

EXHIBIT B

Sugar Farms and Renner South Uniform Text
PLANNED UNIT DEVELOPMENT (PUD) TEXT

+/- 369.2 Acres

Final Text

PROPOSED DISTRICTS:	PUD-4
PROPERTY ADDRESS:	1980 Alton & Darby Creek Rd
DATE OF TEXT:	October 27, 2020
APPLICATION NUMBER:	Z18-058
MAXIMUM TOTAL PERMITTED UNITS:	1,098 units on 369.2+/- gross acres
DEVELOPERS:	Pulte Homes of Ohio, LLC and Harmony Development Group, LLC

INTRODUCTION:

This application is to establish a Planned Unit Development PUD-4 District that permits detached residential uses, generally under R-4, Residential District standards, and multi-unit residential development under ARLD, Apartment Residential District Standards on a 369.2+/- acre site both east and west of Alton & Darby Creek Rd., north and south of Renner Rd., north of I-70 and south of the Norwich Township boundary, in the Big Darby Accord Area of the City of Columbus. The PUD Plan, including this Development Text and Notes, are put forth under Chapter 3345 of the Columbus Zoning Code (“the Code”) in order to provide for a unified residential development of the site with a variety of single and multi-family residential structures and arrangements, substantial open spaces, and attention to natural features within and near the site.

The PUD Plan, Text and Notes are intended to incorporate the “flexibility” of land and site design and a variety of housing types in a unified development of the overall site, while offering to future residents many of the benefits and amenities available under traditional zoning districts, as envisioned by Section 3345.01 of the Code.

The overall site is divided into 2 Subarea groups, (groups A and B), with 9 individual Subareas. Pulte Homes of Ohio LLC intends to develop all Subareas designated “A” and Harmony Development Group, LLC intends to develop all subgroups designated “B”. Both Pulte and Harmony are referred to under this text alternatively as the “developer” or “developers”, “applicant” or “applicants”. Five of the nine Subareas, Subareas A-1, A-2, and B-1, B-2, and B-4 will be initial development stages. Detached residential Subarea A-1, will include 47.67+/- total acres and be submitted with open space Subarea A-2 as one initial development stage developed by Pulte Homes, subject to specific phasing plans submitted with site compliance plans. Detached residential Subarea B-1 will include 34.09+/- acres and will be submitted with open space Subareas B-2 and B-4 as another initial site compliance plan and development stage by Harmony

Development Group. Both Subareas B-1 and B-2 will be developed under specific phasing plans as identified on site compliance plans.

The remainder of the Subareas are to be developed as market conditions dictate and with the acreages identified within said Subareas on site compliance plans. PUD Notes are set forth below, first that apply generally to the development overall and all parts thereof, and thereafter, to the separate Subareas.

PUD NOTES APPLICABLE TO ALL PARTS OF THE DEVELOPMENT

1.) As required by Section 3345.02 of the Code, this site is under common ownership or control, with applicant Pulte Homes of Ohio LLC, holding binding contractual rights to purchase the 253.84+/- acres and applicant Harmony Development Company, LLC holding binding contractual rights to purchase 115.36+/- acres. It is acknowledged that any future transfer of land within the development will not alter the requirements set forth in this PUD Plan, Text and Notes and/or Chapter 3345 of the Code and/or other applicable Code requirements.

2.) Common open space shall be provided in compliance with Section 3345.09 of the Code. The development shall comply with the Parkland Dedication Ordinance (PDO) of the City of Columbus, as set forth in Section 3318 of the Code. Where such dedication exceeds the amount required by the PDO, the developers shall receive any applicable credits as provided by code. The locations of common open space are depicted on the Development Plan. Open Space Subareas that are separated from development Subareas and protected as conservation areas are further described in the section(s) of this text designated as Subareas A-2, A-5, B-2 and B-4 and/or within residential Subareas. In total, open space amounts to 184.60+/- acres and 50% of the gross site acreage.

3.) The total number of residential units on the overall site shall not exceed 1,098. The gross density of the overall PUD is 2.98 units per acre, however, the net density (or average net density) for this entire PUD District, net of dedicated right-of-way for streets is 3.38 units per acre; accordingly, as provided for under Section 3345.03 of the Code, the district is "PUD-4." The number of units will be reduced accordingly if the number of acres of public street right-of-way is such that the net density calculated on the net acres would exceed four (4) dwelling units to an acre. By way of example only, if the net acres, based on 94.2 acres of public road right-of-way dedication, is 275 acres ($369.2 - 94.2 = 275$), the maximum number of units shall not exceed 1,100 ($275 \times 4 = 1,100$). The total number of units within each Subarea shall not exceed the maximum number of units specified within each such Subarea. For each Subarea, the number of units constructed shall be established in this text either as a maximum allowable number or a maximum number based on the stated number of units per acre, with actual units built per Subarea being finally determined through the submission of a preliminary plat or site compliance plan for each Subarea. Upon approval of any such plat or plan for a specific Subarea, the maximum number of units stated thereon shall be the final basis for determining the number of units to count against the overall maximum permitted under this PUD. If the unit counts in one or more Subareas exceed the maximum number of units based on the permitted density for said Subarea, the allowable unit counts in remaining Subareas shall be reduced, if necessary, on an equal and proportionate basis so that the total number of residential units on the overall site shall not exceed 1,098 at the full build-out of the development.

4.) There shall be three primary uses that are permitted within and comprise the overall PUD, which are;

- i. Open space areas, either within developed Subareas or separated and protected open space areas, as further described below in the sub-section “*OPEN SPACE*” and depicted in the Development Plan.
- ii. Detached single family residential Subareas within Subareas A-1, A-3, and B-1, under R-4 standards, or as modified by this text, and including other uses permitted and typically combined with single-family residential, including but not limited to schools, parks, playgrounds, etc. Such Subareas are further described below in the sub-section titled “*DETACHED RESIDENTIAL AREAS*” and depicted on the Development Plan.
- iii. Multi-unit residential under ARLD standards, or as modified by this text, and including all other uses permitted and typically combined with multi-unit residential, including but not limited to schools, parks, playgrounds, etc., and/or detached residential uses within Subareas A-4 and B-3. The standards for multi-unit residential development are further described below in the sub-section titled “*MULTI- UNIT RESIDENTIAL*” and indicated on the Development Plan with a designation of “Detached Residential/Multi-Unit Residential”. Subareas may also include a combination of both multi-family and detached single family residences as delineated in this text and attached development plans or site compliance plans submitted in the future. Where multi-unit and detached units are combined, multi-units shall conform to multi-unit development standards and detached units shall conform to detached residential standards under this text.

5.) Development Standards: Unless otherwise indicated in this text, for single-family residential development the applicable development standards of Chapter 3332 of the Columbus City Codes will apply as they apply to the R-4 district. Multi-Unit Subareas shall be developed in general accordance with this text and the attached plan exhibits entitled as follows: the “PUD-4 Zoning Plan”; the “PUD-4 Illustrative Master Plan”; the “Concept Layout Multi-Unit Residential North” and the “Concept Layout Multi-Unit Residential South”, all as signed October 27, 2020 and attached hereto. Subareas will be developed in substantial accordance with the preliminary plat or site compliance plan to be prepared for each such Subarea prior to construction and development of the Subarea. 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 plan will be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his/her designee upon submission of the appropriate data regarding the proposed adjustment.

6.) A leisure trail (bike and pedestrian path) of 10 feet wide shall be installed by the developer or shall be constructed as otherwise determined under the terms of the MOU executed between the City and the developers in locations as shown on the Development Plan and pursuant to standard City drawings. The trail shall be in lieu of sidewalks along the side of the street where it is installed. Connections are shown on the Development Plan. The Applicant shall coordinate with the City of Columbus Department of Recreation and Parks on final details and plan specifications for the construction of a connection on City property for the leisure trail from the northeastern portion of Subarea A-2 to Spindler Park. The trail shall connect to existing trails located on property owned by the City of Columbus as generally depicted on Development Plan exhibits. The developer of Subarea B-1 shall make an additional trail connection from the cul-de-sac on Street M east to the regional multi-use path located in Subarea B-2 as generally depicted on Development Plan exhibits, with the exact location of such connection finalized at the time of site compliance plan submission. The safety standards, design and placement of all trail crossings

within the development, and in particular, the regional multi-use trail road crossings shall be reviewed and approved by the Department of Public Service, Division of Traffic Management at the time of final site compliance plan or final plat submission. Upon construction of the leisure trail on the north and south sides of Renner Road or upon the development of areas on the north and south sides of Renner Road, the developer of Subarea A-1 or B-1 will be required to construct a pedestrian/bicycle crossing of Renner Road, or such crossing shall be constructed as otherwise determined under the terms of the MOU executed between the City and the developers. Such construction shall be approved by the Department of Public Service, Division of Traffic Management, consistent with City engineering standards.

Any other necessary configurations of the on-site trail system to allow for future off-site connections to neighboring properties or future extensions of the regional trail system shall be coordinated with the City of Columbus Department of Recreation and Parks and the Department of Public Service, Division of Traffic Management at the time of final site compliance plan approval per Subarea. Pedestrian paths have been located near retention ponds to create interest and incorporate the ponds as water features into the overall open space plan. Such ponds are located on private property and are to be maintained by the homeowners or condominium owners' associations.

Subject to topography and safety standards, features such as benches, gazebos, shelters, hardscape seating, tree plantings and/or other enhancement elements shall be located adjacent to ponds near paths and on private property to make ponds more useable as areas of respite and to improve the ponds aesthetic value. Such features are to be maintained by the homeowners or condominium owners' associations.

7.) Dwelling units within the Detached Residential and Multi-Unit Residential Subareas may be used as model homes for the purpose of marketing and sales. A manufactured or modular building or a model home may be used as a sales office when such Subareas are being developed and dwelling units constructed. Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home and may be built on platted lots.

8.) The developers shall enter into a comprehensive Memorandum of Understanding (MOU), and/or other appropriate development agreements with the City of Columbus, and/or the Franklin County Engineer's Office and/or the City of Hilliard as applicable. A portion of the comprehensive MOU shall address the traffic commitments delineated below and made a part of this PUD Development Text and shall specify the amounts of developer proportionate contributions and/or revenue program funding levels (as the revenue program is further defined below) for current or future "regional" traffic improvements pursuant to the traffic impacts identified in the Traffic Impact Study as submitted on August 2, 2019 and approved by the City of Columbus, Department of Public Service, Division of Traffic Management. The MOU or other development agreements will establish both the timing and funding of the traffic improvements identified in the approved TIS, and addenda, with consideration given to both background and site generated traffic in the current and design years.

In addition, the developers and/or the revenue program generated by development financial mechanisms as described in the MOU shall fund any necessary roadway improvements at the site access points to the public roadway system and any necessary improvements at the intersections of Renner Road and Hilliard & Rome Road and Renner Road and Tanglewood Park Boulevard based on the findings of the Traffic Impact Study (the "TIS") submitted to the City of Columbus, Department of Public Service, Division of Traffic Management, the Franklin County

Engineer's Office and the City of Hilliard dated August 2, 2019 and approved by the City of Columbus, Department of Public Service, Division of Traffic Management. (See Exhibit Approval letter dated August 5, 2019.) The final design and location of such roadway improvements at the site access points shall be coordinated with and/or otherwise approved by the responsible traffic regulatory agency.

(a.) With regard to necessary roadway improvements at site access points and the internal roadway network, developer commitments and construction improvements shall include the following:

- i. North of Renner Road, applicant Pulte shall install one boulevard-style entrance on Road "A" leading north into the site from Renner Road and two entrances from Alton & Darby Creek Road as approved by City of Columbus, Department of Public Service or the Franklin County Engineer's Office, as applicable. The trees, plantings, turf and other landscaping features within the boulevard strip within Road "A" shall be maintained by the developer or the homeowner's association, with the public street portion of the boulevard being maintained by the City. South of Renner Road, applicant Harmony shall install access from Renner Road from street "F" on the eastern portion of site through Subarea B-2 and access from Alton & Darby Creek Road from street "H" on the western portion of the site as approved by City of Columbus, Department of Public Service, or the Franklin County Engineer's Office, as applicable. The applicant will dedicate the right-of-way on Renner and Alton & Darby Creek Roads per the applicable Thoroughfare Plan, as necessary.
- ii. Streets shall be public in Subareas A-3 and B-1 and may be public or private in Multi-Unit Subareas and Subarea A-1. Any future stub connection to future off-site development land or areas shall be publicly dedicated. Public streets shall be a minimum of 26' face of curb to face of curb in accordance with the City's Standard Drawing #2100 for 26' wide streets or as otherwise approved by the Department of Public Service to incorporate Low Impact Design techniques proposed by the applicants and consistent with the recommendations of the Big Darby Accord. If private, streets shall be at least 22 feet in width in the detached residential Subareas and at least 20 feet in width in the multi-unit Subareas. Locations of parking and maneuvering for the private street areas shall meet the requirements of the Department of Public Service and the Department of Public Safety.
- iii. Final street locations and access configurations to the public roadway system shall be coordinated and finalized with the Franklin County Engineer's Office and the City of Columbus at the time of site compliance plan or plat approval. The street alignments shall be developed generally as shown on the plan, or in the case of Multi-Unit Subareas shall be developed as shown on a preliminary plat or site compliance plan to be prepared for each such Subarea prior to construction and development of the Subarea. However, street designs and access configurations are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time of site compliance plans development. The Director of the Department of Public Service and/or their designees may approve adjustments to the street alignments and access locations upon submission of the appropriate data regarding the proposed adjustment. Minimum 4-foot-wide sidewalks shall be provided on both sides of the private streets, but no sidewalks shall be installed opposite houses on single loaded streets or where there are no homes or buildings. The provisions of the preceding sentence shall not apply to streets making a connection from the residential areas to Renner Road and/or Alton & Darby Creek Road. Sidewalks within the Multi-Unit Subareas will be determined at the time of site compliance plan submittal to facilitate resident access between parking and the living units.

- iv. Subareas shall provide for vehicular and or pedestrian/bike connectivity with other Subareas, and with adjoining properties, in the general locations indicated by the roadway network shown on the Development Plan. Specifics of such connectivity shall be addressed when each future Subarea is developed. The location and treatment of proposed trail crossing of streets in the City right-of-way will require approval from the Department of Public Service, Division of Traffic Management and are subject to safe crossing standards.

(b.) With regard to the required off-site improvements, the MOU or other development agreements shall contain specific details defining developer commitments, and/or revenue program funding levels and/or construction improvements and the schedule for the same. Such MOU or other agreements shall also require the approval of the City of Columbus, Department of Public Service, Division of Traffic Management, the Franklin County Engineer's Office and/or the City of Hilliard as applicable for the final design and engineering of any developer designed construction improvements and any required minor adjustments at the time of final design and engineering. Within the MOU or other development agreements, developers' off-site commitments, revenue program funding commitments and/or construction improvements shall include the following, as included in the TIS dated August 2, 2019, and approved by the City of Columbus, Department of Public Service, Division of Traffic Management.

- i. The revenue program generated by the development and more fully defined in the MOU or other development agreements shall fund and implement the "Vision Plan" improvements depicted on the exhibit signed October 27, 2020 related to the intersection of Hilliard & Rome Road, Renner and Trabue Roads and the intersection improvements at Renner Road and Tanglewood Park Boulevard that were identified as build improvements in the approved TIS.
- ii. With regard to the developer or revenue program commitments representing funding and/or improvements under the TIS as required by the City of Columbus and the Franklin County Engineer's Office for county intersections, improvements and/or contributions, the commitments 4(a) through 4 (i) as specified in the TIS approval letter dated August 5, 2019 and issued by the City of Columbus, Department of Public Service, Division of Traffic Management, are made commitments under this PUD Development Text and incorporated herein as follows:
 - a. At the intersection of Alton & Darby Creek Road and Sugar Farms Drive 1, a 285 feet long northbound right turn lane and a 285 feet long southbound left turn lane shall be constructed and a northbound left turn lane shall be striped for the existing driveway on the west side of Alton & Darby Creek Road.
 - b. At the intersection of Alton & Darby Creek Road and Walker Road/Sugar Farms Drive 2, a 285 feet long southbound left turn lane shall be constructed. Walker Road shall be widened to provide a 285 feet long eastbound left turn lane to align with the proposed three lane Sugar Farms Drive 2. The existing traffic signal at this intersection shall be modified to accommodate this widening. Pedestrian infrastructure shall be added on the east side of Alton & Darby Creek Road.
 - c. At the intersection of Alton & Darby Creek Road and Renner Road, a 200 feet long northbound right turn lane shall be constructed and the existing southbound left turn lane shall be extended to a length of 465 feet. The existing traffic signal at this intersection shall be modified to accommodate this widening. Pedestrian infrastructure shall be added on the east side of Alton & Darby Creek Road.
 - d. At the intersection of Alton & Darby Creek Road and Cole Road / Renner Site Drive 1, access to Alton & Darby Creek Road shall be limited to right-in and right-out movements only. A 285 feet long northbound right turn lane shall be constructed.

- e. At the intersection of Alton & Darby Creek Road and Feder Road, a 250 feet long northbound right turn lane shall be constructed and pavement for an extension of the existing southbound left turn lane to a length of 640 feet shall be provided north and south of the bridge over Clover Groff Run, Pavement markings on Alton & Darby Creek Road shall be modified to extend the southbound left turn as far as possible until the County replaces and widens the culvert.
- f. At the intersection of Renner Road and Sugar Farms Drive 3, a 225 feet long eastbound left turn lane shall be constructed. If traffic volumes at this intersection are found to satisfy a warrant for a traffic signal to be installed, the Developer shall be responsible for the cost of such traffic signal installation, as approved by the Franklin County Engineer's Office.
- g. At the intersection of Renner Road and Site Drive 2, a 225 feet long westbound left turn lane shall be constructed. An Ohio P.E. stamped sight distance exhibit will be required prior to approval of this access location.
- h. Alton & Darby Creek Road and Renner Road are listed as Minor Arterials on the Franklin County 2020 Thoroughfare Plan. This requires 100' of total right-of-way or 50' of half right-of-way. The Developer shall dedicate the necessary right-of-way to the County in fee along all frontage owned by the developer along these roadways. Buildings shall be set back at least 50 feet from the applicable right-of-way along Alton & Darby Creek Road.
- i. All pedestrian facilities (sidewalks and/or shared use paths) shall extend to the property line to allow for future extension when development or roadway projects occur.

With regard to developer commitment 4(j) within the August 5, 2019 TIS approval letter, and the requirement for specific development triggers and schedule for the committed improvements 4(a) through 4(i), the same shall be documented within the MOU and/or other development agreements.

iii. With respect to the required commitments in the approved TIS for contributions to the improvements at the intersection of Roberts Road and Alton & Darby Creek Road within the City of Hilliard: Revenue program funds generated from Subarea Group A shall fund 3.6% and revenue program funds generated from Subarea Group B shall contribute 1.5% of the total project cost towards the City of Hilliard roundabout improvement planned at the intersection. At the time of this PUD Development Text approval, no estimate for this roundabout has been completed or accepted, therefore, the contribution from the development shall not exceed 5.1% of the typical project cost of a single-lane roundabout, which is approximately \$4.2 million. The timing of the 3.6% contribution from the revenue program from Subarea Group A and the timing of the 1.5% contribution from the revenue program from Subarea Group B shall be received as detailed in the MOU as agreed by the parties and as approved by Columbus City Council. If either developer applies for access on Alton & Darby Creek Road or Renner Road, as applicable, after the Roberts Road and Alton & Darby Creek Road roundabout project is constructed, the revenue program shall remain responsible to provide the above contribution(s) prior to obtaining access to Alton & Darby Creek Road.

In reference to the preceding provisions of this section 8 of this PUD Development Text as written, and the traffic commitments identified herein, the developers, City of Columbus and other parties acknowledge that the political jurisdictions have made determinations on the TIS, and related addenda, as submitted and approved to date. Administrative changes to the requirements of this Section 8 may be permissible, so long as the same are approved by the appropriate jurisdictional agency.

9.) Development of the overall site will occur over an extended period of time. The rezoning application and the standards set forth in this Development Text and the Development Plan have been established so as to provide flexibility in the type of and approach to development for certain Subareas. However, it is possible that standards for future proposed stages may need to be modified to accommodate future development.

10.) The Applicant may submit a preliminary plat or site compliance plan for one or more than one Subarea or for the entire PUD site so as to implement a plan for development for one or multiple Subareas or the entire PUD site as a comprehensive development plan with connected Subareas comprised of either Detached Residential Subareas and standards or Multi-Unit Residential Subareas and standards.

11.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.

OPEN SPACE SUBAREAS AND ALLOCATIONS

Larger separated and protected open space acreages, as well as open space assigned to Subareas, are provided on the site plan and amount to 50% of the total site area. Open space that is organized in specific and separate Subareas balances the site and provides large uniform areas of open space for specific purposes including; conservation, restoration of streams or meadows and for future programming and/or dedication. Other open space is organized with developed areas for more active and passive uses. This open space strategy allows shared access and use by the various residential Subareas, as well as the public, and proximity to larger open space amenities throughout the community. Open spaces internal to and between the developed areas shall be established as shown on the plan exhibits entitled as the “PUD-4 Zoning Plan” and the “PUD-4 Illustrative Master Plan” as signed October 27, 2020, and shall be maintained by the association of condominium or homeowners within Subareas A-1 and A-3 and B-1 and the owners of A-4 and B-3. Subject to the approval of the Director of the Department of Building and Zoning Services or his/her designee, minor adjustments to open spaces may be made with final engineering and platting.

Open space allocations are delineated as follows:

<u>Subarea</u>	<u>Acreage</u>	<u>Open Space</u>
A1	47.67	75.31 aggregate with A3 and A4
A2	28.61	28.61
A3	139.82	75.31 aggregate with A1 and A4
A4	14.74	75.31 aggregate with A1 and A3
A5	23.00	23.00
Sub-Total	253.84	126.92
B1	34.09	8.21 ac aggregate with B3
B2	21.95	21.95
B3	31.80	8.21 ac aggregate with B1
B4	27.52	27.52

Sub-Total	115.36	57.68
TOTAL	369.20	184.60

SUBAREA A-2 (28.61 +/- ACRES)

Subarea A-2 is 28.61+/- acres located in the eastern portion of the site along the Clover Groff Run. Subarea A-2 shall be set aside and deed restricted as permanent open space. A portion of the property identified on the Development Plan exhibit entitled “Parkland Conveyance Exhibit”, which includes but is not limited to the Stream Corridor Protection Zone, and portions of open spaces from Subareas A-2, A-1 and A-3, and amounts to 32.4+/- acres shall be dedicated and conveyed to the City of Columbus Department of Recreation and Parks. The amount of acreage conveyed is subject to minor adjustment as mutually agreed to by the developer of this Subarea and the City Department of Recreation and Parks at the time of the completion of final engineering. Such acreage as identified herein and subject to minor adjustment shall be so conveyed upon the approval and recordation of the final plat for any initial development phase of the A Subareas. Such conveyance shall meet and fulfill the requirements of the Parkland Dedication Ordinance and where such dedication exceeds the amount required by the Ordinance, the developers shall receive any applicable credits per code. Such dedication and conveyance shall not include stormwater retention basins. Such retention basins and any areas of the Subarea A-2 not conveyed to the City shall remain the responsibility of the developers or homeowners or condominium association to maintain. This dedication and conveyance may occur with the stream in its current configuration or as it may be modified as part of a stream preservation project in which the applicant may participate in cooperation with the City of Columbus Department of Recreation and Parks and any other appropriate governmental agencies. Whether prior to or after the completion of the stream restoration the developers shall remain responsible for planting or the cost of planting to restore meadow or prairie areas within any portion of the watercourse restoration area conveyed to the City that is also part of the developers’ commitment to re-establish meadow and prairie within the total 77+/- acres committed under this PUD Development Text. This developer responsibility may be satisfied with an up-front contribution of funds from the developers to the City Department of Recreation and Parks prior to the completion of the stream restoration, in an amount equal to the cost of planting such meadow and prairie area within the restoration area as mutually agreed by the parties.

The City Department of Recreation and Parks acknowledges that in development of this property, developers will be required to follow Best Management Practices (BMPs) with regard to development activities, stormwater controls, ground water infiltration, water quality and quantity controls, and that development of the site shall be subject to OEPA permitting requirements and the City’s stormwater regulatory manual. In addition, developers must be able to obtain reasonable temporary construction and permanent maintenance easements to carry out all necessary construction and development and ongoing stormwater maintenance control activities as required to develop the site and meet OEPA and City of Columbus regulatory requirements and Big Darby Accord commitments under this PUD Development Text. The City Department of Recreation and Parks agrees to cooperate with the developer on such construction, development, stormwater and filtration BMP activities and permitting requirements. The Department of Recreation and Parks shall reasonably grant temporary or permanent easements to support such activities and/or for the placement of underground utilities, and such BMPs as stream channels and other naturalized filtration, within the area so dedicated. The developer shall forward all requests for such temporary and permanent construction and maintenance easements, underground utility crossings, and BMP strategies to the Department of Recreation and Parks for

its review and approval at the time of the completion of final engineering plans. The Department's review and approval of the developer's final engineering plans, regulatory compliance needs, access easements, utility crossings and storm water installation, construction and maintenance requirements shall be included in and addressed in a separate Memorandum of Understanding (Department of Recreation and Parks MOU) executed between the Department of Recreation and Parks and the developers at the time of the initial conveyance of the parkland as provided under this text. As agreed to by the Department of Recreation and Parks and the developers, the provisions of the separate Department of Recreation and Parks MOU may supersede and/or modify the provisions of this PUD text that relate to the property to be conveyed for parkland to the City of Columbus so long as such provisions are approved by the Director of the Department of Recreation and Parks. Other than working to restore the meandering of the watercourse, landscape plantings, meadow or prairie plantings, temporary construction and permanent maintenance easements, underground utility crossings, stormwater BMPs as required for governmental permitting and approved by the Department of Recreation and Parks, and/or multi-use paths that may be installed, no other disturbances shall be permitted in this conservation easement area.

SUBAREA A-5 (23.00 +/- ACRES)

Subarea A-5 is 23.00 +/- acres located generally on the west side of the site along Alton Darby Creek Rd, with extensions along the northern and southern property perimeters. Subarea A-5 is intended to be devoted to open space for the benefit of both the remaining areas of the development and areas in the City of Columbus beyond the development. Subarea A-5 will be owned and maintained by the homeowners' association.

SUBAREA B-1 (34.09 +/- ACRES)

This Subarea includes detached single-family residential dwellings and several open space areas, including a permanent naturalized buffer area generally located behind the existing homes on Renner and Alton & Darby Creek Roads with depths of between 25 feet and 50 feet as depicted on Development Plans that is to be a no disturb zone. Within this naturalized buffer the developer shall install mounding with an average height of 3 to 5 feet with appropriate breaks for positive drainage or utility needs. On the mounds, evergreen trees shall be planted every 20 feet in order to establish a visual buffer between the existing homes and new development. Notwithstanding the general restrictions on disturbances in this naturalized buffer, this area may be utilized during and after the development period to insure and maintain positive drainage between new and existing homes and public and private utilities may be installed and maintained therein. This permanent buffer area shall be maintained on an ongoing basis by the homeowner's association created by the developer at the commencement of development.

SUBAREA B-2 (21.95 +/- ACRES)

Subarea B-2 is 21.95 +/- acres located in the eastern portion of the site along the Clover Groff Run. Other than the necessary right-of-way and road access from Renner Road from "Street F" as identified on Development Plans and the other exceptions identified under this paragraph, Subarea B-2 shall be set aside and deed restricted as permanent open space and a portion of the property identified on the Development Plan exhibit entitled "Parkland Conveyance Exhibit", which includes but is not limited to the Stream Corridor Protection Zone, and amounts to 21.95 +/- acres shall be dedicated and conveyed to the City of Columbus Department of Recreation and Parks. The amount of acreage conveyed is subject to minor adjustment as mutually agreed to by the developer of this Subarea and the City Department of Recreation and Parks at the time of the completion of final engineering. Such acreage as identified herein and subject to minor adjustment in this portion of Subarea B-2 shall be so conveyed upon the approval and recordation of the final plat for any initial development phase of the B Subareas.

Such conveyance shall meet and fulfill the requirements of the Parkland Dedication Ordinance and where such dedication exceeds the amount required by the Ordinance, the developers shall receive any applicable credits per code. Such dedication and conveyance shall not include stormwater retention basins. Such retention basins and any areas of the Subarea B-2 not conveyed to the City shall remain the responsibility of the developers or homeowners or condominium association to maintain. This dedication and conveyance may occur with the stream in its current configuration or as it may be modified as part of a stream preservation project in which the applicant may participate in cooperation with the City of Columbus Department of Recreation and Parks and any other appropriate governmental agencies. Whether prior to or after the completion of the stream restoration the developers shall remain responsible for planting or the cost of planting to restore meadow or prairie areas within any portion of the watercourse restoration area conveyed to the City that is also part of the developers' commitment to re-establish meadow and prairie within the total 77+/- acres committed under this PUD Development Text. This developer responsibility may be satisfied with an up-front contribution of funds from the developers to the City Department of Recreation and Parks prior to the completion of the stream restoration, in an amount equal to the cost of planting such meadow and prairie area within the restoration area as mutually agreed by the parties. The City Department of Recreation and Parks acknowledges that in development of this property, developers will be required to follow Best Management Practices (BMPs) with regard to development activities, stormwater controls, ground water infiltration, water quality and quantity controls, and that development of the site shall be subject to OEPA permitting requirements and the City's stormwater regulatory manual. In addition, developers must be able to obtain reasonable temporary construction and permanent maintenance easements to carry out all necessary construction and development and ongoing stormwater maintenance control activities as required to develop the site and meet OEPA and City of Columbus regulatory requirements and Big Darby Accord commitments under this PUD Development Text. The City Department of Recreation and Parks agrees to cooperate with the developer on such construction, development, stormwater and filtration BMP activities and permitting requirements. The Department of Recreation and Parks shall reasonably grant temporary or permanent easements to support such activities and/or for the placement of underground utilities, and such BMPs as stream channels and other naturalized filtration, within the area so dedicated. The developer shall forward all requests for such temporary and permanent construction and maintenance easements, underground utility crossings, and BMP strategies to the Department of Recreation and Parks for its review and approval at the time of the completion of final engineering plans. The Department's review and approval of the developer's final engineering plans, regulatory compliance needs, access easements, utility crossings and storm water installation, construction and maintenance requirements shall be included in and addressed in a separate Memorandum of Understanding (Department of Recreation and Parks MOU) executed between the Department of Recreation and Parks and the developers at the time of the initial conveyance of the parkland as provided under this text. As agreed to by the Department of Recreation and Parks and the developers, the provisions of the separate Department of Recreation and Parks MOU may supersede and/or modify the provisions of this PUD text that relate to the property to be conveyed for parkland to the City of Columbus so long as such provisions are approved by the Director of the Department of Recreation and Parks. Other than working to restore the meandering of the watercourse, landscape plantings, meadow or prairie plantings, temporary construction and permanent maintenance easements, underground utility crossings, stormwater BMPs as required for governmental permitting and approved by the Department of Recreation and Parks, and/or multi-use paths that may be installed, no other disturbances shall be permitted in this conservation easement area.

SUBAREA B-4 (27.52 +/- ACRES)

Subarea B-4 is 27.52+/- acres of Tier One woods to be permanently protected through a conservation easement and shall be set aside as permanent open space and shall be dedicated and conveyed to the City of Columbus Department of Recreation and Parks. Such dedication shall meet and fulfill the requirements of the Parkland Dedication Ordinance and where such dedication exceeds the amount required by the Ordinance, the developers shall receive any applicable credits. Such dedication and conveyance shall occur upon the approval and recordation of the final plat for any initial development phase of any of the B Subareas.

GENERAL STANDARDS: DETACHED RESIDENTIAL (“Detached” SUBAREAS A-1, A-3, B-1 and applicable in “Detached” portions of A-4 and B-3)

1.) Introduction: Detached Subareas shall contain detached residential units developed under the R-4 development standards and/or as otherwise altered by specific changes provided herein.

2.) Permitted Uses: All uses permitted in the R-4, Residential District, including detached residential units, buildings and/or structures may be developed as either fee-simple platted lots or in a condominium form of ownership in accordance with ORC Section 5311. Two types of detached residential units shall be developed within this site as defined as follows: a) Traditional single-family homes and b) “Empty nester”/patio style homes.

- i. “Traditional single-family” homes generally mean homes with living spaces and bedrooms divided on multiple stories, with larger yard areas and designed for occupancy by adults and children.
- ii. “Empty nester”/patio style homes generally mean homes with most living space and the “Owner’s Suite” or “Master Bedroom” on the first floor, with some flexible second story space offered, and with designs and features that are generally found to be appealing to homebuyers seeking primarily single-story homes, i.e. “first floor living”.

A. 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. The maximum height of buildings in Detached Residential Subareas shall be 35 feet, measured as provided for in Section 3303.08 of the Code.

2.) All buildings shall be setback twenty (20) feet from the right-of-way (or private roadway reserve area) of all streets. However, to reduce impervious surfaces, building setbacks may be reduced along public and private streets, provided that in no event should the setback be less than fourteen (14) feet to the most forward-facing element of the house with a foundation when such element is forward of the garage and in such cases, the setback shall be a minimum twenty (20) feet to the face of the garage. When the garage is the most forward-facing element, and in all other cases in relation to the garage, the setback to the face of the garage must be a minimum of twenty (20) feet from the right-of-way line or the private roadway reserve area.

3.) Minimum separation between buildings shall be ten (10) feet. Bay windows and chimneys shall be permitted to encroach into the separation area up to three (3) feet.

4.) In lieu of Section 3332.27, the following standards shall apply for the required rear yard and separation between structures and dwellings:

- i. Minimum nine (9) feet rear yards (minimum eighteen (18) feet rear to rear building separation where dwellings back each other). Ten (10) feet minimum rear yards where dwellings do not back to another dwelling.
- ii. The projection of fireplaces, chimneys, bay windows and/or other architectural projections of not more than three (3) feet in each instance are permitted into minimum yard building separation.

5.) Lot Coverage standards shall be governed by section 3345.05 of the City of Columbus Code.

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

- 1.) Access will be in accordance with the review and approval of the City of Columbus Department of Public Service or the Franklin County Engineer's Office, as applicable.
- 2.) Each unit shall have an attached garage with space for a minimum of two vehicles. Unit driveways shall accommodate parking space for two other vehicles. "No Parking" signs will be posted as appropriate in accordance with city standards. Fire hydrants will be located on the side of the street where no parking is permitted.

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

- 1.) Open space details, landscaping, buffering and conservation enhancements are shown on watershed enhancement plans and landscape exhibits.
- 2.) Along all internal streets and within the tree lawn (right-of-way), the developer shall install at least the equivalent of one street tree per home and two per home for corner lots where homes front on two streets. In areas where the streets are "unloaded" and do not contain homes, street trees shall be placed at every 50' on-center on average. The foregoing notwithstanding, the Applicant or its successor may place trees intended for such areas with unloaded streets elsewhere within the same Detached Subareas based on site conditions and with the intent to redistribute such trees to be planted or grouped within a specific area of the such Subareas. Street trees shall be subject to approval of the City of Columbus Department of Recreation and Parks at time of installation and shall be a minimum of two inches (2") caliper at time of planting.
- 3.) In Subarea B-1, within the naturalized buffer of 25 to 50 feet behind the existing homes along Renner and Alton & Darby Creek Roads as generally depicted on Development Plan exhibits, the developer shall install mounding with an average height of 3 to 5 feet with appropriate breaks for positive drainage or utility needs. On the mounds, evergreen trees shall be planted every 20 feet in order to establish a visual buffer between the existing homes and new development. (See commitment details on plan sheet entitled, "PUD-4 Typical Naturalized Buffer Street F/Subarea B1" as signed and dated October 27, 2020.) This permanent buffer area shall be maintained on an ongoing basis by the homeowner's association created by the developer at the commencement of development.

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

- 1.) The main exterior building material shall be wood, wood composition, brick or brick veneer, synthetic stone, stone, vinyl or cultured stone or a combination thereof

2.) All traditional single-family dwelling units shall incorporate either a front architectural element (such as board and batten or shake style wall segments treatment or covered front porch) or an architectural accent feature (such as a water table) of high quality, durable natural materials, including brick, stone, brick or stone veneer, stucco stone, or cementitious siding. (See example sheet entitled, "Renner Rd. ArchkgewtcnElevations Illustrative Samples V-2" attached as signed cpf "fcvgf October 27, 2020.)

3.) Additional architectural standards and requirements shall include the following:

- i. Windows and doors shall constitute no less than 10% of the building's front façade.
- ii. Front porches shall be offered to customers for all traditional single-family dwellings and for empty-nester housing where applicable and appropriate for the architectural style of home.
- iii. Two car garage openings may not exceed 50% of the home's width (including the garage) and three car garage openings may not exceed 55% of the home's width (including the garage).
- iv. Garages shall be flush with the front of two-story homes or sit no more than six (6) feet in front of the most forward-facing architectural feature of the home, such as porches or roof overhangs. Garage doors which project beyond the front of the home shall include architectural elements, 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. Notwithstanding the foregoing, for empty-nester patio style homes, and ranch style homes where a majority of the living space is on the first level, and which contain a first-floor owner's suite or master bedroom, and which contain at least one additional bedroom on the first floor, no restrictions shall be placed on the placement or projection of garages on such homes.
- v. Accessory buildings (including, but not limited to, detached garages) shall be located to the rear of the principal building.
- vi. The scale and proportion of additions shall be compatible with the principal and nearby structures in keeping with professional design practices.
- vii. The placement of the same front elevation on the same homes shall be prohibited next to or directly across the street from one another.

4.) Dwelling units may be used as model homes for the purpose of marketing and sales and may include an off-street parking lot on a lot or lots adjacent to the lot or lots where a model home(s) is/are located.

5.) The renderings of traditional single family and empty nester/patio homes submitted with this application are provided for informational purposes and are consistent with the quality of design and materials of the homes to be constructed within the development. The renderings, home designs and materials are subject to change over time based on market demands and changing consumer preferences, but in all cases shall meet the requirements of this PUD text. (See sheet entitled Renner Rd. ArchkgewtcnElevations Illustrative Samples V-2 attached as signed cpf "fcvgf October 27, 2020.)

E. Graphics.

All signage and graphics for Detached Subareas shall conform to the Columbus Graphics Code as it applies to the R-4 District. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

F. Lighting.

Lighting shall be fully shielded, cut-off style recessed lamps directed downward to prevent glare and shine above the horizontal plane.

GENERAL STANDARDS: “MULTI-UNIT” SUBAREAS A-4 and B-3

1.) Introduction: Subareas noted as multi-unit are intended to be developed as part of a future phase or phases of the development, and/or separately as a stand-alone individual phase or phases of development with the acreages identified as indicated on site compliance plans, and may be developed according to the standards set forth in this sub-section as follows:

- i. Multi-unit residential development in accordance with Chapter 3333 of the Columbus City Codes as they apply to the ARLD district or as otherwise altered hereunder, or:
- ii. As detached residential development as free standing, detached housing units, under the General Standards for Detached Residential dwellings described under this text, or;
- iii. As a combination of multi-unit and detached residential development under the respective standards applicable to each under this text.
- iv. Units, buildings and/or structures may be developed as either fee-simple platted lots, in a condominium form of ownership in accordance with ORC Section 5311, or under common ownership as a singular development.

2.) Permitted Uses: All uses permitted in the ARLD Apartment Residential District, including, multi-unit residential development as described in this text, attached townhomes on individual fee simple platted lots, uses permitted under the Detached Residential Areas section of this text, and accessory uses such as a pool, community center, compactor, garages, mail kiosk and clubhouse to be included if utilized in preliminary plats or site compliance plans to be prepared for each such Subarea prior to construction and development of the Subarea.

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

1.) The maximum gross density for Subarea A-4 indicated on the Site Plan attached hereto as Exhibit A may not exceed 220 units.

2.) The maximum gross density for Subarea B-3 indicated on the Site Plan attached hereto as Exhibit B may not exceed 213 units.

3.) All multi-family buildings in Multi-Unit Subareas shall be setback a minimum of twenty- five (25) feet to establish a consistent outside perimeter from the right-of-way of Streets A, K and H. Within such Multi-Unit Subareas, building setbacks from internal streets, yard areas between multi-family buildings or between detached and multi-family buildings, shall be a minimum of twenty (20) feet. Notwithstanding the foregoing, in Subareas B-3 and A-4 setbacks of ten feet along internal streets shall be permitted in order to frame a central park or other design features or common spaces to be depicted on site compliance plans.

4.) The maximum height of buildings in Multi-Unit Subareas shall be fifty (50) feet, measured as provided for in Section 3303.08 of the Code. This is a variance to Section 3345.08(a) of the Code. However, in Subarea A-4, heights shall be limited to four stories for multi-family buildings with a maximum height of 40 feet for occupiable, living space, with allowance for an additional 10 feet (up to 50 feet total) in height for roof structures, and/or architectural features that relate to building aesthetics but is not occupiable space. In Subarea B-3, multi-family building heights that front on public streets or border single-family homes on the north or east side shall transition

from a maximum of 35 feet for perimeter buildings to a maximum of 50 feet for interior buildings. Along the southern and western perimeters of Sub-Area B-3 multi-family building heights shall be allowed to reach a maximum of 50 feet based on the proximity of I-70 on the southern border and the existing of the bridge embankment on Alton & Darby Creek Road to the west, with the goal of mitigating the highway noise and visual impacts.

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

1.) In Subarea A-4, buildings shall front Street A, the boulevard street and other private streets. In Subarea B-3, buildings shall front Streets H or K. This general configuration is committed as shown on illustrative exhibits included with preliminary development plans but subject to adjustments with final site compliance plans, and when the multi-family developers and building plans are identified.

2.) The general orientation of buildings to parking lot locations, with the majority of parking on the inside of buildings and limited parking on the buildings' exteriors, are depicted for Subareas A-4 and B-3 on exhibits entitled "Concept Layout Multi-Unit Residential" (separate exhibits for north and south). signed October 27, 2020 and attached hereto. Parking lots located in front of buildings and along public streets and open space shall be limited and where possible, placed behind or, if necessary, next to buildings, subject to the goal of limiting impervious pavement. Parking for all multi-unit subareas shall meet section 3312.49 requirements for 1.5 parking spaces per dwelling unit.

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

Along all internal streets, the developer shall install the equivalent of one street tree as specified herein per every 50' of roadway on average. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions and may redistribute the balance as grouped elsewhere within the particular Subarea. Street trees shall be subject to approval of the City of Columbus Department of Recreation and Parks at time of installation and shall be a minimum of two inches (2") caliper at time of planting.

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

1.) Multi-unit buildings shall be constructed with the following exterior materials: wood, wood composition, stone or brick, stone and brick veneer, "shake" siding and vinyl siding or a combination thereof. Any detached single-family buildings in the Multi-Unit Subareas shall meet the detached building design, interior-exterior or other commitments for detached residential referenced in this text. Sample and conceptual architectural photos showing materials use and design for the potential multi-unit buildings in Subareas A-4 and B-3 are attached to this application as PUD development text exhibits "kugf . 'öUco r rg"cpf 'Eqpegr wcnCtej kgewtcdGzj ldkv' hqt'O wnk/Hco kn{ ö'(as signed and dated October 27, "2020) and are o gcpv'q'dg'knwutcvkxg"qh buildings that may be built under this PUD development text standards kp"qtf gt"vj cv'o wnk/wpk" dwkf lpi u'f guki p.'suality and value support the value of the single-family f gxgnr o gpv'ctgcu'cpf "" overall"quality of the PUD. Variation from this sample and conceptual ctej kgewt'g'ku'cmqy gf "uq" so long as PUD development standards are met and the suburban tgukf gpv'crlej ctcevgt'ku'o clpvckpgf 0

i. The primary façade on the ground level of the multifamily buildings shall include entrances, stoops, porches, balconies or other features or a combination of such features to contribute to pedestrian street activity.

- ii. Multifamily buildings shall incorporate building articulation through the use of bays, balconies, cornice lines or varying rooflines, or a combination of such design elements.
- iii. Where applicable, building height transitions shall be used to create scale and massing compatible with surrounding uses.
- iv. Setbacks of higher stories from the front façade shall be considered for taller buildings to lessen their visual impact.
- v. Multi-Unit Subareas may include useable open space areas as part of the overall community-wide open space requirements. Neither required setbacks nor storm water detention basins shall substitute for recommended open space unless made useable with added features such as natural enhancements, benches, path access, landscaping, etc. making them useable and/or aesthetically upgraded.

E. Lighting, Dumpsters, Entries, etc.

1.) Lighting poles shall be cut-off fixture types. All lighting poles, signs, frames and/or supports shall be uniform and be either black or dark bronze in color. No pole shall exceed twenty (20) feet in height in Multi-Unit Subareas. Lighting on dwellings shall be fully shielded, cut-off style recessed lamps directed downward to prevent glare and shine above the horizontal plane. Streetlights shall be installed and shall meet the approved City of Columbus design standards for decorative streetlights or as otherwise approved with modifications in City standards.

2.) Subject to approval of a Dumpster Waiver, refuse collection shall be by a compactor. Compactor enclosures shall be decorative split face block or wood or wood composition siding.

3.) Main entry features to Multi-Unit Subareas will be landscaped and lit with concealed up lights or internally illuminated halo graphics.

F. Graphics and/or Signage Commitments.

All signage and graphics for Multi-Unit Subareas shall conform to the Columbus Graphics Code as it applies to the ARLD District. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

MISCELLANEOUS PROVISIONS: VARIANCES.

1.) Code Section 3345.11 (A) is varied in this text to allow detached or attached multi-family units under this text to be placed on other than a single, separate parcel, in order to support condominium ownership and site governance under ORC 5311.

2.) Code Section 3345.08(a) is varied to allow multi-unit dwellings to reach but not exceed 50 feet in height.

3.) Code Section 3332.21, front setbacks for single-family buildings, is varied in order to reduce impervious surfaces. All single-family buildings shall be setback twenty (20) feet from the right-of-way (or private roadway reserve area) of all streets. However, building setbacks may be reduced along public streets or private roadway reserve areas, provided that in no event should the setback be less than fourteen (14) feet to the most forward-facing element of the house with a foundation when such element is forward of the garage. When the garage is the most forward-facing element, and in all other cases in relation to the garage, the setback to the face of the

garage must be a minimum of twenty (20) feet from the right-of-way line or the private roadway reserve area.

4.) Code Section 3332.27 is varied to allow the following standards to apply for the required rear yard and separation between structures and dwellings:

- i) Minimum nine (9) feet rear yards (minimum eighteen (18) feet rear to rear where dwellings back each other). Ten (10) feet minimum rear yards where dwellings do not back to another dwelling.
- ii) The projection of fireplaces, chimneys, bay windows and/or other architectural projections of not more than three (3) feet in each instance are permitted into minimum yard building separation.

BIG DARBY ACCORD COMMITMENTS, PRINCIPLES AND CONSERVATION ENHANCEMENTS APPLICABLE SITE-WIDE:

1.) Sustainable and conservation design enhancements include:

- i. Large areas converted to meadow from the current agricultural use (approximately +/-77.1 acres);
- ii. Existing wetlands protection (+/-2.6 acres). Wetland shelving is added to all storm water ponds, (approximately 3.1 acres of wetland shelving is to be planted with approximately 15,189 herbaceous plugs). Delineated and verified wetlands shall be preserved or mitigated, including farmed wetlands, in accordance with and as required by federal regulations;
- iii. Permanent protection of wooded areas under this PUD Text and Development Plan includes +/-38.6 total acres. This includes 27.52 acres of the contiguous Subarea B-4, which the developer of the B Subareas shall convey to the City for park programming subject to a permanent conservation easement;
- iv. Establishment and conveyance to the City of permanent stream corridor protection zones, wooded acreage and additional public green spaces in Subareas A-2, portions of A-1 and A-3, B-4 and B-2, (+/-81.02 acres combined) along with meadow re-establishment in such areas to support ground water re-charge and storm water filtration. The developers shall convey the Stream Corridor Protection Zones, along with the additional open space acreage in Subareas A-2, (and portions of A-1 and A-3), B-4 and B-2 identified in the Development Plan exhibit entitled "Parkland Conveyance Exhibit" to the City, subject to permanent conservation easements and the reservation of temporary construction easements, permanent maintenance easements for stormwater BMPs and underground utility crossings as approved by the City Department of Recreation and Parks as provided herein in all Subareas except B-4, in which no construction or disturbance shall occur. Such construction easements may include the developers' responsibility to install the committed leisure path of 8,370 linear feet within the +/-53.5 acres of parkland to be conveyed to the City as described under this PUD Text and depicted on Development Plan exhibits should this construction occur after the conveyance of parkland to the City or as otherwise agreed to by the City and developers. Plans for future stream restoration shall be coordinated with the City of Columbus and/or other regulatory agencies to ensure that the proposed development will allow for the appropriate restoration of the stream, including tree shading for the stream, moving the stream west, and an appropriate distance from the storm water ponds.
- v. Pedestrian connection of open spaces. The community has been designed so as to create continuous and integrated open space accessibility. Such open spaces and a leisure path system of 4.2 miles shall also connect to the regional trail and park systems through the publicly owned open space along the Clover Groff Run at Spindler Park and the trail system

to the north and to existing neighborhoods or future path connections as provided under this text.

- vi. Sustainable design and promotion of conservation education include the conservation education design aspects of various private playground areas.
- 2.) Landscaping for privately held open spaces shall include and/or shall address the following:
 - i. Seeding for native grasses, forbs, and/or sedges or appropriate plant mixes.
 - ii. Tree whip plantings to support reforestation “Natural succession areas” may be planted with initial native plants and be managed for succession to woodlands.
 - iii. Some areas may be maintained as mowed turf for the purpose of access, maintenance, to create safe edges along multi-use paths, or as secondary paths, and where a more manicured appearance is suitable, such as at site entries, or as areas for active recreation.
 - iv. Active recreation open spaces, whether programed as playgrounds or turf fields, are designed for use by children and families within developed areas in close proximity to homes and are necessary for quality family life and everyday living.
 - 3.) Additional Development Commitments: Preservation and Natural Ecosystem Improvements.
 - i. Significant improvements to the site’s environmental and water quality performance can be expected when compared to current agricultural and farming activities with the inclusion of standard storm water management techniques, the proposed wetlands enhancement, ground water recharge strategies/bio-retention, vegetative swales, street tree plantings and protection of wooded areas and meadow re-establishment. (See Post Development Groundwater Recharge detail exhibit.) Vegetative swales that are finally approved shall be subject to appropriate easements and maintenance protocols to insure ongoing efficacy.
 - ii. The proposed open space designs for Sugar Farms/Renner South meet or exceed the requirements of the Big Darby Accord relative to open space quantity, use of best management practices for storm water management and ground water recharge, stream restoration and conservation enhancement as originally written and approved by the legislative bodies of Accord member jurisdictions. There is a total of +/- 184.60 acres of permanent open space, whether conveyed by the developers to public park operators, with private conservation easements where applicable, or to be owned and maintained by the Sugar Farms or Renner South homeowners or condominium associations.
 - iii. Entry features, including fencing, walls, signage, columns, fountains, and related landscaping and lighting shall be permitted within the private open space.
 - iv. Private open space areas shall generally match the theme and character of the overall open space landscape. Wooded areas and tree rows shall be preserved except where conflicting with buildable areas or required for utility and storm water conveyance per engineering plans. Conservation development techniques, such as wetlands “shelving” in retention ponds, tree plantings along pathways, and meadow planting and bio-retention basins are incorporated into open spaces as depicted on plan exhibits. Pedestrian paths have been located near retention ponds in the private portion of the development to create interest and incorporate the ponds as water features into the overall open space plan. Subject to topography and safety standards, features such as benches, gazebos, shelters, hardscape seating, tree plantings and/or other enhancement elements may be located adjacent to ponds near paths to makes ponds more useable as areas of respite and to improve the ponds aesthetic value. A permanent naturalized area in Subarea B-1, generally located behind the existing homes south of Renner Road and east of Alton & Darby Creek Road with an average depth of between 25 feet and 50 feet as depicted on the Development Plan exhibits is to be established as a no disturb zone and to buffer existing homes from the new development. This naturalized buffer

area shall be owned and maintained by the homeowners association established for the community. The developer and/or the established homeowners associations may plant trees or other plantings in this area and/or maintain the area to address hazard trees or invasive plant species based on good forestry management practices. Necessary drainage facilities and public and/or private utilities may be installed and maintained in this area and such easements established and recorded to accomplish such drainage and utility placement, but otherwise this area shall remain a no disturb zone. The developer shall record deed restrictions to enforce these commitments.

- v. Public and private open space shall be permitted to vary with final engineering provided the total open space does not fall below the 50% open space requirement. Private lot areas shall be demarcated from public and private open space by placement of bollards at the intersections of every other side and rear lot lines where it is adjacent to such open spaces. Such placement is to be completed subject to City staff approval and shown on the preliminary plat(s) or site compliance plan(s).
- vi. Regional multi-use leisure paths shall be publicly owned and maintained and shall be installed as the community develops as shown on the site plans and based on the phasing with each phase of development. The timing and responsibility for the installation of the public regional multi-use leisure path to be installed through Subareas A-2 and B-2 shall be finally determined under the terms of the MOU executed by the City and Developers. Other non-regional paths internal to the development are to be privately owned and maintained. Where applicable, paths shall be stubbed at the property lines as depicted on site plans. Paths are subject to and shall be placed within easements as indicated. Paths may be combined or narrowed at critical locations, such as street crossings or environmentally sensitive areas. Path material shall be asphalt or compacted crushed aggregate. Paths shall be permitted to be built as boardwalks around sensitive areas, such as wetlands. Final design, details, off-site connections and widths specifications shall be designed under the Columbus Design Manual or as approved by the City Recreation and Parks Department and/or Department of Public Service standards prior to the approval of the preliminary plat(s) or site compliance plan(s).
- vii. All wetlands within the site area shall be preserved subject to the requirements of regulatory agencies. Buffers of at least fifty (50) feet are to be created around all preserved wetlands. No site improvements, grading, or disturbance shall be permitted within fifty (50) feet of a wetland delineated boundary, except for multi-use paths as described in and shown on the development plan, added planting and/or wetlands enhancements or other storm-water management features as allowed by governmental agencies.
- viii. The applicant shall apply for any additional environmental review required by law through the Ohio Department of Natural Resources.

See “Attachment A” to this PUD Development Text for additional PUD Plan commitments related to the Big Darby Accord Principles and Conservation Enhancements, that at the time of this zoning text submission were pending approval by the Columbus Department of Public Utilities or the Department of Public Service.

The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he/she fully understands and acknowledges that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, nullify alter or modify any more restrictive provision of the Columbus City Code except where they are specifically modified by this PUD.

PULTE HOMES OF OHIO LLC,
 APPLICANT

By: Thomas L. Hart (Signed copy on file at Department of BZS)
Its: Zoning Attorney for Applicant Pulte Homes of Ohio LLC
Date: October 27, 2020

HARMONY DEVELOPMENT GROUP LLC,
APPLICANT

By: Thomas L. Hart (Signed copy on file at Department of BZS)
Its: Zoning Attorney for Applicant Harmony Development Group, LLC
Date: October 27, 2020

“Attachment A”

The following PUD Plan commitments under the Sugar Farms and Renner South PUD Development Text related to the Big Darby Accord Principles and Conservation Enhancements are pending approval by the Columbus Department of Public Utilities or the Department of Public Service or with outside public agencies.

- 1.) Vegetated swales, filter strips, and other best management practices (BMPs) are included on development plans as part of the site’s storm water management system. Some of these BMPs are designed to disconnect storm water runoff from impervious areas and from the conventional storm water treatment system in order to improve water quality above standard regulatory levels. The final use, design and implementation of vegetated swales, filters strips, and other best management practices that are different than standard storm water management code requirements, are subject to city departmental approval and/or design variance procedures. Vegetative swales that are finally approved shall be subject to appropriate easements and maintenance protocols to insure ongoing efficacy.
- 2.) Rain gardens, rain barrels, bio retention basins, and other environmentally beneficial landscape treatments and storm water management techniques beyond those required by code and city design standards are encouraged to be incorporated into the design and layout of the Subareas, individual lots, and private open space, subject to city departmental approval. Model homes are encouraged to demonstrate such strategies.
- 3.) The developers shall coordinate with COTA or other public or private “ride-share” services to locate any necessary transit facility locations necessary to encourage public transportation and/or ride-sharing facilities on the site.

4824-2454-9257.1

SUGAR FARMS AND RENNER SOUTH

EXHIBIT NAME Development Text



Thomas L. Hart

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

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