

DATA TABLE

GROSS ACREAGE = 16.301 AC.
NET ACREAGE = 16.301 AC.
OPEN SPACE REQUIRED = 0.647 AC.
OPEN SPACE PROVIDED = 1.564 AC.
NUMBER OF UNITS = 48
NUMBER OF UNITS/ACRE = 2.94 UNITS
PER ACRE

LEGEND



- OPEN SPACE PROVIDED



- REGULATORY FLOODWAY
AREA IN ZONE AE

ELFORD DEVELOPMENT, LTD.
CANDELA DEVELOPMENT
MARCH 31, 2005

PUD PLAN NOTES:

1. THE STREET ALIGNMENTS SHALL BE DEVELOPED AS SHOWN ON THIS PLAN, HOWEVER THEY ARE SUBJECT TO REFINEMENT WITH FINAL ENGINEERING AND MAY BE ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER SITE DATA ESTABLISHED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THE STREET ALIGNMENTS UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.
2. HOMES MAY BE USED AS MODEL HOMES FOR THE PURPOSE OF MARKETING AND SALE. A MANUFACTURED MODULAR BUILDING OR MODEL HOME, WITH PARKING, MAY BE USED AS A SALES OFFICE DURING THE DEVELOPMENT OF THE PROJECT AND THE CONSTRUCTION OF THE HOMES THEREIN.
3. DEVELOPER SHALL INSTALL DECORATIVE STREET LAMPS AT REGULAR INTERVALS SIMILAR TO CITY OF COLUMBUS STANDARD SPACING.
4. CONCRETE SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER ON BOTH SIDES OF PRIVATE STREETS, EXCEPT FOR SINGLE LOADED STREETS, WHICH SHALL HAVE SIDEWALKS ON THE HOUSE SIDE OF THE STREET ONLY. A SIDEWALK SHALL EXTEND ON ONE SIDE OF THE STREET ALONG THE MAIN ENTRY DRIVE TO THE ENTRY LOCATION AT HAYDEN RUN ROAD.
5. ALL STREETS SHALL BE PRIVATE AND SHALL BE AT LEAST 22 FEET IN WIDTH. ALL ALLEYS SHALL BE PRIVATE AND SHALL BE AT LEAST 12 FEET (EXCEPT AS NOTED ON PLAN) IN WIDTH. INTERSECTION DETAILS INCLUDING TURNING RADII AND TAPERS WILL COMPLY WITH THE TND STANDARDS FOR 22' WIDE STREETS AND 12' LANES.

6. THE DEVELOPER SHALL COMPLY WITH THE CITY OF COLUMBUS PARKLAND DEDICATION ORDINANCE.
7. SCREENED PORCHES, OPEN PORCHES, DECKS, AND PATIOS WILL BE PERMITTED WITHIN THE FIRST 25 FEET OF THE 50 FOOT BUILDING AND PAVEMENT SETBACK.
8. THE SETBACK FROM THE HAYDEN RUN CREEK SHALL BE THE GREATER OF 50' FROM THE TOP OF BANK OR THE 100 YEAR FLOODPLAIN BOUNDARY. THERE SHALL BE NO BUILDINGS CONSTRUCTED NORTH OF HAYDEN RUN CREEK.
9. HOMES SHALL HAVE A MINIMUM SETBACK OF 20 FEET FROM THE EDGE OF PAVEMENT OF THE PRIVATE STREET IN THE CASE OF A FRONT LOAD GARAGE AND 5 FEET FROM THE EDGE OF PAVEMENT OF THE PRIVATE STREET IN THE CASE OF A SIDE OR REAR LOAD GARAGE.
10. GARAGES SHALL BE PROVIDED FOR AT LEAST 2 ENCLOSED SPACES PER DWELLING UNIT. A MANEUVERING AREA OF AT LEAST 20' SHALL BE PROVIDED BEHIND ALL GARAGES.
11. PARKING RESTRICTIONS SHALL BE CONTROLLED BY APPROPRIATE SIGNAGE DISPLACED WITHIN THE DEVELOPMENT AND SHALL INCLUDE THAT PARKING 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/HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED BY THE RULES AND REGULATIONS OF THE CONDOMINIUM/HOMEOWNER ASSOCIATION.
12. THE BOARD OF ZONING ADJUSTMENT (BZA) SHALL BE THE BODY TO HEAR ANY AND ALL VARIANCE REQUESTS LIMITED TO ONLY SITE DEVELOPMENT STANDARDS, INCLUDING ANY AND ALL SPECIFIC SITE DEVELOPMENT STANDARDS INCLUDED IN AND DEPICTED ON THIS PLAN.
13. SIGNAGE REGULATING PARKING SHALL BE INSTALLED CONSISTENT WITH CITY SIGNAGE REQUIREMENTS FOR PRIVATE STREETS, AND PARKING REQUIREMENTS SHALL BE ENFORCED THROUGH AN AGREEMENT BETWEEN THE ASSOCIATION OF HOMEOWNERS AND A PRIVATE TOWING COMPANY. SUCH AGREEMENT, TOGETHER WITH THE ASSOCIATION'S GOVERNING DOCUMENTS, SHALL BE FILED WITH THE CITY CONSISTENT WITH COLUMBUS CITY CODE 3320.15(A) (10).
14. SINGLE-FAMILY DWELLINGS MAY BE DEVELOPED ON PLATTED LOTS OR AS DETACHED CONDOMINIUMS.
15. MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE AT LEAST 10 FEET.
16. FOR THE PURPOSE OF ZONING CLEARANCE THE TAX PARCELS WHICH MAKE UP THIS SITE SHALL BE CONSIDERED AS ONE OVERALL DEVELOPMENT.
17. PARKING IS NOT TO BE ALLOWED ANYWHERE BUT IN GARAGES, AS DESIGNATED ON THE SITE PLAN, ON STREETS AS SET FORTH IN NOTE 10 ABOVE, AND IN DRIVEWAYS WHERE APPLICABLE. THERE WILL BE NO PARKING ALLOWED IN ALLEYS. IN CONJUNCTION WITH NOTE 10 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.
18. THE OWNER, DEVELOPER AND OR THE ASSOCIATION OF HOMEOWNERS MUST ESTABLISH AND MAINTAIN AN AGREEMENT(S) WITH PRIVATE TOWING COMPANY(S), WHICH AGREEMENTS 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, TEC., AS THE ASSOCIATION DETERMINES, SO

LONG AS AT LEAST ONE SUCH AGREEMENT SHALL ALWAYS AT ALL TIMES BE IN FORCE FOR THE PURPOSES OF ENFORCEMENT/REMOVAL/TOWING AS REQUIRED ABOVE. TOWING AGREEMENTS SHALL BE FILED WITH THE DIVISION OF FIRE, FIRE PREVENTION BUREAU UPON EXECUTION OF CONTRACT.

19. 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.
20. THERE SHALL BE ONE STREET TREE PER RESIDENTIAL UNIT FOR STANDARD LOTS AND ONE STREET TREE PER FRONTAGE FOR CORNER LOTS.
21. THE DEVELOPER SHALL INSTALL A WESTBOUND LEFT TURN LANE ON HAYDEN RUN ROAD FOR THE PROPOSED DEVELOPMENT SUBJECT TO REVIEW & APPROVAL BY THE DIVISION OF TRANSPORTATION. DEVELOPER SHALL ALSO MAKE NECESSARY MODIFICATIONS TO THE TRAFFIC SIGNAL AT HAYDEN RUN ROAD & CAMDEN PLACE DRIVE ALSO SUBJECT TO APPROVAL BY THE DIVISION OF TRANSPORTATION.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2005**

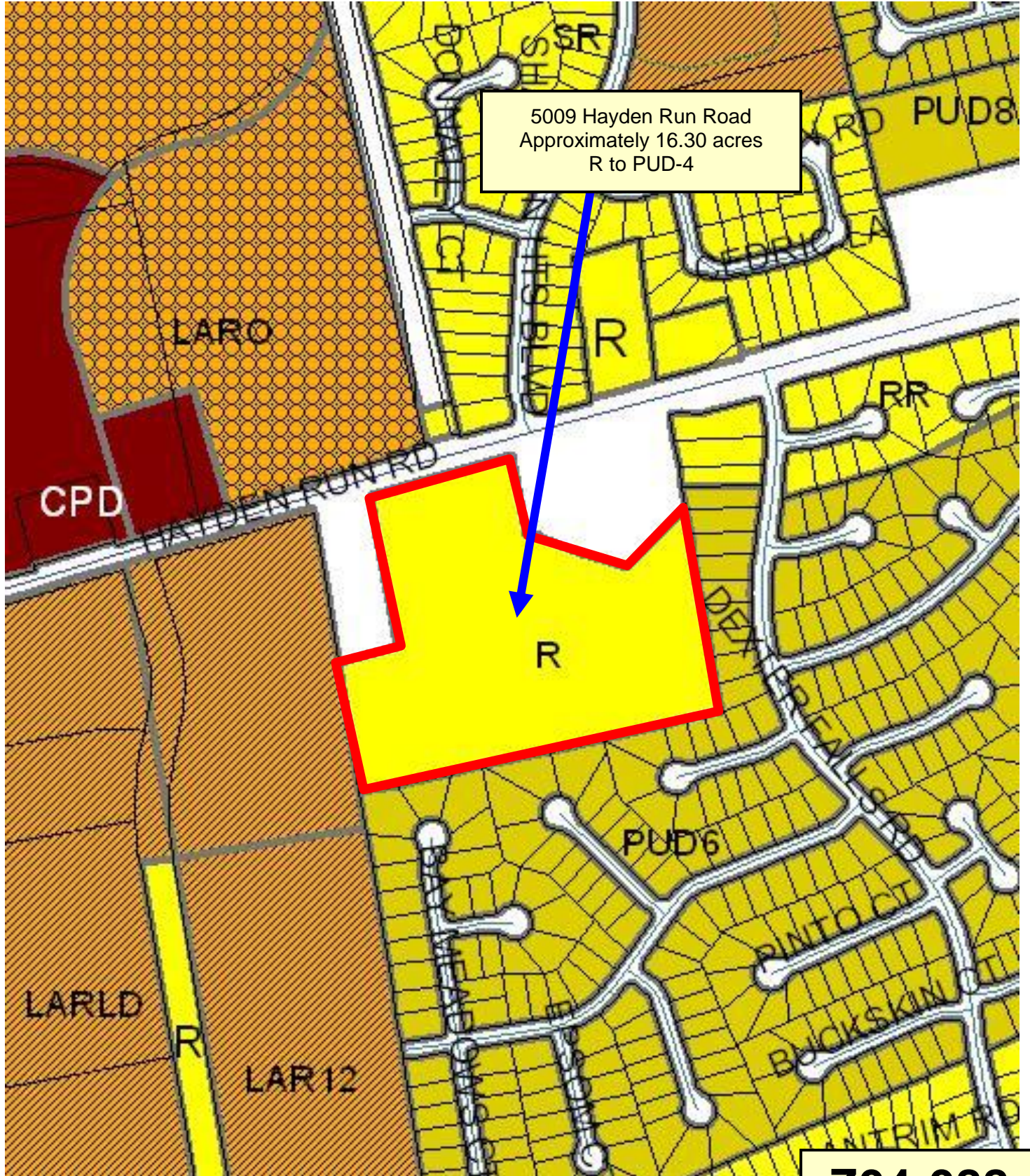
- 5. APPLICATION: Z04-088**
- Location:** **5009 HAYDEN RUN ROAD (43221)**, being 16.30± acres located on the south side of Hayden Run Road opposite the terminus of Camden Place Drive (010-262373).
- Existing Zoning:** R, Rural District.
- Request:** PUD-4, Planned Unit Development District.
- Proposed Use:** Single-family residential development.
- Applicant(s):** Three Rocks, LLC.; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Richard J. and Sandra Candela; 4999 Hayden Run Road; Columbus, OH 43221.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 16.30± acre site is currently zoned in the R, Rural District and is developed with a single-family dwelling. The applicant is requesting the PUD-4, Planned Unit Development District to develop a maximum of 48 single-family dwellings on private streets with a net density of 2.94 units per acre. A total of 1.56± acres of open space is provided, including a conservation easement to protect *Hayden Run*.
- Multi-family residential development zoned in the L-AR-O, Limited Apartment Residential Office District across Hayden Run Road, and single-family dwellings in Norwich Township are located north of the site. A single-family subdivision zoned in the PUD-6, Planned Unit Development District is located east and south of the site. Multi-family residential development zoned in the L-AR-12, Limited Apartment Residential District is located west of the site.
- The PUD-4 development plan and associated notes provide development standards that address street alignments, a temporary sales office, sidewalks, decorative street lamps, open space, building setbacks, parking restrictions, street trees, a 25-foot tree preservation area along the east, south, and west property lines, and a provision for the Board of Zoning to hear any and all variance requests to the PUD plan.
- The *Columbus Thoroughfare Plan* identifies Hayden Run Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

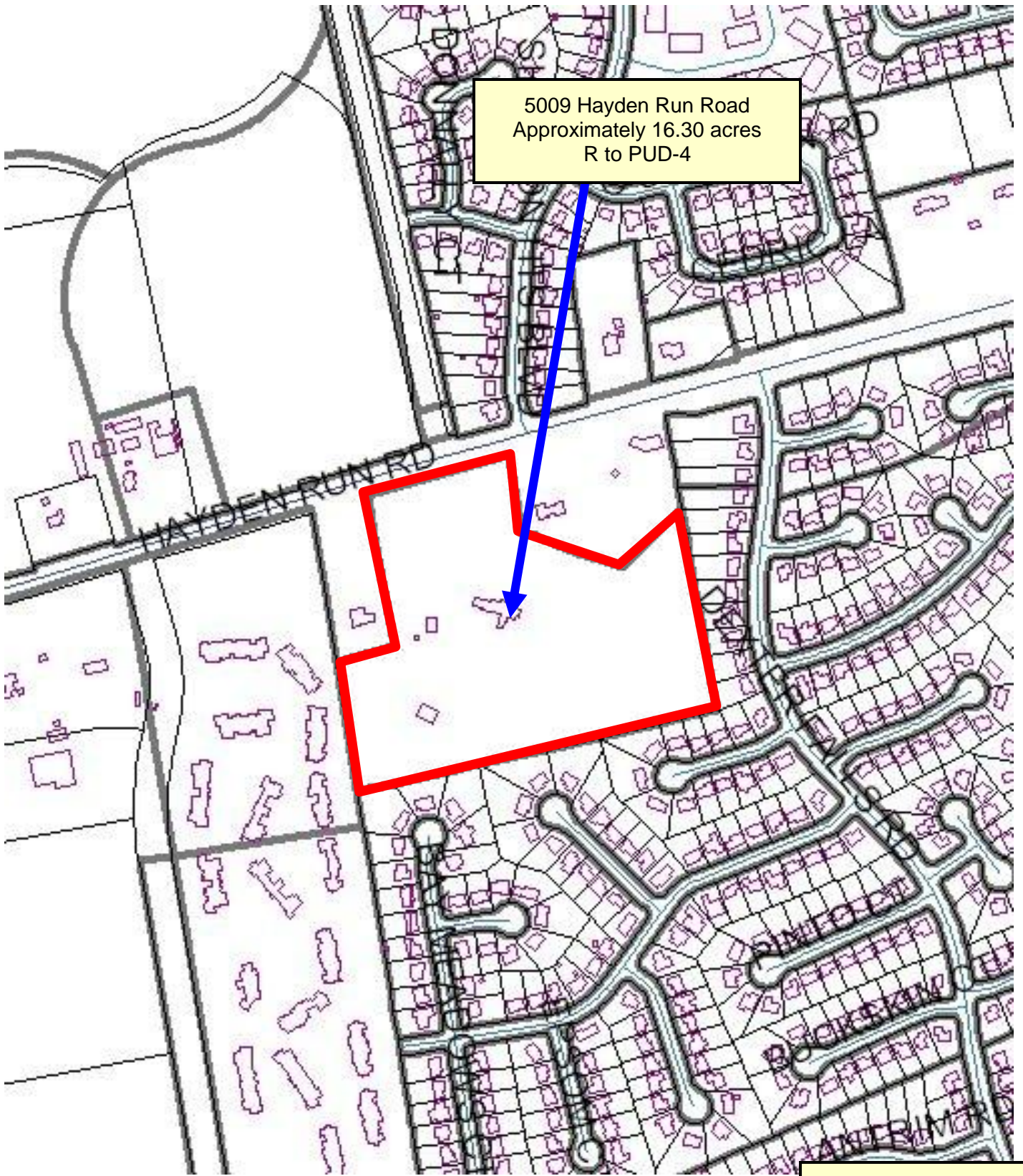
CITY DEPARTMENTS' RECOMMENDATION: **Disapproval. The Applicant is requesting the PUD-4, Planned Unit Development District to develop a maximum of 48 detached single-family dwellings on private streets with a proposed net density of 2.94 units per acre. The PUD plan and notes include 1.56± acres of open space and a conservation easement to protect *Hayden Run*, and provide customary development standards such as sidewalks, decorative street lamps, parking restrictions, street trees, and a 25-foot tree preservation area along the east, south, and west property lines. Although the requested PUD-4, Planned Unit Development District is consistent with the zoning and development patterns of the area, the necessary transportation commitments have not been finalized. Staff would like more time to work out the transportation commitments and will not recommend approval until these commitments are finalized.

**Transportation commitments were finalized to the satisfaction of the Transportation Division; therefore the City Departments' recommendation is for Approval.



5009 Hayden Run Road
Approximately 16.30 acres
R to PUD-4

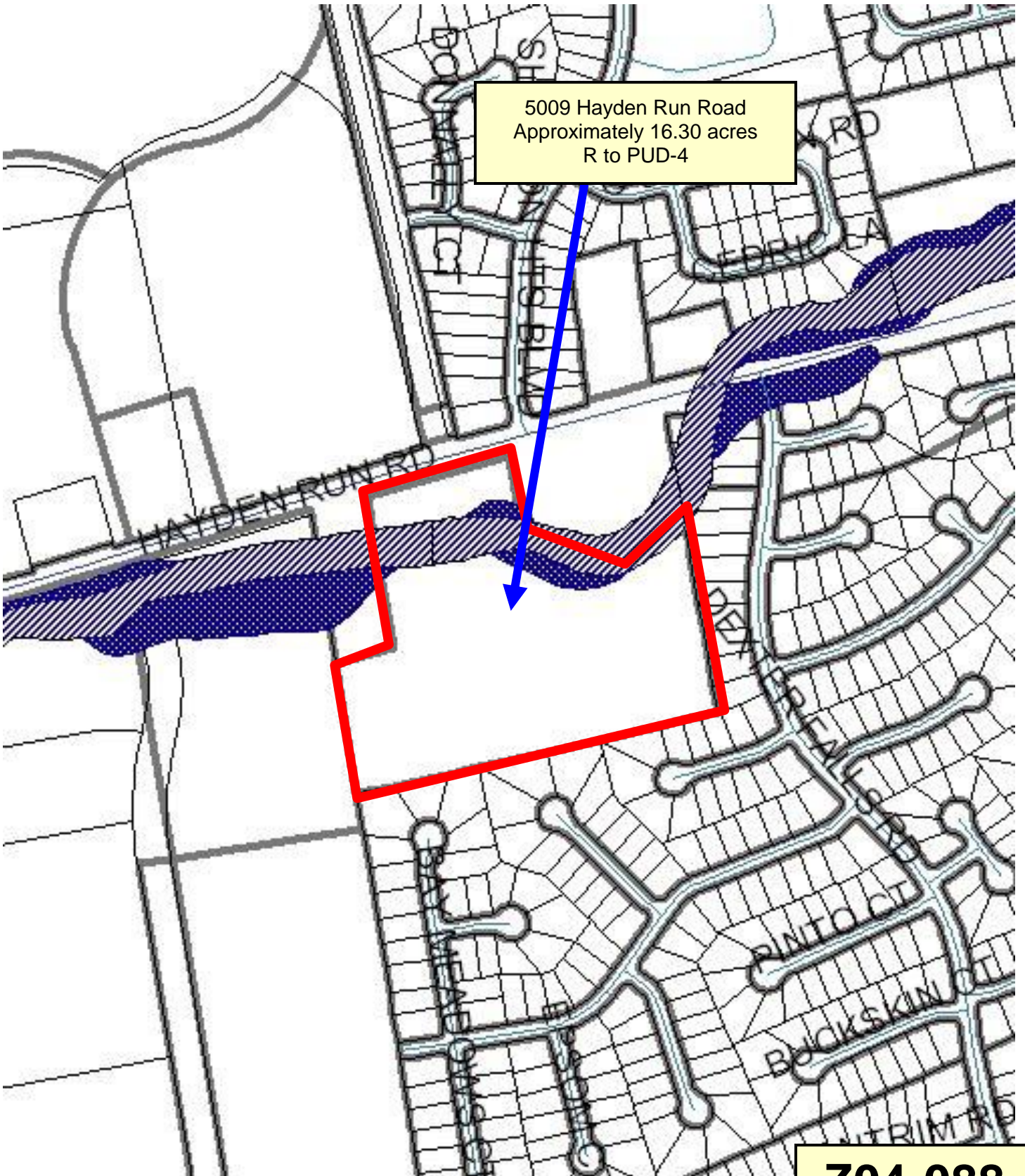
Z04-088



5009 Hayden Run Road
Approximately 16.30 acres
R to PUD-4

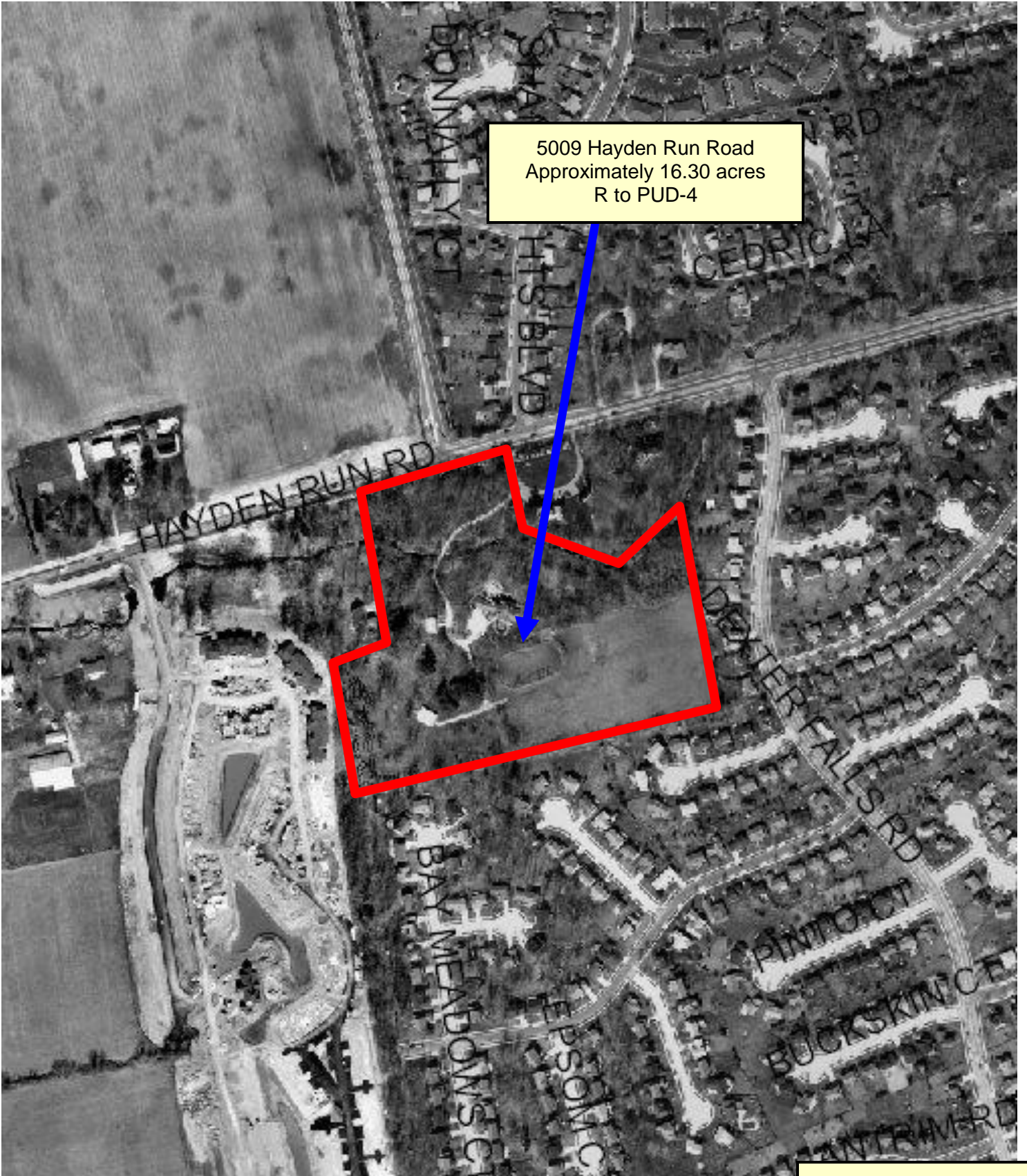
Z04-088

5009 Hayden Run Road
Approximately 16.30 acres
R to PUD-4



Z04-088

5009 Hayden Run Road
Approximately 16.30 acres
R to PUD-4



Z04-088



November 15, 2004

Maureen Lorenz
Landscape Architect
Columbus Recreation & Parks
200 Greenlawn Avenue
Columbus, Ohio 43223-2693

RE: **Candela Property**
5009 Hayden Run Road

Dear Maureen,

Thank you for taking the time to meet with Don Plas and I this morning to review the above referenced project. Please accept this letter as confirmation of the items we discussed:

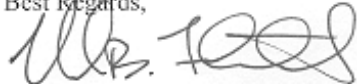
1. A conservation easement will be established south of the creek. This easement southern boundary will be the greater distance from the creek established by the 50' setback from the top of bank or the boundary of the 100 Year Floodplain. A construction fence will be installed 10' into this easement area to limit construction related interference.
2. A conservation easement will be established north of the creek and will extend north to the property boundary along Hayden Run Road. This easement area shall exclude the area required to build and maintain the access road including a new bridge (including slope area for the bridge and road), sidewalks, utilities, and entry signage the will be located within this overall area. Note: Clearing required for line of sight by the City of Columbus Division of Traffic & Engineering will be permitted.
3. A stewardship plan will be established to control the maintenance standards and guidelines for the conservation areas. This agreement shall allow for the Columbus Recreation and Parks Department and the owner or Homeowner's Association to revisit the stewardship plan at five year intervals.
4. Clearing required to install utilities in the conservation easement area to the proposed development will be permitted.
5. The Parkland Dedication Fee shall be \$33,750.00 This is based upon 44 units (47 total less 3 allowed) which leads to a requirement of .6 acres. This total was reduced by 25% due to the credit for provided the conservation

Elford Development, Ltd.

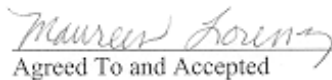
easements. A net requirement of .45 acres at an estimated cost of \$75,000.00 per acre results in the determined fee.

We look forward to working with you to make this a successful development while doing everything possible to protect the Hayden Run Creek. Please feel free to contact me at 989-5642 if you have any questions or need any additional information.

Best Regards,



Michael B. Fitzpatrick
Partner


Agreed To and Accepted

Dec 7, 2004
Date

Saved As: ED/Candela/ParksLetter111504

Elford Development, Ltd.

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 # 204-088

Being first duly cautioned and sworn (NAME) Aaron L. Underhill
of (COMPLETE ADDRESS) 37 West 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, Z ip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Richard J & Sandra R Candela 4999 Hayden Run Road Columbus, OH 43221	2. Three Rocks LLC 1220 Dublin Road Columbus, OH 43215-1008
3.	4.

SIGNATURE OF AFFIANT

Aaron L. Underhill

Subscribed to me in my presence and before me this 29th day of April, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Paula V. Price

My Commission Expires:



PAULA V. PRICE
Notary Public, State of Ohio
My Commission Expires 07-18-07

This Project Disclosure Statement expires six months after date of notary action.

Notary Seal Here