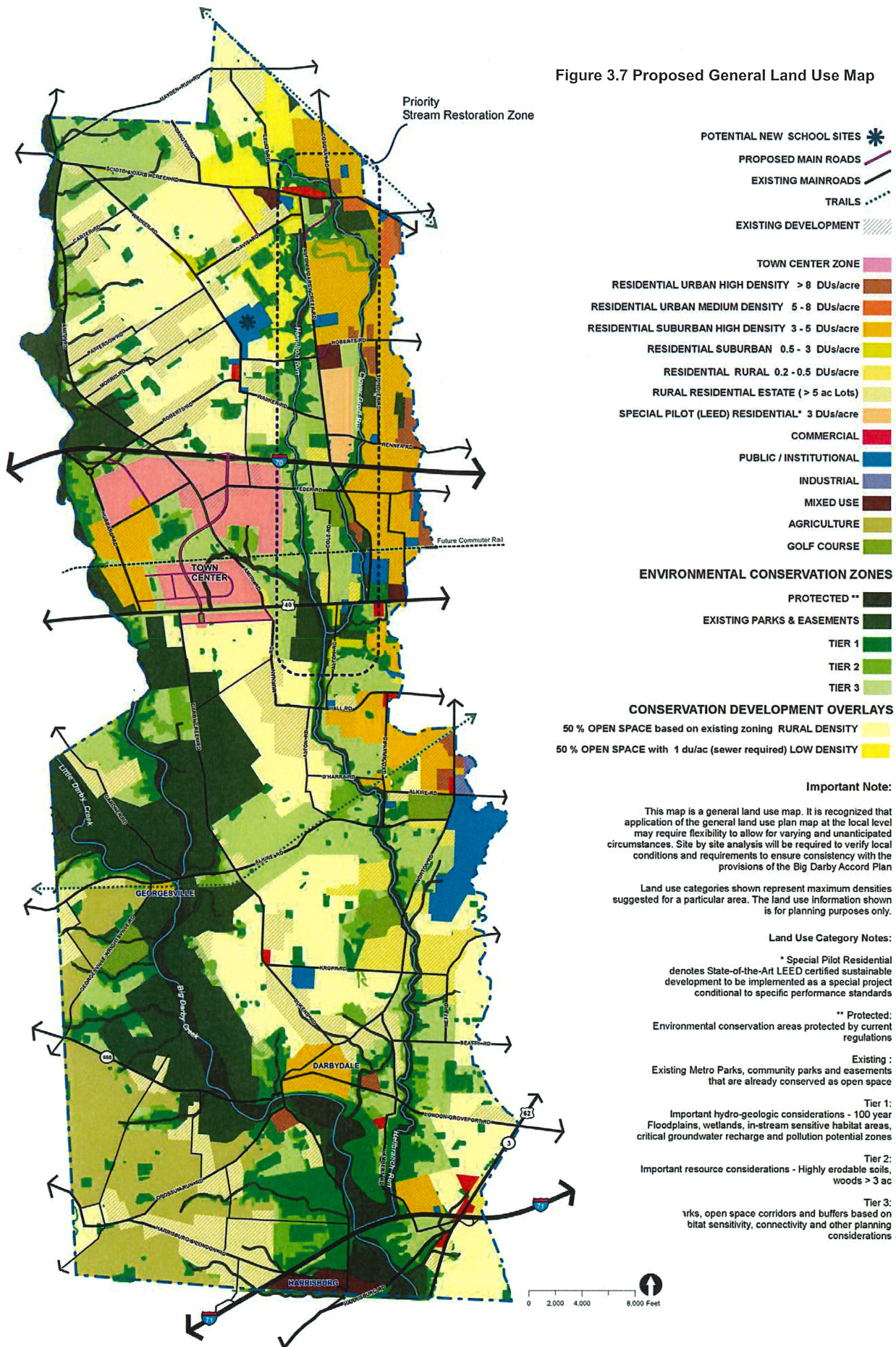


Figure 3.7 Proposed General Land Use Map

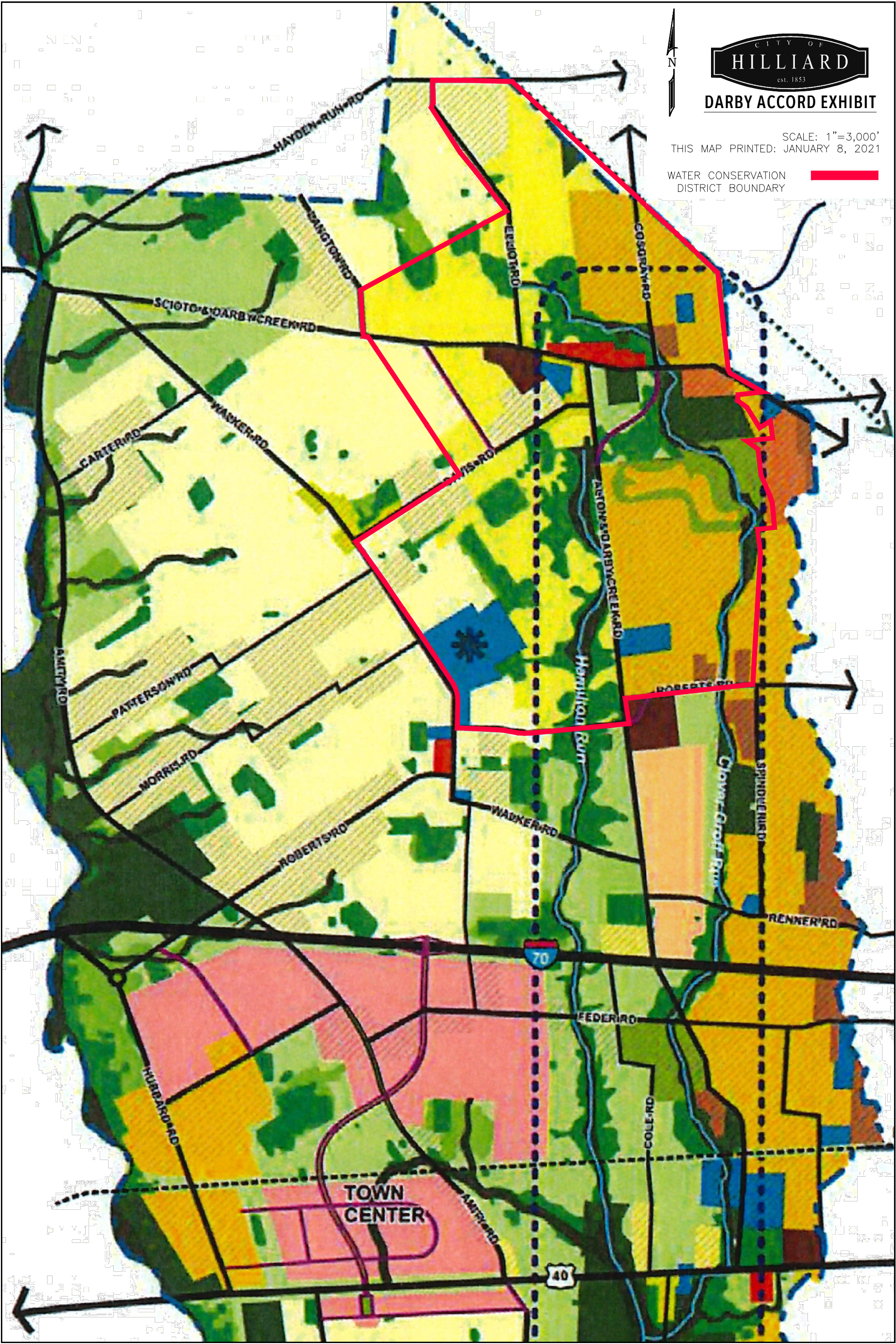




DARBY ACCORD EXHIBIT

SCALE: 1"=3,000'
THIS MAP PRINTED: JANUARY 8, 2021

WATER CONSERVATION
DISTRICT BOUNDARY



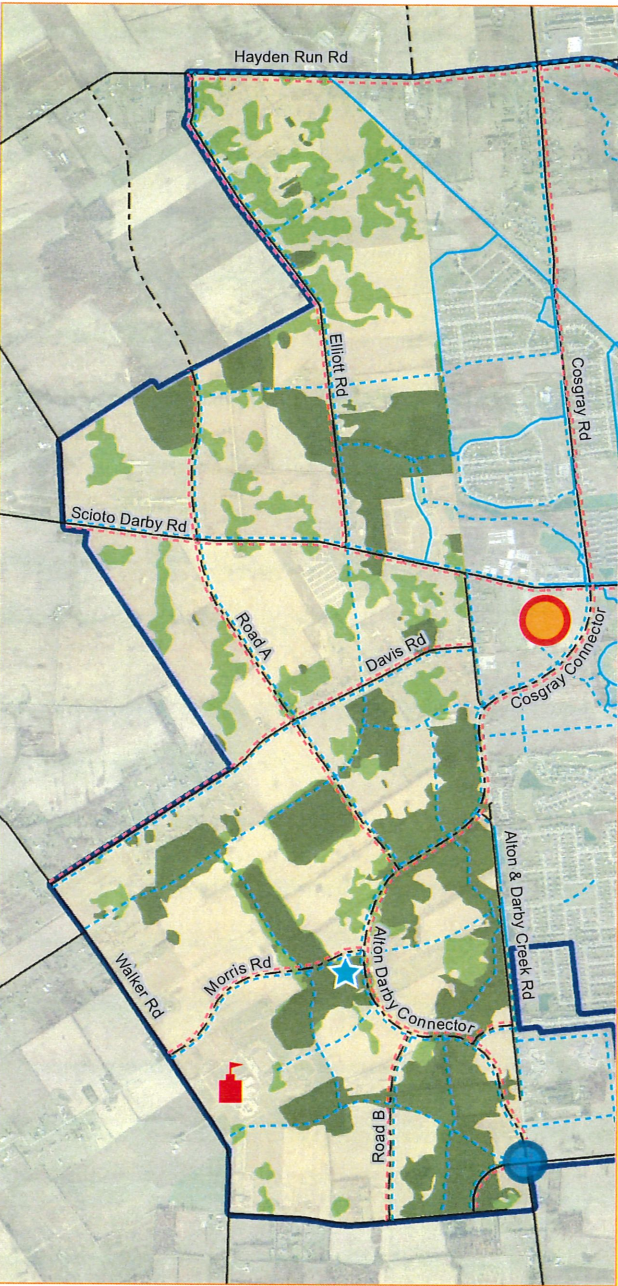
Development Principles

- 1. Provide a variety of **creative and unique residential development options** that respond to the needs of the City while acknowledging the principles of the BDAWMP.
- 2. Allow for a **mix of residential products and services** within individual developments.
- 3. Establish a level of quality and character not currently available in other areas of the city by creating **standards to mandate creative architecture and development.**
- 4. Promote **sustainable and context sensitive development** throughout the Big Darby Focus Area.
- 5. Ensure that open space for individual developments is **accessible to the public and cohesively linked** with open space from adjacent developments and public spaces.
- 6. Provide **education and recreation opportunities** that showcase the unique natural features of the Big Darby area, and sustainable development in the area.
- 7. Provide a **multi-use path connection** between Municipal Park and Prairie Oaks Metro Park.

Big Darby Focus Area Concept Plan

The concept plan was created by following the basic principles of the BDAWMP while balancing stakeholder and public input for how this area should be developed. The foundation of the Concept Plan (Map 5.19, page 105) is the preservation of the environmentally significant and

Map 5.19 – Big Darby Focus Area Perservation Areas



- Existing Roads
- Proposed Roads
- Existing Bicycle Facilities
- Proposed Multi-Use Path
- Proposed Road with two Multi-Use Paths and on-road bicycle facilities
- Community/Education Center
- Hilliard Bradley High School
- Primary preservation areas (dark green, 660 acres):
 - Streams and Riparian Corridors
 - Wetlands
 - 100-year floodplain
 - Other Tier 1 areas from the Big Darby Accord
- Secondary preservation areas (medium green, 374 acres):
 - Tree stands
 - Prime farmland
 - Other Tier 2 areas from the Big Darby Accord
- Conservation Development
 - Max 1 u/a overall density
 - Cluster development pattern
 - Neighborhood services
 - Farmers markets
- Neighborhood Retail Center
- Community Commercial Center

Creating the Map

The Concept Plan for the Big Darby Focus Area was created through the following...

- Identify and preserve conservation areas identified in the BDAW Master Plan.
- Evaluate and plan future roadway connections
- Consider conservation/ clustered residential growth on developable land throughout the Focus Area
- Strategically integrate neighborhood commercial development

Conservation Development

This area falls within the Big Darby Accord Watershed Master Plan and should follow the basic principles set forth in the plan. Land in this area may be zoned for agriculture or have value as open space but may be subject to development because entitlement to development exists. If developed, these areas should incorporate conservation practices (cluster development) preserving at least fifty-percent (50%) of the area as usable open space,* enhance the natural environment and rural character, and create new recreational opportunities.

Permitted Development Types Within the Conservation District**

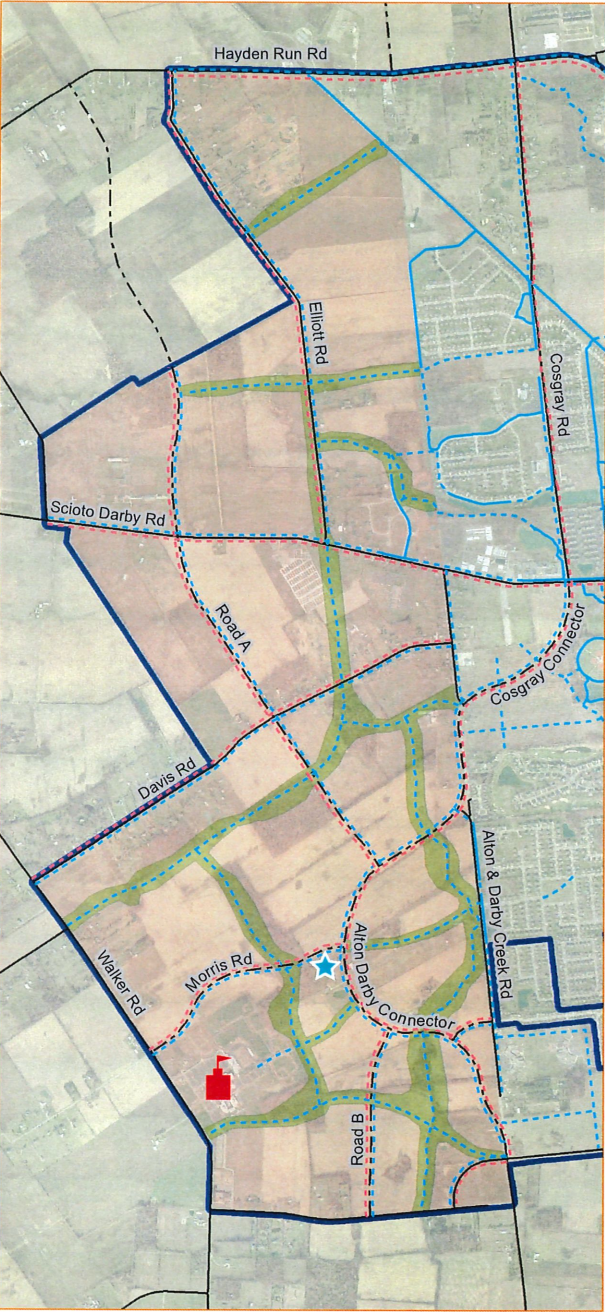
The Conservation Development District should allow for a variety of residential types and include some neighborhood retail services. Architectural styles should be eclectic yet complement the rural character of the Big Darby focus area and incorporate environmentally sensitive site and design features. New neighborhood developments should be connected via pedestrian and automobile routes and incorporate public spaces and natural areas. The following uses are permitted within this area:

- Single-family detached
- Condominium
- Townhome
- Multi-family
- Neighborhood retail

* In terms of the usable open space requirement, usable open space is defined as trail or path corridors (open space linkages), naturalized/restored stream corridors, one acre and larger contiguous areas of tree stands, wetlands, and/or prairies; other xeriscaped or naturalized spaces; and stormwater facilities that are naturalized such as constructed wetlands, or ponds with wetland shelves. Usable open space would not include the following or other similar derivatives: narrow buffer spaces along roadways; right-of-way; stormwater facilities (traditional detention or retention facilities); athletic fields; and most generally any other mowed spaces.

** (see also Big Darby Accord Watershed Master Plan 3-18)

Map 5.20 – Big Darby Focus Area Concept Plan



- Existing Roads
- Proposed Roads
- Existing Bicycle Facilities
- Proposed Multi-Use Path
- Proposed Road with two Multi-Use Paths and on-road bicycle facilities
- Community/Education Center
- Hilliard Bradley High School
- Proposed Greenway Corridor
- Conservation Development Blocks

Note: This map is intended to illustrate how greenways can be created that connect conservation development blocks (of which include preservation areas) and area amenities. This map should not be used as a strict guide to create greenways in these exact locations.

Recommendations

Objective FA-18: Provide a variety of creative residential development options that respond to the objectives and guidelines of the Big Darby Accord.

- **Action FA-18.1:** *Create and adopt a “conservation development zoning district” for the Big Darby Focus Area.*
This district should allow for a baseline gross density of one dwelling unit per acre and a minimum of 50 percent open space.
- **Action FA-18.2:** *Create a streamlined approval process for development that meets the intent of the Big Darby Focus Area.*

Objective FA-19: Allow for and encourage a mix of residential products and services within individual developments.

- **Action FA-19.1:** *Create opportunities in the “conservation development district” to allow for a variety of housing types.*
These types may include single-family attached and detached housing, condominiums, multi-family units, live/work units, and home occupations within each conservation development.
- **Action FA-19.2:** *Allow a limited amount of neighborhood retail, service, and office uses, as well as commercial activities such as farmers markets and seasonal markets within the Big Darby Focus Area.*

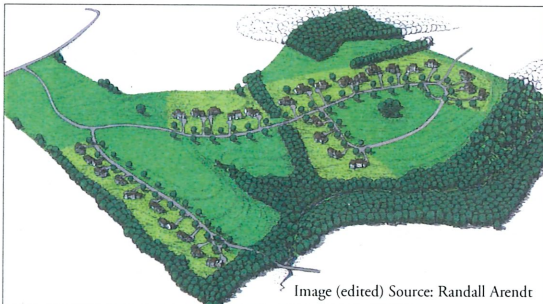
Key Concepts 5.1 – Conventional Development vs. Conservation Development

Conservation Development is designed to encourage the development of small-lot homes on a much smaller portion of the property, perhaps on as little as 10%-35% of the development. By locating residences in close proximity on a small portion of the site, land can be conserved for habitat, recreation, and/or community agricultural uses, allowing such amenities to be available to the development and the community. By contrast, Conventional Development encourages the development of large-lot homes across the entire property, often allowing homes to be built near floodplains, wetlands, and established forests, typically prohibiting access to and damaging these natural amenities. Cul-de-sacs should only be permitted by the City under two considerations: there is no road to connect to, or the natural feature in its path is deemed too valuable to disturb with a roadway. If cul-de-sacs are used, path connections should extend from them to area roads and paths.



Conventional Development

- Development extends to regulated edge of wetlands
- Tracts of trees are fragmented
- Roads built close to the stream pollute it
- Rural character is lost
- Scenic views from the street are blocked by homes
- Entire site is developed



Conservation Development

- Buffers protect wetlands and enhance stream quality
- Tracts of trees remain uninterrupted
- Scenic pastures and meadows remain
- Rural character is preserved
- Scenic views from the street are preserved
- 50+% of the open space stays protected in perpetuity

Objective FA-20: Develop standards to mandate creative architecture and development patterns within the Focus Area.

- **Action FA-20.1:** *Create and implement architectural and site design standards for the “conservation development district.”*
 - Standards should require a high level of design quality and reflect the existing character of the area. They should allow for a

variety of housing styles and promote a natural, authentic community created around undisturbed open spaces. Recommended styles of architecture include prairie, craftsman, and farmhouse styles.

- Landscape standards should promote plants and grasses that are low-maintenance, native, and fit within the natural environment of the Big Darby Focus Area.

- Open spaces should be primarily passive in nature and be comprised of large contiguous areas and linkages between such areas. Buffer strips along major roadways and other “left over” pieces of land should not count as a part of the open space requirement.

• **Action FA-20.2:** *Revise subdivision regulations to require conservation streets in subdivisions within the Big Darby focus area.*

These streets would include features such as narrower pavement widths and the option to include curb and gutter or a flat apron curb (allowing stormwater to flow into an adjacent swale) in conservation developments. Open drainage utilizing a roadside swale, where feasible, is encouraged. Pedestrian, bicycle and/or multi-use pathways accommodations should be provided in all street designs.

Objective FA-21: Promote sustainable development choices above and beyond what is required by the Big Darby Accord Watershed Master Plan.

• **Action FA-21.1:** *Create a list of best management practices for developers to incorporate into new developments.*

Options may include additional open space, homes oriented to maximize passive solar energy, the use of pervious pavement, the restoration of habitats/open space (prairie, forest, stream, and wetland), educational signage, use of local materials, preservation of historic/significant buildings, local food production, a variety of housing types, and integration of LEED for Homes and LEED-ND (neighborhood design) principles/standards.

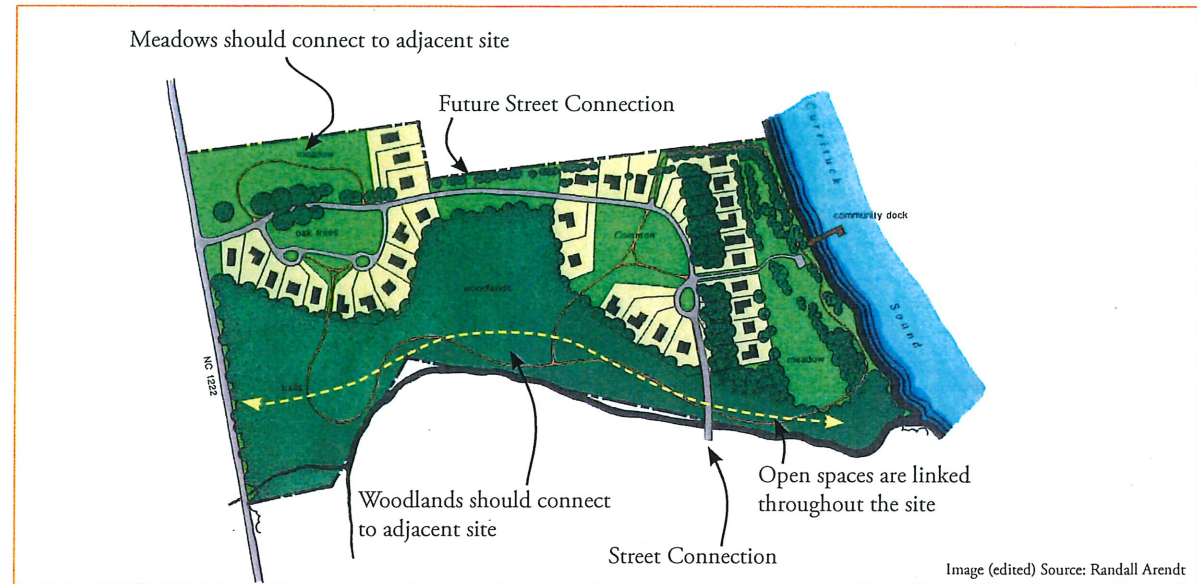


Figure 5.18 – An example of how Conservation Development encourages the connection of open space across developments.

- **Action FA-21.2:** *Encourage homeowners and developers to utilize sustainable practices in the Big Darby focus area.*
Examples include: small-scale residential wind turbines, solar panels, solar hot water heating, rain gardens, rain barrels, local food production, and pervious surfaces (driveways).

Objective FA-22: Ensure that open space areas are accessible and cohesively linked.

- **Action FA-22.1:** *Require open spaces to be contiguous to the extent possible, both within the development, as well as to adjacent developments.*
In addition to those spaces that are currently preserved, the City and developers should connect open spaces to those that have yet to be preserved.

- **Action FA-22.2:** *Focus preservation efforts on Tier 1 and 2 conservation lands as shown on the Big Darby Focus Area Concept Plan.*

- **Action FA-22.3:** *Require developers to provide trails as part of the open space network within each new development.*

Greenways, including those within the right-of-way (R.O.W.) may count toward the 50 percent open space dedication requirement if designed and maintained as public space. Use the bike-way/trail system shown on the Big Darby Focus Area Concept Plan as a guide to create an area-wide trail network.

- **Action FA-22.4:** *Allow for public access in the form of trails through and along open space areas and linkages, as well as signed parking (on-street) and access points from area roadways*



SANITARY SEWER
TRIBUTARY AREAS
AND TRUNK SEWERS

LEGEND

- 15" - 18"
- 21" - 24"
- 27" - 30"
- 36" - 42"
- 72" - 84"
- 2" - 10" FORCEMAINS
- FUTURE FORCEMAIN
- FUTURE HAYDEN RUN TRUNK
- FUTURE COLUMBUS
- EXISTING COLUMBUS
- ENVIRONMENTAL CONSERVATION DISTRICT
- EXCLUSIVE EXPANSION
- CITY LIMITS
- WATERWAYS
- RIGHT-OF-WAY
- PARCEL LINES
- CITY OF COLUMBUS TRUNK
- COUNTY TRUNK
- DAVIDSON ROAD TRUNK
- HAYDEN RUN ROAD TRUNK
- HILLIARD NORTHEAST TRUNK
- HILLIARD OUTFALL TRUNK
- ROBERTS / MILKIN TRUNK
- SHIRE COVE TRUNK
- TUTTLE TRUNK
- LIFT STATION (PRIVATE)
- LIFT STATION (PUBLIC)
- LIFT STATION (FUTURE)



SCALE: 1"=1,200'
THIS MAP PRINTED: MAY 8, 2020

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AND IS FOR INFORMATIONAL PURPOSES ONLY.
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LEGEND

- 15" - 18"

21" - 24"

27" - 30"

36" - 42"

72" - 84"

2" - 10" FORCEMAINS

FUTURE FORCEMAIN

FUTURE HAYDEN RUN TRUNK

FUTURE COLUMBUS
- EXISTING COLUMBUS

ENVIRONMENTAL CONSERVATION

EXCLUSIVE EXPANSION

CITY LIMITS

WATERWAYS

RIGHT-OF-WAY

PARCEL LINES

CITY OF COLUMBUS TRUNK

COUNTY TRUNK

DAVIDSON ROAD TRUNK
- HAYDEN RUN ROAD TRUNK

HILLIARD NORTHEAST TRUNK

HILLIARD OUTFALL TRUNK

ROBERTS / MILIKIN TRUNK

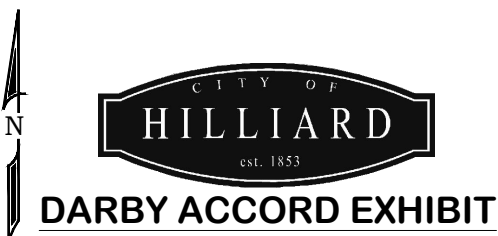
SHIRE COVE TRUNK

TUTTLE TRUNK

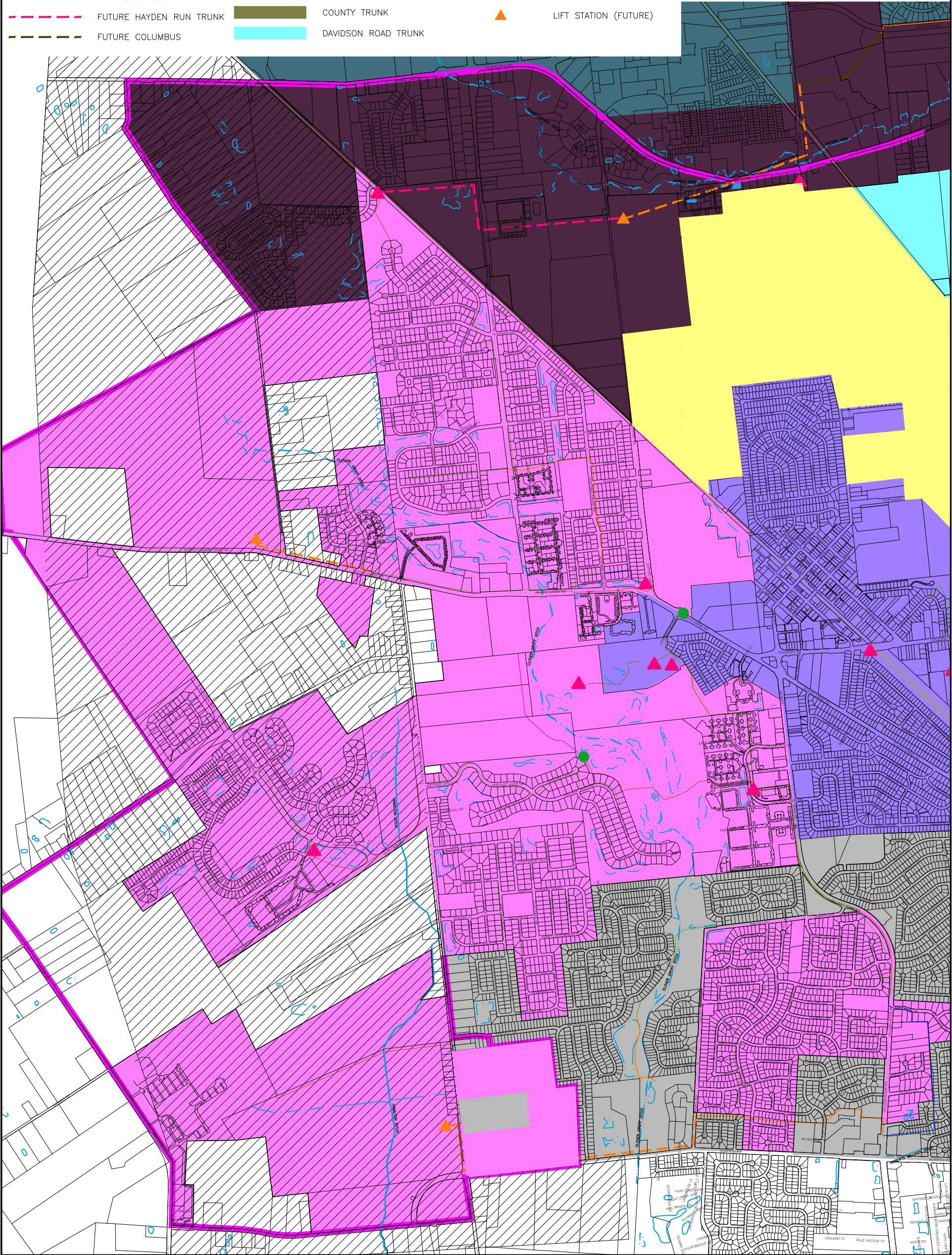
LIFT STATION (PRIVATE)

LIFT STATION (PUBLIC)

LIFT STATION (FUTURE)



SCALE: 1"=1,800'
THIS MAP PRINTED: JANUARY 11, 2021



Proposed Development Name	Residential Units	ERU	Columbus ERU's as of 6/22/2018 *	Difference	ERUs USED	BDA ERU's Available
						2000
Alton Commons -Mixed Use - zoning expired	140	140.0	0.0	140	140	1860.00
Square at Latham Park - multi- family	174	124.3	124.3	0	264	1736
Square at Latham Park - Commercial	30	30.0	12.3	17.7	294	1706
Hilliard Summit - multi family	208	149.7	149.7	0	444	1556
Anderson Meadows - single family	76	76.0	76.0	0	520	1480
Heritage Preserve - single family #	405	405.0	440.0	-35	925	1075
Heritage Preserve - multi family	282	158.9	158.9	0	1084	916
Tarlton Meadows West - single family	248	248.0	107.0	141	1332	668
Tarlton Meadows (Buck Leasman PUD) - temporary until Hayden Run trunk sewer infrastructure constructed & flow re-routed			92.0			
Hilliard Memorial Middle School @		0.0	35.2	-35.2		
Total Allocated	1563	1331.9	1195.4	228.5	1332	668
PLANNING AREAS:						
H&G LLC - annexed not rezoned (Alton Place)	126.1	126.0			1458	542
Homewood - annexed not rezoned (Alton Place)	313.3	313.0			1771	229
Hill / Bright Properties - annexed not rezoned	229.0	229.0			2000	0
Troyer Tract - not annexed					2000	0
Total ERU remaining less Troyer	668.4	668.0	ERU units available not covered by rezoning and developer agreements			
	Residential Units	ERUs				
Alton Commons, Square at Latham, Anderson Meadows, Hilliard Summit, Heritage Preserve	1315.00	1083.90	Excludes Tartlon Meadows and Tarton Meadows West. Assumes these can be removed from BDA ERU count			
Alton Commons, Square at Latham, Anderson Meadows, Hilliard Summit, Heritage Preserve PLUS H&G LLC and Homewood	1628.30	1522.90	Excludes Tartlon Meadows and Tarton Meadows West. Assumes these can be removed from BDA ERU count			
TOTALS		1523				477

ERU = equivalent residential units
BDA = Big Darby Accord

* Columbus ERU's based upon sanitary sewer plans already approved by Columbus and Hilliard as of 6/22/18.

Estimated numbers for commercial development
Annexed, Rezoned, no construction to date
Proposed annexation and rezoning

Need to resolve difference w/Columbus. Area to be served on approved sewer plan includes existing, large SF lots on south side Davis Road for future annexation.

@ Need to appeal difference w/Columbus. ERU's should have predated the BDA as

SCALE: 1"=1,500'
THIS MAP PRINTED: OCTOBER 31, 2019



DARBY ACCORD SEWER TAP
ALLOCATION MAP

- 1. ALTON COMMONS
- 2. SQUARE AT LATHAM PARK
- 3. ANDERSON MEADOWS
- 4. HERITAGE PRESERVE
- 5. TARLTON MEADOWS
- 6. HOMEWOOD
- 7. H&G LLC (SICARAS)
- 8. HILL & BRIGHT PROPERTIES

SUBDIVISIONS PRIOR TO DARBY ACCORD
TAP ALLOCATION DIVISION

8. HILL AND BRIGHT
Hill & Bright properties annexation - pending
Residential units: 229
Sewer taps (equivalent residential units): 229
PUD effective date: n/a
PUD expiration date: n/a

5. TARLTON MEADOWS
Tarlton Meadows PUD - Ord. 15-33 (10/24/16)
Residential units: 248
Sewer taps (equivalent residential units): 248
PUD effective date: 12/24/2016
PUD expiration date: 12/24/2018

2. SQUARE AT LATHAM
Square at Latham Park PUD - Ord. 10-12 (8/23/10)
Res. 14-R-64 (9/8/14)
residential units: 174 multi-family [all 2-bedroom units]
Sewer taps (equivalent residential units): 154.3 [124.3
residential & 30 commercial]
PUD effective date: 9/23/2010
PUD expiration date: n/a

4. HERITAGE PRESERVE
Heritage Preserve PUD - Ord. 13-01 (2/25/13)
Residential units: 687 [405 single-family & 282 multi-family (126
1-bedroom, 114 2-bedroom, 42 3-bedroom)]
Sewer taps (equivalent residential units): 563.9
PUD effective date: 3/27/2013
PUD expiration date: n/a

7. H&G LLC
H&G LLC annexation (Sicaras) - P&Z recommended R-R
Zoning classification on 5/14/09
Residential units: 126
Sewer taps (equivalent residential units): 126
PUD effective date: n/a
PUD expiration date: n/a

6. HOMEWOOD ANNEXATION
Homewood annexation - P&Z recommended R-R zoning
classification on 5/14/09
Residential units: 313
Sewer taps (equivalent residential units): 313
PUD effective date: n/a
PUD expiration date: n/a

1. ALTON COMMONS
Alton Commons PUD - Ord. 10-10 (4/26/10)
Residential units: 0
Sewer taps (equivalent residential units): 140
PUD effective date: 5/26/2010
PUD expiration date: expired on 11/14/2015 after
6-month extension

3. ANDERSON MEADOWS PUD
Anderson Meadows PUD - Ord. 10-24 (7/12/10)
Residential units: 284 [76 single-family & 208 multi-family (36
1-bedroom, 124 2-bedroom, 48 3-bedroom)]
Sewer taps (equivalent residential units): 225.7
PUD effective date: 8/12/2010
PUD expiration date: n/a

