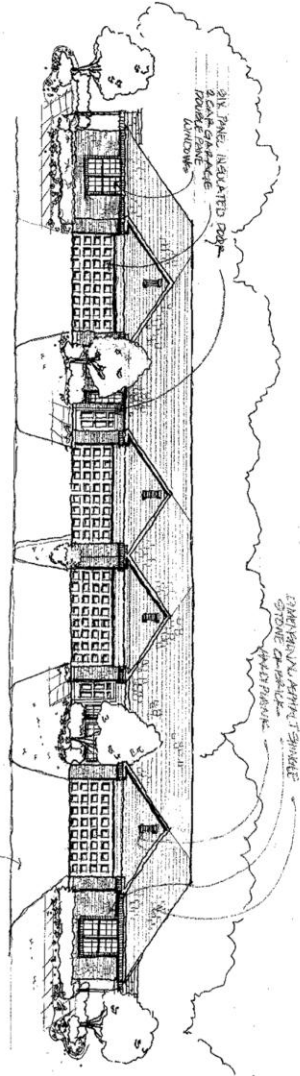
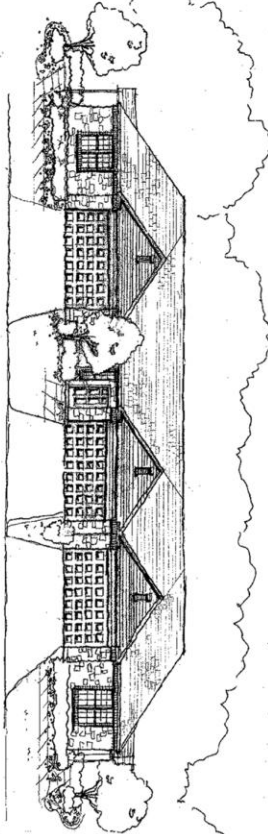


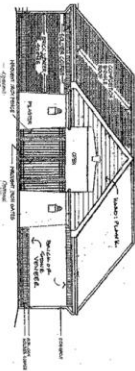
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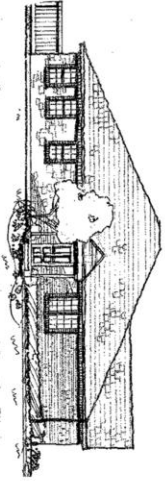
Elevation: 4-Unit Front Facade:
 Facade may be brick or stone
 Subject to final design



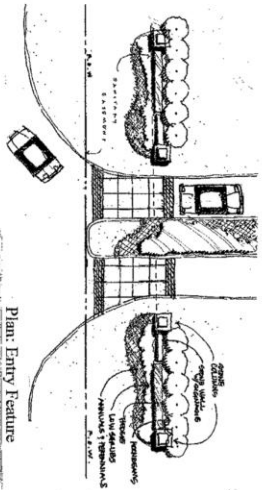
Elevation: 3-Unit Front Facade:
 Facade may be brick or stone
 Subject to final design



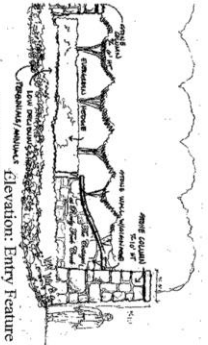
Elevation: Clubhouse Front Facade:
 Facade may be brick or stone
 Subject to final design



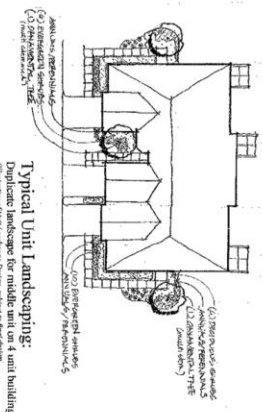
Elevation: Side Facade:
 Facade may be brick or stone
 Subject to final design



Plan: Entry Feature



Elevation: Entry Feature



Typical Unit Landscaping:
 Duplicate landscape for middle unit on 4 unit building
 Subject to final design

Donald Pank, Attorney for the Applicant



APPROVED BY
EMH
 ENGINEERING & ARCHITECTURE
 1125 N. BROADWAY
 COLUMBUS, OHIO 43260
 PHONE: 614.220.1234

DATE: APRIL 14, 2004
 DRAWING NO.: 11-25-03
 SCALE: AS SHOWN

203-058
 2

PUD NOTES

- 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 all on-site streets shall be private streets. Other than the community center building, buildings will contain a mixture of three (3) or four (4) dwelling units, with a maximum of 63 total dwelling units. Applicant may adjust unit content of individual three (3) and four (4) unit buildings depicted hereon in the final engineering process, subject to the maximum permitted total units and no individual building exceeding four (4) units.
- 2) The development depicted on the PUD drawings is illustrative of the planned development, but is subject to adjustment and modification with final engineering and final design. The pool may be developed at developer's option. Building footprints and elevations are subject to adjustment with final design. Patios/decks are illustrated on each condominium unit, but the illustration is not intended as a specific commitment that all or any of the condominium units will have a patio/deck area nor is the illustrative depiction intended to commit to a specific size or location of the patios/decks.
- 3) Perimeter building setbacks shall be provided as depicted on this PUD plan. 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 line(s) other than the current, existing perimeter property line of the 15 +/- acre tract. Perimeter yard shall only be applicable to the current perimeter property lines of the current 15 +/- acre tract. If the Rocky Fork Creek Floodplain is conveyed in whole or in part to the City of Columbus, there shall be no perimeter yard setback applicable to any new property line created as a result of such conveyance. The west perimeter yard shall be based on the current west property line of the 15 +/- acre tract regardless of any future conveyance of the floodplain, in whole or in part, to the City of Columbus and any resulting new west property line. Entrance features, including masonry columns and/or walls and plant material, exceeding six (6) feet in height, may be located in the Warner Road building setback at a minimum setback of ten (10) feet from the Warner Road right of way, as measured fifty (50) feet from centerline.
- 4) Open Space shall be provided with the preservation of the Rocky Fork Creek floodplain, 100' wide Tree Preservation Corridor, both as depicted on this Plan, and other setback/open space areas depicted on this plan. Applicant may elect to convey all or part of the Rocky Fork Creek Floodplain to the City of Columbus. If the floodplain, in whole or in part, or any other portion of the site, is conveyed to the City of Columbus, the site shall still be deemed to be in compliance with all aspects of this PUD plan, including all yard, density and open space requirements, regardless of the conveyance to the City of Columbus, and shall specifically not be considered or treated as being non-conforming to any development standard depicted hereon or required herein. Walking paths, benches, gazebos or similar amenities may be placed on the site, including in open space areas. Open space areas are intended to be maintained in their natural state, but normal and customary maintenance, including removal of dead or dying plant material and any plant material that presents a danger to any building, may be removed. No conveyance of floodplain shall occur until after a Certificate of Zoning Clearance for the entire PUD development has been issued.
- 5) Building elevations are depicted on Sheet 2 of these PUD drawings. The building elevations and materials are illustrative of the planned buildings, but are subject to minor changes with final engineering and final design. Exterior building materials of the condominium buildings shall primarily be brick or stone. Hardi-Plank or comparable material may be used on roof gable areas. Other materials, such as vinyl siding and aluminum may be used on soffit, fascia and door and window trim or comparable areas. The Minimum Net Floor Area for Quarters, as defined in Section 3303.47, shall be 1,400 square feet. Each dwelling unit shall have a two (2) car garage.

- 6) 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 20 feet from the edge of pavement of the internal street.
- 7) Street trees shall be planted along Warner Road at the rate of one (1) street tree for every 40 lineal feet. Trees may be grouped around entrance points and to fill in gaps in existing plant material along Warner Road. Street trees shall be a minimum 2 ½" caliper at time of planting and the type of tree shall be approved by the City Forester for street tree use.
- 8) Both entrances from Warner Road will be designed with landscaping and masonry columns to create an attractive entrance feature. Columns will be designed utilizing brick or stone to match primary building materials and coordinate architectural design. Signage may be placed at the entrances and shall be coordinated with the entrance features. Entrance features depicted on Sheet 2 of the PUD drawings are illustrative of an entrance feature concept, but not specifically binding.
- 9) The development shall comply with the Parkland Dedication Ordinance (PDO). If any portion of the site is conveyed to the City of Columbus related to the PDO, the site shall still be deemed to be in compliance with all aspects of this PUD plan, including all yard, density and open space requirements, regardless of the conveyance, to the City of Columbus. Applicant plans to convey the 100 year flood plain to the City of Columbus to satisfy the requirements of the PDO.
- 10) The PUD plan anticipates and provides for the dedication of Warner Road right of way totaling fifty (50) feet from centerline of Warner Road. If the City of Columbus acquires right of way for Warner Road exceeding fifty (50) feet from centerline in the future, this PUD shall be considered to be in compliance with all aspects of the PUD, including setback, yards, open space and density, regardless of right of way acquisition exceeding fifty (50) feet from centerline, and shall specifically not be considered or treated as being non-conforming to any development standard depicted hereon or required herein.
- 11) Utility crossing(s) may be required across perimeter setback/open space/buffer areas and shall be permitted for provision of utilities to the site.
- 12) Refuse collection shall be provided by private hauler. All residents shall have a private refuse container.
- 13) Site lighting shall utilize fully shielded, cut-off light fixtures, other than as noted. Building mounted lighting shall be provided by wall mounted fixtures, such as coach lights, attached to the condominium units. Pole mounted yard light(s) using a cut-off or lantern style fixtures, may also be provided adjacent to vehicular/pedestrian access areas to the condominium units. Pole mounted lights for the condominium units shall be not exceed nine (9) feet. The community center/pool area may have pole mounted lighting, but lighting shall be no higher than fourteen (14) feet and shall use a lantern-style or cut-off style fixture. All external building mounted light fixtures shall be the same or similar for consistency in appearance and style. Ground mounted lighting, such as at or around the entrance feature(s)/identification signage shall be landscaped and shielded from view from off the property and to screen glare from the lighting.
- 14) 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. Any variance to the applicable requirement of the Graphics Code shall be submitted to the Columbus Graphics Commission.
- 15) The Columbus Board of Zoning Adjustment shall be the body to hear 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.

North Buffer to be landscaped with a combination of deciduous trees and shrubs to infill gaps in existing tree row. Additional landscaping shall be provided to meet 75% opacity in gap areas. Deciduous trees shall be a minimum of 2½" caliper at installation. Evergreen trees shall be a minimum of 5-6' at installation. Shrubs shall be a minimum of 24" height at installation. Trees and shrubs should be native to Ohio and generally include maple, serviceberry, birch, redbud, dogwood, hawthorn, ash, locust, sweet gum, oak, willow, viburnum, pine, hemlock and spruce.

ORD0355-2004

East Buffer to be landscaped with a combination of evergreen and deciduous trees at a ratio of 4 evergreen trees and 2 deciduous trees per 100 linear feet of buffer. Evergreens shall be a minimum of 5-6' high and deciduous trees shall be a minimum of 2 1/2" caliper at installation.

145

141

PUD SITE DATA
5500 Warner Road, Columbus, OH

TAX DISTRICT/PARCELS: 010-258161, 258162, 258163, 258164, 258165, 258166, 258167

EXISTING ZONING: R, Rural
PROPOSED ZONING: PUD-6, Planned Unit Development

PROPOSED USE: Condominiums (63)

TOTAL ACREAGE 15.652+ Acres
Right of Way Dedication – Warner Road: 0.509+ Acres
Net Acreage: 15.143+ Acres

DENSITY:
Total: 63 Condominium Dwelling Units
Density: 4.16 dwelling units/acre

OPEN SPACE:

Required Open Space: 1.16+ acres (800 sq ft/unit)
Provided Open Space: 4.00+ acres

PARKING:

Required: 2 spaces per dwelling unit
Provided: 2 garage spaces per dwelling and 2 stacked spaces in driveway of each dwelling unit
25 guest parking spaces

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2003**

- 17. APPLICATION: Z03-058**
Location: **5500 WARNER ROAD (43081)**, being 16.17± acres located on the north side of Warner Road, 650± feet east of the Hamilton Road extension. (010-258162)
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Single-family and two-family residential development.
Applicant(s): Portrait Homes; c/o Donald Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): Dick and Clover Prusok, et. al.; c/o Donald Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Planner: John Turner, 645-2485; jmturner@columbus.gov

BACKGROUND:

- The 16 acre property is undeveloped and zoned in the R, Rural District since annexation in 2001. The applicant requests the PUD-6, Planned Unit Development District to develop a total of 63 units, at a gross density of 4.16 units per acre.
- To the south of the site across Warner Road is a similar development consisting of 88 multi-family units at a gross density of 4.5 units per acre zoned in the PUD-6, Planned Unit Development District and undeveloped land in the L-AR-12, Limited Apartment Residential District. A single-family subdivision lies to the north and east of the site, zoned in L-R-2 District. To the west, at the intersection of Warner and Hamilton Roads is an undeveloped parcel recently zoned to the CPD, Commercial Planned Development District.
- As illustrated in the submitted PUD-6 Site Plan, the proposed development will consist of 20 3- and 4-unit buildings. The building elevations are depicted in the enclosed building elevation drawings. The Rocky Fork Creek bounds to the west, portions of the stream and floodplain are reserved within the open space required in the PUD-6 District standards. A 100' preservation buffer runs along a drainage way located toward the middle of the site. The applicant is required to install landscaped buffer within a 30' setback along the north and east property lines.
- The site lies within the boundaries of the Rocky Fork-Blacklick Accord. The applicant attended the November 20th Rocky Fork-Blacklick Accord Implementation Panel receiving a recommendation of Conditional Approval. The conditions included additional lighting and landscaping standards, as noted on the attached summary of the meeting minutes. Staff is reviewing the attached site plan (received on

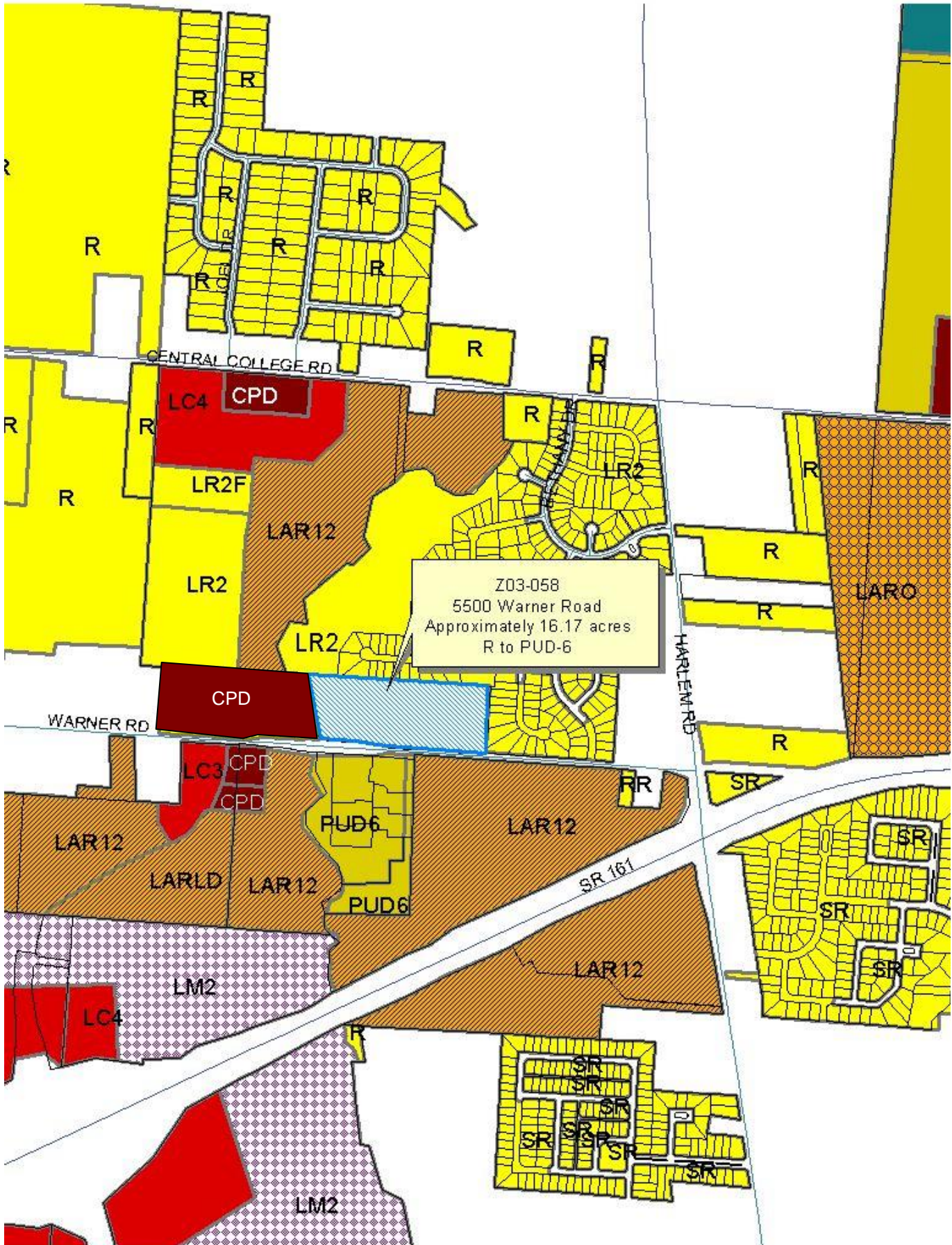
ORD0355-2004

December 1st) to ensure compliance to the Panel conditions. A finalized report will be made available at the Development Commission Meeting. Although the site is identified as Rural Residential within the *Rocky Fork-Blacklick Accord Plan (2001)*, the pending 2003 update recommends Village Residential land-uses—a more appropriate land-use recommendation in consideration of the recent zoning activity along this portion of Warner Road. A copy of the 2003 update and check list for plan compliance reviewed at the November RFPA Meeting are attached.

CITY DEPARTMENTS' RECOMMENDATION: **Approval.

The applicant request the PUD-6, Planned Unit Development District to develop 63 dwelling units within 20 3- and 4- unit buildings. The site is located along a portion of Warner Road, just east of the Warner-Hamilton Road intersection zoned for multi and single-family land uses. The site lies within the boundaries of the Rocky Fork-Blacklick Accord, the applicant received a recommendation of conditional approval from the Rocky Fork-Blacklick Accord Implementation Panel. The recommendation is conditional until Staff has completed its review of the most recent site plan for consistency with the Accord Panel's conditions.

** Staff to the Rocky Fork-Blacklick Accord Panel approved the final site plan for consistency with the Accord Panel's conditions, changing the recommendation from "Conditional Approval" to "Approval".



ORD0355-2004

Hamilton Road

Warner Road

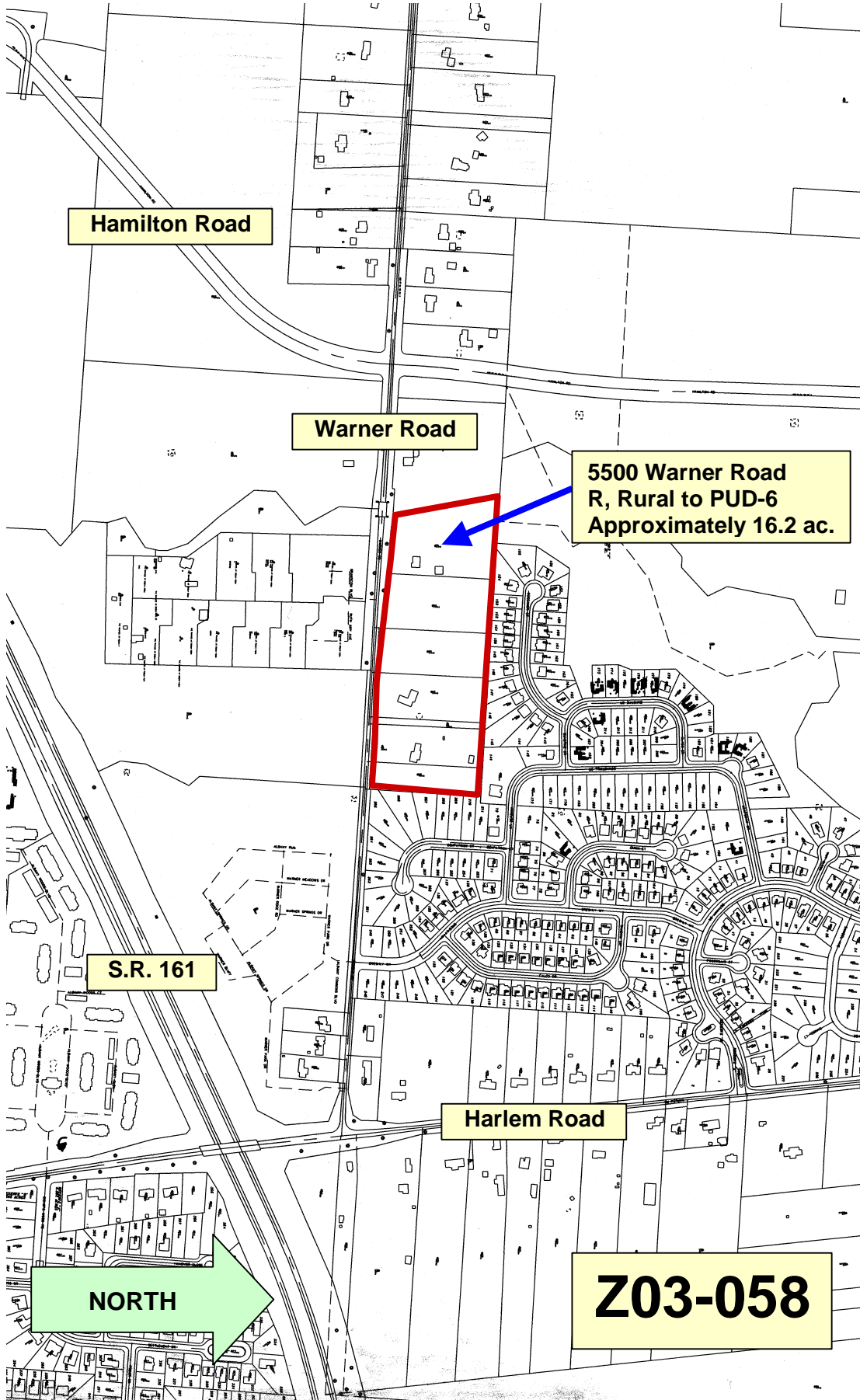
5500 Warner Road
R, Rural to PUD-6
Approximately 16.2 ac.

S.R. 161

Harlem Road

NORTH

Z03-058



ORD0355-2004

ROCKY FORK - BLACKLICK ACCORD RECORD OF PROCEEDINGS 2

- (particularly items 3.2.1 and 3.2.2);
- 4) That the developer comply with the City of Columbus regarding the establishment of a Tax Increment Financing district for the area;
 - 5) That lighting issues be resolved to the satisfaction of staff (checklist items 3.3.4, 3.3.5, 3.3.6)

MOTION BY: Olmstead / seconded by Pewitt
RESULT: Approved. (6-0)

3. 5500 Warner Road (Z03-058)

Notes: Neighbor Bob Hanley commented:
• Not enough buffer along the northern boundary

MOTION: Approve with the following conditions:
1) That the Accord checklist issues are addressed to the satisfaction of staff (particularly items 3.3.4, 3.3.5 and 3.3.6); and
2) That landscape buffering at the northern property line has 75% opacity with a mix of deciduous and evergreen plantings, to the satisfaction of staff.

MOTION BY: Show / seconded by Carleton
RESULT: Approved. (6-0)

4. 4955 Central College Road (Z03-104 revision to Z01-090 & Z03-009))

Notes: D. Olmstead asked:
• What are "blank" yellow areas? Applicant responds that those areas are left to allow flexibility but are currently considered as open space

MOTION: Approve with the following conditions:
1) That the applicant participate in the infrastructure funding mechanism developed by the City of Columbus for the area; and
2) That this approval is contingent on the approval of the RFBA Update Plan by the Columbus City Council and the New Albany Village Council.

MOTION BY: Geiger / seconded by Pewitt
RESULT: Approved. (6-0)

*introduction for the...
the original...
...part*





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 # 203-058

Being first duly cautioned and sworn (NAME) Donald Plank, Esq. c/o Shuler, Plank & Brahm
of (COMPLETE ADDRESS) 145 E. Rich 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 and their mailing addresses:

| NAME | COMPLETE MAILING ADDRESS |
|---|---|
| <u>Dick R. and Clover Prusok</u> | <u>5500 Warner Road, Westerville, Ohio 43081</u> |
| <u>Ralph D. and Donna Hinton</u> | <u>5600 Warner Road, Westerville, Ohio 43081</u> |
| <u>Mary A. Metzger</u> | <u>5380 Warner Road, Westerville, Ohio 43081</u> |
| <u>JOMAR Partnership c/o Donald Plank, Esq.</u> | <u>145 E. Rich Street, Columbus, Ohio 43215</u> <u>(Shuler, Plank & Brahm)</u> |
| <u>Portrait Homes c/o Steve Barnard</u> | <u>5850 Venture Drive, Suite B, Dublin, Ohio 43017</u> |
| | |
| | |
| | |
| | |

SIGNATURE OF AFFIANT Donald Plank
Subscribed to me in my presence and before me this 18th day of November, in the year 2003
SIGNATURE OF NOTARY PUBLIC Stacey L. Danza
My Commission Expires: 11-5-08

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