PLANNED UNIT DEVELOPMENT TEXT

PROPERTY ADDRESS:	**6490 Harlem Road, Columbus, Ohio 43054**
PROPERTY SIZE:	**+/-16.4 Acres**
CURRENT DISTRICT:	**R, rural**
PROPOSED DISTRICT:	**PUD-8, Planned Unit Development**
OWNER:	**Sugar Run at New Albany Park, Ltd.** **230 West St., Ste. 200** **Columbus, Ohio 43215**
APPLICANT:	**Lifestyle Communities, Ltd., c/o** **Michael T. Shannon, Esq.** **CRABBE, BROWN & JAMES, LLP** **500 S. Front St.** **Columbus, OH 43215** **mshannon@cbjlawyers.com**
DATE OF TEXT:	**~~February 28, 2014~~ February 19, 2015**
APPLICATION:	**Z05-079**

INTRODUCTION: The site consists of +/-16.4 acres and is found southeast of and adjacent to the intersection of Central College Road and Harlem Road. The site was annexed to the City of Columbus in 2004 and is currently zoned Rural. The site is proposed for residential development.

I. PUD-8

A. DESCRIPTION: The site shall consist of +/-16.4 gross acres.

B. PERMITTED USES: The permitted uses are as follows:

1. Those uses listed in Section 3333.02 (AR-12, Apartment District) of the Columbus City Code.

2. Mail structures; compactor buildings, and clubhouse/pool.

C. DEVELOPMENT STANDARDS: The site shall be developed in accordance with the PUD plan. Unless otherwise indicated by the PUD Plan or this PUD Development Text, the development standards contained in Chapter 3333 (AR, Apartment District) shall apply.

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

1. The maximum density for multi-family development shall be 102 units.

2. The setback line from Harlem Road shall be 100 feet from centerline for buildings and pavement.

3. Unless otherwise set forth herein, the minimum building and pavement setback from perimeter property lines shall be 25 feet.

4. 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.

5. A building shall be considered to front a street if the front door of a majority of its units face the internal street.

6. Lot coverage for buildings and paved areas combined shall not exceed 70 of the subarea acreage.

7. Buildings shall not be less than one and half stories and not more than ~~two~~ three stories in appearance as depicted in the attached conceptual rendering

8. 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 building types. The orientation of the buildings and the internal street systems shall remain consistent with the PUD plan.

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

1. All streets shall be private and 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.

2. Parking shall be prohibited in the alleys. Minimum pavement width for the street shall be ~~24~~ 22 feet (access type roadway). 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 SCEENING 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 Forrester. 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. 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.

3. The developer shall install the white 4 board horse style fence along its Harlem Road frontage and along the south side of the main entrance driveway from the Harlem Road fence eastward to the curb cut to the first intersecting driveway.

4. 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 along the north and west side of the site.

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

1. All external parking and street lighting shall utilize decorative type fixtures at a maximum of 14 feet in height. These lights shall have cut-off downcast fixtures, or bulbs. However, landscaping at entry location may have up-lit or down-lit accent lighting provided the lighting does not spill off-site and that any ground mounted lighting shall be shielded and landscaped.

2. All external 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.

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 the 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 his building treatment of brick or brick veneer.

2. All buildings shall provide fenestration (windows, shutters, or trim detailing) on all for elevations.

J. MISCELLANEOUS PROVISION:

1. The developer shall comply with the City's Pay as We Grow plan.

2. 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, do 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: _____