



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 205-079 / 05335-00000-00079  
Date Received: 4/1/13  
Application Accepted By: S.P. Fee: N/A  
Comments: \_\_\_\_\_

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 6490 Harlem Rd., Columbus, OH Zip 43054  
Is this application being annexed into the City of Columbus  Yes  No (circle one)  
*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 010-273451; 010-249767  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R, Rural Requested Zoning District(s) PUD-4; L C2  
Area Commission Area Commission or Civic Association: Rocky Fork Blacklick Accord  
Proposed Use or reason for rezoning request: 16.3 +/- acres for Multi-family residential (Subarea 1) and 4.6 +/- acres for commercial or police/fire station (Subarea 2) (continue on separate page if necessary)  
Proposed Height District: 35 feet Acreage 20.9 +/-  
(Columbus City Code Section 3309.14)

### APPLICANT:

Name Lifestyle Communities, Ltd - Michael DeAscentis  
Address 230 West St., Ste. 200 City/State Columbus, OH Zip 43215  
Phone # 614.918.2000 Fax # \_\_\_\_\_ Email alococo@lifestylecommunities.com

### PROPERTY OWNER(S):

Name Sugar Run at New Albany Park, Ltd.  
Address 230 West St., Ste. 200 City/State Columbus, OH Zip 43215  
Phone # 614.918.2000 Fax # \_\_\_\_\_ Email alococo@lifestylecommunities.com  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Michael T. Shannon  
Address 500 S. Front St., Ste. 1200 City/State Columbus, OH Zip 43215  
Phone # 614.229.4506 Fax # 614.229.4559 Email: mshannon@cbjlawyers.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE \_\_\_\_\_  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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Please make all checks payable to the Columbus City Treasurer



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## AFFIDAVIT

(See instruction sheet)

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Eric J. Zartman, Esq.

Being first duly cautioned and sworn (1) NAME  
of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 6490 Harlem Rd., Columbus, OH 43054  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS  
 Check here if listing additional property owners  
on a separate page.

(4) Sugar Run at New Albany Park, Ltd.  
230 West St., Ste. 200  
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Lifestyle Communities, Ltd.  
614.918.2000

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Rock Fork-Blacklick Accord  
Claudia Husak  
7167 Upper Albany Dr., New Albany, OH 43054

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this

1 day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) Carol A. Stewart

My Commission Expires:



*This Affidavit expires six months after date of notarization.*

CAROL A. STEWART  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2014

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CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : AUG 15, 2013

010-220116 \* Owner: NEW ALBANY APARTMENTS LLC  
Address: NEW ALBANY RD  
Mail To: NEW ALBANY APARTMENTS LLC  
: 30 WARREN ST  
: COLUMBUS OH 43215  
: COLUMBUS OH 43215

010-227545 Owner: VANSICKLE ERIC C LYLE KATHERINE  
Address: 6893 BETHANY DR  
Mail To: CHASE HOME FINANCE LLC  
: 1 CORELOGIC DR  
: WESTLAKE, TX 76262

010-227546 Owner: ROYER PATRICIA S FRENCH RICHARD A  
Address: 6877 BETHANY DR  
Mail To: THIRD FEDERAL SAVINGS  
: 7007 BROADWAY AVE  
: CLEVELAND, OH 44105

010-227573 Owner: RILEY THOMAS L RILEY CAROLYN S  
Address: 6900 BETHANY DR  
Mail To: CENLAR FED SAVINGS BANK  
: 6053 FASHION SQ DR STE200  
: MURRAY, UT 84107

010-227574 \* Owner: CARDINAL TITLE HOLDING CO  
Address: BETHANY DR  
Mail To: DONALD W KELLEY & ASSOC  
: 250 E BROAD ST STE 1100  
: COLUMBUS, OH 43215

010-242730 \* Owner: NEW ALBANY MONTESSORI SCHOOL  
Address: 6436 HARLEM RD  
Mail To: NEW ALBANY MONTESSORI  
: SCHOOL  
: 6436 HARLEM RD  
: NEW ALBANY OH 43054

010-249767 \* Owner: SUGAR RUN AT NEW ALBANY PARK LTD  
Address: 6490 HARLEM RD  
Mail To: LIFESTYLE COMM  
: M SCHOLL  
: 230 WEST ST STE 200  
: COLUMBUS OH 43215

010-252988 Owner: STEWART BRUCE A STEWART MARY A  
Address: 6662 DEAGLE DR  
Mail To: BRUCE STEWART  
: MARY STEWART  
: 6662 DEAGLE DR  
: WESTERVILLE OH 43081

CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : AUG 15, 2013

010-252989      Owner: YABE TAKAHIRO WYRZYKOWSKA KRYSZYNA  
Address: 6670 DEAGLE DR  
Mail To: BAC TAX SERVICES CORP  
          : TX-975-02-01  
          : 2375 N GLENVILLE DR  
          : RICHARDSON, TX 75082

010-252990      Owner: KLEIN THERESA L  
Address: 6678 DEAGLE DR  
Mail To: NORTHERN OHIO INVESTMENT  
          : DBA CONCORD MORTGAGE  
          : 5700 MONROE ST UNIT 300A  
          : SYLVANIA OH           43560

010-252991      Owner: WOODWARD DAVID H WOODWARD BONITA A  
Address: 6686 DEAGLE DR  
Mail To: DAVID H WOODWARD  
          : 6686 DEAGLE DR  
          : WESTERVILLE OH       43081

010-252992      Owner: ELTZROTH PHYLLIS L  
Address: 6694 DEAGLE DR  
Mail To: PHYLLIS L ELIZROTH  
          : 6694 DEAGLE DR  
          : WESTERVILLE OH       43081

010-252993      Owner: GRIFFIN FRANK S GRIFFIN JEANNE D  
Address: 6702 DEAGLE DR  
Mail To: FRANK S GRIFFIN  
          : 6702 DEAGLE DR  
          : WESTERVILLE OH       43081

010-252994      Owner: SCALES KAREN  
Address: 6710 DEAGLE DR  
Mail To: FIFTH THIRD BANK  
          : DFW4-2  
          : 1 FIRST AMERICAN WAY  
          : WESTLAKE, TX 76262

CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : AUG 15, 2013

010-252995      Owner: ECKENRODE BRAD W  
Address: 5644 SANIBEL CT  
Mail To: BRAD W ECKENRODE  
          : 5644 SANIBEL CT  
          : WESTERVILLE OH      43081

010-252996      Owner: CRAIG TYLERJOHN B  
Address: 5636 SANIBEL CT  
Mail To: HUNTINGTON MORTGAGE CORP  
          : PO BOX 182661  
          : COLUMBUS, OH 43218

010-273451 \*     Owner: SUGAR RUN AT NEW ALBANY PARK LTD  
Address: 6510 HARLEM RD  
Mail To: LIFESTYE COMM  
          : M SCHOLL  
          : 230 WEST ST STE 200  
          : COLUMBUS OH      43215

010-283214      Owner: GRACE FELLOWSHIP CHURCH OF WESTERVILLE  
Address: 5800 CENTRAL COLLEGE RD  
Mail To: GRACE FELLOWSHIP CHURCH  
          : OF WESTERVILLE  
          : 3475 PARIS BLVD  
          : WESTERVILLE OH      4

010-284903 \*     Owner: CORP OF THE PRESIDING ET AL  
Address: CENTRAL COLLEGE RD  
Mail To: LDS CHURCH TAX ADMIN  
          : 50 E NORTH TEMPLE RM 2225  
          : SALT LAKE CITY UT    84150

220-000392 \*     Owner: SHYE CARL W JR & DEBORAH S  
Address: 5844 CENTRAL COLLEGE RD  
Mail To: SELECT PORTFOLIO SRV INC  
          : PO BOX 70369  
          : PASADENA, CA 91117

220-000654 \*     Owner: WILLIAMSON FREDERICK L  
Address: 6785 HARLEM RD  
Mail To: FIRST FEDERAL BANK NEWARK  
          : ATTN:ESCROW PROCESSING  
          : 2 N 2ND ST/PO BOX 4460  
          : NEWARK, OH 43055

CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : AUG 15, 2013

- 220-000791 \* Owner: BRADFORD DAVID L & LINDA H WRIGHT  
Address: 6450 HARLEM RD  
Mail To: PHH MORTGAGE CORP  
: STE 100  
: 95 METHODIST HILL DR  
: ROCHESTER, NY 14623
- 220-001113 \* Owner: TREONZE SANDRO GIAMMARCO PASQUALE  
Address: 6790 HARLEM RD  
Mail To: SANDRO TREONZE  
: 2849 SWITZER AVE  
: COLUMBUS OH 43219
- 220-001789 \* Owner: PAYNE PHYLLIS E  
Address: 6508 HARLEM RD  
Mail To: PHYLLIS PAYNE  
: 6508 HARLEM RD  
: NEW ALBANY OH 43054



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## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman, Esq.  
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, Columbus, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Lifestyle Communities, Ltd. 230 West St., Ste. 200 Columbus, Ohio 43215 250 Anthony Lococo (614.918.2000)	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1 day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2014



This Project Disclosure Statement expires six months after date of notarization.

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: T

DATE: 8/15/13



Disclaimer

Scale = 350



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

LIMITATION TEXT  
AND  
PUD ZONING TEXT

**PROPOSED DISTRICT:** L-C-2, Limited Commercial District; PUD-8, Planned Unit Development District  
**PROPERTY ADDRESS:** 6490 Harlem Road, Columbus, Ohio 43054  
**OWNER:** Sugar Run at New Albany Park, Ltd.  
**APPLICANT:** Lifestyle Communities, Ltd.  
**DATE OF TEXT:** April 29, 2010  
**APPLICATION NUMBER:** Z05-079

*Dear Member / Not on Capital / 6490-0395*

**INTRODUCTION:** The site consists of 20.9+/- acres and is found southeast of and adjacent to the intersection of Central College Road and Harlem Road. The subject properties were annexed to the City of Columbus in 2004 and area currently zoned Rural. A portion of the property, comprised of 16.3+/- acres, is proposed for residential development with the balance (4.6 +/- acres) to be developed with commercial uses.

**L. SUBAREA 1: L-C-2**

**A. DESCRIPTION:** Subarea 1 is found in the western portion of the development. It shall consist of 4.6 +/- gross acres.

**B. PERMITTED USES:** Permitted uses in Subarea 1 shall be as follows unless otherwise indicated in this text:

1. Those uses found in Chapter 3353 (C-2, Commercial) of the Columbus City Code.
2. Police and/or fire stations, subject to the execution of a memorandum of understanding between the applicant and the City of Columbus; and

**C. DEVELOPMENT STANDARDS:** The applicable development standards for Subarea 1 area contained in Chapter 3353 (C-2, Commercial) unless otherwise indicated in this text.

**D. DENSITY, HEIGHT, LOT, AND SETBACK COMMITMENTS:**

1. The maximum density in this subarea shall not exceed 10,000 gross square feet of building per net acre.
2. The minimum setback from Central College Road and Harlem Road shall be 100 feet from the centerline for all buildings, parking, loading, and maneuvering areas.
3. The setback from interior streets shall be zero for all buildings and parking, loading and maneuvering areas. There shall be a zero setback for buildings and pavement from all interior property lines and from the shared boundary line between Subareas 1 and Subarea 2. Unless otherwise set forth herein, the minimum building and pavement setback from perimeter property lines shall be 25 feet.

4. Maximum lot coverage of buildings and parking lots shall not exceed 70% of the site.

**E. ACCESS, LOADING, PARKING, AND OTHER TRAFFIC RELATED COMMITMENTS:**

1. All streets in this subarea shall be private.
2. If the site is developed with a C-2 use other than a police/fire station or park then the developer shall perform a traffic study if requested by the City and the developer shall make the required improvement as outlined in the traffic study.

**F. BUFFERING, LANDSCAPING, OPEN SPACE, AND SCREENING COMMITMENTS:**

1. Any surface parking lot adjacent to a public street shall be screened from the right-of-way with a minimum 4-foot high continuous planting hedge, fence, wall, earth mound, or any combination thereof.
2. The developer shall install street trees at an average of 30 feet on center within the parking setback along all private streets. Street trees shall be installed and spaced 30 feet on center along Harlem Road and Central College Road.
3. Trees shall be required within site parking and service areas. The number of trees shall be 1 tree for every 10 parking spaces. These trees plantings shall be at least 2 1/2 inch caliper at installation.
4. At least 50% of required trees shall be integrated within parking or service areas.
5. All loading docks shall be screened from public rights-of-way to a minimum height of six (6) feet by either fencing, walls, buildings, or any combination thereof.
6. Unless otherwise specified, the minimum size of all trees at installation shall be 2 1/2 inch caliper for deciduous shade trees, 5 feet in height for evergreens, and 1 1/2 inch caliper for ornamental trees.
7. The developer shall have his landscape design reviewed by a registered landscape architect or landscape designer. Said landscape plan should be signed by the landscape architect or landscape designer.
8. All trees and landscaping shall be well-maintained. Dead items, shall be replaced within six months or the next planting season wherever occurs first.
9. When existing trees are preserved in this subarea, these trees shall be protected during all phases of construction, including the installation of snow fencing at the drip line.
10. The developer shall install within the parking setback the white 4 board horse fence along its public street frontages except at access points. (see fence exhibit)

**G. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS, AND OTHER ENVIRONMENTAL COMMITMENTS:**

1. All external lighting in the area shall be cut-off type (down lighting) or decorative fixtures and shall provide no light spillage to off site parcels. Buildings and landscaping at entry locations into this subarea may be up-lit or down-lit provided that lighting does not spill over into the public right-of-way and that any ground mounted lighting shall be shielded and landscaped.
2. All external outdoor lighting fixtures shall be from the same of similar manufacturer's type to ensure compatibility.
3. Parking lot lighting standards shall not exceed 20 feet in height or 18 feet in height if within 100 feet of a residentially zoned area at the time of installation. The type of light shall be color corrected High Pressure Sodium (HPS).

4. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view from ground level by the same materials utilized on the building roof or exterior. Color shall also match the building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view at ground level by landscaping materials, walls, or fencing.

5. Ground mounted lighting shall be shielded and landscaped.

#### **H. GRAPHICS AND SIGNAGE REQUIREMENTS:**

1. All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-2, Commercial District classification and any variance to those requirements shall be submitted to the Columbus City Graphics Commission.

#### **I. ARCHITECTURAL STANDARDS:**

1. The following architectural standards shall apply to all C-2 and fire/police station uses in this subarea.

a. Individual buildings shall be finished using the same materials on all sides of the structure.

All buildings and portions thereof shall incorporate elements and forms to reduce the scale. Such elements may include but shall not be limited to incorporating dormers or other elements to break rooflines, windows, panels, piers, porticos or other entry elements and architectural features to add fenestration. .

b. Flat roofs are permitted but must have a parapet.

c. Buildings materials: A minimum of 70% each exterior building façade shall be brick, brick veneer, stone, stone veneer, wood, hardi-plank or similar cementitious products. Metal and E.I.F.S. shall be allowed as accent features only. d. Accessory buildings, whether attached or detached, shall be of similar design, materials, and construction as the primary structure. Individual facades shall have fenestrations. Fenestration elements may include but shall not be limited to incorporating dormers or other elements to break rooflines, windows, panels, piers, porticos or other entry elements and architectural features to fenestration.

e. The use of reflective and mirrored glass shall be prohibited.

f. For any office use the maximum building height shall be 2 ½ stories and the minimum building height shall be 1 ½ story in appearance

#### **MISCELLANEOUS PROVISION**

1. At the time of development the developer shall install a 5 foot wide sidewalk along the site's frontages on Central College Road and Harlem Road.

2. The developer shall comply with the City's Parkland Dedication Ordinance.

**II. SUBAREA 2: PUD-8**

**A. DESCRIPTION:** Subarea 2 is found in the southern portion of the development. It shall consist of 16.3+/- gross acres.

**B. PERMITTED USES:** Permitted uses in Subarea 2 are as follows:

1. Those uses listed in Section 3333.02 (AR-12, Apartment District) of the Columbus City Code and single family dwelling units.
2. Mail structures; compactor building and clubhouse/pool.

**C. DEVELOPMENT STANDARDS:** The applicable development standards for Subarea 2 are contained in Chapter 3333 (AR, Apartment District) for multi-family unless otherwise indicated in this text.

**D. DENSITY, HEIGHT, LOT, AND SETBACK COMMITMENTS:**

1. Multi-family
  - a. The maximum density for multi-family development shall be 102 units.
  - b. The setback line from Harlem Road shall be 100 feet from centerline for buildings and pavement.
  - c. Unless otherwise set forth herein, the minimum building and pavement setback from perimeter property lines shall be 25 feet.
  - d. Building setback lines along all private internal streets shall be considered "build-to" lines as opposed to minimum setbacks, so that to the extent buildings are developed, such buildings shall be constructed so as to substantially "front" on such lines.
  - e. A building shall be considered to front a street if the front door of a majority of its units faces the internal street.
  - f. Lot coverage for buildings and paved areas combined shall not exceed 70% of the subarea acreage.
  - g. Buildings shall not be less than one and half stories and not more than two stories in appearance. The maximum building height shall not exceed 35 feet, measured to the eave.
  - h. The building footprints are schematic and may change depending on the final mix of building types. Garages may be added or replaced with surface parking depending on the final mix of the building types. The orientation of the buildings and the internal street systems shall remain consistent with the PUD plan.
2. Single Family
  - a. Minimum lot width 45 feet; minimum lot depth 100 feet.
  - b. Principal building minimum sideyard 3 feet; minimum total sideyard 8 feet; outbuilding/attached garage minimum sideyard 0.

- c. Principal building minimum rear yard 24 feet; outbuilding/attached garage minimum rear yard 6 feet.
- d. Minimum front yard setback 25 feet; stoops and porches may encroach 8 feet into the front yard setback.
- e. Developer will not permit the placement of single family houses with the same design next to or directly across the street from each other.
- f. Garage door opening(s) facing the street shall not exceed 45% of the width of the house façade (including the garage). Maximum width of a garage door which faces the street shall be ten feet.
- g. Double wide driveways (minimum 16 feet in width) are permitted provided that the garage is setback 2 feet from the front façade of the main building.

**E. ACCESS, LOADING, PARKING, AND OTHER TRAFFIC-RELATED COMMITMENTS:**

- 1. All streets within this subarea may be private or public and shall provide for two-way traffic. Parking shall be permitted on both sides of all streets. Private alleys may be provided to the rear of buildings and shall allow for two-way traffic. Parking shall be prohibited in the alleys. Minimum pavement width for the street shall be 24 feet (access type roadway).
- 2. Parking at a minimum rate of 2 spaces per unit shall be provided. The required number of spaces shall be met through the use of a garage serving the unit, counting the parking space behind the garage in the driveway and/or on-street parking spaces near the unit.

**F. BUFFERING, LANDSCAPING, OPEN SPACE, AND SCREENING COMMITMENTS:**

- 1. Street trees shall be required along the Harlem Road frontage and along all private streets in this subarea and shall be spaced at an average of 30 feet on center. Street trees shall be those specified in the Columbus Street Tree Program guidelines from the City of Columbus Forester. The minimum size at installation of all street trees shall be 2 1/2 inches in caliper. A row of street trees shall also be installed within the grass median at the entryway and within the boulevard at the southern end of the site; 30 feet on center.
- 2. Unless otherwise specified, the minimum size of all trees shall be 2 1/2 inch caliper for deciduous, 5 feet high for evergreens, and 1 1/2 inch caliper for ornamental trees.
- 3. All trees and landscaping shall be well-maintained. Dead items shall be replaced within six months or the next planting season whichever occurs first.
- 4. The developer shall have his landscape design reviewed by a registered Landscape Architect or landscape designer. Said landscape plan shall be signed by the landscape architect or landscape designer.
- 5. Along the south and west property lines the developer shall install a mixture of evergreen and deciduous trees (1 tree for every 40 linear feet along those property lines) in the areas where there is no existing vegetation. Head light screening shall be installed as shown on the submitted PUD drawing on the west side of the driveway adjacent to Parcel #220-001789.
- 6. The developer shall install the white 4 board horse fence along its Harlem Road frontage and shall install the white 3 board horse fence along the south side of the main entrance driveway from the Harlem Road fence eastward to the curbcut to the first intersecting driveway. (see fence exhibit)

7. The tree preservation area is shown on the submitted PUD drawing. This area shall be maintained in its natural state except for the removal of dead or diseased trees and the installation and maintenance of utilities. At the start of construction, the trees within the preservation areas shall be protected by the installation of a snow fence around all of area A and on the north and west side of area B.

**G. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS, AND OTHER ENVIRONMENTAL COMMITMENTS:**

1. All external parking and street lighting shall utilize decorative type fixtures at a maximum of 20 feet in height. These lights shall have cut-off downcast fixtures, or bulbs. However, landscaping at entry locations may have up-lit or down-lit accent lighting, provided that the lighting does not spill off-site and that any ground mounted lighting shall be shielded and landscaped.
2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to ensure compatibility.
3. All parking lot lighting shall utilize high-pressure sodium, color corrected light fixtures.
4. Ground mounted lighting shall be shielded and landscaped.
5. All waste and refuse shall be kept in containers and fully screened from view by a solid wall or fence .

**H. GRAPHICS AND SIGNAGE COMMITMENTS:** All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the AR-12, Apartment District for multi-family use or to the R-2, Residential District for single family use. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

**I. ARCHITECTURAL STANDARDS FOR MULTI-FAMILY:**

1. A minimum of 50% of each exterior building façade (unless a larger percentage is indicated) shall be brick, brick veneer, stone, stone veneer, stucco stone, hardi-plank or other cementitious product, wood, and/or glass. Vinyl and other manufactured materials are permitted toward the remaining 50% of the exterior façade as long as they have a minimum thickness gauge of .044 inches. Metal and E.I.F.S. shall be permitted as accent features only (no more than 10% of each exterior building façade). The west elevation of the buildings which are adjacent to Harlem Road shall be finished in brick or brick veneer. (The west elevation of the building at the southwest corner of the site shall also comply with this building treatment of brick or brick veneer.
2. All buildings shall provide fenestration (windows, shutters or trim detailing) on all four elevations.
3. Sloped or pitched roofs shall be required.
4. An architect shall sign the building plans stating that the building's design is based on traditional American styles found in the Field Guide to American Architecture, excluding 20<sup>th</sup> Century.

**J. MISCELLANEAOUS PROVISION:**

1. The developer shall comply with the City's Parkland Dedication Ordinance.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or

their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he 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 Codes.

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

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