

SEP 29 12:22 PM '23

**PETITION FOR ESTABLISHMENT OF THE VILLAGES AT GALLOWAY NEW
COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER OHIO
REVISED CODE CHAPTER 349**

Pursuant to Ohio Revised Code ("R.C.") Chapter 349 (the "Act"), Braumiller Development, LLC (the "Developer," as that term is defined in R.C. Section 349.01(E)) hereby submits this petition (the "Petition") to the Clerk of the Board of County Commissioners for Franklin County, Ohio (the "County") as the "organizational board of commissioners" under R.C. Section 349.01(F), in order to initiate proceedings for the establishment of a new community authority (the "Authority") and for the new community district described in Section 3 below (the "District").

The District is located within the Big Darby Watershed, and as a result, it is subject to the requirements of the Big Darby Revenue Program (the "Revenue Requirements"). These Revenue Requirements include the establishment of the Authority and the levying by the Authority of a community development charge (as further discussed below), with the proceeds of the charge being devoted to "Accord Purposes" as noted in Exhibit D attached hereto.

The following information is provided pursuant to R.C. Section 349.03:

Section 1. **Name.** The proposed Authority shall be named the Villages at Galloway New Community Authority.

Section 2. **Address.** The Authority's address is c/o T&R Properties, Inc. 3895 Stoneridge Lane, Dublin, Ohio 43017, Attention: P. Ronald Sabatino until such time as the Developer no longer owns property in the District or the board of trustees of the Authority determines another location for the principal office of the Authority.

Section 3. **Map and Description of Boundaries.** See Exhibit A attached hereto and incorporated herein by this reference. The total acreage of the District is approximately 134.80 acres, and is wholly contained within the boundaries of Prairie Township (Franklin County), Ohio (the "Township"). As indicated on the attached map, all of the real property comprising the District is developable as one functionally interrelated community and is owned or controlled, through leases of at least seventy-five years' duration, options, or contracts to purchase, by the Developer.

Section 4. **Zoning Regulations.** See Exhibit B attached hereto and incorporated herein by this reference.

Section 5. **Development Plan.**

(a) **Private Development Plan.** The current plans for the development of the proposed District, indicating the proposed "new community development program," as defined in the Act, are provided below and in certain Exhibits attached to this Petition. The Developer plans to construct or cause the construction of a mixed-use development consisting of approximately 381 single-family homes, 106 patio homes, 72 town homes and 240 multi-family units, along with various related commercial structures and improvements (collectively, the "Private Development").

(b) Projected Total Population and Employment. Once the Private Development is constructed, the Developer estimates that the total population of the District will be approximately 1,500 and there will be approximately 50-150 employees working within the District.

(c) Plan for Land Acquisition, Land Development, and Community Facilities. In connection with the Private Development, the Developer plans to construct or cause the construction of various essential early investments (the “Essential Early Investments”) and related improvements within the District, all of which are either “land acquisition,” “land development,” or “community facilities” as defined in R.C. Section 349.01(G), (H), or (I) (collectively, the “Land and Community Facilities”). The Land and Community Facilities shall include all real property, buildings, structures, or other facilities, including related fixtures, equipment, and furnishings, to be owned, operated, financed, constructed, and maintained under the Act. As provided in the Act, the Land and Community Facilities consist generally of (i) any real property, buildings, structures, or other facilities, including related fixtures, equipment, and furnishings, to be owned, operated, financed, constructed, and maintained, including public, community, village, neighborhood, or town buildings, centers and plazas, auditoriums, recreation halls, educational facilities, recreational facilities, natural resource facilities, including parks and other open space land, lakes and streams, cultural facilities, entrance signage and features, community streets, pathway and bikeway systems, pedestrian underpasses and overpasses, lighting facilities, design amenities, or other community facilities, and buildings needed in connection with water supply or sewage disposal installations or steam, gas, or electric lines or installation; and (ii) any community facilities that are owned, operated, financed, constructed, or maintained for, relating to, or in furtherance of community activities, including, but not limited to, town buildings or other facilities, and off-street parking facilities.

Specifically, it is presently anticipated that the Essential Early Investments will include, but not be limited to, the following:

- Construction of a central sanitary sewer force main and initial pump station, future pump station enhancements, other facilities and equipment directly related to the force main and pump stations, cost of easements, purchased right of way, and other appropriate project elements, operation and maintenance costs.
- Extension of central water service, including water meter house, meter, and equipment and other appropriate project elements, operation and maintenance costs until public ownership.
- Improvement of Galloway Road, including future traffic signals and other appropriate project elements, but not including reimbursement for donation of land to the Township to improve park access.

Once the Developer is fully reimbursed for its “costs associated with the Essential Early Investments, the Land and Community Facilities are expected to include, but not be limited to, the following improvements that are to be constructed for Accord Purposes:

- Acquisition of land for and causing protection, restoration, and/or preservation of sensitive open space, the Big Darby watershed, wetlands, streams, and other measures to improve water quality including but not limited to erosion control requirements.

- Extraordinary costs associated with creation of public regional alternative wastewater treatment systems and extension of centralized water to serve the conservation development areas.
- Regional stormwater improvements, beyond those required by existing stormwater standards.
- Other Land and Community Facilities that are for Accord Purposes.
- Various related hard and soft “costs,” as defined in R.C. Section 349.01(J).

d) Method of Financing. The Developer intends to finance the above-described Land and Community Facilities itself and receive reimbursement as provided herein. The Developer may, but is not required to, seek the issuance of revenue bonds by an Ohio port authority and/or other qualified issuer (collectively, the “Bonds”) and/or other financing sources.

The Bonds, if issued, will be backed by a community development charge assessed pursuant to the Act (the “Charge”) equal to five (5.0 mills) multiplied by the assessed value of the real property within the District as determined by the Franklin County Auditor. See the financial plan on Exhibit C attached hereto and incorporated herein by this reference. The Charge will be a lien against the property pursuant to one or more Declarations of Covenants (each a “Declaration”) to be filed by the Developer with the Franklin County Recorder, and will be submitted to the Franklin County Auditor to be placed on the tax list and duplicate as permitted under R.C. Section 349.07.

The Charge, in addition to 30-year non-school tax increment financing and \$2,500 per residential unit contributions from the Developer in accordance with the Revenue Requirements, will serve as the primary source of security for the payment of (a) reimbursement payments to the Developer for costs of Essential Early Investments, (b) the annual debt service charges on any Bonds, and (c) operating, maintenance and administrative expenses of the Authority; provided however, that (c) may only be provided by the Charge. It is anticipated that the Township will enter into an Intergovernmental Agreement with the Board (defined below) of the Authority that will provide for the payment of Charge revenues from the Authority to the Township, with such Charge revenues then made available to reimburse the Developer for its cost of Essential Early Investments and, after the Developer is fully reimbursed for such costs, to the Township for other Land and Community Facilities that are for Accord Purposes, as further specified in a Development Agreement, as defined in Exhibit C, and other related agreements executed or to be executed between the Developer and the Township.

(e) Provision of District Services. The Authority is authorized to provide services within the District, including, but not limited to, landscaping, street and sidewalk cleaning and maintenance, maintenance of parking facilities and any other community improvement services.

Section 6. Suggested Number of Board Members.

Pursuant to the provisions of R.C. Section 349.04, the Developer suggests that (i) the County Commissioners appoint three citizen members of the Authority Board of Trustees (the “Board”) and one Board member as a representative of local government, and (ii) the Developer

appoint three members of the Board as representatives of the Developer. The representative of local government appointed by the County must be a representative of the Township at all times.

Until the Developer is fully reimbursed for its costs of the Essential Early Investments and/or while any Bonds are outstanding, the requested methodology for replacement of members of the Board shall be as follows:

(a) The County Commissioners, as the organizational board of commissioners under R.C. Section 349.01(F), shall continue to appoint replacement citizen members of the Board and the representative of local government (subject to the above requirement of Township representation) upon the expiration of that member's term or resignation by that member unless the County determines, by ordinance or resolution of the County Commissioners, that such citizen members of the Board and the representative of local government shall be elected in the manner prescribed by R.C. Sections 349.04(A) and (C).

(b) The Developer shall continue to appoint replacement representatives of the Developer to the Board upon the expiration of that member's term or resignation by that member unless the Developer determines, by delivering notice to the County, that such members of the Board shall be elected in the manner prescribed by R.C. Section 349.04(B).

Section 7. Preliminary Economic Feasibility Analysis.

The preliminary economic feasibility analysis is provided below and in certain Exhibits attached to this Petition. The preliminary economic feasibility analysis examines (a) development patterns and demand factors of the area including the District, (b) the location and size of the proposed District, (c) the present and future socio-economic conditions of the area including the District, (d) a description of the public services to be provided with respect to the area including the District, (e) a financial plan with respect to the area including the District, and (f) a description of the Developer's management capability.

(a) Development Patterns and Demand Factors of District. The current land use of the area within and without the District is vacant land. The proposed future land use of the District may be a multi-use development consisting of new business, commercial, retail and residential facilities. Demographic and development information related to certain areas within and without the District are attached hereto as Exhibit D and incorporated herein by this reference.

(b) Location and Size of Proposed District. The District is located in the Township and the County as more fully shown on Exhibit A. The size of the proposed District is approximately 134.80 acres.

(c) Public Services. All law enforcement services within the District shall be provided by the County pursuant to existing agreements between the County and the Township. All fire and emergency medical services within the District shall be provided by the Township. Roadways and utilities will be provided by the applicable public or utility entities. All primary and secondary public education services shall be provided by the South Western City School District.

(d) Preliminary Economic Feasibility Analysis. A preliminary economic feasibility analysis for development of the District, including the area development pattern and demand, and

present and future socio-economic conditions of the area including the District is included in Exhibit D.

(e) Financial Plan. A preliminary financial plan for the development of the District is attached hereto as Exhibit C.

(f) Developer's Management Capacity. A description of the management capacity of the Developer is attached hereto as Exhibit E and incorporated herein by this reference.

Section 8. Environmental Laws. The Developer will comply with all applicable environmental laws and regulations.

Section 9. Provisions Regarding This Petition.

For the purposes of the establishment of the Authority, the City of Columbus (the "City") is the only city that can be defined as a "proximate city" as that term is defined in R.C. Section 349.01(M). The City's signature indicating proximate city approval as provided in the Act is below.

The Developer hereby requests the County Commissioners, as the organizational board of commissioners under R.C. Section 349.01(F), to determine that this Petition complies as to form and substance with the requirements of R.C. Section 349.03 and further requests that the members of the County Commissioners fix the time and place of a hearing on this Petition for the establishment of the Authority. Pursuant to R.C. Section 349.03(A), such hearing must be held not less than thirty nor more than forty-five days after the filing of this Petition with the Clerk of the County Commissioners.

[remainder of page intentionally left blank]

This Petition is filed with the Clerk of the Board of Commissioners for Franklin County, Ohio on this ____ day of _____, 2022.

Respectfully submitted,

BRAUMILLER DEVELOPMENT, LLC

Signed: _____

Print Name: _____

Title: _____

PROXIMATE CITY APPROVAL

The foregoing Petition was approved by City Council for the City of Columbus, Ohio, as “proximate city” under to the Act, pursuant to Ordinance No. _____, adopted on _____, 2022.

CITY OF COLUMBUS, OHIO

Signed: _____

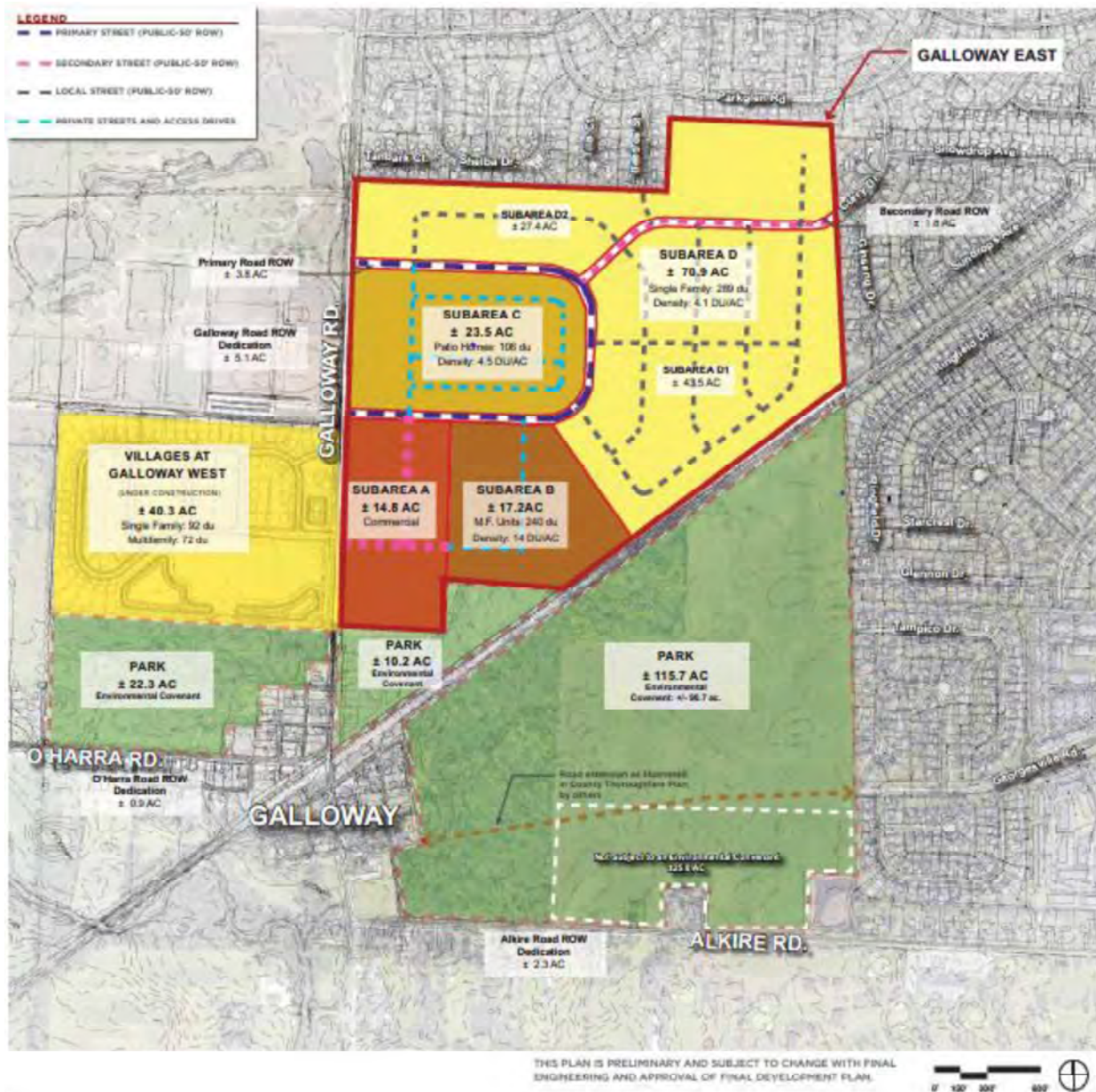
Print Name: _____

Title: _____

EXHIBIT A

Map and Description of District Boundaries

The District is comprised of the property identified and described below.



Parcels:

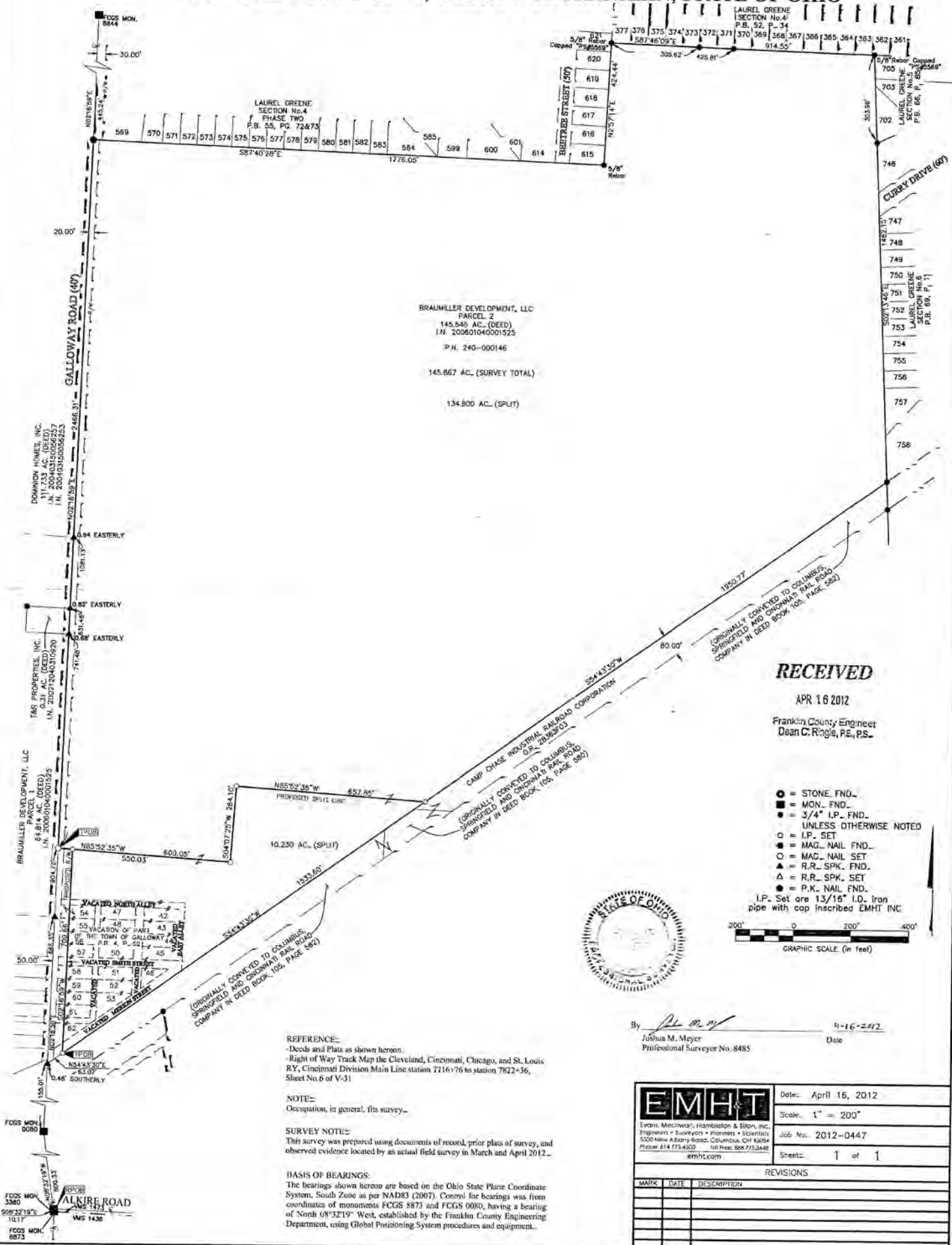
240-000146-00

240-000112-00

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1473
TOWNSHIP OF PRAIRIE, COUNTY OF FRANKLIN, STATE OF OHIO

C-S-C-F
C-E-A-D



BRAUMILLER DEVELOPMENT, LLC

PARCEL 2
145.546 AC. (DEED)
I.N. 200601040001525

P.N. 240-000146

145.867 AC. (SURVEY TOTAL)

134.800 AC. (SPLIT)

RECEIVED

APR 16 2012

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

- = STONE FND.
 - = MON. FND.
 - = 3/4" I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - △ = R.R. SPK. FND.
 - △ = R.R. SPK. SET
 - = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. Iron pipe with cap inscribed EMHT INC

200' 0 200' 400'
GRAPHIC SCALE (in feet)



REFERENCE:

- Deeds and Plats as shown herein.
- Right of Way Track Map of the Cleveland, Cincinnati, Chicago, and St. Louis RY, Cincinnati Division Main Line station 7116+76 to station 7822+36, Sheet No. 6 of V-31

NOTE:

Occupation, in general, fits survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in March and April 2012.

BASIS OF BEARINGS:

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone as per NAD83 (2007). Control for bearings was from coordinates of monuments FCGS 8873 and FCGS 0080, having a bearing of North 08°32'19" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485

4-16-2012
Date



MARK	DATE	DESCRIPTION

Date:	April 16, 2012
Scale:	1" = 200'
Job No.:	2012-0447
Sheet:	1 of 1
REVISIONS	

VILLAGES AT GALLOWAY PHASE 1

Situated in the State of Ohio, County of Franklin, Township of Pacific, and in Virginia Military Survey Number 1473, containing 11.347 acres of land, more or less, and **DEVELOPMENT, LLC**, last named, has conveyed to a certain **P. RONALD SAMATINO, Manager of BRAHMLER DEVELOPMENT, LLC**, a subdivision of said land, in accordance with Section 208.01 (4)(a)(i) of the Ohio Revised Code, Franklin County, Ohio.

The undersigned, **BRAHMLER DEVELOPMENT, LLC**, an Ohio limited liability company, by **P. RONALD SAMATINO**, Manager, owner of the land, plotted and represented in "VILLAGES AT GALLOWAY PHASE 1", a subdivision containing Lots numbered 1 to 17, 23, 24, 26, 25, and 86 to 93, all inclusive, and an area designated as "Ponded Area" located between Ballast Road, Century Way, Capula Way, Garrett Road and Pundrol Street shown hereon and not heretofore dedicated.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their obligations and responsibilities reflected in the subdivision agreement and the subdivision map of said subdivision, and to comply with the provisions of the Ohio Revised Code, Franklin County, Ohio, and the subdivision agreement.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements are hereby reserved in, over and under the areas designated as "Easement" or "Drainage Easement" above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of sewer connections to all adjacent lots and on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining intake steam water drainage swales and/or other above ground flow of storm water runoff as permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer. Easement areas shown on this plat are hereby reserved for the uses and purposes as expressed herein, and easements are hereby reserved therefor for the uses and purposes as expressed herein.

Long plat shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

I, William Vincent, **P. RONALD SAMATINO**, Manager of **BRAHMLER DEVELOPMENT, LLC**, in witness whereunto, this _____ day of _____, 20____.

Signed and Acknowledged **BRAHMLER DEVELOPMENT, LLC**
In the presence of:

By **P. RONALD SAMATINO**,
Manager

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

Before me, a Notary Public in and for said State, personally appeared **P. RONALD SAMATINO**, Manager of **BRAHMLER DEVELOPMENT, LLC**, who acknowledged to me that he is the Manager of said **BRAHMLER DEVELOPMENT, LLC** for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____ Notary Public, _____ State of Ohio

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this _____ Day of _____

Franklin Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this _____ Day of _____

Director,
Franklin County Sanitary Engineer

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this _____ Day of _____

Franklin County Planning Commission

Approved this _____ Day of _____

Franklin County Engineer

Approved this _____ Day of _____

Franklin County Damage Engineer

This _____ day of _____, 20____, rights-of-way for Ballast Road, Bellbrook Road, Century Way, Capula Way, Garret Road and Pundrol Street shown hereon are hereby approved and accepted as such for the County of Franklin, State of Ohio.

Franklin County Commissioners

This plat shall not be transferred or recorded until all required signatures are secured.

Transferred this _____ day of _____

Auditor,
Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 20____ at _____ M, Fee \$ _____

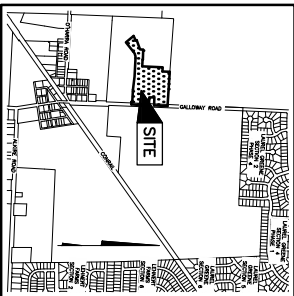
Recorder,
Franklin County, Ohio

File No. _____

Recorded this _____ day of _____, 20____

Plat Book _____, Pages _____

Deputy Recorder, Franklin County, Ohio



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

RISK OF BEHAVIOR: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS measurements to permanent monuments FCGS 01080 and FCGS 8484, having a bearing of North 02° 16' 59" East between said monuments.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenth inch inside diameter, thirty inches long with a 1/2 inch diameter hole through the center, and are to be set in the ground to a depth of 18 inches below the surface of the ground.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set in the ground to a depth of 18 inches below the surface of the ground.

Construction installation of its street pavement and are to be set with the top and one-fourth inch below the top of the street pavement. The top of the street pavement shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY



The 50' boundary survey shown on these surveyed plat above hereon prepared the estimated feet, and that decimal parts thereof.

- = Iron Pin (See Survey Data)
- = 1/2" MC Nail to be set
- = F.C.G.S. Monument

By _____ Professional Surveyor No. 7865 Date _____

THE BOARD OF TRUSTEES OF
PRAIRIE TOWNSHIP (FRANKLIN COUNTY)
I.N. 201304080056970
22.90'



- I.N. 202202140025177

Adams, M.J., November 2004-2005, with effective date of June 17, 2008.

NOTE^a D^a - ACREAGE BREAKDOWN

NOTE "E" - ACREAGE BREAKDOWN: Villages at Calloway Phase 1 is out of the following Franklin County

NOTE "F": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time

may change from time to time and should be reviewed to determine the then current applicable use and development

construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title

time as the public street right-of-way is extended and dedicated by plat or right-of-way deed or right-of-way easement.

Development and Planning Department for the purpose of building shall confer with the Franklin County Economic

install inside and outside foundation drain tiles as well as a back up sump pump.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°45'52"W	13.27
L2	N02°16'50"E	31.76
L3	S10°09'27"W	33.42
L4	S22°07'09"E	10.52
L5	N06°53'50"W	25.00



[illegible]

In consideration of approval of this plan, the undersigned understands and agrees to fulfill their obligations and responsibilities reflected in the subdivider's agreement and the subdivision regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the subdivider's agreement.

<p>The undersigned hereby certifies that this subdivision plan conforms to applicable zoning regulations.</p> <p>Approved this _____ Day of _____</p> <p>The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.</p> <p>Approved this _____ Day of _____</p> <p>The undersigned hereby certifies that this subdivision plan conforms to applicable subdivision regulations.</p> <p>Approved this _____ Day of _____</p> <p>Franklin County Planning Commission</p>	<p>Public Township Zoning Inspector</p> <p>Franklin County Sanitary Engineer</p> <p>Director</p>
<p>Approved this _____ Day of _____</p> <p>Franklin County Engineer</p>	
<p>Approved this _____ Day of _____</p> <p>Franklin County Drainage Engineer</p>	

This _____ day of _____, 20____, rights-of-way for Bidlar Road, Chapel Way, Clark Way, were dedicated to public use are hereby approved and incorporated into the County of Franklin, State of Ohio.

SOURCE OF DATA: The sources of recorded survey data collected in the plan and text of this plan are the records of the

IRON PINS: Iron pins, where indicated herein, unless otherwise noted, are to be set and are iron pipes, thirteen

plastic plug placed in the top end bearing the initials EWH1 INC.

PERMANENT MARKERS: Permanent markers, where indicated herein in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punches) to record the actual location of the point.

Time for record was _____ day of _____,
20____ at _____ M. Fee \$____.

File No. _____

Recorded this _____ day of _____, 20____.

Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- Permanent Marker (See Survey Data)

Professional Surveyor No. 7865
Date _____

$\sqrt{2}$

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line

THE BOARD OF TRUSTEES OF
PRAIRIE TOWNSHIP (FRANKLIN COUNTY,
I.N. 201304080056970
5860414T. cco. gov

____ Lot Line

____ R/W Line

____ R/W Centerline

----- Easement Line

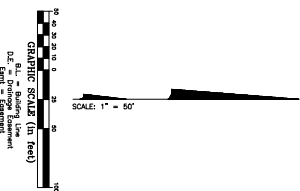
1

GRAPHIC SCALE (in feet)
 B.L. = Building Line
 D.E. = Deed Line
 Envt. = Easement

SCALE: 1" = 50'

	RADIUS	LENGTH	CHOIR BEARING
175.00°	87.60°	5.09°	170.00°

7°	200.00°	43.25°	S 035°44'
6°	200.00°	51.38°	S 17°32'21"
5°	150.00°	57.94°	S 08°47'00"
4°	20.00°	31.42°	S 47°16'39"
3°	20.00°	31.42°	N 42°30'1"
2°	20.00°	31.42°	S 47°16'39"
1°	20.00°	31.42°	N 42°30'1"
0°	20.00°	31.42°	S 47°16'39"
0°	20.00°	31.42°	N 42°30'1"
0°	175.00°	57.95°	S 20°16'15"



CLARE TABLE						
CLARE NO.	CLARE DATA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
C1	2220/00°	175.00'	67.60'	S 08°47'01" E	67.18'	
C2	1723/24°	200.00'	43.20'	S 03°54'41" E	43.17'	
C3	1153/44°	200.00'	51.88'	S 73°22'31" E	51.74'	
C4	2220/00°	150.00'	51.94'	S 08°47'01" E	51.28'	
C5	9070/00°	20.00'	31.42'	S 47°16'59" W	28.28'	
C6	9070/00°	20.00'	31.42'	N 42°53'01" W	28.28'	
C7	9070/00°	20.00'	31.42'	S 47°16'59" W	28.28'	
C8	9070/00°	20.00'	31.42'	N 42°53'01" W	28.28'	
C9	1850/29°	175.00'	51.60'	S 29°41'01" E	51.29'	

EXHIBIT B
Zoning Regulations
(attached hereto)

DO NOT DETACH



Instrument Number: 202207210106729

Recorded Date: 07/21/2022 3:06:58 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Mail Envelope):
PRAIRIE TOWNSHIP

Mail Envelope

Transaction Number: T20220075882
Document Type: MISCELLANEOUS
Document Page Count: 43

Submitted By (Walk-In):
PRAIRIE TOWNSHIP

Walk-In

First Grantor:
GALLOWAY EAST ZONING DISTRICT

First Grantee:
PRAIRIE TOWNSHIP

Fees:	
Document Recording Fee:	\$34.00
Additional Pages Fee:	\$328.00
Total Fees:	\$362.00
Amount Paid:	\$362.00
Amount Due:	\$0.00

Instrument Number: 202207210106729
Recorded Date: 07/21/2022 3:06:58 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFER
NOT NECESSARY

JUL 21 2022

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

GALLOWAY EAST

PLANNED UNIT DISTRICT (PUD) ZONING/DEVELOPMENT STANDARDS TEXT

May 18, 2022



I. ORGANIZATION OF THE DISTRICT:

- A. **Introduction:** The Galloway East Zoning District (hereinafter, the “Zoning District”) seeks to facilitate the development of a mixed-use district just to the East of Galloway Road, and approximately ¼ mile north of the North of the Village of Galloway. The subject site consists of 134.8 +/- acres. The applicant Braumiller Development is associated with T&R Properties who has a proven track record of successful real estate development throughout central Ohio. The applicant intends to develop the property within this Zoning District with a mixture of uses including, but not limited to: office, traditional single-family housing, single-family attached housing, empty-nester housing (patio homes), multi-family residential (flats), retail and neighborhood service-related uses, and open space.

Planned mixed-use districts have become very desirable throughout central Ohio and across the nation. Residents prefer to live near amenities and services, and even nearer to their places of employment. Given the location and proximity to Columbus and places of employment on the west side of central Ohio, this new community and district will be a place for families and residents of all ages. The development standards contained in this text will facilitate a variety of uses and development, bringing a unique community to Prairie Township and the surrounding area. Being that the ultimate build-out of the site will be driven by market demands, this text aims to ensure that a high-quality mixed-use development occurs while providing flexibility to the applicant/developer to adapt to market conditions.

The plans and development standards in this application build on a prior planning effort. The +/-134.8-acres within this application were part of a larger, +/- 325-acre approved Preliminary Development Plan for the Villages at Galloway (2012). This overall development included a neighborhood west of Galloway Road, currently under construction. It also included substantial commitments to the preservation of open space for public use, approximately 150-acres, over 46% of the site, being set aside as public park or conservation easement and has since been transferred to City of Columbus ownership. The site east of Galloway Road, and the subject of this application, was approved for a mix of commercial, multi-family, and single-family homes. This application revisits the mix of those uses to align with current market conditions. This application reduces the overall number of residential units from 865 to approximately 799. Multi-family units are reduced from 630 to 312 units. Single-family units have been further defined to include attached and detached home types, and expanding from

235 to 487 units. These changes to the home-type mix further complements the existing adjacent neighborhoods.

For reference, the storm recharge plan that was approved along with the Preliminary Development plan has been attached as Exhibit D. This plan demonstrates sufficient recharge with the existing, higher density zoning than what is proposed in this application.

Relationship of the Proposed Amendment to the Township Comprehensive Plan: The site is located entirely within the landuse area mapped and identified as “Suburban Edge”. This landuse is characterized as 3-5 du/ac and utilizing extensions of central sewer and water. The plan provides a mix of residential with a density of +/- 4.7 du/ ac, and plans are pending final approval, or have been recently approved for improvements on Galloway Road and extensions of sewer and water. Consistent with the approach illustrated through the use of the Transect Zones, the plan utilizes a mix of uses, a mix of residential home types, and a mix of densities. Commercial use is limited to the Galloway Road frontage and is located nearer historic Galloway. Multifamily residential and attached single family “patio homes” serve as a transition between the commercial and single family uses at the north and east edges.

- B. Subareas and General Access: This Zoning District is divided into four “subareas” and will be served by an internal vehicular circulation system as follows:
- Subarea A consists of +/- 15.0-acres. It includes the portions of the Zoning District along Galloway Road in the southeast portion of the overall property, as illustrated on accompanying plans. Subarea A is intended to include uses that are deemed to be “commercial” for real estate tax purposes. The land-uses in this area may include but are not limited to office, medical office, residential services (dry cleaners, pharmacy, day-care, etc.).
 - Subarea B consists of +/- 17.0-acres. It includes the portions of the site located to the South of the Primary Street, bounded to the South by the railroad. Subarea B will include uses that are deemed to be “residential” for real estate tax purposes. The land use in this subarea is intended to be multi-family residential “flats”.
 - Subarea C consists of +/- 24.0-acres. It includes the portions of the site located centrally within the site bound by the loop of the Primary Street. Subarea C will include uses that are deemed to be “residential” for real estate tax purposes. The land use in this subarea is intended to be attached single-family residential – “patio homes”. Targeted toward the empty nester market with first floor master bedrooms.
 - Subarea D consists of +/- 71-acres. It includes the portions of the site located to the North and West of a new Loop Street bounded to the South by the railroad and Subarea B will include uses that are deemed to be “residential” for real estate tax purposes. The land use in this subarea is intended to be detached single-family residential homes.

1. Internal Vehicular Circulation System.

- a. Primary Street. A public street shall be provided in a “u-shaped” configuration to provide vehicular access into and out of the Zoning District from Galloway Road (such street may be referred to herein as the “Loop Street”). This will connect all the subareas of the Zoning District.
- b. Secondary Street. In addition, there shall be one public street extending from the Loop Street with a “y” configuration that provides one connection to the existing single-family neighborhood to the East. A connector may be provided to the existing neighborhood to the north at the Beetree Street stub. Secondary street type may be used to divide Subarea A into smaller lots.
- c. Local Streets. Public streets with the purpose of providing access from the Primary or Secondary Street to residences within the subareas. For purposes of this text, a “Local Street” shall mean “a public street other than the Loop Street, the Secondary Street, or a Residential Street which is intended to provide a primary access from Galloway road to and from places of residence. Also, for purposes of this text, a “Residential Street” shall mean “a public street other than the Loop Street, the Secondary Street, or a Primary Street which is intended to be used providing as a means of providing vehicular circulation within a residential subdivision.”
- d. Private Streets and Access Drives. Any road, drive, or access route that is not publicly dedicated shall be permitted. Such roads that serve more than one parcel shall only be permitted in Subarea C. Where it serves more than one parcel in Subarea C, the rights of use with respect to and the requirements for the maintenance of such a road, drive, or access route and the costs thereof shall be required to be included in a written instrument recorded with the Office of the Recorder of Franklin County, Ohio. Such a written instrument may be in the form of an easement agreement, property owners’ association declaration or agreement, or a similar instrument that provides notice to all current and future owners of affected real property with respect to such rights and obligations. Multi-family communities may be served by internal private roads and drives that are owned and maintained by the owner of the community, provided that such internal private roads and drives provide a means of vehicular ingress and egress from and to a Primary Street.
- e. The streets shown in the plans that accompany this text are intended to demonstrate preliminary locations, sizes, and alignments for these

streets. The exact locations, sizes, alignments, and specifications for these streets as well as the timing of their construction shall be determined in accordance traffic studies or analyses that are approved by relevant governmental authorities and as approved as part of one or more Final Development Plan Applications. All public streets within this Zoning District shall be subject to the platting regulations and requirements of Franklin County.

C. Development Standards:

1. The site plan that accompanies this text demonstrates a conceptual layout for uses and densities within this Zoning District. The Zoning District could develop in a number of different ways depending on market demands. It is likely that the development of the Zoning District will occur in phases over time as provided in multiple Final Development Plans. Development of the property shall remain in compliance with each approved Final Development Plan. All general non-district specific regulations/standards contained within the Zoning Resolution which are not addressed in this zoning text shall apply to this development. However, the specific regulations/standards within this zoning text shall take precedence over any conflicting regulations/standards contained within the Zoning Resolution. Deviations or variances from applicable requirements in the Zoning Resolution and/or this text may be approved as part of a Final Development Plan application.
2. The regulations/standards provided in this text are intended to apply to the entirety of the Zoning District unless otherwise specified or limited herein.

II. USES:

Use Regulations. The following chart provides a list of uses which are allowed in each zone.

- A. Supplementary Use Regulations. The following additional requirements shall apply to permitted and conditional uses within this Zoning District:

1. The term "open space" as used in this text shall mean any portion property allocated as non-building space including but not limited; to conservation areas, parks, greens, parklets, entry features and space common and accessible to the residents of this community. There exists a permanent conservation easement on parcel # 240-006841-00 (22.25 acres) and parcel # 240-006843-00 (90.98 acres).
2. The term "single-family home" as used in this text shall mean "a detached dwelling unit that is one, one and one-half, or two stories in height located on a lot that is owned in fee simple and is not a patio home or single-family attached home." The term "single-family uses" as used in this text shall mean "a development or subdivision containing only single-family homes and uses and improvements that are associated with or accessory to such uses."

3. The term “patio home” as used in this text shall mean “a dwelling unit that is one or one and one-half stories in height and is either (a) attached to one but no more than two other similar dwelling units with shared walls between units or (b) detached from other similar dwelling units but built in a cluster design with such other units.” The term “patio home uses” as used in this text shall mean “a development or subdivision containing only patio homes and uses and improvements that are associated with or accessory to such uses.”
4. The term “multi-family unit” as used in this text shall mean “a dwelling unit that is not a single-family home, single-family attached home, or patio home that is included in a building containing other similar dwelling units and is for rent.” The term “multi-family uses” as used in this text shall mean “a development containing only multi-family units and uses and improvements that are associated with or accessory to such uses.”
5. Accessory structures shall be permitted in accordance with the permitted uses table within this text.
6. “Outparcel” shall mean “a parcel within a boundary line that is fully or partially shared with a parcel that has such frontage.”

B. Table 1: Permitted and Conditional Uses

1. See attached Table 1 indicating the permitted and conditional uses per subarea. “X” shall indicate a permitted use, “C” shall indicate a conditionally permitted use, and a blank cell shall indicate a not permitted use.

III. DENSITY REGULATIONS. The intent for this Zoning District is to allow an overall residential density that complies with the Big Darby Accord and is less than that which was previously approved for this property as part of the Villages at Galloway (2012) Preliminary Plan. While this application is limited to the +/- 134.8-acres east of Galloway Road, site data is calculated in reference to the overall 325-acre master planned development, including the previously dedicated open space/conservation areas totaling approximately 150-acres provided to the South and West of this subject property. The gross density for this Zoning District is based upon the calculation of 799 units on a total of +/- 325-acres (2.5 du/ac). The following density limitations shall apply to this Zoning District:

- Subarea A consists of +/- 15- acres. This subarea will be commercial and non-residential uses.
- Subarea B consists of +/- 17- acres. The land use in this subarea is intended to be multi-family residential “flats” with a density of less than 15 dwelling units/ acre.
- Subarea C consists of +/- 24-acres. The land use in this subarea is intended to be attached single-family empty nester targeted homes with a density of less than 4.5 dwelling units/ acre.

- Subarea D consists of +/- 71-acres. The land use in this subarea shall be permitted to be developed with single-family homes with a maximum density of less than 5 dwelling units to the acre.

IV. SETBACK REGULATIONS – GENERALLY. The following setback requirements shall apply to all uses which are permitted in this Zoning District other than single-family homes, single-family attached homes, or patio homes, unless specified otherwise in this section. These requirements shall apply over any conflicting setback requirements which are provided elsewhere in this text:

- A. Galloway Road (Commercial and Residential). There shall be a minimum pavement and building setback of 30 feet from the road right-of-way.
- B. Perimeter Boundary Lines.
 - 1. Eastern and Southern Boundary.
 - a. Multi-Family Uses. For multi-family uses, there shall be a minimum pavement setback of 10 feet and minimum building setback of 30 feet.
 - b. Non-Residential Uses. For uses other than multi-family uses, single-family homes, single-family attached homes, or patio homes, there shall be minimum pavement setback of 50 feet and minimum building setback of 30 feet from any portion of the southern and eastern perimeter boundary line of this Zoning District that is shared with a property that is not located in this Zoning District.
- C. Internal Parcel Lines. For existing or future parcel lines that are not perimeter boundary lines for this Zoning District, the following setback requirements shall apply:
 - 1. Between Outparcels. On shared parcel lines between Outparcels shall be a minimum pavement setback of 10 feet and a minimum building setback of 10 feet (20' combined) from the shared parcel line.
 - 2. Between Other Non-Residential Uses. For shared boundary lines between parcels which are not Outparcels and which contain uses other than single-family homes, single-family attached homes, patio homes, or multi-family there shall be a zero required setback from the shared parcel line and may be a shared common wall.
 - 3. Between Residential and Non-Residential Uses. For shared boundary lines between one or more parcels containing single-family homes, single-family attached homes, patio homes, or multi-family and a parcel containing any other

uses, the parcel containing the other uses shall have a minimum pavement setback of 10 feet and a minimum building setback of 20 feet from the shared parcel line. In such a circumstance, the setbacks for parcels containing single-family homes, single-family attached homes, patio homes, or multi-family shall be provided in accordance with the requirements provided elsewhere in this text except for multi-family garages only.

4. Between multi-family and other residential uses. For shared boundary lines between one or more parcels containing multi-family homes, a parcel containing any other residential uses, the parcel containing the multi-family use shall have a minimum pavement setback of 10 feet and a minimum building setback of 20 feet from the shared parcel line. In such a circumstance, the setbacks for parcels containing single-family homes, single-family attached homes, or patio homes shall be provided in accordance with the requirements provided elsewhere in this text except for garages.

D. Street Setbacks. The following setbacks shall apply to the Primary Street, Secondary Street, and Local Streets:

1. Multi-Family Uses. For multi-family uses, there shall be a minimum pavement setback of 10 feet and minimum building setback of 20 feet from the rights-of-way of the Primary Street, Secondary Street, and Local Street.
2. Single-Family Homes, Single-Family Attached Homes, and Patio Homes. No single-family home, single-family attached home, or patio home shall be located closer than 25 feet to the rights-of-way of the Primary Street, and Secondary Street.
3. Non-residential Uses. There shall be a minimum pavement setback of 10 feet and a minimum building setback of zero feet from the right of way of any Primary Street, Secondary Street, and Local Street.

E. Front, Side, and Rear setbacks shall be increased 1 ft. for every 1 ft. in height over 35 ft.

V. DEVELOPMENT REGULATIONS – COMMERCIAL. The following standards shall apply to “commercial uses”, including “outparcel uses” in this Zoning District, which shall mean “any permitted use other than single-family homes, patio homes, or multi-family uses.”

A. Lot Area Requirements.

1. There shall be a minimum lot width of 100 feet at the minimum building setback line. There shall be no minimum lot depth requirement, provided that the minimum acreage requirement is met as provided in Section IV.A.2 below.

2. Each Outparcel shall be a minimum of 0.75 acres in size. Parcels other than Outparcels shall have a minimum size of 2.0 acres.

B. Architectural Standards:

1. Building Height: The maximum building height of a structure shall not exceed 50 feet unless otherwise provided in this paragraph. 1' additional front, side, and rear yard setbacks shall be provided for each foot over 35 feet in height.
2. Service and Loading Areas. Service and loading areas shall be fully screened from the view of Galloway Road using fencing, walls, and/or landscaping.
3. Mechanical Equipment. Complete screening of all roof-mounted equipment shall be required on all four sides of buildings when the equipment would otherwise be visible from portions of Galloway Road. Complete screening of all ground-mounted mechanical and other equipment shall be required using fencing, walls, and/or landscaping when the equipment would otherwise be visible from portions Galloway Road.
4. Materials. Permitted exterior building façade materials for commercial uses are as follows:
 - a. On Outparcels: permitted primary exterior building façade materials shall include Cementitious siding, brick, brick veneer, vinyl siding (0.044-inch thickness or greater), stone, stone veneer, aluminum and wood, or a combination thereof, shall be permitted as primary exterior façade materials. Permitted trim materials include wood, PVC, vinyl, EIFS, and aluminum.
 - b. On parcels other than Outparcels:

For buildings which include only office and related accessory uses, any other use or combination of uses other than office and related accessory uses, permitted primary exterior building façade materials shall include: Cementitious siding, brick, brick veneer, vinyl siding (0.044-inch thickness or greater), stone, stone veneer, aluminum and wood, or a combination thereof, shall be permitted as primary exterior façade materials. Permitted trim materials include wood, PVC, vinyl, EIFS, and aluminum.
5. Drive-thru: A building located on an Outparcel with frontage on Galloway Road shall not be permitted to have a pick-up unit/drive-thru window on the side of the structure that has frontage on that thoroughfare. Pick-up units/drive-thru windows are permitted only within Subarea A.

VI. DEVELOPMENT REGULATIONS – MULTI-FAMILY. The following standards shall apply to multi-family uses in this Zoning District.

- A. Buildings shall be located a minimum of 5 feet from the edge of pavement of private roads or access drives.
- B. Each building shall have a sidewalk located along building facades that have pedestrian access doors.
- C. Minimum Separation. The minimum separation between buildings shall be 10 feet, unless required otherwise by commercial building code.
- D. Garages may be attached or detached.
- E. Architecture. Detailed architectural elevations shall be submitted along with an application seeking Final Development Plan approval for multi-family uses. Elevations shall be provided for each building type that is proposed. The design of any private community center/clubhouse that will serve residents in a multi-family community in this Zoning District shall be reviewed and approved as part of a Final Development Plan.
- F. The minimum average gross floor area of all units shall be 650 sq.ft.
- G. Exterior Finish Materials. Cementitious siding, brick, brick veneer, vinyl, stone, stone veneer, and wood siding shall be permitted as primary exterior façade materials. Permitted trim materials include wood, PVC, vinyl, EIFS, and aluminum.

VII. DEVELOPMENT REGULATIONS – SINGLE-FAMILY. The following standards shall apply to single-family uses in this Zoning District:

- A. Minimum Lot Dimensions. There shall be a minimum lot width of 52' feet as measured at the minimum building setback line. There shall be a minimum lot depth of 110 feet.
- B. Setbacks. The following setback requirements shall apply to lots containing single-family homes:
 - 1. Front Yard. There shall be minimum front yard setback of 25 feet from the edge of right-of-way for all lots. Corner lots shall apply the front setback to both street frontages. Stoops, steps, and porches shall be permitted to encroach a maximum of 6 feet within the minimum front yard setback line

2. Rear Yard. There shall be a minimum rear yard setback of 25 feet for all lots, provided that decks, screened porches, pools, and patios shall be permitted to encroach a maximum of 10 feet into the required minimum rear yard setback.
 3. Side Yard. The minimum side yard setback shall be 5 feet for single-family homes, unless otherwise required by Residential Building Code, with a sum of 10' for both side yards. Eaves, overhangs, and window wells shall be permitted to encroach a maximum of 1 foot into the minimum side yard setbacks for each home type.
- C. Street Frontage. All lots shall have frontage on and vehicular access to a Residential Street.
- D. Lot Coverage: The maximum lot coverage for each lot shall be 35%.
- E. Architecture.
1. Architectural Character. The architectural characteristics of the homes to be constructed in this Zoning District shall be presented for review and approval as part of a Final Development Plan application. It is anticipated that a number of home designs will be used to meet market demands and to provide diversity in terms of home sizes and exterior appearances and finishes, subject to the requirements of this text.
 2. Exterior Finish Materials. Cementitious siding, vinyl, brick, brick veneer, stone, stone veneer, EIFS, stucco, and wood siding shall be permitted as primary exterior façade materials. Permitted trim materials include wood, PVC, vinyl, EIFS, and aluminum. Additional primary or secondary materials may be approved as part of a Final Development Plan.
- F. Minimum Floor Areas: Each home shall have a minimum total gross floor area of 1,200 square feet. Any home with more 1 story shall be a minimum of 700 sq.ft. on the first floor. Gross floor area shall be calculated net of basements and garages.
- G. Homeowners' Association. The developer of any single-family subdivision in this Zoning District shall create a forced and funded homeowners' association (an "HOA") which shall charge assessments no less frequently than annually and shall maintain common open spaces and other features of common interest to homeowners. A declaration of covenants, conditions, and restrictions shall be recorded before any lots within a community are transferred to third parties which shall require the payment of these assessments and adherence to other requirements as are customarily applied to residential communities, as determined by the developer in its reasonable discretion and provided that such requirements are consistent with the requirements of this text and applicable law.

All reserve areas in each single-family residential community shall be maintained by the HOA. Reserve areas may be regularly mowed or may be permitted to be maintained in a

more natural meadow-like state and may include green space, playgrounds, leisure paths, other recreational elements, and storm water management facilities. Plans for improvements to and maintenance of each reserve area shall be provided for review and approval as part of a Final Development Plan.

- H. Street Trees. Deciduous street trees shall be provided along all Residential Streets as required by the Franklin County Subdivision Regulations, subject to any adjustments or divergences granted through required Franklin County review processes.
- I. Individual Lots. Each lot shall have a grassed lawn and shall include at least one deciduous tree in the front yard. These trees shall be a minimum of 2 inches in caliper at installation. Other plant materials may be provided on each lot, and their respective species and sizes will vary based on the preferences of the initial buyer of each lot.
- J. Model Homes. The developer of a single-family community shall be permitted to operate model homes. A maximum of 1 model home shall be permitted per builder, and not more than 5 model homes shall be permitted to operate at the same time. Locations of model homes shall be determined at the time of a Final Development Plan approval. Each model home shall have a minimum of two off-street parking spaces.
- K. Signage.
 - 1. Entry Signs. An entry sign shall be permitted to be located on one or both sides of the street at each of the entry points into a single-family community, provided that each sign is located outside of the right-of-way. Entry signs shall be incorporated into landscaping features at such entry points.
 - 2. For Model Homes. Signs shall be permitted on each lot where a model home is operated to identify the model home, the home builder, and hours of operation.
 - 3. Marketing. Temporary marketing signs shall be permitted within this Zoning District until such time as the last lot/home is sold. The specifications for this signage and other requested signage shall be submitted along with a Final Development Plan application.
 - 4. No sign shall employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention.
 - 5. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention when not part of a sign.
- L. Mailboxes: Due to recently enacted federal postal rules and regulations, individual mailboxes are no longer permitted to be located to the front of each lot. Instead, cluster mailbox units shall be utilized in locations that are approved as part of a Final Development Plan.

VIII. DEVELOPMENT REGULATIONS – PATIO HOMES/ ATTACHED SINGLE-FAMILY. The following standards shall apply to patio home uses in this Zoning District.

- A. Ownership Structure. Patio homes may be developed and sold under a fee simple lot sale structure and attached to one but no more than two similar dwelling units.
- B. Street Frontage. All lots containing patio homes located on fee simple lots shall have frontage on and vehicular access to a Residential Street. Patio homes that are subject to a condominium form of ownership shall have direct access to a private street that is owned and maintained by a condominium owners' association or to a Residential Street.
- C. Minimum Lot Dimensions. When fee simple lots are utilized, there shall be a minimum lot width of 40 feet as measured at the minimum building setback line and there shall be a minimum lot depth of 80 feet.
- D. Setbacks.
 - 1. Fee Simple Lots. The following setback requirements shall apply to fee-simple lots containing patio homes:
 - a. Front Yard. There shall be minimum front yard setback of 20 feet from the edge of right-of-way. Stoops, steps, and porches shall be permitted to encroach a maximum of 6 feet within the minimum front yard setback line.
 - b. Rear Yard. There shall be a minimum rear yard setback of 20 feet, provided that decks, screened porches, pools, and patios shall be permitted to encroach a maximum of 10 feet into the required minimum rear yard setback.
 - c. Side Yard. The minimum side yard setback shall be 5 feet for detached patio homes. For attached patio homes, there shall be a zero setback between homes where there are shared common walls and a 5-foot minimum side yard from the side of a home that does not have a shared wall with another home. Eaves, overhangs, and window wells shall be permitted to encroach a maximum of 1 foot into the minimum side yard setback unless otherwise required by Residential Building Code.
 - 2. Patio Home Units. The following setback requirements shall apply to patio homes that are developed for sale as condominium units:
 - a. Front Yard. There shall be a minimum front yard setback of 20 feet from the edge of pavement of a private road. Stoops, steps, and porches shall be permitted to encroach a maximum of 6 feet within the minimum front yard setback.
 - b. Side Building Separation. The minimum distance between the side facades of adjacent patio homes shall be 10 feet, provided, however, that

there shall be a zero required setback between homes that share a common wall. Eaves, overhangs, and window wells shall be permitted to encroach a maximum of 1 foot into the minimum side yard setback. Patios and associated accessory improvements may be located between adjacent units provided that they are screened from the view of the street or private road in front of the units using fencing, landscaping, or a combination thereof.

- E. Lot Coverage: The maximum lot coverage for each fee simple lot shall be 44%. The maximum lot coverage for a condominium development shall be 44% in the aggregate.
- F. Architecture.
1. Architectural Character. The architectural characteristics of the patio homes to be constructed in this Zoning District shall be presented for review and approval as part of a Final Development Plan application. A number of home designs may be used to meet market-demand or a unified architectural theme may be used in a community containing only patio homes, subject to the requirements of this text.
 2. Exterior Finish Materials. Cementitious siding, vinyl, brick, brick veneer, stone, stone veneer, EIFS, stucco, and wood siding shall be permitted as primary exterior façade materials. Permitted trim materials include wood, PVC, vinyl, EIFS, and aluminum. Additional primary or secondary materials may be approved as part of a Final Development Plan.
 3. Maximum building height: Patio homes may be one or one and one-half stories and shall not exceed 35 feet in height, as measured in accordance with the Zoning Resolution.
- G. Minimum Floor Areas: Each home shall have a minimum total gross floor area of 1,000 square feet. Gross floor area shall be calculated net of basements and garages.
- H. Homeowners' or Condominium Owners' Association. The developer of any patio home community in this Zoning District which includes fee simple lots shall create a forced and funded homeowners' association (an "HOA") which shall charge assessments no less frequently than annually and shall maintain common open spaces and other features of common interest to homeowners. Alternatively, in the case of a patio home community developed for sale under a condominium form of ownership, a condominium owners' association ("Condo Association") shall be created in lieu of an HOA in order to charge assessments for maintenance of common areas and for other lawful purposes. A declaration of covenants, conditions, and restrictions for the HOA or the Condo Association (as applicable) shall be recorded before any lots or units within a community are transferred to third parties, which shall require the payment of these assessments and adherence to other requirements as are customarily applied to patio home communities, as determined by the developer in its reasonable discretion and provided that such requirements are consistent with the requirements of this text and applicable law.

All reserve areas in each patio home community shall be maintained by the HOA or Condo Association. Reserve areas may be regularly mowed or may be permitted to be maintained in a more natural meadow-like state and may include green space, playgrounds, leisure paths, other recreational elements, and storm water management facilities. Plans for improvements to and maintenance of each reserve area shall be provided for review and approval of a Final Development Plan.

- I. Street Trees. Deciduous street trees shall be provided along all Residential Streets as required by the Franklin County Subdivision Regulations, subject to any adjustments or divergences granted through required Franklin County review processes. Where private roads are utilized, at least one tree shall be provided between the front of each home and the edge of pavement of private roads with spacing and locations that are approved as part of a Final Development Plan.
- J. Model Homes. The developer of a patio home community shall be permitted to operate model homes. A maximum of 1 model home shall be permitted per builder, and not more than 5 model homes shall be permitted to operate at the same time. Locations of model homes shall be determined at the time of a Final Development Plan approval. Each model home shall have a minimum of two off-street parking spaces.
- K. Signage.
 - 1. Entry Signs. An entry sign shall be permitted to be located on one or both sides of the street or private road at each of the entry points into a patio home community, provided that each sign is located outside of the right-of-way. Entry signs shall be incorporated into landscaping features at such entry points.
 - 2. For Model Homes. Signs shall be permitted on each lot or near each unit where a model home is operated to identify the model home, the home builder, and hours of operation.
 - 3. Marketing. Temporary marketing signs shall be permitted within this Zoning District until such time as the last lot/home is sold. The specifications for this signage and other requested signage shall be submitted along with a Final Development Plan application.
 - 4. No sign shall employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention.
 - 5. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention when not part of a sign.
- L. Mailboxes: Due to recently enacted federal postal rules and regulations, individual mailboxes are no longer permitted to be located to the front of each lot. Instead, cluster

mailbox units shall be utilized in locations that are approved as part of a Final Development Plan.

IX. ADDITIONAL GENERAL SITE DEVELOPMENT STANDARDS.

- A. Community Clubhouse. There shall be one private community clubhouse that will serve residents in in this Zoning District. This structure shall be reviewed and approved as part of a Final Development Plan. Such facilities may be one, one and one-half, or two stories in height and shall have a design that is complimentary to the architecture of homes in the patio home community.
- B. Access, Parking, Site Circulation, and Traffic Commitments.
1. Traffic Study. A traffic study shall be submitted to Prairie Township and Franklin County. Improvements to the public street network within and near this Zoning District shall be completed by the developer in accordance with the requirements of the approved traffic study.
 2. Parking and loading spaces: Parking and loading spaces shall be provided for each use in accordance with Section 1117 of the Zoning Resolution except as follows:
 - a. Single-Family. Single-family homes and patio homes shall have a minimum two-car garage plus a driveway that accommodates the parking of at least two vehicles.
 - b. Multi-Family. Parking for multi-family units shall be provided at the minimum rate of 0.8 spaces per bedroom. Parking for these units may be provided using detached garages, attached garages, and surface parking, or any combination thereof.
 - c. Shared Parking. Shared parking arrangements may be utilized within areas where a mix of non-residential uses are developed in order to meet minimum parking requirements. Such parking arrangements shall be considered as part of a Final Development Plan application and shall be approved if the applicant demonstrates that shared parking will be adequate to meet the needs of various applicable uses.
 - d. Modifications. Modifications to the required minimum amount of parking spaces or loading spaces for a particular use may be requested and approved as a part of a Final Development Plan. Modifications shall be granted upon a finding that a reduction or increase in the required amount of parking as set forth in the Zoning Resolution is warranted based on the nature of the use and/or evidence of the parking demands for such uses based on data from one or more developments located other jurisdictions which contain these uses.

2. For the purposes of this text, Pavement Setback shall be defined as the dimension from the right-of-way of a public street to the face of curb of a vehicle use area, such as a parking area or drive aisle.

C. Open Spaces: Pedestrian Circulation, and Buffering.

1. Open Spaces. Approximately 17.5 acres of open space shall be provided within the PUD district. The locations and sizes of these Open Space Areas are being conceptually illustrated in accompanying plans. Final configurations and sizes (subject to the minimum acreage requirements of this paragraph), shall be provided at such time as a Final Development Plan is filed for a subarea of the Zoning District which is adjacent to the open space. Open spaces will be continuously owned and maintained by the Association of homeowners.
 - a. Within each open space area, trees shall not be removed or trimmed except where reasonably necessary (a) to install underground utilities, (b) to install paved or mulched leisure trails, (c) to eliminate noxious or invasive species, (d) to eliminate the threat of harm or danger to persons or property, or (e) if they are dead or diseased. Plans for tree removal that will result from the installation of underground utilities or leisure paths shall require approval as part of a Final Development Plan. Other permitted removal or trimming of trees shall not require any additional approvals. Removal of understory plant growth shall be permitted to enhance the aesthetics of any open space area or if necessary to eliminate noxious or invasive species.
 - b. Open spaces 1, 2, 3, 4, or 7 as indicated on Exhibit C3 preliminary development plan shall include amenities for resident use. Such amenities may include walking paths, nature trails, benches or sitting areas, tables, shade structures, decks or docks adjacent to ponds, or play structures. Open space program and design will be determined with Final Development plans.
2. Buffering. Buffering between Subarea A and B, and between Subareas B and D1 shall be provided consisting of a 5-1/2 ft. tall mound, fence, wall, evergreen hedge, or any combination thereof, and as described in zoning code section 1013. Buffer design shall be approved as part of a Final Development Plan.
3. Pedestrian Circulation.
 - a. Each Primary Street and Residential Street shall contain a five (5) foot wide concrete sidewalk on at least one side.
 - b. A five (5) foot wide concrete sidewalk shall be provided along the entire Galloway Road frontage.

- c. Connection to Camp Chase trail shall be provided via the existing bike path on the west side of Galloway Road and by way of the proposed development streets with sidewalks and a Galloway Road pedestrian crossing with County Engineering approval.

D. Lighting:

- 1. All parking lot, private road, and public street lighting shall be cut-off type fixtures and down cast. Street lighting along the Loop Street and the Secondary Street Connector shall use the same light poles and fixtures along their entire lengths.
- 2. Public and private street lighting fixtures, poles and bases shall match the appearance and style of those used in the Village of Galloway west of Galloway Road. Public and private street light fixtures shall not exceed a height of 20 feet.
- 3. All parking lot light poles shall be dark (and consistent) in color and shall not exceed 20 feet in height for multi-family uses and 45 feet for all other uses (including, but not limited to, mixed uses).

- E. Signage: Signage shall be permitted in accordance with the Zoning Resolution. The developer may elect to present, for review as part of a Final Development Plan,

- F. Phasing of Improvements: The Zoning District is anticipated to be developed in phases over time and each phase shall include an appropriate share of the proposed streets and roads, landscaping and outdoor spaces, screening and other site amenities. The extent of these improvements shall be determined for each phase of a specific project at the time of the project's Final Development Plan approval, and need not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements.

- G. Timing of Final Development Plan filing: This preliminary development plan shall remain in effect for a period of 2 years or until such time that a Final Development Plan is submitted for any phase within the development, or the Township zoning staff approves an extension of time as provided herein. There shall be no limit to the number of extensions that may be granted. An approved final development plan for any phase of the project shall remain in effect for a period of 5 years or until such time that construction begins on the site, whichever occurs sooner, or the Township zoning staff approves an extension of time. There shall be no limit to the number of extensions that may be granted.

Upon application by the developer, the Township zoning staff may extend the 2-year or 5-year time limits provided above. Such extension may be given upon a showing of the purpose and necessity for the same and upon evidence that the developer has made reasonable efforts toward the accomplishment of the original approved preliminary development plan or Final Development Plan, respectively, and that such extension is not

in conflict with the general health, safety, and welfare of the public or the development standards of the PUD.

- H. Upon the commencement of construction, the existing agricultural use shall stop, and the land be replanted with a cover crop approved by the Franklin Soil and Water Conservation District.
- I. Development shall be prohibited within the Stream Corridor Protection Zone as indicated on Exhibit C3 Illustrative Preliminary Development Plan.
- J. Final Development Plan for any phase of development shall include landscaping plans for plantings related to any included multifamily, commercial, and public areas within the phase. Plans shall utilize plant materials of appropriate species as recommended by the Franklin County Soil and Water Conservation District.
- K. Final Development Plans shall manage stormwater from the site using a suite of BMPs as described in the Big Darby Watershed Master Plan to avoid adverse impacts on the ephemeral stream in the area.

Table 2: Dimensional Requirements

<u>Subarea / Use</u>	<u>Net Lot Area</u>	<u>Min. Lot Width</u>	<u>Minimum Principal Building Setback</u>				<u>Min. Accessory Bldg. Setback</u>	<u>Max. % Lot Coverage</u>	<u>Max. Bldg. Height</u>	<u>Min. Floor Area per Unit</u>		
			<u>Front</u>	<u>One Side</u>	<u>Sum of Both Sides</u>	<u>Rear</u>				<u>Single-family</u>	<u>Two-Family</u>	<u>Avg. Multi-family</u>
A: Commercial	+/- 15 ac.	100 ft.	30 ft. from Galloway Rd. 10 ft. from Primary Street	0 ft.	0 ft.	30' (South and East P/L)	Per Township code	N/A	50 ft. (1)	N/A		
B: Multi-Family	+/- 17 ac.	N/A	10 ft.	10' Bldg. Separation unless otherwise required by commercial building code		20' from Subarea D; 30' from South P/L	Per Township code	N/A	40 ft. (1)	N/A	N/A	650 sq.ft.
C: Patio Homes	+/- 24 ac.	40 ft.	25 ft. from Primary Street Otherwise 20 ft.	5 ft., 0 ft. on shared side P/L	N/A	20 ft.	Per Township code	44%	35 ft.	N/A	1,000 sq.ft	N/A
D: Single-Family	+/- 71 ac.	52 ft.	25 ft. Setback shall be applied to both street frontages of a corner lot.	5 ft. unless otherwise required by residential building code	10 ft.	25 ft.	Per Township code	35%	35 ft.	1,200 sq.ft. If more than 1 story, 700 sq.ft. min. 1 st floor	N/A	N/A
1. Front, Side, and Rear setbacks shall be increased 1 ft. for every 1 ft. in height over 35 ft.												

TABLE 1 - PERMITTED USES

<i>Residential Uses</i>	Subarea			
Specific Use	A	B	C	D
Building, Accessory	X	X	X	X
Garage Private		X	X	X
Home Occupation		C	C	C
Mobile Home				
Mobile Home Park				
Multi Family		X		
Single Family			X	X
Tenant Farm Dwelling				
Two-To-Four Family			X	
<i>Public Uses</i>	Subarea			
Specific Use	A	B	C	D
Airport				
Hospital	X			
Library	X			
Museum	X			
Off-site Parking Lot/Off- site Parking Garage	C			
Park	X	X	X	X
Parking Garage	X			
Playground	X	X	X	X
Public Service Facility	C	C	C	C
Stadium	X			
Private School	C	C	C	C
Public Schools	X	X	X	X

<i>Quasi-Public Uses</i>		Subarea			
Specific Use	A	B	C	D	
Cemetery	C				
Church (in accordance with Section 921)	X	X	X	X	
Club	X				
<i>Administrative and Business Office Uses</i>					
	Subarea				
<i>SPECIFIC USE</i>	A	B	C	D	
Administrative And Business Office Facilities	X				
Bank	X				
Commodity Broker	X				
Credit Union	X				
Holding Co.	X				
Investment Co.	X				
Loan Co.	X				
Saving & Loan	X				
Security Broker	X				
Title Abstract Co.	X				
Trust Co.	X				

<i>Professional Office Uses</i>				
	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Accountant	X			
Architect	X			
Attorney	X			
Clinic	X			
Engineer	X			
Insurance Agency	X			
Medical Facilities	X			
Professional Office Facilities	X			
Real Estate	X			
Tax Preparation Service	X			
Veterinarian Clinic	C			
<i>Retail Store Uses</i>				
	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Building Materials	X			
Business Equipment	X			
Convenience Carry-Out	X			
Department Stores	X			
Pharmacy	X			
Florist	X			
Furniture Store	X			
Hardware Store	X			
Lawn And Garden Supply	X			
Liquor Store	X			
Lumber Yard	X			

<i>Retail Store Uses (Cont...)</i>				
	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Musical Instruments	X			
News Stand	X			
Novelty	X			
Office Supplies	X			
Pet Store	X			
Print Shop	X			
Retail Rental Store (non-construction)	X			
Retail Stores	X			
Supermarket/Grocery Store	X			

Personal Service Uses - Commercial Uses

	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Barber Shop	X			
Beauty Shop	X			
Day Care Centers	X	C	C	C
Dry Cleaners	X			
Employment Agency	X			
Funeral Home	X			
Garment Alterations	X			
Kennel				
Laundromat	X			
Nursing Home	X			
Photography Service	X			

<i>Trade Service Use</i>	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Carpentry				
Concrete Contractor				
Construction Equipment Rental				
Dry Wall Contractor				
Electrical Contractor				
Farm Implement Sales & Service				
General Building Contractor				
Landscape Services				
Masonry Contractor				
Painting Contractor				
Plumbing And Heating Contractor				
Repair Services (non-automotive)				
Roofing Contractor				
Septic Tank Cleaning Services				
Well Drilling				
<i>Food, Beverage, and Logging Uses</i>				
	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Bar, Tavern, Night Club, Lounges	X			
Hotel	X			
Motel	X			
Restaurant And/Or Carry Out (Food)	X			
Restaurant, Carry Out (Food)	X			

<i>Recreation Uses</i>	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Adult Entertainment Business				
Archery Facility (Outdoor)				
Bowling Alley				
Canoe Livery				
Commercial Recreation Center	X			
Dance Hall				
Dance School	X			
Drive-In Theatre				
Game Room				
Golf Course				
Golf Driving Range				
Golf Miniature				
Gun Club (Outdoor)				
Health Spa Or Club	X			

<i>Recreation Uses (Cont...)</i>				
	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Indoor Archery And Gun Firing Facility				
Party House				
Pool Hall				
Racquetball Courts (Indoor)				
Recreation Camp				
Skating Rink				
Swimming Pool, Community				
Tennis Court, Indoor				
Tennis Court, Outdoor				
Theatre				
<i>Automotive Uses</i>	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Aircraft Sales & Service				
Car Wash	X			
Mobile Home Sales				
Motor Vehicle/ Motorcycle Accessory Sales, New				
Motor Vehicle Rental				
Motor Vehicle Repair Station				
Motor Vehicle Sales				
Motor Vehicle Gas Station/in combination with convenience store				
Motor Vehicle Wrecking				
Trailer Rental				
*In conjunction with accessory sales, new.				

<i>Research and Development Uses</i>				
	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Product Development	X			
Scientific Development				
Scientific Research	X			
Testing Labs	X			
<i>Wholesaling and Storage Uses</i>				
	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Beverage Distribution				
Chemical Storage				
Courier Service				
Food Distribution				
Freight Forwarding Terminals				
Open Storage				
Parcel Delivery				
Personal Storage Rental Facility- Mini Storage				
Petroleum Products Storage				
Railway Express Service				
Recreational Vehicle Storage				
Vegetable Distribution Terminal				
Wholesaling Supply Operations And Warehouses				

<i>Manufacturing Uses</i>				
	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Auto Parts	X			
Bakery, Commercial	X			
Beverage Bottling				
Bookbinding				
Chemicals				
Clay Products				
Clothing And Apparel				
Communication Equipment				
Concrete Products				
Containers And Boxes				
Drugs And Pharmacological Products				
Electrical-Equip				
Electronic Components				
Food Processing				
Foundry				
Furniture				

<i>Manufacturing Uses (Cont...)</i>				
	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Glass Products				
Leather Goods				
Machine Shop				
Machinery				
Manufacturing Uses, Heavy, Not Otherwise Listed				
Manufacturing Uses, Light, Not Otherwise Listed				
Meat Products Processing				
Medical Instruments				
Metal Fabricating				
Mineral Extraction				
Modular Homes				
Motor Vehicles				
Paint And Varnish				
Paper Products				
Photographic Equipment				
Plastics				

<i>Manufacturing Uses (Cont...)</i>				
	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Plating Plant				
Primary Metal Manufacturing				
Printing	X			
Ready Mix Concrete				
Rubber Products				
Sawmill And Millwork				
Scrap Dealer And Junk Yards				
Signs	X			
Soap And Detergents				
Textiles				
Welding Shop				
Wood Products				
<i>Other Uses</i>	Subarea			
<i>SPECIFIC USE</i>	A	B	C	D
Agribusiness				
Agriculture				
Community Based Residential Social Service Facilities:				
Category A				
Category B				
Category C				
Category D				
Essential Services				
Farm Market				
Nursery, Wholesale, Retail (Greenhouse)				
Telecom. Tower				

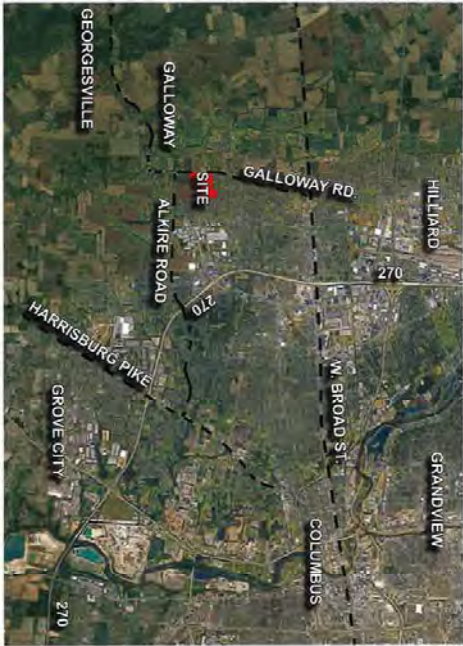
PLANNED UNIT DEVELOPMENT PLAN APPLICATION

Revised: March 31, 2022

GALLOWAY EAST

Planned Unit Development

GALLOWAY, PRAIRIE TOWNSHIP, FRANKLIN COUNTY OHIO



VICINITY MAP



CURRENT APPROVED ZONING

NOTE: INFORMATION OBTAINED FROM PRAIRIE TOWNSHIP ZONING MAP



CONTEXT MAP

INDEX OF SHEETS:

- EXHIBIT C-0 - COVER SHEET
- EXHIBIT C1 - EXISTING CONDITIONS PLAN
- EXHIBIT C2 - COMMUNITY SUBAREA PLAN
- EXHIBIT C3 - ILLUSTRATIVE PRELIMINARY DEVELOPMENT PLAN
- EXHIBIT C4 - BUILDING SETBACK PLAN
- EXHIBIT C5 - GROUNDWATER RECHARGE PLAN
- EXHIBIT C6 - GROUNDWATER RECHARGE CALCULATIONS

PREPARED FOR:

BRAUMILLER
DEVELOPMENT, LLC
3995 Stoneridge Place,
Dublin, OH 43017

PREPARED BY:

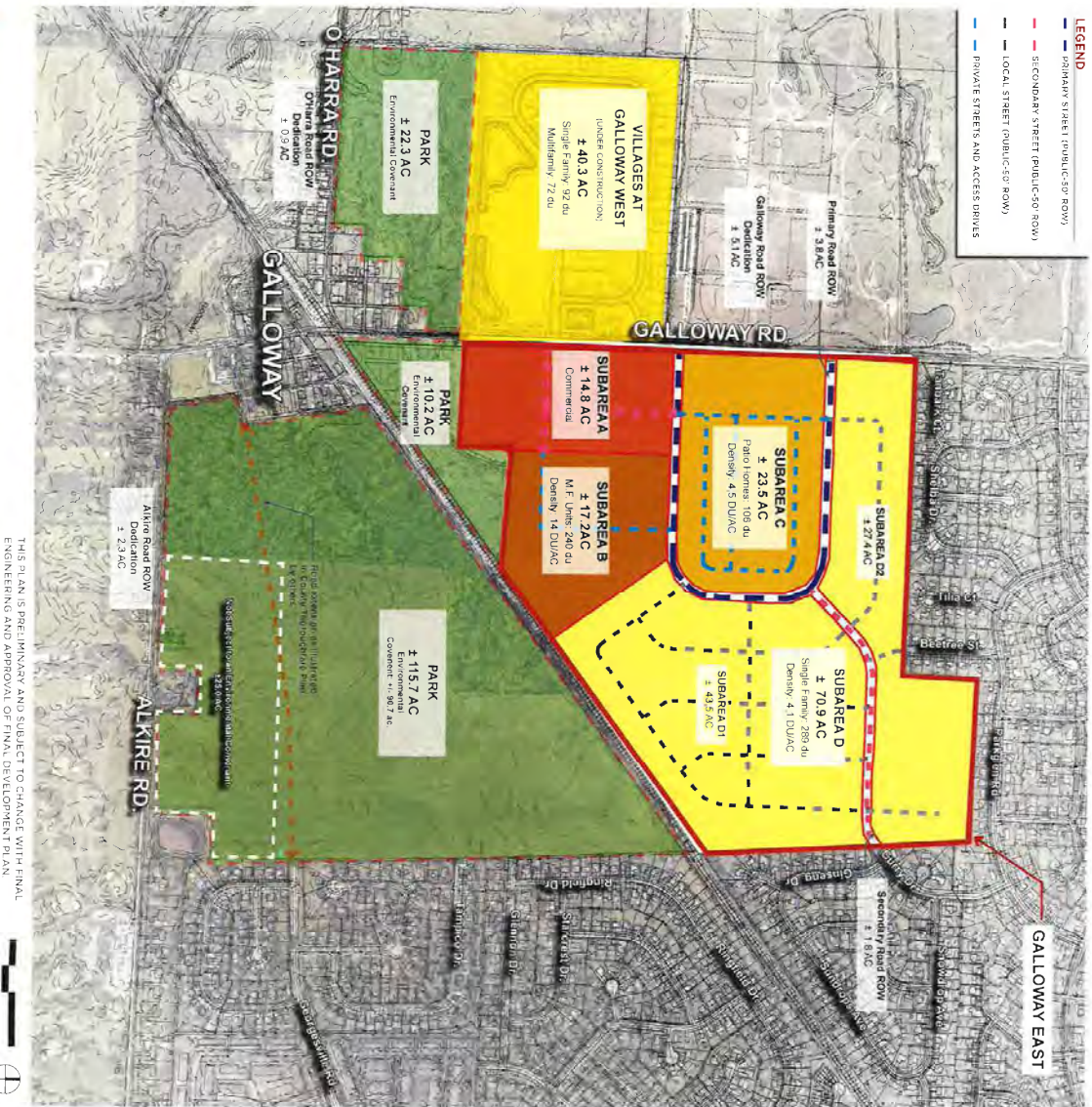
OHM
580 N. 4th St. #610,
Columbus, OH 43215

EXHIBIT C2 - COMMUNITY SUBAREA PLAN

GALLOWAY EAST

Prairie Township, Franklin County, Ohio

REV 03.31.2022



THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND APPROVAL OF FINAL DEVELOPMENT PLAN.



OVERALL DEVELOPMENT DATA

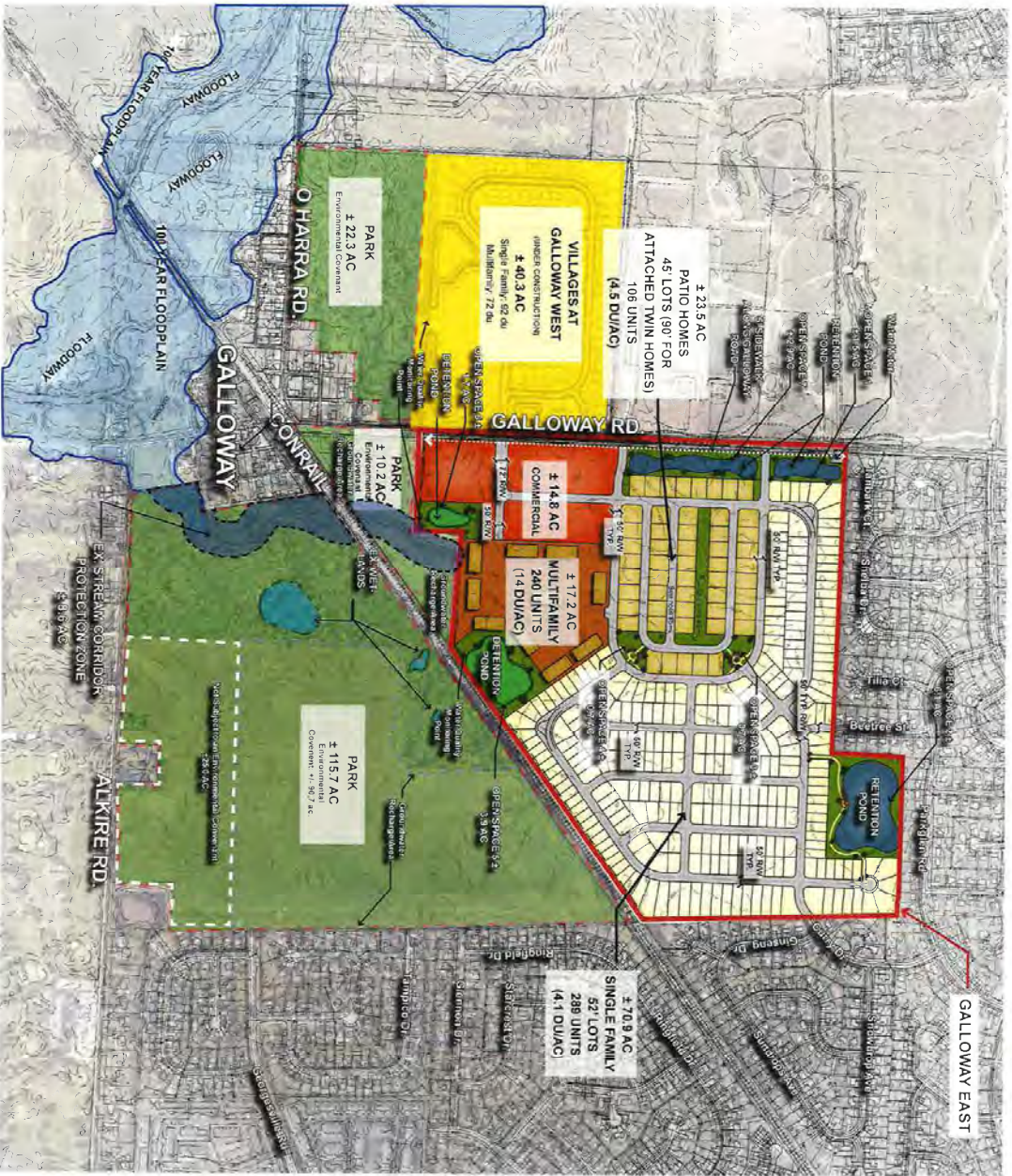
GROSS ACREAGE: Right-of-Way Deduction (Galloway, O'Hara, Altkire) Intersecting Right-of-Way	± 328.8 ac ± 8.3 ac ± 26.5 ac
RESIDENTIAL Proposed Current Density Single-Family (detached/semi-detached) Multi-Family Total	665 DU 481 DU 512 DU 799 DU ± 66.7 ac (5.5%)
GROSS DENSITY	7.4 DU/ac
OPEN SPACE: Dedicated Open Space (Environmental Conservation) Dedicated Open Space (Active) Development Open Space (West of Galloway Rd.) Development Open Space (East of Galloway Rd.) Total	± 12.7 ac ± 25.0 ac ± 1.2 ac ± 1.2 ac ± 66.7 ac (5.5%)

PUD SITE DEVELOPMENT DATA

GROSS ACREAGE: Right-of-Way Deduction (Galloway, Rd 3) Intersecting Right-of-Way	± 134.8 ac ± 2.8 ac ± 1.2 ac
RESIDENTIAL Proposed Current Density Single-Family (detached/semi-detached) Multi-Family Total	799 DU 481 DU 512 DU 799 DU ± 66.7 ac (5.5%)
GROSS DENSITY: (at ± 134.8 acres)	4.7 DU/ac
COMMERCIAL	± 4.7 ac
DEVELOPMENT OPEN SPACE:	± 7.5 ac (5.5%)

Big Darby Accord Site Data Table

Acreage Statements: Developed Areas		#	Units
Site Area: Gross		328.8 AC	
Roadways and Rights-of-Way		36.8 AC	
Site Area: Net of Rights-of-Way		292.0 AC	
Zoning Districts: Area for each district:			
R-6		156 AC	
R-8		75 AC	
PUD		132 AC	
GB		7.3 AC	
Residential Land Use Area:		151.9 AC	
Non-Residential Land Use Area:		14.8 AC	
Proposed Residential Units:		799 DU	
Acreage Statements: Open Space		#	Units
Stream Corridor Protection Zone Area		8.5 AC	
Other preservation and No-Disturb Zones		114.7 AC	
Open Space: Total		166.9 AC	
Consisting Of:			
Natural Areas including SCPZ		123.2 AC	
Active Recreation Area:		25 AC	
Stormwater Management Facilities Area:		16.3 AC	
Other Area:		2.4 AC	
Density Calculations		#	Units
Density: Gross		2.4 DU/AC	
Density: Net Rights-of-Way		2.7 DU/AC	
Density: Net Rights-of-Way, Open Space Areas		6.4 DU/AC	
Open Space Calculations		#	Units
Open Space Requirement Percentage		20 %	
Area		Divided by:	
Open Space: Total		Site Area: Gross	50.8 %
Open Space: Total		Site Area: Net of Rights-of-Way	57.2 %
SCPZ Area		Site Area: Net of Rights-of-Way	2.9 %
Natural Areas (including SCPZ)		Site Area: Net of Rights-of-Way	42.2 %
Active Recreation Area		Site Area: Net of Rights-of-Way	8.6 %
Stormwater Management		Site Area: Net of Rights-of-Way	5.6 %
Facilities Area		Site Area: Net of Rights-of-Way	73.8 %
Natural Areas (including SCPZ)		Open Space: Total	15.0 %
Active Recreation Area		Open Space: Total	



THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND APPROVAL OF FINAL DEVELOPMENT PLAN

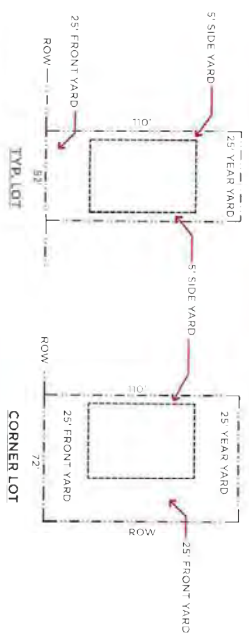
EXHIBIT C3 - ILLUSTRATIVE PRELIMINARY DEVELOPMENT PLAN

GALLOWAY EAST | Prairie Township, Franklin County, Ohio

REV. 03/31/2022

1. WATER QUALITY MONITORING POINT LOCATIONS SUBJECT TO FINAL ENGINEERING.
2. A DRAINAGE PLAN WILL BE PROVIDED BY THE LOCALITIES ENGINEERING DEMONSTRATING COMPLIANCE WITH THE FRANKLIN COUNTY DRAINAGE MANUAL.
3. OPEN SPACE AND SWPPP APPROVAL TO BE SUBMITTED TO OLA 45 DAYS IN ADVANCE OF CONSTRUCTION.
4. PRIOR TO CONSTRUCTION OF THE FOOTING/FOUNDATION FOR THE RESIDENTIAL BUILDING TO BE CONSTRUCTED ON EACH OF THE LOTS THE BUILDER OF SUCH BUILDING SHALL CONFER WITH THE FRANKLIN COUNTY ECONOMIC DEVELOPMENT AND PLANNING FOR THE PURPOSE OF DETERMINING IF SPECIAL FOUNDATION AND/OR BASEMENT CONSTRUCTION TECHNIQUES AND/OR MATERIALS ARE TO BE EMPLOYED ON SUCH LOT.
5. INTERIOR OPEN SPACE WITHIN SUBAREA C IS NOT INCLUDED IN OPEN SPACE CALCULATIONS AND IS SUBJECT TO CHANGE WITH FINAL SUBAREA LAYOUT.

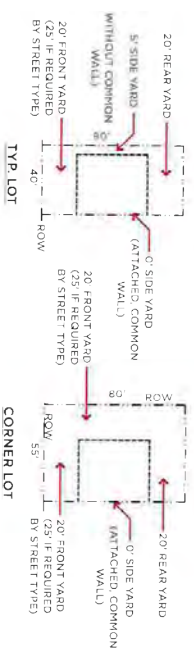
MINIMUM LOT STANDARDS - SINGLE FAMILY



PERMITTED ENCROACHMENTS:

- FRONT YARD: 6' MAXIMUM STOOPS, STEPS, PORCHES
- REAR YARD: 10' MAXIMUM DECKS, SCREEN PORCH, POOLS, PATIOS
- SIDE YARD: 1' MAXIMUM EAVES OVERHANGS, WINDOW WELLS

MINIMUM LOT STANDARDS - ATTACHED SINGLE FAMILY/PATIO HOMES



PERMITTED ENCROACHMENTS:

- FRONT YARD: 6' MAXIMUM STOOPS, STEPS, PORCHES
- REAR YARD: 10' MAXIMUM DECKS, SCREEN PORCH, POOLS, PATIOS
- SIDE YARD: 1' MAXIMUM EAVES OVERHANGS, WINDOW WELLS

GALLOWAY



THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND APPROVAL OF FINAL DEVELOPMENT PLAN



EXHIBIT C4 - BUILDING SETBACK PLAN

GALLOWAY EAST

Prairie Township, Franklin County, Ohio

REV 03/31/2022

Area 1 - Proposed Single Family Residential
West of Galloway Road, North of Woods
Area 27.10 Acres

Existing Conditions	Land Use	Soil Name	Soil Type	Recharge Value (in/y)	Area (ac)	Recharge Total (in/acre/yr)
Agriculture	C/A	C	9.0	12.53	117.73	
Agriculture	LeB	C	9.0	9.32	83.86	
Agriculture	Ko	D	6.2	5.40	33.48	
						230.07
Proposed Conditions						
Med Density 3.5 units/ac	C/A	C	7.1	12.53	88.94	
Med Density 3.5 units/ac	LeB	C	7.1	9.32	66.16	
Med Density 3.5 units/ac	Ko	D	7.1	5.40	38.34	
						193.43

Area 2 - Proposed Multi-Family Residential
West of Galloway Road, North of Woods
Area 13.74 Acres

Existing Conditions	Land Use	Soil Name	Soil Type	Recharge Value (in/y)	Area (ac)	Recharge Total (in/acre/yr)
Agriculture	C/A	C	9.0	2.73	24.54	
Agriculture	LeB	C	9.0	4.94	44.43	
Agriculture	Ko	D	6.2	6.08	37.65	
						106.66
Proposed Conditions						
High Density Residential	C/A	C	5.0	2.73	13.63	
High Density Residential	LeB	C	5.0	4.94	22.66	
High Density Residential	Ko	D	5.0	6.08	30.40	
						66.71

Area 3 - Proposed Farm Expansion (new land)
East of Galloway Road, South of Tracts
Area 118.50 Acres

Existing Conditions	Land Use	Soil Name	Soil Type	Recharge Value (in/y)	Area (ac)	Recharge Total (in/acre/yr)
Agriculture	C/A	C	9.0	4.72	42.48	
Agriculture	LeB	C	9.0	11.81	106.26	
Agriculture	Ko	D	6.2	34.90	216.38	
Agriculture	CeB	C	9.0	5.57	50.11	
						415.24
Proposed Conditions						
Meadow	C/A	C	10.6	4.72	50.04	
Meadow	LeB	C	10.6	11.81	125.15	
Meadow	Ko	D	9.8	34.90	342.02	
Meadow	CeB	C	10.6	5.57	59.02	
						576.23

Area 4 - Proposed Park
East of Galloway Road, Southwest Corner of Area North of Tracts
Area 1.59 Acres

Existing Conditions	Land Use	Soil Name	Soil Type	Recharge Value (in/y)	Area (ac)	Recharge Total (in/acre/yr)
Agriculture	C/A	C	9.0	1.00	9.02	
Agriculture	LeB	C	9.0	6.44	57.98	
Agriculture	Ko	D	6.2	5.37	33.22	
						100.26
Proposed Conditions						
Meadow	C/A	C	10.6	1.00	10.62	
Meadow	LeB	C	10.6	6.44	68.28	
Meadow	Ko	D	9.8	5.37	52.59	
						131.49

Area 5 - Proposed Commercial
East of Galloway, Southwest Side of Development North of Tracts
Area 6.97 Acres

Existing Conditions	Land Use	Soil Name	Soil Type	Recharge Value (in/y)	Area (ac)	Recharge Total (in/acre/yr)
Agriculture	C/A	C	9.0	2.98	16.85	
Agriculture	LeB	C	9.0	3.91	16.23	
Agriculture	Ko	D	6.2	2.72	18.84	
						53.91
Proposed Conditions						
Commercial	C/A	C	2.9	2.98	8.65	
Commercial	LeB	C	2.9	1.81	5.34	
Commercial	Ko	D	2.9	2.72	7.88	
						21.76

Area 6 - Multi-Family
Large Tract of Multi-Family East of Galloway Road
Area 91.15 Acres

Existing Conditions	Land Use	Soil Name	Soil Type	Recharge Value (in/y)	Area (ac)	Recharge Total (in/acre/yr)
Agriculture	C/A	C	9.0	35.10	315.91	
Agriculture	LeB	C	9.0	10.40	93.61	
Agriculture	Ko	D	6.2	43.80	271.53	
						681.04
Proposed Conditions						
High Density Residential	C/A	C	5.0	35.10	175.50	
High Density Residential	LeB	C	5.0	10.40	52.00	
High Density Residential	Ko	D	5.0	43.80	218.98	
						446.48

Area 7 - Single Family
East of Galloway and North of Tracts, Northeast Corner
Area 36.24 Acres

Existing Conditions	Land Use	Soil Name	Soil Type	Recharge Value (in/y)	Area (ac)	Recharge Total (in/acre/yr)
Agriculture	C/A	C	9.0	13.47	121.24	
Agriculture	LeB	C	9.0	1.32	11.92	
Agriculture	Ko	D	6.2	21.45	132.96	
						266.12
Proposed Conditions						
Medium Density Residential	C/A	C	6.5	13.47	87.55	
Medium Density Residential	LeB	C	6.5	1.32	8.61	
Medium Density Residential	Ko	D	6.5	21.45	139.40	
						235.57

Option 1
Per Land Use Plan

	Existing	Proposed	Area
Area 1	230.07	193.43	27.24
Area 2	106.66	68.71	13.74
Area 3	415.24	576.73	57.00
Area 4	100.26	131.49	12.81
Area 5	50.94	21.76	7.50
Area 6	681.04	446.48	89.30
Area 7	266.12	235.57	36.24
	1839.34	1673.68	

Option 3
Biodiversity Mitigation

	Existing	Proposed	WV13.00 m/y mitigation
Area 1	0.00	0.00	
Area 2	0.00	0.00	
Area 3	0.00	0.00	
Area 4	0.00	0.00	
Area 5	0.00	0.00	
Area 6	0.00	132.84	
Area 7	0.00	52.82	
		185.66	
	0.00		

185.56

127.39

PRE AND POST GROUNDWATER RECHARGE CALCULATIONS PER VILLAGES AT GALLOWAY PREVIOUSLY APPROVED PRELIMINARY DEVELOPMENT PLAN.

EXHIBIT C6 - GROUNDWATER RECHARGE CALCULATIONS

GALLOWAY EAST

Prairie Township, Franklin County, Ohio

REV 03.31.2022

EMHIT

OHM

Respecting Communities



APPLICATION FOR PRELIMINARY APPROVAL OF
PLANNED UNIT DEVELOPMENT
Prairie Township, Franklin County, Ohio

Application No. 186-RZ-21

The undersigned, owner(s) of the following legally described property, hereby request the consideration of change in zoning district classification for purposes of establishing a Planned Unit Development as specified below:

1. (a) Name of Owner (and Lessee, if applicable): Braumiller Development, LLC

Mailing Address: 3895 Stoneridge Place, Dublin, OH 43017

Phone Number: Home N/A Business 614-923-4079

(b) Name, Address and Phone Number of Applicant (if other than owner): _____

2. Locational Description of entire tract(s) for consideration:

Subdivision Name and Street Address: 1860 Galloway Road, Galloway, OH 43119

Parcel ID#: 240-000146-00

Section _____ Township _____ Range _____ Block _____ Lot Number _____
(If not a platted subdivision, attach a legal description)

3. Existing Use Agriculture; Approved preliminary plan for Single Family Residential, Multifamily Residential, and Commercial

4. Present Zoning District R6, R8, and GB

5. Proposed Use Single Family Residential (Attached and Detached), Multifamily Residential, and Commercial

6. Proposed Zoning District PUD

7. Name of Registered Surveyor, Registered Engineer, and/or Urban Planner assisting in preparation of Development Plan

OHM Advisors

Mailing Address 580 North Fourth Street, Suite 610, Columbus, OH 43210

Phone Number: Home N/A Business 614-418-0600

8. **Supporting Information:** Attach the following items to the application:


(a) A vicinity map at a scale approved by the Zoning Commission showing the property to be affected by the proposed change or amendment, property lines, streets, existing and proposed zoning.

(b) Proposed amending resolution.

- (c) A narrative statement of the relation of the proposed change or amendment to the general health, safety, and welfare of the public in terms of need or appropriateness within the area by reason of changes or changing conditions and the relation of appropriate plans for the area. In addition, describe how the proposed development is in the public interest and how it relates to the objectives set forth in Section 1300 of the Resolution.
- (d) A current list of the names and addresses of all owners of property contiguous to and directly across the street from and within 1000 feet of the area proposed to be rezoned. In the case of a platted subdivision, the distance shall be reduced to 300 feet from the center of the lot in question. Such list shall be in accordance with the Franklin County Auditor's current tax list or the Franklin County Treasurer's current mailing list.
- (e) State the proposed schedule for development of the site _____
Proposed schedule is six (6) phases concluding in approximately seven (7) years.
- (f) Evidence demonstrating sufficient control over the site so as to initiate the proposed development plan within five (5) years. *The applicant is the property owner, and controls the site.*
- (g) Fee, as prescribed by the Board of Trustees in accordance with Section 360, Prairie Township Zoning Resolution.
9. Preliminary Development Plan: Each application for preliminary approval of a PUD shall be accompanied by a plan in triplicate, drawn at a scale approved by the Zoning Commission, showing topography at two (2) foot intervals; location, type, and size of residential, commercial, and industrial land uses; total number of residential and non-residential units; layout, dimensions, and names of existing and proposed streets, rights-of-way, utility easements, parks and community spaces; layout and dimensions of lots and building setback lines; preliminary improvement drawings showing water, sewer, drainage, electricity, telephone, and natural gas; proposed traffic circulation pattern, including public and private streets, parking areas, and other accessways, indicating their relationship to topography; and such other characteristics as the Zoning Commission may deem necessary.
10. A complete copy of applications and plans submitted to any local, state, or federal agency, department, or authority in connection with or relating to the proposed development.
11. Three copies of the application, along with all attachments required herein, shall be filed with the Zoning Commission.
12. Note: The Zoning Commission's approval in principle of a preliminary development plan shall be necessary before an applicant may submit a final development plan. Such approval in principle shall not be construed to endorse a precise location of uses, configuration of parcels, or engineering feasibility.
13. Certification:

The undersigned hereby certify that the information contained in this application and its supplements is true and correct.

Date 11-5-21



Owner(s) Signature

Lessee(s) Signature (if applicable)

Applicant(s) Signature (if applicable)

FOR OFFICIAL USE ONLY (PRAIRIE TOWNSHIP ZONING COMMISSION)

Date Filed 11/15/21

Date of Notice in Newspapers 4/15/22

Date of Notice to Owners of Adjacent Property 4/15/22

Date of Public Hearing 4/26/22

Fee Paid \$ 7350.00 Fee Receipt No. 047008

Approved in Principle: XXX

Denied: _____

Other: _____

Reason for Recommendation: _____

PRAIRIE TOWNSHIP ZONING COMMISSION

By Chris A. [Signature]
Chairman

Date 4/26/22

Prairie Township Commercial Building and Zoning Dept.
25 Maple Drive
Columbus, Ohio 43228
Phone: (614) 982-2190



Prairie Township
Commercial Building and Zoning Dept.
Board of Zoning Appeals
25 Maple Drive
Columbus, Ohio 43228
(614) 982-2190 • (614) 878-0566 Fax
www.prairietownship.org

FOR OFFICIAL USE ONLY

(PRAIRIE TOWNSHIP TRUSTEES)

Date Recommendation Received: 5/18/22
Date of Notice to Newspapers: 6/3/22
Date of Public Hearing: 6/15/22 @ 5:30 - Special Mtg.

Action by Legislative Authority:

Approved: XXX

Denied: _____

Other: _____

If denied, reason for denial: _____

PRAIRIE TOWNSHIP BOARD OF TRUSTEES

Sherry Hennings
TOWNSHIP FISCAL OFFICER

6/15/22

DATE

PRAIRIE TOWNSHIP

COMMERCIAL BUILDING AND ZONING DEPT.

25 MAPLE DRIVE

COLUMBUS, OHIO 43228

(614) 982-2190

Note: Three (3) copies of this application and supporting information must be filed with the Prairie Township Zoning Commission.

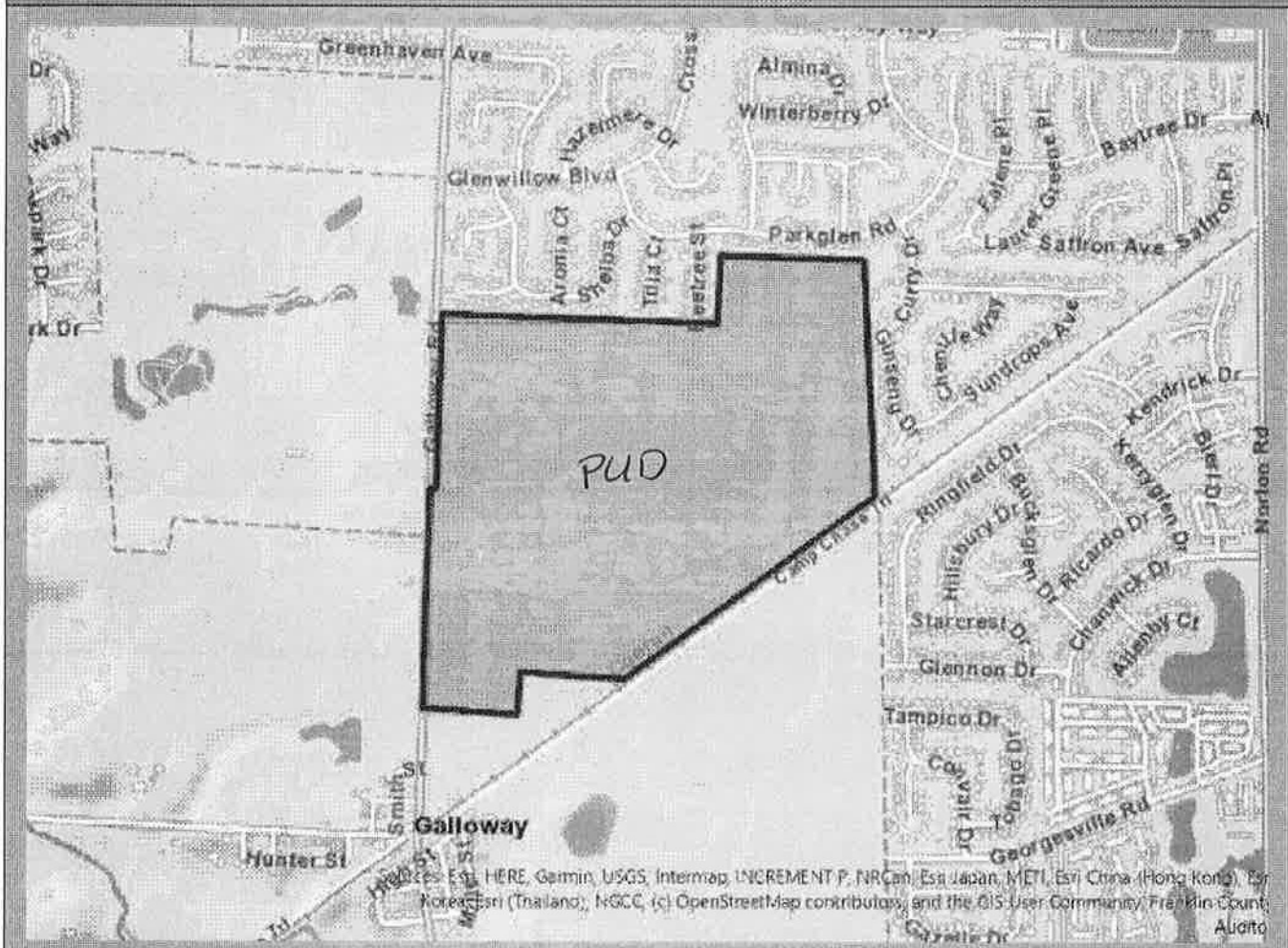


MAP(GIS)

Generated on 07/20/2022 at 04:28:12 PM

Parcel ID	Map Routing No	Owner	Location
24000014600	2400095B 00400	BRAUMILLER DEVELOPMENT	1860 GALLOWAY RD

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



**RESOLUTION NO. 31-22
RESOLUTION TO AMEND THE
ZONING RESOLUTION AND MAPS OF PRAIRIE TOWNSHIP, FRANKLIN
COUNTY, OHIO APPLICATION NO. 186-RZ-21**

PREAMBLE

WHEREAS, Zoning Amendment Case No. 186-RZ-21, as described below, came before a hearing with the Prairie Township Board of Trustees on the 15th day of June, 2022 which case is described as follows: to request to rezone the property located at 1860 Galloway Road, Galloway, Ohio 43119, which is a 134.8+/- acre parcel identified as parcel number 240-000146 and owned by Braumiller Development LLC, from R-6 (medium density residential), R-8 (high density residential), and GB (General Business) districts to a Planned Unit Development (PUD) to allow for single-family residential, multi-family residential, and commercial uses.

WHEREAS, on April 26, 2022, the Prairie Township Zoning Commission recommended approval with modifications of the proposed amendment; and

WHEREAS, on June 15, 2022, the Prairie Township Board of Trustees resolved to hold a public hearing on the proposed amendment.

RESOLUTION

NOW THEREFORE, upon motion of Trustee Stormont, seconded by Trustee Schmelzer, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF PRAIRIE TOWNSHIP, FRANKLIN COUNTY, OHIO, (THE "BOARD"), THAT:

The action and recommendation of the Prairie Township Zoning Commission be and is hereby approved with modifications of as follows: Various textual and map changes as reflected in the Galloway East Planned Unit District (PUD) Zoning/Development Standards Text dated May 16, 2022, including exhibits, to rezone application number 186-RZ-21 from R-6 (medium density residential), R-8 (high density residential), and GB (General Business) districts to a Planned Unit Development (PUD) to allow for single-family residential, multi-family residential, and commercial uses.

BOARD OF TRUSTEES, PRAIRIE TOWNSHIP, FRANKLIN COUNTY, OHIO
ADOPTED: JULY 13, 2022

VOTING AYE:

Doug Stormont
Doug Stormont, Chairperson
Cathy Schmelzer
Cathy Schmelzer, Vice-Chairperson
Rod Pritchard
Rod Pritchard, Trustee

VOTING NAY THEREON:

Doug Stormont, Chairperson

Cathy Schmelzer, Vice-Chairperson

Rod Pritchard, Trustee

BOARD OF TRUSTEES, PRAIRIE
TOWNSHIP, FRANKLIN COUNTY, OHIO

BOARD OF TRUSTEES, PRAIRIE
TOWNSHIP, FRANKLIN COUNTY, OHIO

ATTEST AND CERTIFY:

Sherry Henning
Sherry Henning, Township Fiscal Officer

EXHIBIT C

Preliminary Financial Analysis

The Developer seeks to create the Authority to promote and coordinate the financing, construction, operation and maintenance of Essential Early Investments, which qualify as Land and Community Facilities under the Act, that are estimated to cost approximately \$5.5 million to construct. These Essential Early Investments include (i) Construction of a central sanitary sewer force main and initial pump station, future pump station enhancements, other facilities and equipment directly related to the force main and pump stations, cost of easements, purchased right of way, and other appropriate project elements, operation and maintenance costs, (ii) Extension of central water service, including water meter house, meter, and equipment and other appropriate project elements, operation and maintenance costs until public ownership and various other related hard and soft costs, and (iii) improvement of Galloway Road, including future traffic signals and other appropriate project elements, but not including reimbursement for donation to township to improve park access. It is anticipated that the Developer will receive reimbursement for its costs of the Essential Early Investments, or an Ohio port authority and/or other qualified issuer may collectively issue approximately \$5.5 million in Bonds to finance the Essential Early Investments. The Charge, in addition to 30-year non-school tax increment financing and \$2,500 per residential unit contributions from the Developer in accordance with the Revenue Requirements, will serve as the primary source of security for the payment of (a) reimbursement payments to the Developer for costs of Essential Early Investments, and (b) the annual debt service charges on any Bonds. Pursuant to the Revenue Requirements, 75% of the tax increment financing is required for Accord Purposes, 12.5% is allocated to the Township, and 12.5% to the County; and 75% of the Developer contributions are required for Accord Purposes and 25% is for discretionary uses of the Township in consultation with the Developer.

Determination of Charges

The Authority will impose a Charge on Chargeable Property (as defined below), determined as generally described in this Exhibit C.

Calculation of Charge

The Charge will be collected on Chargeable Property and will be calculated by multiplying (i) the assessed value of the Chargeable Property set based on the assessed value established by the County Auditor, by (ii) five (5.0) mills.

Pursuant to the terms of a Development Agreement executed between the Developer and the Township dated _____, 2022 (the "Development Agreement"), the Charge shall not exceed five mills without approval from both the Developer and the Township.

Allocation of Charges

The Charges shall be allocated and applied in accordance with the Intergovernmental Agreement and the Development Agreement and any other future agreements between the County, the Authority, the Township, the Developer and other applicable parties. The Charges shall be allocated and applied in the following order:

- (1) Eligible administrative expenses of the Authority pursuant to the Intergovernmental Agreement;
- (2) Reimbursements of Developers costs or debt service for the Essential Early Investments pursuant to the Development Agreement; and
- (3) Accord Purposes.

Provided, the County, the Authority, the Township, the Developer and other applicable parties acknowledge the importance of achieving the minimum allocations established by the Revenue Requirements over time, which requires 100% of the Charge be applied to Accord Purposes; however, in order for the Private Development to proceed, it is necessary to allocate funds to first repay all of the Essential Early Investments, which need to occur concurrently with the Private Development before accruing funds over time for the Accord Purposes. Charge revenue first allocated to the Essential Early Investments may be offset by non-Accord Purposes revenue from the tax increment financing and Developer contributions described herein.

Timing and Collection of the Charges

The Charge will be imposed on Chargeable Property. “Chargeable Property” will be further defined in the Declaration, but generally means all or any portion of a parcel in the District for which the Commencement Date has occurred. The “Commencement Date” means, with respect to a building located on a parcel, the earlier of (a) the date that a certificate of occupancy is issued for such building, (b) the date that the owner of such parcel requests, in writing, that the Authority impose the Charge at a level consistent with the development of such parcel, or (such other date specified in the Declaration.

As permitted by Section 349.07 of the Ohio Revised Code, the Authority is expected to certify the Charges to the Franklin County Auditor, who will enter the community development charges on the tax list and duplicate of real property and certify the community development charge to the Franklin County Treasurer for collection with the tax bills.

EXHIBIT D

Preliminary Economic Feasibility Analysis

Overview

The Private Development is located within the Big Darby Accord Planning Area and is subject to participation in the Big Darby Revenue Program, including the creation of the Authority. A development agreement between Prairie Township and the Developer affirms the establishment of this Authority.

As such, the Developer seeks to utilize the Act to facilitate the creation of the Authority, in order to finance, construct, operate and maintain the Essential Early Investments, which will support the Private Development subject to final County development review and approval, market adjustments, and other normal development feasibility considerations. Over the past 2 years, the Developer has conducted extensive financial analysis of the Private Development, utilizing multiple sources, including the Developer's history with similar projects in other Central Ohio communities. As a result of this analysis, the Developer has completed a development plan for the Private Development that is generating strong interest from both private equity and the construction lending community.

The Big Darby Revenue Program, requires the Developer to establish the Authority and specifies that the Charges generated within the Authority must be used for to advance Accord Purposes, like improving water quality through measures like extending central water and sanitary sewer services, adopting best stormwater management practices, and acquiring and protecting priority lands.

The Development Agreement fulfills this requirement through the Essential Early Investments and Township Community Investments programs set forth in the Development Agreement.

Area Development Pattern and Demand

The subject property is located in Prairie Township (Franklin County), Ohio. The Township is part of the Columbus Metropolitan Statistical Area ("MSA").

More specifically, the property is located directly to the east of Galloway Road, north of O'Hara Road, in close proximity to the Georgesville Road and Interstate 270 interchange, Bolton Field, and key retail and commercial development in the Township, making it an important piece of the Township's economic development efforts. The area immediately to the north and east of the planned Private Development was annexed into the City of Columbus during the 1970s, and it is made up of primarily single family land uses. Additional land to the northwest was annexed into the City of Columbus in the 2000s and is parkland owned by the Township; to the south is future parkland owned by the City of Columbus within the Township. The unincorporated community of Galloway, Ohio and agricultural land within the Township lie to the southwest.

The proposed development would provide much-needed housing for an area of Franklin County where such housing is in high demand. According to a March 17, 2022 article by *The Columbus Dispatch*, a 2018 study commissioned by the Building Industry Association concluded that the Central Ohio region needed to build 14,000 to 21,000 new homes each year to meet demand. Instead, about 10,000 homes and apartments were added each of the past four years.

Present and Future Socio-Economic Conditions

a. Employment Centers

The proposed site is situated between several employment centers including various healthcare and commercial establishments along the Broad Street corridor in Prairie Township, and several commercial, healthcare, logistics, industrial, and service providers in West Columbus, South Hilliard, and Grove City. Major employers in Prairie Township include Ohio Health Hospital, South Western City School District, and Prairie Township.

(b) Area Amenities

Located near Interstate 270, the proposed site is in close proximity to key residential and commercial developments in the Township. It also is close to commercial/industrial developments. The proposed Private Development would provide key housing options to people employed in that area and other Township residents.

(c) Economic Patterns

Insight 2050, a study recently led by Calthorpe and Associates, and sponsored by Columbus 2020, MORPC, and the Urban Land Institute, projects that total population growth in Central Ohio will total over 500,000 people and will create nearly 300,000 new jobs by 2040. This study further projects that a significant portion of the individuals creating the demand for new housing and jobs associated with this Private Development will be seeking the types of mixed-use, walkable environments planned for the District.

This projected growth has a direct impact on the housing market. In September 2020, MORPC released a study estimating our region needs to add 266,000 additional housing units by 2050. This results in a need to boost production to 11,000 per year through 2030 – a 40% rate increase. Without sufficient new housing supply, prices will get pushed higher and competition for housing will increase the struggle for residents with housing challenges, placing more residents into precarious unaffordable housing relative to what they earn.

Relatedly, a study performed by Columbus 2020, the Building Industry Association of Central Ohio, and the Columbus Board of Realtors anticipates that by 2050, the region is projected to gain 450,000 new jobs and one million people. Historic trends suggest that job growth to housing need ratio is 1 to 1. In recent years, new housing has not kept up with new jobs, with home prices growing five -times faster than that of the median household income.

The unemployment rate for Franklin County was 3.1% as of April 2022, compared to the rate of Ohio (4.0%) and the national average (3.6%). These trends are expected to continue in the near future.

(d) Census Data

Census data for the Township, as of 2020, is attached.



Search by table or column name...

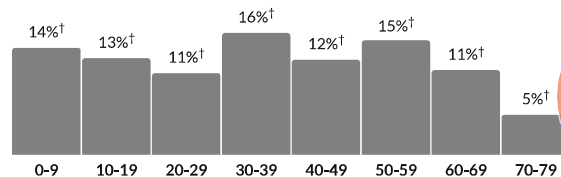
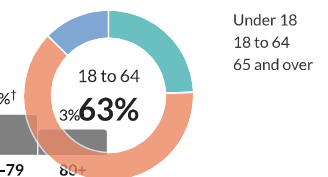
Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.


Median age

about 10 percent higher than the figure in Franklin County: 34.2

a little less than the figure in Ohio: 39.5

[Show data / Embed](#)[Show data / Embed](#)

† Margin of error is at least 10 percent of the total value. Take care with this statistic.



Female
52%

[Show data / Embed](#)

Ethnicity	Male	Female
White	79%	
Black	5%†	
Native	0%†	
Asian	2%†	
Islander	0%	
Other	0%†	
Two+	3%†	

* Hispanic includes respondents of any race. Other categories are non-Hispanic.

[Show data / Embed](#)

Income

† Margin of error is at least 10 percent of the total

\$54,210

Household income

100/t

value. Take care with this statistic.

Per capita income

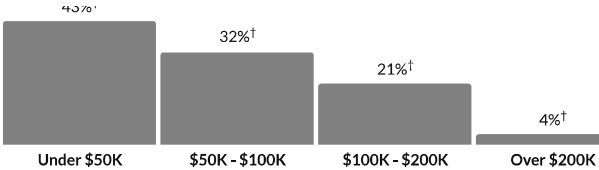
about 90 percent of the amount in Franklin County: \$34,790

about the same as the amount in Ohio: \$32,465

Median household income

about 90 percent of the amount in Franklin County: \$62,352

about 90 percent of the amount in Ohio: \$58,116



Show data / Embed

Poverty

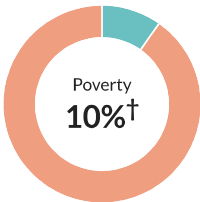
8.8%

Persons below poverty line

about three-fifths of the rate in Franklin County: 15.1%

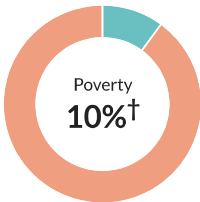
about two-thirds of the rate in Ohio: 13.6%

Children (Under 18)



Show data / Embed

Seniors (65 and over)



Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Transportation to work

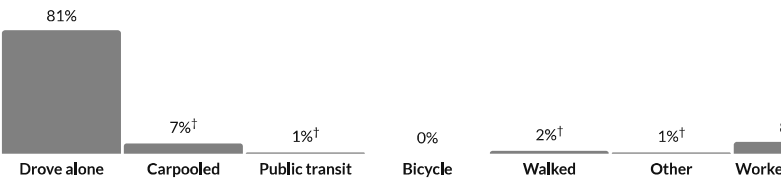
24.8 minutes

Mean travel time to work

about 10 percent higher than the figure in Franklin County: 22.3

a little higher than the figure in Ohio: 23.7

Means of transportation to work



* Universe: Workers 16 years and over

Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Families

Households

6,767

Number of households

Franklin County: 519,237

Ohio: 4,717,226

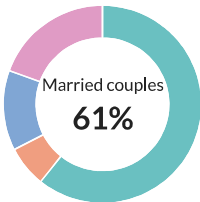
2.6

Persons per household

a little higher than the figure in Franklin County: 2.5

a little higher than the figure in Ohio: 2.4

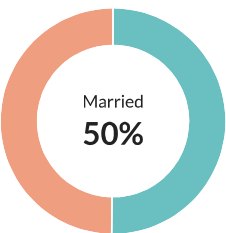
Population by household type



Show data / Embed

Married couples
Male householder
Female householder
Non-family

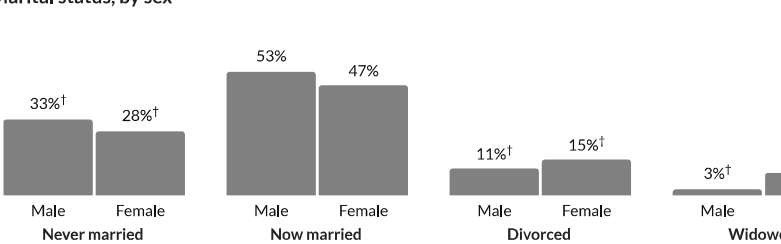
Marital status



* Universe: Population 15 years and over

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Marital status, by sex



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

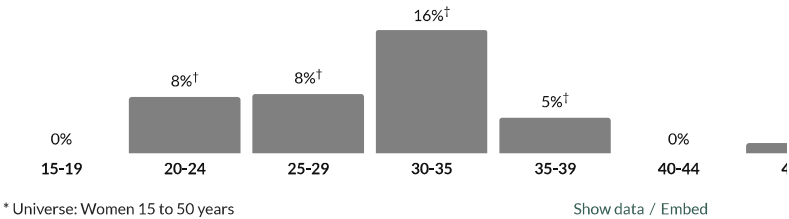
Fertility

5.2%

Women 15-50 who gave birth during past year

about 90 percent of the rate in Franklin County: 5.6%
a little less than the rate in Ohio: 5.6%

Women who gave birth during past year, by age group



Housing

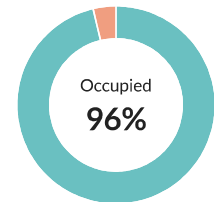
Units & Occupancy

7,029

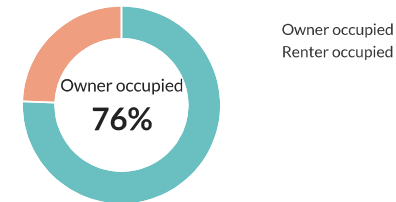
Number of housing units

Franklin County: 559,478
Ohio: 5,217,090

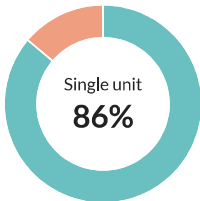
Occupied vs. Vacant



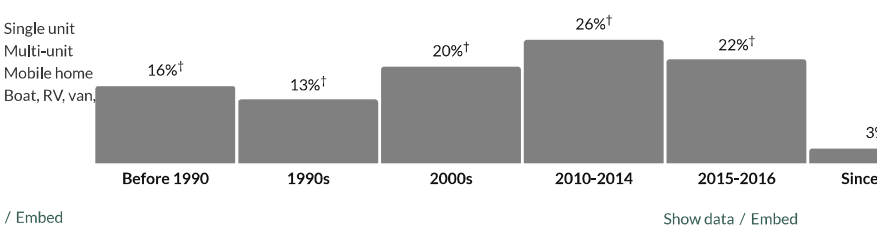
Ownership of occupied units



Types of structure



Year moved in, by percentage of population



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

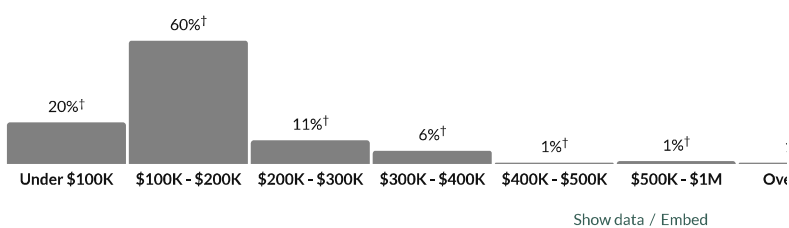
Value

\$142,600

Median value of owner-occupied housing units

about three-quarters of the amount in Franklin County: \$185,900
a little less than the amount in Ohio: \$151,400

Value of owner-occupied housing units



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

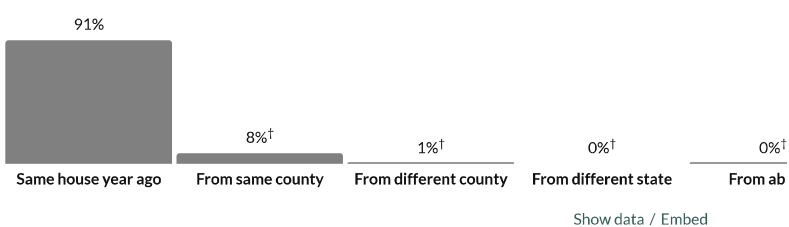
Geographical mobility

9.2%

Moved since previous year

about half the rate in Franklin County: 18.4%
about two-thirds the rate in Ohio: 14%

Population migration since previous year



Social

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Educational attainment

88.1%

High school grad or higher

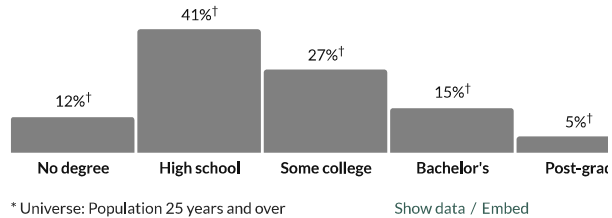
a little less than the rate in Franklin County: 91.1%
a little less than the rate in Ohio: 90.8%

20.1%

Bachelor's degree or higher

about half the rate in Franklin County: 40.4%
about two-thirds of the rate in Ohio: 28.9%

Population by highest level of education



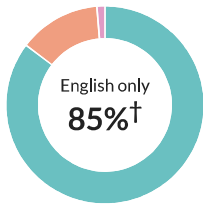
Language

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

N/A

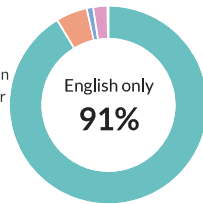
Persons with language other than English spoken at home

Language at home, children 5-17



Show data / Embed

Language at home, adults 18+



Show data / Embed

Place of birth

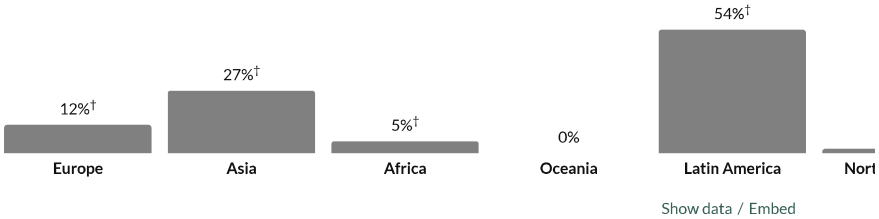
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

5.9%

Foreign-born population

about half the rate in Franklin County: 11%
about 25 percent higher than the rate in Ohio: 4.7%

Place of birth for foreign-born population



Veteran status

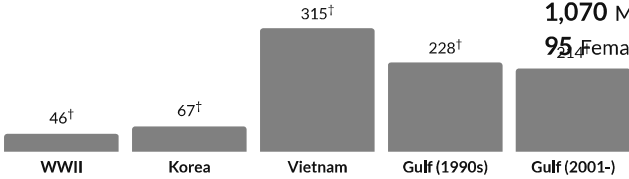
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

8.9%

Population with veteran status

about 1.5 times the rate in Franklin County: 6.2%
about 20 percent higher than the rate in Ohio: 7.6%

Veterans by wartime service



* Civilian veterans who served during wartime only

Show data / Embed

1,165 Total veterans
1,070 Male
95.4 Female

Hover for margins of error and contextual data.

Citation: U.S. Census Bureau (2020). *American Community Survey 5-year estimates*. Retrieved from *Census Reporter Profile page for Prairie township, Franklin County, OH* <<http://censusreporter.org/profiles/06000US3904964570-prairie-township-franklin-county-oh/>>

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EXHIBIT E

Developer Management Capacity

P. Ronald Sabatino:

P. Ronald Sabatino is the founder of T&R Properties, Inc., and is a member of the Developer. Mr. Sabatino has been in the real estate development and construction business for over 30 years and formed T&R Properties, Inc. in 1983. T&R Properties, Inc. is the management company for all the apartment communities that Mr. Sabatino owns and manages. He has developed thousands of single-family lots and has built over 10,000 multi-family dwellings, of which 4,000 are currently retained as investments. In addition to residential development, he owns and operates two golf courses, and Mr. Sabatino has constructed commercial facilities, including office buildings and shopping centers and currently owns two shopping centers, one of which is anchored by a Kroger store. Mr. Sabatino has developed and maintained a diverse and successful real estate portfolio.

Mr. Sabatino and his son, RJ Sabatino, are also board members of the Etna Township New Community Authority, and T&R Properties, Inc. created the entity that served as the statutory developer for that NCA.