

DEVELOPMENT PLAN FOR WALNUT COMMONS CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

2021

SITE DATA: PUD-4

GROSS AREA	±58.33 ACRES
TOTAL UNITS	159 UNITS
GROSS DENSITY	2.73 D.U./AC.
R/W DEDICATION LEE ROAD	0.06 AC.
R/W DEDICATION CENTRAL COLLEGE RD.	0.08 AC.
NET AREAS W/O R/W	±58.19 ACRES
NET DENSITY	2.73 D.U./AC.
OPEN SPACE REQUIRED (159 UNITS X 600 SF PER UNIT= 95,400 SF= 2.19 ACRES)	2.19 ACRES
OPEN SPACE PROVIDED	±3.35 ACRES
REQUIRED PARKING (1.5 SPACES PER UNIT WITHIN SUB AREA "A" + 2 SPACES PER UNIT WITHIN SUB AREA "B" & "C")	240 SPACES
PROVIDED PARKING	301 SPACES

SITE STATISTICS

ZONING DISTRICT: PUD-4, PLANNED UNIT DEVELOPMENT
OVERALL SITE ACREAGE: 58.33 AC

SUB AREA "A": 27.88 AC
SUB AREA "B": 7.95 AC
SUB AREA "C": 22.50 AC

PROPOSED UNITS: 159
SUB AREA "A": 156
SUB AREA "B": 1
SUB AREA "C": 2

DENSITY: 2.73 UNITS PER ACRES
PROPOSED SETBACKS: 25'
PROPOSED STORIES: 1
MAXIMUM BUILDING HEIGHT: 35'
REQUIRED PARKING: 240 SPACES
1.5 SPACES PER UNIT WITHIN SUB AREA "A"
2 SPACES PER UNIT WITHIN SUB AREA "B" & "C"

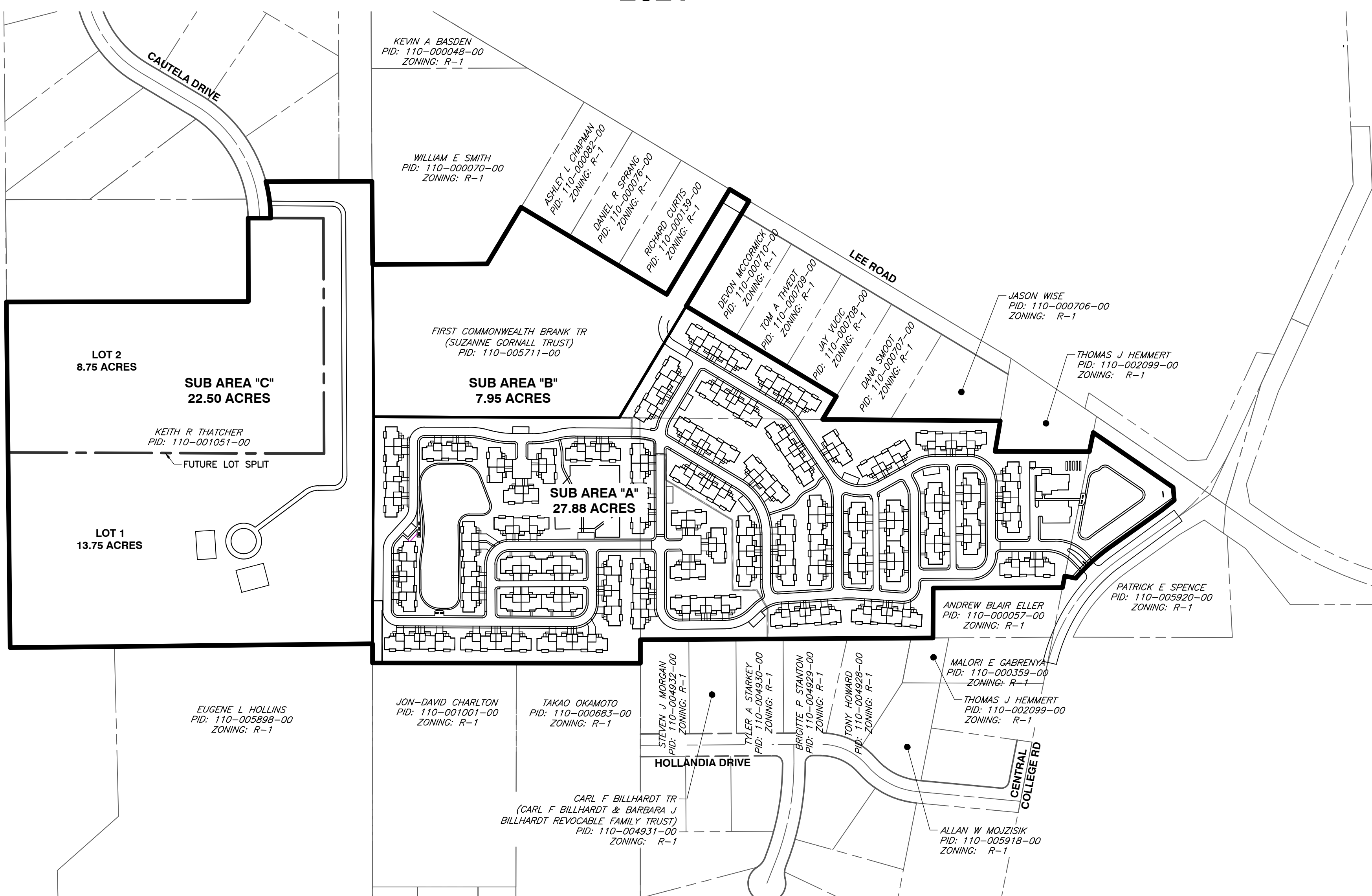
PROVIDED PARKING: 301 SPACES
SUB AREA "A"
GARAGES: 251 SPACES (61~ 1-CAR/ 95~ 2-CAR)
PARKING STALLS (9'X18'): 35 SPACES
COMMUNITY CENTER PARKING STALLS (9'X18'): 15 SPACES

SUB AREA "B"
GARAGES: 2 SPACES (1 ~ 2 CAR)

SUB AREA "C"
GARAGES: 4 SPACES (2 ~ 2 CAR)

MAXIMUM BUILDING COVERAGE: 50%
PROVIDED BUILDING COVERAGE: 25% (SUB AREA "A")

FLOOD PLAIN
THE PROJECT SITE IS SITUATED IN THE FLOOD HAZARD ZONE X (OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39049C0201K, EFFECTIVE DATE JUNE 17, 2008.



SITE PLAN
SCALE: 1" = 200'
SCALE IN FEET



VICINITY MAP
SCALE: 1" = 2000'

DRAWING INDEX

SHEET NUMBER	DWG NUMBER	SHEET TITLE
1	C000	COVER SHEET
2	C100	EXISTING CONDITIONS
3	C200	SITE PLAN
4	C201	SITE PLAN
5	C201	SITE PLAN
6	C202	SITE PLAN
7	C500	UTILITY PLAN
8	C501	UTILITY PLAN
9	C800	OPEN SPACE EXHIBIT

E. J. J. 3-22-21

- REFERENCES**
- BOUNDARY SURVEY COMPLETED BY CEC IN SEPTEMBER 2020.
 - CONTOUR DATA FROM OGRIPS.

DEVELOPER
TREPLUS COMMUNITIES
1515 LAKE SHORE DRIVE SUITE 225
COLUMBUS, OH 43204
PHONE: (614) 800-0148
CONTACT: STEVE HICKS
EMAIL: SHICKS@TREPLUSCOMMUNITIES.COM

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 315-7172
CONTACT: BRIAN BURKHART, PE
EMAIL: BBURKHART@CECINC.COM

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638
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**TREPLUS COMMUNITIES, LLC
WALNUT COMMONS
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO**

DRAWN BY: SMQ	CHECKED BY: DJH	APPROVED BY: BAB
DATE: MARCH 2021	DWG SCALE: 1"=200'	PROJECT NO: 301-348
COVER SHEET		C000
		SHEET 1 OF 9

F:\1300-0001\301-348-CADD\DWG\C100-ZONING PLAN.dwg [C:\Users\aburkha\OneDrive\Documents\1301-348-CADD\DWG\C100-ZONING PLAN.dwg] LS(3/11/2021 11:58 AM)



EXISTING PAVED DRIVEWAY TO BE UTILIZED FOR EMERGENCY ACCESS
DEVON MCCORMICK
PID: 110-000710-00
ZONING: R-1

TOM A THVEDT
PID: 110-000709-00
ZONING: R-1

JAY VUCIC
PID: 110-000708-00
ZONING: R-1

DANA SMOOT
PID: 110-000707-00
ZONING: R-1

JASON WISE
PID: 110-000706-00
ZONING: R-1

THOMAS J HEMMERT
PID: 110-002099-00
ZONING: R-1

ANDREW BLAIR ELLER
PID: 110-000057-00
ZONING: R-1

STEVEN J MORGAN
PID: 110-004932-00
ZONING: R-1

CARL F BILLHARDT TR
(CARL F BILLHARDT & BARBARA J
BILLHARDT REVOCABLE FAMILY TRUST)
PID: 110-004931-00
ZONING: R-1

TYLER A STARKEY
PID: 110-004930-00
ZONING: R-1

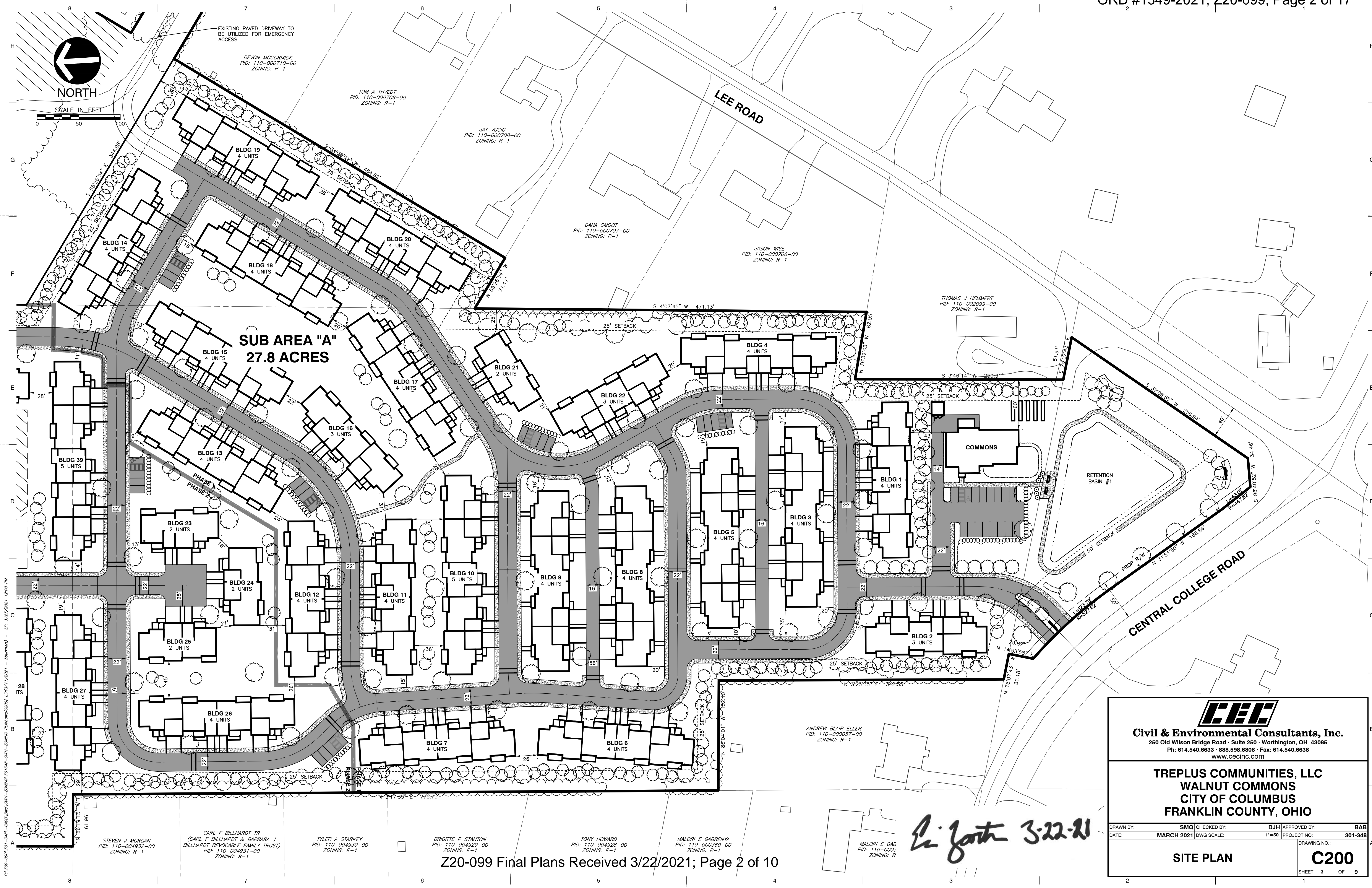
BRIGITTE P STANTON
PID: 110-004929-00
ZONING: R-1

TONY HOWARD
PID: 110-004928-00
ZONING: R-1

MALORI E GABRENYA
PID: 110-000360-00
ZONING: R-1

MALORI E GAE
PID: 110-0003
ZONING: R

SUB AREA "A"
27.8 ACRES



CENTRAL COLLEGE ROAD

LEE ROAD

CEC
Civil & Environmental Consultants, Inc.
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FRANKLIN COUNTY, OHIO

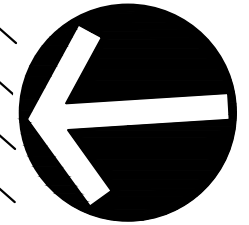
DRAWN BY: SM	CHECKED BY: DJH	APPROVED BY: BAB
DATE: MARCH 2021	DWG SCALE: 1"=50'	PROJECT NO: 301-348

SITE PLAN

C200
SHEET 3 OF 9

E. J. J. 3-22-21

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NORTH

SCALE IN FEET
0 50 100

LOT 2
8.75 ACRES

SUB AREA "C"
22.50 ACRES

KEITH R THATCHER
PID: 110-001051-00

PROPOSED PRIVATE DRIVEWAY

LOT 1
13.75 ACRES

TREE PRESERVATION AREA

EUGENE L HOLLINS
PID: 110-005898-00
ZONING: R-1

SUB AREA "B"
7.95 ACRES

TREE PRESERVATION AREA

FIRST COMMONWEALTH BRANK TR
(SUZANNE GORNALL TRUST)
PID: 110-005711-00

SUB AREA "A"
27.8 ACRES

BLDG 19
4 UNITS

BLDG 14
4 UNITS

BLDG 18
4 UNITS

BLDG 15
4 UNITS

BLDG 16
3 UNITS

BLDG 13
4 UNITS

BLDG 23
2 UNITS

BLDG 24
2 UNITS

BLDG 12
4 UNITS

BLDG 25
2 UNITS

BLDG 26
4 UNITS

BLDG 33
5 UNITS

BLDG 34
3 UNITS

BLDG 35
2 UNITS

BLDG 37
2 UNITS

BLDG 36
2 UNITS

BLDG 40
3 UNITS

BLDG 43
5 UNITS

BLDG 41
4 UNITS

BLDG 42
4 UNITS

BLDG 28
4 UNITS

BLDG 27
4 UNITS

BLDG 31
4 UNITS

BLDG 30
4 UNITS

BLDG 29
4 UNITS

JON-DAVID CHARLTON
PID: 110-001001-00
ZONING: R-1

Z20-099 Final Plans Received 3/22/2021; Page 3 of 10

E. Jorth 3-22-21



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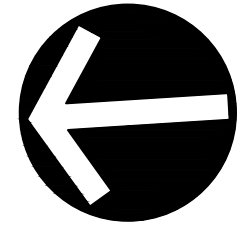
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DATE: MARCH 2021 DWG SCALE: 1"=50' PROJECT NO: 301-348

SITE PLAN

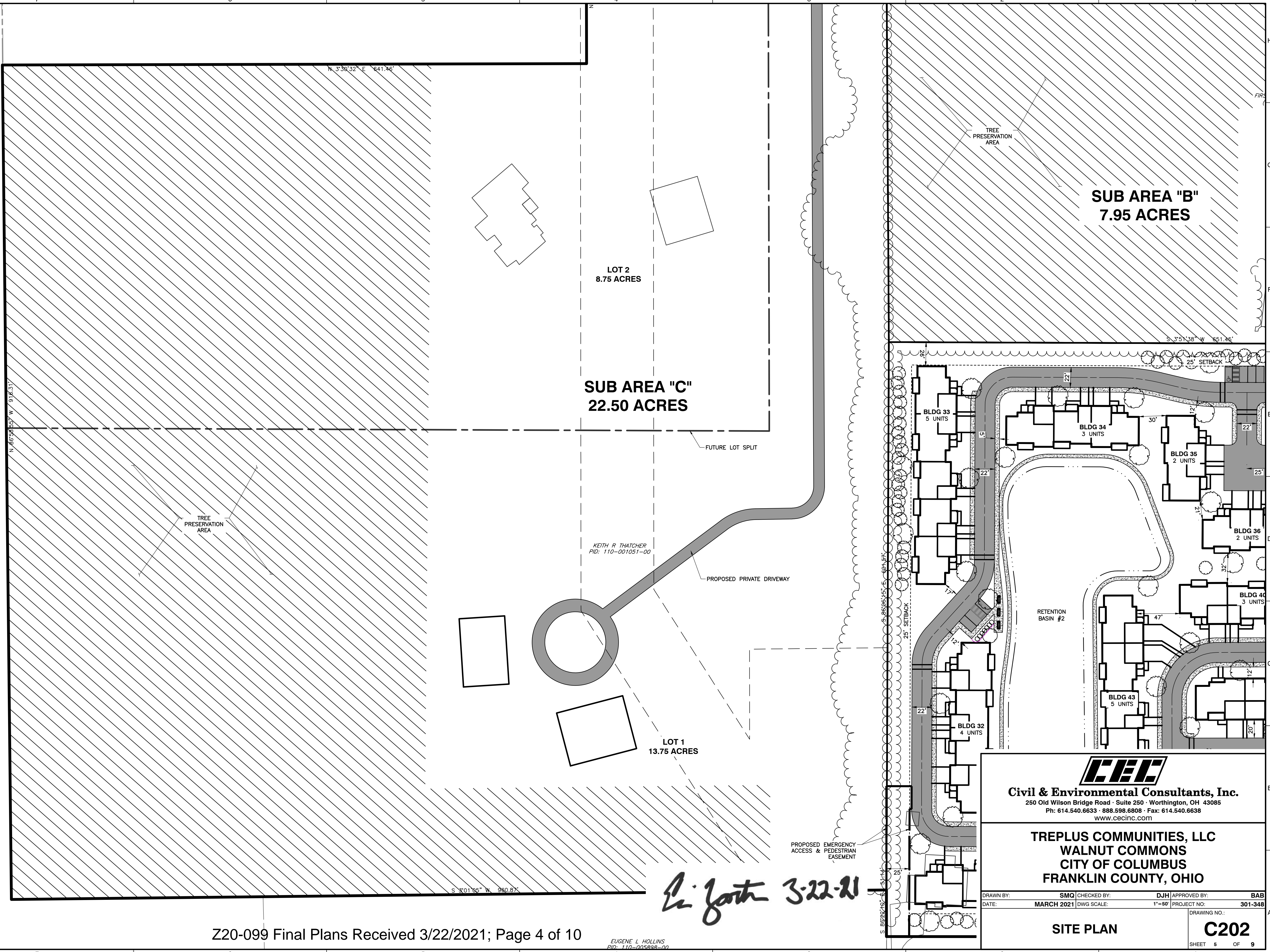
C201

SHEET 4 OF 9

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NORTH



P:\1300-0001\301-3481-CAD\DWG\CAD\ZONING PLAN\DWG\C202 LS(3/11/2021 - 8:40:40 AM) - LP 3/22/2021 12:02 PM

EUGENE L. HOLLINS
PID: 110-005898-00

E. Jorth 3-22-21



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CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO**

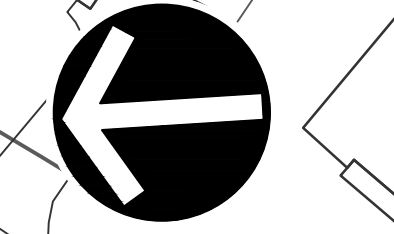
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DATE: MARCH 2021 DWG SCALE: 1"=50' PROJECT NO: 301-348

SITE PLAN

C202
SHEET 5 OF 9

Li. forth 3-22-21

Z20-099 Final Plans Received 3/22/2021; Page 5 of 10



NORTH

SCALE IN FEET
0 50 100

CAUTELA DRIVE

LEE ROAD

N 3°31'24" E 60.00'

N 86°29'25" W 221.07'

N 3°30'32" E 281.20'

S 86°45'00" E 220.61'

WILLIAM E SMITH
PID: 110-000070-00
ZONING: R-1

N 3°18'52" E 303.89'

TREE PRESERVATION AREA

FIRST COMMONWEALTH BRANK TR
(SUZANNE GORNALL TRUST)
PID: 110-005711-00

SUB AREA "B"
7.95 ACRES

LOT 2
8.75 ACRES

SUB AREA "C"
22.50 ACRES

EXISTING PAVED DRIVEWAY TO BE UTILIZED FOR EMERGENCY ACCESS

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TOM A THVEDT
PID: 110-000709-00
ZONING: R-1



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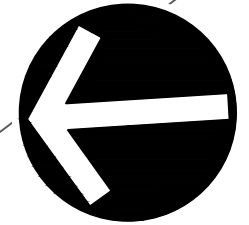
**TREPLUS COMMUNITIES, LLC
WALNUT COMMONS
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO**

DRAWN BY: SMQ CHECKED BY: DJH APPROVED BY: BAB
DATE: MARCH 2021 DWG SCALE: 1"=50' PROJECT NO: 301-348

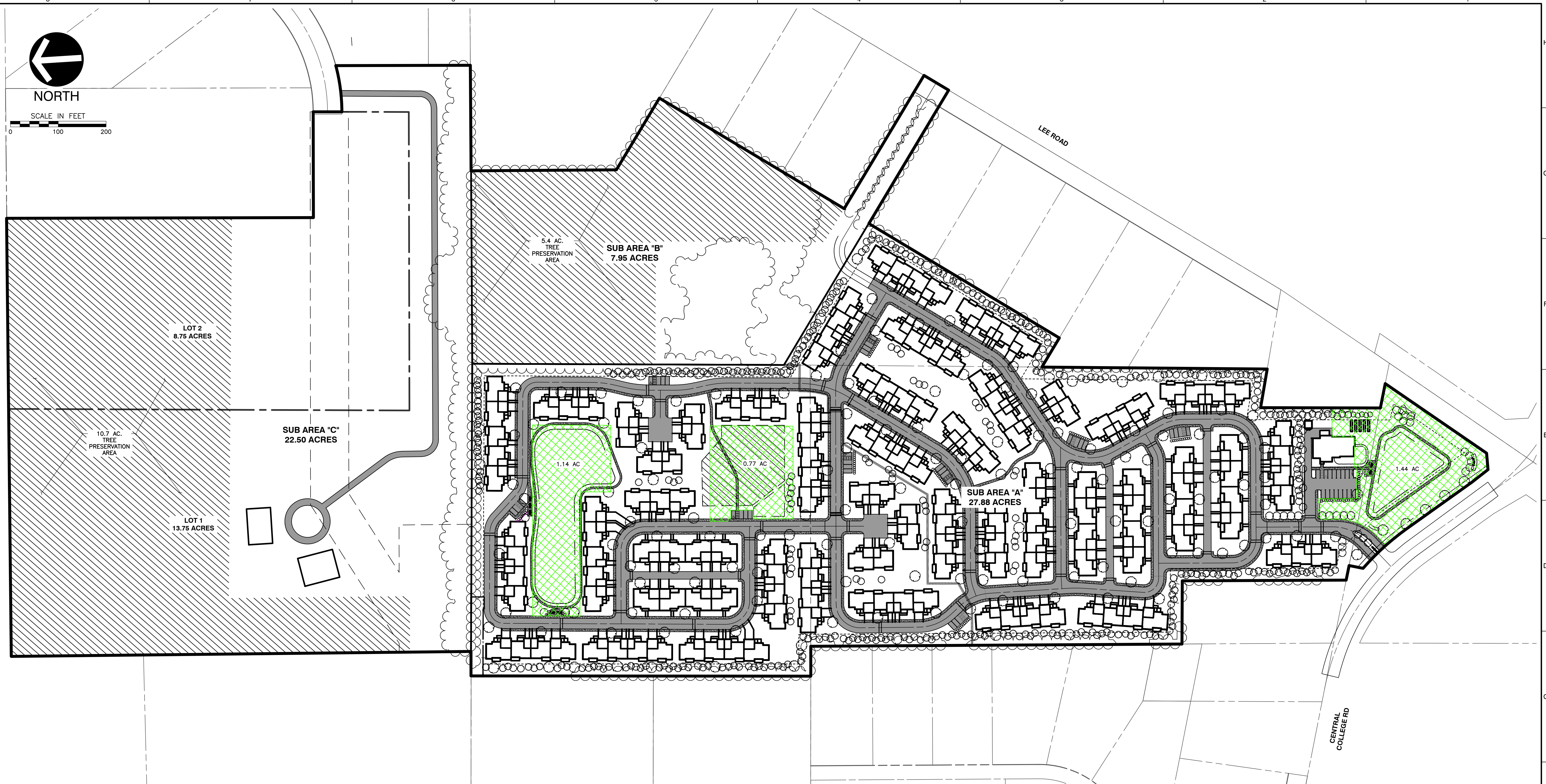
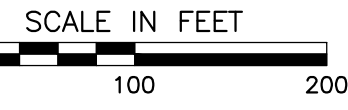
SITE PLAN

C203
SHEET 6 OF 9

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NORTH



TOTAL OPEN SPACE AREA REQUIRED:
 159 UNITS X 600 SF PER UNIT= 95,400 SF (2.19 ACRES)
 TOTAL OPEN SPACE AREA PROVIDED:
 1.44 + 0.77 + 1.14= 3.35 ACRES

Z20-099 Final Plans Received 3/22/2021; Page 6 of 10

D. J. Smith 3-22-21



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**TREPLUS COMMUNITIES, LLC
 WALNUT COMMONS
 CITY OF COLUMBUS
 FRANKLIN COUNTY, OHIO**

DRAWN BY: **SMQ** CHECKED BY: **DJH** APPROVED BY: **BAB**
 DATE: **MARCH 2021** DWG SCALE: **1"=100'** PROJECT NO: **301-348**

OPEN SPACE EXHIBIT

C800

SHEET 9 OF 9

P:\1300-0001\301-348-CAD\DWG\C800-DWG\ZONING-PLAN\DWG\C800 LS(3/11/2021 - 8:46:40 AM) - LP: 3/22/2021 12:04 PM

REVISIONS	

LANDSCAPE
CONCEPT PLAN
SOUTH

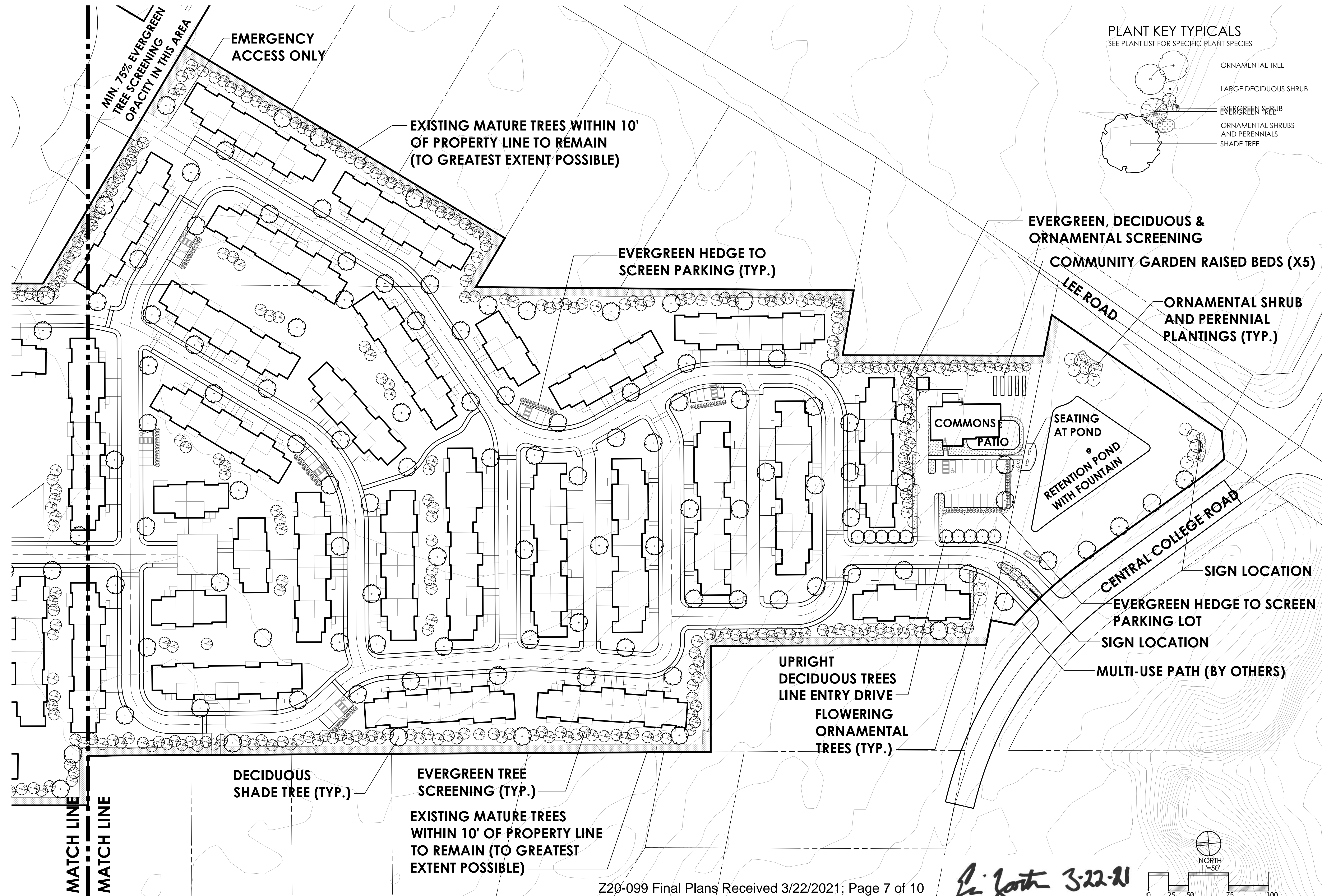
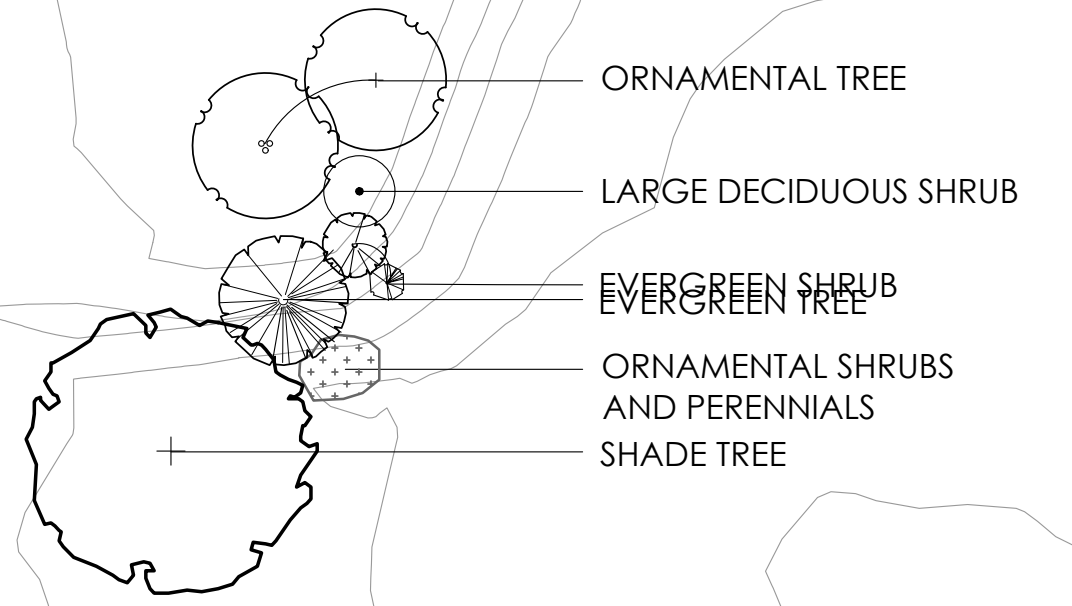
WALNUT COMMONS
PREPARED FOR
TREPUS COMMUNITIES
1515 LAKESHORE DRIVE, SUITE 225
COLUMBUS, OHIO 43204

Paris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street Columbus, OH 43215
P (614) 487-1964 Suite 401 www.parisplanninganddesign.com

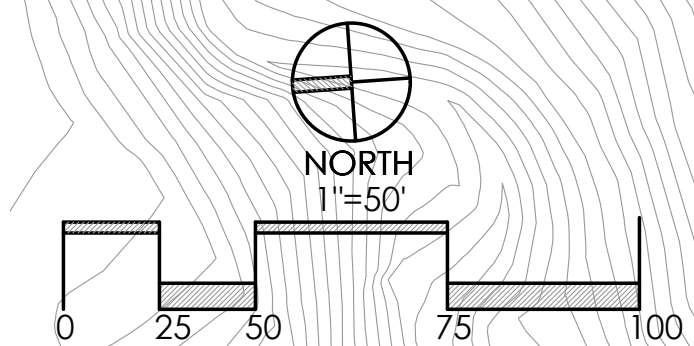
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PROJECT	20113
SHEET	

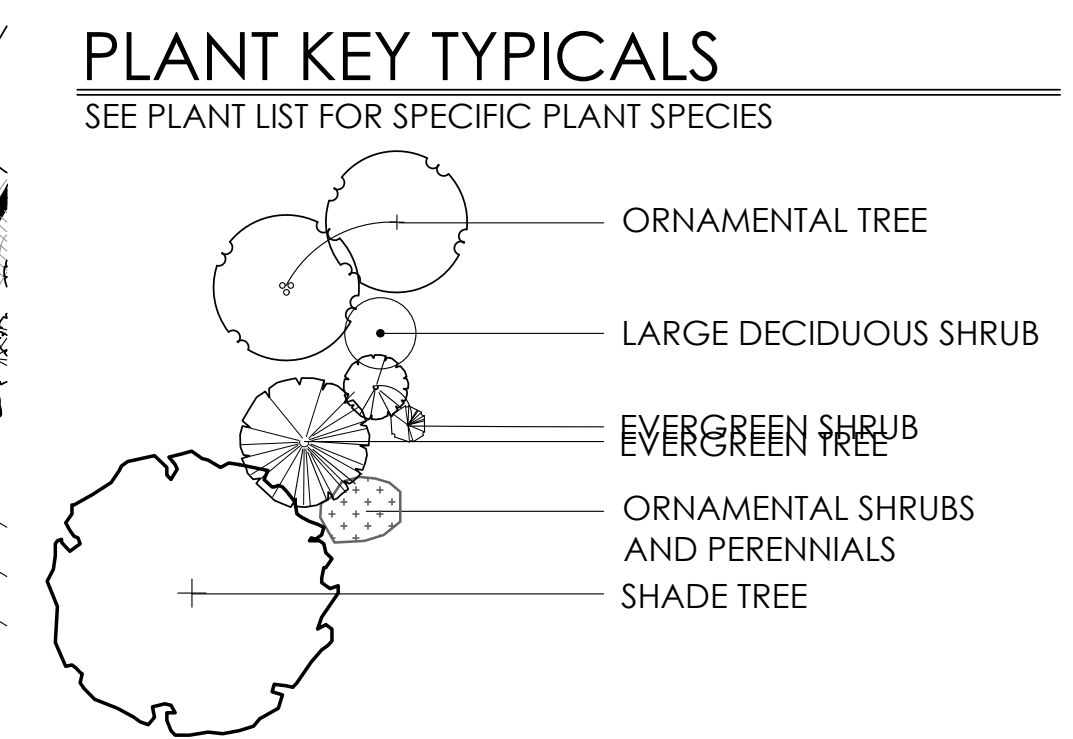
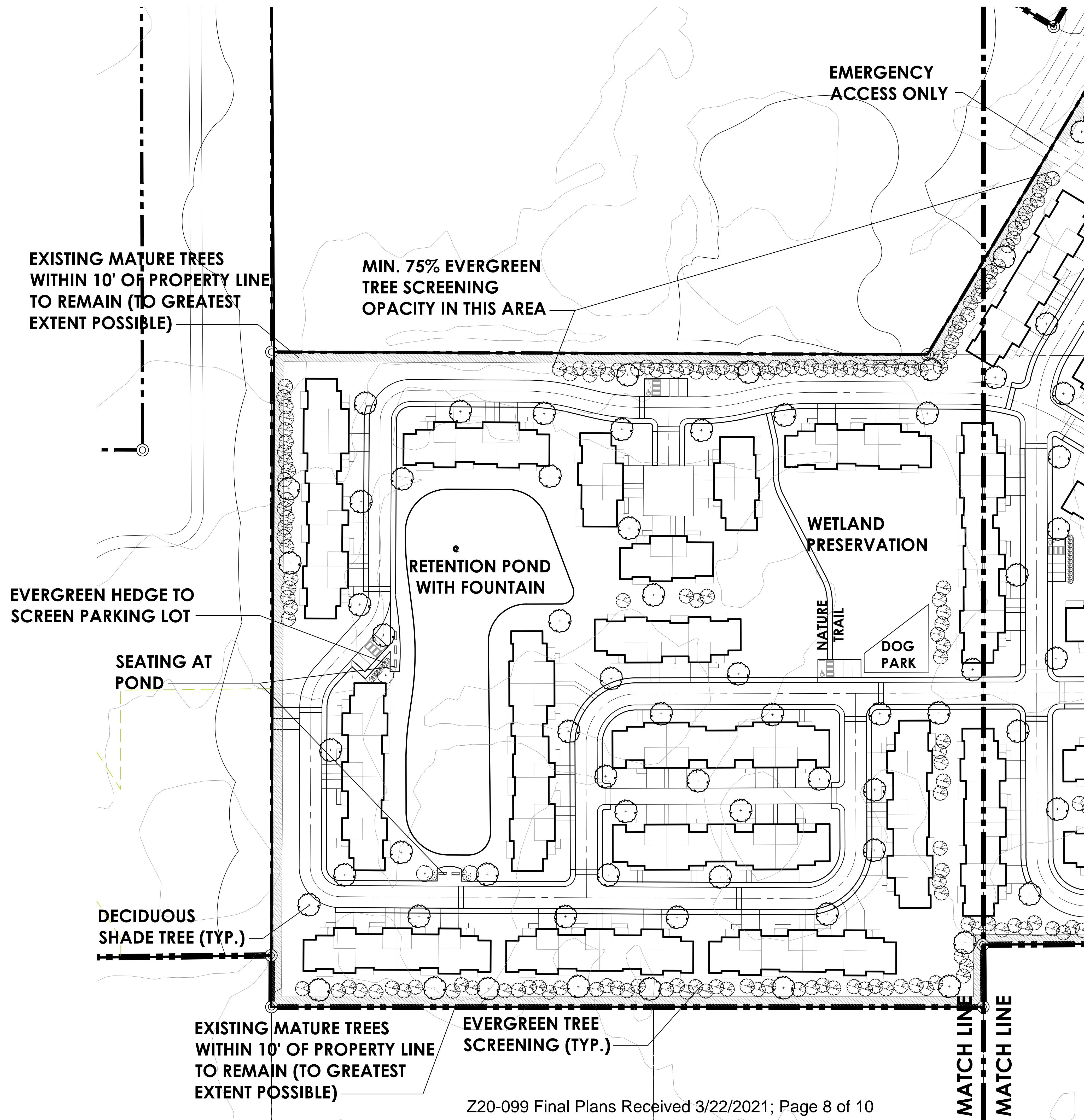
L-1

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



Li. Jantz 3-22-21





EXISTING MATURE TREES WITHIN 10' OF PROPERTY LINE TO REMAIN (TO GREATEST EXTENT POSSIBLE)

MIN. 75% EVERGREEN TREE SCREENING OPACITY IN THIS AREA

EMERGENCY ACCESS ONLY

EVERGREEN HEDGE TO SCREEN PARKING LOT

SEATING AT POND

RETENTION POND WITH FOUNTAIN

WETLAND PRESERVATION

NATURE TRAIL

DOG PARK

DECIDUOUS SHADE TREE (TYP.)

EXISTING MATURE TREES WITHIN 10' OF PROPERTY LINE TO REMAIN (TO GREATEST EXTENT POSSIBLE)

EVERGREEN TREE SCREENING (TYP.)

MATCH LINE
MATCH LINE

REVISIONS	

LANDSCAPE
CONCEPT PLAN
NORTH

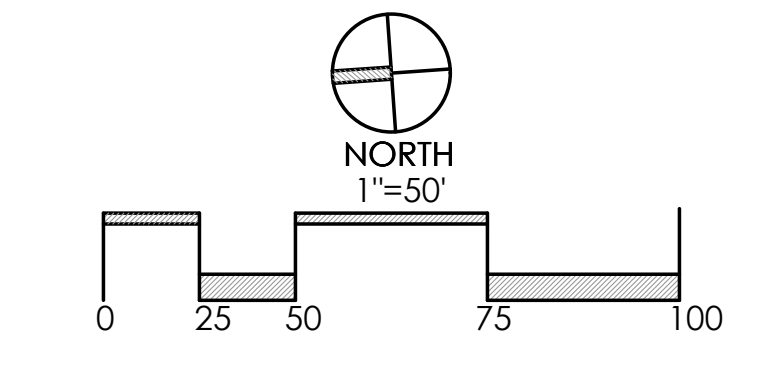
WALNUT COMMONS
PREPARED FOR
TREPPLUS COMMUNITIES
1313 LAKE SHORE DRIVE, SUITE 225
COLUMBUS, OHIO 43204

Paris Planning & Design
LANDSCAPE ARCHITECTURE
243 N. 5th Street
Columbus, OH 43215
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www.parisplanninganddesign.com
Suite 401

DATE	3/12/21
PROJECT	20113
SHEET	

L-2

E. Jorth 3-22-21





CO A FRONT ELEVATION
1/8" = 1'-0" COMMONS



CO B REAR ELEVATION
1/8" = 1'-0" COMMONS













CO C SIDE ELEVATION
1/8" = 1'-0" COMMONS



CO D SIDE ELEVATION
1/8" = 1'-0" COMMONS

EXTERIOR MATERIAL PALETTE

 <p>ROOFING SHINGLE 30-YEAR DIMENSIONAL SHINGLE COLOR: WEATHERED WOOD</p>	 <p>PREMIUM VINYL SIDING Material: 0.44" Thick Clapboard Premium Siding Horizontal Siding 6" Lap Color: Treplus Maverick Brown</p>	 <p>PREMIUM VINYL SIDING Material: 0.50" Thick Board & Batten Premium Siding Vertical Siding Color: Treplus Maverick Brown</p>	 <p>LOUVERED GABLE VENT Color: Treplus Charcoal Grey</p>	 <p>SOFFIT Material: Vented Vinyl Color: Treplus White</p>	 <p>GUTTERS / DOWNSPOUTS / FASCIA Material: Aluminium Color: Treplus White</p>	 <p>SIDING TRIM Material: Premium Vinyl Trim Color: Treplus White</p>
 <p>STONE SIDING Material: Synthetic Stone Veneer Ludgestone Grouted Color: Treplus Tan</p>	 <p>PREMIUM VINYL SIDING Material: 0.44" Thick Clapboard Premium Siding Horizontal Siding 6" Lap Color: Treplus Champagne</p>	 <p>PREMIUM VINYL SIDING Material: 0.50" Thick Board & Batten Premium Siding Vertical Siding Color: Treplus Sierra</p>	 <p>SILVER ROLLED METAL SIDING OPTION COLOR: SILVER</p>			

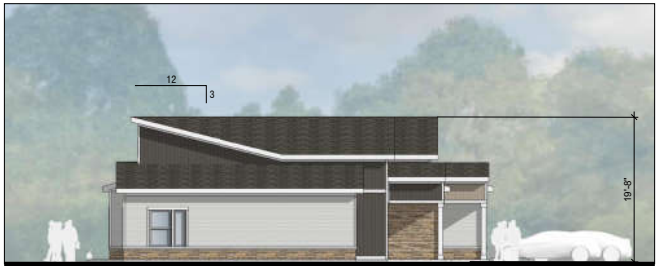
Li. Jorth 3-22-21



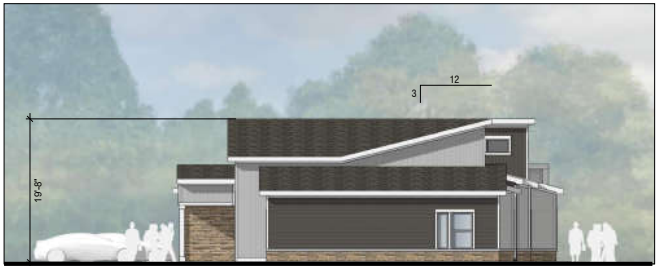
01 FRONT ELEVATION
A 1/8" = 1'-0" BUILDING TYPE 01



01 REAR ELEVATION
B 1/8" = 1'-0" BUILDING TYPE 01














01 SIDE ELEVATION
C 1/8" = 1'-0" BUILDING TYPE 01



01 SIDE ELEVATION
D 1/8" = 1'-0" BUILDING TYPE 01

EXTERIOR MATERIAL PALETTE

 <p>ROOFING SHINGLE 30-YEAR DIMENSIONAL SHINGLE COLOR: WEATHERED WOOD</p>	 <p>PREMIUM VINYL SIDING Material: 0.44" Thick Clapboard Premium Siding Horizontal Siding 6" Lap Color: Treplus Maverick Brown</p>	 <p>PREMIUM VINYL SIDING Material: 0.50" Thick Board & Batten Premium Siding Vertical Siding Color: Treplus Maverick Brown</p>	 <p>LOUVERED GABLE VENT Color: Treplus Charcoal Grey</p>	 <p>SOFFIT Material: Vented Vinyl Color: Treplus White</p>	 <p>GUTTERS / DOWNSPOUTS / FASCIA Material: Aluminium Color: Treplus White</p>	 <p>SIDING TRIM Material: Premium Vinyl Trim Color: Treplus White</p>	
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walnut commons | Treplus Communities | archall
 CITY OF COLUMBUS PLANNED UNIT DEVELOPMENT | NOVEMBER 24, 2020

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 8, 2021**

- 13. APPLICATION: Z20-099**
Location: 4465 CAUTELA DR. (43081), being 58.3± acres located west of the terminus of Cautela Drive and at the northwest corner of Central College Road and Lee Road (110-001051 and four others; No Group).
Existing Zoning: R, Rural District (pending annexation).
Request: PUD-4, Planned Unit Development District (H-35).
Proposed Use: Mixed-residential development.
Applicant(s): Treplus Communities; c/o Aaron L. Underhill, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Keith and Brenda Thatcher, et al; 8005 Maxtown Road; Westerville, OH 43082.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- This application was tabled at the February 2021 Development Commission meeting to allow the applicant more time to address remaining issues identified by staff. The 58.3± acre site consists of five parcels, three of which are developed with single-unit dwellings, all pending zoning to the R, Rural District upon annexation from Blendon Township. The requested PUD-4, Planned Unit Development District proposes three subareas. Subarea A will permit a 156-unit multi-unit residential development on 27.88 acres; Subarea B proposes one single-unit dwelling on 7.95 acres; and Subarea C proposes two single-unit dwellings on 22.5 acres, for a total gross density of 2.76± units per acre with 3.35± acres of provided open space in Subarea A, and 16.1 acres of tree preservation in Subareas B and C.
- The site is predominantly surrounded by large-lot single-unit dwellings and undeveloped wooded land in Blendon Township. To the north of the site, a single-unit subdivision is being constructed in the PUD-6, Planned Unit Development District. To the south across Central College Road is a multi-unit residential development PUD-4, Planned Unit Development District.
- The site is not located within a planning area, but is subject to the recommendations of *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. Additionally, the prevailing low densities in the area and the guidance of the adjoining *Northland Plan Volume II (2002)*, which recommends three units per acre, were considered during the review. Staff support for this development proposal is predicated upon consistency with C2P2 Guidelines, including:
 - Clear delineation of preservation of natural feature areas, including the tree canopy, wetland, and any site elements in place marking their preservation to prevent encroachment from future development (p. 22, 26, 27).
 - Site design that avoids housing units backing up to open space, and integration of open space as an organizational element throughout the development (p. 24), including sidewalks on both sides of the street network that are connected to

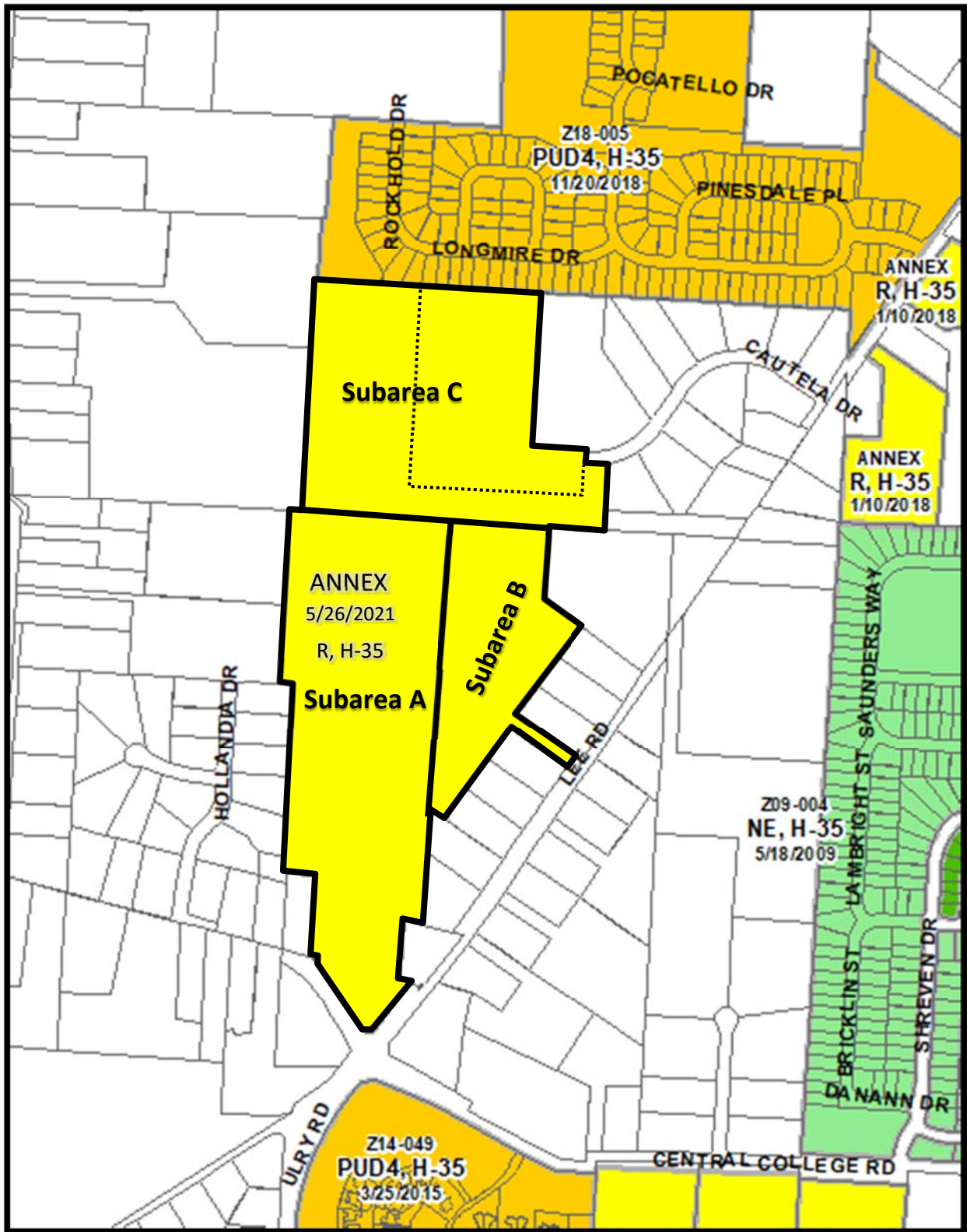
internal paths activating open space areas as appropriate (p. 25).

- The site is not located within the boundaries of a civic association, and falls outside of the Rocky Fork - Blacklick Accord Implementation Panel area.
- The PUD text commits to a site plan and proposes AR-12, Apartment Residential District standards for Subarea A, including development standards addressing maximum number of units, access, private streets, sidewalks, connectivity, open space, landscaping and screening, and building elevations. The text also proposes R-1, Residential District standards and tree preservation areas in Subareas B and C, and connectivity between Subareas A and B.
- A traffic access study is still pending review by the Division of Traffic Management and Franklin County Engineers Office, and additional traffic-related commitments will likely be required. Previous conditions regarding sidewalks and connectivity are now met, and the required right-of-way dedication of 40 feet from the centerline of Lee Road is reflected on the site plan.
- The *Columbus Multimodal Thoroughfare Plan* identifies Central College Road and Lee Road as Suburban Community Connectors requiring 100 feet and 80 feet of right-of-way, respectively.

CITY DEPARTMENTS' RECOMMENDATION: *Conditional approval.

The requested PUD-4, Planned Unit Development District will allow a multi-unit residential development containing 156 units and 3.35 acres of open space on Subarea A, while retaining two single unit dwellings and permitting a third single-unit dwelling on Subareas B and C. Planning Division staff supports the proposal with the addition of a Declaration of Notice of Zoning Requirements recorded with Franklin County over tree preservation areas, which protect 16.1 acres in Subareas B and C. Said tree preservation area was factored into the density calculation for the primary build out site (Subarea A) resulting in a density of approximately 3.5 units per acre, which is supported. Planning Division staff appreciates the inclusion of "alley-loaded" style units in Subarea A, and sidewalks on both sides of the street. Once the traffic access study is approved and necessary commitments have been added to the PUD text to the satisfaction of the Division of Traffic Management, the staff recommendation will be updated to approval.

*The traffic-related commitments required by the Franklin County Engineer's Office have been incorporated into the PUD text.



Z20-099
4465 Cautela Dr.
Approximately 58.3 acres
R (annexation pending) to PUD-4



Z20-099
4465 Cautela Dr.
Approximately 58.3 acres
R (annexation pending) to PUD-4

Meeting Date: 4/8/2021

Application #: Z20-099	Request: PUD-4	Address: 4465 CAUTELA DR (43081)				
# Hearings: <u>2</u>	Length of Testimony: <u>8:12 - 9:02 PM</u>	Staff	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Disapproval
		Position:	<input type="checkbox"/>	Conditional Approval		
# Speakers Support: <u>0</u> Opposition: <u>4</u>	Development Commission Vote: <u>3</u> Yes <u>2</u> No <u>1</u> Abstain	Area Comm/ Civic Assoc:	<input checked="" type="checkbox"/>	N/A Approval	<input type="checkbox"/>	Disapproval
			<input type="checkbox"/>	Conditional Approval		
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick Abstain	Ingwersen Y	Anderson N	Golden Y	Conroy N	Onwukwe Y
+ = 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: Abstain						
INGWERSEN: This is a single story, life style development that is set behind what is now semi-rural single family housing. The units look like a lot of modern condominium projects, but are leased. The developer has several like developments in Central Ohio appealing to well-to-do empty nesters. The perception that they are rentals, inwardly focused, modern in style and are going to clear wooded property and add to traffic raise the objections of their neighbors. However the developer has committed to appropriate tree preservation, screening and traffic commitments so this proposal is well thought out, responsive to staff raised issues and zoning appropriate.						
ANDERSON: Density in Subarea A skewed in comparison to Subareas B & C; traffic concerns not resolved; environmental concerns with loss of too many trees; endangered wildlife and species.						
GOLDEN: Once the traffic areas are addressed, this development will be a welcome addition this area. the addition of this many units will support the growing city and anticipated housing need.						
CONROY: Use is generally appropriate but density remains high in subarea A - which is closer to low density areas than subarea B making it an odd choice. Additionally, traffic issues remain unresolved.						
ONWUKWE: Use is appropriate and development is conditioned on necessary traffic commitments being finalized.						



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-099

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
 of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 43054
 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 (include contact name and number)
 Business or individual's address; City, State Zip Code
 Number of Columbus based employees
 (Limited to 3 lines per box)

1. Treplus Communities 1515 Lake Shore Drive Columbus, OH 43204	2. Please see attached list of property owners
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of May, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

KIMBERLY R. GRAYSON
 Notary Public, State of Ohio
 My Commission Expires **01-11-2026**
 This Project Disclosure Statement expires six months after date of notarization.



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
 Applications must be submitted by appointment. Call 614-645-4522 to schedule.
 Please make all checks payable to the Columbus City Treasurer

**Subject Property
Property Owners**

First Commonwealth Bank Tr.
(Suzanne Gornall Trust)
(Glenn A. Gornall Trust)
Attn: Dawn M. Thomas Senior Trust Officer/AVP
P.O. Box 498
Lewis Center, OH 43035

Keith and Brenda Thatcher
8005 Maxtown Road
Westerville, OH 43082