

- 1) Permitted Uses and Development Standards shall be as established in Chapter 1112, Residential Districts, on the PLD Plan drawings. The site will be developed with a minimum of ten (10) detached single-family dwellings and a minimum of ten (10) detached single-family dwellings. The minimum number of units shall be as shown on the PLD Plan drawings. The minimum number of units shall be as shown on the PLD Plan drawings. The minimum number of units shall be as shown on the PLD Plan drawings.
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**REVISED DEVELOPMENT PLAN**

# Slaty Hollow

FOR

## Single Family Condominiums

Z05-019B

**PROPOSED CON:**

**Compass HOMES**

6337 OLD ROCK SILE LAKE  
Plym (614) 885-4300

**PREPARED BY:**

**WATSON**

CONSULTING ENGINEERS & SURVEYORS  
603 SW 24th Avenue  
Plym (614) 414-7279

**PLD SITE DATA**

PA DISTRICT/PARCELS: 580-234515, 580-234517, 580-234519  
ADDRESS: 3559 West Henderson Road, Columbus, OH  
EXISTING ZONING: R-Rural District  
PROPOSED ZONING: PLD-4 Planned Unit Development  
PROPOSED USE: Ten (10) Detached Single Family Dwellings (Condominiums)

TOTAL ACREAGE: 2.224 Acres (Henderson Road ROW including 30' from CL, owned by City of Columbus, Instrument #20060217001749)

DENSITY: 10 Detached Single Family Dwellings (Condominiums) Density (DU): 3.67 Dwelling Units /Net Acre

OPEN SPACE: Open Space Required @ 600 sq ft per unit, 0.144 Acres  
Open Space Provided (4x-20' Buffer) 0.144 Acres

PARKING: 2 spaces per dwelling unit  
Provision: 20 spaces provided in driveway of each dwelling unit

STREET TREES: A minimum of ten (2) Street Trees per Dwelling Unit along the Internal Street and (2) Street Trees @ 40 feet CL along Henderson Road. The Street Trees on the Internal Street shall be each other or offset.

NOTE: This drawing is a final plan that depicts the proposed site development, but does not reflect the full site engineering. While this plan is subject to review and approval by the City of Columbus, the plan is subject to review and approval by the development director or design, upon submission of appropriate data regarding the proposed development.

LOCATION MAP

April 7, 2014

Thomas L. Hart, Esq., Attorney for Applicant

4-24-14

Date

**PUD NOTES (as revised 4/24/2014 for Zoning Amendment Process)****3558 West Henderson Road – Compass Homes, Slaty Hollow****Z05-019A**

- 1) Permitted Uses and Development Standards shall be as established in Chapter 3332, Residential Districts, as applicable to the R-2, 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 a maximum of ten (10) detached single-family dwellings without lots as condominium dwelling units offered for sale. The condominium units will not be on separate lots and no lots shall be required. All dwelling unit owners shall be required to participate in a condominium association for the development. All on-site streets shall be private streets. Vehicular access to the site shall be provided from West Henderson Road.
- 2) The development depicted on the PUD drawing is illustrative of the planned development and is subject to adjustment and modification with final engineering and final design. Specific building footprints are illustrative, and subject to adjustment and modification within the approved building envelope based on buyer preferences, site conditions and final design and engineering, but all buildings will be detached single-family dwellings and all dwellings shall have either front-load or side-load garages, generally as depicted on the land plan, but subject to buyer preferences at the time of sale. Front load garages must be located at least thirty (30) feet from the curb and may not protrude more than four (4) feet from the front of the building. Front load garage doors shall be carriage style in appearance. All condominium units are permitted patios, porches (open or enclosed) and/ or decks.
- 3) Minimum perimeter building and pavement setbacks shall be: Building Lines-West Henderson Road-75 feet, Parking/Vehicular Pavement setback from West Henderson Road-75 feet, Building setback from the present perimeter property lines - min. 15 feet. The perimeter building setback lines shall also establish and satisfy all rear yard requirements. Pavement setback shall not apply to the Henderson Road sidewalk or internal walks. The building setback from the internal private street shall be twenty (20) feet, except as noted on the PUD Plan.
- 4) Open Space shall be provided as depicted on this PUD plan. Open Space Area A shall be planted with annual Rye grass following completion of grading. Planting in Open Space Area A & B shall correspond to the "Entrance Landscaping Plan", as depicted on sheet 2. Developer shall preserve trees of 6" caliper or greater in Open Space Area A & B as depicted on this Plan. Other trees may be preserved at developers' discretion subject to actual house footprint, placement and grading requirements. Orange construction fencing shall be placed to delineate the boundary(s) of tree preservation areas prior to starting site grading.
- 5) Stack parking in the driveway of a condominium unit shall be permitted, subject to no parked vehicle blocking or in any way obstructing the sidewalk parallel to the internal private street.
- 6) Street or ornamental trees shall be planted along the internal private street at the rate of not less than two (2) per condominium unit. The trees shall be planted on both sides of the private street at approximately 40 feet on center and may be aligned on opposite sides of the street, or off-set. Trees shall meet the following minimum requirements at time of planting, except where trees are noted as being a larger size at planting: Street trees - minimum 2 ½" caliper, Ornamental trees - 1 ½" caliper, Evergreen Trees 5-6 height. Weather permitting, dead or diseased plant material required by this text shall be replaced within 6 months.
- 7) Street trees shall be planted along West Henderson Road at the rate of approximately one (1) tree per 40 lineal feet. Street tree planting shall be incorporated into the ten (10) foot wide public easement or within the right of way, if permitted.
- 8) The "Minimum Net Floor Area for Living Quarters", as defined in Section 3303.13, Letter M, Columbus Zoning Code, shall be 1,500 square feet per condominium unit. Each condominium unit shall include not less than a 2 car attached garage.
- 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) All residents shall utilize city refuse services.
- 12) Site lighting shall utilize fully shielded, cut-off light fixtures or decorative luminaire-style 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. All lighting along the private streets and any common area lighting 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) An Entrance feature consisting of low walls and/or fencing and additional landscaping shall be permitted in Open Space Area A & B, as depicted on sheet 2, "Entrance Landscaping Plan", and may include a gated entrance at developers' option. Sidewalks and curb lines as depicted on the "Entrance Landscaping Plan" may be adjusted based on City of Columbus engineering requirements. If lighting is provided on the entrance feature, it shall be for the purpose of accent lighting only and the lighting shall consist of low ground mounted fixtures that are fully shielded from view with landscaping or other materials.

15) The private streets shall be designed with a minimum pavement width of 22 feet. The private street shall have curb on both sides of the pavement.

a. Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. They shall include that parking be limited to one side of the street where street widths are less than 26 ft., no parking shall be permitted on either side of any street within 61 ft. of the midpoint of street intersections, and that there will be no parking on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted.

b. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement(s) with a private towing company(s), which authorizes the private towing company(s) to remove/tow any vehicles parked 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 owner, developer, and/or Homeowners Association determines, so long as at least one such agreement shall always, at all times be in force for the purposes of enforcements/removal/towing as required above. Towing agreements shall be filed annually with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract.

c. The owners, developer, and/or Homeowners Association 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 and alley/lanes.

d. Intersection details concerning turning radii, parking restrictions, and intersection configurations shall conform with the Fire Vehicle Access Plan.

16) A temporary sales office shall be permitted prior to the development of a model condominium unit(s).

17) Graphics shall comply with the Columbus Graphics Code, Title 33, Article 15, of the Columbus City Code in accordance with R-2, Residential district standards. Any variance to the applicable requirement(s) of the Graphics Code shall be submitted to the Columbus Graphics Commission.

18) Sidewalks shall be provided in the West Henderson Road right of way or within a public easement on the property, as directed by the Division of Transportation, unless waived in whole or part by the Public Service Department. The internal private street shall have a 4' foot wide sidewalk on one side of the private street.

19) This PUD Development is located within Flood Hazard Zone X, as shown on the Federal Emergency Management Agency Insurance Rate Map Panel Numbers 39049C0154K & 39049C0162K, effective date June 17, 2008.

20) Building materials shall be all natural materials and may include, for example, wood, stone (natural or synthetic), brick, stucco, cementitious or comparable materials.

21) A total of twenty (20) 8 - 10 foot tall evergreen trees shall be planted in or adjacent to the west setback, with particular emphasis on tree planting in the area adjacent to Lots 1-4, inclusive, of the Brynwood Subdivision to the west, as illustrated on the Plan.

22) A 6 foot wood opaque fence will be installed parallel to the west property line adjacent to Lots 1-3, inclusive, of the Brynwood Subdivision, abutting the site to the west. The fence shall be installed within the 15 foot setback area, generally at or near the property line, subject to actual field location at the time of construction.

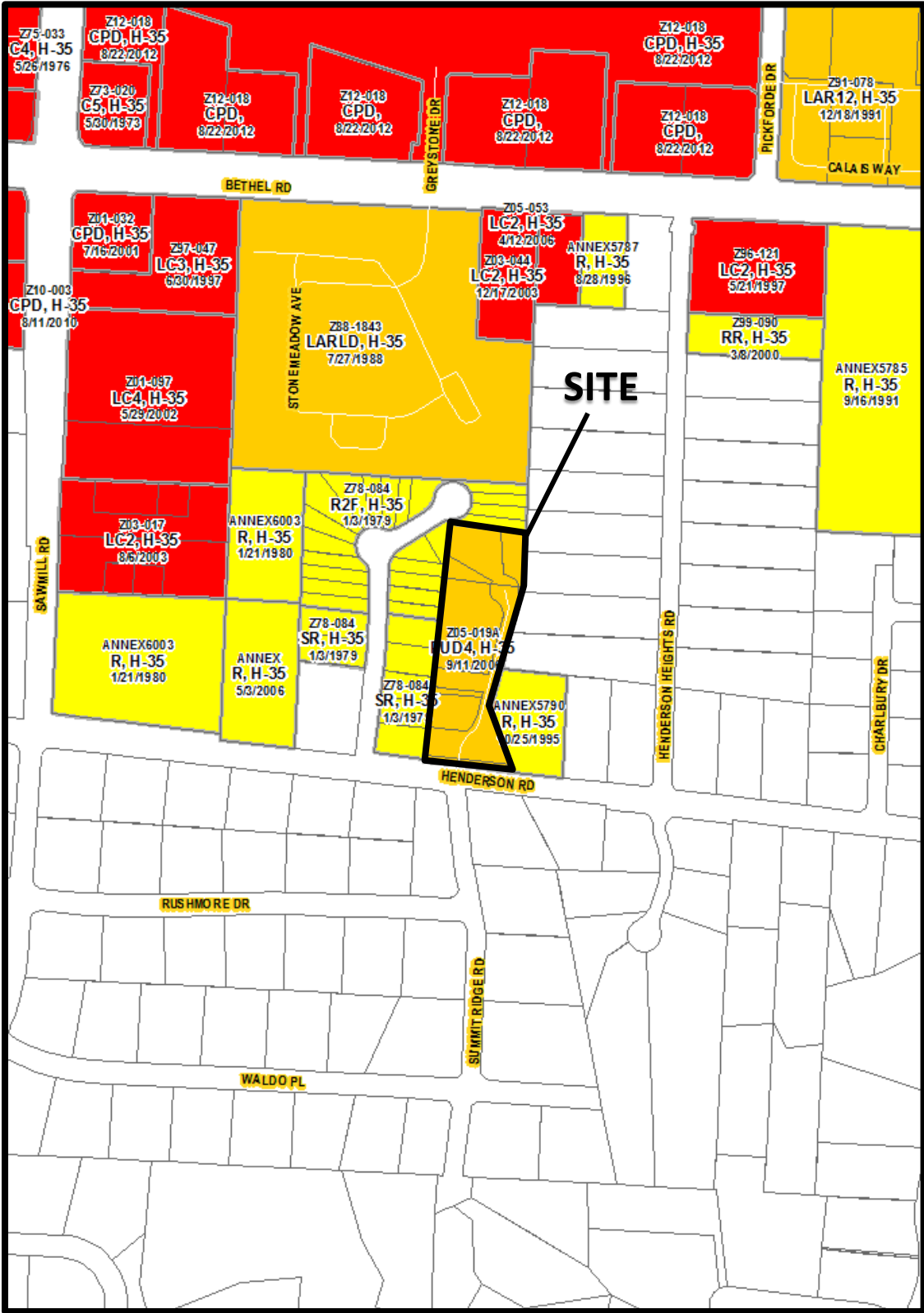
23) A minimum of 16 evergreen trees (5'-6' tall at planting) shall be planted along the east side of the internal street as depicted.

24) The 2.724 Acre property is partially located in Tax Districts 580 (Arlington) and 590 (Dublin). The tax parcels of two taxing districts cannot be combined. The 2.74 Acres depicted hereon as a single development shall be treated as a single development for all zoning purposes regardless of the tax district line.

25) Conditions/Commitments of applicant agreed to with Northwest Civic Association at 4-2-2014 meeting: The applicant builder shall do all of the following: (1) Enforce a no-build zone inside the west property line, at least far enough from the setback to be consistent with the canopies and/or drip lines of the former trees designated to be saved, and replace the former trees with deciduous saplings. House foundations shall not be placed any closer to the nine (9) trees replaced and depicted in the attached site plan exhibit, than the tree canopies and/or drip-lines that could be expected to be reached at full maturity. Nothing in the preceding sentence shall be interpreted to limit otherwise permitted accessory uses that do not threaten trees within such buildable areas; (2) Provide at least one storm water drain, conductor drain or other drainage solution from Brynwood Drive backyards (PID 580-194736-00 or PID 580-194737-00) to Slaty Hollow storm drain or retention pond, in coordination with or as otherwise approved by the City of Columbus; and (3) Remove the dead trees and brush from the perimeter, and replace any dead fill-in trees as needed in those areas specified in the original text.

April 24, 2014

 4-24-14  
Thomas L. Hart, Attorney for Applicant Date



Z05-019B  
 3558 Henderson Road  
 Approximately 2.72 acres  
 From PUD-4 to PUD-4



Z05-019B  
3558 Henderson Road  
Approximately 2.72 acres  
From PUD-4 to PUD-4



# STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number   Z05-019B  

Address   3558 W. Henderson Rd./Slatey Hollow  

Group Name   Northwest Civic Association  

Meeting Date   April 2, 2014  

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning / Zoning Amendment  
 Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)  
 Approval  
 Disapproval

**NOTES:**   See attached  

Vote   For 8 Against 0 Abstained 2  

Signature of Authorized Representative

  *Gregory A. Marietti*    
SIGNATURE Gregory A. Marietti  
  Vice-President-NWCA    
RECOMMENDING GROUP TITLE

  (614) 395-6758    
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

Attachment to Northwest Civic Association  
Standardized Recommendation Form

Conditions/Commitments of Applicant agreed to with Northwest Civic Association at April 2, 2014 meeting. The Applicant Builder shall do all of the following:

1. Enforce a no-build zone inside the west property line, at least far enough from the setback to be consistent with the canopies and/or drip-lines of the former trees designated to be saved, and replace the former trees with deciduous saplings. House foundations shall not be placed any closer to the nine (9) trees replaced and depicted in the attached site plan exhibit, than the tree canopies and/or drip-lines that could be expected to be reached at full maturity. Nothing in the preceding sentence shall be interpreted to limit otherwise permitted accessory uses that do not threaten trees within such buildable areas;
2. Provide at least one storm water drain, conductor drain or other drainage solution from Brynwood Drive backyards (PID 580-194736-00 or PID 580-194737-00) to Slatey Hollow storm drain or retention pond, in coordination with or as otherwise approved by the City of Columbus; and
3. Remove the dead trees and brush from the perimeter, and replace any dead fill-in trees as needed in those areas specified in the original text.



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 205-019B

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mark Braunsdorf, Compass Homes, Inc.  
of (COMPLETE ADDRESS) 6537 Old Ironside Lane, Delaware, OH 43015  
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

1. Mark Braunsdorf Compass Homes, Inc. 6537 Old Ironside Lane Delaware, OH 43015 (614) 885-8300; 0 Columbus employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Mark Braunsdorf

Subscribed to me in my presence and before me this 1 day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

LIZABETH A. RUSSELL

Notary Public, State of Ohio expires six months after date of notarization.

My Commission Expires May 19, 2017

Notary Seal Here



**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer