

Schwarz, James O. & Kathleen M.
 28.2 AC.
 P.N. 490-204665
Z95-109
 7/3/1996
 LR2, H-35

Canal Highlands Homeowners Association, Inc.
 0.51 AC.
 P.N. 490-271819

SITE DEVELOPMENT INFORMATION

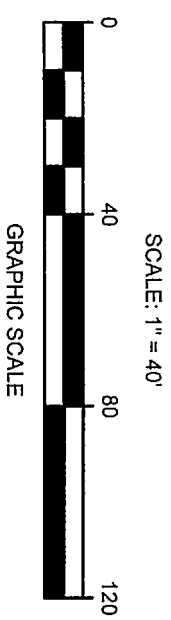
ZONING:
 P.L.D.: 490-169295
 PROPERTY OWNER: LEHMAN PARK LTD.
 SUBDIVISION DEVELOPMENT
 SITE ACREAGE (GROSS): 11.57 ACRES
 SITE ACREAGE (NET): 11.57 ACRES
 TOTAL UNITS: 51 UNITS
 DENSITY (NET): 4.57 UNITS / ACRE
 Z17-027, PUD8, H-35
 EXISTING ZONING: ZA20 - 003 / Z17 - 027A, PUD-6, H-35
 PROPOSED ZONING: Z17-027, PUD8, H-35
 ADJACENT ZONING NORTH: 295-109, RESIDENTIAL, LR2, H-35
 ADJACENT ZONING SOUTH: MADISON TOWNSHIP, FRANKLIN COUNTY
 ADJACENT ZONING EAST: Z95-109, RESIDENTIAL, LR1, H-35
 ADJACENT ZONING WEST: Z95-109, RESIDENTIAL, LR2, H-35
 PROPOSED RIGHT-OF-WAY: 0.42 ACRES
 PROPOSED HOUSING: 6.96 ACRES
 PROPOSED OPEN SPACE: 2.46 ACRES
 PROPOSED ROAD RESERVE: 1.33 ACRES
 PROP. LOT COVERAGE: 46.2%
 MINIMUM LOT SIZE: 0.11 ACRES
 OPEN SPACE REQUIRED: 800 S.F. / LOT, 51 LOTS x 800 = 40,800 S.F. (10.94 AC.)
 OPEN SPACE PROVIDED: 2.46 AC. (2,100 S.F. / LOT)

NOTE:
 SITE INFORMATION IS SHOWN BASED UPON INFORMATION OBTAINED THROUGH THE TOPOGRAPHIC SURVEY PERFORMED BY DIAMOND V. LLC, DATED 12/28/2017. THE ABOVE FIELD SURVEY WAS CONDUCTED THROUGH SEVERAL FIELD INSPECTIONS THROUGHOUT MARCH, SEPTEMBER, OCTOBER, AND DECEMBER 2017.

LEGEND

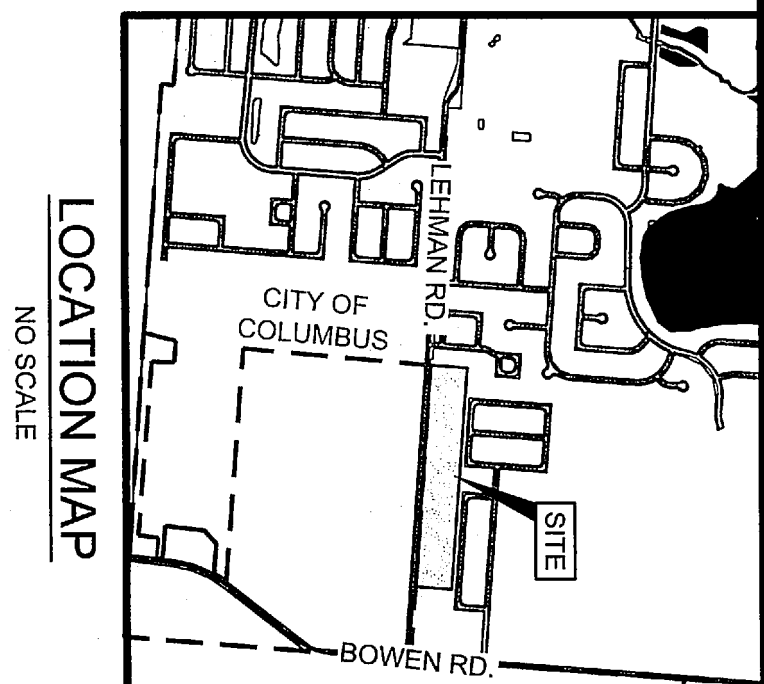
 PROPOSED CLEAR VISION TRIANGLE PER COC 3321.05
 6' HEIGHT EVERGREEN TREE
 2" CALIBER SHADE TREE
 2" CALIBER ORNAMENTAL TREE

Hummel, Thomas R. & Sara E.
 106.70 AC.
 P.N. 181-000107
 MADISON TOWNSHIP,
 FRANKLIN COUNTY



Z17-027A Final Received 7/2/2020 1 of 2

NOTE:
 BUILDING FOOTPRINTS ARE ILLUSTRATIVE. HOUSES WILL BE SELECTED FROM SEVERAL MODELS / OPTIONS.



OWNER/DEVELOPER
 LEHMAN PARK LTD.
 13564 CHURCH VIEW DRIVE
 PICKERINGTOWN, OHIO 43147
 PHONE: 614-571-4769
 CONTACT: CURT ARNSPGER, MANAGER
 E-MAIL: CARNSPGER@GMAIL.COM

ENGINEER
 BIRD + BULL, INC.
 3500 SNODUFFER ROAD, STE. 225
 COLUMBUS, OHIO 43235
 PHONE: 614-761-1861
 FAX: 614-761-1328
 CONTACT: ANDREW GARDNER, P.E.
 E-MAIL: AGARDNER@BIRDBULL.COM

SURVEYOR
 DIAMOND V. LLC
 8208 SMITH-CALHOUN ROAD
 PLAIN CITY, OHIO 45304
 PHONE: 614-820-0351

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent
 Donald Plank, Attorney
 Date: 7-2-2020
 Date: 7/2/2020

NUMBER	DATE	REVISION DESCRIPTION

BIRD + BULL
 Engineers & Surveyors
 3500 Snoduffer Road, Suite 225
 Columbus, Ohio 43235
 Ph: (614) 761-1661
 Fax: (614) 761-1328
 WWW.BIRDBULL.COM

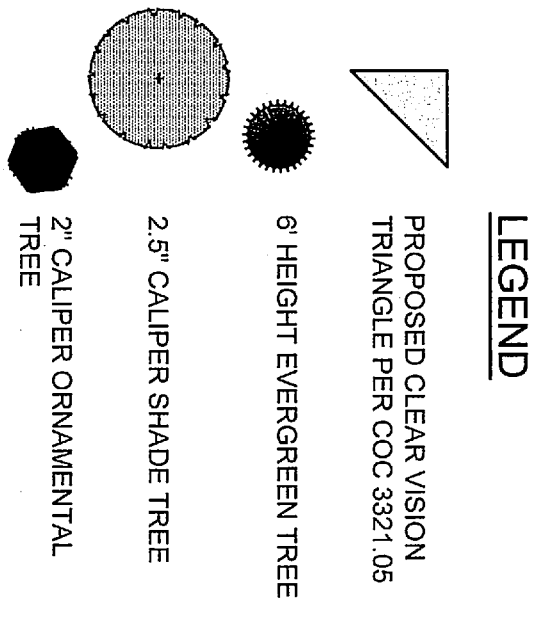
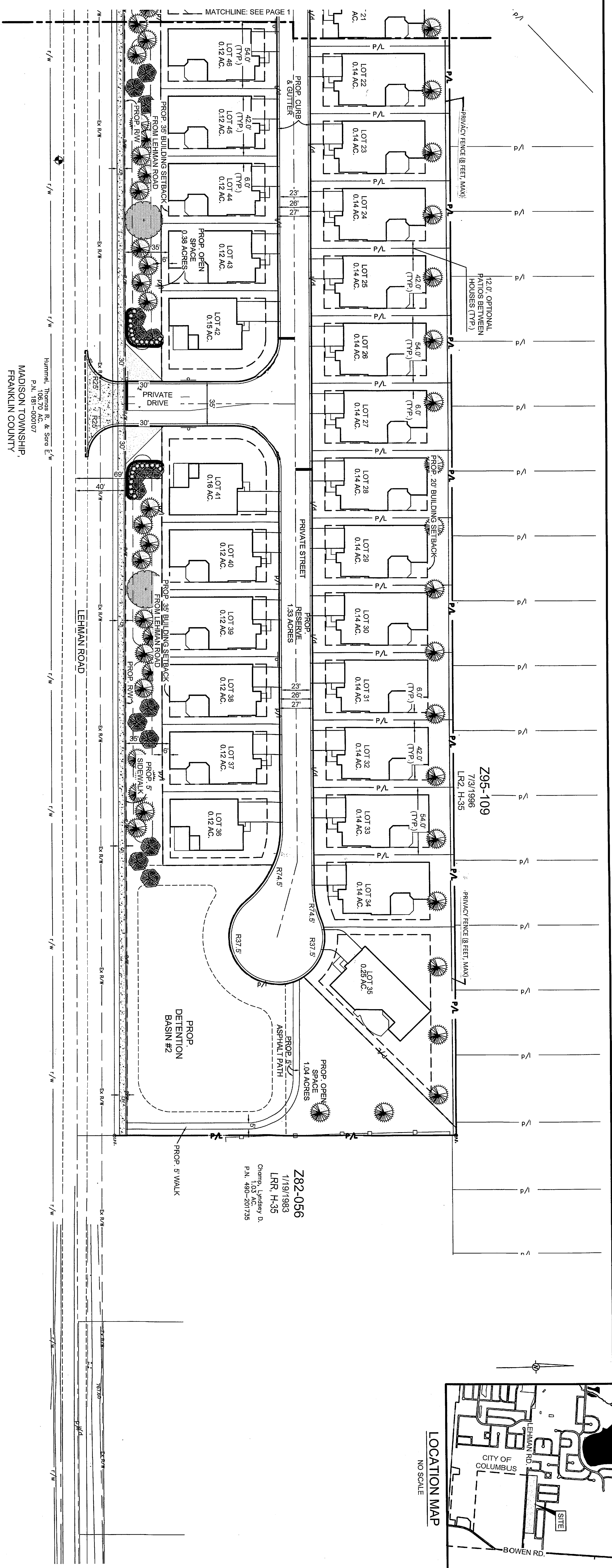
LEHMAN PARK
 7280 LEHMAN ROAD
 COLUMBUS, OHIO 43110
ZONING SITE PLAN
 ZA20 - 003 / Z17 - 027A

SCALE: 1" = 40'
 DWG: RJB | CKD: AAG | DATE: 7/02/2020

JOB NO.	1
DATE	19-07-1
PAGE	2

H:\Jobs\2019\071\CADD\DWG\Design\Exhibit\19-071_Lehman_Zoning\Zoning Compliance_35.dwg 07/02/2020

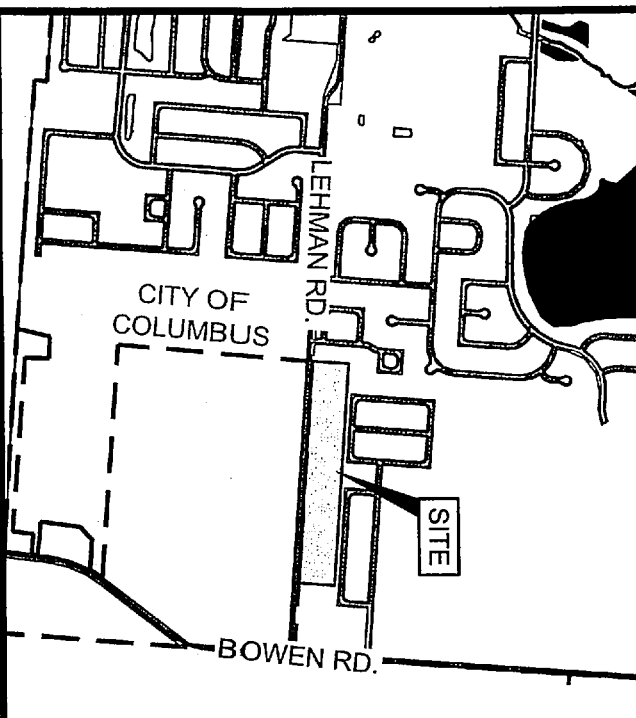
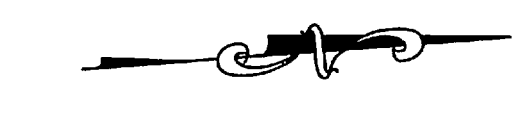
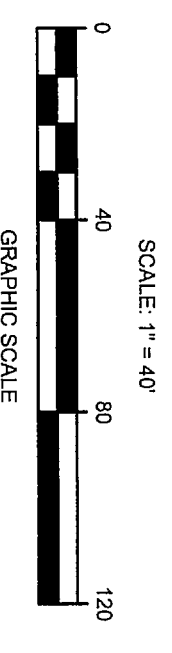
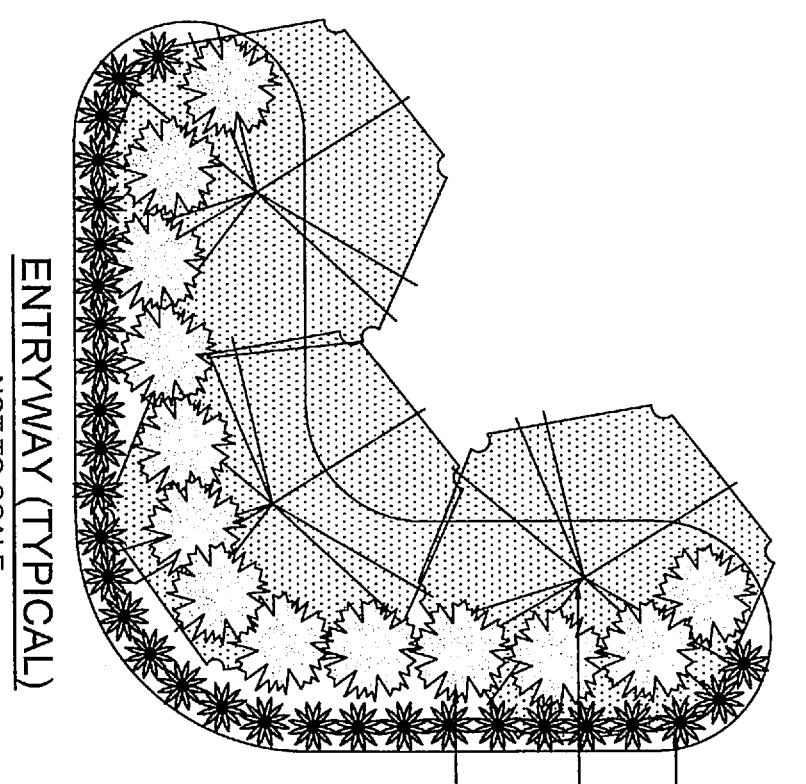
ORIG. SHT. SZ. 22"x 34"



Hummel, Thomas R. & Sara E.
 P.A. 106,770 AC
 P.N. 1817-000107
 MADISON TOWNSHIP,
 FRANKLIN COUNTY

Z17-027A Final Received 7/2/2020 2 of 2

NOTE:
 BUILDING FOOTPRINTS ARE ILLUSTRATIVE. HOUSES WILL BE SELECTED FROM SEVERAL MODELS / OPTIONS



Z82-056
 1/19/1983
 LRR, H-35
 Champ, Lyndsey D.
 P.N. 495-201735

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent
 David B. Perry
 Date: 7-2-2020
 Donald Plank, Attorney
 Date: 7/2/2020

NUMBER	DATE	REVISION DESCRIPTION

Bird+Bull
 Engineers & Surveyors
 3500 Snouffer Road, Suite 225
 Columbus, Ohio 43235
 Ph: (614) 761-1661
 Fax: (614) 761-1328
 WWW.BIRDBULL.COM

LEHMAN PARK
 7280 LEHMAN ROAD
 COLUMBUS, OHIO 43110

ZONING SITE PLAN
 ZA20 - 003 / Z17 - 027A

SCALE: 1" = 40'	DWN:RJB	CHK:JAG	DATE: 7/02/2020	JOB NO:	2
					2

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2018**

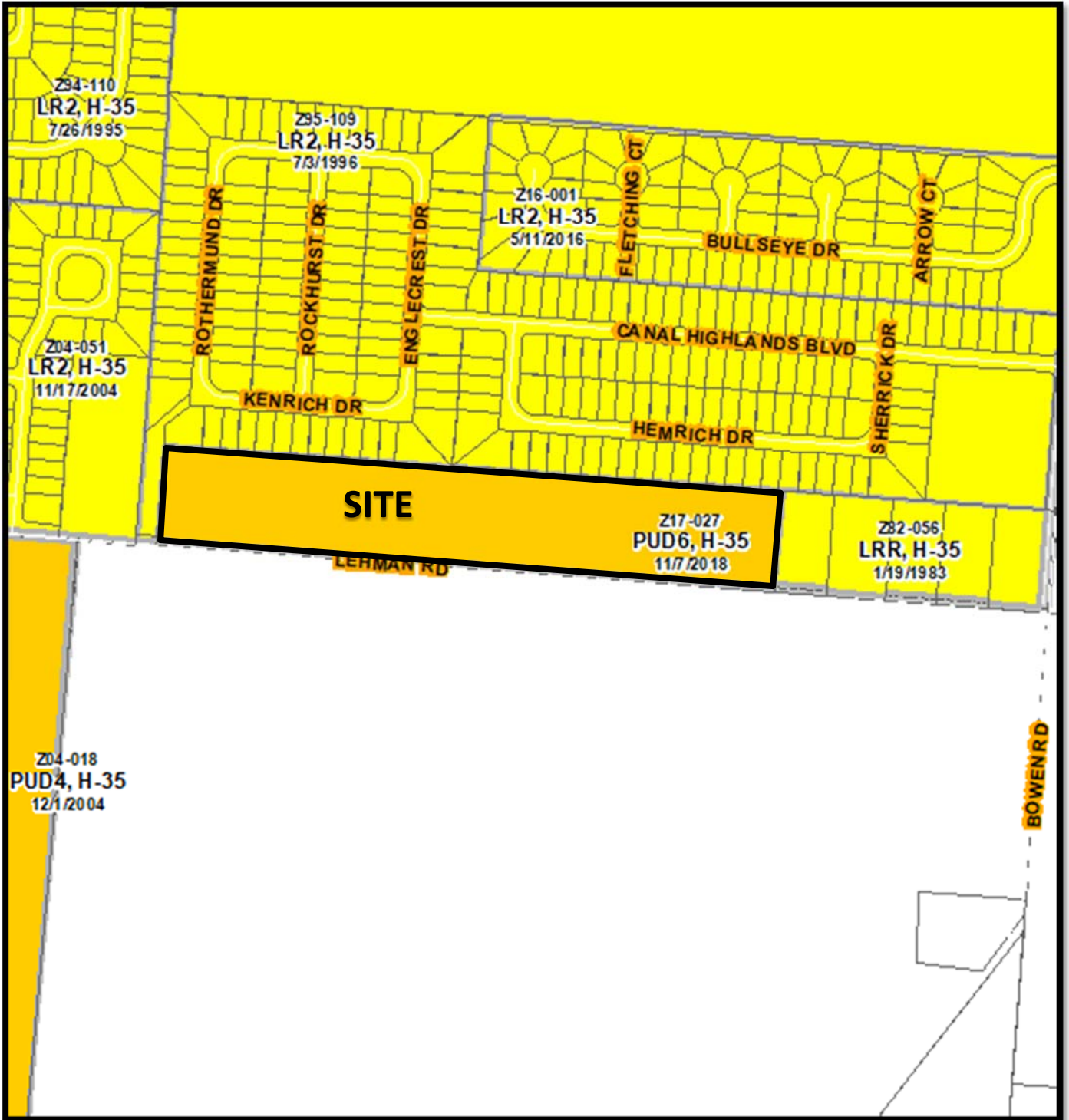
- 16. APPLICATION: Z17-027**
Location: **7280 LEHMAN ROAD (43110)**, being 11.57± acres located on the north side of Lehman Road, 760± feet west of Bowen Road (490-169285; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Single-unit residential development.
Applicant(s): Timothy R. Henn; c/o David Ludwig, Agent; 8800 Lyra Drive, Suite 600; Columbus, OH 43240.
Property Owner(s): Larry Grant Lynd; P.O. Box 609; Lithopolis, OH 43136,
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel zoned in the R, Rural District. The applicant is requesting the PUD-6, Planned Unit Development District to permit the development of 51 detached single-unit dwellings (4.12 dwelling-units per acre) on private streets.
- Surrounding the site to the north and west are single-unit dwellings in the L-R-2, Limited Residential District. To the east are single-unit dwellings in the LRR, Limited Rural Residential District. To the south across Lehman Road is a farm in Madison Township.
- The site is within the boundaries of the *Southeast Area Plan* (2000), which recommends residential land uses at this location.
- The PUD-6 development text includes commitments to building setbacks, traffic access, open space, street trees, buffering, and screening. A variance to allow the 51 dwelling units to be on one lot is included in the development text. The PUD Plans depict the site layout and landscaping. Elevation renderings of the dwellings are also provided.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval of the requested PUD-6 district.

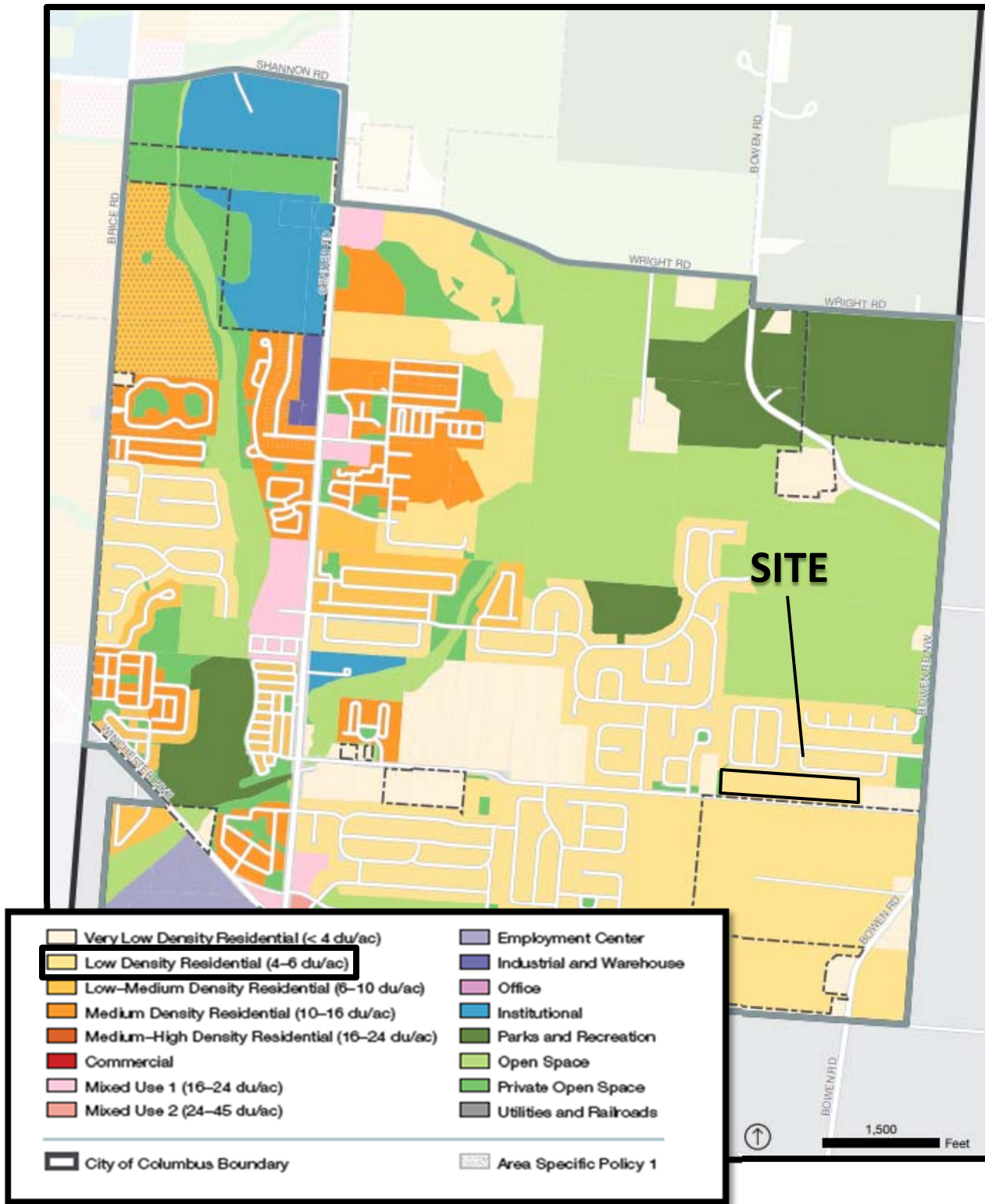
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-6 Planned Unit Development District will permit a single-unit residential development on private streets with 51 units and 1.5 acres of open space. Staff prefers centralized open space areas, but recognizes the constraints with this site and the substantial landscaped buffer along Lehman Road. The request is consistent with the land use recommendation of the *Southeast Area Plan*, and is compatible with adjacent residential development.

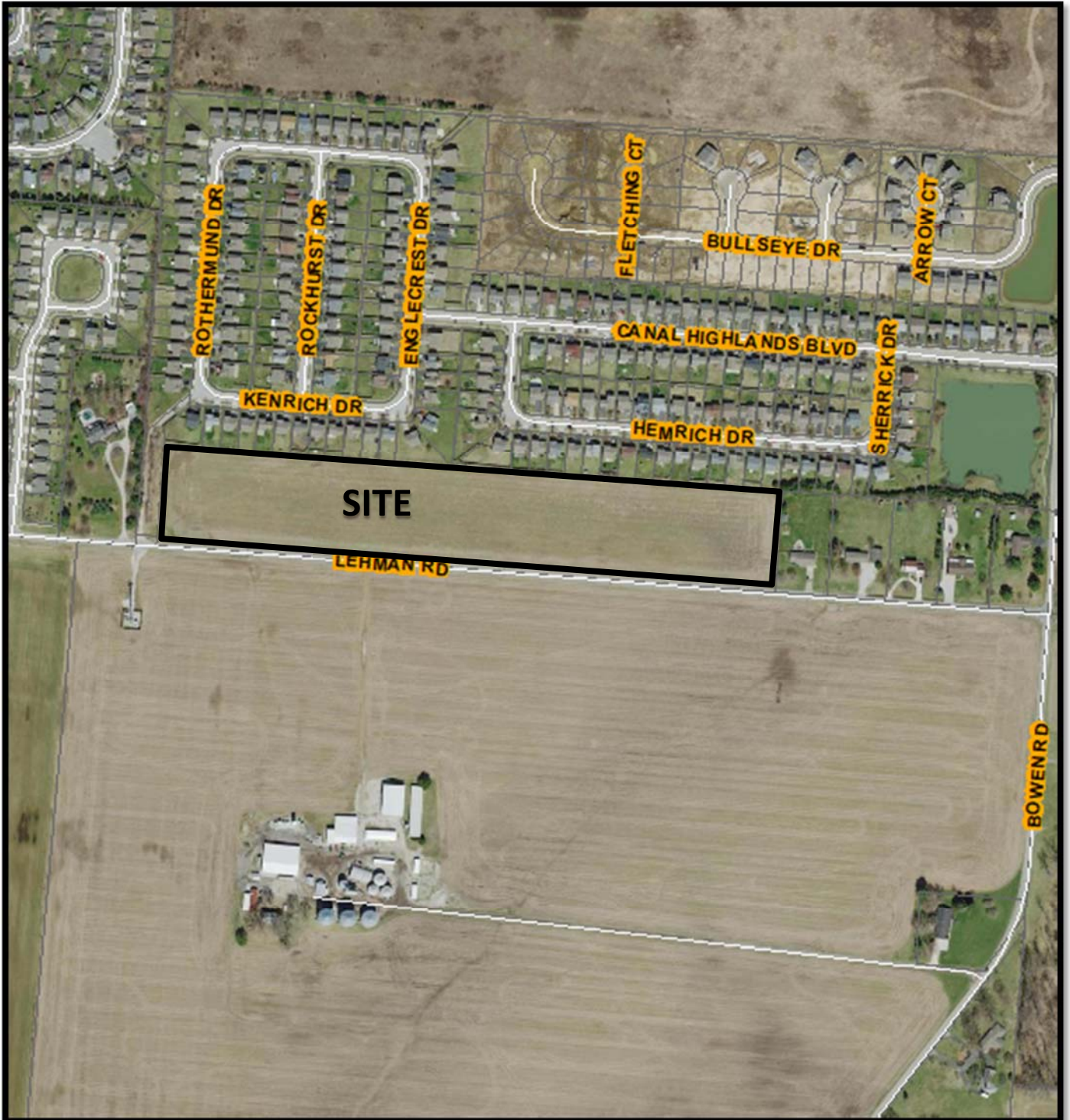


Z17-027A
7280 Lehman Rd.
Approximately 11.53 acres
PUD-6

Southeast Land Use Plan (2018)



Z17-027A
7280 Lehman Rd.
Approximately 11.53 acres
PUD-6



Z17-027A
7280 Lehman Rd.
Approximately 11.53 acres
PUD-6

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: ZA20-003 (Z17-027A)
Address: 7280 Lehman Rd, Canal Winchester, O 43110
Group Name: Greater South East Area Commission
Meeting Date: May 26, 2020
Specify Case Type:
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit
Recommendation:
(Check only one and list basis for recommendation below)
 Approval
 Disapproval

NOTES:
Concerns were raised as to the inadequacy of Lehman Rd for the additional traffic. Also noted that speeding vehicles may pose a risk to houses. Requested larger trees. Representative of application acknowledged that buffer mound may be increased.

Vote: 6 - affirmative; 1 opposing
Signature of Authorized Representative: 
SIGNATURE
Zoning Chair
RECOMMENDING GROUP TITLE
614-496-5482
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: Z17-027A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 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 (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. Lehman Park, Ltd.; 13584 Church View Drive, Pickerington, OH 43147; # Cols based emps: Zero (0) Contact: Curt Arnspiger, (614) 571-4769	2. Sunwest Trust, Inc.; 13584 Church View Drive, Pickerington, OH 43147; # Cols based emps: Zero (0) Contact: Curt Arnspiger, (614) 571-4769
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 30th day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Kelly B. Shiflet

My Commission Expires:

09/10/2024

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



KELLY B. SHIFLET
Notary Public, State of Ohio
My Commission Expires
September 10, 2024

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