

PUD-6 Notes for plan titled "Eastwood Villas: A Condominium Community."

- 1) Permitted Uses and Development Standards shall be as established in Chapter 3333, Apartment Residential Districts, as applicable to the AR-12, Apartment Residential District, except as noted in these PUD Notes, the Site Data Table and as depicted on the PUD Plan drawings. The site will be developed with condominium dwelling units offered for sale. The condominium units will not be on separate lots and all on-site streets shall be private streets. Site development consists of 16 four (4) dwelling unit buildings, with a maximum of 64 total dwelling units.
- 2) The development depicted on the PUD drawings is illustrative of the planned development, but is subject to adjustment and modification with final engineering and final design. Building footprints and elevations are subject to adjustment with final design.
- 3) Perimeter yard of 25 feet shall be provided as depicted on this PUD plan. The perimeter setbacks depicted hereon shall satisfy all requirements of Section 3333.255. The development may be developed in phases, at developer's option. If developed in phases, there shall be no required perimeter yard setback from any internal phase line(s) or internal property line(s) other than the current, existing perimeter property line of the 14 +/- acre tract. Perimeter yard shall only be applicable to the current perimeter property lines of the current 14 +/- acre tract. Entrance features, including masonry columns and/or walls and plant material, exceeding six (6) feet in height, may be located in the McNaughten Road building setback at a minimum setback of ten (10) feet from the McNaughten Road right of way, as measured fifty-five (55) feet from centerline.
- 4) Open Space shall be provided as depicted on this Plan.
- 5) Exterior building materials of the condominium buildings shall consist of stone, stucco and vinyl. The Minimum Net Floor Area for Quarters, as defined in Section 3303.47, shall be 1,700 square feet. Each dwelling unit shall have an attached two (2) car garage.
- 6) Stacked parking in the driveway of a condominium unit, in front of the garage of each condominium unit, shall be permitted, subject to the applicable garage door being no closer than 18 feet to an access drive serving an adjacent condominium unit only or 20 feet from the edge of pavement of any internal private street.
- 7) Street trees shall be planted along McNaughten Road at the rate of one (1) street tree for approximately 35 lineal feet. Street trees shall be a minimum 2 1/2" caliper at time of planting and the type of tree shall be approved by the City Forester for street tree use. Mounding and other landscaping, as depicted on the PUD Plan, will be provided in the McNaughten Road setback. Tree planting along the internal private streets shall be approximately as depicted on the PUD Plan. Existing trees of six (6) inch or greater caliper in the 25 foot perimeter yards shall be preserved, except as required by utility crossings and grading. New tree planting at the rate of 3 per 100 lineal feet shall be planted where trees (4" or greater) cannot be preserved. New trees may be deciduous (2 1/2" caliper), ornamental (1 1/2" caliper) or evergreen (5 - 6 feet) and may be grouped or randomly spaced.
- 8) The proposed PUD zoning is not subject to the Parkland Dedication Ordinance (PDO). No monetary payment or land dedication is required.
- 9) The PUD plan anticipates and provides for the dedication of McNaughten Road right of way totaling fifty-five (55) feet from centerline of McNaughten Road.
- 10) Utility crossing(s) may be required across perimeter setback areas and shall be permitted for provision of utilities to the site.
- 11) Subject to approval of a dumpster waiver prior to the issuance of a Certificate of Zoning Clearance, refuse collection shall be provided by private hauler and all residents shall have a private refuse container.
- 12) Private street lighting shall utilize decorative street lamps, luminaire-style fixtures or fully shielded, cut-off light fixtures. Building mounted lighting shall be provided by wall mounted fixtures, such as coach lights, attached to the condominium units... Pole mounted yard light(s) using a cut-off or lantern style fixtures, may also be provided adjacent to vehicular/pedestrian access areas to the condominium units. Pole mounted lights for the condominium units shall be not exceed nine (9) feet. All external building mounted light fixtures shall be the same or similar for consistency in appearance and style. Ground mounted lighting, such as at or around the entrance feature(s)/identification signage shall be landscaped and shielded from view from off the property and to screen glare from the lighting.
- 13) Right of way totaling 55 feet from centerline of McNaughten Road shall be conveyed to the City of Columbus. Vehicular access to the site shall be as depicted, subject to approval of final engineering plans by the City of Columbus. An emergency services access drive shall be provided on the property to connect through to the property to the south.
- 14) Graphics shall comply with the Columbus Graphics Code, Title 33, Article 15, of the Columbus City Code in accordance with AR-12, Apartment Residential district standards, except that any ground sign shall be monument-style or identification signage shall be incorporated into an entrance feature. Any variance to the applicable requirement of the Graphics Code shall be submitted to the Columbus Graphics Commission.
- 15) The Columbus Board of Zoning Adjustment shall be the body to hear requests for variances, except as a variance may pertain to graphics, to development standards established by this PUD Plan or to applicable standards of the AR-12, Apartment Residential District.