

TARLTON MEADOWS PROJECT NARRATIVE
pursuant to 1117.05(B)(1)(b)

i. Statement Required, 1117.02

A. Location: The proposed PUD is made of properties that are to be annexed to the City of Hilliard from Brown Township, as well as City owned property currently zoned as PUD under Hilliard procedures.

B. PUD Purpose: The proposed PUD is design to consolidate the subject properties into one uniform planned district to meet the following purposes of Section 1117.01 as follows:

1. 1117.01(A): The flexibility of the development in lot size and home designs will result in more diversity of housing sizes, designs, and price points for the city.

2. 1117.01(B): At fifty percent (50%) open space, with significant park dedication and protection of sensitive areas, use of conservation development principles, open fields and connected green spaces, the proposal protects existing and creates additional natural assets.

3. 1117.01(D): With the proposed dedicated public park land of 46 acres adjacent to the development, and direct access to the Heritage Rail Trail, recreational amenities are provided within walking or biking distance of all proposed dwellings. This purpose is also achieved by creating connected green spaces throughout the development.

C. The minimum site size for a PUD re-zoning is met.

D. A significant diversity of lot sizes is proposed, from 85 x 135 feet lots (11,475 total square feet) to 75 x 135 feet (10,125 total square feet) to 60 x 125 feet lots (7,500 total square feet). This diversity in lot size and the fact that the site is to be developed by two different home builders, Pulte Homes and Rockford Homes, means the proposed PUD will develop with housing and price point diversity. Price ranges are expected to run from the low \$300,000 to low-to-mid \$400,000, subject to market conditions and buyer selections.

E. Public water and sanitary sewers will serve the development under a Development Agreement with the City of Hilliard.

F. The PUD Application will be signed by the current owner. Lots are to be developed by Pulte Homes and Rockford Homes. As the application proposes a new

PUD and development plan for the PUD-zoned, City-owned property on which the water tower is located, the City will be a signatory of this application.

G. Recognizable Public Benefit.

1. This site preserves 46+/- acres for public recreation and a future city park. The plan also connects significant open spaces within the developable area for internal use by residents, and to connect the development to the regional multi-use path system, including the Heritage Rail Trail. Existing wetlands are protected and left undisturbed and new retention ponds are to be built with "wetlands shelving" to create new wetlands. Bio-retention of storm water is designed to protect and re-charge ground water.

2. See explanation in 1117.02(D).

3. This site meets the Hilliard Conservation District standards for open space at 50% and is consistent with the goals and intent of the Big Darby Accord.

4. As depicted on the site plans, preserved open spaces are connected with a multi-use path and the Heritage Rail Trail is accessible and connected to the same multi-use path. Open space is provided and the multi-use path is closely accessible to all lots within the site.

5. Development is coordinated across multiple subareas with varying lot sizes to facilitate several housing price points. A significant number of lots are smaller (103 units at 60 x 125 feet) creating non-conventional single-family lots for new build development in Hilliard with less impact from the building and development footprints.

6. Existing structures are to be removed.

ii. **1117.05(B)(1)(b)(ii)**

Owners: Elliott Road LLC and the City of Hilliard.

iii. **1117.05(B)(1)(b)(iii)**

See site plan details for acreage summary by use, dwelling unit counts, densities, open spaces and lot sizes. The proposed character of the PUD is conservation and cluster style housing design with various development pods in both traditional linear streets and curve-streets layouts. Proximate open spaces, connections to parks, and multi-use paths provide each home with access to recreation and an open rural feel, consistent with the area.

iv. **1117.05(B)(1)(b)(iv)**

Deviations under Section 1117.04(B)

1. Lot areas and width requirements under R-3 standards require a minimum of 10,000 square feet and 70 feet lot widths. Under R-3 standards, front building setbacks are 30 feet, side yards minimums are 10 feet and rear yards are set at 30 feet.

The embedded chart specifies the following lot widths, depths, and yard minimums for this PUD, some of which deviate from the standard R-3 district.

Sub-Area	Min. Lot Width (feet)	Min. Lot Depth	Min. Front Setback	Min. Side Yard One Side*	Min. Side Yard Total Setback	Min. Rear Yard**
A-1	85'	135'	25 feet	5 feet	15 feet	20 feet
A-2	75'	135'	25 feet	5 feet		20 feet
B	60'	120'	25 feet	5 feet		20 feet

The proposed PUD requests 103 lots Subarea B at 7,500 square feet in area and 60 feet in width. Smaller than standard rear and side yard minimums are proposed throughout the development. Lot sizes are not specified under the Hilliard Conservation District, which principles apply to this application. The deviation of 60 foot lot widths, shorter yard minimums and smaller lot sizes in one particular section, and smaller rear and side yards are proposed throughout in order to:

- Preserve open space within the site;
- Create alternatives to standard lot sizes and allow integration of creative housing products to promote conservation development where smaller houses take up less land;
- Create more efficient land use;
- Create open spaces that are walkable and connected through the site, with multi-use paths;
- Mix housing styles, sizes and price points.

The reduction in lot sizes from the underlying R-3 district does not increase the number of dwelling units otherwise allowed in the district because both chapter 1117 and the Hilliard Conservation District (1115) allow a maximum gross density of one unit per gross acre, with allowances for greater density under bonus systems.

Under Section 1115-4(E)(6)(b) the following density bonus credits are to be presented for consideration to Hilliard Planning Commission:

- Dedication to Hilliard of 46 acres of useable park land.
- Connectivity of the roadway and multi-use path over the Hilliard Rail Trail without impacting the functionality of the Rail Trail.
- Use of bio-retention basins for storm water treatment to enhance and protect recharge of ground water, protection of existing wetlands and use of "wetlands-shelving" for new retention ponds.
- Significant financial contributions to best available sanitary sewer treatment for regional sewer, roadway, multi-use paths and the improvements relating to crossing the Heritage Rail Trail.

In addition to the preceding, additional consideration for density bonuses is requested under Section 1117.04(C)

v. **1117.04(C): The proposal merits density bonus consideration as follows:**

A. Common open space is provided in excess of the minimum under 1117.04(D)(1) and meets the criterion specified.

B. Varying single family housing price points and designs are incorporated into the development.

C. Low impact design techniques are provided to minimize storm water runoff and impact.

D. The development meets the Big Darby Area intent and goals within the City's Comprehensive Plan.

E. Common open space is preserved beyond the minimum of 20%. Connectivity of open spaces both within the development and from the development to other open spaces and recreational opportunities is provided. Small lot development, integrated with other lot sizes is proposed.

vi. **Phasing and Development Schedule.**

Development could commence in mid-2016 with approvals as anticipated. The first phase is anticipated to include 40-50 lots from Subareas A-1 and A-2, with subsequent phases dependent on economic conditions.

vii. **HOA Documents/Covenants and Architectural Styles/Building Materials**, are included or to be supplemented.