

ZONING DATA

PARCEL #: 600--190120

SITE AREA: 1.257 ACRES; 54,755 S.F.
TOTAL BUILDING AREA: 7,465 S.F., 13% TOTAL SITE
TOTAL PARKING AREA: 8,475 S.F., 17% TOTAL SITE
WITH FUTURE PARKING: 12,008 S.F., 22% TOTAL SITE
TOTAL OPEN SPACE AREA: 37,815 S.F., 69% TOTAL
WITH FUTURE PARKING: 35,285 S.F., 64% TOTAL SITE

1. CURRENT SITE ZONING: C-5
PROPOSED SITE ZONING: PUD-8
2. LOT AREA/UNIT: 6,942 S.F./UNIT
3. OPEN SPACE REQUIRED: 750 S.F./UNIT,
6,000 S.F. TOTAL
OPEN SPACE PROVIDED: 4,726 S.F./UNIT,
37,815 S.F. TOTAL
OPEN SPACE WITH FUTURE PKG.: 4,410 S.F./UNIT,
35,285 S.F. TOTAL
4. NUMBER OF UNITS PROPOSED: 8
DENSITY: 6.36 UNITS/ACRE
5. LOT WIDTH: 190'
6. FLOOR AREA PROVIDED/UNIT: ~~520~~ ^{720 D.P.R.} S.F.
TOTAL BUILDING AREA: 4,675 S.F. (APPROX.)
7. MAXIMUM HEIGHT ALLOWED (3345.08): 35'
PROPOSED HEIGHT: 23'
8. SIDEYARD PROVIDED: 35', 24'
TOTAL SIDEYARD: 59', 31% TOTAL LOT WIDTH
9. REAR YARD PROVIDED: 108'
28% TOTAL LOT DEPTH
10. PARKING SPACES PROVIDED: 8 SPACES,
9' X 18' EACH, 1 PER DWELLING UNIT
(8) FUTURE PARKING SPACES IF
NECESSARY
11. SPACING BETWEEN BUILDINGS: 27'
12. PARKING LOT SCREENING HEIGHT: 5'-6'
VIBURNUM MOHAWK OR VIBURNUM LEATHERLEAF
AND SERVICEBERRY "CUMULUS" ON 3' EARTH
BERM (75% OPACITY)

PUD NOTES

1. LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY STATE. ANY DEAD MATERIAL SHALL BE REMOVED AND REPLACED WITH LIKE MATERIALS WITHIN A REASONABLE AMOUNT OF TIME. THE SIZE OF THE NEW MATERIALS SHALL EQUAL THE SIZE OF THE ORIGINAL MATERIAL WHEN IT WAS INSTALLED.
2. MINIMUM SIZE OF ALL TREES AT INSTALLATION SHALL BE 2.5 INCH CALIPER FOR DECIDUOUS, 5 FEET HIGH FOR EVERGREEN AND 1.5 INCH CALIPER FOR ORNAMENTAL.
3. ANY DUMPSTER LOCATED ON THE SUBJECT PROPERTY SHALL BE FULLY SCREENED FROM VIEW BY A MINIMUM 6-FOOT HIGH WALL OR FENCE.
4. ALL EXTERNAL LIGHTING SHALL BE CUTOFF-TYPE FIXTURES (DOWN LIGHTING), EXCEPT BUILDINGS AND LANDSCAPING MAY BE UP LIGHTED FROM CONCEALED SOURCE. ALL EXTERNAL LIGHTING FIXTURES SHALL BE FROM THE SAME OR SIMILAR MANUFACTURER'S TYPE TO ENSURE COMPATIBILITY. LIGHT POLES SHALL NOT EXCEED 12 FEET IN HEIGHT.
5. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE PUD-8 PLAN; HOWEVER, THE SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA ESTABLISHED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ANY SLIGHT ADJUSTMENT TO THE PUD-8 PLAN UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT. THE BOARD OF ZONING ADJUSTMENT SHALL BE THE BODY TO HEAR VARIANCES, INCLUDING VARIANCES TO ANY SPECIFIC STANDARD ESTABLISHED BY THIS PUD-8.

6. Potential residents shall be screened by the Franklin County Board of Mental Retardation and Developmental Disabilities, or any successor agency. Although this provision is part of the zoning, it will not be enforced or administered by the City of Columbus.