



Jeffrey C. Brown, DCH
2/2/06



WEST LEBANON
INVESTMENT LLC

ZONING
DOCUMENTS
NATURAL
FEATURES
PLAN

KRAMER TRACT
City of Columbus, Franklin County, Ohio





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WEST LEBERT
 ENGINEERS, LLC

ZONING
 DOCUMENTS
 THOROUGHFARE
 PLAN

KRAMER TRACT
 City of Columbus, Franklin County, Ohio



Jeffrey L Brown by DUA
2/2/06



WEST LEMPERT
INVESTMENT LLC

REGIONAL MAP

ZONING
DOCUMENTS

KRAMER TRACT
City of Columbus, Franklin County, Ohio

**Z05-056
4815 Leppert Road
Statement Addressing TND Principles**

The site is approximately 2.3 acres and is located at the southwest corner of Leppert Road and Hayden Run Road. The proposed TND District is Town Center.

It is intended that this development incorporate the principles of the Traditional Neighborhood Development Ordinance into the design and planning effort.

- A. *The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.*

The proposed TND District reflects the current zoning pattern of non-residential uses at this intersection with residential zonings adjacent to the TND Districts as you move outward from the intersection.

- B. *The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

The adjacent residential is interconnected via a path system and public sidewalks with the proposed Town Center District.

- C. *A variety of housing stock serves a range of incomes and age groups and included backyard apartments, apartments above shops and residential units adjacent to work places.*

The site is zoned Town Center with the adjacent property which is part of the same zoning application providing the residential component.

- D. *A variety of business types are accommodated, from retail and professional offices to "live-work" units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.*

This site is zoned Town Center which permits a mixture of office and retail uses.

- E. *Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.*

Civic Buildings are not part of this zoning application.

- F. *A variety of civic spaces take the form of parks, greens, squares, and plazas.*

The open space is provided on the residential portion of the zoning application including a dedication of ground along the Hayden Run Creek to the City.

- G. *A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and lengths of automobile trips.*

No new streets are created with this development but connectivity is created via the public sidewalks and a path which ties the adjacent residential to the TND site.

- H. *Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.*

The proposed development shall comply with the TND development standards unless varied by action of the Board of Zoning Adjustment.

- I. *Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.*

Block size is not applicable to this site.



310 Wickwood
Gahanna, Ohio 43230
pcoppel@metropolitangpartners.info

November 3, 2005

Re: Z05-056/ 4815 Leppert Road

Greg J. Davies
Deputy Director, Regional Growth
City of Columbus
50 W. Gay Street, 3rd Floor
Columbus, Ohio 43215

Dear Greg

This letter shall serve as a memorandum of Understanding between the developer and the city of Columbus regarding the PAWG for the above captioned zoning application. The developer will make cash contributions with respect to the multifamily residential portion of the project in the amount of \$1,217 per unit. The aforesaid amount shall be paid as follows: \$217 per unit shall be paid upon commencement of the development of the project and \$1,000 per unit shall be payable with the issuance of the building permit for that unit.

The sum of \$768,000 has been paid with respect to 40,000 square feet of commercial development to be constructed in the future at (a) the north east corner of Hayden Run Road and the new road extending northerly from Leppert road, (b) the south east corner of Hayden Run Road and Leppert Road and (c) the southwest corner of Hayden Run Road and Leppert Road. Developer will make an additional cash contribution in the amount of \$19.20 for each square foot that exceeds 40,000 square feet, at the time of the issuance of the building permits for all buildings, if any, which, after completion, will increase the aggregate of all the commercial buildings to over 40,000 square feet.

METROPOLITAN LAND

A LIMITED LIABILITY COMPANY

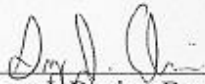
In addition, all of the property shall added to the Hayden Run Tax Increment Financing District and the Hayden Run Community Development District and shall be encumbered by the Hayden Run Community Development charge (as all of the foregoing capitalized terms are defined in the Memorandum of Understanding for certain developments located in the Hayden Run Growth Corridor dated November 22, 2004).

Type your text here.



Paul S. Coppel
Managing Member
Leppert Road Investments, LLC

Accepted:



Greg J. Davies, Deputy Director, Regional Growth

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.STATE OF OHIO
COUNTY OF FRANKLINAPPLICATION # 205-056B

Being first duly cautioned and sworn (NAME) Thomas L. Hart
 of (COMPLETE ADDRESS) 300 Spruce Street, Floor One, Columbus, OH 43215
 deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following
 is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the
 subject of this application in the following format:

Name of business or individual
 Business or individual's address
 Address of corporate headquarters
 City, State, Zip
 Number of Columbus based employees
 Contact name and number

1. Epcon Hayden Run, LLC 500 Stonehenge Parkway Dublin, Ohio 43017 No Columbus Based Employees	2. Epcon Communities, Inc. 500 Stonehenge Parkway Dublin, Ohio 43017 No Columbus Based Employees
3. Joel D. Rhoades (614) 761-1010	4. Joel D. Rhoades (614) 761-1010

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

SIGNATURE OF AFFIANT

Thomas L. HartSubscribed to me in my presence and before me this 17th day of February, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Deborah A. Sekerak

My Commission Expires:

November 26, 2012*This Project Disclosure Statement expires six months after date of notarization.*

Deborah A. Sekerak
 Notary Public, State of Ohio
 My Commission Expires
 November 26, 2012