

ARCHITECTURAL SITE PLAN - BUILDING TYPES

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UNIT MIX (TOTAL UNITS - 284)	12 UNITS	1BR COTTAGE
	60 UNITS	2BR
	94 UNITS	3BR
	28 UNITS	4BR
BUILDINGS (TOTAL - 20)	2	1BR COTTAGE
	2	2BR
	5	3BR
	7	3BR+4BR
PARKING	7	2,4,8,15,17,20
SURFACE PARKING SPACES	498	
TOTAL	644	
GARAGE (TOTAL - 10)	QTY.	
GARAGE A - 8 GARAGES + 12 STORAGE BAYS + 1 BIKE STORAGE	8	
GARAGE B - 5 GARAGES + 6 STORAGE BAYS + 1 BIKE STORAGE	4	
STORAGE (TOTAL - 58 units)	72	
6,8,10 UNITS (12 per Garage Bldg)	24	
10,10 UNITS (6 per Garage Bldg)	24	

*Handwritten signature and date: 11/21/19*

SHEET TITLE	ARCHITECTURAL SITE PLAN - BUILDING TYPES
PROJECT NO.	19-001
DATE	11/21/19
SCALE	AS SHOWN
REVISIONS	
DATE	
BY	
CHKD	
APP'D	
TITLE	

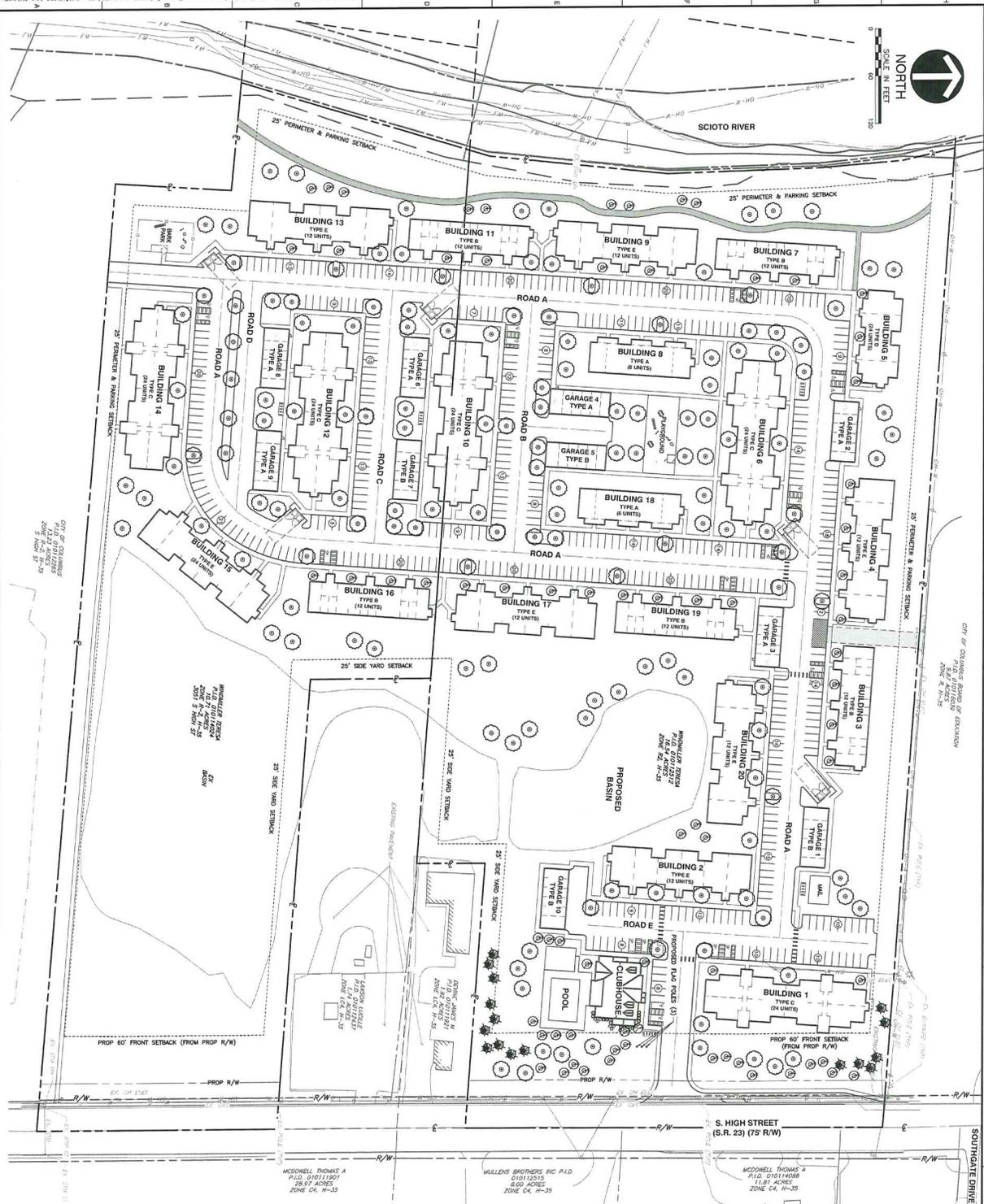
**WINDMILLER POINT**  
 2997 & 3051 SOUTH HIGH STREET  
 COLUMBUS, OH 43207

PROJECT TITLE  
 COPYRIGHT & OWNERSHIP OF DOCUMENTS  
 HERMAN & KITTE PROPERTIES, INC.  
 500 Independence, NW 4250  
 Columbus, OH 43260  
 (614) 846-3111  
 www.hermanandkittle.com

**HERMAN & KITTE PROPERTIES, INC.**  
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ASP-2

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- GENERAL LANDSCAPE NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING ORDINANCES AND SPECIFICATIONS FOR THE ZONING DISTRICT.
  2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE DEEPENED FOR ALL FIELD DIMENSIONS AND LOCATIONS AS SHOWN ON THE PLAN. ALL UTILITIES SHALL BE DEEPENED TO THE DEPTH AND LOCATION SHOWN ON THE PLAN.
  3. THE CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT RECORD DRAWINGS THROUGHOUT THE PROJECT. ALL RECORD DRAWINGS SHALL BE SUBMITTED TO THE CITY OF COLUMBUS FOR REVIEW AND APPROVAL.
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*Handwritten signature and date:*  
11/21/19

**IA. INTERIOR AREA REQUIRED PLANTINGS**

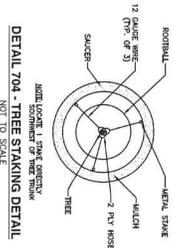
SYMBOL	MARKETING NAME	THREAT	THREAT
(Symbol)	MARKETING NAME	THREAT	THREAT
(Symbol)	MARKETING NAME	THREAT	THREAT
(Symbol)	MARKETING NAME	THREAT	THREAT

**IB. INTERIOR PARKING LOT REQUIRED PLANTINGS**

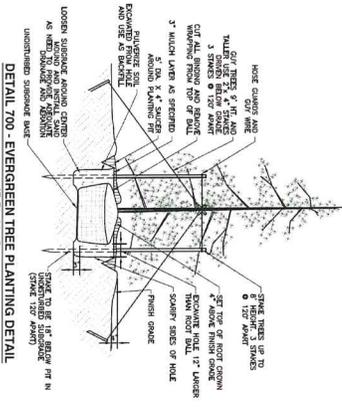
SYMBOL	MARKETING NAME	THREAT	THREAT
(Symbol)	MARKETING NAME	THREAT	THREAT
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(Symbol)	MARKETING NAME	THREAT	THREAT

<p><b>LANDSCAPING PLAN</b></p> <p>DATE: NOVEMBER 2019 DRAWN BY: GAD DWG SCALE: 1"=60' CHECKED BY: TJV PROJECT NO: 189-18 PROJECT DATE: 11/21/19 APPROVED BY: [Signature]</p>	<p><b>WINDMILL POINTE</b> <b>HERMAN &amp; KITTLE PROPERTIES, INC.</b> 2977 &amp; 3051 SOUTH HIGH STREET COLUMBUS, OHIO FRANKLIN COUNTY</p>	<p><b>CEC</b> <b>Civil &amp; Environmental Consultants, Inc.</b> 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085 614-540-6633 - 888-598-6808 www.cecinc.com</p>	<p>NO. DATE DESCRIPTION</p>
			<p>REVISION RECORD</p>

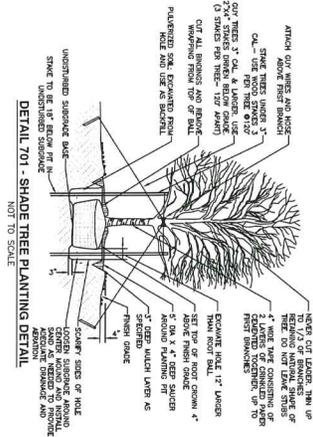
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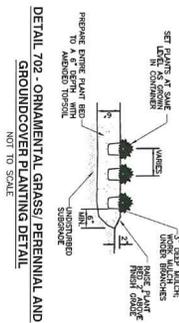
DETAIL 704 - TREE STAKING DETAIL  
NOT TO SCALE



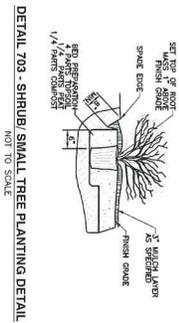
DETAIL 700 - EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



DETAIL 701 - SHADE TREE PLANTING DETAIL  
NOT TO SCALE



DETAIL 702 - ORNAMENTAL GRASS/ PERENNIAL AND GROUNDCOVER PLANTING DETAIL  
NOT TO SCALE



DETAIL 703 - SHRUB/ SMALL TREE PLANTING DETAIL  
NOT TO SCALE

COURTYARD PLANTING SCHEDULE									
SYMBOL	PLANT NAME	COMMON NAME	ZONE	SPACING	PLANTING DATE	PLANTING METHOD	PLANTING NOTES	PLANTING COST	PLANTING TOTAL
1	...	...	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...	...	...
10	...	...	...	...	...	...	...	...	...

11/21/19

[Signature]

LANDSCAPING DETAILS

DATE: NOVEMBER 2019 DRAWN BY: GAD  
 DWG SCALE: AS NOTED CHECKED BY: TJV  
 PROJECT NO: 192-649  
 APPROVED BY: [Signature]

WINDMILLER POINT  
 HERMAN & KITTLE PROPERTIES, INC.  
 2997 & 3051 SOUTH HIGH STREET  
 COLUMBUS, OHIO  
 FRANKLIN COUNTY

**CEC**  
 Civil & Environmental Consultants, Inc.  
 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085  
 614-540-6633 - 888-598-6808  
 www.cecinc.com

REVISION RECORD	
NO	DESCRIPTION

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 10, 2019**

- 11. APPLICATION: Z19-045**
- Location:** **3051 S. HIGH ST. (43207)**, being 27.56± acres located on the west side of South High Street, 120± feet south of Southgate Drive (010-112512 & 010-114024; Far South Columbus Area Commission).
- Existing Zoning:** R-2, Residential District.
- Request:** L-AR-12, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Herman & Kittle Properties Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite #460; Columbus, OH 43215.
- Property Owner(s):** Teresa Windmiller, et al.; 2381 Geshwin Avenue; Grove City, OH 43123.
- Planner:** Michael Maret; 614-645-2749; [mimaret@columbus.gov](mailto:mimaret@columbus.gov)

**BACKGROUND:**

- The 27.56± acre site consists of two undeveloped parcels zoned in the R-2, Residential District. The applicant proposes the L-AR-12, Limited Apartment Residential District to permit a multi-unit residential development containing a maximum of 284 units.
- To the north of the site is a school in the SR, Suburban Residential District. To the south and east are commercial developments in the C-4, Commercial and L-C-4, Limited Commercial districts. Additionally to the south is undeveloped land in the R-2, Residential District. To the west is the Scioto River with a quarry in the EQ, Excavation & Quarrying District on the other side.
- The site is within the planning area of the *Scioto Southland Plan (2007)*, which recommends “Institutional” land uses at this location. However, the plan also includes an alternative recommendation of Medium Density Multifamily. While the site is located along the South High Street Regional Commercial Overlay, RCO standards will not apply to this development due to its residential nature.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation had not been received at the time this report was finalized.
- The limitation text establishes a maximum of 284 units in addition to apartment residential development standards and commitment to a site plan.
- A traffic access study associated with this application is pending review. There may be additional access-related commitments or modifications needed for this application.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of South High Street as a Signature Corridor requiring 120 feet of right-of-way.

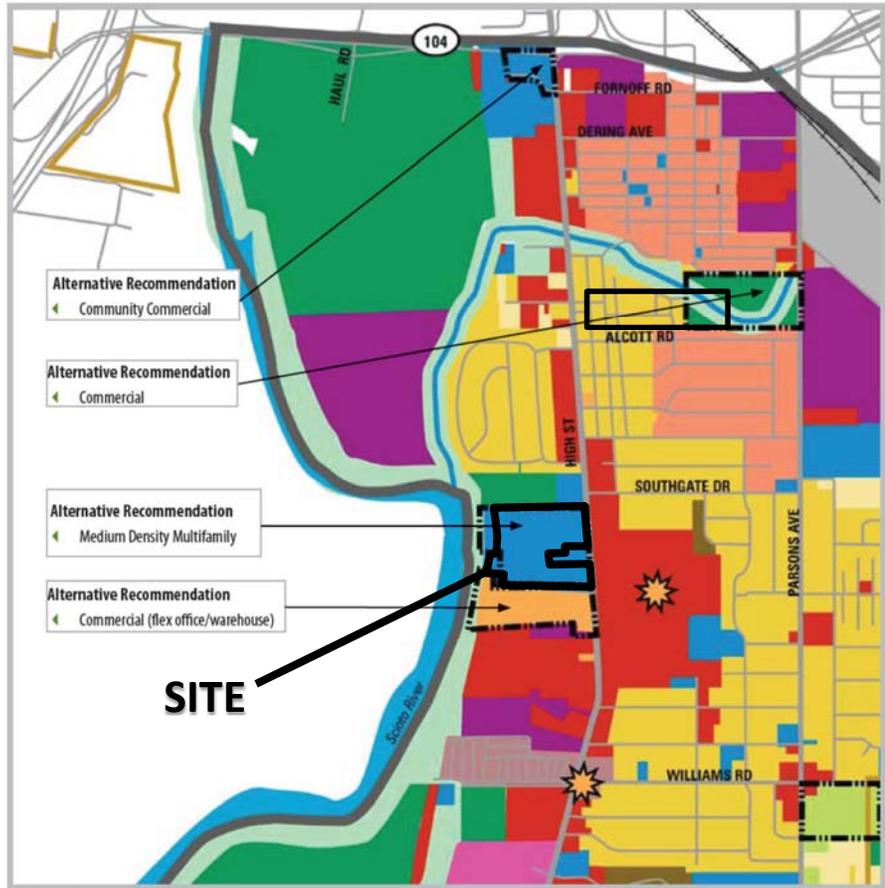
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-12, Limited Apartment Residential District will permit the development of a multi-unit residential development consisting of a maximum of 284 units. The *Scioto Southland Plan* includes a recommendation for medium density multi-family land uses at this location which is consistent with the requested L-AR-12 district. Final traffic commitments as requested by the Division of Traffic Management have been addressed within the limitation text and site plan. Additionally, City Department's recommendation of approval is conditioned on review and approval of a landscaping plan, as requested by the Division of Planning, showing consistency with *Columbus Citywide Planning Policies (C2P2)*, inclusion of additional walking trails, and additional connections to the Scioto Greenway Trail.

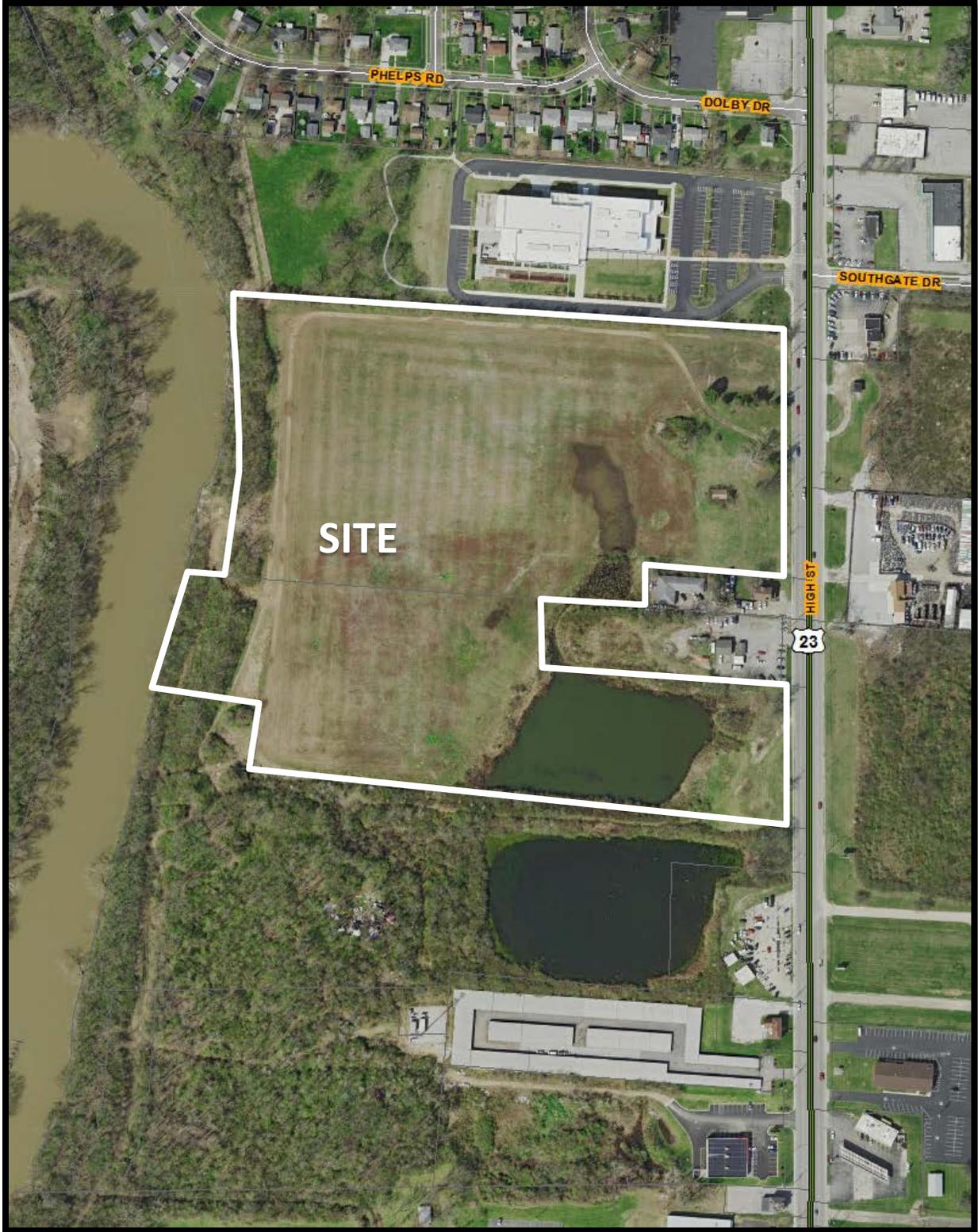


Figure 14  
Land Use Plan - Northwest Quadrant

-  Open Space
-  Parks
-  Farm/Rural
-  Single-Family (1-2 du/acre)
-  Single-Family (4-6 du/acre)
-  Single-Family (6-8 du/acre)
-  Multifamily (12-16 du/acre)
-  Institutional
-  Mixed-Use Community Commercial
-  Mixed Use Regional Commercial
-  Commercial
-  Office
-  Light Manufacturing
-  Railroad
-  Columbus Corporate Boundary
-  Neighborhoods Centers



Z19-045  
3051 South High Street  
Approximately 27.56 acres  
From R-2 to L-AR-12



Z19-045  
3051 South High Street  
Approximately 27.56 acres  
From R-2 to L-AR-12

**Standardized Recommendation Form**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

(PLEASE PRINT)

Case Number:

Z19-045

Address:

3051 S High St.

Group Name:

FSCAC

Meeting Date:

Oct 3, 2019

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

**NOTES:**

This vote was contingent on a Good Neighbor Agreement which the applicant has not completed with Scioto Southland Civic Assoc.

Vote:

5 yes 4 no

Signature of Authorized Representative:

SIGNATURE

Becky Walcott

RECOMMENDING GROUP TITLE

FSCAC

DAYTIME PHONE NUMBER

614-927-7040

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

**Rezoning Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: Z19-045

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

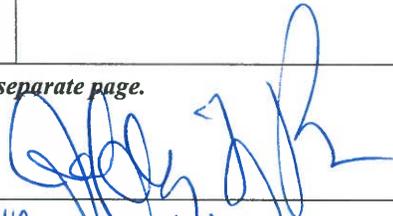
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

<p>1. Herman &amp; Kittle Properties Inc. 500 East 96th, Suite 300 Indianapolis, IN 46240 Caroline Kimmel 317-663-6801 Columbus based employees</p>	<p>2. Teresa Windmiller 2381 Gershwin Avenue Grove City, OH 43123 Columbus based employees</p>
<p>3. Windmiller Family LP 2381 Gershwin Avenue Grove City, OH 43123 Columbus based employees</p>	<p>4.</p>

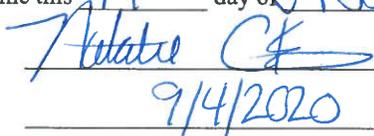
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 19~~th~~ day of November, in the year 2019

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

9/4/2020



*This Project Disclosure Statement expires six months after date of notarization.*  
Natale C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

**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