



SITE DATA:

ZONING:	PUD-4
TOTAL SITE AREA:	333.37 AC.
TOTAL UNITS:	101 DU.
GROSS DENSITY:	303 DU/AC.
OPEN SPACE PROVIDED	412.0 ACRES MIN.
OPEN SPACE REQ'D.	139 ACRES

LEGEND:

OPEN SPACE:	
EXIST. VEGETATION:	
BUILDING ENVELOPE (TYP.):	

BY: *[Signature]*
 DATE: August 19, 2006

RA PUD PRELIMINARY DEVELOPMENT PLAN GRAND RESERVE AT WEST ALBANY
 DESIGN DOMINION WORKS
 PRELIMINARY
 AUGUST 1, 2006

205-052 Final Received 8/19/06 by Shannon Fine
Doc 2

BENUA PUD NOTES

Aug. 9, 2006

1. The street alignments shall be developed as shown on this plan, however they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time of development and engineering plans are completed. The Director of Development or the Director's designee may approve minor adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.
2. Homes may be used as model homes for the purpose of marketing and sales. A manufactured modular building or a model home, with parking, may be used as a sales office during the development of the project and the construction of homes therein.
3. The developer shall install the equivalent of one street tree per dwelling unit. Street trees shall be installed at regular intervals. Street tree species shall not be mixed on individual streets. Street plantings will meet Northland Standards (deciduous trees - 2" cal. min.; frontage trees [i.e. trees along and adjacent to Ulry Rd. and Central College Rd.] - 3" cal. min.; evergreen trees - 5' min. ht.), and may be planted in groups and augmented with other landscape materials.
4. This project may be developed on platted lots or as a condominium.
5. On private streets: for detached condominiums the minimum building setback shall be 26' measured from the centerline of the street. Porches may encroach setback areas up to 8'. Minimum side yard building setback on corner lots shall be 25.5' measured from the centerline of the street and 15' measured from the centerline of the alley.
6. Private streets shall be at least 22' in width. All alleys shall be private and shall be at least 12' in width. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22' wide streets and 12' lanes as depicted on this sheet.
7. Garages shall provide at least 2 enclosed spaces per dwelling unit. A maneuvering area of 20' (including the alley where garages are located off alleys) shall be provided behind all garages. Garage footprints shall not exceed 720 square feet. Garage height shall not exceed 20'.
8. Parking restrictions shall be controlled by appropriate signage displayed within the development and shall include that parking shall be limited to one side of the street and limited as shown in the intersection details 1, 2, and 3 on this sheet. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium/homeowner association shall be established by the rules and regulations of the condominium/homeowner association.
9. Signage regulating parking shall be installed consistent with city signage requirements for private streets, and parking requirements shall be enforced through an agreement between the condominium/home-owner association and a private towing company. Such agreement, together with the association's governing documents, shall be filed with the City of Columbus consistent with Columbus City Code 3320.15(a)(10).
10. Parking is not to be allowed anywhere but in garages, as designated on the site plan, on streets as set forth in note #9 above, and in driveways where applicable. There will be no parking allowed in alleys, as designated on the site plan. In conjunction with note #8 and note #9 above, the owner, developer, their successors and assigns (including the condominium/homeowner association) must provide and maintain proper signage to designate all no parking zones.

11. The owner, developer and/or the condominium/homeowner association must establish and maintain an agreement(s) with private towing company(s), which agreements authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company (s), for any times/lengths, terms, etc., as the association determines, so long as at least one such agreement shall always at all times be in force for the purposes of enforcement/removal/towing as required above. Towing agreements shall be filed with the Division of Fire, Fire Prevention Bureau upon execution of contract.
12. The owner, developer, or the condominium/homeowner association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys.
13. Minimum separation between buildings shall be at least 10' main wall to main wall, provided that architectural projections (such as eaves, bay windows, and/or fireplaces) may encroach up to 2' into the minimum building separation.
14. Post or coach lamps shall be provided for each unit.
15. This project will include community facilities such as a clubhouse and a pool. The clubhouse may include changing rooms, restrooms, and space for residents to meet and gather, and may also be used as a sales office for the sale of homes during the development of the project.
16. Sidewalks shall be installed along the public street frontage and on both sides of private streets, except for single-loaded streets which shall have sidewalks on the house side of the street only.
17. No structures will be built in the designated building setback/landscape buffers along Central College and Ulry Roads; provided that the entry drive, proposed ponds, landscaping, fencing, site signage (in accordance with Article XV of the Zoning Code), mounding, necessary utility lines and connections, and any necessary above-ground utility equipment and associated screening will be allowed in these areas.
18. The Condominium/Homeowners' Association shall own and maintain the open space.
19. The area designated on the plan as a "Conservation Easement" shall be subject to a conservation easement which shall be defined and delineated in conjunction with final site engineering so as not to prevent or interfere with construction of units, utilities, or utility connections. The form of such easement shall be subject to approval by the Division of Recreation and Parks.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2005**

- 7. APPLICATION: Z05-052**
Location: 4601 CENTRAL COLLEGE ROAD (43081), being 33.37± acres located at the southeast corner of Central College and Lee Roads. (111-276208).
Existing Zoning: R, Rural District.
Request: PUD-4, Planned Unit Development District.
Proposed Use: Single-family residential development.

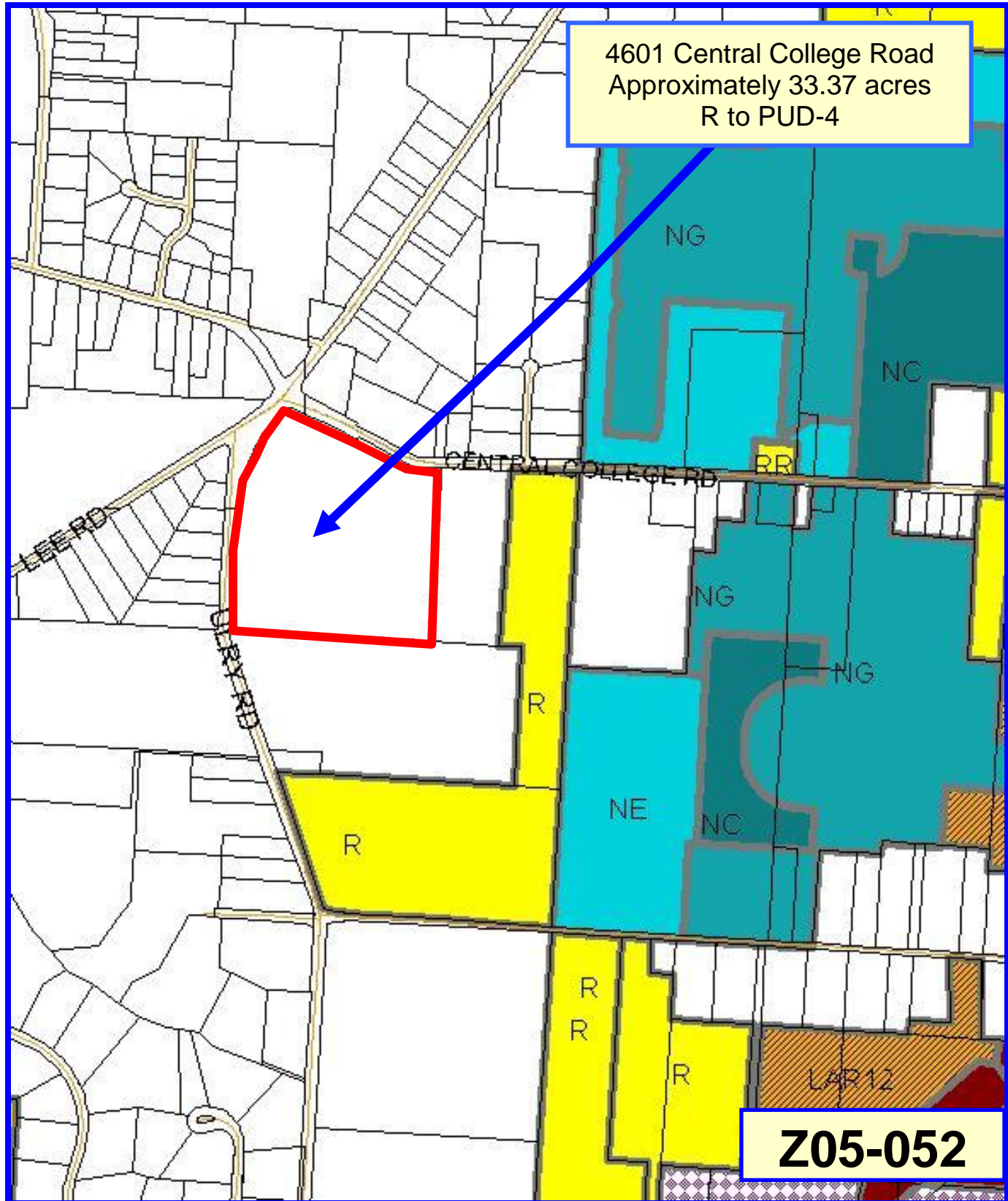
Applicant(s): Dominion Homes, Inc.; c/o Robert Meyer, Jr., Atty.; Porter, Wright, Morris & Arthur LLP; 41 South High Street; Columbus, OH 43215.
Property Owner(s): George P. Benua; 4067 Central College Road; Westerville, OH 43081.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

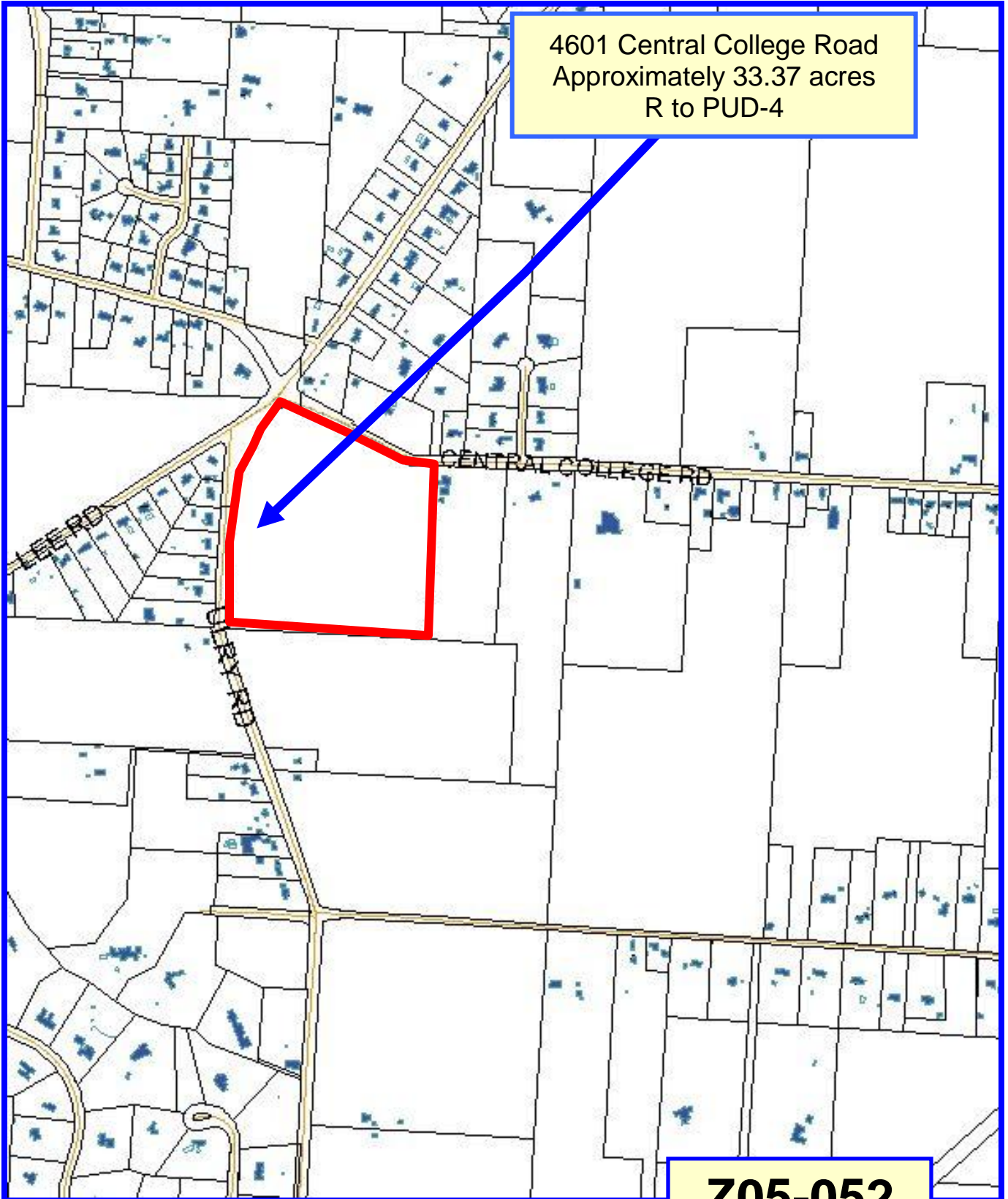
BACKGROUND:

- The 33.37± acre site is undeveloped and is currently zoned in the R, Rural District. The applicant requests the PUD-4, Planned Unit Development District to develop a maximum of 101 detached single-family dwellings on private streets at a gross density of 3.05 units per acre and 12.5± acres of provided open space.
- Single-family dwellings in Blendon Township are located north and west of the site. A single-family dwelling in the R, Rural District is east of the site. A farm field in Blendon Township borders the site to the south.
- The site is located within the Little Turtle District of *The Northland Plan Volume II* (2002), which recommends single family residential development at a maximum density of three units per acre.
- The PUD-4 development plan and associated notes provide development standards that address street layout, building setbacks, street trees, sidewalks, parking/towing language, a minimum two-car garage for each dwelling unit, a temporary sales office, and a provision for the Board of Zoning Adjustment to hear any and all variance requests to the PUD plan.
- As part of the Parkland Dedication Ordinance negotiations, the developer will establish a conservation easement for the wooded area located in the southeast section of the site as identified on the PUD Plan.
- The site is included within the Pay As We Grow plan for the northeast growth corridor. The developer has committed to paying \$2,300.00 per dwelling unit towards infrastructure costs.
- The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline. Lee and Ulry Roads are identified as C arterials requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-4, Planned Unit Development District will allow a maximum of 101 detached single-family dwellings on private streets with a proposed gross density of 3.05 units per acre and 12.05 acres of provided open space. The PUD plan and notes provide customary development standards such as street trees, sidewalks, parking/towing language, and a minimum two-car garage for each dwelling unit. The proposal is consistent with the recommendation of *The Northland Plan Volume II* (2002), and the zoning and development patterns of the area.





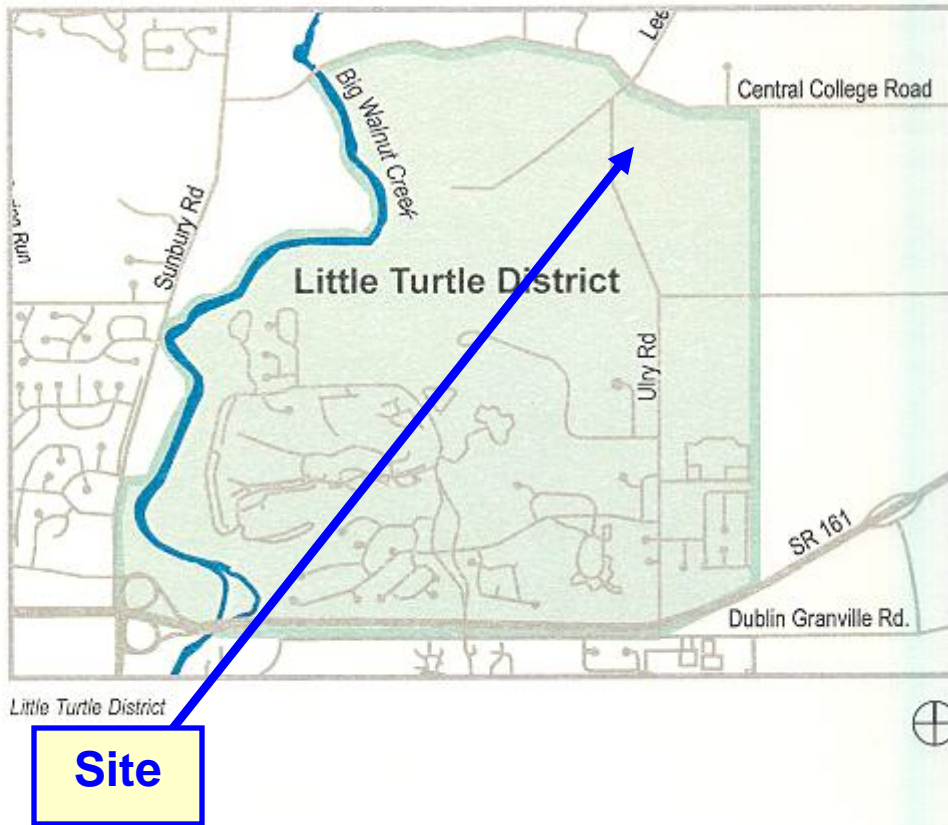
4601 Central College Road
Approximately 33.37 acres
R to PUD-4

Z05-052

Proposed Land-use/Little Turtle District

Little Turtle District

This district is north of SR-161 and encompasses the majority of unincorporated land found in the planning area. Predominant land-uses include the Little Turtle Subdivision, which is zoned PC, Planned Community, and has condominium and single-family residential units with a private golf course. There is a city of Columbus police substation and fire facility located in this district. Unincorporated parcels include estate residential lots, parcels used for agriculture, and un-platted residential lots in Blendon Township. The city of Westerville is located to the north and west, and Plain Township is located to the immediate east. Land-use recommendations for parcels to the east that are in the city of Columbus are provided in *The Rocky Fork-Blacklick Accord*.



The Northland Plan Volume II (2002)

Z05-052

It is the recommendation of Northland Plan – Volume II that:

- ★ ➤ *Single-family residential at three units/acre maximum (low-density cluster or conservation-type subdivisions) is the preferred land-use for this district, should development or redevelopment occur. A key principle of this concept is that open space and natural areas should be used as organizational elements in any development proposal for this area.*
- *A limited neighborhood civic center for the area be located near the Ulry and Warner Road intersections. The intersection of Ulry and Warner roads provide an ideal opportunity to incorporate a small, neighborhood-based civic-type center that could benefit the Warner/Ulry/Central College Road region. This area is a transition area from the large unincorporated lots in Blendon Township, to the area east designated as village center in the Rocky Blacklick Accord. The region will experience an increase in residential uses as well as the future extension of Hamilton Road to the east. There are single-family, multi-family and condominium units to the west and south, and growth occurring in the Rocky Fork-Blacklick Accord area to the east and northeast. Civic uses for this area might include a post office, parks and/or public recreational uses, schools, or means to further address the needs of public safety as the area grows. The city should consider this area for a future recreational facility to service the growing population.*
- *The large wooded lots identified on the existing land-use map (page 54) be afforded some level of protection from future development. Immediately north of the Little Turtle subdivision, and south of Central College Road are heavily wooded parcels with rolling terrain, a natural amenity for the community. Future development should be sensitive to the natural features of these areas and ensure that impact on the wooded sites is minimal. Consideration should be given to providing permanent protection to existing woodlots in the area through public acquisition, conservation easements or other means.*
- *There are a number of large residential parcels in the planning area to the north of Little Turtle. Should an alternative development pattern be sought for this area, this plan recommends that single-family residential remain the primary land-use with consideration given to surrounding rural setting and land-uses.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



PORTER WRIGHT MORRIS & ARTHUR LLP

Attorneys & Counselors at Law

Robert A. Meyer, Jr.
(614) 227-2096
rmeyer@porterwright.com

41 South High Street
Columbus, Ohio 43215-6194

Facsimile: 614-227-2100
Toll Free: 800-533-2794

September 21, 2005

Mr. Greg Davies
Deputy Director, Regional Growth
City of Columbus
Department of Development
50 West Gay Street
Columbus, OH 43215


Re: Z05-052; 4601 Central College Road

Dear Greg:

This letter is to follow up on our discussions concerning the captioned zoning, and the understanding of the applicant, Dominion Homes, Inc., that the property will be included within a Pay As We Grow plan for the northeast growth corridor. While the terms of the Memorandum of Understanding remain to be worked out, we do understand from our involvement with the City on issues related to this area generally that the financial elements of the program will include submission of the property to a tax increment finance district, inclusion of the property within a community development authority providing for a 4 mil surcharge over a period of 20 years, and a developer contribution (either cash or in-kind contributions toward areawide infrastructure) of \$2,300 per unit. Further, we understand that the Memorandum of Understanding will also acknowledge that the City will provide timely sanitary sewer service to this site, and address the timing and specific elements of the payment of the developer contribution, which will not initiate until sewer service is made available.

I trust this letter addresses the Pay As We Grow question adequately for purposes of our rezoning. If you have questions or feel we need to discuss the matter further, please let me know. Otherwise, please confirm with Shannon Pine that you are satisfied with our commitment on this issue.

Sincerely,



Robert A. Meyer, Jr.

RAM:mkd
cc: M. Callahan
S. Saunders

PORTER WRIGHT MORRIS & ARTHUR, LLP
Attorneys & Counselors at Law

Robert A. Meyer, Jr.
614-227-2096
rmeyer@porterwright.com

41 South High Street
Columbus, Ohio 43215-6194

Facsimile: 614-227-2100
Toll Free: 800-533-2794

September 29, 2005

Ms. Maureen Lorenz
Columbus Recreation & Parks Dept.
200 Greenlawn Ave.
Columbus, OH 43223

Re: Z05-052; 4601 Central College Road

Dear Maureen:

This letter is to confirm our understandings, and the applicant's commitments, in connection with the captioned zoning.

First, the calculations provided for under the City's Parkland Dedication Ordinance, as you and I have discussed, would be 1.38 acres, reduced by 50% to .69 acres due to the improvements to be made by the applicant in the central open space. Since all of the open space in this community of 101 detached patio home condominium units will be private (owned and maintained by the condominium association), we have agreed that the PDO obligation would be met by a payment, and based upon our experience with land values in the area, the .69 acres would result in a payment obligation of \$25,000.

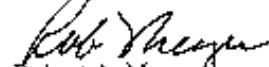
We further agreed that because the Applicant, Dominion Homes, is currently working with you relative to improvements in the central park at Albany Crossing, above and beyond improvements required as part of the Albany Crossing zoning, expenditures made by Dominion Homes at that park would be creditable, dollar for dollar, against the payment obligation related to the captioned zoning. We are confident that expenditures made at the Albany Crossing development will cover the payment obligation related to the captioned zoning, but in the event that, for some reason, this did not occur, we would commit to making the balance of any such payment in cash prior to development commencing.

Finally, we agreed that we would impose a conservation easement on the wooded area along the southern boundary. The area of the easement would be defined so as not to interfere with or prevent house construction or utility connections or crossings, and would be delineated in conjunction with final site engineering. The easement would not include provision for access by the general public.

Ms. Maureen Lorenz
September 29, 2005
Page 2

I believe this appropriately sets forth the applicant's commitments. If there is any aspect of this letter you would like to discuss, please feel free to call me.

Sincerely,


Robert A. Meyer, Jr.

RAM:mkd
cc: S. Pine
M. Callahan
S. Saunders

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: **October 13, 2005**

Application #: Z05-052	Requested: PUD-4	Address: 4601 CENTRAL COLLEGE ROAD (43081)					
# Hearings:	Length of Testimony: 7:12 → 7:27 (15)	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	Position: <input type="checkbox"/> Conditional Approval				
# Speakers Support: (0) (0)	Opposition: (2) (2)	Development Commission Vote: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Abstain		Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval			
Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)	YES Fitzpatrick	ABSENT Ingwersen	NO Barnes	ABSENT Anderson	YES Cooley	NO Onwukwe	X Vacant
+ = Positive or Proper - = Negative or Improper							
Land Use	+		+		+	+	
Use Controls					+		
Density or Number of Units	+		+			+	
Lot Size					+	+	
Scale	+				+	+	
Environmental Considerations	+				+	+	
Emissions					+	+	
Landscaping or Site Plans	+		-		+	+	
Buffering or Setbacks	+				+	+	
Traffic Related Commitments	-		-		-	-	
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+						
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: APPROPRIATE USE; LACK OF VEHICULAR CONNECTION TO ADJOINING PROPERTIES IS MITIGATED BY PRESERVATION OF NATURAL ENVIRONMENT AND POTENTIAL FOR BIKE-PATH & PEDESTRIAN CONNECTIONS.							
INGWERSEN:							
BARNES: EXCELLENT EXAMPLE OF CONNECTIVITY OPPORTUNITY IGNORED. WE SHOULD NOT SUPPORT SEGREGATED, ISOLATED DEVELOPMENT, ESPECIALLY FOR EMPTY NESTERS AND SENIORS.							
ANDERSON:							
ONWUKWE: Appropriate use and scale. But it is an isolated community with only one access point. Not conducive for emergency response - life safety.							
COOLEY: Good development and veh. conn. but not with area Y. Recommend it. Shows connectivity concerns, but they are minimal with the driveway.							

Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: Robert Meyer	From: Jeff Murray
Fax: 614-227-2100	Pages: 1
Phone: 614-227-2096	Date: 9/6/05
Z05-052	
Re: 4601 Central College Rd.	Email: rmeyer@porterwright.com

Dear Mr. Meyer,

Our committee voted to support your application with the following conditions:

1. Look carefully at the placement of the entrance to this project. Add a left turn lane and/or get the speed limit reduced at the entrance.
2. Provide adequate storage for owners so that cars don't get left outside. Possibly add stairs and floored storage above the garages.

If you have any questions please contact me at:

Work, 614-882-8558

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council

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 FRANKLIN

APPLICATION # Z05-052

Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr.
of (COMPLETE ADDRESS) Porter, Wright, Morris & Arthur LLP, 41 South High St., 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. George P. Benua 4067 Central College Road Westerville, OH 43081	2. Dominion Homes, Inc. 5000 Tuttle Crossing Blvd. Dublin, OH 43016 127 Columbus-based employees Contact: Joseph A. Sugar, III 614/356-5531
3.	4.

SIGNATURE OF AFFIANT

Robert A. Meyer, Jr.

Subscribed to me in my presence and before me this 25th day of July, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Mary A. Rossi

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



MARY A. ROSSI
Notary Public, State of Ohio
My Commission Expires 11-05-07