

DEVELOPMENT DATA

TOTAL AREA:	42,374
ESTABLISHED SUBDIVISION:	44,628
NET AREA:	44,348
TOTAL DEVELOPMENT:	1,141,000 sq. ft. (26.2 acres)
RESIDENTIAL:	1,141,000 sq. ft. (26.2 acres)
COMMERCIAL:	0
INDUSTRIAL:	0
OFFICE:	0
RETAIL:	0
RECREATION:	0
OTHER:	0
NON-RESIDENTIAL:	0



*Final copy
Don Ber
6/22/05*

The site plan shows the proposed development of the site. The site is located on the east side of Hayden Run and Leppert Road. The site is bounded by Hayden Run to the north, Leppert Road to the east, and an existing residential subdivision to the south and west. The site is currently vacant and is being developed for residential use. The site plan shows the proposed layout of the site, including the location of the buildings, parking lots, and roads. The site plan is subject to the approval of the City of Portland.

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2. The site plan shows the proposed layout of the site, including the location of the buildings, parking lots, and roads. The site plan is subject to the approval of the City of Portland.
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*Don Ber
6/22/05*

**PUD 4 DEVELOPMENT PLAN FOR:
HAYDEN RUN AND LEPPERT ROAD**

417 15 000 000 - TRANSLUCENT



DATE:	
BY:	
CHECKED BY:	
APPROVED BY:	
TITLE:	
SCALE:	
PROJECT NO.:	
CLIENT:	
DESIGNER:	
DATE:	

ENLARGED COPY OF Z04-092 PUD-4 NOTES:

1. THE STREET ALIGNMENTS AND/OR UNIT FOOTPRINTS 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 THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THE STREET ALIGNMENT AND/OR UNIT FOOTPRINTS UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.
2. HOMES MAY BE USED AS MODEL HOMES FOR THE PURPOSE OF MARKETING AND SALES. A MANUFACTURED MODULAR BUILDING OR A MODEL HOME MAY BE USED AS A SALES OFFICE DURING THE DEVELOPMENT OF THE PROJECT AND THE CONSTRUCTION OF HOMES THEREIN.
3. THE DEVELOPER SHALL INSTALL ONE STREET TREE PER DWELLING UNIT AND THREE STREET TREES PER CORNER DWELLING UNIT. STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS. STREET TREES SHALL BE 2.5" CALIPER MINIMUM AND SPECIES SHALL NOT BE MIXED ON INDIVIDUAL STREETS.
4. DEVELOPER SHALL INSTALL DECORATIVE STREET LAMPS AT REGULAR INTERVALS SIMILAR TO CITY OF COLUMBUS STANDARD SPACING.
5. MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE AT LEAST 10 FEET UNLESS VARIED PURSUANT TO NOTE 8 BELOW.
6. THOSE AREAS ALONG HAYDEN RUN AND LEPPERT ROADS SHALL HAVE A LANDSCAPE BUFFER INSTALLED BY THE DEVELOPER WITH A MINIMUM OF ONE DECIDUOUS SHADE TREE, TWO ORNAMENTAL TREES AND FOUR EVERGREEN TREES PER ONE HUNDRED LINEAR FEET. MINIMUM SIZE OF LANDSCAPING MATERIAL AT INSTALLATION SHALL BE: 2.5" CALIPER FOR DECIDUOUS TREES 1.5" CALIPER FOR ORNAMENTAL TREES; 5 FEET IN HEIGHT FOR EVERGREENS, AND TWO GALLON FOR SHRUBS. CALIPER IS MEASURED 6 INCHES ABOVE GRADE
7. THE LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY STATE. ANY DEAD MATERIAL SHALL BE REMOVED AND REPLACED WITH LIKE MATERIALS WITHIN SIX MONTHS OR THE NEXT AVAILABLE PLANTING SEASON, WHICHEVER OCCURS FIRST. THE SIZE OF THE NEW MATERIAL SHALL EQUAL THE SIZE OF THE ORIGINAL MATERIAL WHEN IT WAS INSTALLED.
8. THE BOARD OF ZONING ADJUSTMENT (BZA) SHALL BE THE VENUE TO VARY DEVELOPMENT STANDARDS, INCLUDING ANY AND ALL SPECIFIC SITE DEVELOPMENT STANDARDS DEPICTED ON THIS SITE PLAN.
9. ALL DWELLING UNITS HAVE ATTACHED TWO CAR GARAGES WITH A MAXIMUM GARAGE FOOTPRINT OF 440 SQUARE FEET AND MAXIMUM DRIVEWAY WIDTH OF SIXTEEN FEET.
10. FOUR FOOT WIDE SIDEWALKS SHALL BE INSTALLED ALONG THE SOUTH SIDE OF HAYDEN RUN ROAD AND THE EAST SIDE OF LEPPERT ROAD AS SHOWN HEREON AS WELL AS ALONG THE INTERIOR ROADS OF THE DEVELOPMENT.
11. THE DEVELOPER AGREES TO PROVIDE ADDITIONAL RIGHT-OF-WAY, BEYOND THE CURRENT THOROUGHFARE PLAN REQUIREMENTS, FOR HAYDEN RUN ROAD AND LEPPERT ROAD, IF DEEMED NECESSARY BY THE CITY OF COLUMBUS TRANSPORTATION DIVISION, AS A RESULT OF THE ON-GOING TRAFFIC STUDIES.
12. STACKED PARKING WITHIN THE DRIVEWAYS OF THE DWELLING UNITS, IN FRONT OF THE GARAGE OF EACH UNIT, IS PERMITTED, SUBJECT TO THE GARAGE DOOR BEING NO LESS THAN EIGHTEEN (18) FEET FROM THE INTERIOR EDGE OF PAVEMENT OF THE SIDEWALK.

13. PARKING:

a. PARKING RESTRICTIONS SHALL BE CONTROLLED BY APPROPRIATE SIGNAGE DISPLAYED 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 ASSOCIATION.

b. PARKING IS NOT TO BE ALLOWED ANYWHERE BUT IN GARAGES, AS DESIGNATED ON THE SITE PLAN, ON STREETS AS SET FORTH IN NOTE "A" ABOVE, AND IN DRIVEWAYS WHERE APPLICABLE. IN CONJUNCTION WITH NOTE "A" 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.

c. THE OWNER, DEVELOPER AND OR THE ASSOCIATION OF HOMEOWNERS MUST ESTABLISH AND MAINTAIN AN AGREEMENT(S) WITH PRIVATE TOWING COMPANY(S), WHICH AGREEMENT(S) AUTHORIZE THE PRIVATE TOWING COMPANY(S) TO REMOVE/TOW ANY VEHICLES PARKING IN THE 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 ASSOCIATION DETERMINES, SO LONG AS AT LEAST ONE SUCH AGREEMENT SHALL ALWAYS BE IN FORCE FOR THE PURPOSES OF ENFORCEMENT/REMOVAL/TOWING AS REQUIRED ABOVE.

d. TOWING AGREEMENTS SHALL BE FILED WITH THE DIVISION OF FIRE, FIRE PREVENTION BUREAU UPON EXECUTION OF CONTRACT.

e. THE OWNER, DEVELOPER, OR THE ASSOCIATION OF HOMEOWNERS, AS APPLICABLE, SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE 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.

14. SUBJECT TO APPROVAL OF A DUMPSTER WAIVER, REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE HAULER. ALL RESIDENTS SHALL HAVE A PRIVATE REFUSE CONTAINER(S). IF A DUMPSTER WAIVER IS NOT GRANTED OR IS REVOKED BY THE CITY OF COLUMBUS, OR IF THE CONDOMINIUM ASSOCIATION REQUESTS REFUSE SERVICE BY THE CITY OF COLUMBUS, DUMPSTERS WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CITY CODE.

15. NO VEHICULAR CONNECTION WILL BE MADE TO THE ADJACENT RETAIL DEVELOPMENT AT THE CORNER OF HAYDEN RUN ROAD AND LEPPERT ROAD.

16. ALL STREETS WITHIN THE DEVELOPMENT SHALL BE PRIVATE STREETS WITH A MINIMUM WIDTH OF 22'.

17. NO BUILDING PERMITS/ZONING CLEARANCE SHALL BE ISSUED ON THE 23.9± ACRE SITE UNTIL THE PARKLAND HAS BEEN DEDICATED TO THE CITY OF COLUMBUS.

18. PROPERTY MARKER POSTS SHALL BE INSTALLED AT EACH DEFLECTION POINT IN THE BOUNDARY LINE ESTABLISHED FOR THE PARKLAND DEDICATION PARCEL.

19. THE DEVELOPER SHALL OBTAIN APPROVAL FOR ANY GRADING ON THE 150' BUFFER PARCEL FROM THE COLUMBUS RECREATION AND PARKS DEPARTMENT, PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES ON SAID PARCEL. A RESTORATION PLAN FOR THE DISTURBED AREAS SHALL BE PROVIDED BY THE DEVELOPER PRIOR TO COLUMBUS RECREATION AND PARKS DEPARTMENT APPROVALS. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR EXISTING CONDITION PER THE RESTORATION PLAN.

20. NO PART OF THE DEDICATED OPEN SPACE SHALL BE MAINTAINED AS A PART OF A RESIDENTIAL LAWN.

21. PEDESTRIAN ACCESS TO A TRAIL SYSTEM RUNNING ALONG HAYDEN RUN SHALL BE PROVIDED FROM HAYDEN RUN ROAD, VIA A 4' WIDE WALK IN AN EASEMENT THAT LIES BETWEEN THE HAYDEN RUN ROAD ENTRANCE AND THE MOST EASTERNMOST WET DETENTION POND, WHEN REQUIRED.

ENLARGED COPY OF Z04-092 PUD-4 DATA TABLE:

TOTAL ACREAGE: +/- 23.9 AC

TOTAL R/W (TO BE DEDICATED): +/- 0.6 AC

NET ACREAGE: +/- 23.3 AC

TOTAL BUILDINGS: 18 BUILDINGS @ 4 units = 72 UNITS; 4 BUILDINGS @ 2 units = 8 UNITS

TOTAL UNITS: 80

GROSS DENSITY: +/- 3.3 DU/AC

NET DENSITY: +/- 3.4 DU/AC

REQUIRED OPEN SPACE: (80 du's x 800 sf) 1.5 AC

PROVIDED OPEN SPACE: +/- 7.7 AC (32%)

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 13, 2004**

9. **APPLICATION:** **Z04-092**
 Location: **4810 LEPPERT ROAD (43215)**, being 24± acres located on the east side of Leppert Road, 365± feet south of Hayden Run Road (272-000205).

 Existing Zoning: R, Rural and PUD-4, Planned Unit Development District.
 Request: PUD-4, Planned Unit Development District.
 Proposed Use: Multi-family residential development.
 Applicant(s): Huntington Tower Associates; c/o Jeffrey L. Brown, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215
 Property Owner(s): Dolores Sherwood and Wanda Straub; c/o The Applicant.
 Planner: Don Bier, 645-0712, drbier@columbus.gov

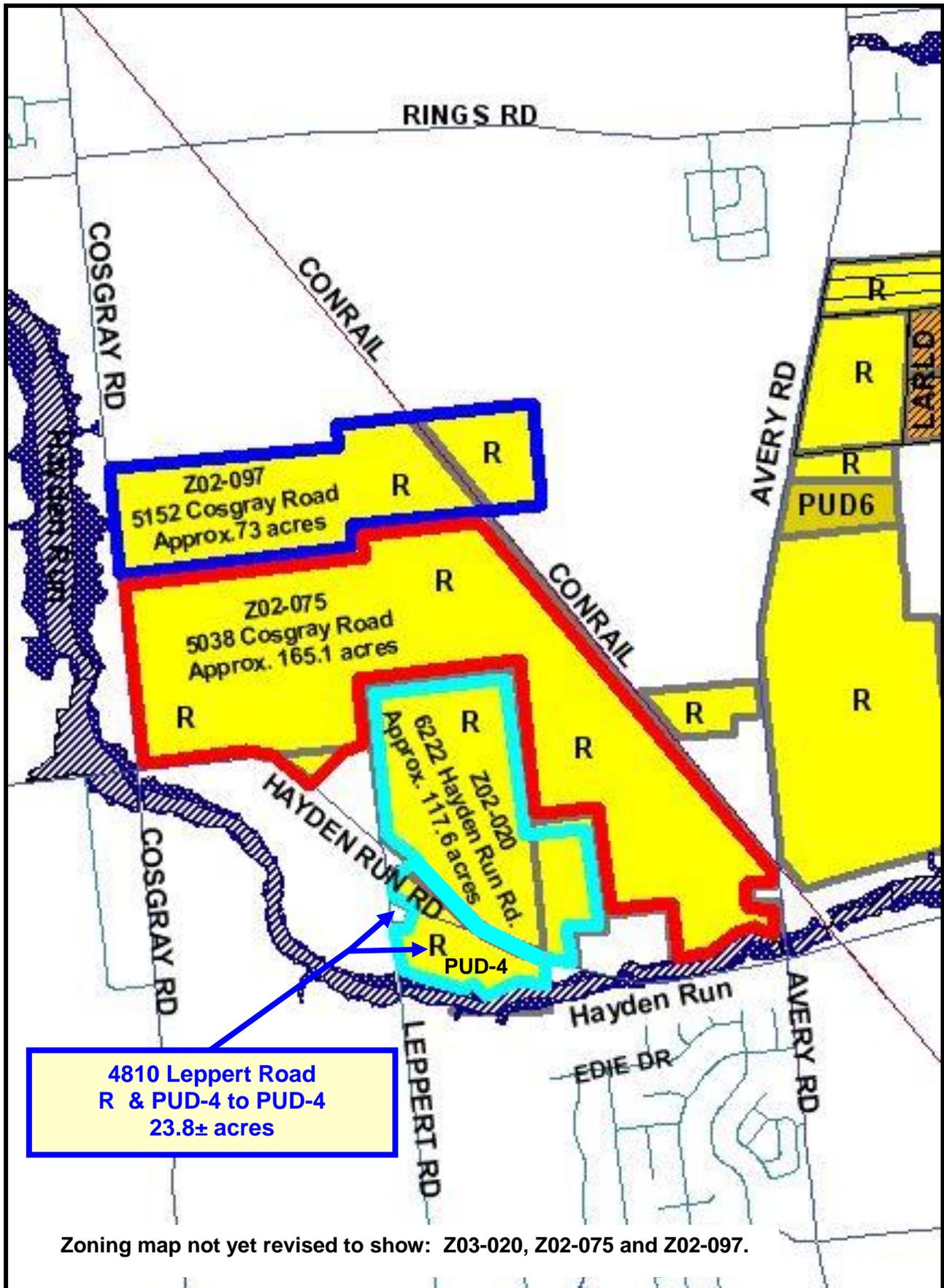
BACKGROUND:

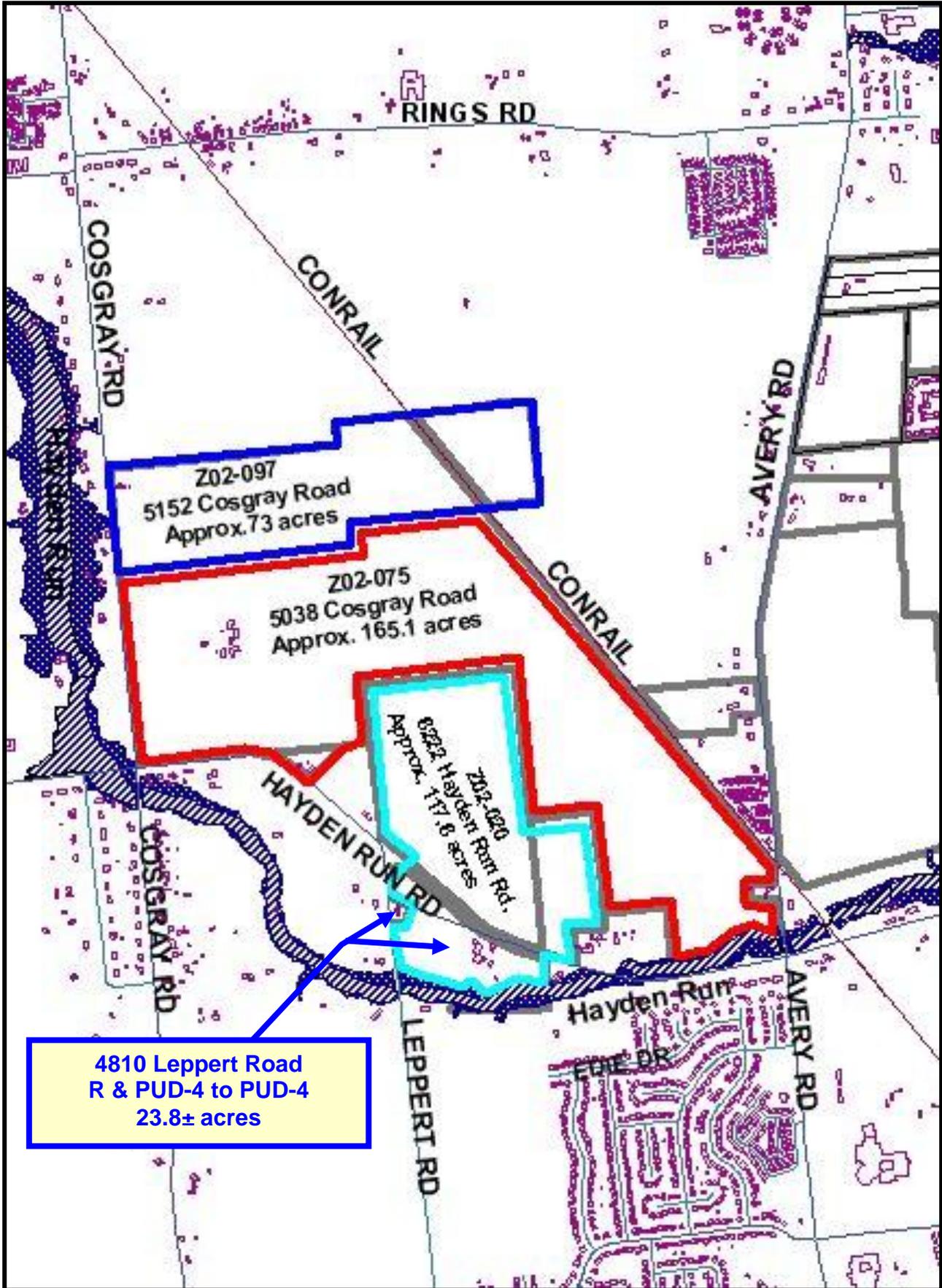
- The vacant 23.9± acre site is zoned in the R, Rural District and the PUD-4, Planned Unit Development District. The applicant is requesting the PUD-4, Planned Unit Development District for multi-family residential development. The purpose of this rezoning is to add a .79± acre parcel to a site that was rezoned to the PUD-4 zoning district in July, 2004. A maximum of 84 dwelling units are proposed, a density of 3.5 dwelling units per acre. The site design includes a total of 11.4± acres of open space. Open space located along Hayden Run will be given to the Recreation and Parks Department.
- Farmland zoned in the TC, Town Center, NC, Neighborhood Center and NG, Neighborhood General Districts is located north of the site. Residential development in Washington and Norwich Townships and the City of Hilliard is located east, south and west of the site.
- This rezoning request is consistent with the draft *Hayden Run Corridor Plan* (2004).
- The PUD-4 development plan, data table and notes approved in July, 2004 (Z03-020; ORD 1388-2004) have been slightly modified to add two buildings with eight (8) dwelling units, and to permit such minor adjustments to the site design as may be required by final engineering, subject to staff review and approval. While an updated PUD plan was made available for staff review since the application was filed, a reduction suitable for inclusion in this report was not available at the time the report was completed. The applicant has agreed that this application will not be submitted to the City Clerk's Office until remaining traffic issues are resolved and a legal description for parkland dedication has been approved by Recreation in Parks. A note will be added requiring that parkland be dedicated within 60 days of the date this rezoning takes effect.
- Hayden Run Road is identified by the *Columbus Thoroughfare Plan* as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline; Leppert Road is identified as a collector street requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

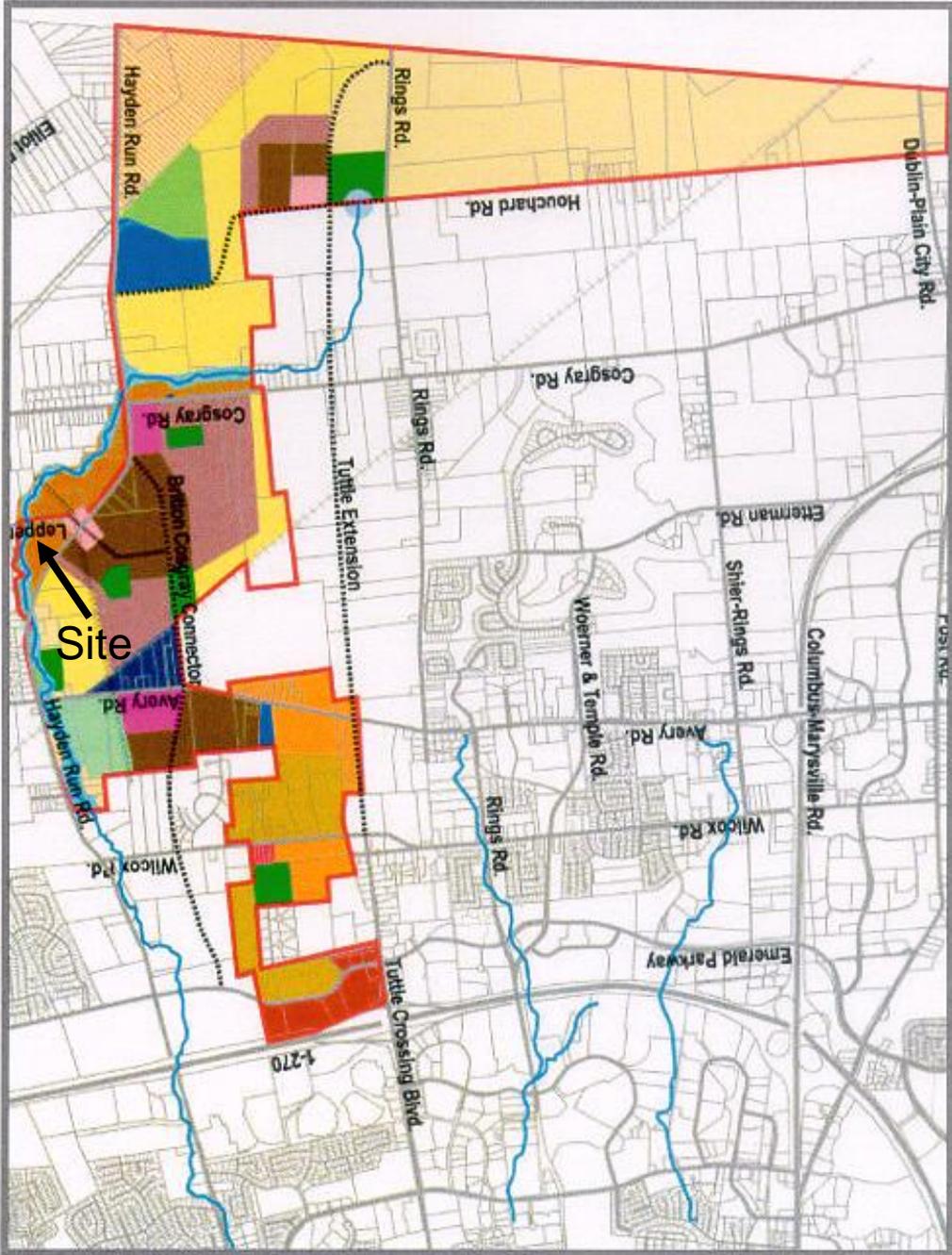
The applicant is requesting the PUD-4, Planned Unit Development District to add a .79± acre parcel to a site that was rezoned to the PUD-4 zoning district in July, 2004. The maximum number of dwelling units

permitted increases from 76 to 84 with a slight increase in density. The overall PUD-4 zoning district remains consistent with the draft *Hayden Run Corridor Plan*. The applicant will dedicate open space for this project to the Recreation and Parks Department within 60 days of the date that the zoning takes effect.





PROPOSED LAND USE MAP



- Proposed Major Roads
- Fuel Line
- Existing Public Facilities
- Cluster Development
- Existing Park
- Existing Multi-Family
- Existing Commercial
- Neighborhood Edge
- Neighborhood General
- Neighborhood Center
- Town Center
- Transit Oriented Dev.
- Community Center/School
- Community Commercial
- Neighborhood Commercial
- Low Density Cluster
- Park
- Office
- Hayden Run Buffer
- Hayden Run Spring
- Environmentally
- Sensitive Development Area
- Service Boundary





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 # 204-092

(Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
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, Zip
- Number of Columbus based employees
- Contact name and number

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

1. Falls at Hayden Run, Ltd. 2800 Corporate Exchange Drive, Suite 400 Columbus, OH 43231	2. Huntington Tower Associates 150 East Broad Street, Suite 100 Columbus, OH 43215
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 23rd day of May in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 9/5/05

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



NATALIE C. PATRICK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 5, 2005