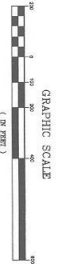


Site Plan
Andrew Steen
 206-090

Delgado & Poirer
 10/23/07

EMHIT ENGINEERING, MECHANICAL & ARCHITECTURE 1000 WEST 10TH AVENUE, SUITE 1000 DENVER, CO 80202-3200 TEL: 303.733.8800 FAX: 303.733.8801 WWW.EMHIT.COM		DATE: October, 2007 SCALE: 1" = 200' PLAN NO: 2006-0089 SHEET: 1 of 1
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CITY OF COLORADO, SAIG
 PERMETER AREA SETBACK PLAN

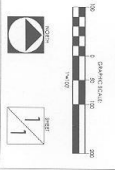
SUGAR HILL VILLAS @ HARLEM ROAD



DEVELOPMENT DATA (PUD-4)

Average Parcel Size: 10,220,000 sq. ft.
 Total Lot Area: 1,459,000 sq. ft.
 Total Lot Area: 33.25 acres
 Total Lot Area: 0.17 acres
 Total Lot Area: 0.05 acres

Applied for
10/23/07
 Site Plan
Michael Stearn
 Z06-090



PREPARED BY:
EMHIT
 The New Albany
 Company
 10000 New Albany Road, Columbus, OH 43240
 614.291.1100
 www.emhit.com

DEVELOPMENT PLAN FOR:
SHOCKY/MONTESSORI TRACT

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

DATE	REVISION
10/23/07	1.00
10/23/07	1.01
10/23/07	1.02
10/23/07	1.03
10/23/07	1.04
10/23/07	1.05
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10/23/07	1.44
10/23/07	1.45
10/23/07	1.46
10/23/07	1.47
10/23/07	1.48
10/23/07	1.49
10/23/07	1.50

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2007**

- 7. APPLICATION: Z06-090**
- Location:** **5855 CENTRAL COLLEGE ROAD (43054)**, being 86.47± acres located on the south side of Central College Road, 1,000± feet east of Harlem Road (010-220116, 010-279391, 460-282291; Rocky Fork - Blacklick Accord).
- Existing Zoning:** R, Rural and L-ARO, Limited Apartment Office Districts.
- Request:** L-AR-12, Limited Apartment Residential, PUD-4, Planned Unit Development and L-ARO Limited Apartment Office Districts.
- Proposed Use:** Multi-family development.
- Applicant(s):** The New Albany Company, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** The New Albany Company, LLC, et al.; 8000 Walton Parkway; New Albany, Ohio 43054.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

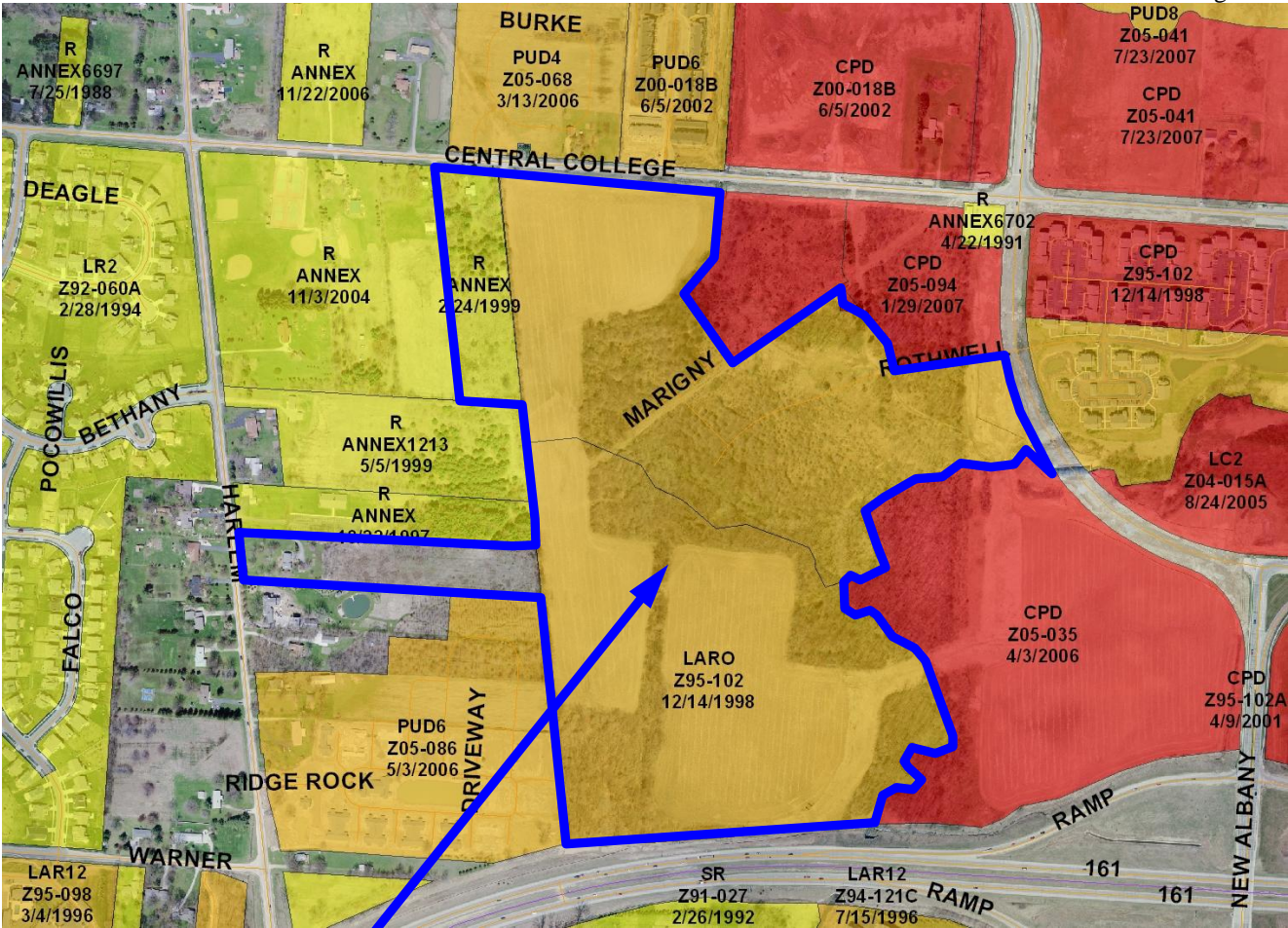
- This request includes the combination of two rezonings and a revision to an existing requirement for the remainder of the site. The 86.47± acre site encompasses four subareas. A 4.73 acre parcel at the northwest portion of the site (subarea 1), along Central College Road, is proposed to be rezoned from R, Rural District to the L-AR-12, Limited Apartment Residential District. A 5.2 acre parcel on the west portion of the site (subarea 2), along Harlem Road, is proposed to be rezoned from R, Rural District to PUD-4, Planned Unit Development District. The remaining 76.5± acres (subareas 3 and 4), located in the eastern portion of the site, will remain zoned L-ARO, Limited Apartment Office District. There is a required 25 foot wide setback along the west property line. This rezoning proposes to remove the requirement for the setback between the two new properties and the property zoned L-ARO. The 25-foot wide setback would still be required adjacent to all properties not part of this request.
- To the north of the site is property zoned in the PUD-4, Planned Unit Development, PUD-6, Planned Unit Development, and CPD, Commercial Planned Development Districts. To the east is property zoned in the CPD, Commercial Planned Development and L-ARO, Limited Apartment Office Districts. To the south is State Route 161 with property zoned in the SR, Residential and L-AR-12, Limited Apartment Residential, Districts south of it. To the southwest is property zoned in the PUD-6, Planned Unit Development. To the west is property zoned in the R, Rural District.
- The proposed limitation texts for Subareas 1 and 2 address density, landscaping and lighting.
- Subarea 3 and subarea 4 are both zoned L-AR-O, Limited Apartment Office (Z95-102). One of the requirements of that zoning is to provide 25 foot wide setbacks for all

buildings and parking, loading and maneuvering areas from the west property lines. The requested revision for these subareas would remove this requirement for shared property lines adjacent to subarea 1 and subarea 2. The remainder of the requirements would not change for either subarea 3 or subarea 4.

- The Rocky Fork – Blacklick Accord recommended conditional approval for subarea 1, as the original Z06-090, 5855 Central College Road. The Accord recommended conditional approval of subarea 2, originally Z06-071, 6350 Harlem Road. There are no changes to sub-areas 3 & 4, except to delete the required 25-foot wide setbacks where they abut sub-area 1 and sub-area 2. The changed setback within the site is minor, does not change any other requirements, and is not required to go before the Accord.
- 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.

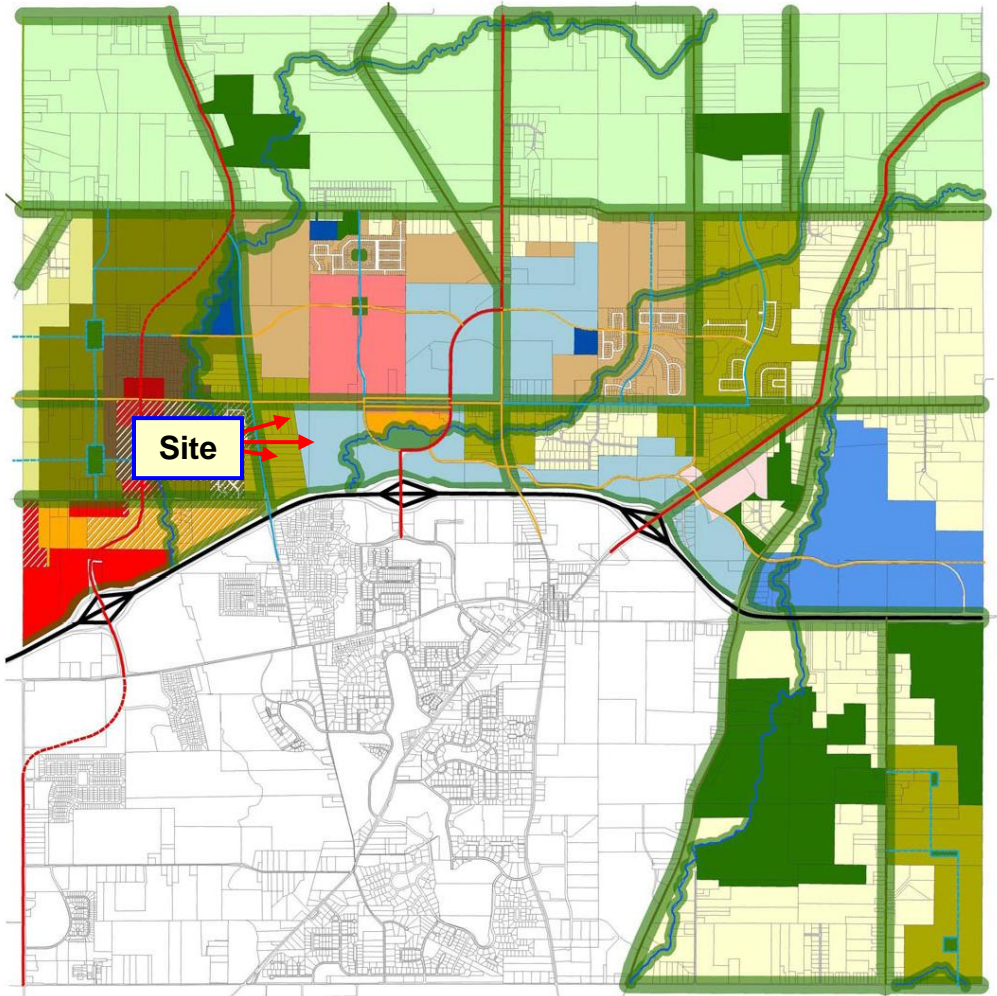
CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed rezoning would permit multi-family development in Subarea 1, two-family dwellings in Subarea 2, and remove the setbacks from the shared property lines in Subareas 3 and 4. The request is consistent and compatible with the development in the area.



5855 Central College Road
Approximately 86.47 acres
R & L-ARO to L-AR-12, PUD-4 & L-ARO

Z06-090



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 Recommendation

1. 5855 Central College Road (Z06-090)

The Rocky Fork-Blacklick Accord panel recommended approval of this application on February 15, 2007 with a condition of preserving existing trees in a 75-foot setback along Central College Road. The applicant must submit a revised site plan to the planning division demonstrating the tree preservation. Additionally, the revised plan should state the density. The density of 6.34 units per acre was extrapolated by planning staff; it was not stated in the application materials. The motion from the RFBA meeting is quoted below:

Review & Action of Columbus rezoning application to develop 4.73 acres located between Hamilton Road and New Albany Road West.

Applicant: The New Albany Company; c/o Jeff Brown

MOTION: To amend the zoning text to preserve the existing trees in the 75-foot setback, to the satisfaction of staff. Applicant will provide revised site plan and clarification of density.

MOTION BY: Andy Show and seconded by Eileen Pewitt

RESULT: Approved (8-0)

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: October 11, 2007

Application #: Z06-090	Requested: L-AR-12	Address: 5855 CENTRAL COLLEGE ROAD (43054)						
# Hearings:	Length of Testimony: 7:00 → 7:30	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval						
# Speakers Support: <u>3</u>	Opposition: <u>1</u> Yes <u>4</u> No	Development Commission Vote: <input type="checkbox"/> Approval <input type="checkbox"/> Disapproval Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditional Approval						
Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)	Fitzpatrick	NO Ingwersen	ABSTAIN Barnes	NO Anderson	NO Cooley	ABSTAIN Onwukwe	NO Conroy	
+ = Positive or Proper - = Negative or Improper								
Land Use	+	+			+		+	
Use Controls								
Density or Number of Units	+	+		-	+		+	
Lot Size								
Scale								
Environmental Considerations	+	+			+		+	
Emissions								
Landscaping or Site Plans								
Buffering or Setbacks	?						-	
Traffic Related Commitments	?			-	✓		?	
Other Infrastructure Commitments			SUB AREA #2 ONLY					
Compliance with City Plans								
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation	+	?		-	?		?	
Governmental or Public Input								
MEMBER COMMENTS:								
FITZPATRICK: APPROPRIATE USES; FURTHER SPECIFICS MUST BE SIGNIFIED PRIOR TO CITY COUNCIL ACTION.								
INGWERSEN: APPROPRIATE USE BUT CONNECTION OF SUB AREAS #3 & #4 THRU SUB AREA 2 TO HARLEM AS THE PROPOSED DENSITY IS UNACCEPTABLE • NOTIFICATION OF NEIGHBORS & INVOLVEMENT A MUST.								
BARNES:								
ANDERSON: Inadequate notice to residents; traffic impact unclear (Harlem Rd. issues); eventual development in area relates to the traffic concerns								
COOLEY: Since definitions in my view may not be on traffic issue involving what is appropriate								
ONWUKWE:								
CONROY: Use is appropriate; Character of Harlem is in question. Concerns exist from neighbors especially w/rt possible "cut-through"								



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 # Z06-090A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 W. Broad Street, 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

<p>1. New Albany Company LLC 8000 Walton Parkway, Suite 120 New Albany, OH 43054 -0- 614-939-8000</p>	<p>2. Schottenstein Real Estate Group 2 Easton Oval Columbus, OH 43219 15 employees 614-418-8917</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jeffrey L. Brown

Subscribed to me in my presence and before me this 24th day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15

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



Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer