

# **Tarlton Meadows PUD Development Standards**

This PUD consists of four parcels totaling approximately 190.4 acres, which are generally located approximately 1 mile south of Cosgray Road along the east and west sides of Elliott Road and southwest of the Heritage Rail Trail.

For the purposes of this PUD, the site will be divided into four subareas which are identified on the Preliminary Development Plans. Subarea 'A-1' (+/- 30.2 acres currently owned by the City of Hilliard) and Subarea 'A-2' (+/- 87.2 acres) will be developed as single-family residential uses; Subarea 'B' (+/- 26.3 acres) will be developed as single family residential uses; and Subarea C (+/- 46.7 acres) will be open space dedicated to the City of Hilliard. This development plan is presented and intended to be developed jointly by Rockford Homes, Inc. and Pulte Homes of Ohio LLC, which will be the builders of the new homes offered in Subareas A-1, A-2 and B. Pulte will serve as the lead developer of record for the community infrastructure improvements. The General Development commitments and specific subarea development standards are as follows:

## **General Commitments**

### **A. General Development Standards**

1. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 1157 of the Codified Ordinances of the City of Hilliard shall apply. Basic development standards are specified regarding the proposed density, site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the parcel's development and compliance with the City of Hilliard's high standards for new development.
2. There shall be a maximum of 283 dwelling units at 1.49 dwelling units per gross acre.
3. Utilities: All new utility lines internal to the development shall be placed underground, including water service, electricity, telephone, gas, and their connections or service lines. Meters, transformers, etc. may be placed above ground, but shall be reasonably attempted to be discreetly located and at the rear of lots when possible.
4. Open Space Requirement: The comprehensive plan recommends 50% of the site be designated as open space, or approximately 95.2+/- acres. The proposed plan meets this recommendation by providing 95.2+/- acres (50%). The open space will be provided as both publicly owned open space (see Subarea C) and privately owned open spaces within Subareas A and B.
5. Land Dedication for Recreational Facilities: Code requires the provision of 10 acres of parkland for every 1000 people that the development will create; The 2010 U.S. Census indicates the "average family size" for the City of Hilliard is 2.77, requiring a minimum of 7.80 acres to meet this standard.

$$((283 \text{ du} \times 2.77) / 1000) \times 10 = 7.80 \text{ acres required}$$

The proposed plan exceeds this requirement by providing 46.7+/- acres of publicly dedicated open space. That open space has been designated on the plans as "public park" (Subarea C). The plans for improvement of this parkland will be included in a separate (development) agreement between the City and the applicants and will be outlined in the deed or plat conveying the property to the City, subject to approval by the City's Law Director.

The site planning for this community has been designed so as to create a continuous greenbelt which connects the Homestead Park from Cosgray Road to the new public park to

be developed on the west side of Elliott Road by integrating the internal private open spaces and multi-use trails, which will connect to both the new park and the Homestead Park. These trails will also provide access to the Heritage Rail Trail from many directions and connect to and expand the current trail/path system that was developed in the communities located to the south of this new community.

6. Public and private open space shall be permitted to vary with final engineering provided the total open space does not change by more than +/-3%.
7. The multi-use paths shall be installed by the developers/builders as the community develops as shown on the Preliminary Development Plan and based on the Phasing Plan with each phase of development.
8. 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.
9. Existing Buildings and City Water Tower Access: The City will retain the water towers and the area around the towers located in Subarea A as shown on the Preliminary Development Plan and as outlined in a separate development agreement between the City and the developers. Access to the water towers shall be maintained and provided via the new public roads and private access drive to be installed by the developer (as/if required). Existing structures in Subarea "C" shall be removed in conjunction with the development of the public park.
10. The minimum building setbacks for the site shall be as follows:
  - a. From Elliott Road in Subareas A-1, A-2 & B, 150 feet
  - b. From the Heritage Rail Trail shall be 100', with the exception of Lot 27 as shown on the Preliminary Development Plan.
11. Future Agreements: Concurrent with zoning and prior to the approval of the Final Development Plan, the developer/ builders shall enter into a Development Agreement with the City as necessary for the conveyance of property covered by this application that is currently owned by the City and to convey the public parkland spaces to the City identified herein, as well as to set infrastructure and/or financial commitments covering road and sanitary sewer construction, as directed by the City Law Director.

## **B. Home Owners Association**

1. A private Home Owners Association (HOA) shall be established and shall own and maintain all private open spaces and facilities within Subareas A-1, A-2 and B.
2. The HOA shall establish an Architectural Review Committee (ARC) for the purpose of upholding architectural and appearance standards established in this text and in accompanying architectural guidelines for all new construction, exterior alterations or additions, or changes to architectural appearance (colors or materials), clearing, grading, landscaping, fencing, or site improvements.

## **C. Streets and Circulation**

1. The site shall be permitted with the following access points (See Preliminary Development Plan):
  - a. Two access points from Elliott Road for Subareas "A-2 and B".
  - b. "Stub" access to the property to the north from Subarea "A-2".

- c. A below grade crossing at the “Heritage Rail Trial” bikeway to the property to the northeast to and from in Subarea A-1. The crossing shown is to be constructed as generally shown and detailed on the attached Sheet 6 of the Site Plan/Preliminary Development Plan.
  - d. A street connection to Barbeau Drive to the existing Estates at Hoffman Farms at the southern portion of Subarea “A-1”.
- 2. Elliott Road, Heritage Rail Trial crossing, Utilities and/or other on-site or off-site Improvements
  - a. The developer and City expect to negotiate a Development Agreement covering necessary off-site and/or on-site infrastructure improvements per the outcome of a traffic study and after the City has reached agreement with the City of Columbus on the provision of sewer service and costs. The form of the Development Agreement is to be approved by the City Law Director.
- 3. All streets internal to the site shall be built by the developer/builder and publicly dedicated.
- 4. North of Subarea “A-2”, the road shown on the Preliminary Development Plan shall be stubbed at the point of access to the parcel to the north (PIN 120-000233). The public right-of-way (and road improvements) shall be dedicated (and constructed) to the north property line as directed by the City Engineer
- 5. All road designs and improvements shall be as illustrated in the street sections included in this P.U.D. application or shall meet City of Hilliard standard details and specifications, or as otherwise approved by the City Engineer. It is expected that road alignments may be adjusted and designed in further detail with the Final Development Plan and with further engineering and site survey data.
- 6. Raised pavement markers may be installed as directed by the City Engineer.
- 7. Roadway Lighting
  - a. One fixture shall be located at each street intersection and other high-priority safety locations, such as shared-use path crossing locations, as shown on the Lighting Plan. Further lighting of roadways shall not be required.
  - b. All light fixtures, posts, bases, arms, and accessories shall be decorative in nature. Light source shall be Light-Emitting Diode (LED). Fixtures shall be as specified on the Lighting Plan within this text or as otherwise approved by the City Engineer. Street light fixtures shall be full cut-off.
  - c. Street light poles, arms, and bases shall be approved by the City Engineer.
  - d. The developers/builders shall provide pedestrian lighting with a height of 12 to 14 feet along the shared-use paths with the approval of the City Engineer. Constant foot-candle light levels shall not be required and light locations may be staggered on opposite sides of roads.
- 8. Curbs may be provided along single family lot frontage within Subareas A-1, A-2 and B.
- 9. Four feet wide sidewalks are to be built on both sides of the public streets within Subareas A-1, A-2 and B as depicted on the Preliminary Development Plan/Site Plan (Sheet 5). Where there are “un-loaded” or “single loaded” streets, in lieu of sidewalks on both sides of the street, at the direction of the City Engineer, where homes are not located along a stretch of roadway, sidewalks may be eliminated or replaced with 8 feet wide multi-use asphalt paths which either run along the road or through adjacent open space areas.

- a. Sidewalks shall be permitted to meander within the right of way, and shall be located a minimum of 6 feet from the back of curb, and 1 foot from the right-of-way line, subject to approval by the City Engineer.
- b. Main utility lines shall not be located directly beneath a meandering sidewalk so as to maintain accessibility. Preferably, lines should be placed on a side of the street where a sidewalk is not scheduled, or within the tree lawn between a sidewalk and the curb.

**D. Landscape, Buffering and Screening**

1. Tree protection and replacement

- a. Developer /builder shall make reasonable good faith efforts to preserve existing healthy trees on site during construction.
- b. The Site Plan/Preliminary Development Plan indicates the general areas in which trees shall be saved and protected, and the development areas in which trees may need to be removed. Existing trees to be saved are mostly located in open spaces. In addition, there will be a 25 feet wide tree preservation area in back of five lots, 83-87.
- c. Tree replacement shall meet city code requirements. Replacement quantities and locations shall be determined at time of final development plan approval.

2. Street Trees:

- a. Street trees shall only be required along single-family lot frontage. Street trees shall not be required, but may be permitted at the developers'/builders' discretion, along lengths of streets adjoining open spaces and/or natural areas. Along roads in Subareas A and B, street trees shall be provided in a quantity of 1 per 50 lineal feet of road frontage, but may be informally located and grouped, and placed within an adjoining open space.
- b. Street trees along all streets shall be permitted to vary in species from one another.
- c. Street trees along roads shall be permitted, with City Engineer approval, to be planted with variable spacing within the right-of-way and, on either side of the sidewalk, if provided, so as to allow clustering and an informal arrangement. Tree quantities shall be determined with 1 tree required per 50 lineal feet of eligible street frontage.
- d. At time of installation, all street trees shall have a clear canopy height of at least five feet above the ground for traffic safety purposes.
- e. Within the right-of-way of local streets and within any provided sidewalk and landscape easement the developer/builders may install massings of ornamental shrubs, grasses, perennials, or rain gardens, provided that they do not obstruct sight-distance at intersections, encroach upon pedestrian facilities, or obstruct pedestrian visibility, and subject to approval by the City Engineer.

3. Screening

- a. Mounding shall be provided within the setback along Elliott Road and the areas designated for "Mounding and Landscaping" adjacent to the existing homes in the Estates at Hoffman Farms as shown on the Preliminary Development Plan and

#### Landscape Plans.

- i. Mounding shall range in height from 3 feet to 6 feet.
  - ii. Mounding slopes may vary with the typical maximum slope of 4:1. Up to 20% of slopes may reach a maximum of 3:1 in instances of limited space.
  - iii. The surface of any mound shall be planted in turf grass at a minimum. The screen mounding shall be planted with 3 to 5 deciduous shade trees, understory/ ornamental trees, and/or evergreen trees, and 12 shrubs per 100 lineal feet. Shrubs shall consist of a mix of deciduous and evergreen materials.
  - iv. Mounding shall be varied in height and slope and shall have a rolling, natural appearance.
  - v. Mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
- b. Existing quantities of trees 2 inches in caliper and larger in good condition may be credited toward screening requirements with staff approval.

#### 4. Landscape Materials:

- a. Quality: All plant materials used in conformance with the provisions of this text shall conform to the standards of the ANSI Z.60 and shall have passed any inspection required under state regulations.
- b. Invasive plant species as listed by the ODNR shall be prohibited from being planted within this P.U.D. The use of native plants is encouraged.
- c. Plant material shall be installed with a minimum size requirement at installation as follows:
  - i. Deciduous trees: 2 ½ inch caliper
  - ii. Evergreen trees: 6 feet height
  - iii. Ornamental trees: 1 ½ inch caliper (single-stem) or 6 feet height (multi-stem)
  - iv. Evergreen and deciduous shrubs used for purpose of screening: 24 inch height and spread
  - v. All other evergreen and deciduous shrubs: 2 gallon container

### **E. Graphics and Signage**

1. All graphics and signage shall conform to the City of Hilliard Planning and Zoning Code, Chapter 1191, Graphics and Sign Code, unless approved otherwise by Planning Commission at the time of final development plan.
2. A final signage package shall be submitted for review and approval by the Planning Commission at the time of final development plan submission for each subarea.
3. Project signage shall be permitted as shown on the Signage Plan and attached sign examples. Temporary, model home, and marketing signage shall be permitted as illustrated in the attached "Community Elements and Signs Guide and Standards". Any signs not specifically quantified and shown on the signage plan shall be subject to staff approval

4. Design and materials for street-name signs and roadway regulatory signs shall be per city standard or otherwise subject to approval by the City Engineer. See Project Signage Examples exhibit for details.

## **Subarea ‘A-1’, A-2 and B– Single Family Development Standards**

Single-family development in Subareas A-1, A-2 and B of the PUD consists of +/-147.60 acres. Subarea A-1 is located immediately adjacent to and southwest of the Heritage Rail Trail with the existing Estates of Hoffman Farms to the south. Subarea A-2 and B are generally surrounded by agricultural lands to the north and south. Subarea C is located west of Elliott Rd., with existing homes/agricultural uses to the north and south.

### **A. Permitted Uses**

1. Single-family residential
2. private open spaces and shared use paths
3. storm water management facilities
4. City water tower property owned by the City of Hilliard, with easement access from open space and public streets.

### **B. Private Open Spaces**

1. +/-48.5 acres of privately owned and maintained open space shall be provided.
2. Private open space shall provide a 10 foot wide easement for the routing of the shared-use trail system as generally depicted on the Preliminary Development Plan, but subject to finalization on the Final Development Plan. Shared-use paths shall be publicly owned and maintained and shall meet the standards of the City Engineer.
3. Entry features, including fencing, walls, signage, columns, fountains, and related landscaping and lighting shall be permitted within the private open space.
4. Private Open Space shall generally match the theme and character of the overall open space landscape (See Sheet 5 of the Site Plan/Preliminary Development Plan). 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, heavy tree plantings along pathways, and rain bio retention basins shall be incorporated into private open spaces.

### **C. Density, Height, Lot and/or Setback Commitments**

1. There shall be a maximum of 283 units in subareas A-1, A-2 and B.
2. Typical Minimum Lot Standards:
  - a. Lot width shall be measured at the setback line, or at mid-depth, whichever is narrowest.

<b>Sub-Area</b>	<b>Min. Lot Width (feet)</b>	<b>Min. Lot Depth</b>	<b>Min. Front Setback</b>	<b>Min. Side Yard One Side*</b>	<b>Min. Side Yard Total Setback</b>	<b>Min. Rear Yard**</b>
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

\*Where side load garages are located on a lot, the driveway may encroach the side yard setback up to a maximum of 4 feet.

\*\*Decks and patios may encroach the rear yard setback, provided that in no event shall a deck or patio be located closer to the rear lot line than ten (10) feet.

3. The maximum building height shall be 35 feet to midpoint of gable as measured per code.
4. The minimum front yard setback shall be measured from the right-of-way line. Corner lots shall apply a front yard setback against all adjoining street rights-of-way.
5. The minimum floor area of each single family home shall be as follows per sub-area:

<b>Sub-Area</b>	<b>Ranch / One-Story</b>	<b>1-1/2 / Two-Story</b>
A-1	2,000	2,200
A-2	1,600	1,800
B	1,400	1,600

6. Above-ground swimming pools shall be prohibited. In-ground swimming pools and hot tubs shall be permitted with approval of the ARC, and shall meet all code requirements.

**D. Parking**

1. There shall be a minimum of two off-street parking spaces per unit, including garages and driveway stack spaces. All houses shall have a minimum two-car garage.
2. Garages may be front-load or side-load. On front entry garages, no more than three bays may face the street.
3. Decorative garage doors, subject to ARC approval, (i.e. Decorative hinges, windows, etc.) shall be required on all front-load garage doors. Garages on corner lots that load from the secondary street (the street on which the front door of the house is not located) shall be considered side-loaded.
4. Garages on 85 foot lot homes shall be side-load where the lot allows and customer chooses or shall be setback from the face of the house. The “face of the house” shall mean the forward-most building element, including bump-outs, overhangs, and porches.
5. Driveways shall be a maximum of 16’ in width at the right-of-way line, shall be setback a minimum of 1 foot from all side property lines.

**E. Architectural Standards**

1. Representative architecture planned for this subarea is illustrated in the example Building Elevations and streetscape character renderings. Architecture in this subarea shall conform to the following minimum requirements. Further architectural review will be conducted by an Architectural Review Committee (ARC) established by the developer/builders and administered by the Homeowners Association and will be based on a flexible Architectural Design Guide, created and coordinated by the ARC.
2. Color Palette: Exterior siding wall colors shall be based on traditional or historic color palettes, and/or to those color palettes found in nature. A variety of colors will be encouraged. Accent colors in brighter hues are permitted for building accent features only, such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so that all colors are harmonious with each other. All colors shall be approved by the ARC.
3. Materials:
  - a. Exterior Cladding: Permitted materials shall include the following:
    - i. Brick Veneer
    - ii. Stone/Cultured Stone or stone veneer
    - iii. Ohio Limestone stucco stone (equal or better than Stone Products Corporation, type: Ohio Limestone)
    - iv. Wood lap siding, composite lap siding and cedar shake siding (painted or stained)
    - v. Stucco – per industry standards – light to medium textures
    - vi. Vinyl siding with a gauge of .044 minimum thickness shall be permitted only for homes in Subarea B and on trim areas that are difficult to reach or maintain in all sub-areas. The use of vinyl siding shall be prohibited from Subareas A-1 & A-2.
    - vii. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass.
  - b. Roofs
    - i. Permitted materials shall be cedar shakes, tile, slate, synthetic slate or dimensional asphalt, dimensional look asphalt or fiberglass shingles. Metal shall be permitted as an accent feature on limited portions of roofing areas.
    - ii. Downspouts shall be terminated with splash-blocks.
4. Chimneys
  - a. Exposed metal flues shall be painted to match the roof color.
  - b. Gas direct-vent fireplace projections without full chimneys shall be permitted.
  - c. Full chimneys shall be full masonry or full stone/cultured stone or brick veneer.
  - d. Cantilevered chimneys shall be prohibited. Chimneys on exterior elevations shall extend to grade level.

**F. Landscaping**

1. Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn or mulched planting areas at a minimum. For areas designated as tree lawns, preservation zones, entry features or other community amenities, landscaping shall be maintained to meet the minimum standards specified in Hilliard Codified Ordinances Chapters 917, 921 and 1331. Areas designated as landscape buffers shall meet the requirements of this text in “General

Commitments”.

2. Existing trees shall be preserved whenever possible.
3. Minimum Single Family Landscaping: All homes shall maintain landscaping in accordance with the Architectural Design Guide and subject to ARC approval.
4. All fencing must meet Hilliard Fence Code Chapter 1139, unless noted otherwise herein. There shall be no chain link fences installed on any lot.
  - a. All fences and enclosures are subject to approval by the ARC.
5. 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 subarea, individual lots, and private open space. Model homes are encouraged to demonstrate such strategies.

**G. Lighting and Mailboxes**

1. See General Development Standards for street lighting requirements.
2. Landscape lighting from a concealed source shall be permitted.
3. All lights shall be arranged to direct light away from any exterior street or adjacent property.
4. No colored lights shall be used to light the exterior of the buildings, except temporarily for holiday purposes.
5. Mailboxes shall be of a consistent style and color as selected by the developer/builders.

**H. Model Homes**

1. Individual homes, as determined by each builder, may be used as model homes for the purpose of marketing and sales. A manufactured modular building also may be used as a sales office during the development of the project and the construction of residential units therein.

## Subarea C - Public Open Space

Subarea C is located at the western portion of the PUD site and incorporates +/-47.6 acres. Open spaces will serve as the conduit for making key regional connections across the site, as identified in the Comprehensive Plan, and will serve City recreational needs.

### **A. Permitted Uses**

1. Public open space, including preservation areas, storm water management facilities and athletic fields.
2. Shared-use paths, sidewalks, nature trails.
3. Existing structures to be donated to the City, and utilized or demolished at the City's direction.

### **B. Development Standards**

1. +/-46.7 acres of open space shall be dedicated to and maintained by the City of Hilliard.
2. All existing trees and wetlands shall be preserved. Tree removal shall be permitted only as necessary for the routing of the multi-use trail and other development needs as described herein.
3. Shared-use trails shall be provided to connect the major open space areas and to provide a continuous link from Homestead Park to Subarea C. Paths designated as "shared-use" shall be designed as per City of Hilliard Standard Drawings, or as otherwise approved by the City Engineer.
  - a. Shared-use trails shall provide a continuous route from the east to west boundaries of the site and from south to north boundaries. Paths shall be stubbed at the property lines so that paths from future, adjoining development can be tied into them, per the comprehensive plan.
    - i. Shared-use paths shall be 8 feet in width, as noted on the Sidewalk, Path, and Open Space Plan, and shall be placed within easements, the width of which is to be determined with the Final Development Plan.
    - ii. Paths may be combined or narrowed at critical locations, such as street crossings or environmentally sensitive areas. The developers/builders may be permitted to install the paths in phases based on the Phasing Plan.
    - iii. 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 specifications shall be approved by the City Engineer
4. Landscaping
  - a. Street trees and open spaces are to be designed as shown on Sheet 7 of the Preliminary Development Plan/Site Plan.
  - b. Final planting and seeding plans shall be provided at Final development Plan

- c. Landscaping may include areas of:
  - i. Seeding for native grasses, forbs, and or sedges or appropriate mixes
  - ii. Tree whip plantings
  - iii. "Natural succession areas" may be planted with initial native plants and be managed for succession to woodlands. Management shall be by the developer for 2 years after recording of the plat, after which management shall be the responsibility of the City.
  - iv. Some areas may be maintained as mowed turf for the purpose of access, maintenance, as secondary paths, and where a more manicured appearance is suitable, such as at site entries, or as areas for passive recreation.
  - v. Wetland shelves are to be incorporated within and around the edges of storm water management facilities.
  - vi. Ornamental plantings of native and adapted plants along roadways and near entry features

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