

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

OFFICE USE ONLY

Application #: 218-058 Date Received: 9/11/2018
Application Accepted By: SP Fee: \$15,000
Assigned Planner: Shamon Pine; spine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 1980 Alton Darby Creek Rd Zip: 43228

Is this application being annexed into the City of Columbus? ☒ YES ☐ NO (select 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: 200-000117

☒ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): _____ Requested Zoning District(s): PUD-4

Area Commission Area Commission or Civic Association: Far West

Proposed Use or reason for rezoning request: SF homes

(continue on separate page if necessary)

Proposed Height District: 35' detached ~ 50' MF as Acreage: 369.2

[Columbus City Code Section 3309.14]

varied from 3345.08(a)

APPLICANT:

Name: Pulte HOMes of Ohio LLC Phone #: (614)376-1018 Ext.: _____

Address: 4900 Tuttle Crossing Blvd City/State: Dublin OH Zip: 43016

Email: Matthew.callahan@pulte.com Fax #: _____

PROPERTY OWNER(S): ☒ Check here if listing additional property owners on a separate page

Name: Alice Realty Inc. Phone #: _____ Ext.: _____

Address: 4472 Masters Drive City/State: Columbus Zip: 43220

Email: _____ Fax #: _____

ATTORNEY / AGENT (Check one if applicable):

☒ Attorney ☐ Agent

Name: Thomas L. Hart Phone #: 614-340-7415 Ext.: _____

Address: Two Miranova Pl Ste 700 City/State: Columbus OH Zip: 43215

Email: thart@isaacwiles.com Fax #: 614-365-9516

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: [Signature] Div. VPLand App. - PULTE
PROPERTY OWNER SIGNATURE: ALICE REALTY, INC. by [Signature]
ATTORNEY / AGENT SIGNATURE: [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.

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Please make all checks payable to the Columbus City Treasurer

Rev 2/18.slp

see attached for other property owners

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(continue on separate page if necessary)

Proposed Height District: 35' detached, 50% MF as Acreage: 369.2
[Autonomous City Code Section 3309.14] varied from 3345.08(a)

APPLICANT:

Name: Harmony Development Group, LLC Phone #: 1-888-445-3041 Ext.: _____

Address: 3650 Olentangy River Rd. Suite 401 City/State: Columbus, Oh Zip: 43214

Email: kbillisits@harmonydg.com Fax #: _____

PROPERTY OWNER(S): ☒ Check here if listing additional property owners on a separate page

Name: Alice Realty Inc. Phone #: _____ Ext.: _____

Address: 4472 Masters Drive City/State: Columbus Zip: 43220

Email: _____ Fax #: _____

ATTORNEY / AGENT (Check one if applicable):

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ATTORNEY / AGENT SIGNATURE: _____

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Proposed Use or reason for rezoning request: _____

(continue on separate page if necessary)

Proposed Height District: _____ Acreage: _____

[Columbus City Code Section 3309.14]

APPLICANT:

Name: Pulte Homes of Ohio LLC Phone #: (614) 376-1018 Ext.: _____

Address: 4900 Tuttle Crossing Blvd City/State: Dublin OH Zip: 43016

Email: Matthew.callahan@pulte.com Fax #: _____

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☒ Attorney

☐ Agent

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Address: Two Miranova Pl Ste 700 City/State: Columbus OH Zip: 43215

Email: thart@isaacwiles.com Fax #: 614-365-9516

SIGNATURES (All signatures must be provided and signed in blue ink):

APPLICANT SIGNATURE: _____

PROPERTY OWNER SIGNATURE: ☒ Lawrence P. Gonzalez, Trustee

ATTORNEY / AGENT SIGNATURE: _____

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(continue on separate page if necessary)

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[Columbus City Code Section 3309.14]

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☒ Attorney

☐ Agent

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Address: Two Miranova Pl Ste 700 City/State: Columbus OH Zip: 43215
Email: thart@isaacwiles.com Fax #: 614-365-9516

SIGNATURES (All signatures must be provided and signed in blue ink):

APPLICANT SIGNATURE: see attached

PROPERTY OWNER SIGNATURE: ALICE REALTY, INC. by James F. Sugar

ATTORNEY / AGENT SIGNATURE: see attached

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OFFICE USE ONLY

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Application Accepted By: _____ Fee: _____

Assigned Planner: _____

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Area Commission Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request: _____

(continue on separate page if necessary)

Proposed Height District: _____ Acreage: _____

[Columbus City Code Section 3309.14]

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Address: 4900 Tuttle Crossing Blvd City/State: Dublin OH Zip: 43016

Email: Matthew.callahan@pulte.com Fax #: _____

PROPERTY OWNER(S): ☒ Check here if listing additional property owners on a separate page

Name: Alice Realty Inc. Phone #: _____ Ext.: _____

Address: 4472 Masters Drive City/State: Columbus Zip: 43220

Email: _____ Fax #: _____

ATTORNEY / AGENT (Check one if applicable):

☒ Attorney ☐ Agent

Name: Thomas L. Hart Phone #: 614-340-7415 Ext.: _____

Address: Two Miranova Pl Ste 700 City/State: Columbus OH Zip: 43215

Email: thart@isaacwiles.com Fax #: 614-365-9516

SIGNATURES (All signatures must be provided and signed in blue ink):

APPLICANT SIGNATURE: _____

PROPERTY OWNER SIGNATURE: Marcia Hoelmeier

ATTORNEY / AGENT SIGNATURE: _____

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(continue on separate page if necessary)

Proposed Height District: _____ Acreage: _____

[Columbus City Code Section 3309.14]

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Email: thart@isaacwiles.com Fax #: 614-365-9516

SIGNATURES (All signatures must be provided and signed in blue ink):

APPLICANT SIGNATURE: _____

PROPERTY OWNER SIGNATURE: ☒ Gary P. Spurney

ATTORNEY / AGENT SIGNATURE: _____

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Assigned Planner: _____

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Parcel Number for Certified Address: 200-000117

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Current Zoning District(s): _____ Requested Zoning District(s): _____

Area Commission Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request: _____

(continue on separate page if necessary)

Proposed Height District: _____ Acreage: _____

[Columbus City Code Section 3309.14]

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Email: Matthew.callahan@pulte.com Fax #: _____

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Email: _____ Fax #: _____

ATTORNEY / AGENT (Check one if applicable):

☒ Attorney ☐ Agent

Name: Thomas L. Hart Phone #: 614-340-7415 Ext.: _____

Address: Two Miranova Pl Ste 700 City/State: Columbus OH Zip: 43215

Email: thart@isaacwiles.com Fax #: 614-365-9516

SIGNATURES (All signatures must be provided and signed in blue ink):

APPLICANT SIGNATURE: _____

PROPERTY OWNER SIGNATURE: ☒ [Signature]

ATTORNEY / AGENT SIGNATURE: _____

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ATTACHMENT TO REZONING APPLICATION

1980 Alton Darby Creek Road, Columbus, OH 43228

Additional Parcel Numbers:

200-002733; 200-000047; 120-000205; 200-003459; 200-002734; 200-000127

Additional Applicant:

Harmony Development Group LLC
3650 Olentangy River Road
Columbus, OH 43214
kbillisits@harmonydg.com
(614) 774-0320

Additional Property Owners:

Lawrence Finneran, Trustee – 200-002733, 200-002734, 200-000127
313 Uhdali Place
Loudon, TN 37774
(866) 657-9119
lawrencefinneran@gmail.com

Greg Galloway, Suc. Trustee – 200-000047
5907 Birch Bark Circle
Grove City, OH 43123
(614) 745-6069
ggallowa@columbus.rr.com

Marcia Hollmeyer -120-000205, 200-003459, 200-002734, 200-000127
9600 Todd Drive
Montgomery, OH 45242
(513) 607-2200
mhollmeyer@aol.com

Gary P. Spanner – 120-000205, 200-003459, 200-002734, 200-000127
1073 Hillsboro Mile, Apt. 1N
Hillsboro, FL 33062
(954) 788-9730
gpspanner@aol.com

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AFFIDAVIT

(See instruction sheet)

APPLICATION #: 218-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Thomas L. Hart

of (1) MAILING ADDRESS Two Miranova Pl, Ste. 700, 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 1980 Alton Darby Creek Rd

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) 9/11/18

(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) See attached

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

Pulte Homes of Ohio LLC/ Harmony Developmt
614-376-1018 Group LLC
614-774-0320

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

(5) Sharon Rastatter
Far West Task Force
(614) 946-4464 (c)
sharon@rastatter.com

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

Sworn to before me and signed in my presence this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

(8)

(8)



LIZBETH A. RUSSELL-PICKARD
Notary Public, State of Ohio
My Comm. Expires 05-20-22

This Affidavit expires six (6) months after date of notarization.

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DAVIDSON PHILLIPS INC
3675 PARAGON DR
COLUMBUS OH 43228

JOSEPH & ELIZABETH MUELLER
CURRENT OCCUPANT
1830 WALKER RD
HILLIARD OH 43026

JANICE VAN ECHO/LOIS PARKER
CURRENT OCCUPANT
6191 HERITAGE LAKES DR
HILLIARD OH 43026

VASILTY & NINA SHISHLO
CURRENT OCCUPANT
1980 ALTON DARBY CREEK DR
HILLIARD OH 43026

KJLJ ALTON DARBY CREEK LLC
4774 CLUBPARK DR
HILLIARD OH 43026

ANDERSON FARMS LTD LLC
2338 ALTON DARBY CREEK RD
HILLIARD OH 43026

CITY OF COLUMBUS OH
90 W BROAD ST #425
COLUMBUS OH 43215

OHIO AMERICAN WATER CO
365 E CENTER ST
MARION OH 43302

KARL & DEBRA YODER
CURRENT OCCUPANT
1795 HICKORY HILL DR
COLUMBUS OH 43228

DOUGLAS & JULIE MATHENY
CURRENT OCCUPANT
1791 HICKORY HILL DR
COLUMBUS OH 43228

RICKEY WILLISON
CURRENT OCCUPANT
1787 HICKORY HILL DR
COLUMBUS OH 43228

KEVIN & TINA VORHEES
CURRENT OCCUPANT
1783 HICKORY HILL DR
COLUMBUS OH 43228

JOHN CHEATHAM/JULIE KEARNS
CURRENT OCCUPANT
1779 HICKORY HILL
COLUMBUS OH 43228

COLUMBIA HEIGHTS UNITED
METHODIT CHURCH
1775 HICKORY HILL
COLUMBUS OH 43228

AARON JOHNSTON
CURRENT OCCUPANT
1771 HICKORY HILL DR
COLUMBUS OH 43228

AUBREY BERRIDGE
CURRENT OCCUPANT
1767 HICKORY HILL DR
COLUMBUS OH 43228

SANDRA GIUSTI
CURRENT OCCUPANT
1763 HICKORY HILL DR
COLUMBUS OH 43228

PATTY HOKE
CURRENT OCCUPANT
1755 HICKORY HILL DR
COLUMBUS OH 43228

MICHELLE KLINGSHIRN
CURRENT OCCUPANT
1751 HICKORY HILL DR
COLUMBUS OH 43228

ROBERT & SUSAN MCCLINCY
CURRENT OCCUPANT
1747 HICKORY HILL DR
COLUMBUS OH 43228

AUSTIN & FRANCES NESBIT
CURRENT OCCUPANT
1759 HICKORY HILL DR
COLUMBUS OH 43228

KATHRYN & GAYMON DAVIS
CURRENT OCCUPANT
6220 RENNER ROAD
COLUMBUS OH 43228

RICHARD & DEBORAH BARIE
CURRENT OCCUPANT
6200 RENNER ROAD
COLUMBUS OH 43228

TONY KLOSS
CURRENT OCCUPANT
6248 RENNER ROAD
COLUMBUS OH 43228

RUSSELL & PAULA WINGET
CURRENT OCCUPANT
6221 RENNER ROAD
COLUMBUS OH 43228

HOWARD & SALLY NICHOLSON
CURRENT OCCUPANT
6205 RENNER ROAD
COLUMBUS OH 43228

FREDERICK & WENDY RIDGLEY
CURRENT OCCUPANT
1533 WILLOWCREEK DR
COLUMBUS OH 43228

BRIAN RICHTER
CURRENT OCCUPANT
1525 WILLOWCREEK DR
COLUMBUS OH 43228

CLAY & JENNIFER CALLAND
CURRENT OCCUPANT
1515 WILLOWCREEK DR
COLUMBUS OH 43228

MICHAEL MCKINLEY
CURRENT OCCUPANT
1503 WILLOWCREEK DR
COLUMBUS OH 43228

JEFFERY JACOBS
CURRENT OCCUPANT
1491 WILLOWCREEK DR
COLUMBUS OH 43228

WILLIAM & LOIS KILLIAN
CURRENT OCCUPANT
1477 WILLOWCREEK DR
COLUMBUS OH 43228

RONALD & SANDRA FLANAGAN
CURRENT OCCUPANT
1465 WILLOWCREEK DR
COLUMBUS OH 43228

EUGENE BATTISTI JR
CURRENT OCCUPANT
500 S FRONT ST STE 260
COLUMBUS OH 43215

FRANKLIN CO COMM SAN ENG
373 S HIGH ST FL 26
COLUMBUS OH 43215 4591

AARON & CECELIA DEYARMON
CURRENT OCCUPANT
6285 RENNER ROAD
COLUMBUS OH 43228

RYAN M SIMON/J. SHEPHERD
CURRENT OCCUPANT
6289 RENNER RD
COLUMBUS OH 43228

NORRIS & BETTY JEFFERS
CURRENT OCCUPANT
6301 RENNER RD
COLUMBUS OH 43228

SAMANTHA FITZSIMMONS
CURRENT OCCUPANT
6323 RENNER RD
COLUMBUS OH 43228

RENNER RD REALTY LLC
7511 FEDER RD
GALLOWAY OH 43119

RAYMOND & MARY RUGGIERO
CURRENT OCCUPANT
6363 RENNER RD
COLUMBUS OH 43228

THOMAS & CATHERINE DANIELS
CURRENT OCCUPANT
6399 RENNER RD
COLUMBUS OH 43228

ROBERT & VIRGINIA GREGG
CURRENT OCCUPANT
6345 RENNER ROAD
COLUMBUS OH 43228

FRANK & DEANNA SHIRLEY
CURRENT OCCUPANT
6455 RENNER RD
COLUMBUS OH 43228

ROBERT SUPEK
CURRENT OCCUPANT
6465 RENNER RD
COLUMBUS OH 43228

RICHARD GEYER
CURRENT OCCUPANT
6481 RENNER RD
COLUMBUS OH 43228

RALPH & PATRICIA HASTINGS
CURRENT OCCUPANT
6489 RENNER RD
COLUMBUS OH 43228

MICHAEL & BEV. LOUGHRIDGE
CURRENT OCCUPANT
6497 RENNER RD
COLUMBUS OH 43228

JAMES & CHERI JOHNSON
CURRENT OCCUPANT
6505 RENNER RD
COLUMBUS OH 43228

DANNY & HOPE BUNTING
CURRENT OCCUPANT
1620 ALTON DARBY CREEK RD
COLUMBUS OH 43228

DONALD JOHNSON
CURRENT OCCUPANT
1600 ALTON DARBY CREEK RD
COLUMBUS OH 43228

WILLIAM & M. CATLETT
CURRENT OCCUPANT
1580 ALTON DARBY CREEK RD
COLUMBUS OH 43228

JEFFREY LARSON
CURRENT OCCUPANT
1570 ALTON DARBY CREEK RD
COLUMBUS OH 43228

TRAVIS SMITH
CURRENT OCCUPANT
1560 ALTON DARBY CREEK RD
COLUMBUS OH 43228

KAZUYO ANDERSON
CURRENT OCCUPANT
1550 ALTON DARBY CREEK RD
COLUMBUS OH 43228

LAWRENCE FINNERAN
313 UHDAI PL
LOUDON TN 37774

MARCIA HOLLMMEYER
9600 TODD DR
CINCINNATI OH 45242

SHANNON MICKES
CURRENT OCCUPANT
1676 COLE RD
COLUMBUS OH 43228

AARON HALIENA/ALICIA JUDD
CURRENT OCCUPANT
1477 ALTON DARBY CREEK RD
COLUMBUS OH 43228

MICHAEL & LISA DAYS
CURRENT OCCUPANT
1451 ALTON DARBY CREEK RD
COLUMBUS OH 43228

GARY & SALLY HEIL
CURRENT OCCUPANT
1443 ALTON DARBY CREEK RD
COLUMBUS OH 43228

JASON & KATHERINE KISSEL
CURRENT OCCUPANT
1433 ALTON DARBY CREEK RD
COLUMBUS OH 43228

PATRICIA HALEY
CURRENT OCCUPANT
1423 ALTON DARBY CREEK RD
COLUMBUS OH 43228

DARLENE HAPP
CURRENT OCCUPANT
1409 ALTON DARBY CREEK RD
COLUMBUS OH 43228

JOSE GONZALEZ/M. BADILLO
CURRENT OCCUPANT
1395 ALTON DARBY CREEK RD
COLUMBUS OH 43228

COBA/SELECT SIRES INC
1224 ALTON DARBY CREEK RD
COLUMBUS OH 43228

SEG COMMERCIAL LLC
27405 PUERTA REAL #200
MISSION VIEJO CA 92691

JANE B RAUSCH/S. BORDNER
CURRENT OCCUPANT
1605 ALTON DARBY CREEK RD
COLUMBUS OH 43228

KELLY CALLAND
CURRENT OCCUPANT
1583 ALTON DARBY CREEK RD
COLUMBUS OH 43228

ALEX & MARY ANDERSON
CURRENT OCCUPANT
1567 ALTON DARBY CREEK RD
COLUMBUS OH 43228

CRAIG TUTHILL
CURRENT OCCUPANT
1555 ALTON DARBY CREEK RD
COLUMBUS OH 43228

JESSIE BAILEY CROOK TR
CURRENT OCCUPANT
1525 COLE RD
COLUMBUS OH 43228

JAMES KUHLEWEIN
CURRENT OCCUPANT
1859 WALKER RD
HILLIARD OH 43026

ROBERT & ANNE GORDON
CURRENT OCCUPANT
1511 COLE RD
COLUMBUS OH 43228

CARL & LINDA HAYES
CURRENT OCCUPANT
1520 COLE RD
COLUMBUS OH 43228

LISA & SCOTT LEFEVRE
CURRENT OCCUPANT
1540 COLE RD
COLUMBUS OH 43228

PATRICIA & ROGER KEAN TR
CURRENT OCCUPANT
1560 COLE RD
COLUMBUS OH 43228

SCOTT & KATHY SCHROEDER
CURRENT OCCUPANT
1580 COLE RD
COLUMBUS OH 43228

KIMBERLY & MICHAEL PURCELL
CURRENT OCCUPANT
1600 COLE RD
COLUMBUS OH 43228

STEVEN & ROSEMARY MILLER
CURRENT OCCUPANT
1612 COLE RD
COLUMBUS OH 43228

MICHAEL & SUSAN MURRAY
CURRENT OCCUPANT
1634 COLE RD
COLUMBUS OH 43228

ROGER & PENNY KINCAID
CURRENT OCCUPANT
1658 COLE RD
COLUMBUS OH 43228

LARRY & CHRISTINE GOEBEL
CURRENT OCCUPANT
1666 COLE RD
COLUMBUS OH 43228

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thomas L. Hart

of (COMPLETE ADDRESS) Two Miranova Pl., Ste. 700, 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. Pulte Homes of Ohio LLC 4900 Tuttle Crossing Blvd. Dublin, OH 43016 Matthew Callahan (614) 376-1018	2. Harmony Development Group LLC 3650 Olentangy River Road Columbus, OH 43214 Karl Billisits (614) 774-0320
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature: Thomas L. Hart]

Subscribed to me in my presence and before me this 11 day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Elizabeth A. Russell-Pickard]

My Commission Expires:

This Project Disclosure Statement expires six months after notarization.
LIZABETH A. RUSSELL-PICKARD
Notary Public, State of Ohio
My Comm. Expires 05-20-22

Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 200000117, 200002733, 200000047, 120000205, 200003459, 200002734 & 200000127

Zoning Number: 1980

Street Name: ALTON DARBY CREEK RD

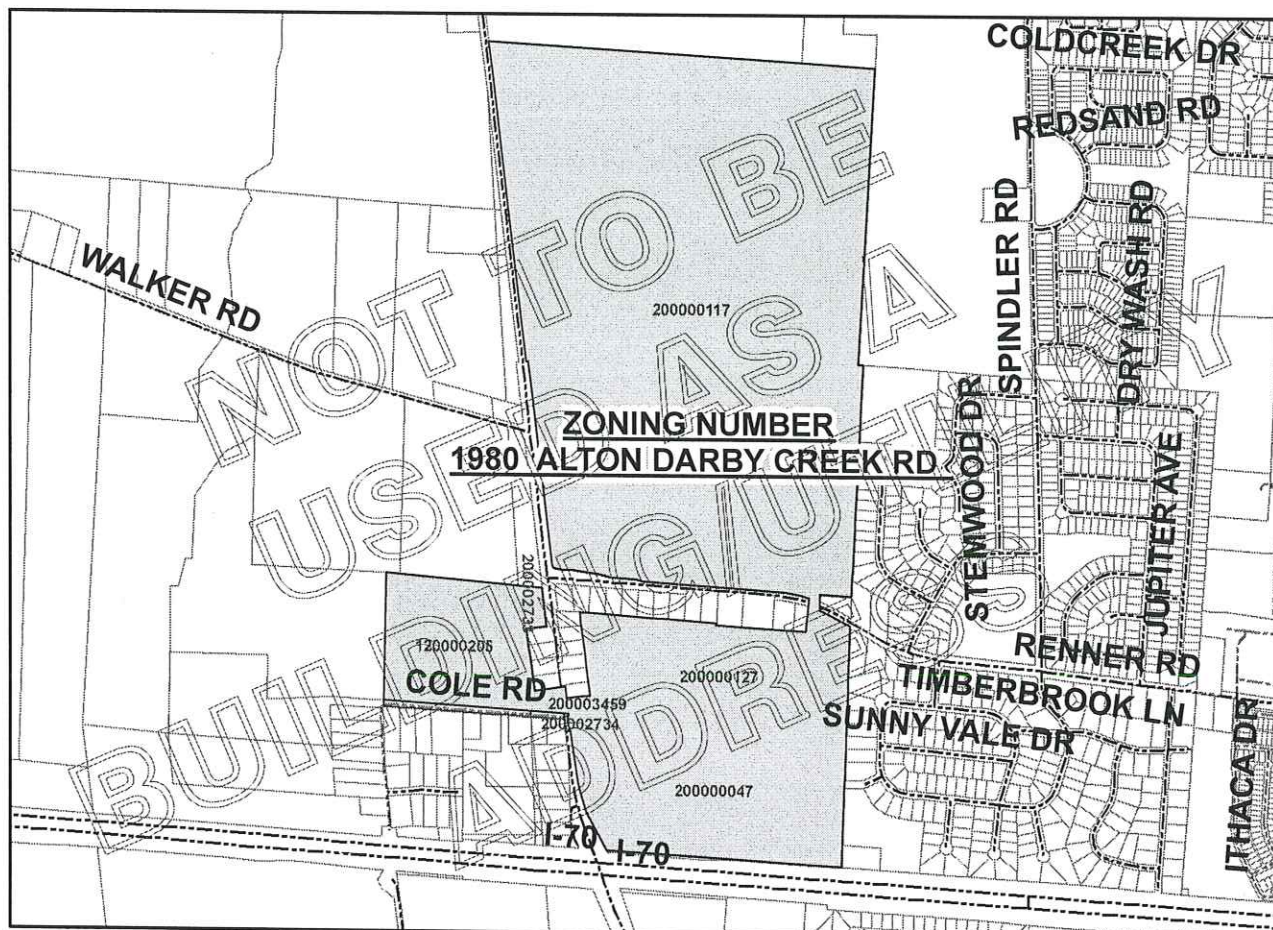
Lot Number: N/A

Subdivision: N/A

Requested By: ISSAC WILES (THOMAS HART (ATTORNEY))

Issued By: *Adugna Amariam*

Date: 9/10/2018



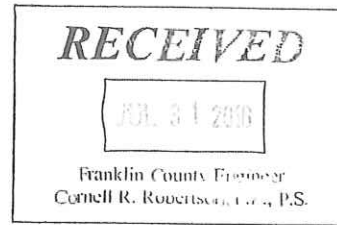
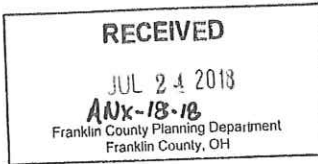
FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 1,500 feet

GIS FILE NUMBER: 134535

218-058

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By EAR/EN Date 07/13/2018



LEGAL DESCRIPTION

Description of 369.2 ACRES +/- TO BE ANNEXED FROM NORWICH AND BROWN TOWNSHIPS TO CITY OF COLUMBUS

Situated in the State of Ohio, County of Franklin, Townships of Norwich and Brown being in Virginia, Military Survey Numbers 6635 and 6636, and being all of those tracts of land as conveyed to Greg Galloway, Surviving Trustee PID 200-000047 of record in Instrument Number 201605110059341, a tract of land conveyed to Marcia S. Hollmeyer TR ET AL PID 200-000127-00 of record in Official Record 22329H01, a tract of land conveyed to Marcia S. Hollmeyer and Gary P. & Leona M. Spanner PID 120-000205-00 of record in Instrument Number 201708310121217 and Instrument Number 201708310121218, a tract of land conveyed to Lawrence P. Finneran TR, as lot 15 of Green Meadow Extension No. 1 in Plat Book 42 Page 38 as conveyed in Instrument Number 201710180145262 and Official Record 22329H01, a tract of land conveyed to Alice Realty, INC. PID 200-000117-00 in Instrument Number 201207060096906 and a tract of land as conveyed to Marcia S. Hollmeyer ET AL PID 200-002734-00 of record in O.R. 22227F05 and as follows:

BEGINNING, at the intersection of the easterly right of way line of Alton & Darby Creek Road northerly right of way line of Cole Road extended;

Thence, westerly a distance of 1456 feet more or less, with the northerly right of way line of Cole Road, to a point in the easterly line of a 51.71 acre tract as conveyed to Jessie Bailey Crook TR in Instrument Number 201610070136533;

Thence, Northerly a distance of 982 feet more or less with the easterly line of said 51.71 acre tract, to the northwest corner of said Hollmeyer tract and to a point on the southerly line of a 40.596 acre tract of land conveyed to James R. Kuhlwein in Instrument Number 200704270073168;

Thence, Easterly a distance of 1231 feet more or less, partially with said southerly line and partially with the southerly line of a 32.258 acre tract of land conveyed to Davidson Phillips, Inc. in Instrument Number 200710020173014 to a point in the westerly right of way line of Alton Darby Road as conveyed to the Franklin County Commissioners or record in Instrument Number 200906100083910;

Thence, Southerly a distance of 303 feet more or less, with said westerly right of way to the northerly line of that tract of land conveyed to Jane E. Rausch and Scott E. Bordner in Official Record 35061A05;

Thence, Westerly a distance of 158 feet more or less, with said northerly line to a corner thereof;

Thence, Southerly a distance of 482 feet more or less, with the westerly line of said Rausch and Bordner tract, and the westerly line of tract of land conveyed to Kelly Calland in Instrument Number 200412080279200, a tract of land conveyed to Alex C. Anderson and Mary W. Anderson in Official Record 04303C11 and a tract of land conveyed to Craig K. Tuthill in Instrument Number 201705110063661 to a corner thereof;

Thence, Easterly a distance of 243 feet more or less, with the southerly line of said Craig K. Tuthill tract extended, to a point on the easterly right of way line of Alton Darby Creek;

Thence, Southerly with said right of way a distance of 90 feet more or less, to a point in the southerly line of lot 14 and the northerly line of lot 15 of a plat entitled Green Meadows Extension NO. 1 of record in Plat Book 42 Page 38;

Thence, Easterly a distance of 186 feet more or less, along said southerly line to the southeasterly corner thereof;

Thence, Northerly, a distance of 652 feet more or less, partially with said easterly line of said Green Meadows Extension NO. 1, with the easterly line of a 0.564 acre tract conveyed to Travis W. Smith in Instrument Number 200803110037256 and with a 0.527 acre tract of land conveyed to Jeffrey B. Larson in Instrument Number 201201030000629 to a corner thereof;

Thence, partially with the southerly line of a Plat entitled Green Meadows of record in Plat Book 37 Page 48 and partially with the southerly line of the following tracts: Raymond Thomas And Mary M Ruggiero of record in Instrument Number 201205180070251, Renner Road Realty, LLC, of record in Instrument Number 201605100058117, Samantha K Fitzsimmons of record in Instrument Number 201511060158381, Norris E Jeffers Deed Book 3263 Page 266 and Ryan Matthew Simon and Jessica Elaine Shepard of record in Instrument Number 20170110141612 and Aaron L. Deyarmon and Cecilia H. Deyarmon of record in Instrument Number 201507150095791 the following courses:

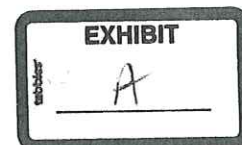
Easterly, a distance of 1068 feet more or less, to an angle point

Southerly, a distance of 15 feet more or less, to an angle point;

Thence, Easterly, a distance of 711 feet more or less, to a corner thereof;

Thence, Northerly a distance of 265 feet more or less with the easterly line of said Deyarmon tract extended to a point on the northerly right of way of Renner Road;

Thence, with the said right of way line of the following courses:



Westerly, a distance of 222 feet more or less to an angle point;

Westerly, a distance of 1090 feet more or less to an angle point;

Westerly, a distance of 51 feet more or less to an angle point and to the corner of a tract conveyed to Franklin County Commissioners of record in Instrument Number 200908100116554;

Thence, with said northerly right of way and said Franklin County Commissioners tract the following courses:

Westerly, a distance of 198 feet more or less to an angle point;

Westerly, a distance of 99 feet more or less to an angle point;

Westerly, a distance of 203 feet more or less to an angle point;

Westerly, a distance of 82 feet more or less to an angle point;

Westerly, a distance of 70 feet more or less to an angle point;

Westerly, a distance of 27 feet more or less, to a point in the easterly right of way of said Alton and Darby Creek Road;

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

Northerly, a distance of 1603 feet more or less to an angle point;

Westerly, a distance of 19 feet more or less to an angle point in said right of way;

Thence, Northerly a distance of 2505 feet more or less, with said easterly right of way to a point in the southerly line of a 35 acre tract as conveyed to Anderson Farm, LTD. of record in Official Record 34171J03;

Thence, Easterly a distance of 2460 feet more or less, with said southerly line to the southwesterly corner of a 22.318 acre tract as conveyed to the City of Columbus, Ohio of record in Instrument Number 201101130007384 and an angle point in the existing City of Columbus Corporation Line Ordinance Number 1687-2013 of record in Instrument Number 201403180032605;

Thence, Easterly a distance of 580 feet more or less, with said southerly line of said 22.318 acre tract and said existing Corporation Line to the easterly line of a 74.170 acre tract, as conveyed to the City of Columbus, Ohio of record in Instrument Number 19971205050160528 and the existing City of Columbus Corporation Line, Ordinance Number 88J-01 of record in Instrument Number 200108070180700;

Thence, Southerly a distance of 2303 feet more or less, with said westerly line and said existing City of Columbus Corporation Line to a Corner thereof;

Thence, Easterly a distance of 40 feet more or less, with the southerly line of said 74.170 acre tract and said corporation line to the northwesterly corner of that subdivision entitled TimberBrook Extension NO 2 of record in Plat Book 43 Page 124;

Thence, Southerly a distance of 1814 feet more or less, with westerly line of said TimberBrook Extension to the northeasterly corner of a 1.59 acre tract as conveyed to Tony A. Kloss of record in Instrument Number 200105140105873 and Instrument Number 200404060075158;

Thence, Westerly a distance of 250 feet more or less, with the northerly line of said Kloss tract at a corner thereof;

Thence, Southerly a distance of 122 feet more or less, with the westerly line of said Kloss tract extended to a point in the southerly right of way line of Renner Road;

Thence, Easterly a distance of 273 feet more or less, with said southerly right of way to a point in the westerly line of a plat entitled resubdivision of Reserve C of TimberBrook Extension of record in Plat Book 43 Page 24;

Thence, Southerly 1873 feet more or less, partially with said westerly, and partially with the westerly line of that plat entitled TimberBrook Extension of record in Plat Book 37 page 22, to a point in the northerly right of way line of Interstate 70 as conveyed to the State of Ohio in Deed Book 2905 Page 585, the Norwich, Prairie Township line;

Thence, Westerly a distance of 1847 feet more or less, with said Norwich, Prairie Township line and partly with said northerly right of way line to a point in the easterly right of way line of said Alton and Darby Creek Road as conveyed to the State of Ohio in Deed Book 2905 Page 585;



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

Northerly, a distance of 339 feet more or less, to an angle point;

Northerly, a distance of 242 feet more or less, to an angle point;

Northerly, a distance of 541 feet more or less, to the point beginning and containing 369.2 acres of land more or less, being 344.5 acres out of Norwich Township and 24.7 acres out of Brown Township;

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above description is for annexation purposes only and is not intended for deed transfer purposes. The above annexation contains a perimeter distance of 2,923 feet contiguous with the existing City of Columbus Corporation Line and a total perimeter of 26,696 feet to be annexed, and 11% of the perimeter length is contiguous to the City of Columbus Corporation line.



CESO, Inc.

Jeffrey A. Miller, PS
Registered Surveyor No. 7211

Date

[Handwritten Signature] 7-13-18

EXHIBIT B

Sugar Farms and Renner South Uniform Text

PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT PLAN TEXT

+/- 369.2 Acres
September 11, 2018

PROPOSED DISTRICTS:	PUD-4 with ALRD Permitted Uses
PROPERTY ADDRESS:	1980 Alton Darby Creek Rd
DATE OF TEXT:	September 11, 2018
APPLICATION NUMBER:	Z__-2018
MAXIMUM TOTAL PERMITTED UNITS:	1,108 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 standards, and Apartment Residential Limited District (ALRD) uses in accordance with Chapter 3333 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 Plan 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 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 Company. 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 proposed stages as provided in Section 3345.07(i) and 3345.12. 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 256.264+/- 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 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. 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 density (average density) for this entire PUD District shall be a maximum of 3.4 units per acre, net of dedicated streets, and a gross density of 3.0 units per acre as provided for under Section 3345.03 of the Code, and accordingly the District is "PUD-4." The total number of residential units on the site shall not exceed 1,108. 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 exceeds 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 1,108 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 which are further described below in the sub-section titled "*DETACHED RESIDENTIAL AREAS*" and depicted on the Development Plan.
- iii. Multi-unit residential and/or detached residential uses within subareas A-4 and B-3, the standards for which 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". NOTE: *MULTI-UNIT* 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.

5.) A leisure trail (bike path) of 8 feet wide shall be installed by the developer in locations as shown on the Development Plan. 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 will also be coordinating with the City of Columbus Department of Recreation and Parks for a connection to the leisure trail on the northeastern portion of the site north of Renner Rd. The trail shall connect to existing trails located on property owned by the City of Columbus.

6.) 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.

7.) 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.

8.) 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.

9.) 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.

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 amounts 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 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 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
SubTotal	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
SubTotal	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 is to be set aside as permanent open space and available for dedication to the City of Columbus Department of Recreation and Parks. Where the Clover Groff Run is located on or within this subarea, this dedication may occur with the stream in its current configuration or as it may be modified as part of a stream preservation project which the applicant may participate in along with The City of Columbus Department of Recreation and Parks, Franklin Soil and Water Conservation District, ODNR and/or the Ohio Environmental Protection Agency. The Applicant is willing to subject the majority of subarea A-2 to a conservation easement so as to permit the area's inclusion in a stream preservation project. An area that is the larger of the floodway or 150 feet of the watercourse shall be set aside as natural and undisturbed. Other than work to re-establish the meandering of the watercourse, landscape plantings, meadow or prairie plantings, underground utility crossings 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. 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 home owner's association.

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. Subarea B-2 is to be set aside as permanent open space and available for dedication to the City of Columbus Department of Recreation and Parks. This dedication may occur with the stream in its current configuration or as it may be modified as part of a stream preservation project which the applicant may participate in along with The City of Columbus Department of Recreation and Parks, Franklin Soil and Water Conservation District, ODNR and/or the Ohio Environmental Protection Agency. The Applicant is willing to subject the majority of subarea B-2 to a conservation easement so as to permit the area's inclusion in a stream preservation project. An area that is the larger of the floodway or 150 feet of the watercourse shall be set aside as natural and undisturbed, except that road and utility access from Renner Road from street "F" as depicted on development plan exhibits is to be established within a portion of Subarea B-2 and within the floodplain. Other than this road and utility access, underground or overhead utility crossings, and work to re-establish the meandering of the watercourse, landscape plantings, meadow or prairie plantings and/or multi-use paths that may be installed, no other disturbances shall be permitted in the 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/or is to be set aside as permanent open space and available for

dedication to the City of Columbus Department of Recreation and Parks or another park system operator.

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: 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.

- “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.
- “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”.

3. Development Standards: Unless otherwise indicated in this text, the applicable development standards of Chapter 3332 of the Columbus City Codes will apply as they apply to the R-4 district. 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 site plan and concept plan 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.

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.
2. All buildings shall be setback twenty (20) feet from the right-of-way (or private roadway reserve area) of all streets.

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, Division of Traffic Management.

a. 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, Division of Traffic Management. 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, Division of Traffic Management.

b. The applicant will dedicate the right-of-way on Renner and Alton Darby Creek Roads per the City's Thoroughfare Plan, if necessary.

2. Each unit shall have an attached garage with space for a minimum of one car. Unit driveways shall accommodate parking space for a second car. "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.

3. Streets may be public or private. 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. If private, streets shall be at least 22 feet in width. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22-foot wide streets and 12-foot wide lanes, as depicted on the Development Plan.

4. The street alignments shall be developed generally as shown on the plan. However, they 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 and engineering plans are completed. The Director of the Department of Public Service and/or their designees may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.

5. Minimum 4-foot-wide sidewalks shall be provided on one side of the private streets.

6. Streetlights shall be installed and shall be of the approved City of Columbus design for decorative streetlights.

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, 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 streets. In areas where the streets are "unloaded" and do not contain homes, street trees shall be placed at every 60' O.C. 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 Columbus City Forester at time of installation and shall be a minimum of one and one-half inches (1-1/2") caliper at time of planting.

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 a wall segment 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.
3. Additional architectural standards and requirements shall include the following;
 - Windows and doors shall constitute no less than 10 percent of the building's front façade.
 - 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.
 - 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).
 - Garages shall be flush with the front of two-story homes or sit no more than 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, 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.
 - Accessory buildings (including, but not limited to, detached garages) shall be located to the rear of the principal building.
 - The scale and proportion of additions shall be compatible with the principal and nearby structures in keeping with professional design practices.

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

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

- i) Eighteen (18) feet rear to rear
- 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 building separation.

E. Graphics.

All signage and graphics for Detached subareas shall conform to the Columbus Graphics Code. 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.

G. Big Darby Principles and Conservation Enhancements (See Miscellaneous: PUD Plan Commitments)

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

1. Introduction: Unless otherwise indicated in this text or on the site plan, subareas noted as multi-unit are intended as a future "proposed phase[s]" under Section 3345.12 of the Code and may be developed according to the standards set forth in this sub-section as:

- a. 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;
- b. As detached residential development as free standing, detached housing units, under the General Standards for Detached Residential dwellings described under this text, or;
- c. As a combination of multi-unit and detached residential development under the respective standards applicable to each under this text.

d. 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: 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 as shown on the "Development Plan" or to be included in a Preliminary Plats or Site Compliance Plans to be prepared for each such subarea prior to construction and development of the subarea.

3. Development Standards: Multi-Unit Areas shall be developed in general accordance with the PUD Development Plan attached as Exhibit A. Multi-Unit subareas will be developed in accordance with a Preliminary Plat or Site Compliance Plan to be prepared for each such subarea prior to construction and development of the subarea. The site plan 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 plan is subject to review and approval 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.

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 205 units.
 - a. All multi-family buildings in Multi-Unit subareas shall be setback a minimum of fifty (50) 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 10 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.
 - b. The maximum height of buildings in multi-unit subareas shall be fifty (50) feet, measured as provided for in Section 3345.08 of the Code. This is a variance to Section 3345.08(a) of the Code.

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

1. Street alignments for each Multi-Unit subarea 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, they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site considerations established at the time of development. The Director of the Department of Public Service or the Director's designee may approve adjustments to the street alignments prior to final engineering approval and upon submission of the appropriate data regarding the proposed adjustment.

2. Streets may be public or private. 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. If private, streets shall be at least 20 feet in width. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 20-foot wide streets and 12-foot wide lanes.

3. Minimum 4-foot-wide sidewalks shall be provided on one side of the private streets in Multi-Unit subareas.

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

Along all internal streets, the developer shall install the equivalent of one street tree per every 60' of roadway. 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 Columbus City Forester at time of installation and shall be a minimum of one and one-half inches (1 1/2") 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.

- 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.
- Multifamily buildings shall incorporate building articulation through the use of bays, balconies, cornice lines or varying rooflines, or a combination such design elements.
- Where applicable, building height transitions shall be used to create scale and massing compatible with surrounding uses.
- Setbacks of higher stories from the front façade shall be considered for taller buildings to lessen their visual impact.
- Multifamily subareas may include useable open space areas as part of the over 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 benches, paths, landscaping, etc. making them useable and/or aesthetically upgraded.

- Multi-Unit development shall “front” public streets and open space where possible. Parking lots located in front of buildings and along public streets and open space should be limited and where possible, placed behind or, if necessary, next to buildings.

E. Lighting, Dumpsters, Entries, etc.

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.

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.

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. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

G. Big Darby Principles and Conservation Enhancements (See Miscellaneous: PUD Plan Commitments)

SUBAREAS A-1, A-2 and B-1, B-2 and B-4 as Initial Development Stages

Subareas A-1, A-2 and B-1, B-2, B-4 shall be the initial development stages and open space conveyances, and it is set forth in the detail called for under Section 3345.07 of the Code.

- 1.) Except as set forth below, subarea A-1 and B-1 shall be in compliance with the general standards established herein for all subareas and in compliance with R-4 standards except as otherwise specifically altered under this text.
- 2.) The maximum total number of dwelling units in subarea A-1 shall be One Hundred Twenty (120). The maximum total number of dwelling units in subarea B-1 shall be One Hundred and Forty-One Lots. (141)

3.) Lots and streets shall be configured as set forth on the PUD plan. All streets shall be public in subareas A-1 and B-1. Green spaces internal to and between the developed areas shall be established as shown on the PUD Plan and shall be maintained by the Association of condominium or home owners within subareas A-1 and B-1 and/or the overall PUD. Subject to the approval of the Director of the Department of Building and Zoning Services or his/her designee, minor adjustments may be made to the plan with final engineering and platting.

4.) The minimum building setback from public streets shall be twenty (20) feet, except as to street "A" (for the area located between the entry from Renner Rd. to the round-a-bout or traffic circle shown on the Development Plan) and street "B" where the minimum building setback shall be fifty (50) feet.

5.) The maximum height of buildings in subareas A-1 and B-1 shall be 35 feet, measured as provided for in Section 3303.08 of the Code.

6.) The placement of the same front elevation on the same homes shall be prohibited next to or directly across the street from one another.

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

MISCELLANEOUS PROVISIONS: VARIANCES AND PUD PLAN COMMITMENTS.

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.

PUD Plan Commitments: Big Darby Principles and Conservation Enhancements Applicable Site-Wide.

1. Sustainable and conservation design enhancements include:

- Large areas converted to meadow from the current agricultural use (approximately 77.1 acres);
- Wetlands protection (+/-2.6 acres) and added wetlands shelving, (approximately 3.1 acres of wetland shelving is to be planted with approximately 15,189 herbaceous plugs);
- Permanent protection of wooded areas, (+/-38.6 acres) including 27.52 acres of the contiguous subarea B-4, which the developers will convey to the City or other park operator subject to a permanent conservation easement if accepted;

- Establishment of permanent stream corridor protection zones in subareas A-2 and B-2, (+/-50.56 acres combined) along with meadow re-establishment in such areas to support ground re-charge and storm water filtration. The developers will convey subareas A-2 and B-2 to the City or other park operator subject to a permanent conservation easement if accepted;
- Pedestrian connection of open spaces. The community has been designed so as to create continuous and integrated open space accessibility. Such open spaces and path system 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. Sustainable design and promotion of conservation education include the conservation education design aspects of various playground areas.

2. Landscaping may include and/or may address the following:

- Seeding for native grasses, forbs, and/or sedges or appropriate plant mixes.
- Tree whip plantings to support reforestation "Natural succession areas" may be planted with initial native plants and be managed for succession to woodlands.
- 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.
- 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.
- Rain gardens, rain barrels, bio retention basins and other environmentally beneficial landscape treatments and storm water management techniques are encouraged to be incorporated into the design and layout of the subareas, individual lots, and private open space. Model homes are encouraged to demonstrate such strategies.

3. Additional Development Commitments: Preservation and Natural Ecosystem Improvements.

- i. Significant improvements to site's environmental and water quality performance can be expected when compared to current agricultural and farming activities with the inclusion of 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 re-charge detail exhibit)
- 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, or to be owned and maintained by the Sugar Farms or Renner South homeowner's 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.
- 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. 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 paths shall be publicly owned and maintained and shall be installed by the developers/builders as the community develops as shown on the site plans and based on the phasing with each phase of development. The regional multi-use path to be installed by the developer through subareas A-2 and B-2 shall be installed prior to conveyance of such subareas to the City or as otherwise directed by the City. Other non-regional and 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, 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 are intended to be preserved. No site improvements, grading, or disturbance shall be permitted within 25 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 required by governmental agencies.

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: _____
Its: _____
Date: _____

HARMONY DEVELOPMENT GROUP LLC,
APPLICANT

By: _____
Its: _____
Date: _____

4826 4518 8711v1
4826-4518-8722, v. 1

4821-4168-4594.1



DEVELOPMENT DATA

130-000020
 130-000021
 130-000022
 130-000023
 130-000024
 130-000025

Planning & Zoning
 Planning & Zoning
 Planning & Zoning
 Planning & Zoning
 Planning & Zoning
 Planning & Zoning

Subarea A1
 Subarea A2
 Subarea A3
 Subarea A4
 Subarea B1
 Subarea B2
 Subarea B3
 Subarea B4

Green Area:
 159.82 AC
 18.61 AC
 47.67 AC
 14.74 AC
 34.19 AC
 31.80 AC
 21.95 AC
 35.52 AC

159.82 AC
 18.61 AC
 47.67 AC
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159.82 AC
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 21.95 AC
 35.52 AC

PUD-4 PLAN



SUGAR FARMS and RENNER SOUTH
 Columbus, OH

September 11, 2018



218-058



DEVELOPMENT DATA

Included Parcels
(Franklin County Parcel ID)

200-000226
200-000007
200-000117
200-000127
200-000713
200-000111
200-000419

Flooring Area:

Existing Building
Proposed Building

7,700 sq ft
7,700 sq ft

Permitted Uses:

Open Space
Multi-Unit Residential
Township Residential

Crane Area:

Crane Area
Water Area
Public Road (W. North)
Public Road (W. South)
Total Units Permitted
Green Density
Water Density
Open Space Required
Open Space Permitted

~7.56330 Acres
~7.51113 Acres
~34.24 Acres
~9.57 Acres
1,000 Units
1,000 D.U./Ac.
1,000 D.U./Ac.
664,400 sq ft, 15.26 Ac. (200 SF/Ac)
~234,400 Acres (25% Green)

Illustrative Master Plan



Review of petition to annex 369.2 +/- acres from Brown and Norwich Townships to the City of Columbus Case #ANX-18-18 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Thomas L. Hart, on July 31, 2018, and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited Type 2 petition, and having considered all the facts with reference thereto, being fully advised, and

WHEREAS, the Commissioners make the following findings based upon the exhibits and testimony presented at the review of this matter:

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has passed ordinance number 2237-2018 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The resolution was passed by the City of Columbus on July 30, 2018.

Resolution No. 0579-18

August 28, 2018

Review of petition to annex 369.2 +/- acres from Brown and Norwich Townships to the City of Columbus Case #ANX-18-18 (ECONOMIC DEVELOPMENT & PLANNING)

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

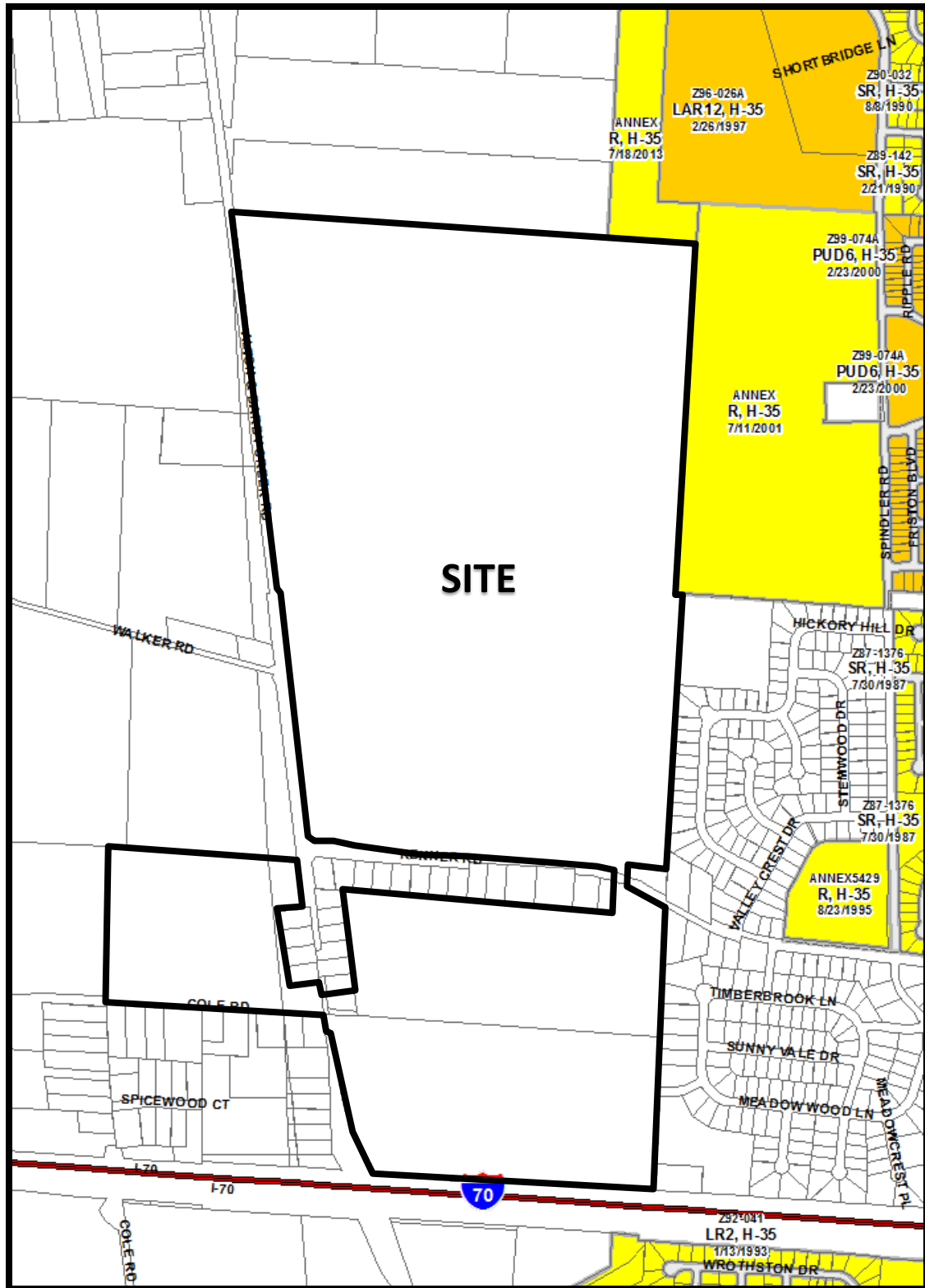
That, in accordance with the findings made in the preamble, which are incorporated herein, the prayer of the Petition be *approved*, and the territory sought to be annexed by the petition filed herein *shall* be annexed to the City of Columbus, in accordance with the law; that the orders and proceedings of this board relating to the Petition, and map and description attached thereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, City of Columbus, Ohio.

Prepared by: Matt Brown

C: Economic Development & Planning Department

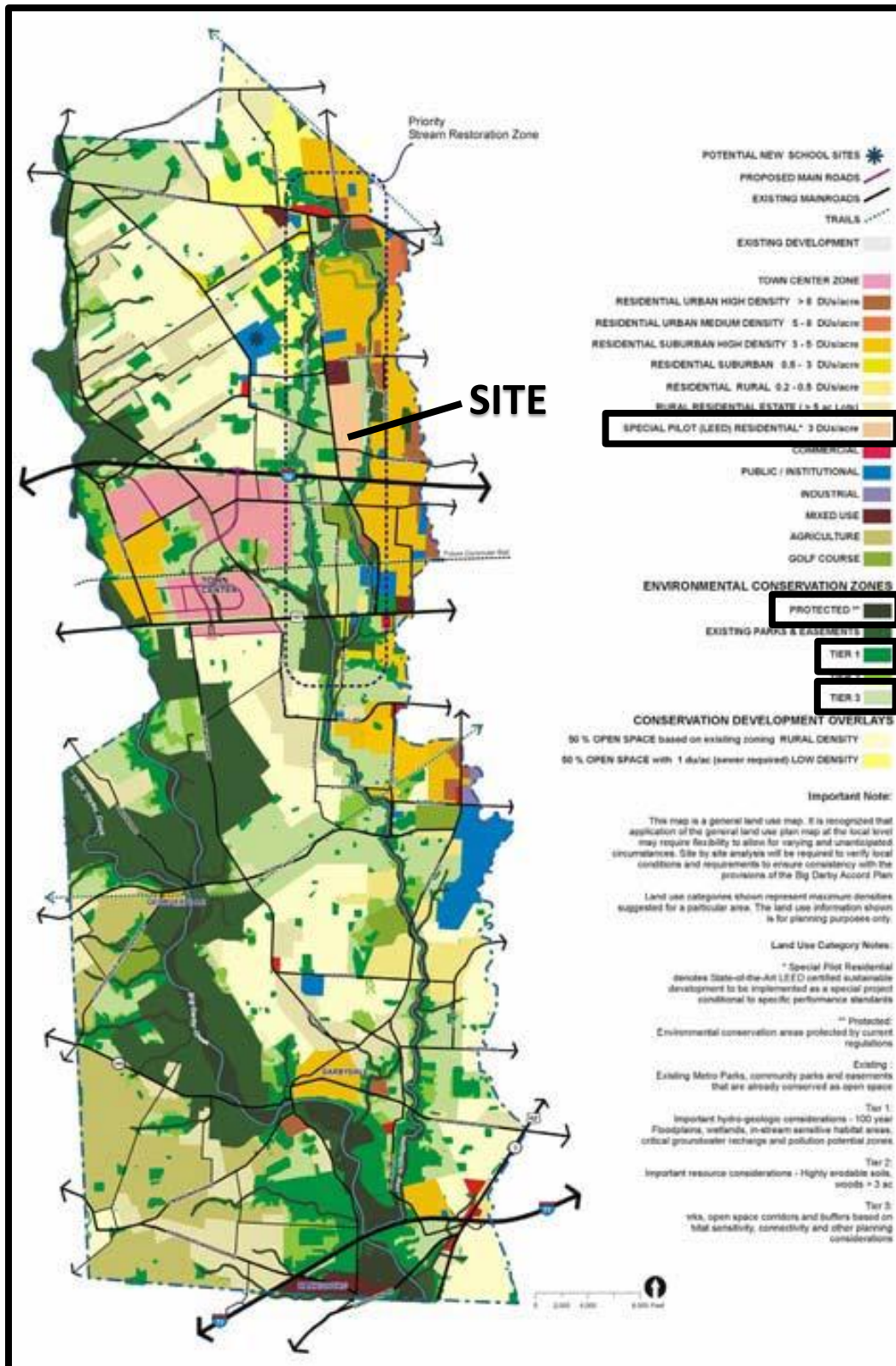
SIGNATURE SHEET FOLLOWS

218-058



Z18-058
1980 Alton Darby Creek Road
Approximately 369.2 acres
R (Annexation Pending) to PUD-4

Big Darby Accord Watershed Master Plan (2006)



Z18-058
1980 Alton Darby Creek Road
Approximately 369.2 acres
R (Annexation Pending) to PUD-4



Z18-058
1980 Alton Darby Creek Road
Approximately 369.2 acres
R (Annexation Pending) to PUD-4