) the shared use path along Street "B" (James Boulevard) will be in lieu of any sidewalk for the side of Street "B" (James Boulevard) where the shared use path is provided. Sidewalks will be installed from the public streets for connection to one side of the private streets within the Subareas, as well as installed from parking areas to buildings.

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

1. Along Street "B" (James Boulevard), the Developer, or its successors and assigns, shall install at least the equivalent of one (1) 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 the street) of thirty (30) feet. The foregoing notwithstanding, the Applicant, or its successor and assigns, may place trees based on site conditions and may re-distribute the balance as grouped elsewhere within Subarea 4A and Subarea 4B. 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.
2. The approximately 0.41-acre area in the southeast portion of Subarea 4A shall be platted as reserves (Green Reserve A) and the 1.51-acre area in the east area of Subarea 4B shall be platted as reserves (Green Reserve E) shall be owned by an Association of Homeowners and shall be open space or green reserves.

D. *Architectural Design and/or Interior-Exterior Treatment Commitments.*

1. Each dwelling unit shall have a front door opening facing the street on which the dwelling unit fronts, unless there are any alley loaded dwelling units, for which the front door opening shall face the alley to the rear of the dwelling unit.
2. All town house dwelling units shall include a garage of adequate size to accommodate at least one (1) car parking with a minimum area of nine (9) feet by eighteen (18) feet per garage space (counted as one parking space). All other parking space requirements of the town house dwelling units shall be within the driveways for each lot, on-street parking, or by guest parking spaces in accordance with the Code.
3. Homes may be constructed with garages projecting forward of the front façade of a home provided such projection shall not exceed nine (9) feet and shall utilize a level of transparency (with glass window panes) or color variations on garage doors.
4. All dwelling units in Subarea 4A and 4B 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.

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

1. Streetlights shall be installed and shall be consistent with the decorative streetlight standards of the Columbus Street Lighting Master Plan.
2. Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.

F. *Graphics and/or Signage Commitments.*

All graphics and signage shall comply with Article 15, Chapter 33 of the Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

VII. Subarea 5 (29.25 +/- Acres):

- 1.) Permitted Uses: Detached single-unit and/or two-unit residential dwellings without platted lots and on a single lot of record (for rent product) in accordance with CV23-128, and permitted uses, all as set forth in Section 3333.02 of the Code and any other permitted accessory uses to single-unit or two-unit residential uses, as set

forth under Section 3333.32 and Section 3333.33 of the Code. Detached single-unit or two-unit dwellings may be used as model homes and/or sales offices. Accessory uses in this Subarea include, but are not limited to, child day care, parking areas, playgrounds, community building/club house, pools, hot tubs, bocce ball courts, pickleball courts, racquetball courts, dog parks/runs, and any and all amenities for residents and guests of the Subarea.

- 2.) Development Standards: Except as specified herein below, the applicable development standards of Chapter 3333 (under the AR-12, Apartment Residential District) of the Code shall apply in Subarea 5 at an approximate maximum net density of 10.48 units per acre.

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

1. The maximum number of residential dwelling units in this Subarea shall be 260.
2. The principal buildings for the detached single-unit and detached two-unit residential dwellings shall front on private streets.
3. The minimum building setback from private streets shall be twenty-five (25) feet, except as to Street "A" (James Way) wherefrom the minimum building setback shall be thirty (30) feet, in accordance with CV23-128.
4. A carport or garage may be a maximum of twenty (20) feet in height in accordance with CV23-128.

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

1. All internal streets shall be private streets, except for the potential extension of Street "A" (James Way) running north and south, as shown by a gray-shaded area along the western boundary line of Subarea 5 on the L-AR-12 Site Plan.
2. The primary access shall be to and from the public right-of-way of Street "A" (James Way) to and from Cosgray Road and the other private streets within this Subarea with connection to Street "A" (James Way), which shall be subject to the review and approval of the Department of Public Service for the City of Columbus.
3. Sidewalks will be provided along both sides of all public rights-of-way, except the shared use path along Street "A" (James Way) will be in lieu of a sidewalk for the side of Street "A" (James Way) where the shared use path is provided. Sidewalks will be installed from the public streets for connection to one side of the private streets within the Subarea, as well as installed from any guest parking areas, if provided and applicable, to buildings.

4. There shall be a minimum of one and one-half (1.5) parking spaces per dwelling unit within the Subarea.

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

1. To the extent feasible, economically and engineering-wise, Applicant, or its successors and assigns, shall use commercially reasonable efforts to have 15% of all Subarea 5 dwelling units front on open space, other green reserves, or common area and amenity space.
2. A twenty-five (25) foot landscape buffer shall be established along Street "A" (James Way). 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. A minimum of one (1) street tree per thirty (30) lineal feet of frontage shall be installed along Street "A" (James Way), between the shared use path and street pavement. Street trees shall be approved by the City of Columbus Forester at time of installation.
3. The Subarea may include a community building and pool/hot tub, as well as other amenities, for residents of Subarea 5, and potentially residents of other Subareas in the development. The community building may also be used as a sales office for rental (or sale) of homes in Subarea 5 and other subareas in the development while homes are being constructed. The area may also include stormwater management ponds.
4. Parking and loading areas, if any are provided other than the garages and driveways for each home, shall meet all requirements of Chapter 3312 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) thirty-six inches (36") minimum height above the parking lot surface. The requirement in Section 3312.21(A) for interior landscaping of parking lots, if any, of ten (10) or more spaces shall be met with shade trees located in curbed islands, each of a minimum area of one hundred and forty-five (145) 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.

D. *Architectural Design and/or Interior-Exterior Treatment Commitments.*

1. Homes may be constructed with garages projecting forward of the front façade of a home and shall utilize a level of transparency (with glass

window panes) or color variations on garage doors.

2. All homes in Subarea 5 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.

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

1. Dumpsters shall be fully screened from off-site view by a solid wall or fence of six (6) feet in height, with a gate on one side, constructed so the gate is not visible from Street "A" (James Way).
2. Streetlights shall be installed and shall be consistent with the decorative streetlight standards of the Columbus Street Lighting Master Plan.
3. Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.

F. *Graphics and/or Signage Commitments.*

All graphics and signage shall comply with Article 15, Chapter 33 of the Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

VIII. FAA Parcel (0.41 +/- Acres):

This parcel is owned by Developer but used by the Federal Aviation Administration ("FAA") under a permanent easement for an existing FAA Site Marker. Therefore, this parcel and the uses put to the parcel are existing and shall remain unchanged.

IX. Miscellaneous Applicable to all Subareas within the Property:

- 1.) The Applicant shall comply with the public parkland/open space dedication ordinance by providing the requisite minimum required quantity of acreage for open space and/or parkland dedication. In the event the publicly dedicated parkland and open space provided 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.
- 2.) The Property will be developed in substantial conformance with the L-AR-12 Site Plan. The L-AR-12 Site Plan may be adjusted to reflect engineering, topographical, or other site data developed at the time the engineering plans are completed. Any slight adjustments to the L-AR-12 Site Plan will be reviewed and may be approved by the Director of Building and Zoning Services, or his/her designee, upon submission of the appropriate data regarding the proposed adjustment. The number

of proposed dwelling units as reflected on the L-AR-12 Site Plan is less than the allowable maximum number of units according to this L-AR-12 Development Text. Dwelling unit maximums may be achieved in accordance with the standards of this L-AR-12 Development Text.

X. L-I, Limited Institutional District (5.73 +/- Acres):

PARCEL NUMBERS:

Part of 010-277306

L-I District Development Text

I. Introduction:

This property, consisting of 5.73 +/- acres (“L-I Site” or “Municipal Use Subarea”), is being re-zoned in combination with the re-zoning to the L-AR-12 District and CPD District of the adjacent 258.62 +/- acres, and is to provide for a combined site for police and fire facilities.

II. Permitted Uses: The permitted uses shall be fire station, police station, public park and public playground (Section 3349.03 (e), (l), (t), and (u) of the Columbus City Code (hereinafter “Code”)), as well as a rooftop telecommunication installation under Section 3349.037 of the Code if necessary to serve the police station or fire station.

III. Development Standards: Except as specified herein below, the applicable development standards of Chapter 3349, Institutional Use District, of the Code shall apply.

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

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

A shared use path or sidewalk, as the case may be, shall be installed along the public street frontage along the eastern boundary of the site along Street “B” (James Boulevard), and a shared use path shall be constructed along Rings Road when the L-I Site is developed, or prior to that time period if any other subarea within the Overall Site is developed first.

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

A twenty-five (25) foot landscape buffer shall be established along Rings Road and the street to be constructed along the eastern boundary of the L-I Site. Within the landscape buffer shall be 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. Additionally, the Developer, or its successors and assigns, of the adjacent L-AR-12 District and CPD District development may install fencing within the landscape buffer.

- D. *Building Design and/or Interior-Exterior Treatment Commitments.* N/A
- E. *Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.* N/A
- F. *Graphics Commitments.*

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

- G. *Miscellaneous Commitments.* N/A

XI. CPD District Subarea (3.98 +/- Acres):

PARCEL NUMBERS:

Portions of 010-277308-00, 010-277310-00, and 010-277312-00

CPD District Development Text

I. Introduction:

The subject real property (“CPD Site”) is a 3.98 +/- acre site. The CPD Site is located immediately west of Cosgray Road, south of Rings Road, and north of Hayden Run Road. The CPD Site is comprised of a portion of three (3) existing tax parcels, commonly known as Franklin County Auditor Tax Parcel Id. No.’s: 010-277308-00, 010-277310-00 and 010-277312-00, which shall be split and combined to form the CPD Site and are currently zoned as part of Subarea 1 (for multi-family uses) in the PUD-6 District. The CPD Site is bordered on the north by property zoned in the PUD-6 District, to the west by property zoned in the PUD-6 District, across the street and to the west of property zoned in the NG District, and to the south by property zoned residential in Washington Township. The CPD Site is currently undeveloped, vacant land.

The CPD Site is situated within the boundary of the Hayden Run West Civic Association.

Below are the limitation and development standards proposed by the Applicant to accommodate the proposed development and ensure that it is appropriate for the area.

II. Permitted Uses:

The permitted uses of shall be those uses contained in Section 3356.03 C-4 District and 3357.01 C-5 District Permitted Uses of the Columbus City Code (the “Code”).

III. Development Standards:

Unless otherwise indicated in this CPD Development Text, the applicable development standards

contained in Chapter 3356 C-4 Commercial District of the Code shall apply.

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

1. The maximum building setback from Cosgray Road shall be 6 feet, after right of way dedication.
2. The minimum parking setback from Cosgray Road shall be 25 feet, after right of way dedication.
3. The maximum building setback from Street "A" (James Way) shall be 6 feet.
4. The minimum parking setback from Street "A" (James Way) shall be 25 feet.
5. The minimum building setback from the property lines to the north and west shall be 25 feet.
6. The minimum parking setback from the property lines to the north and west shall be 5 feet.
3. There shall be no minimum building or parking setbacks between parcel lines with the CPD Site, and parking, maneuvering, circulation, access, ingress-egress may cross parcel lines within the CPD Site.
8. The maximum height of 35' shall apply to this zoning district.

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

1. Access to the CPD Site shall include up to one full curb cut access point to and from Street "A" (James Way), and a right-in, right-out from Cosgray Road, as generally indicated on the L-AR-12 Site Plan, and the CPD site plan (the "CPD Site Plan").
2. The minimum number of required parking spaces shall be as set forth in Section 3312.49 of the Columbus City Code for the type of uses actually constructed in the CPD Site. The required number of parking spaces may be shared between parcels within the CPD Site, under a cross-access, ingress-egress, maneuvering, parking, and utilities easement, as recorded for the CPD Site.
3. Parking spaces, maneuvering, circulation, and drive aisles, as well as landscaping, are permitted across interior parcel lines.

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

1. A six (6) foot in height opaque fence shall be installed along the western boundary line of the CPD Site to buffer the commercial uses from the public parkland of Subarea 1.

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

On any building elevation fronting a public right of way, high quality architectural treatments and building materials shall apply, with emphasis on the City of Columbus C2P2 guidelines and planning principles, with utilization of the following exterior building materials, or a mixture thereof: Cementous fiber (Hardi-plank) siding, wood, concrete, steel, stone, and/or brick/masonry with ample utilization of glass for transparency, including steel or other metal architectural features, along with the use of a “shopfront and awning” or other retail style of architecture, or a more modern architectural style (utilizing slanted and/or flat roofs).

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

F. *Graphic and Signage Commitments.*

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as applicable to the C-4, Commercial. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. *Miscellaneous Commitments.*

1. The CPD Site shall be developed in accordance with the CPD Site Plan, signed by Rebecca J. Mott. The CPD Site Plan may be slightly adjusted to reflect engineering, topographical, or other site development data developed at the time the development and engineering plans are completed. Any slight adjustment to the Plans shall be subject to review and approval by the Director of Building and Zoning Services, or his/her designee, upon submission of appropriate data regarding the proposed adjustment.
2. The CPD Site shall comply with Section 3357.18 of the Code regarding abandoned fuel sales establishments.

IV. Modifications to Code Standards:

- 1.) 3312.25 – Maneuvering. Under this section every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line. This section shall be modified only to the

extent to allow parking space maneuverability across parcel lines and interior lot lines (so long as said parking areas and parking space maneuverability are located behind the parking setback line). The preceding sentence does not prohibit a driveway from being installed and located within the parking setback area.

- 2.) 3321.01(A) – Dumpster area. The dumpster area shall not be located in any required yard or setback. This standard shall be modified to the extent the dumpster area is located in any required yard or setback of the interior or shared or common lot line between tax parcels comprising the CPD Site. No setback shall apply to the dumpster area as to any interior or shared or common lot line.
- 3.) 3356.11(B) – C-4 district setback lines. Structures, except graphics, shall be set back in front of or at the maximum building line, established by this CPD Development Text unless otherwise permitted elsewhere on the CPD Site by an overlay or other provisions of the Code. This standard shall be modified to allow any pick-up unit or canopy or dumpster area to be located at the side of the building with the order point canopy detached and also to the side of the building.

V. CPD Criteria:

Natural Environment. The CPD Site is comprised of a portion of three (3) existing tax parcels, commonly known as Franklin County Auditor Tax Parcel Id. No.'s: 010-277308-00, 010-277310-00 and 010-277312-00, which shall be split and combined to form the CPD Site containing 3.98 +/- acres located west of Cosgray Road. The CPD Site as combined may be split in the future to accommodate sales/transfers of portions of the CPD Site for development.

Existing Land Use. The CPD Site is currently zoned in the PUD-6 District and is prime for development. The CPD Site shall serve as both a commercial amenity to the residential development of real property to the north and west as well as for the surrounding community.

Transportation and Circulation. The CPD Site is accessed via Street "A" (James Way) to and from Cosgray Road at the south of the Site and a right-in, right-out at Cosgray Road. The CPD Site will employ a pre-dominate two-way circulation pattern.

Visual Form of the Environment. The visual form of the environment is overwhelmingly residential development at various densities.

View and Visibility. The CPD Site is visible from Cosgray Road and Street "A" (James Way).

Proposed Development. The Applicant proposes development of the CPD Site for commercial uses permitted in the C-4 and C-5 District, including, but not limited to, eating and drinking establishments (with or without drive-thrus or pick-up windows), patios to serve the eating and drinking establishments, offices, daycares, and retail uses, including automobile service stations and fueling stations.


Behavior Patterns. The development pattern of the immediate area is residential development with

a need for commercial retail uses to serve the residential neighborhoods.

Emission. No adverse effect from emissions shall result from the proposed development.

The undersigned, being the agent for the owner of the Overall Site, including the Property, the L-I Site, and the CPD Site, or as Attorney for the Applicant in the subject Application, does hereby agree on behalf of the Owners and the Applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding the development of the Overall Site.

Respectfully submitted,


Rebecca J. Mott, Attorney for the Applicant
August 19, 2024