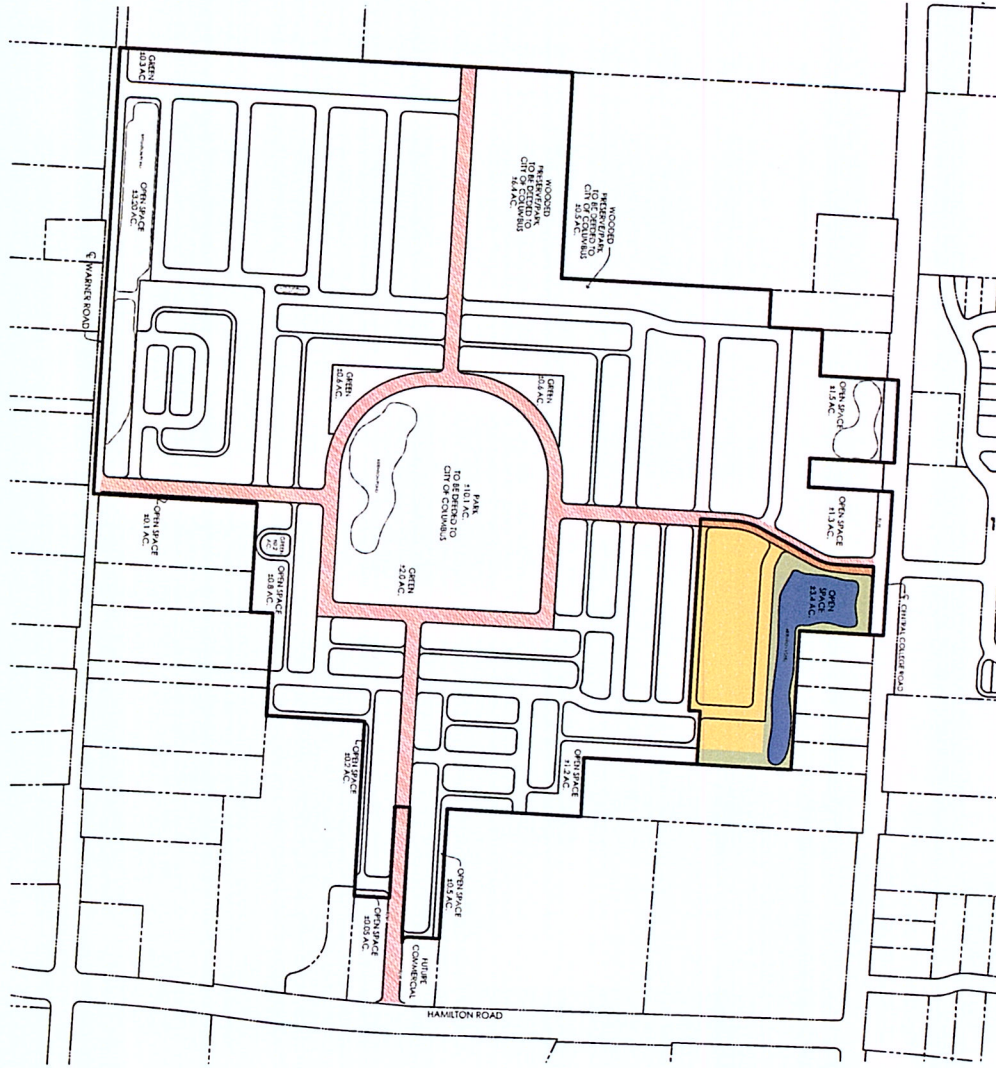


\\130130145\Draw\043\Draw\Development Plan\201301454\ZONING PLAN\PROPOSED.dwg Last Saved By: sncara 2/28/2013 10:27 AM Last Printed By: Chora Shook 1/31/2013 11:15 AM
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SUMMARY SITE DATA

TOTAL SITE AREA:	48.6 AC.	PROPOSED ZONING	48.6 AC.
TOTAL UNITS:	36 (NEIGHBORHOOD GENERAL)	24 (NEIGHBORHOOD EDGE)	
GROSS DENSITY:	4.17 DU/AC	52.29 DU/AC	
NET DENSITY:	4.19 DU/AC	52.79 DU/AC	
OPEN SPACE REQUIRED:	50.49 AC.	50.33 AC.	
OPEN SPACE PROVIDED:	53.4 AC.	53.3 AC.	
PUBLIC PARKS:	100 AC.	200 AC.	

LEGEND

- PROPOSED PUBLIC ROAD
- POND
- GREEN / SQUARE
- NEIGHBORHOOD EDGE

NOTES

1. SECONDARY STREET PATTERNS ARE SUBJECT TO CHANGE BASED UPON LOT AND UNIT CONFIGURATION FROM THE RANGE OF ALTERNATIVES PERMITTED UNDER THE IND CODE, AS REFLECTED IN THE FUTURE REGULATING PLAN.
2. VARIATIONS MAY INCLUDE ROAD LOCATION AS A RESULT OF DIFFERENCES IN LOT DEPTH PERMITTED BY THE IND CODE.
3. OPEN SPACE REQUIREMENT CALCULATIONS BASED ON COLUMBIUS CODE CHAPTER 331B/PARKLAND DEDICATION - 5.59 AC, OPEN SPACE PER 1000 PEOPLE, 2.48 PERSONS PER OWNER-OCCUPIED HOUSEHOLD.
4. ALL STREETS WITHIN THE DEVELOPMENT UNLESS OTHERWISE NOTED HEREON ARE TO BE CLASSIFIED AS A PRIVATE STREET.



SUBMITTED BY:
Edward J. Murphy III
 TORONTO COMMUNITY DEVELOPMENT INC.
 THE ATTORNEY



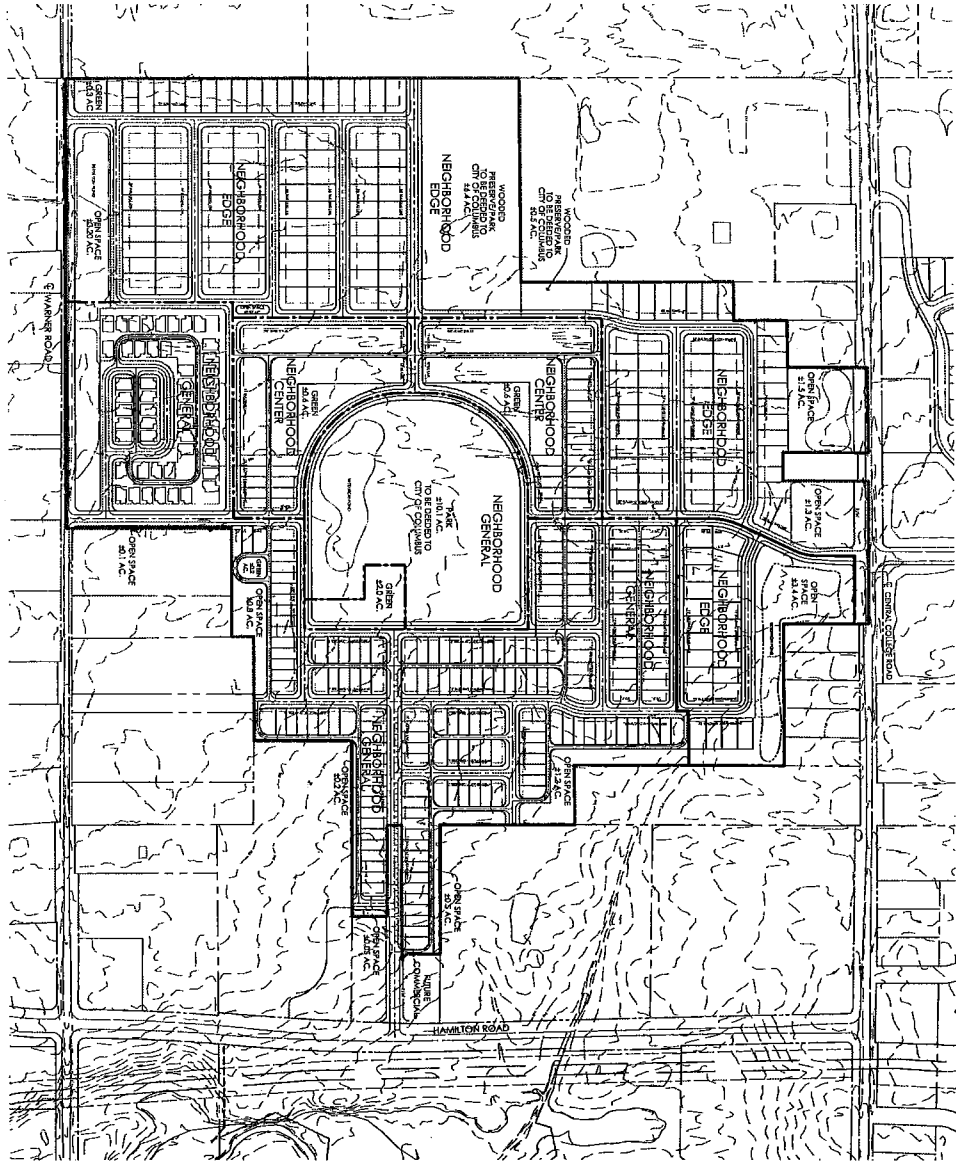
DOMINION HOMES
 P.O. Box 1000
 5000 Lakeshore Blvd.
 Dublin, OH 43017

LOCATION:
 SECTION 15, TOWNSHIP 9, RANGE 16
 UNITED STATES MILITARY LANDS
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 DISTRICT OF CENTRAL PLAN
 FOR
VILLAGE AT ALBANY CROSSING
 PROPOSED REZONING PLAN

DATE: MARCH 5, 2013
 SCALE: 1" = 200'
 SHEET: 1/6

11/01/2013 09:01 AM [Administrator] Plan:1037010145-SITE-Plans Last Saved By: rhorn, 2/16/2013 3:48 PM Last Printed By: rhorn, rhorn, 1/31/2013 8:38 AM



REVISIONS

NO.	DATE	DESCRIPTION
1		

EMHRT
Engineering & Mapping
1800 East Main Street
Columbus, OH 43206
614-291-1234

DOMINION™ HOMES
P.O. Box 5000
Dublin, OH 43017

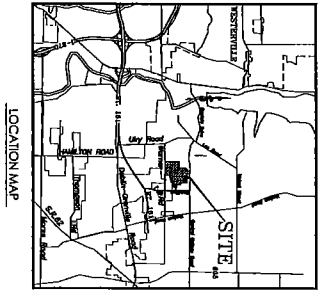
LOCATED IN:
SECTION 15, TOWNSHIP 2, RANGE 14
UNITED STATES MAP TOWNSHIP
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



Submitted by:
Kurt P. Muegel
FOR DOMINION HOMES, INC.
DATE: *4/8/13*

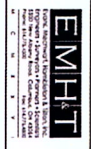
VILLAGE AT ALBANY CROSSING
DEVELOPMENT PLAN

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
DATE: MARCH 5, 2013
SCALE: 1" = 80'
SHEET: 2/6





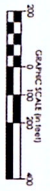
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NO. 2	SECTION 13, TOWNSHIP 2, RANGE 14, UNITED STATES MARSHAL LANDS, CITY OF COLUMBIANA, FRANKLIN COUNTY, OHIO
NO. 3	SECTION 13, TOWNSHIP 2, RANGE 14, UNITED STATES MARSHAL LANDS, CITY OF COLUMBIANA, FRANKLIN COUNTY, OHIO
NO. 4	SECTION 13, TOWNSHIP 2, RANGE 14, UNITED STATES MARSHAL LANDS, CITY OF COLUMBIANA, FRANKLIN COUNTY, OHIO
NO. 5	SECTION 13, TOWNSHIP 2, RANGE 14, UNITED STATES MARSHAL LANDS, CITY OF COLUMBIANA, FRANKLIN COUNTY, OHIO
NO. 6	SECTION 13, TOWNSHIP 2, RANGE 14, UNITED STATES MARSHAL LANDS, CITY OF COLUMBIANA, FRANKLIN COUNTY, OHIO
NO. 7	SECTION 13, TOWNSHIP 2, RANGE 14, UNITED STATES MARSHAL LANDS, CITY OF COLUMBIANA, FRANKLIN COUNTY, OHIO
NO. 8	SECTION 13, TOWNSHIP 2, RANGE 14, UNITED STATES MARSHAL LANDS, CITY OF COLUMBIANA, FRANKLIN COUNTY, OHIO
NO. 9	SECTION 13, TOWNSHIP 2, RANGE 14, UNITED STATES MARSHAL LANDS, CITY OF COLUMBIANA, FRANKLIN COUNTY, OHIO
NO. 10	SECTION 13, TOWNSHIP 2, RANGE 14, UNITED STATES MARSHAL LANDS, CITY OF COLUMBIANA, FRANKLIN COUNTY, OHIO



DOMINION HOMES
 3000 Lake Country Blvd.
 Columbus, OH 43219

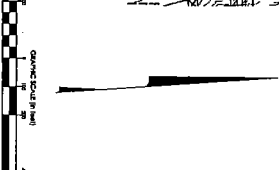
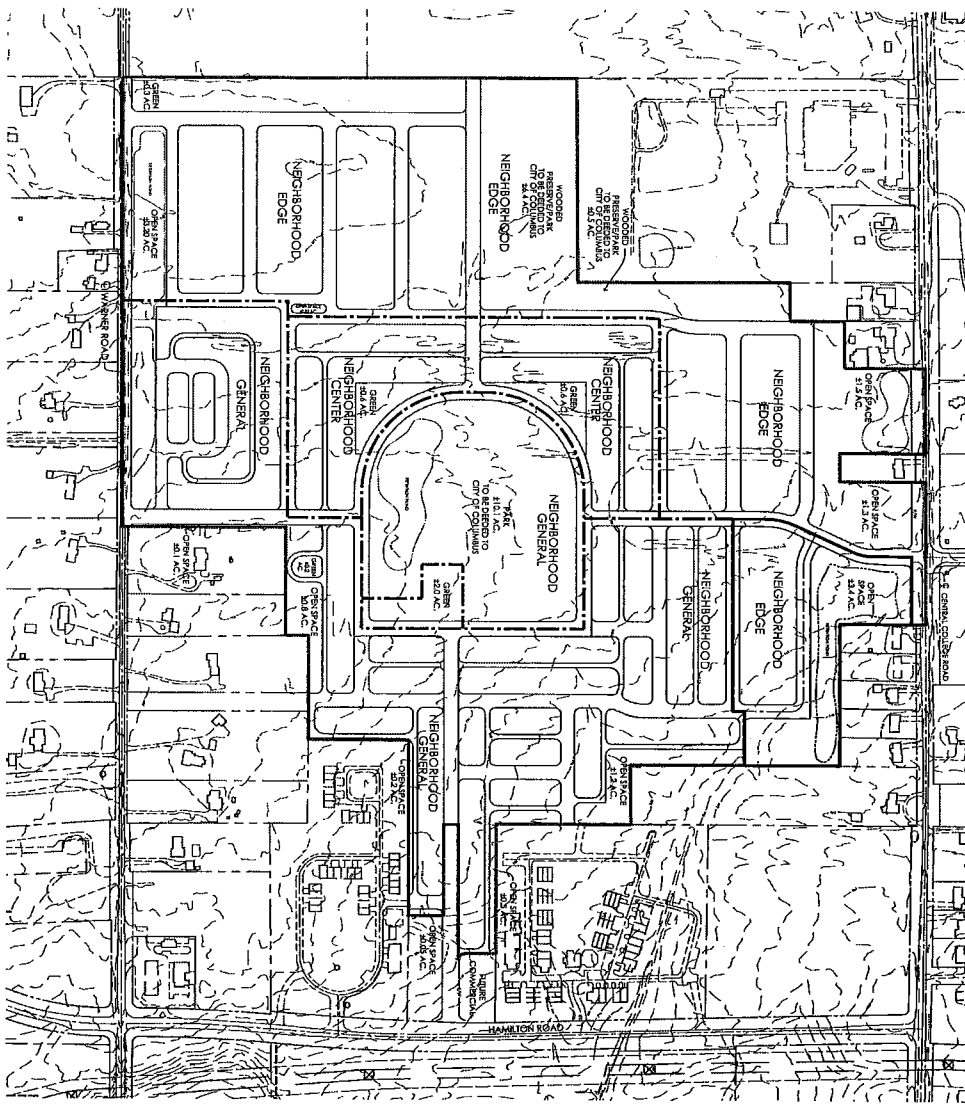
LOCATED IN:
 SECTION 13, TOWNSHIP 2, RANGE 14,
 UNITED STATES MARSHAL LANDS,
 CITY OF COLUMBIANA, FRANKLIN COUNTY, OHIO

CITY OF COLUMBIANA, FRANKLIN COUNTY, OHIO
 FOR
 DEVELOPMENT PLAN
VILLAGE AT ALBANY CROSSING
 NATURAL FEATURES



SUBMITTED BY:
Shirley D. Murphy
 FOR DOMINION HOMES, INC.
Shirley D. Murphy
 DATE: 3/1/13

DATE	MARCH 3, 2013	DATE	2013 014
SCALE	1" = 200'	SHEET	3/6



Submitted by:
Robert P. Murphy
 TITLE: *ALBANY CROSSING*
 DATE: 03/14/13

CITY OF COLUMBIAS, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
 VILLAGE AT ALBANY CROSSING
 ZONING DISTRICTS

LOCATED IN:
 SECTION 13, TOWNSHIP 2, RANGE 16
 CITY OF COLUMBIAS, FRANKLIN COUNTY, OHIO

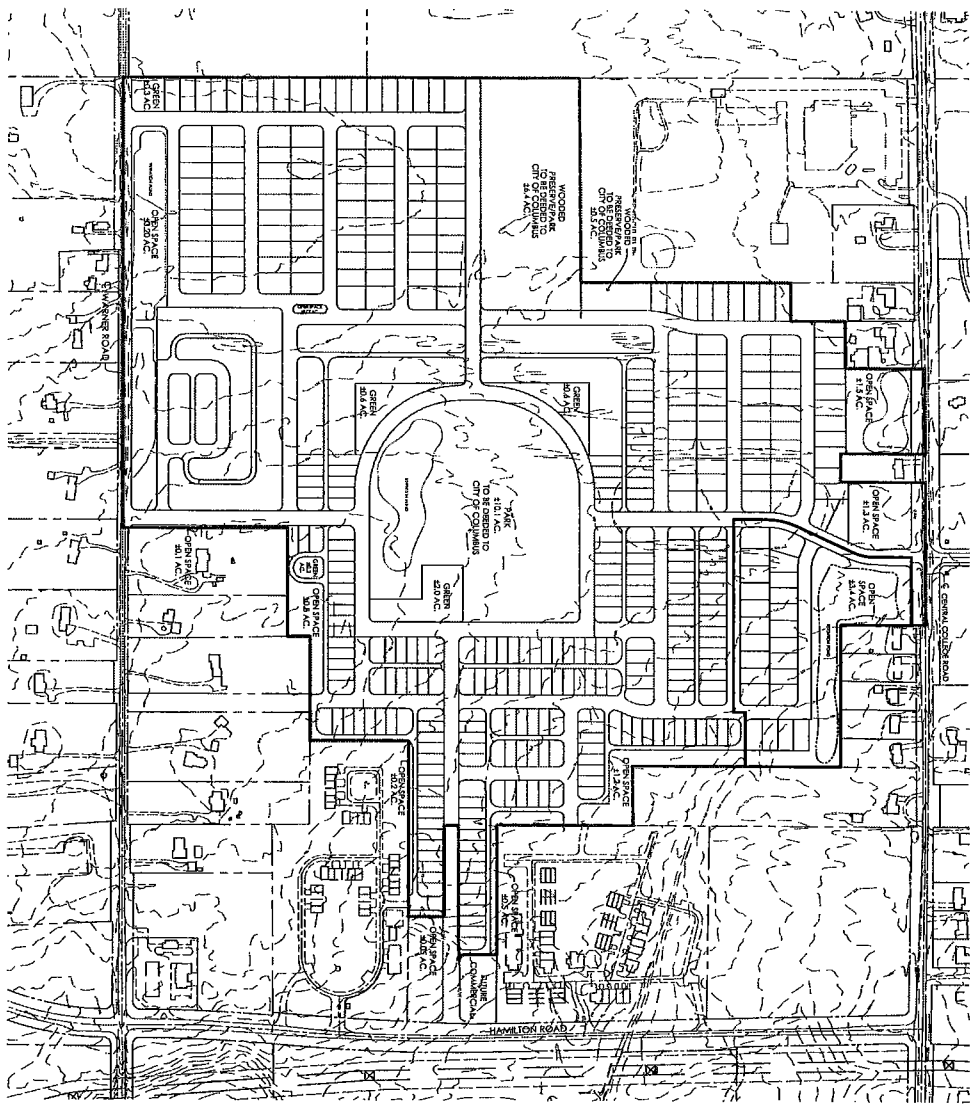
DOMINION HOMES
 4250 Dominion Blvd.
 Dublin, OH 43017



NO.	DESCRIPTION
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Date	Sheet No.
MARCH 5, 2013	2013-016
1-7-2013	4 / 6

MULTIMEDIA PLAN SYSTEMS



REZONING CIVIC SPACES

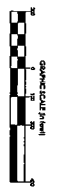
IND SITE DATA:

- Total Site Acreage: 48.6 Ac.
- Total Open Space (Ac): 43.4 Ac.
- Total Open Space (%): 39.5%

TOTAL CIVIC SPACES (OVERALL VILLAGE AT ALBANY CROSSING DEVELOPMENT)


IND SITE DATA:	CURRENT ZONING:	PROPOSED ZONING:
Total Net Site Acreage:	4123.5 Ac.	4123.5 Ac.
Total Open Space (Ac):	432.92 Ac. *	432.92 Ac.
Dedicated Portland (Ac):	417.0 Ac.	417.0 Ac.
Total Open Space (%):	26.5%	26.5%

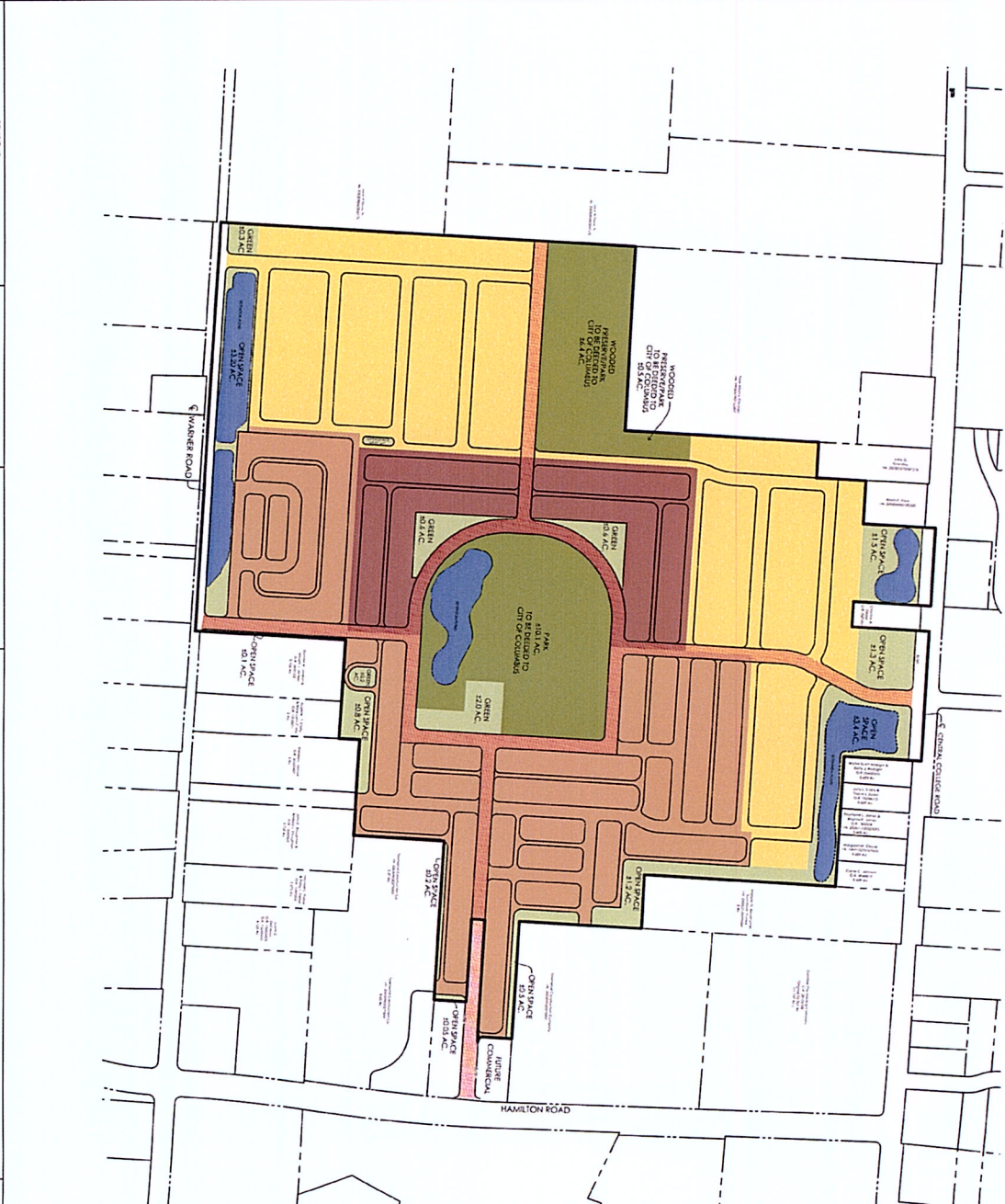
* As set forth on the approved preliminary plat for the entire development; the total open space acreage differs slightly shown on prior, more conceptual plans. This rezoning does not affect or change the location or size of the open spaces as defined on previous regulating plans or preliminary plats approved by the City of Columbus.

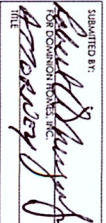


PREPARED BY:
Brett D. Shroy
 FOR DOMINION HOMES, INC.
A. P. Anderson
 DATE: 4/18/13

<p>EMH&T</p> <p>ENGINEERING, ARCHITECTURE, PLANNING & INTERIOR DESIGN</p> <p>1500 WESTERN AVENUE, SUITE 200</p> <p>COLUMBUS, OH 43219</p>	<p>DOMINION™ HOMES</p> <p>P.O. BOX 900</p> <p>5200 SOUTH OXFORD AVENUE</p> <p>LEWISBURG, OH 45301</p>	<p>LOCATED IN:</p> <p>SECTION 15, TOWNSHIP 2, RANGE 16</p> <p>UNITED STATES MILITARY LANDS</p> <p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO</p>	<p>VILLAGE AT ALBANY CROSSING</p> <p>CIVIC SPACES</p>	<p>DATE: MARCH 5, 2013</p> <p>SCALE: 1" = 200'</p> <p>DATE: 5/6</p>
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		DOMINION HOMIES F.O. Box 5000 Dublin, OH 43017		LOCATED IN: SECTION 15, TOWNSHIP 2, RANGE 14 UNITED STATES MAILING LANDS CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO		CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO VILLAGE AT ALBANY CROSSING OVERALL SITE SUMMARY		DATE: MARCH 5, 2013 SCALE: 1" = 200' SHEET: 6/6	
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SUBMITTED BY:

 Robert Murphy
 4/8/13
 DATE

LEGEND

- PROPOSED PUBLIC ROAD
- POND
- GREEN / SQUARE
- PARK
- NEIGHBORHOOD CENTER
- NEIGHBORHOOD GENERAL
- NEIGHBORHOOD EDGE

SUMMARY SITE DATA (OVERALL VILLAGE AT ALBANY CROSSING DEVELOPMENT)

CURRENT ZONING	PROPOSED ZONING
TOTAL NET SITE AREA: 1,232.5 AC.	1,123.5 AC.
TOTAL UNITS: 580 UNITS	568 UNITS
-NEIGHBORHOOD EDGE: 161 UNITS	185 UNITS
-NEIGHBORHOOD GENERAL: 283 UNITS	247 UNITS
-NEIGHBORHOOD CENTER: 136 UNITS	136 UNITS
TOTAL NET RESIDENTIAL DENSITY: 44.69 DU/AC	44.69 DU/AC
OPEN SPACE REQUIRED: 43.91 AC.	47.73 AC.
OPEN SPACE PROVIDED: 43.91 AC.	47.73 AC.
-PUBLIC PARKS: 117.0 AC.	117.0 AC.

* As set forth on the approved preliminary plat for the entire development, the total open space acreage differs slightly shown on prior, more conceptual plans. This difference does not affect or change the location or size of the open spaces as defined on previous replanning plans or preliminary plats approved by the City of Columbus.

**Albany Crossing
TND Principles Statement
Dominion Homes**

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 (the "Application") with the Traditional Neighborhood Code ("TND") principles set forth in Section 3320.011 of the Code.

This Application addresses 8.6 +/- acres of the original 125 +/- acre TND and CPD development put forth by Dominion Homes and approved by Columbus City Council on July 26, 2004 (Ordinance No. 1403-2004; Z03-1043), and known as the Village at Albany Crossing. This TND development is one of several developments in the northeast area of Columbus approved in 2004 as the first group of developments under the City's "Pay As We Grow" development program.

The larger Albany Crossing development provides for a complimentary mixed-use neighborhood that fosters pedestrian activity and a sense of community. It includes a future commercial site at the development's access to Hamilton Road, a large central park area, additional open spaces throughout, and a combination of dwelling unit types, including more conventional single family development in the Neighborhood Edge District, smaller single family homes served by alleys in the Neighborhood General District, a separate area of alley-based single family development specifically designed to serve an older, empty-nester population, also in the Neighborhood General District (with variances approved by the Board of Zoning Adjustment), and attached townhomes in the Neighborhood Center District.

The purpose of this application is to modify 8.6 acres in the northeast corner of the site to support additional more conventional single family development in the Neighborhood Edge District. The 8.6 acres is currently included in the Neighborhood General District, and proposed for development with single family homes served by alleys. The rezoning, if approved, will represent a slight down-zoning, reducing the overall number of units permitted on the overall Albany Crossing site by 12, from 580 to 568. It will also result in a more balanced overall mix of unit types by reducing the alley-based single family development from just under fifty percent of the total units to slightly over forty percent of the total number of units. The Applicant believes the change will also permit it to better meet future market demands.

This application is substantially similar, if not identical, to the re-zoning from Neighborhood General to Neighborhood Edge (and the variances) requested by the Applicant and approved by the City of Columbus on April 12, 2010, relative to an adjacent 15.9 acres located within the Community (Ordinance No.: 0531-2010).

- A. *The basic increment of planning is the transit-supportive, mixed-rise neighborhood of a minimum density of five units per acre.*

The proposed density for the 8.6 acres proposed for rezoning is 2.79 units/acres, down from approximately five units/acre currently. The rezoning would reduce the overall Albany Crossing density slightly, from 4.69 units/ acre

**Albany Crossing
TND Principles Statement
Dominion Homes**

to 4.60 du/acre. The regulating plan for Albany Crossing shows Neighborhood Edge (conventional single family homes) west and adjacent to the 8.6 +/- acres (on the 15.9 +/- acres, which was previously re-zoned in 2010, from Neighborhood General to Neighborhood Edge), as well as the portion of the overall site located west and southwest; this rezoning will effectively change the northern-most portion of the overall Albany Crossing site to Neighborhood Edge.

The larger Albany Crossing development is designed to be density supportive of public transit through a generally compact development pattern, including higher density development around the center park area and higher density single family alley-based development generally to the northern and western part of the development. Overall, the Albany Crossing development provides an appropriate transition from the higher density residential and commercial uses to the east along Hamilton Road. The rezoning of the 8.6 acres actually improves the transition and functional relationships in the northwestern area of the site.

- B. *The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

From east to west and north to south, no units in this neighborhood are more than 1/3 of a mile from the central park, and smaller open spaces are located throughout the community.

- C. *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.*

The several development and residential unit types serve a range of incomes and age groups. The streetscapes are characterized by detached and attached homes, with both detached garages and attached garages, and accessed both by lanes (alleys) and (as to attached garages in the Neighborhood Edge District) streets. The proposed zoning change will more evenly balance the available unit types between Neighborhood General and Neighborhood Edge.

- D. *A variety of business types are accommodated, from retail and professional offices to live-work" units and outbuildings 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 Albany Crossing development addresses the transect districts of Neighborhood Edge, Neighborhood General and Neighborhood Center. In conjunction with this TND development, the site includes a small, .77+ acre

**Albany Crossing
TND Principles Statement
Dominion Homes**

commercial planned district, which permits Neighborhood and Office Commercial C2 uses.

- E. *Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.*

The overall Albany Crossing site is based around a central community park. A community clubhouse with a tot lot and swimming facilities is located within this area for use by the surrounding neighborhood. The clubhouse has been located to provide the terminal view the primary site entry off Hamilton Road. More than 10 acres of the central green and 6.9 acres of outlying green have been dedicated to the City of Columbus for parks and recreation. The 8.6 acres that is involved with this rezoning includes a natural area of 3.4 acres, which is part of the over 32 acres of park/open space area in the overall Albany Crossing development.

- F. *A variety of civic spaces take the form of parks, greens, squares and plazas.*

Civic spaces of various sizes are dispersed throughout the site. The site design includes a 6.9-acre wooded reserve, several greens and the main 10.1-acre community park. A significant portion of the civic spaces are located so that homes front/face them, thereby reinforcing their significance. In response to a comment from the Healthy Places Program, a bike rack will be installed within the main 10.1 acre park, near the existing play equipment. This rezoning will not reduce the open space for the larger Albany Crossing development, and since it provides for fewer overall units, actually increases the per-unit open space area.

- G. *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 a hierarchy of streets, closes and lanes as well as sidewalks and a bicycle route. All streets and lanes are interconnected with entrances to the neighborhood from Central College Road, Warner Road and Hamilton Road.

- H. *Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.*

The building frontages define the thoroughfare streetscape. Even after approval of this rezoning, a significant portion of the Albany Crossing development will be characterized by homes with garages at the rear, accessed from lanes. In the area devoted to townhomes, buildings are oriented to mask

**Albany Crossing
TND Principles Statement
Dominion Homes**

parking lots that are located behind the townhomes. Supplemental and overflow parking is available on street. The Neighborhood Edge areas are characterized by larger homes with attached garages accessed from the street. These areas are located in the portion of the overall site that provides a transition to land to the west that falls within the edge category on the Rocky Fork Blacklick Accord.

- I. *Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.*

Block size is consistent with the transact diagrams illustration for Neighborhood Edge and Neighborhood General. The Neighborhood Edge has a block length of approximately 700', and is located along northeast portion of the developed area within the site. The remainder of the site consists of Neighborhood General and has a smaller block length of approximately 500'.

Dominion Homes, Inc., Applicant

By: Robert A. Meyer

Its: ATTORNEY

Date: APRIL 18, 2013

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2013**

- 4. APPLICATION: Z13-026 (ACCELA # 13335-00000-00143)**
Location: **5103 CENTRAL COLLEGE ROAD (43081)**, being 8.6± acres located at the southeast corner of Central College Road and Sedgemoor Drive (010-268562).
Existing Zoning: NG, Neighborhood General District.
Request: NE, Neighborhood Edge District.
Proposed Use: Single-unit residential development.
Applicant(s): Dominion Homes, Inc.; c/o Robert A. Meyer, Jr., Atty.; Porter, Wright, Morris & Arthur LLP; 41 South High Street; Columbus, Ohio 43215.
Property Owner(s): Dominion Homes, Inc.; 4900 Tuttle Crossing Boulevard; Columbus, Ohio 43016.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

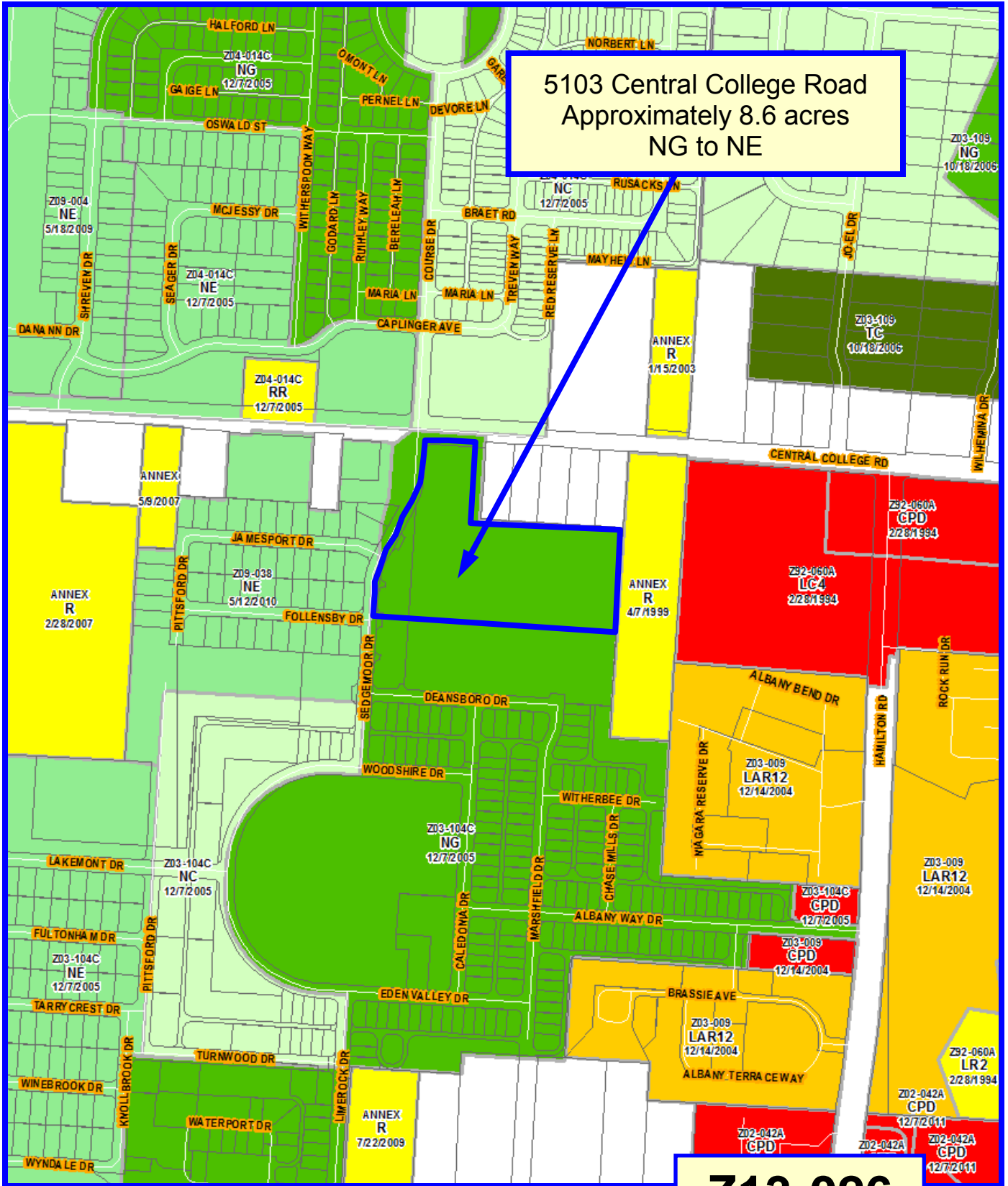
- o The 8.6± acre site is mostly undeveloped except for a 3.5± open space/retention area, and is zoned in the NG, Neighborhood General District (Z03-104C). The requested NE, Neighborhood Edge District will result in a decrease in density from 36 to 24 dwelling units and changes to the internal circulation by removing alley-based dwelling units. A companion Council Variance (CV13-018) is under consideration to vary the garage setback and tree planting pattern requirements in the NE District.
- o To the north across Central College Road are designated open space/retention pond areas zoned in the NE, Neighborhood Edge District. To the east are single-family dwellings in Plain Township, and a single-unit dwelling in the R, Rural District. To the south is undeveloped land zoned in the NG, Neighborhood General District. Single-unit dwellings in the NE, Neighborhood Edge District are located to the west.
- o The proposed Neighborhood Edge District will result in a decrease of twelve dwelling units and will replace alley-based dwellings with front-loaded garage dwellings. The applicant has also committed to providing bike racks in civic spaces and the proposed development will contain a sidewalk system to address Columbus Healthy Places comments.
- o A new Regulating Plan will be submitted for review after approval of the rezoning application. The location of the bike racks will be determined at this time.
- o The proposal remains consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* (2003), which identifies Traditional Neighborhood

Development in the Neighborhood designation for this location. The Accord implementation panel recommended approval of this rezoning request on March 21, 2013.

- o The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs.
- o 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.

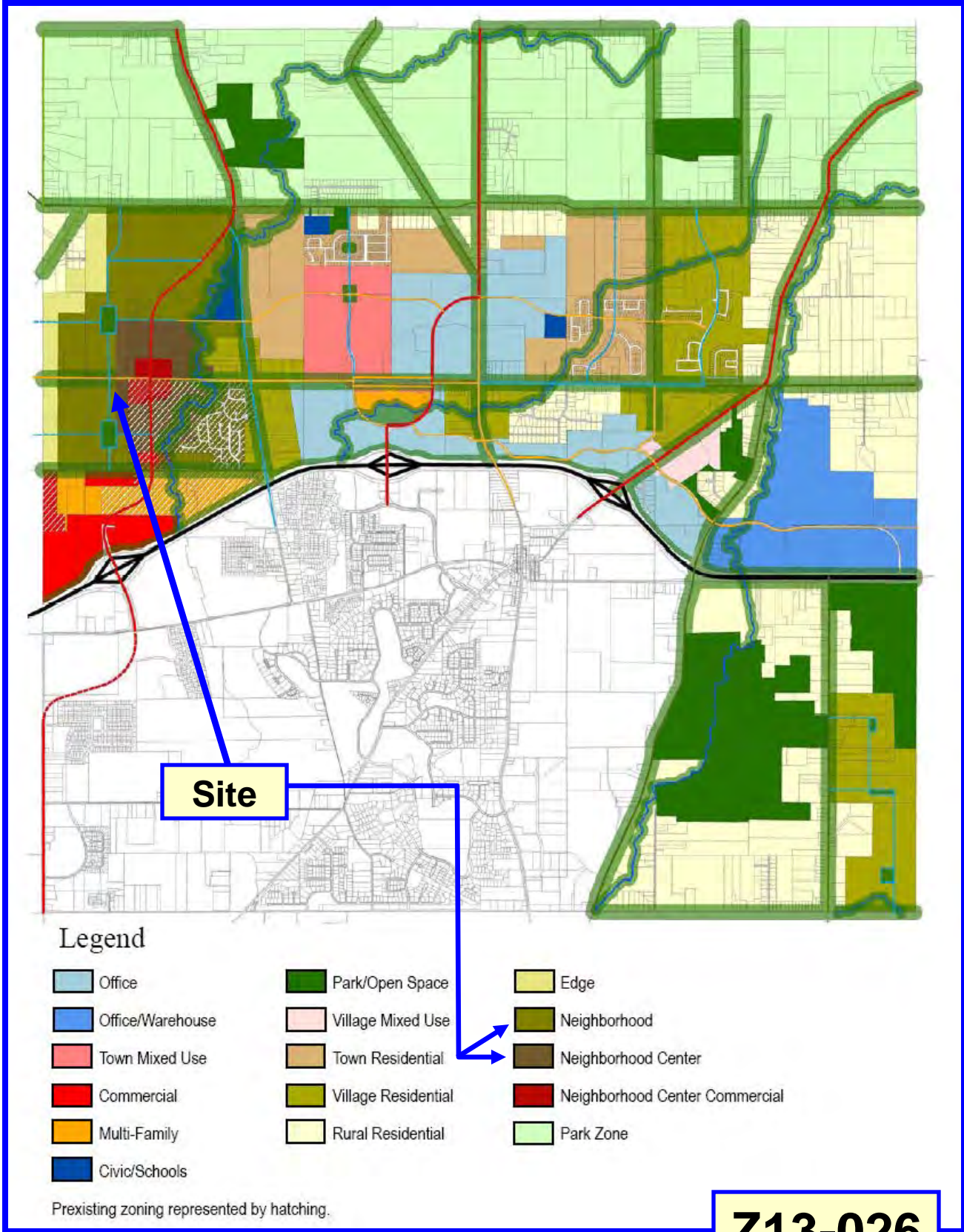
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested NE, Neighborhood Edge District will result in a decrease in density from 36 to 24 dwelling units and changes to the internal circulation by removing alley-based dwelling units. The request is consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord (2003)*, and with the zoning and development patterns of the area.



5103 Central College Road
Approximately 8.6 acres
NG to NE

Z13-026





5103 Central College Road
Approximately 8.6 acres
NG to NE

Z13-026

RECORD OF PROCEEDINGS

MARCH 21, 2013

7:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 7:05 pm at New Albany Village Hall with the following members present: Don Ballard, Claudia Husak, Mike Chappellear, Rich Kight, Meera Parthasarathy, and Gary Schmidt. Ms. Husak chaired the meeting. Staff members present were Devayani Puranik, Cindy Powell, and Adrienne Joly.

II. Record of Proceedings

September 2011 minutes approved. (Mr. Ballard- First; Mr. Schmidt- Second; Mr. Kight- Abstain)
November 2012 minutes approved. (Ms. Parthasarathy- First; Mr. Chappellear- Second)

III. Old Business

IV. Cases/Public Hearings

1. 5103 Central College Rd (Z13-026/ CV13-018)

Review and Action regarding a Columbus application to rezone 8.6 acres within the Village at Albany Crossing TND development from Neighborhood General (NG) to Neighborhood Edge (NE) and related variances for garage setback and tree spacing.

Proposed Use: Single Family Residential

Applicant: Dominion Homes; c/o Robert A Meyer, Jr, Atty

Staff Presentation: Columbus planner Devayani Puranik began Power Point presentation explaining location of proposed application. The overall project was described with visuals of existing zoning and requested rezoning within the Village at Albany Crossings subdivision. Ms. Puranik explained two related variances and noted that there are no concerns from staff's point of view regarding compatibility to existing development. The requested rezoning density is within the recommended range of RFBA Neighborhood district and the requested variances are similar to previously approved variances for existing Neighborhood Edge zoning within the same subdivision. There are no specific issues regarding requested rezoning.

Application Presentation: Mr. Rob Meyer, attorney for the applicant, explained the overall project and noted that there will be two variances associated with the development. The first is to eliminate the requirement for garages to be recessed 2 feet from the front façade of the main building to allow garages to project a maximum of 8 feet forward of the building façade on a maximum of 40 percent of the units built within the site.

The second one to vary requirements of the Thoroughfare Standards Table by increasing the spacing between street trees to include a random pattern with trees a maximum spacing between trees of 60 feet. The Developer will install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. The Developer may place trees based on site conditions, and may redistribute the balance as grouped

elsewhere within the site.

Mr. Meyer explained that the developer is not intending to cut down the total number of trees but seeks some flexibility depending on site situations and visual quality.

He also explained that the rezoning request is an outcome of current market condition and more demand for traditional single family units within Neighborhood Edge zoning than current Neighborhood General zoning for alley based condominium units.

Panel Discussion

Mr. Chappellear asked about the difference between Neighborhood General and Neighborhood Edge categories.

Mr. Meyer said that Neighborhood General Areas have alley based single family homes and Neighborhood Edge areas have typical suburban single family homes.

Mr. Kight said that he does not see any major issues related to this application. But he has a few comments. He asked about the any development plans anticipated for the six neighboring lots fronting on Central College Rd and the larger parcel along east side of the proposed development, which area within Plain Township.

Ms. Puranik said that she is not aware of any plans.

Mr. Kight asked if there was any possibility to align the two driveways to streamline the currently offset intersection. He said that given the minimal traffic using that intersection; it's not a major issue. But aligning driveways will result in better circulation.

Mr. Chappellear asked about the offset distance.

Mr. Schmidt said that it could be 100'. He said that considering the traffic and speed along those driveways, the circulation will not be majorly impacted.

Mr. Kight asked if there is any transit service around this area given the intent of the development was to create walkable transit oriented development.

Mr. Meyer said that he is not aware of any.

Ms. Husak said that the four lots toward the east of proposal seem awkwardly situated.

Mr. Meyer said that those lots will be next to alley based housing development.

Ms. Husak said that she is comfortable with the rezoning request but she is not very comfortable with the 40% projecting garage variance. She said that it is not the aesthetic intent for this type of TND development.

Ms. Parthasarathy asked of the west side of development is the similar type of development as requested by this rezoning.

Mr. Meyer said that the new rezoning will be same as the west side development. The new houses with the projected garages will be same as the houses already developed along west side.

Mr. Chappellear asked if the garage will stick out for the houses developed using variance standards.

Mr. Meyer said that even though the garages are projected, they will still be within the setback. These houses will provide 100 sq. foot porches along the garage.

Mr. Schmidt asked about the tree variance.

Mr. Meyer said that the trees with 30' center usually match with the driveways. Hence they are requesting max. 60' distance. The remaining trees will be planted elsewhere within the development.

Mr. Chappellear asked if the remaining trees can be planted within the buffer to the east as that will be helpful to protect the neighboring east parcel which is currently within the Township.

Mr. Schmidt said that typically major buffer is not required between neighboring properties if they are used for residential purposes. He would prefer to plant the trees within the park areas.

Ms. Parthasarathy said that personally she prefers the proposal to the alley based housing as it helps to prevent excess stormwater runoff and alley maintenance.

Mr. Chappellear asked about the square footage of the houses.

Mr. Meyer said that the houses will be about 1,700 to 2,000 sq. feet within Columbus School system.

Mr. Meyer thanked the panel.

MOTION: To approve

MOTION BY: Mr. Schmidt, seconded by Ms. Husak

RESULT: Approval (6-0)

V. New Business

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:50 pm.



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # 213-026

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert Meyer, Porter Wright Morris & Arthur
of (COMPLETE ADDRESS) 41 South High Street, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Dominion Homes, Inc. 4900 Tuttle Crossing Blvd. Dublin, Ohio 43016 Employees: 40 Contact: Robert A. Meyer, Jr. 614-227-2096	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robert A Meyer

Subscribed to me in my presence and before me this 5th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Brenda G. Heaney

My Commission Expires:

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

Notary Seal Here



Brenda G. Heaney
Notary Public, State of Ohio
My Commission Expires Dec. 21, 2013

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