

SITE DATA

TOTAL ACRES	+/- 40.737 ACRES
TOTAL UNITS	176
DENSITY	+/- 4.02 D.U./AC.
OPEN SPACE	+/- 13 ACRES

Joe Tangeman
11/30/06

DEVELOPMENT PLAN
ALBANY LANDING
PREPARED FOR VILLAGE COMMUNITIES, LLC.

DATE: JULY 13, 2004 REV. JULY 24, 2004 (PER ROCKY FORK ACCORD) REV. OCTOBER 24, 2004, REV. NOVEMBER 29, 2004

Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
858 DUNDAS AVENUE SUITE 230 COLTON, OH 43015
P (614) 487-1764 F (614) 487-1795

Z06-049 Final Received 11/30/06 by Shannon Linn

Z06-049

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 10, 2006**

- 5. APPLICATION: Z06-049**
- Location:** **4871 WARNER ROAD (43081)**, being 43.73± acres located on the south side of Warner Road, 1400± feet east of Ulry Road. (010-252430).
- Existing Zoning:** PUD-8, Planned Unit Development District.
- Request:** PUD-6, Planned Unit Development District.
- Proposed Use:** Single-family and multi-family residential development.
- Applicant(s):** Village Communities, Inc.; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** Dominion Homes, Inc.; 5000 Tuttle Crossing Boulevard, Dublin, OH 43016.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o This site was rezoned to the PUD-8, Planned Unit Development District in December, 2005, (Z03-094) for 108 single-family dwellings and 186 multi-family residential units. *The new applicant requests the PUD-6, Planned Unit Development District to allow 138 single-family dwellings and 72 multi-family ranch-style residential units on private streets, a decrease of 84 units, with 12.97± acres of provided open space. The net density is proposed as 4.8± units per acre as opposed to the previously approved 6.7± units per acre.
- o To the north across Warner Road are single-family dwellings in Plain Township and a residential development under construction in the NE, Neighborhood Edge, and NG, Neighborhood General Districts. Single-family dwellings in Plain Township and undeveloped land zoned in the L-AR-12, Limited Apartment Residential District are located to the east. To the south is undeveloped land zoned in the L-M-2, Limited Manufacturing District. A farm and vacant land are located to the west in Blendon Township. Multi-family dwellings zoned in the PUD-4, Planned Unit Development District are located to the southwest.
- o The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends multi-family residential uses for the site.
- o The Rocky Fork/Blacklick Accord Implementation Panel voted to conditionally approve this PUD-6 zoning request. The proposed development complies with a majority of the Accord Evaluation Checklist items, including preservation of natural features and the setback and aesthetic character along Warner Road. Panel conditions have been addressed in the PUD notes.
- o The PUD plan depicts the layout of the proposed development which is comprised of two areas, a detached single-family area, and an attached multi-family area. Each area will

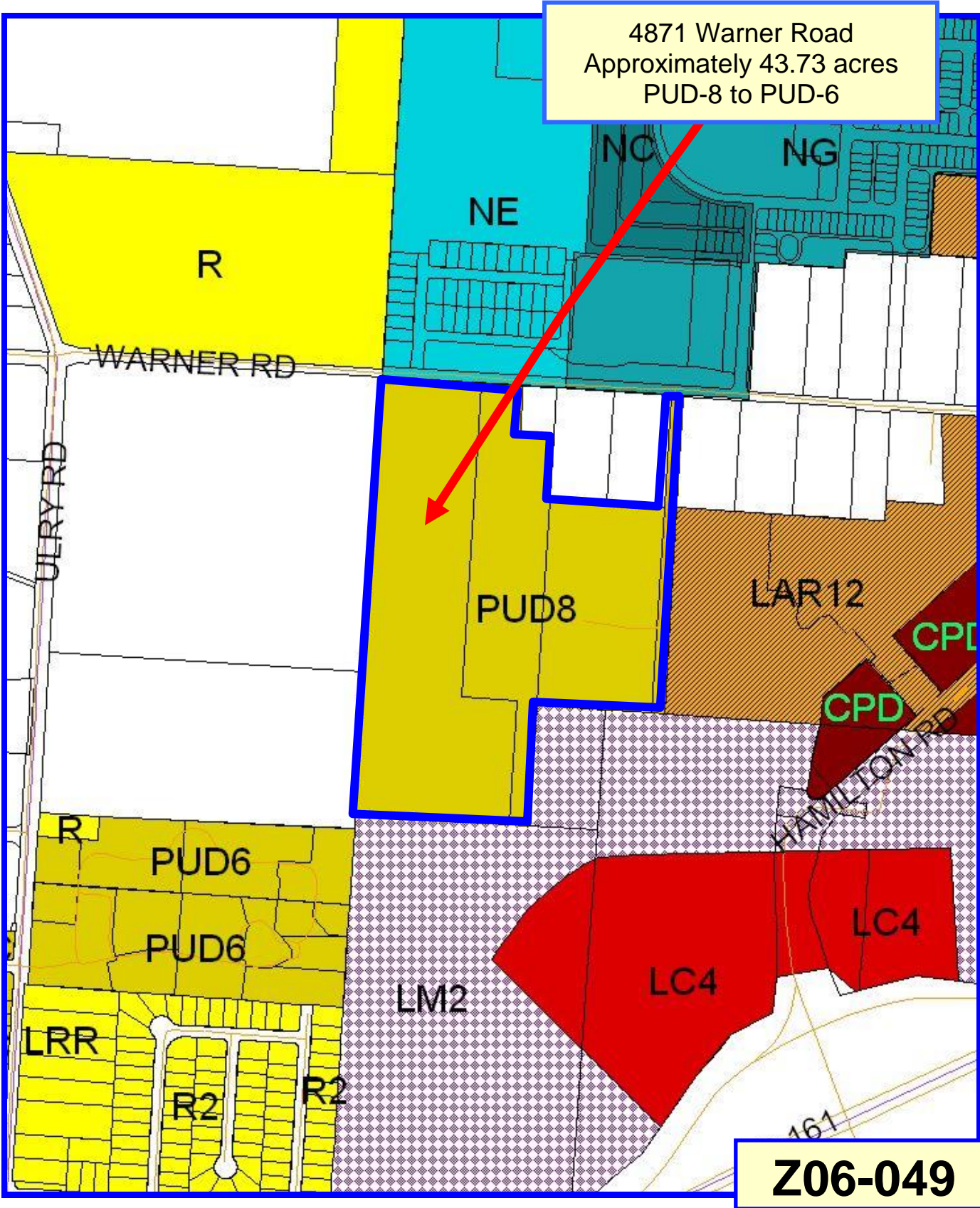
have separate entrances from Warner Road and separate community facilities. There is no private street connection between the two areas with the exception of an emergency access drive. A thirty-foot wide landscaped buffer area is proposed on the south side of the single-family area adjacent to the L-M District, and on the north side of the multi-family area adjacent to the single-family residences in Plain Township. The PUD notes provide development standards for model homes, street alignments, street trees, street lights, sidewalks, building setbacks, minimum building separation, garage requirements, parking restrictions, and landscaping and buffering.

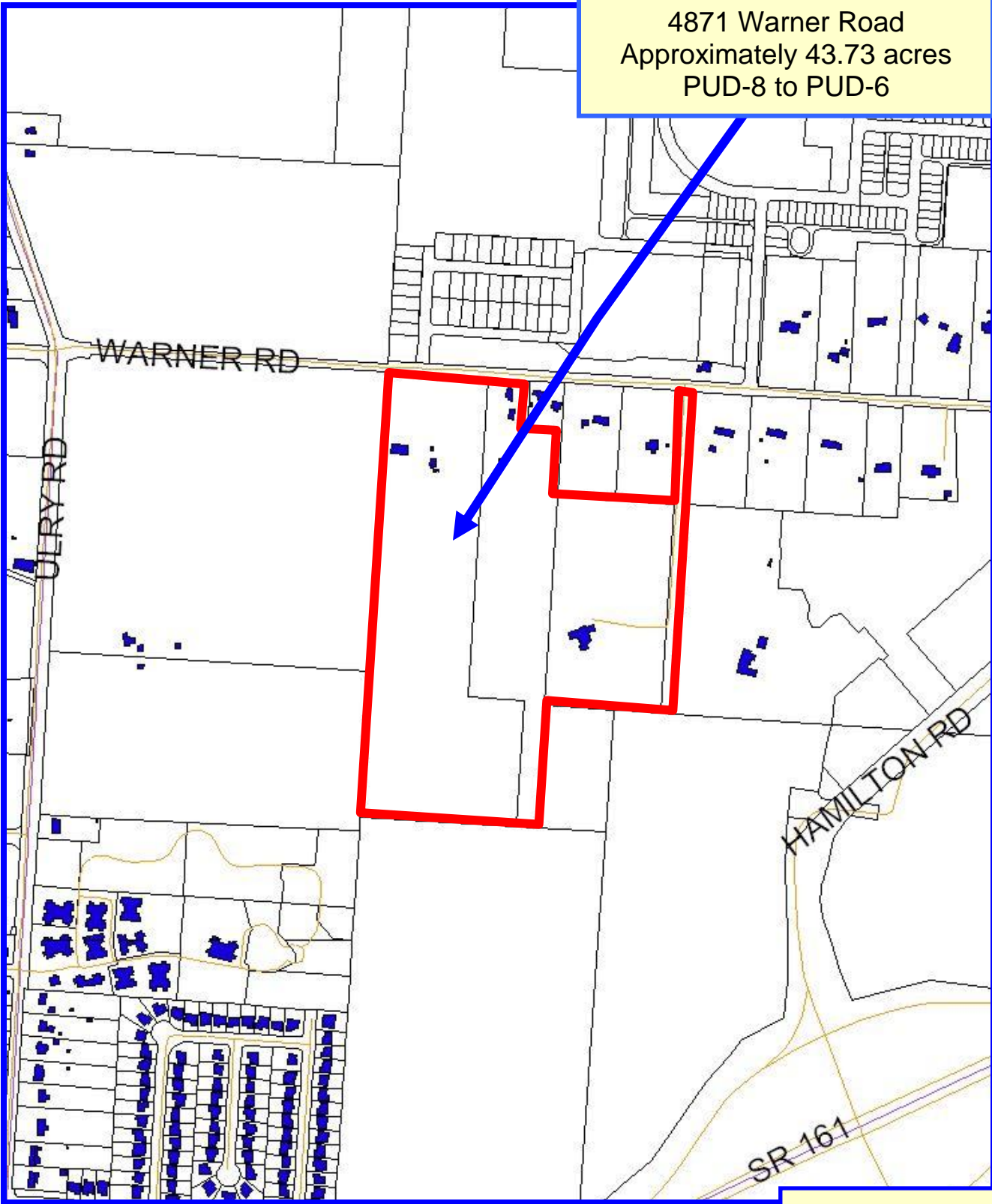
- o The site is included within the Pay as We Grow plan for the northeast growth corridor. The developer has committed to paying \$2,300.00 per dwelling unit towards infrastructure costs.
- o Warner Road is not listed in the *Columbus Thoroughfare Plan*. However, the City of Columbus Transportation Division has determined that Warner Road requires a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

*The requested PUD-6, Planned Unit Development District would permit 138 single-family dwellings and 72 attached multi-family units on 43.73± acres with 12.97± acres of open space and total gross density of 4.8 dwelling units per acre. The PUD-6 development plan and notes provide customary development standards and adequate buffering and screening throughout the site. The requested rezoning is consistent with the *Rocky Fork/ Blacklick Accord* (2003) with respect to land use recommendations, and with the zoning and development patterns of the area.

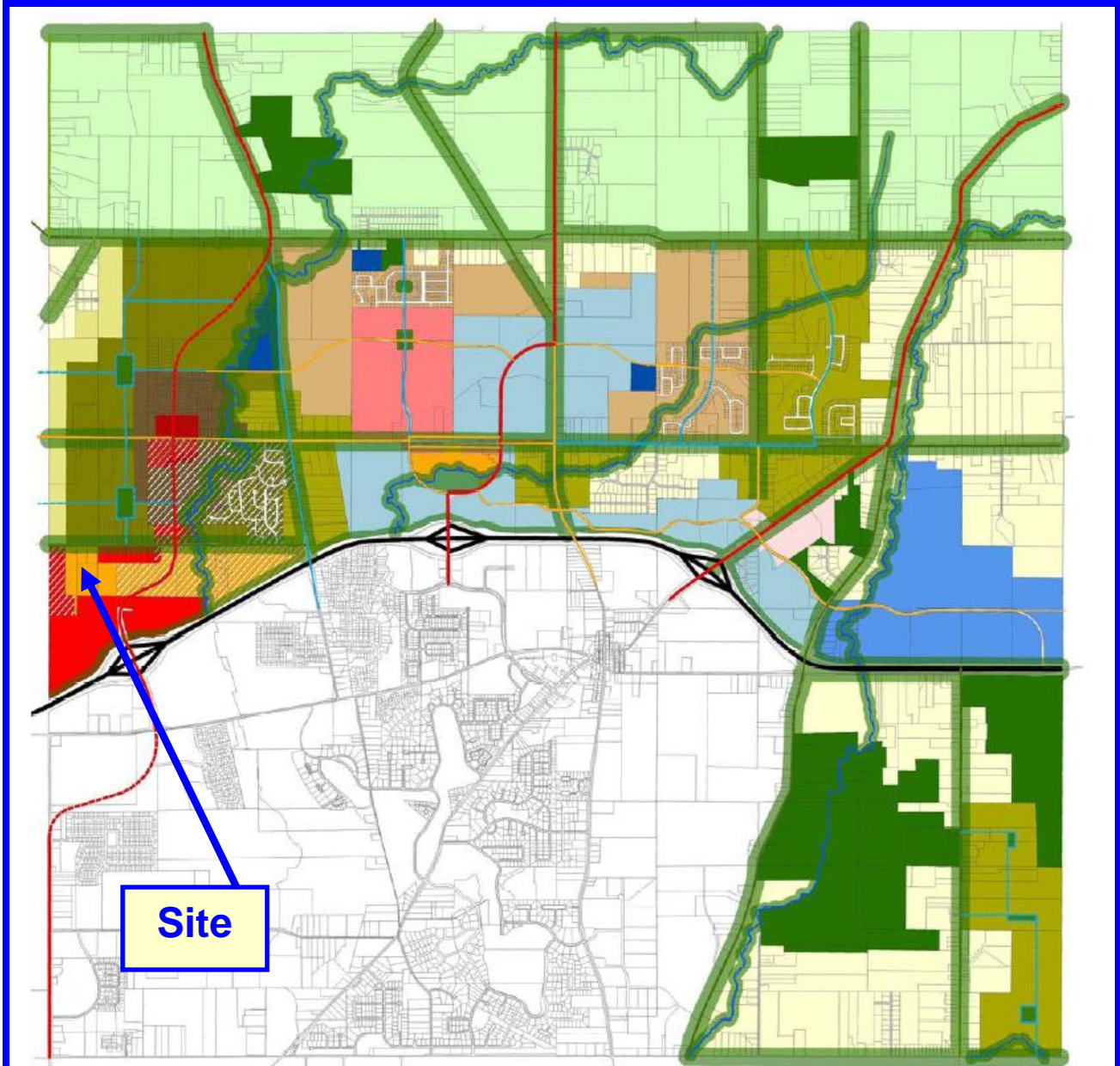
*After additional site engineering, the total unit count has dropped down from 210 units to 176 units (104 detached single-family units and 72 multi-family units). The gross density is now 4.02 units per acre. Staff supports the proposed reduction.





4871 Warner Road
Approximately 43.73 acres
PUD-8 to PUD-6

Z06-049



Legend

- | | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

Preexisting zoning represented by hatching.

Rocky Fork/Blacklick Accord (2003)

Z06-049

ROCKY FORK - BLACKLICK ACCORD

IMPLEMENTATION PANEL

RECORD OF PROCEEDINGS - excerpt

July 20, 2006

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

I. Call to Order

Meeting opened at 7:05 pm at New Albany Village Hall with the following members present: Doug Burnip (c), Bill Carleton, Michele Shuster, Tedd Hardesty, and Andrew Show (c). Eileen Pewitt was absent.

Staff members present were Ken Klare, Michelle Murphy, and Jennifer Chrysler

1. 4871 Warner Road (Z06-049) (Albany Landing)

Review & Action of Columbus rezoning application to develop 43.7 acres located on the south side of Warner Road just east of and adjacent to the township line

Zoning Request: To rezone from PUD-8, Planned Unit Development, to PUD-6

Proposed Use: One & multi-family dwellings – 213 du's @ 4.9 du/ac

Applicant: Village Communities; c/o Jill Tangeman & Todd Foley

Applicant Presentation: Ms Jill Tangeman reviewed changes made since last month. Provisions will be made to insure the wetland area becomes a conservation easement per discussion with Maureen of the Columbus Recs & Parks. Front setbacks were increased to accommodate sidewalks and parking in front of garages. All models will either have garages that are recessed or flush with the building face.

Staff Input: Ken gave an overview of the site prior to applicant's presentation. Using the presentation plan, Ken illustrated his idea to provide a more useable open space that would be centrally located and would visually help to connect the two different developments.

Public Input:

Panel Discussion: Mr. Carleton asked for clarification on whether the setback revisions changed the evaluation. Ken said they would still receive a "partial". Mr. Show asked for explanation regarding the checklist comments regarding open space. Mr. Hardesty thought the wetland area should appear to be more public, versus hidden behind the homes. Within the ranch unit development, he suggested a sidewalk would be desirable. Mr. Burnip thought they could use more green space, and the area identified by staff seemed to be a natural.

MOTION: To recommend this residential development be approved with the following conditions: 1.) to reduce the total number of units from 213 to 210 by removing units #3, 4, & 5 as shown on staff's study sketch; 2.) to shift the pedestrian/emergency connection between the two developments to the west to align with the north-south street; 3.) to adjust corner lots around the wetland preserve to allow greater, more meaningful connection and visibility to the street; and 4.) to provide sidewalks within the ranch unit development.

MOTION BY: Show / Carleton

RESULT: Passed (4-0-1 Shuster abstained)

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 # 206-049

Being first duly cautioned and sworn (NAME) Jill S. Tangeman
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 43216

deposes and states that (he/she) is the 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)

Village Communities, Inc. 470 Olde Worthington Road Westerville, Ohio 43082	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of May, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

10/16/2007

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

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
October 16, 2007