



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 2860-2021, **Version:** 1

Rezoning Application: Z21-047

APPLICANT: Maronda Homes, LLC: c/o Rebecca J. Mott, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

PROPOSED USE: Residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on September 9, 2021.

GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 45.4± acre site consists of four undeveloped parcels that were part of a larger and partially completed PUD-8, Planned Unit Development District. The requested PUD-8 district will permit up to 234 attached dwelling units in Subarea 2-A, 30 single-unit dwellings in Subarea 2-B, and 20 acres of total open space, for a gross density of 5.8 dwelling units per acre. The requested PUD-8 district permits a gross density and site layout that is consistent with *South East Land Use Plan* (2018), which recommends "Medium Density Residential," "Low-Medium Density Residential," and "Open Space" land uses at this location. This request represents a 148-unit reduction from the existing permitted uses of the subject site, includes a site plan that demonstrates street, pedestrian, bicycle, and trail connectivity to neighboring properties, stream corridor protection, open space, typical landscaping layouts for each subarea, and building materials and design, all consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.

To rezone **5600 VILLAGE CHANNEL DR. (43110)**, being 45.4± acres located on the south side of Shannon Road, 360± east of Shannon Green Drive, **From:** PUD-8, Planned Unit Development District, **To:** PUD-8, Planned Unit Development District (Rezoning #Z21-047).

WHEREAS, application #Z21-047 is on file with the Department of Building and Zoning Services requesting rezoning of 45.4± acres from PUD-8, Planned Unit Development District, to PUD-8, Planned Unit Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Greater South East Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed PUD-8, Planned Unit Development District will allow residential development at a density consistent with the *South East Land Use Plan*'s recommendation, and includes commitments to street, pedestrian, bicycle and trail connectivity, landscaping exhibits, and building design and materials, all consistent with C2P2 Design Guidelines; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

5600 VILLAGE CHANNEL DR. (43110), being 45.4± acres located on the south side of Shannon Road, 360± east of Shannon Green Drive, and being more particularly described as follows:

SUBAREA 2A - 21.764 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 11, Township 11, Range 21, Congress Lands, being part of that 91.816 acre tract of land conveyed to Maronda Homes Inc. of Ohio by deed of record in Instrument Number 200206110144708 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of said 91.816 acre tract, the northeasterly corner of Reserve "D" of the subdivision entitled "The Meadows at Shannon Lakes Section 1", of record in Plat Book 66, Page 451, in the southerly right of way line of Shannon Road;

Thence South 85° 46' 59" East, with said southerly right of way line, a distance of 525.39 feet to a point;

Thence South 89° 42' 21" East, with said southerly right of way line, a distance of 122.79 feet to the northwesterly corner of that 4.982 acre tract conveyed to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 3535, Page 570;

Thence South 04° 10' 02" West, with the westerly line of said 4.862 acre tract, the westerly line of that 110 acre tract conveyed to Lamp LLC by deed of record in Instrument Number 199711260153433, and the westerly line of that 2.063 acre tract conveyed to South Central Power Company by deed of record in Instrument Number 199711260153436, a distance of 1435.77 feet to a point;

Thence across said 91.816 acre tract the following courses and distances:

North 85° 49' 58" West, a distance of 96.34 feet to a point;

South 04° 13' 01" West, a distance of 45.63 feet to a point of curvature to the right;

With the arc of said curve, having a central angle of 24° 23' 55", a radius of 95.00 feet, an arc length of 40.45 feet, a chord bearing of South 16° 24' 59" West and chord distance of 40.15 feet to a point;

South 28° 36' 56" West, a distance of 120.78 feet to a point of curvature to the right;

With the arc of said curve, having a central angle of 30° 51' 50", a radius of 137.57 feet, an arc length of 74.11 feet, a chord bearing of South 52° 17' 12" West and chord distance of 73.21 feet to a point;

South 04° 12' 28" West, a distance of 183.21 feet to a point of curvature to the right;

With the arc of said curve, having a central angle of 49° 56' 35", a radius of 95.64 feet, an arc length of 83.36 feet, a chord bearing of South 25° 41' 18" West and chord distance of 80.75 feet to a point;

South 45° 34' 52" West, a distance of 77.14 feet to a point;

South 46° 17' 51" West, a distance of 159.58 feet to a point of curvature to the right;

With the arc of said curve, having a central angle of 45° 07' 24", a radius of 81.01 feet, an arc length of 63.80 feet, a chord bearing of South 71° 03' 55" West and chord distance of 62.17 feet to a point; and

North 85° 09' 22" West, a distance of 81.82 feet to a point in the easterly line of the subdivision entitled "The Meadows at Shannon Lakes Section 3", of record in Plat Book 127, Page 19;

Thence North 04° 49' 24" East, with said easterly line, a distance of 459.10 feet to the northeasterly corner of Lot 168 of said Section 3;

Thence North 85° 10' 36" West, with the northerly line of said Lot 168, a distance of 110.00 feet to a point in the easterly right of way line of Coble Bowman Way;

Thence with said easterly right of way line the following courses and distances:

North 04° 02' 16" East, a distance of 55.01 feet to a point of curvature to the left;

With the arc of said curve, having a central angle of 10° 45' 05", a radius of 281.44 feet, an arc length of 52.81 feet, a chord bearing of North 04° 44' 56" West and chord distance of 52.73 feet to a point; and

North 04° 41' 32" East, a distance of 682.89 feet to the southwesterly corner of "Hamptons at Shannon Lakes", of record in Condominium Plat Book 150, Page 5;

Thence with the boundary of said "Hamptons at Shannon Lakes" the following courses and distances:

South 85° 22' 12" East, a distance of 432.13 feet to a point;

North 04° 37' 48" East, a distance of 256.41 feet to a point;

North 85° 23' 22" West, a distance of 111.96 feet to a point;

North 04° 37' 04" East, a distance of 253.46 feet to a point;

North 85° 46' 59" West, a distance of 213.95 feet to a point;

North 04° 36' 55" East, a distance of 266.75 feet to a point; and

North 85° 22' 03" West, a distance of 117.35 feet to a point in the easterly right of way line of said Coble Bowman Way;

Thence North 04° 13' 01" East, with said easterly right of way line, a distance of 104.20 feet to the POINT OF BEGINNING, containing 21.764 acres of land, more or less.

SUBAREA 2B - 23.634 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 11, Township 11, Range 21, Congress Lands, being comprised of part of that 91.816 acre tract of land conveyed to Maronda Homes Inc. of Ohio by deed of record in Instrument Number 200206110144708 and all of Reserve "G", "H" and "I" of the subdivision entitled "The Meadows at Shannon Lakes Section 3", of record in Plat Book 127, Page 19 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the southwesterly corner of said Reserve "G", at a corner of that tract conveyed to Ohio Lamb Farm, LLC by deed of record in Instrument Number 201509170131006;

Thence North 04° 49' 24" East, with an easterly line of said Lamb Farm tract, a distance of 490.04 feet to a point;

Thence South 85° 10' 36" East, partly crossing said Reserve "G", partly with the southerly line of the subdivision entitled

"The Meadows at Shannon Lakes Section 2", of record in Plat Book 109, Page 22, and partly with the northerly line of said Reserve "G", a distance of 623.00 feet to the southeasterly corner of Lot 182 of said Section 3;

Thence North 04° 49' 24" East, with the easterly line of said Lot 181, a distance of 112.68 feet to a point in the southerly right of way line of Coble Square Place;

Thence South 85° 10' 36" East, with the northerly line of said Reserve "G" and across Reserve "H" of said "The Meadows at Shannon Lakes Section 3", a distance of 77.00 feet to a point;

Thence North 04° 49' 24" East, across Reserve "I" of said "The Meadows at Shannon Lakes Section 3" with and said easterly right of way line, a distance of 113.02 feet to the southwesterly corner of Lot 180 of said Section 3;

Thence South 85° 10' 36" East, with the southerly line of said Lot 180, a distance of 110.00 feet to the southeasterly corner thereof;

Thence North 04° 49' 24" East, with an easterly line of said Section 3, a distance of 116.94 feet to a point;

Thence crossing said 99.816 acre tract the following courses and distances:

South 85° 09' 22" East, a distance of 81.82 feet to a point of curvature to the left;

With the arc of said curve, having a central angle of 45° 07' 24", a radius of 81.01 feet, an arc length of 63.80 feet, a chord bearing of North 71° 03' 55" East and chord distance of 62.17 feet to a point;

North 46° 17' 51" East, a distance of 159.58 feet to a point;

North 45° 34' 52" East, a distance of 77.14 feet to a point of curvature to the left;

With the arc of said curve, having a central angle of 49° 56' 35", a radius of 95.64 feet, an arc length of 83.36 feet, a chord bearing of North 25° 41' 18" East and chord distance of 80.75 feet to a point;

North 04° 12' 28" East, a distance of 183.21 feet to a point;

With the arc of a curve to the left, having a central angle of 30° 51' 50", a radius of 137.57 feet, an arc length of 74.11 feet, a chord bearing of North 52° 17' 12" East and a chord distance of 73.21 feet to a point;

North 28° 36' 56" East, a distance of 120.78 feet to a point of curvature to the left;

With the arc of said curve, having a central angle of 24° 23' 55", a radius of 95.00 feet, an arc length of 40.45 feet, a chord bearing of North 16° 24' 59" East and chord distance of 40.15 feet to a point;

North 04° 13' 01" East, a distance of 45.63 feet to a point; and

South 85° 49' 58" East, a distance of 96.34 feet to a point in the westerly line of that 110.000 acre tract conveyed to Lamp LLC by deed of record in Instrument Number 199711260153433;

Thence South 04° 10' 02" West, with said westerly line, a distance of 243.66 feet to a point;

Thence South 04° 09' 54" West, with said westerly line, a distance of 1289.89 feet to the northeasterly corner of that tract conveyed to Ohio Lamb Farm, LLC by deed of record in Instrument Number 201509170131006;

Thence North 85° 28' 19" West, with the northerly line of said Lamb Farm tract, a distance of 1355.79 feet to the POINT

OF BEGINNING, containing 23.634 acres of land, more or less.

Parcel No: 010-248245, 010-300253, 010-300254 & 010-300255
Known as address: 5900 Village Channel Dr. Columbus, OH 43110.

To Rezone From: PUD-8, Planned Unit Development District,

To: PUD-8, Planned Unit Development District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the PUD-8, Planned Unit Development District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map and shall register a copy of the approved PUD-8, Planned Unit Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.09 of the Columbus City Codes; said plans being titled, “**SITE PLAN C**,” “**LANDSCAPE PLAN FOR MARONDA HOMES SHANNON MEADOWS - TYPICAL TOWNHOUSE**,” and “**LANDSCAPE PLAN FOR MARONDA HOMES SHANNON MEADOWS - STANDARD PACKAGE**,” and said text being titled, “**PLANNED UNIT DEVELOPMENT TEXT**,” all dated September 9, 2021, and signed by Rebecca J. Mott, Attorney for the Applicant, and the text reading as follows:

PLANNED UNIT DEVELOPMENT TEXT

PROPOSED DISTRICT: PUD-8

PROPERTY ADDRESS: 5600 Village Channel Drive (43110)

OWNER: Maronda Homes, Inc. of Ohio

APPLICANT: Maronda Homes, LLC of Ohio

DATE OF TEXT: September 9, 2021

APPLICATION NUMBER: Z21-047

1. INTRODUCTION: The subject property (the legal description is attached to the application) is a portion of real property that was rezoned in April 2002 as part of, and pursuant to, Ordinance No. 0535-02 (the “Ordinance”), wherein the Sub-Area 1 (90.1 +/- acres) was rezoned to PUD 8 for single-family residential development; Sub-Area 2 (50.8 +/- acres) was rezoned to PUD 8 for multi-family development; and Sub-Area 3 (1.5 +/- acres) was rezoned to CPD. Subsequently, a portion of the real property subject to the Ordinance was rezoned in July 2006, as part of, and pursuant to, Ordinance No. 1071-2006 (the “Modified Ordinance”). Subsequently, a portion of the real property subject to the Ordinance and Modified Ordinance was rezoned in April 2016, as part of, and pursuant to, Ordinance No. 0799-2016 (the “Second Modified Ordinance”), in order to modify two of the development standards set forth in the text for Sub-Area 1 and to relocate the planned community building and pool from Reserve A in Sub-Area 1 to Sub-Area 3. The applicant, Maronda Homes, LLC of Ohio is seeking to modify a portion of the original real property consisting of Sub-Area 2 (45.5 +/- acres of the subject property), by creating Sub-Area 2A (21.8 +/- acres of the subject property) to permit those uses already permitted in the AR-12, Apartment Residential District and dwellings containing no fewer than two (2) and no more than eight (8) dwelling units, and Sub-Area 2B (23.6 +/- acres of the subject property) to permit detached single-family dwelling units with a limitation of thirty (30) lots (dwelling units).

Subject to the minor variations permitted elsewhere in this Text, the development shall be substantially in accordance with “**AMENDED PUD PLAN**” for Meadows at Shannon Lakes designated thereon as **SITE PLAN “C”**, on file with the Department of Building & Zoning Services of the City of Columbus and is incorporated herein by reference, as signed and dated September 9, 2021, by Rebecca J. Mott, which shall replace and supersede the 2006 and 2016 **SITE PLAN “C”** for the original Sub-Area 2. In addition, original plans known as **SITE PLAN “A”**, **SITE PLAN “B”**, and **SITE PLAN “D”** shall be modified to the fullest extent to permit the modifications as set forth in “**Site Plan C**” referenced herein. This rezoning shall replace and supersede the 2006 rezoning approvals and the existing Text for the subject property.

All drawings designated as “Exhibit A”, “Exhibit B”, and “Exhibit C”, all of which are signed and dated 3/27/06 by Daniel H. Schoedinger, and drawings designated thereon as “Exhibit D” and “Exhibit E”, both of which are signed and dated 1/31/06 by Jill S. Tangeman, (collectively, the “Plans”), shall be deleted in their entirety.

SUB-AREA 2A (PUD-8) - MULTI-FAMILY

2. PERMITTED USES: Those uses permitted in the AR-12, Apartment Residential District and dwellings containing no fewer than two and no more than eight dwelling units. A separate lot or parcel is not required for any structure containing dwelling units, including any structure containing two dwelling units.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

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

1. The maximum number of dwelling units in Sub-Area 2A is 234.
2. The minimum side yard setbacks for each building shall total 10 feet. The minimum side yard on one side may be 0 feet, and the side yards for interior dwelling units shall be 0 feet.
3. The minimum building setback from all public and private streets is 12 feet.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. No curbs cut from the entirety of Sub-Area 2 onto Shannon Road will be permitted, except construction access during the development and initial construction on the subject property.
2. The street system in Sub-Area 2A will provide for connections to Sub-Area 1 and to adjacent property generally as shown on Site Plan C.
3. All streets within Sub-Area 2A will be private streets, except that the two east/west streets named Village Channel Drive and Shannon Village Drive that extend through Sub-Area 2A to connect to the property to the east of Sub-Area 2A along with pedestrian and bicycle connections, may, at the option of the owner and subject to acceptance by the City, be dedicated.
4. The two east-west streets through Sub-Area 2A which connect to the property to the east of Sub-Area 2A, named Village Channel Drive and Shannon Village Drive, will be constructed to the standards (base and pavement specifications, paved width, curbs and gutters, sidewalks, street trees and street lighting) as the typical streets for private streets (typical 40' section), as shown on Site Plan C.
5. A system of interconnected concrete sidewalks four (4) feet wide shall be installed in front of all buildings substantially as shown on Site Plan C. A tree lawn shall be installed between the buildings and the sidewalk as shown on Site Plan C and as shown on the typical lot landscaping plan for Sub-Area 2A. The developer shall install a shared use path along the south side of Shannon Road adjacent to the entirety of Sub-Area 2 with an alignment as approved by the Department of Public Service.
6. All private streets will have curbs on both sides.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. A 25 foot landscaped buffer and 40 foot rear building setback along the south side of the current right-of-way of

relocated Shannon Road shall be maintained as permitted by the Department of Public Service. Within this buffer, known as “Open Space” denoted as Reserve B-4b: (a) a three rail fence shall be constructed; and (b) street trees 30 feet on center will be planted within the buffer south of the fence. The proposed setback dimensions for the landscaped buffer and rear building setback along the south side of the right-of-way of relocated Shannon Road may be adjusted based on any future right-of-way dedication that is ultimately required.

2. Typical lot and building landscaping will generally conform to the “Landscape Plan for Maronda Homes Shannon Meadows - Typical Townhouse,” dated September 2, 2021, as signed by Rebecca J. Mott on September 9, 2021 (the “Sub-Area 2A Landscape Plan”).

3. If applicable, each parking pod having 10 or more parking spaces (exclusive of parking spaces in garages) shall have one deciduous tree planted for every ten parking spaces in that pod. Parallel parking along the private streets will not be considered to be a parking lot or parking pod.

4. Minimum size of deciduous trees at installation shall be 2½ inch caliper for deciduous, 5 feet in height for evergreen, and 1½ inch caliper for ornamental. For this purpose, tree caliper will be measured 6” above ground level.

5. Bicycle parking facilities will be provided at the “Park/Open Space” in Sub-Area 2A, denoted as Reserve B-4a.

6. Reserves B-1 and B-5 will be conveyed to the City as the parkland dedication requirement for Sub-Areas 1, 2 and 3 pursuant to Chapter 3318, Columbus City Codes, subject to easements for construction, maintenance, repair and replacement of utility lines; provided, however, that easements for utility lines in Reserves B-1 and B-5 will be limited to (i) easements parallel and adjacent to streets, (ii) easements for storm sewer lines to Coble-Bowman Ditch and to the detention/retention ponds in Reserves B-2, B-3 and B-4, and (iii) a 20’ wide utility easement along the west side of Reserve B-1.

D. Building design and/or Interior-Exterior treatment commitments.

1. Gas and electric meter panels and HVAC units shall be screened from public streets and public open spaces to the height of the panel or equipment. Such screening by plantings will be sufficient to grow to the required height within 3 years.

2. Building materials shall consist of brick, stone veneer, wood, glass and vinyl and finished with variations in architectural features on all four sides. Manufactured materials are permitted as long as they are natural in appearance.

3. Each building in Sub-Area 2A shall have not less than 2 dwelling units and not more than 8 dwelling units.

4. Front doors of all dwelling units in Sub-Area 2A shall face a private or public street, except that front doors of end units may be on the side of the building if they are near the front of the building.

5. All garages shall have glass windows and shall be located at the front of the buildings for which they provide parking, substantially as shown on Site Plan C.

6. The rear elevations of buildings along Shannon Road shall include gridded windows and shutters around the windows, where applicable and feasible by design.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All outdoor lighting shall be cut-off fixtures (down lighting), except decorative and pedestrian lighting.

2. Parking lot lighting shall be no higher than 14 feet.

3. All utility lines shall be underground.

F. Graphics and Signage commitments.

The graphic requirements of the AR-12 zoning classification shall apply to Sub-Area 2A. Any variance shall go to the Graphics Commission.

G. Miscellaneous commitments.

1. "Site Plan C" 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 Site Plan C shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or his or her designee, upon submission of the appropriate data regarding the proposed adjustment. Variations from Site Plan C are also permitted to change the building types in Sub-Area 2, provided that the replacement buildings conform to the requirements set forth in this Text.
2. The storm water detention/retention requirements for all and each part of Sub-Area 2 may be satisfied anywhere on Sub-Area 1 or Sub-Area 2, except that storm water detention/retention ponds in Reserve B may be located only in those areas generally designated on Site Plan C.

SUB-AREA 2B (PUD-8) - DETACHED SINGLE FAMILY

2. PERMITTED USES:

- A. Detached single family dwellings on platted lots.
- B. A real estate sales office for the dwellings, which may be on the same parcels as the dwellings described in this Sub-Area 2B or on a separate parcel. Promptly after completion of the development and sales of the dwellings, the developer will remove the sales office from the property.
- C. A detention/retention pond or ponds on one or more of Reserve B-3 and Reserve B-5.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated, the applicable development standards are contained in Chapter 3332 of the Columbus City Code.

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

1. The maximum number of dwelling units in Sub-Area 2B will be 30.
2. The minimum side yard setbacks shall total 10 feet. The minimum separation between single-unit dwellings will comply with all applicable building codes, and easements for maintenance and repair work will be provided on adjacent property where a side yard is less than 4 feet.
3. The building setback from public streets shall be 25 feet, subject to minor variations of up to 2 additional feet of setback to allow a margin of error for field, surveying and construction conditions. Unenclosed porches may extend no more than 6 feet into the minimum building setback to encourage streetscape diversity.
4. Lots of varying widths will be permitted, provided that no lot may have less than 40 feet of frontage on a public street.
5. Rear yards shall be a minimum of twenty-five (25) feet deep. Rear yards may include bay windows, chimneys, patios, decks, balconies, pools, sheds (if permitted by private deed restrictions), and utilities, and such structures protruding into the rear yard shall not count towards measurement of minimum rear yard setbacks from the principal dwelling.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. All streets within Sub-Area 2B shall be public.
2. Vehicular access from Sub-Area 2B will be from Cobble Hill Briar in Subarea 1 through Reserve B-2 as shown on Site Plan C, except that additional access will be permitted for construction access during the development and initial construction on the subject property, if necessary.
3. The street system in Sub-Area 2B will provide for connection to Sub-Area 1 generally as shown on Site Plan C.
4. Minimum driveway width is 17 feet and maximum driveway width is 20 feet. Typical driveway length/depth is a minimum of 25 feet.
5. Parallel parking will be permitted on all streets, except as follows:
 - a. Parking will be permitted on only one side of the street opposite the side that has fire hydrants.
 - b. Unless otherwise approved by the Department of Public Service, Division of Traffic Management, it is understood that the streets in Sub-Area 2B will be posted for no parking on one side.
6. The developer shall install a concrete sidewalk on both sides of each public street.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. The developer shall install an average of 1 street tree per 30 feet of street frontage along both sides of all public streets within the right-of-way with a minimum caliper of 2 ½". For this purpose, tree caliper will be measured 6" above ground level. All street trees will be species on the City Forester's list of approved street tree species.
2. Typical lot and building landscaping will generally conform to the "Landscape Plan for Maronda Homes Shannon Meadows - Standard Package," dated September 2, 2021, as signed by Rebecca J. Mott on September 9, 2021 (the "Sub-Area 2B Landscape Plan").
3. Open spaces/park areas will be provided substantially in the areas identified as Reserves B-1, B-2, B-3, and B-5, on Site Plan C. No part of any of these Reserves may be used for dwelling units. Reserve B-2 shall be used for public right-of-ways and retention/detention as shown on Site Plan C.
4. Reserve B-1 will be a no disturb zone, except for utilities permitted, as set forth in Section 3(C)(6) (in Sub-Area 2A) and as set forth in Section 4 below. In Reserve B-5, minimal disturbance to accommodate construction will be permitted, and disturbed areas will be seeded with "Old Orchard".
5. Pedestrian and bicycle connectivity will be provided to the property to the east and south through Sub-Area 2B, as shown on Site Plan C. The Applicant will establish and reserve an easement area over a portion of the Property, as shown on Site Plan C, for a future City-owned and installed pedestrian and bicycle multi-purpose trail generally located along Coble-Bowman Ditch, as feasible, with connection to and from property to the east of the Property and south of the Property.

D. Building design and/or Interior-Exterior treatment commitments.

1. Building materials shall consist of brick, stone veneer, wood, glass and vinyl. Manufactured materials are permitted as long as they are natural in appearance.

2. For the majority of home designs in Sub-Area 2B, each garage shall be located either behind the house to which it is accessory or such that the front face of the garage is located at least 2 feet behind the front face of the house to which it is accessory, and each garage shall be a minimum of 27 feet from the street right of way line which it faces. Houses with garage-forward designs may project a maximum of ten (10) feet forward of the building façade, and each house with a garage-forward design shall have a minimum one hundred (100) square foot porch. No more than forty (40%) percent of the homes constructed shall have a garage-forward design. No houses with garage-forward designs shall be located either on a corner lot or next to another house with a garage-forward design. Building plans that show the front edge of the porch at the same plane or forward of the garage shall be exempt from these restrictions.

3. All exterior utility meters for each house shall be at the side or rear of that house.

E. Dumpsters, Lighting, Outdoor display areas and/or the environmental commitments.

All utility lines shall be underground.

F. Graphics and Signage commitments.

The graphic requirements of the R-2F zoning district shall apply to Sub-Area 2B. Any variance from those requirements shall go to the Graphics Commission for approval.

G. Miscellaneous.

1. "Site Plan C" 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 Site Plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or his or her designee, upon submission of the appropriate data regarding the proposed adjustment. Variations from the Plans are also permitted to change the building types in Sub-Area 2B, provided that the replacement buildings conform to the requirements set forth in this Text.

2. The storm water detention/retention requirements for all of Sub-Area 2B may be satisfied anywhere on Sub-Area 2B, except that storm water detention/retention ponds in Reserves B-3 and B-5 may be located only in those areas generally designated on Site Plan C.

4. MISCELLANEOUS (FOR BOTH SUB-AREA 2A AND SUB-AREA 2B):

Reserves B-1 and B-5 will be conveyed to the City of Columbus as the parkland dedication requirement for Sub-Areas 1, 2A and 2B, and 3 pursuant to Chapter 3318, Columbus City Codes, subject to easements for construction, maintenance, repair, and replacement of utility lines; provided, however, that easements for utility lines in Reserves B-1 and B-5 will be limited to (i) easements parallel and adjacent to streets, (ii) easements for storm sewer lines to Coble-Bowman Ditch and to the detention/retention ponds in Reserves B-2, B-3, and B-4, contained within Sub-Area 2B, and (iii) a 20' wide utility easement along the west side of Reserve B-1.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.