

**PUD Plan**

PUD Notes

1. Permitted Uses: Single family dwellings; one dwelling unit per lot
2. Development Standards: Unless otherwise indicated the applicable development standards are contained in Chapter 3332 of the Columbus City Code as they apply to the RR, Rural Residential classification.
3. Building Setback
  - Front: 75 feet for Lot 1; 110 feet for Lot 2; 125 feet for Lot 3
  - Rear: 50 feet
  - Side: 10 feet; 25 feet along the west line of Lot 1. The 25 foot side yard setback along Lot 1 shall be a no disturb area subject to the ability to remove tree and landscaping which are dead or diseased.
4. Minimum met floor area for living quarters
  - 2000 sq.ft. for ranch; 2400 sq. ft. for two story dwelling
5. Minimum Garage Size
  - 2 car
6. Building Materials: The exterior of all homes shall be constructed of all natural materials, brick, stone, wood, glass, stucco, and/or hardy plank.
7. There shall be a fifty foot wide no build setback from the rear property line. No buildings, sheds, play equipment, fences, walls or structures shall be permitted within that fifty foot wide area. The last fifteen feet of the no build zone adjacent to the golf course shall be a tree/vegetation preservation area. No trees, shrubbery or undergrowth shall be removed from this fifteen foot wide tree/vegetation area unless approved by the Columbus Country Club upon the submission of the landscape plan.
8. Prior to construction a snow fence shall be installed in front of the fifty foot rear setback to protect the existing trees and vegetation. After construction of the house, the developer shall install markers at the edge of the 15 foot tree/vegetation preservation area every fifty feet along that line.
9. Utilities may be installed within the No Build Zone and No Disturb Zone.
10. The location of any utilities in the no disturb zone shall be reviewed and approved by the City Forester.

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 13, 2006**

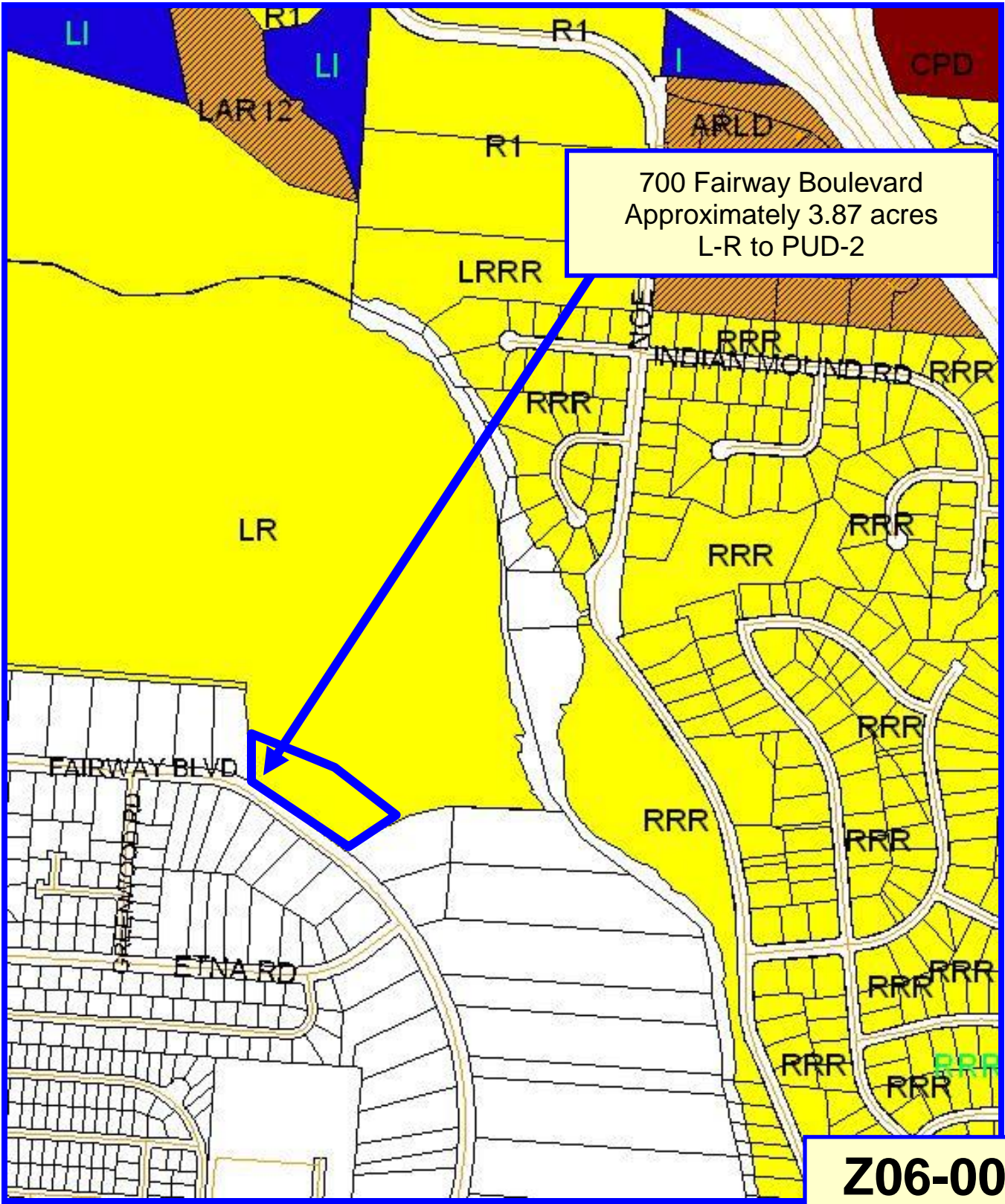
1.    **APPLICATION:**               **Z06-003**  
       **Location:**               **700 FAIRWAY BOULEVARD (43213)**, being 3.87± acres located on the north side of Fairway Boulevard, 400± feet west of Etna Road (010-109334).  
       **Existing Zoning:**       L-R, Limited Rural District.  
       **Request:**                PUD-2, Planned Unit Development District.  
       **Proposed Use:**         Single-family residential development.  
       **Applicant(s):**         Columbus Country Club; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
       **Property Owner(s):**   Columbus Country Club; 4831 East Broad Street; Columbus, OH 43213.  
       **Planner:**                Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

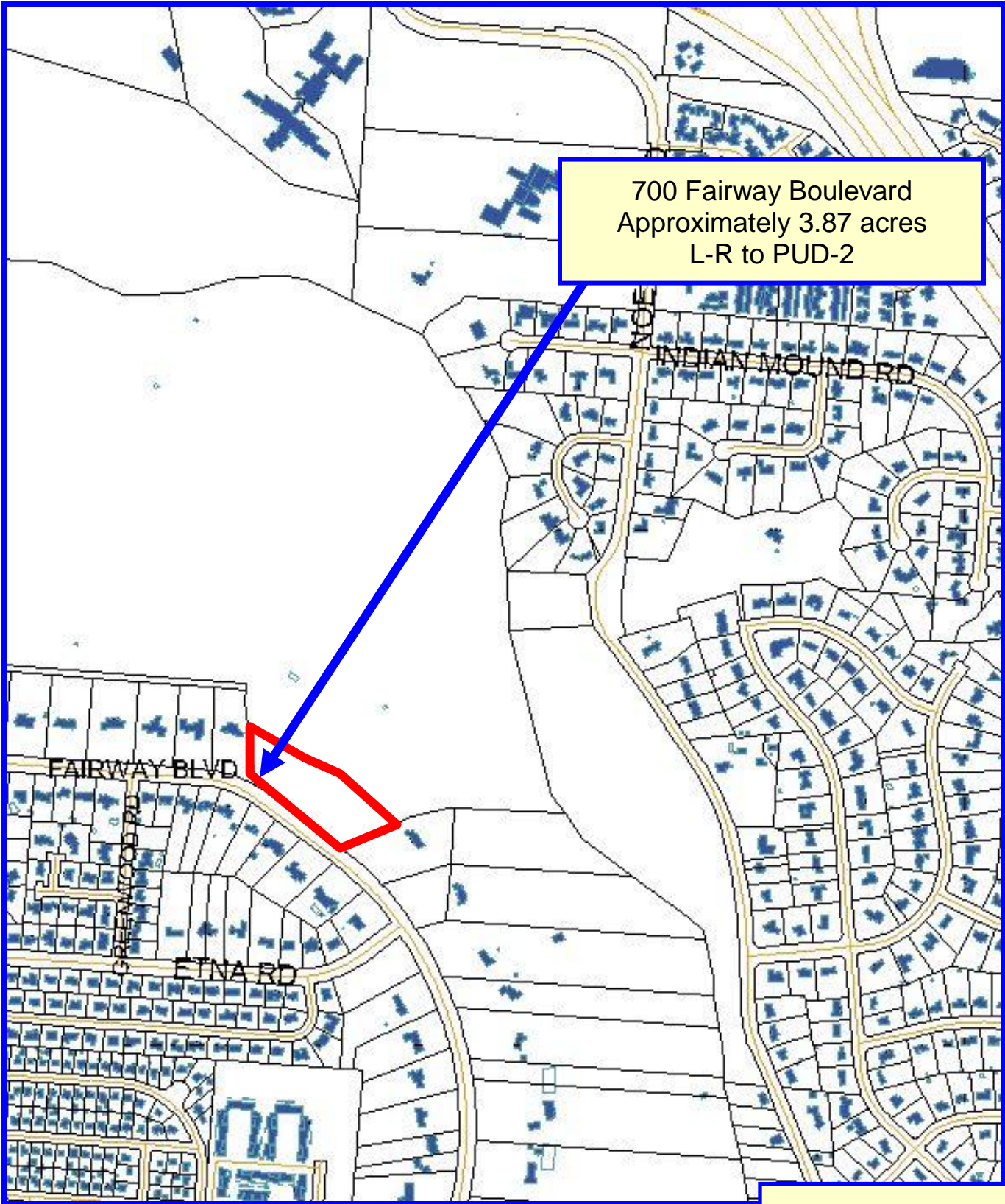
- This application was tabled by the Development Commission on March 9, 2006, in order for Whitehall City officials to confirm the required building setback along Fairway Boulevard. The 3.88± acre site is currently undeveloped and zoned L-R, Limited Rural District. The applicant requests the PUD-2, Planned Unit Development District for development of the site with three single-family dwellings at a proposed density of 0.77 units per acre.
- A golf course/country club zoned in the L-R, Limited Rural District is located north of the site. Single-family residential development in the City of Whitehall surrounds the site to the east in the R-O Residential District, and to the south and west in the R-1 Residential District.
- The PUD-2 development plan and associated notes commit to a 75-foot front building setback, a 50-foot rear no-build zone, 10-foot side yards, a 15-foot tree and vegetation preservation area within the rear no-build zone, a minimum net floor area for living quarters of 2,000 square feet for ranches and 2,400 square feet for two-story homes, natural exterior building materials, a minimum two-car garage per dwelling unit, and installation of construction fencing and park markers along the rear no-build zone line. Although the PUD Plan has not been changed since the previous Development Commission meeting, the applicant has committed to providing additional landscaping along the west property line as referenced in a letter from the applicant dated April 7, 2006, which is included in this report.
- Fairway Boulevard is under the jurisdiction of the City of Whitehall, and driveway locations are subject to their approval. Other services will need to be provided by the City of Whitehall such as water and sewer service. A letter from the City of Whitehall Development Department that was presented in the previous Staff Report has been withdrawn.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested PUD-2, Planned Unit Development District will allow three single-family lots with a proposed density of 0.77 units per acre. The PUD plan and notes provide customary development standards such as a minimum net floor area for living quarters, natural exterior building materials, and a minimum two-car garage for each dwelling unit. The proposal is consistent with the development patterns of the area.







700 Fairway Boulevard  
Approximately 3.87 acres  
L-R to PUD-2

**Z06-003**

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 # 206-003

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad St., Suite 725, 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. Columbus Country Club 4831 East Broad St. Columbus, OH 43213  110 employees	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of April, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

no expiration



*This Project Disclosure Statement expires six months after date of notarization.*  
DAVID L. HODGE  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.