



**PUD SITE DATA**

**(FULL-SIZE COPY OF PUD DATA TABLE CONTAINED ON REGISTERED PUD SITE PLAN)**

TAX DISTRICT/PARCEL: 610-104961

ADDRESS: 999 Hard Road, Columbus, OH 43235

EXISTING ZONING: R-1, Residential District

PROPOSED ZONING: PUD-4, Planned Unit Development

PROPOSED USE: Two (2) and Three (3) Family Dwellings (Condominiums)

TOTAL ACREAGE: 8.99 +/- Acres

HARD ROAD RIGHT OF WAY: 0.13± Acres

NET ACREAGE: 8.86 +/- Acres

DENSITY:

32 Condominium Dwelling Units

Gross Density: 3.56 Dwelling Units / gross acre

Net Density: 3.63 Dwelling Units / net acre

OPEN SPACE:

Open Space Required @ 600 square feet per unit (32): 0.44 ± Acres

Open Space Provided: 2.4± Acres

PARKING:

Required: 2 spaces per dwelling unit

Provided: 2 garage spaces per dwelling unit and stack parking spaces in driveway of each dwelling unit.

## **PUD NOTES**

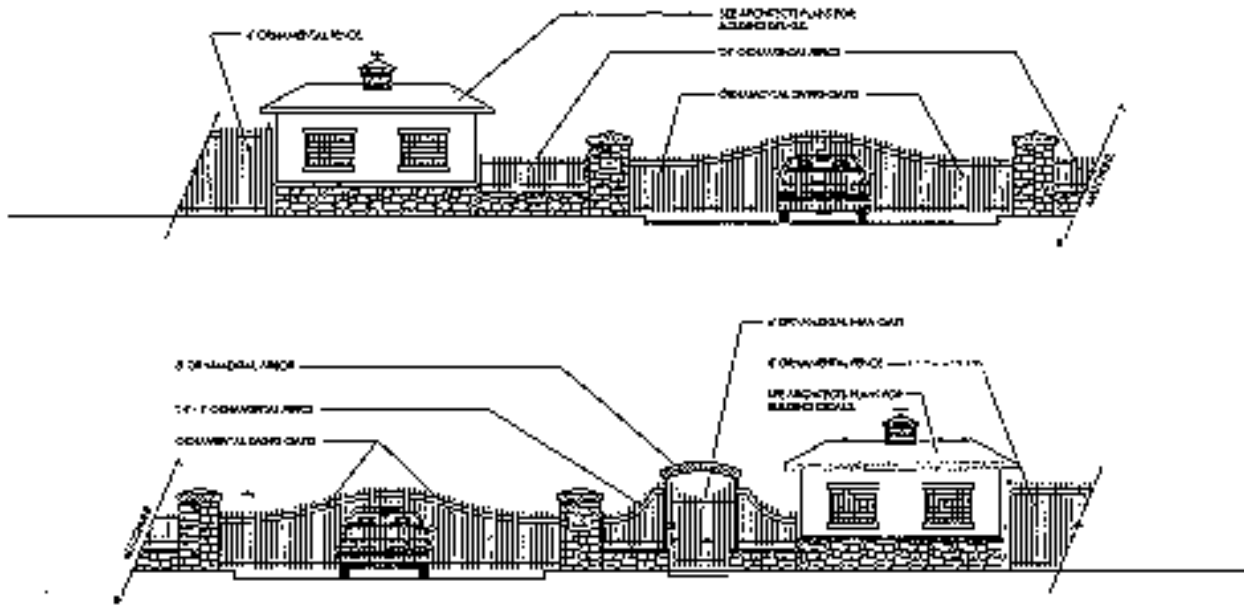
### **(FULL-SIZE COPY OF NOTES CONTAINED ON REGISTERED PUD SITE PLAN)**

1. Permitted Uses and Development Standards shall be as established in Chapter 3333, Apartment Residential Districts, as applicable to the AR-12, Apartment Residential District, except as noted in these PUD Notes, the Site Data Table and as depicted on the PUD Plan drawings. The site will be developed with condominium dwelling units offered for sale. The condominium units will not be on separate lots and no lots shall be required. Building may be single, two unit or three unit buildings, subject to restrictions on the number of single and three unit buildings itemized in #2 below. All on-site streets shall be private streets. Vehicular access to the site shall be provided from Linworth Road.
2. The development depicted on the PUD drawings (Sheets 1 and 2) is illustrative of the planned development, but is subject to adjustment and modification with final engineering and final design. Specific building footprints and building locations are illustrative and subject to change. There may also be 3 unit or detached single-family condominium buildings. If any three (3) unit buildings are developed, they shall not directly front on Hard Road, and there shall be no more than three (3), three unit buildings. If any single-family condominium units are developed, there shall be a maximum of three (3) such units. If units are reduced, adjustments to this PUD plan may also occur in conjunction with such reduction. All condominium units are permitted patios and/or decks. Decks and patios depicted on this drawing are illustrative as to size and location. Materials and design of the Entrance Elevation (Sheet 2) is subject to modification with final design.
3. Minimum perimeter building and pavement setbacks shall be: Building Lines – Hard Road – 50 feet, Linworth Road – 30 feet, Parking/Pavement setback from Hard Road and Linworth Road – 25 feet; except as building and pavement setbacks are noted along both Hard Road and Linworth Road. Perimeter yard setback: 25 feet from the present property lines of the current tax parcel, except as noted. The perimeter setbacks depicted hereon shall satisfy all requirements of Section 3333.255. The development may be developed in phases, at developer's option. If developed in phases, there shall be no required perimeter yard setback from any internal phase line(s) or internal property lines(s) other than the current, existing perimeter property line of the 8.99 +/- acre tract. Perimeter yard shall only be applicable to the current perimeter property lines of the current 8.99 +/- acre tract.
4. Open Space shall be provided as depicted on this PUD plan. Trees within the Open Space shall generally be preserved other than for resident walking path, access to the lake, benches or comparable leisure use. Temporary orange construction fencing shall be placed approximately along the line of the "Open Space" during site grading
5. Stack parking in the driveway of a condominium unit in front of the garage of each condominium unit garage shall be permitted, subject to the garage door being no less than 18 feet from the edge of pavement of the internal street or internal sidewalk, as applicable.
6. Street or ornamental trees shall be planted along internal private streets at the rate of not less than one (1) tree per condominium unit. Trees shall meet the following minimum requirements at time of planting: Street trees – minimum 2 ½" caliper, Ornamental trees – 1 ½ " caliper, Evergreen Trees – 5 – 6 height. Weather permitting, dead or diseased landscaping required by this text shall be replaced within 6 months.
7. Street trees shall be planted along Hard Road and Linworth Road at the rate of approximately one tree per 50 lineal feet. The street trees shall be incorporated into the 25 foot landscaped parking setback or in the right-of-way if permitted. Landscaping depicted in the setbacks is illustrative of planned landscaping but is subject to change with final design and final plant material. Retaining walls and fencing may also be used in the setback.
8. The minimum net floor area for living quarters', as defined in Section 3303.13, letter M, Columbus Zoning Code, shall be 1,480 square feet per condominium dwelling unit.
9. The development shall comply with the Parkland Dedication Ordinance (PDO), as applicable.
10. Utility crossing(s) may be required across perimeter setback/open space/buffer areas and shall be permitted for provision of utilities to the site.
11. Subject to approval of a Dumpster Waiver, refuse collection shall be provided by private hauler. All residents shall have a private refuse container(s). If a Dumpster Waiver is not granted or revoked by the City of Columbus, or if the Condominium Association requests refuse service by the City of Columbus, dumpsters will be provided in accordance with applicable city code.

12. Site lighting shall utilize fully shielded, cut-off light fixtures, or decorative light fixtures. Building mounted lighting shall be provided by wall mounted fixtures, such as coach lights, attached to the condominium units. All external building mounted light fixtures shall be the same or similar for consistency in appearance and style.
13. All new utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.
14. Recreational and open space amenities, including gazebos, benches, walking paths, exercise stations, fishing dock(s) or other amenities may be placed in areas designated as open space.
15. The private streets shall be designed with a minimum pavement width of 22 feet. Provision of pavement greater than 22' wide shown on this PUD Plan is subject to final site engineering.
  - a. Parking restrictions shall be limited to one side of the street and that no parking shall be permitted on either side of any street within 25' of street intersections. Fire Hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium/homeowners association shall be established by the rules and regulations of the association.
  - b. Parking is not to be allowed anywhere but in garages, as designated on the site plan, on streets as set forth in note "a" above, and in driveways where applicable. There will be no parking allowed in alleys. In conjunction with note "a" above, the owner, developer, their successors and assigns (including the association of homeowners) must provide and maintain adequate and proper signage to designate all no parking zones.
  - c. The owner, developer and/or the association of homeowners must establish and maintain an agreement(s) with private towing company(s), which agreement(s) authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company(s), for any times/lengths, terms, etc., as the association determines, so long as at least one such agreement shall always be in force for the purposes of enforcement/removal/towing as required above.
  - d. Towing agreements shall be filed with the Division of Fire, Fire Prevention Bureau upon execution of contract.
  - e. The owner, developer, or the association of homeowners, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys.
16. A temporary sales office shall be permitted prior to the development of model condominium units.
17. Graphics shall comply with the Columbus Graphics Code, Title 33, Article 15, of the Columbus City Code in accordance with AR-12, Apartment Residential district standards, except, in accordance with Section 3376.03, Special Areas in Residential Districts, developer may elect to place two (2) Residential Complex Identification Signs (Section 3376.04), located as depicted on Sheet 2, subject to neither sign individually exceeding four (4) square feet, subject to other applicable provisions of 3376.04. Any modification of the applicable requirements of the AR-12, Apartment Residential district standards, other than as noted, shall be submitted to the Columbus Graphics Commission.
18. The Columbus Board of Zoning Adjustment shall be the body to hear all requests for variances, except as a variance may pertain to graphics, to development standards established by this PUD Plan or to applicable standards of the AR-12, Apartment Residential District.
19. Public sidewalks will be provided in the Hard Road and Linworth Road right-of-ways unless already included in an applicable road construction project or unless a waiver is obtained through the Public Service Department. An on-site private sidewalk (3') shall be provided on one (1) side of the internal private street. The location of the private sidewalk is subject to change of final engineering.
20. This PUD is located in flood hazard Zone X, as shown on the Federal Emergency Management Agency Insurance Rate Map Number 39049C0135G, effective August 2, 1995.
21. The 30 Foot building setback from the edge of water is intended to establish a setback line for no disturbance of the trees within the 30 foot setback area other than a) normal maintenance as may be needed for removal of dead and/or dying

trees and b) a walking path(s) or steps to the lake for access of residents to the lake and any dock or other structure that may be building in the lake or attached to the bank by or on behalf of the condominium units.

22. Building materials shall be all natural materials and may include, for example, wood, stone (natural and synthetic), brick, stucco, hardi-plank or comparable materials. Dimensional shingles shall be used for roofing.



① ENTRY FEATURE ELEVATION  
SCALE 1/4"=1'-0"

*David B. Perry 4/24/05*  
*Agent for Applicant*

*Donald P. Park 4/24/05*  
*ATTORNEY FOR APPLICANT*

SHEET 2 OF 3

**ENTRANCE ELEVATION**  
**VILLAGE AT THE BLUFFS**  
PREPARED FOR BOB WEBB BUILDERS  
APRIL 24, 2005

**Z04-074**

**Park Planning & Design**  
1000 Lakeshore Drive, Suite 100, Chicago, IL 60601  
Tel: 773.442.1111 Fax: 773.442.1112

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 11, 2004**

- 10. APPLICATION:** **Z04-074**  
**Location:** **999 HARD ROAD (43235)**, being 8.95± acres located at the southwest corner of Linworth and Hard Roads. (610-104961).  
**Existing Zoning:** R-1, Residential District.  
**Request:** PUD-4, Planned Unit Development District.  
**Proposed Use:** Attached single-family dwellings.  
**Applicant(s):** Bob Webb Builders, Inc.; c/o Dave Perry, Agent.; The Dave Perry Company; 145 East Rich Street; Columbus, Ohio 43215.  
**Property Owner(s):** John C. Antrim, Trustee and Elsie J. Antrim-Dildine, c/o Dave Perry, Agent.; The Dave Perry Company; 145 East Rich Street; Columbus, Ohio 43215..  
**Planner:** Don Bier, 645-0712, [drbier@columbus.gov](mailto:drbier@columbus.gov)

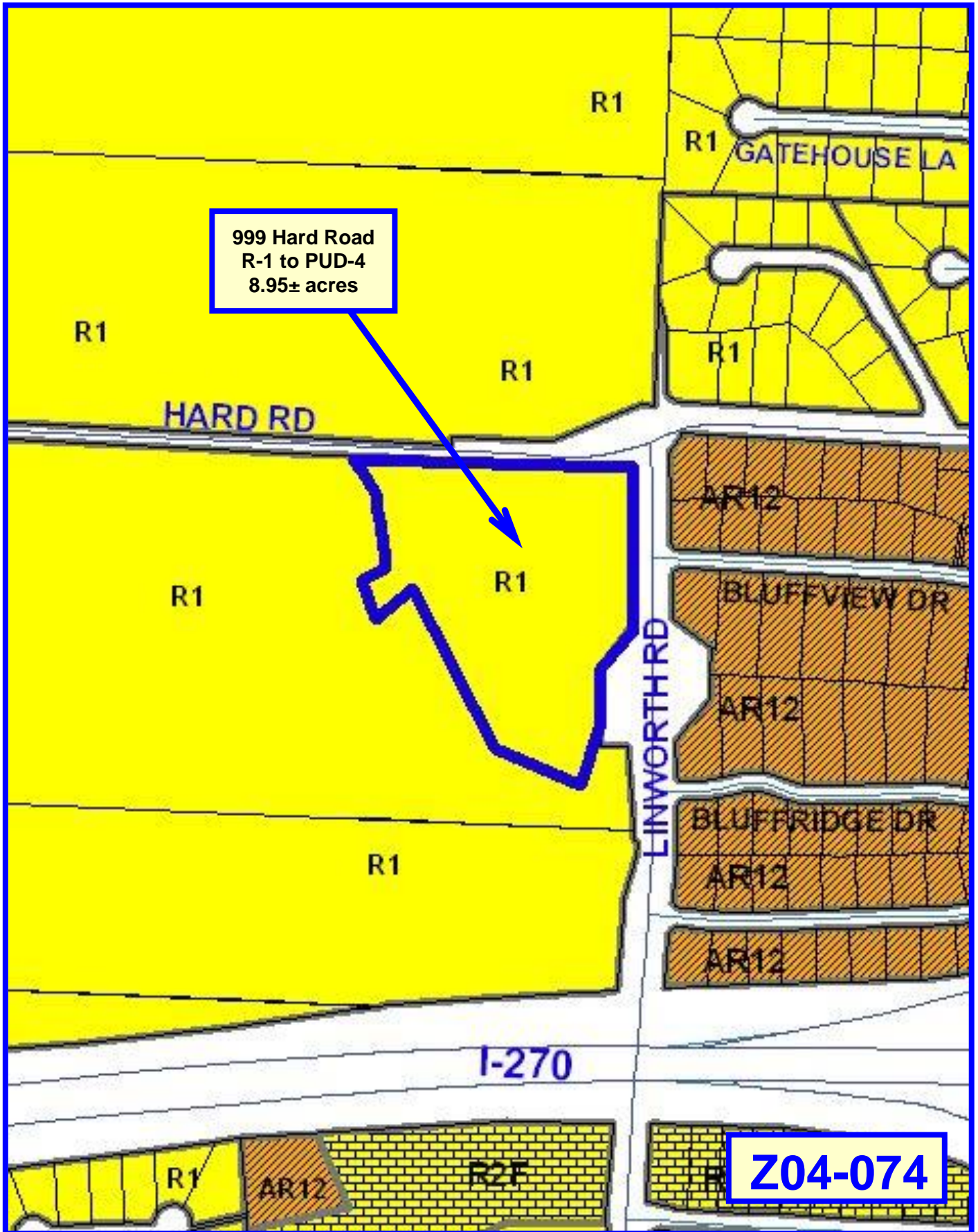
**BACKGROUND:**

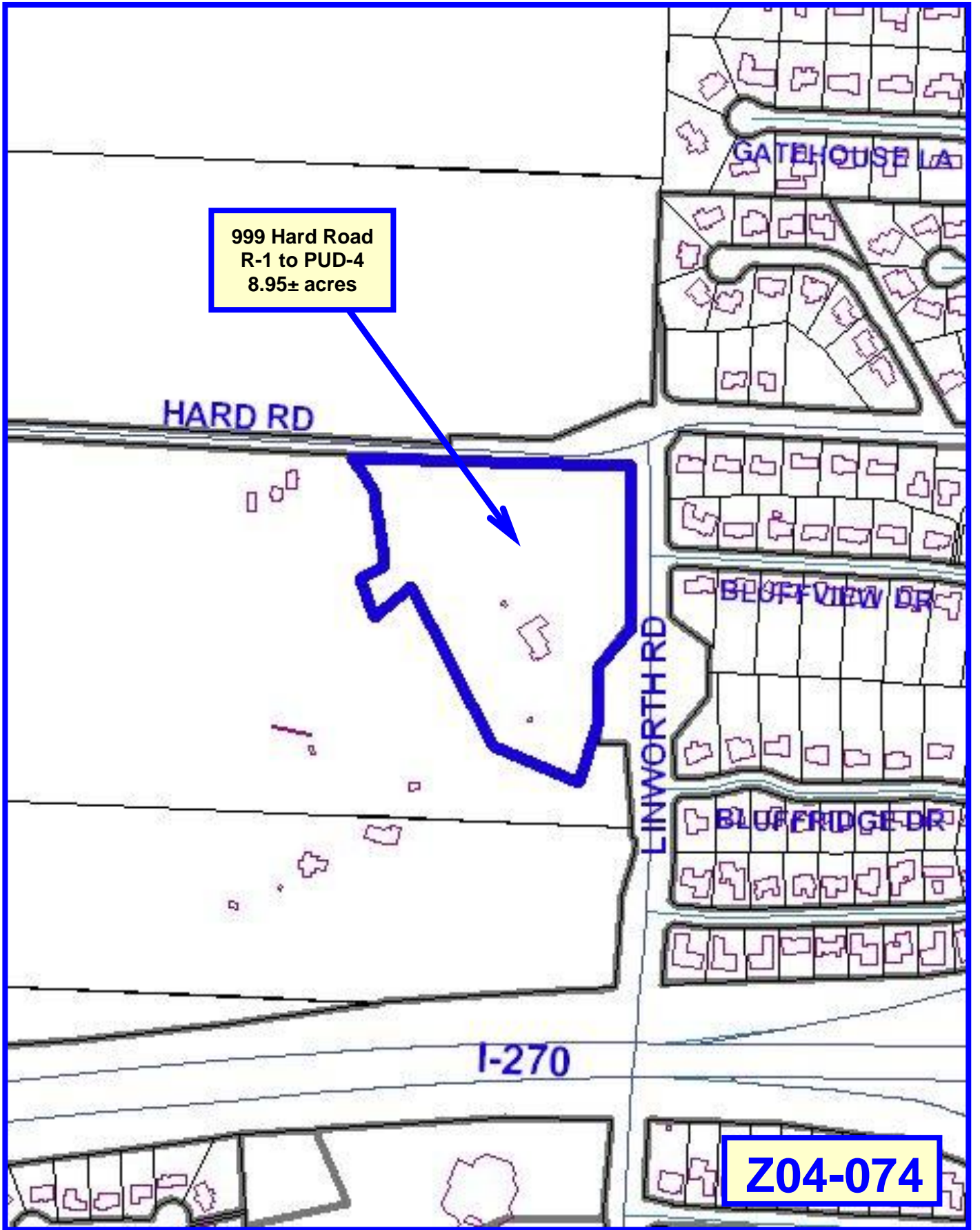
- The 8.95± acre site is currently zoned in the R-1, Residential District and is developed with a single-family dwelling. The applicant is requesting the PUD-4, Planned Unit Dwelling District to develop a maximum of 34 dwelling units, a net density of 3.80 units per acre. A total of 2.4± acres of open space is provided.
- Farmland zoned in the R-1, Residential District is located north of the site across Hard Road. Single-family dwellings are located east of the site across Linworth Road in the AR-12, Apartment Residential District. A single-family subdivision zoned in the R-1, Residential District is located west of the site. Land south of the site is currently zoned in the R-1, Residential District but is in the process of being rezoned to the PUD-4, Planned Unit Development District to permit single-family and townhouse residential development.
- The site is located within Subarea 22 of the *The Northwest Plan* (1991). The proposed detached single-family and attached single-family development is consistent with surrounding development and with the Plan which states that single-family residential development is the most compatible land use for this subarea.
- The PUD-4 development plan and associated notes provide development standards that address, street alignments, a temporary sales office, street trees, sidewalks, open space, landscaping and buffering, tree preservation, building materials, building and yard setbacks, and parking and graphics restrictions.
- The *Columbus Thoroughfare Plan* identifies Hard Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline and Linworth Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The Applicant is requesting the PUD-4, Planned Unit Development District to develop a maximum of 34 detached single-family and attached single-family dwellings with a proposed net density of 3.80 dwelling units per acre. The PUD-4 plan includes 2.4± acres of open space that will permit the preservation of existing trees. This proposal is consistent with the area plan recommendation that single-family residential development is the most

compatible land use for this site. The PUD-4 development plan and notes provide customary development standards that address, street alignments, a temporary sales office, street trees, sidewalks, open space, landscaping and buffering, building materials, building and yard setbacks, and parking and graphics restrictions. Orange construction fencing will be installed prior to grading to ensure that tree preservation zones are protected.







999 Hard Road  
R-1 to PUD-4  
8.95± acres

Z04-074



999 Hard Road  
R-1 to PUD-4  
8.95± acres

GATEHOUSE LA

HARD RD

BLUFFVIEW DR

BLUFFRIDGE DR

LINWORTH RD

I-270

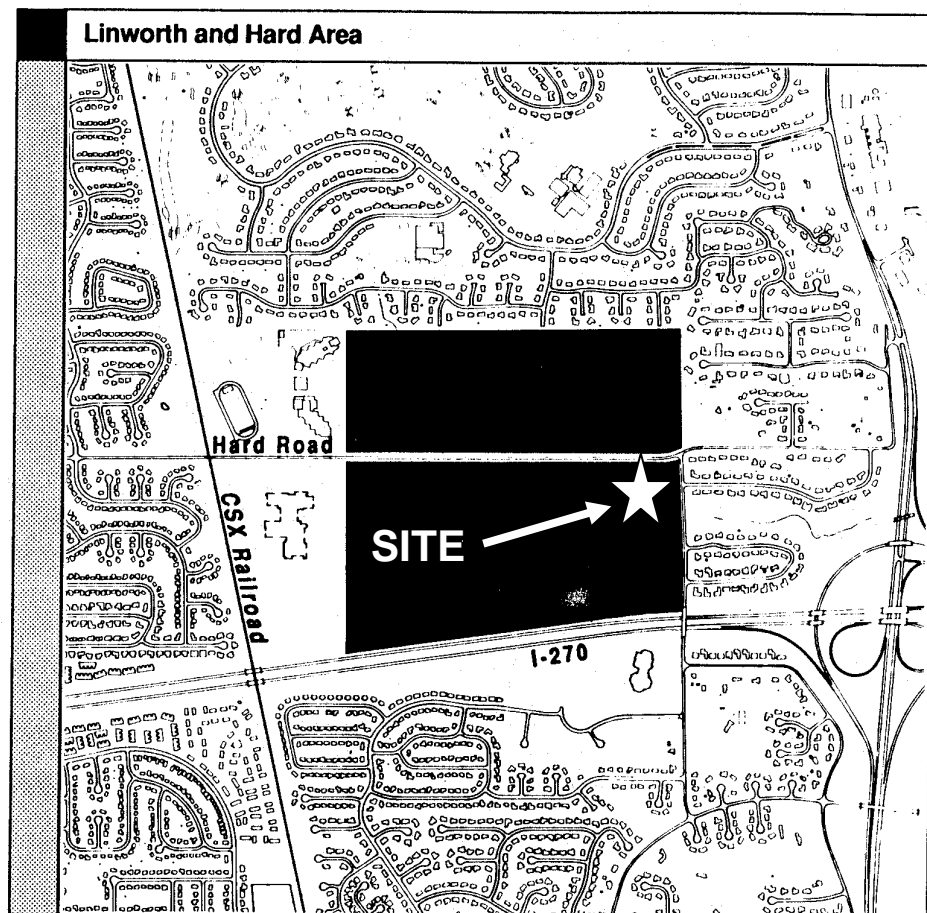
Z04-074

## Linworth and Hard Area

### Subarea 22:

The subarea is the largest tract of underdeveloped land in the Northwest planning area. It consists of two large tracts that total approximately 210± acres. The subarea is currently zoned Residential (R1) and is developed with a limited number of large-lot, single-family homes. Bordering development includes single-family homes on the north and east, Interstate 270 on the south, and public school buildings on the west.

- Support single-family development as the most compatible land use for the subarea.
- Rezoning proposals should include negotiations to acquire adequate land for a neighborhood park.
- Evaluate subarea as a potential location for a regional park and recreation center.



# 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 # Z04-074

Being first duly cautioned and sworn (NAME) Donald Plank  
 of (COMPLETE ADDRESS) Plank and Brahm, 145 East Rich Street, 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. Elsie Jean Antrim-Dildine, Trustee P.O. Box 484 Worthington, OH 43085-0484  Columbus Based Employees: 0	2. Bob Webb Group, Inc. c/o Jim Frey 7662 North Central Drive Lewis Center, OH 43085 (740) 548-5577 Columbus Based Employees: 0
3.	4.

SIGNATURE OF AFFILIANT

Donald Plank

Subscribed to me in my presence and before me this 22nd day of April, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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

Notary Seal Here



STACEY L. DANZA  
 Notary Public, State of Ohio  
 My Commission Expires 11-05-08