

Z06-030

**HAYDENS CROSSING
TND MODIFICATION REZONING
STATEMENT ADDRESSING TND PRINCIPLES**

June 20, 2006

This Statement is submitted pursuant to Section 3320.13(C) of the Columbus Zoning Code (the “Code”), and is to address consistency of this Rezoning Application with the Traditional Neighborhood Code (“TND”) principles set forth in Section 3320.011 of the Code.

This Application addresses a portion of the 259.3 ± acre TND and CPD development put forth by Dominion Homes and approved by Columbus City Council on July 19, 2004 (Ordinance No. 1266-2004; Z02-075). This TND development is one of three developments in the Hayden Run corridor approved in 2004 as the first group of developments under the City’s “Pay As We Grow” development program.

The Haydens Crossing Development consists of two basic areas, one located north of the new proposed Britton-Cosgray Connector (the “Connector”), and one located south of the Connector. This rezoning addresses the eastern part of that portion of the development north of the Connector and the northern part of that portion of the development south of the Connector. It essentially moves segments of the different approved TND districts from one part of the development to another. **It is important to note that this zoning is neutral as to the number of units;** it simply adjusts and modifies the location within the development where different types of units, and the TND districts that support them, are located. Because this is essentially just a reordering and relocation of TND districts within a larger TND community, the development remains consistent with the principles set forth in the TND portion of the Code. Each of the principles of Section 3320.011 of the Code is discussed below.

***The Basic Increment Of Planning Is The Transit-Supportive, Mixed-Use
Neighborhood Of A Minimum Density Of Five Units Per Acre.***

This rezoning is density neutral, and accordingly the overall density of the Haydens Crossing Development remains slightly over five units per acre, which is a transit supportive density. It continues the mix of uses and districts (Neighborhood Center, Neighborhood General and Neighborhood Edge); it simply relocates segments and districts within the development. Notably, it increases the amount of Neighborhood Center along the proposed Britton-Cosgray Connector frontage, recognizing this roadway became more intensive in its design after the original zoning plan had been developed; and, therefore, Neighborhood Center represents an appropriate frontage district. This is, additionally, consistent with the approach in the development directly across the Connector to the south. (This issue is not presented with the eastern most portion of the Connector given the elevation of the Connector as it passes over the railroad tracks.)

Dominion remains willing to provide an easement for a potential rail crossing (by others) at or near the intersection of the gas line easement in the southern portion of the site and the Conrail tracks along the eastern boundary, to support potential future light rail in the area.

The Neighborhood Is Defined By An Easy Walking Distance From Edge To Center, Ranging From A Quarter To A Half Mile.

As in its originally approved form, the development remains a walkable community. The significant passive open space in the east portion north of the Connector has been increased in size. Smaller parks remain in various locations. Additionally, the applicant intends to establish one additional green space in the north segment of the development (the precise location of which will depend upon the ultimate choice of unit types) so that no home will be further than 600 feet from a green space.

The interconnected street grid and green space distribution promotes pedestrian flows throughout the development. Sidewalks will carry pedestrians to the commercial area at Hayden Run and Cosgray, where it is possible that a future transit stop could be established by COTA.

A Variety Of Housing Stock Serves A Range Of Incomes And Age Groups And Includes Backyard Apartments, Apartments Above Shops And Residential Units Adjacent To Work Places.

A wide variety of homes serve a range of incomes and age groups. This has been borne out in the parts of the Haydens Crossing community that have been developed to date. The development envisions conventional single family homes in the Neighborhood Edge portions of the site, single family detached communities in the Neighborhood General sections of the site, and attached apartment communities in the Neighborhood Center portions of the site. Other building types and various frontage types consistent with district requirements may be introduced as the community develops.

A Variety Of Business Types Are Accommodated From Retail And Professional Offices To "Live-Work" Units And Out Buildings 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.

The 12± acre CPD site at the northeast corner of Hayden Run and Cosgray Roads remains as part of the overall Haydens Crossing Development, and efforts are underway to locate a smaller scale grocery store, with potential additional smaller commercial uses. That site, which is not affected by this rezoning, includes neotraditional design elements in the CPD text. Potential for TND neighborhood commercial uses further exists in the Neighborhood Center areas in the Connector frontage. Many employment based uses and shopping opportunities also exist to the east in the Tuttle Mall area and to the south in the Hilliard area.

Special Sites Are Reserved For Civic Buildings To Serve As Symbols Of The Community, Thus Enhancing Community Identity.

Many small neighborhood greens have been provided and are planned for the completion of the Haydens Crossing Development. These areas will serve passive recreational needs and provide community gathering spaces. A community building is proposed to serve the needs of the community in the area north of the Britton-Cosgray Connector. A shared park exists in the green space south of the Connector, adjacent to green space established as part of the development approved immediately to the west.

A Variety Of Civic Spaces Take The Form Of Parks, Greens, Squares and Plazas.

A variety of civic spaces are disbursed throughout the two neighborhoods and vary in size from roughly ½ acre to approximately 17 acres.

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 length of automobile trips. Thoroughfare types include the Connector, collector streets, local streets and lanes, as well as bicycle paths and sidewalks. All streets and lanes are interconnected with entrances to the neighborhoods from adjacent surrounding roads. Pedestrian trails will link green spaces along the railroad right of way and the gas line easement in the southern portion of the site, in conjunction with sidewalks and lanes.

Building Frontages Spatially Delineate Thoroughfares And Civic Spaces And Mask Parking Lots.

The streetscape defines the thoroughfares and is characterized by a variety of house and residential structure types. The streets have tight setbacks to promote a pedestrian oriented streetscape. A portion of the homes are serviced by attached or detached garages accessed from lanes, which mask parking altogether. On-street parking is provided for guests.

Smaller Block Sizes Reflecting Intensity Of Use for Each District Will Serve To Support The Above Principles.

The areas of the development as shown illustrate modest block lengths, most of which are 600 to 800 feet in length.

Dominion Homes, Inc., Applicant

By: Robert A. Meyer, Jr.

Its: Attorney

Date: June 20, 2006



Z06-030

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2006**

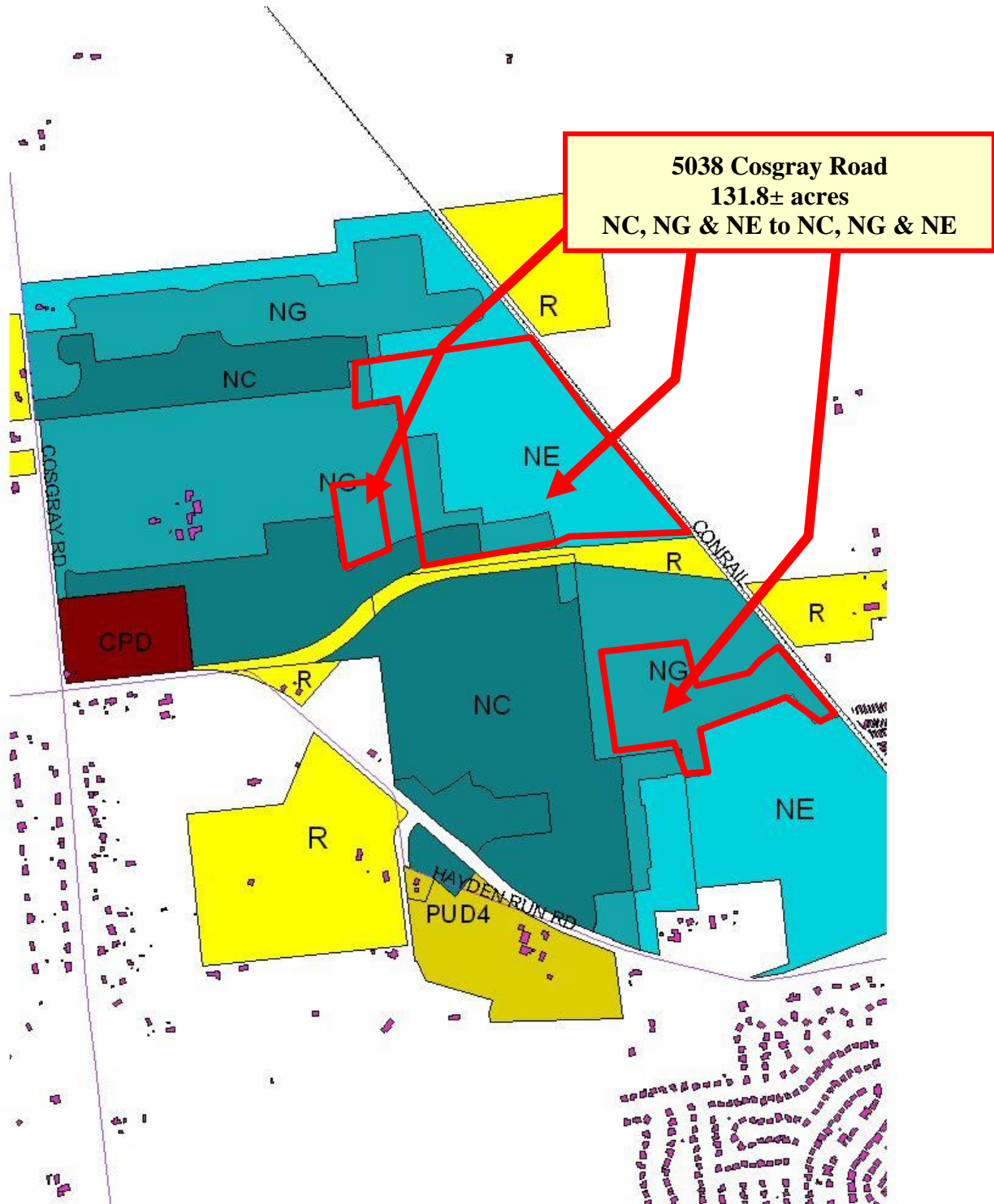
- 2. APPLICATION: Z06-030**
- Location:** **5038 COSGRAY ROAD (43235)**, being 131.8± acres located on the east side of Spring River Avenue, 1020± feet east of Cosgray Road, and 330± feet north of Hayden Run Road (010-277814).
- Existing Zoning:** NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts.
- Request:** NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts.
- Proposed Use:** Traditional neighborhood 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):** Dominion Homes, Inc.; 5000 Tuttle Crossing Boulevard, Dublin, OH 43016.
- Planner:** Lisa Russell, 645-0716, lrussell@columbus.gov

BACKGROUND:

- This application addresses parts of the 259-acre TND subdivision, Haydens Crossing. Five areas are to be rezoned from TND districts to other TND districts. Only three of five sites are contiguous, so new parcel descriptions have been submitted for all areas that change shape. Although technically 135 acres are being rezoned, only approximately 82 acres are changing districts, including 15 acres of parkland.
- The rezoning will result in the same number (1346) of dwelling units as previously approved, 200 of which are already constructed.
- A new Regulating Plan will be submitted for zoning clearance after approval of the rezoning application.
- The proposal remains consistent with the *Interim Hayden Run Corridor Plan (2004)*.

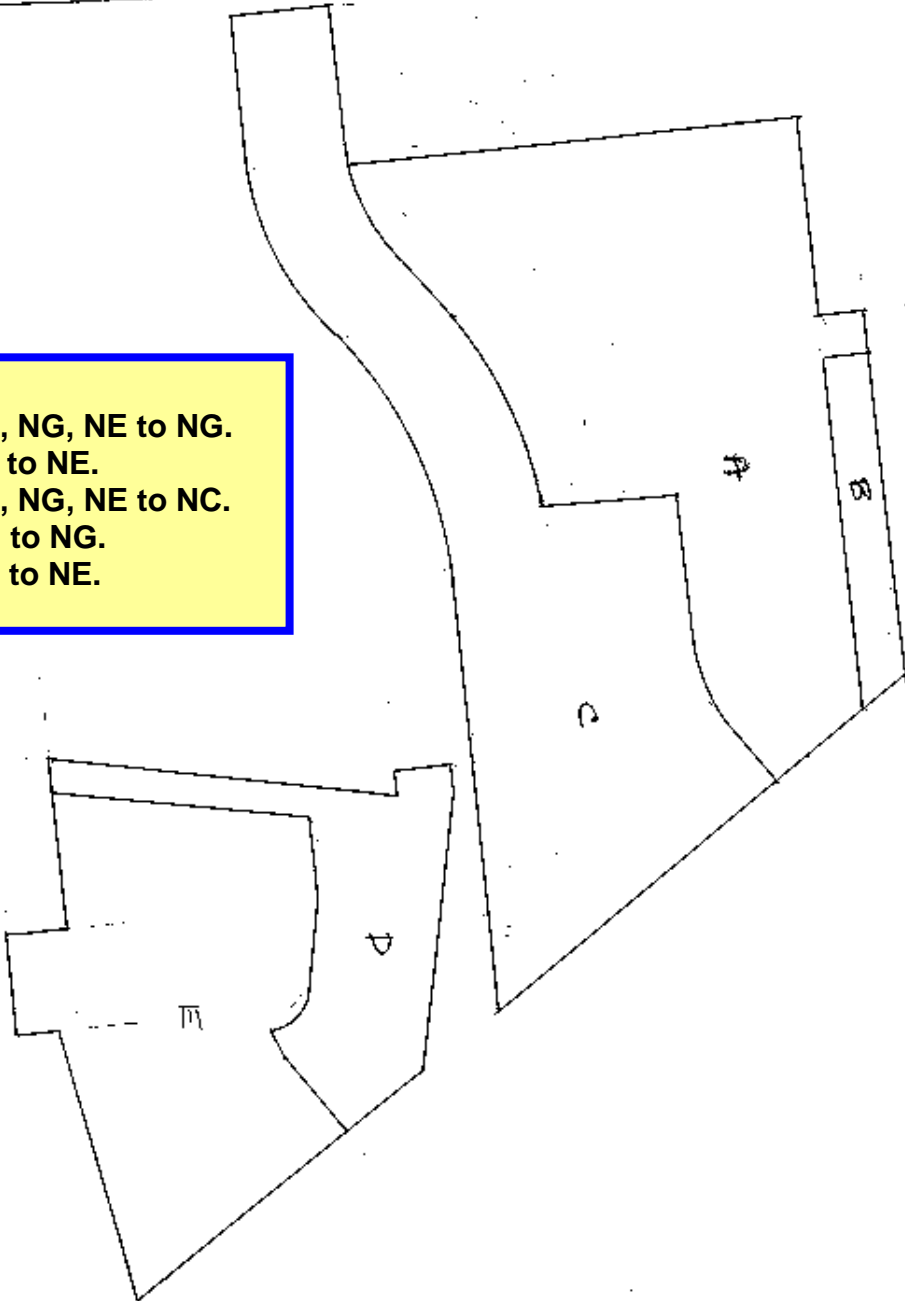
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The redistricting of the TND subdivision will not negatively impact the existing surroundings and will allow the applicant to pursue their marketing and design objectives while maintaining the goals of Traditional Neighborhood Development.



Z06-030

Rezone
Area A from NC, NG, NE to NG.
Area B from NE to NE.
Area C from NC, NG, NE to NC.
Area D from NG to NG.
Area E from NG to NE.



*OK
5/21/06*

Z06-030

206-030

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 # 06335-0-00030

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. Dominion Homes, Inc. 5000 Tuttle Crossing Blvd. Dublin, OH 43016	2. Rings Farms, Ltd. c/o Donald L. & Marjorie L. Rings 5038 Cosgray Road Dublin, OH 43016
3.	4.

SIGNATURE OF AFFIANT

Robert A. Meyer, Jr.

Subscribed to me in my presence and before me this 31st day of March, 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