

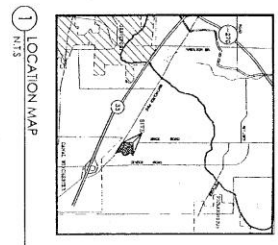


EXISTING CONDITIONS PLAN

THE GLEN AT SCHIRM FARMS
VILLAGE COMMUNITIES
DECEMBER 8, 2005

1 of 6

*204-086 Final Received 12/11/06
by Shannon Flory*



① LOCATION MAP
N.T.S.



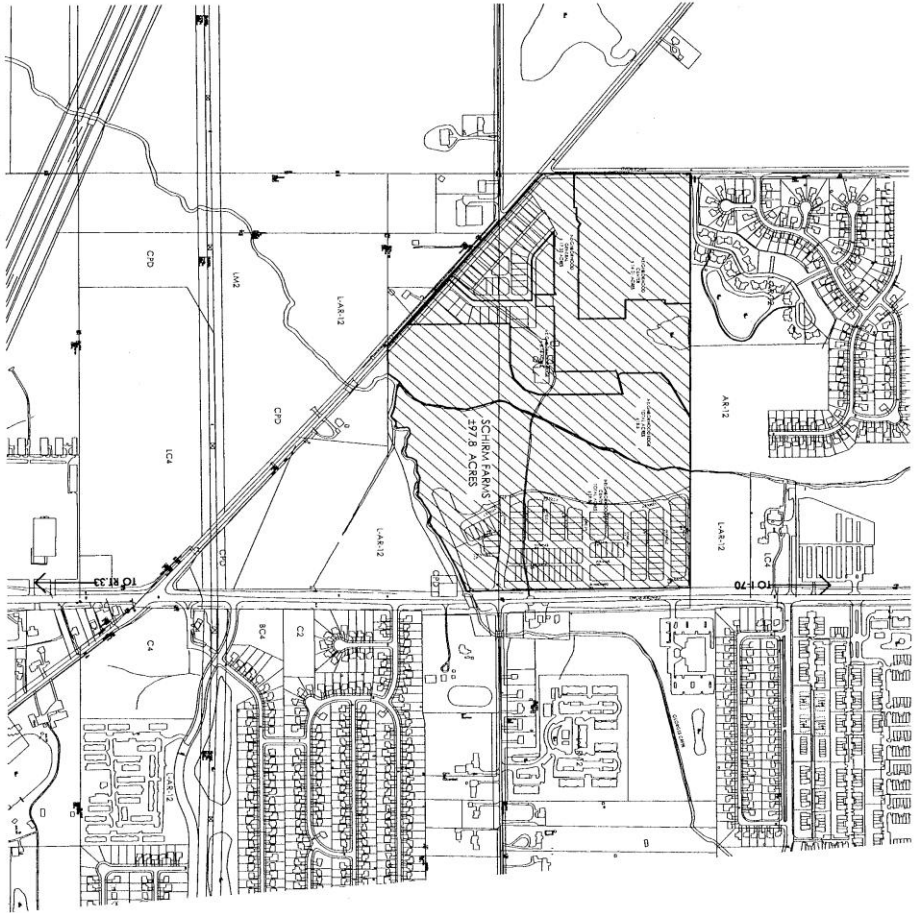
 NORTH



 0 50 100 200

Paris Planning & Design
 LAND PLANNING
 3515 Grand Street, Ames, IA 50031
 515-261-1111
 LANDSCAPE ARCHITECTURE
 1400 East 15th Street, Ames, IA 50010
 515-261-1111

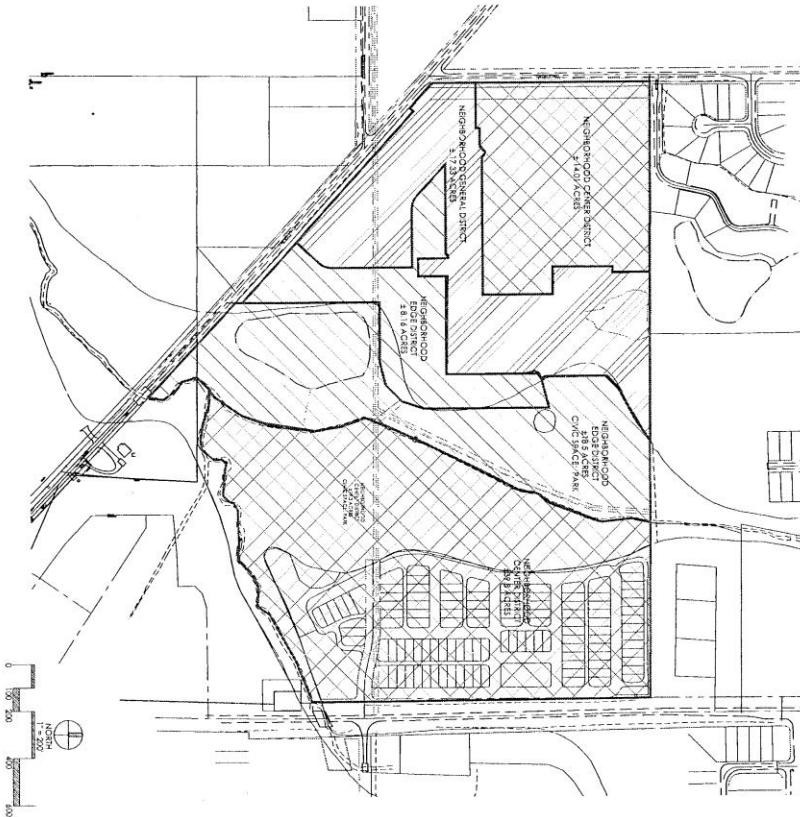
Shannon Flory
 12/11/06



REGIONAL CONTEXT DIAGRAM
THE GLEN AT SCHIRM FARMS
 VILLAGE COMMUNITIES
 December 2005

*204-086 Final Received 12/11/06
 by Shannon F. Rupp*


 NORTH
 LAND PLANNING
 CONSULTING & DESIGN
 1100 N. 10th St.
 Lincoln, NE 68502
 (402) 441-1111
 www.landplanning.com
Shannon F. Rupp
 12/11/06



TND DISTRICT ACREAGE COMPARISON

ORIGINAL ZONING DISTRICT	% OF TOTAL
NEIGHBORHOOD GENERAL DISTRICT	1.06%
NEIGHBORHOOD EDGE DISTRICT	1.17%
NEIGHBORHOOD CENTER DISTRICT	1.15%
TOTAL	3.38%

TND OPEN SPACE TOTALS

PROPOSED ZONING DISTRICT	OPEN SPACE	% OF TOTAL ACRES
NEIGHBORHOOD GENERAL DISTRICT	1.917 AC	1.1%
NEIGHBORHOOD EDGE DISTRICT	4.337 AC	2.3%
NEIGHBORHOOD CENTER DISTRICT	2.247 AC	1.2%
TOTAL	8.501 AC	4.6%

VARIANCES REQUIRED UNDER NO CODE
 1) ACTION 302.11 FOR PURPOSE OF MEETING ALLOCATION REQUIREMENTS
 AT LEAST ONE OF ANY DISTRICT'S OPEN SPACE REQUIREMENTS
 REQUIRED-NEIGHBORHOOD EDGE DISTRICT

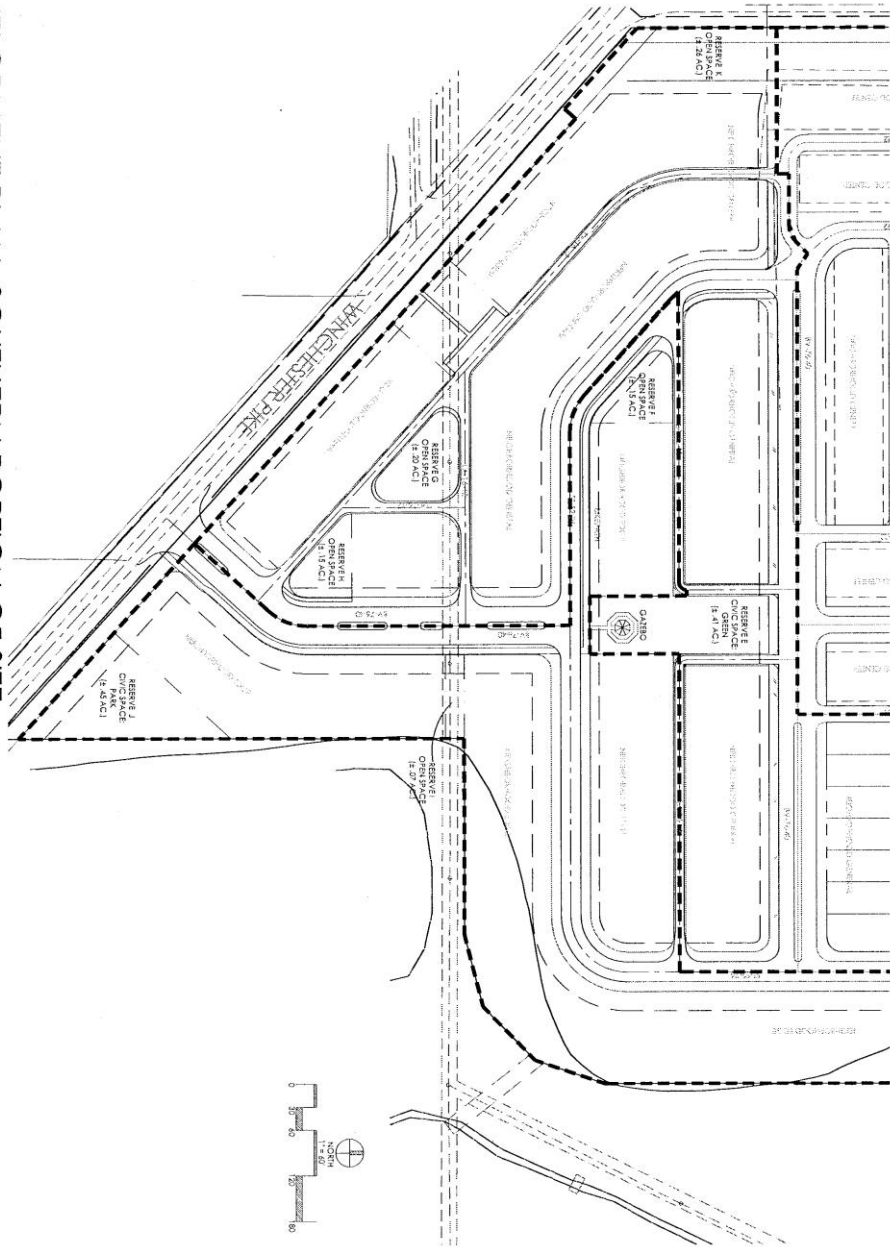
TND DEVELOPMENT PLAN OF PROPOSED REZONING

THE GLEN AT SCHIRM FARMS
 PREPARED FOR VILLAGE COMMUNITIES

DECEMBER 08, 2005

*204-086 Final Received 12/11/06
 by Shannon Fume*

Harris Planning & Design
 LANDSCAPE ARCHITECTS
 800 GARDEN AVENUE, SUITE 200
 GAITHERSBURG, MARYLAND 20878
 (301) 251-1100
Shannon Fume
 12/11/06



SITE DATA

COBERTING CLASSIFICATION	NO. NC. NE
TOTAL ACRES	44.38 5 AC.
TOTAL UNITS OVER ENTIRE	234
SINGLE FAMILY CONDOMINIUM	114
TOWNHOUSE CONDOMINIUM	120
TOTAL DENSITY OVER ENTIRE SITE	4.72 DU./ACRE
TOTAL DENSITY OVER WINGFIELD CENTER	4.12 DU./ACRE

OPEN SPACE

RESERVE F	+/- 15 AC. OPEN SPACE
RESERVE G	+/- 20 AC. OPEN SPACE
RESERVE H	+/- 15 AC. OPEN SPACE
RESERVE I	+/- 27 AC. OPEN SPACE
RESERVE J	+/- 45 AC. PARKS
RESERVE K	+/- 28 AC. OPEN SPACE

NOTE:
 THE PRESENTED CONCEPT OF THE WINGFIELD CENTER GENERAL AND ZONE DISTRICT ON THE GLEN AT SCHIRM PARK VILLAGE COMMUNITIES SHALL REMAIN CHANGED TO THE EXTENT THAT OCCURS IN THE WINGFIELD CENTER DISTRICT.

DEVELOPMENT PLAN - SOUTHERN PORTION OF SITE
THE GLEN AT SCHIRM FARMS
 VILLAGE COMMUNITIES
 DECEMBER 28, 2006

*204-086 Final Received 12/11/06
 by Shannon Flump*

Paris Planning & Design
 LANDSCAPE ARCHITECTS
 1100 W. 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 303.733.1100
Shannon Flump
 12/11/06

Glen at Schirm Farms

TND Principles Statement

Glen at Schirm Farms was zoned TND pursuant to Ordinance Number 0951-01, rezoning application Z01 – 004. This request is to rezone a portion of the above referenced zoning to modify the plan proposed for the earlier development. Schirm Farms is located on the City's southeast side, is bounded by Winchester Pike to the southwest and Brice Road to the west. The following address the consistency of the application with each TND principle as stated in the Columbus Zoning Code:

- A. The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.*

Schirm Farms is transit-supportive as evidenced by the attached site plan. The proposed plan provides interconnectivity to the southwest to Winchester Pike, throughout the site with the use of boulevards, lanes, drives, and alleys, and to the west to Brice Road.

The proposal includes Neighborhood Center, Neighborhood General, and Neighborhood Edge Zoning Districts, with the incorporation of open space reserves throughout. The proposed density is 6.75 units per acre with a total of 281 units proposed

- B. The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to half mile*

None of the proposed districts are greater than a quarter mile across. The entire neighborhood can easily be walked.

- C. A variety of housing stock serves a range of incomes and age groups and includes backyard apartments, apartments above shops, and residential units adjacent to work places.*

The combination of districts will provide a variety of housing options. This range of housing types and price levels will bring a diverse range of residents to the area.

Single-family homes, condominiums, and/or apartment homes are planned for the development. These units will provide the neighborhood with quality new housing stock for buyers ranging from growing families to young professionals to empty nesters.

- D. A variety of business types are accommodated, from retail and professional offices to "live-work" units and outbuildings for start up businesses*

The retail / business component will be accommodated in commercial nodes in the immediate area.

E. Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.

There are no civic buildings within this development; those spaces have been reserved for open space to serve the recreational needs of the community.

F. A variety of civic space takes the form of parks, greens, squares, and plazas.

The plan provides a variety of parks and green spaces throughout the neighborhood to give the residents a range of green spaces to visit and enjoy and to serve as symbols of the community.

G. A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle, and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips.

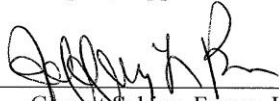
The thoroughfare plan for the neighborhood indicates the roadway system that will serve the residents. The roadways are designed to provide access within the development and to points outside via streets that are curvilinear and laid out to reduce traffic speed thereby encouraging pedestrian and bicycle traffic through the neighborhood.

H. Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.

The proposed buildings will be designed to spatially delineate thoroughfares, define public spaces, and mask parking.

I. Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.

The intensity of development in each district generally reflects the TND principles. The differentiation of block sizes according to intensity of uses for the various housing components is indicated on the TND plan, supportive of the TND principles.

Signature of Applicant: By: 
Glen at Schirm Farms, LLC

Date: December 11, 2006

204-086 Final Received 12/11/06 by Shannon J. Pore

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

- 4. APPLICATION: Z04-086**
- Location:** **5228 BRICE ROAD (43110)**, being 39.50± acres located at the northeast corner of Brice Road and Winchester Pike (010-267300).
- Existing Zoning:** NE, Neighborhood Edge, and NG, Neighborhood General Districts.
- Request:** NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center Districts.
- Proposed Use:** Traditional neighborhood development.
- Applicant(s):** Glen at Schirm Farms, LLC.; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

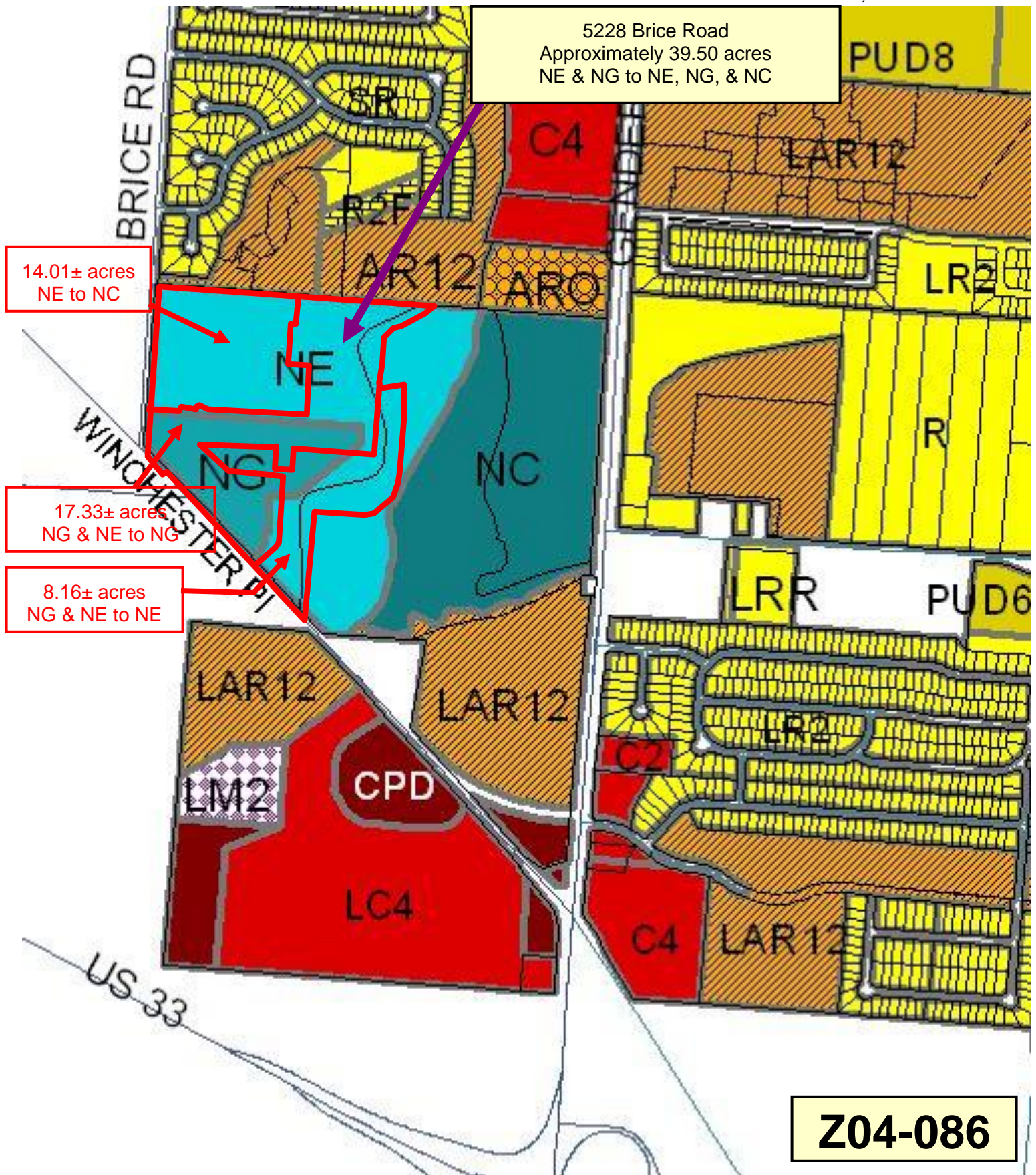
- The 39.50± acre site is partially under construction with single-family residential development, and is zoned in the NE, Neighborhood Edge and NG, Neighborhood General Districts. The applicant requests the NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts to develop a maximum of 284 residential units with 5.21± acres of open space provided.
- The site has frontage on both Winchester Pike and Brice Road. To the north of the site lie a multi-family residential development and a single-family subdivision in the AR-12, Apartment Residential, and SR, Suburban Residential Districts, respectively. To the east of the site is an open space area in the NE, Neighborhood Edge District, and further east is single-family residential development in the NC, Neighborhood Center District. To the south of the site across Winchester Pike and to the west of the site across Brice Road is undeveloped land in Madison Township.
- The site lies within the boundaries of the *Southeast Area Plan (2000)*, which recommends Neotraditional Village/Neighborhood Center uses as the most appropriate land uses.
- The subject site encompasses roughly one-third of the acreage of a 2001 (Z01-004) rezoning to the NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center Districts. Single-family residential development is currently under construction in the NC District on the eastern boundary of the site, and in the NG District along the southern boundary of the site. The purpose of this request is to rezone 14± acres of NE to NC and 4.9± acres of NE to NG to allow the development of an attached town home product that is not permitted in the NE District. The original NG and NE Districts allowed for 400 single-family dwelling units. As a result of this proposal, the number of dwelling units has been reduced by approximately 116 units. As illustrated on the attached plans, the proposed development consists of a total of 39.50 acres with a maximum of 284 dwelling units and 5.21± acres of provided open space. The Neighborhood Center District consists of 14± acres and is located at the northwest corner of the site. The District will contain 170 multi-family units with a gross density of 12.14 units/acre. The Neighborhood General District consists of 17.3± acres and is located at the

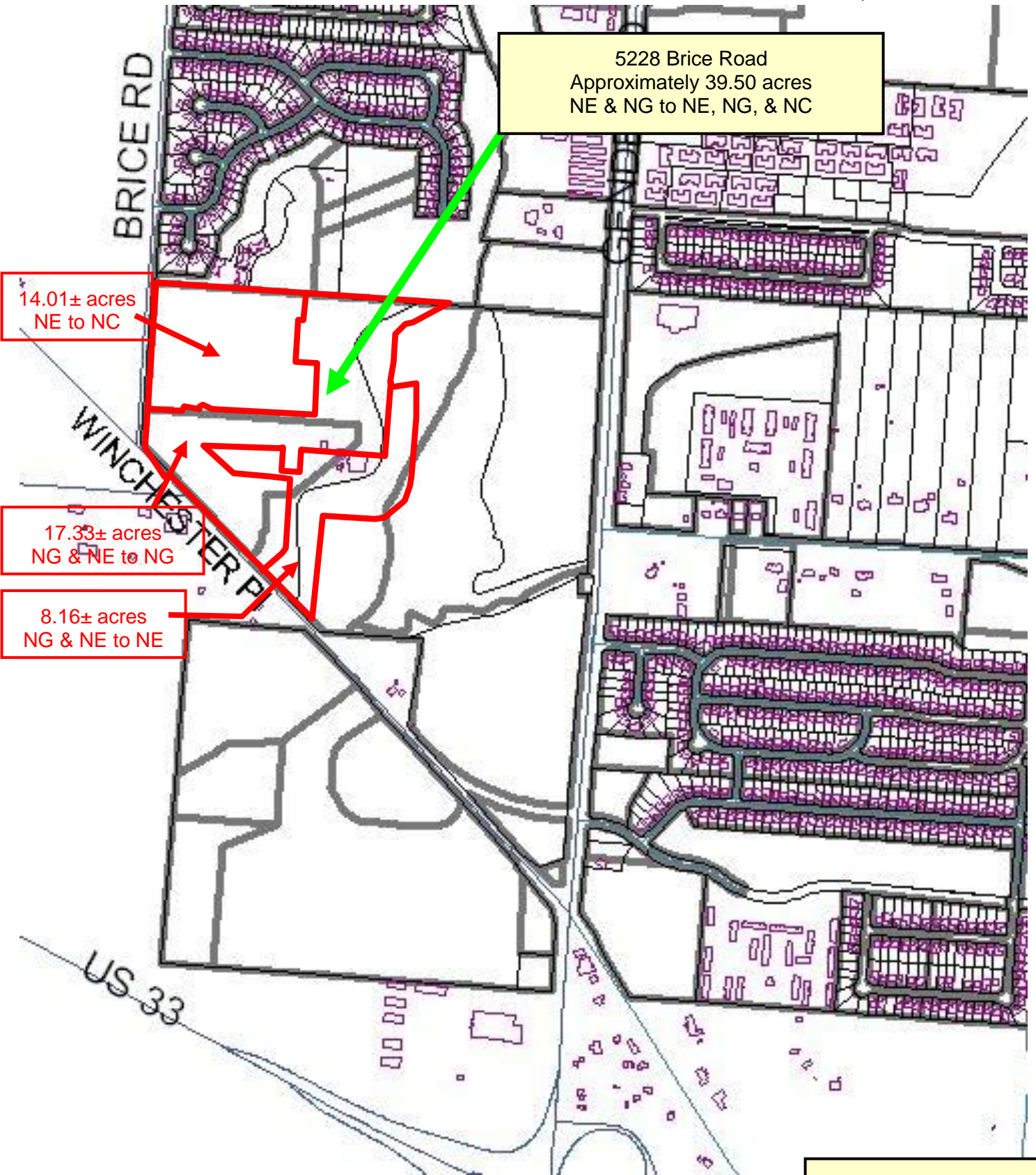
southeast corner of Winchester Pike and Brice Road, and wraps around the proposed NC District. The District will contain a maximum of 70 single-family dwelling alley accessed units and 3 single-family dwellings with a gross density of 4.22 units/acre. The Neighborhood Edge District consists of 8.2± acres, and is located east of the NG area. The District will consist of a maximum of 41 single-family dwelling, alley accessed units with a gross density of 5.0 units/acre. A previous commitment from Z01-004 to connect Bixby Road to the west with Lehman Road to the east through this site will remain in effect.

- As a result of this rezoning proposal, the arrangement and acreages of TND districts violate standards of Chapter 3320, Traditional Neighborhood Development. A Board of Zoning Adjustment has been filed to vary these standards to allow over 50% of a district allocated as open space in the NE, Neighborhood Edge District, and to allow over 50% of the total acreage allocated as NC, Neighborhood Center District.
- The *Columbus Thoroughfare Plan* identifies Brice Road and Winchester Pike as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

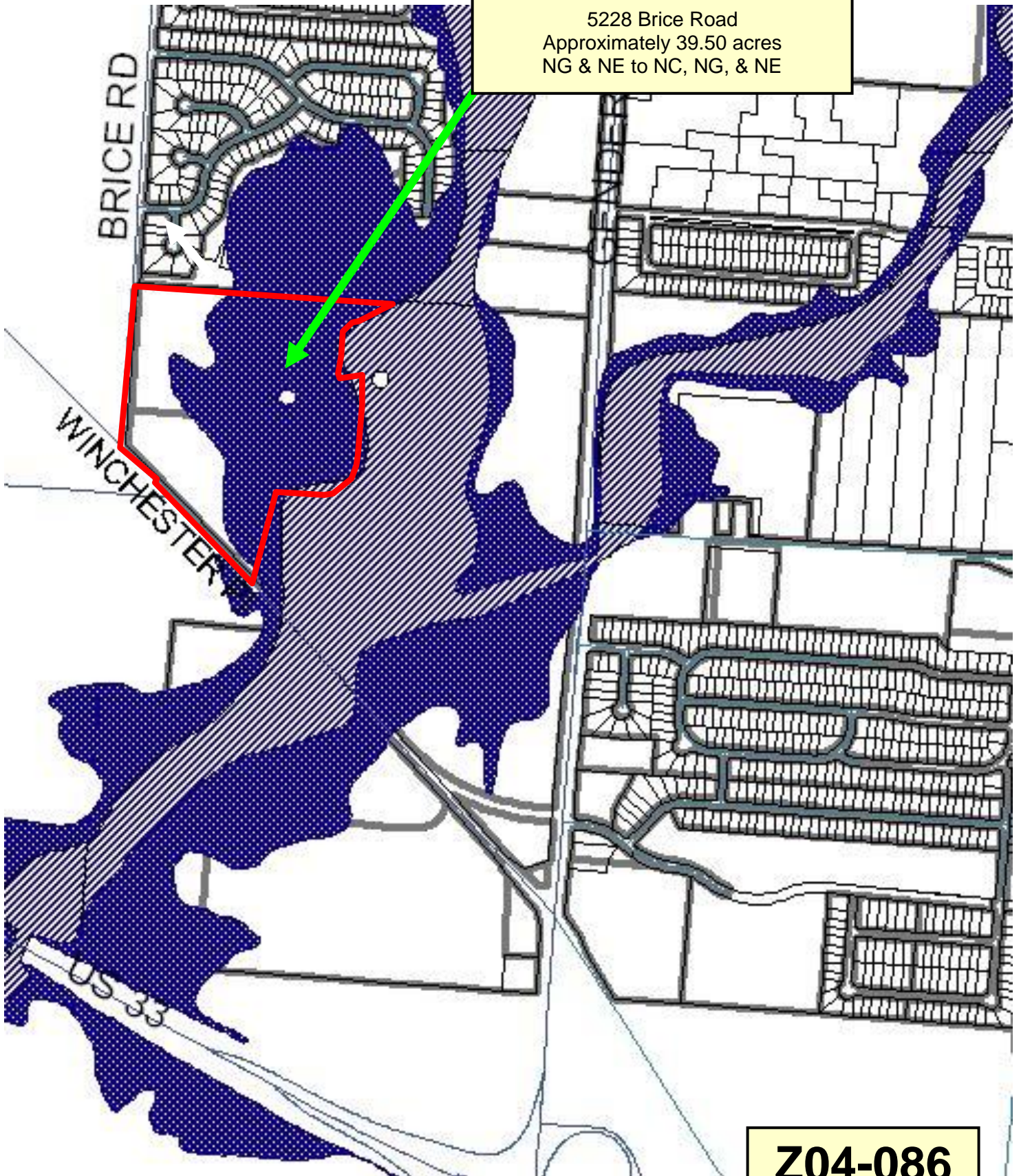
The subject site was rezoned in 2001 for a Traditional Neighborhood Development. The purpose of this request is to reorganize the TND Districts on 39.50± acres of the original 97.80-acre site. 14± acres of NE, Neighborhood Edge District will be rezoned to NC, Neighborhood Center District, and 4.9± acres of NE, Neighborhood Edge District will be rezoned to NG, Neighborhood General District to allow the development of an attached town home product in the proposed NC District that is not permitted in the current NE District. The resulting arrangement will allow up to 284 single and multi-family units, a reduction of 116 units from the original 400 single-family dwelling units that the NG and NE Districts allowed for. The site is located within the Neotraditional Village/ Neighborhood Center” area of the *Southeast Area Plan* (2000). The proposal is consistent with the Plan recommendation, and the zoning and development patterns of the area.



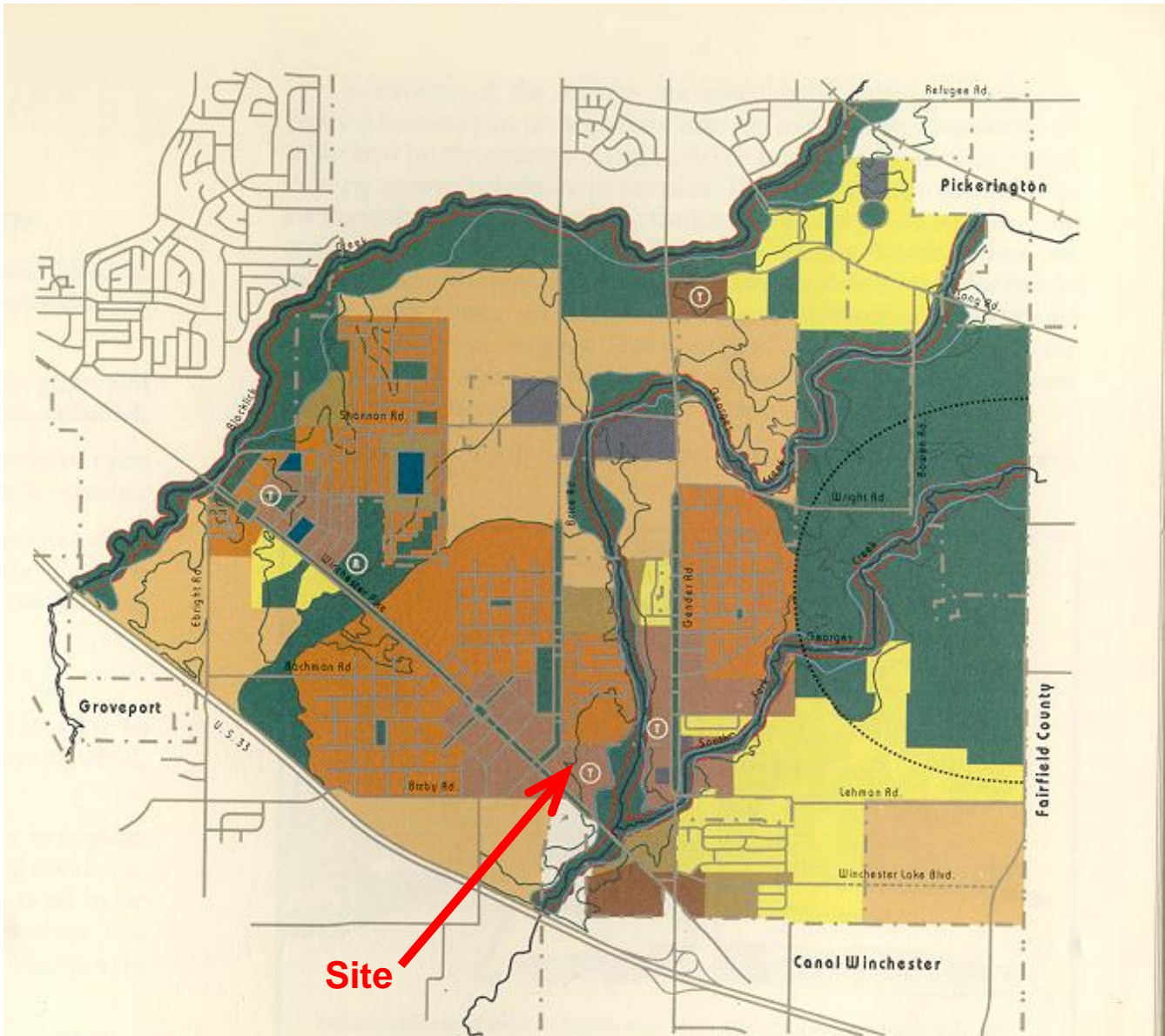


Z04-086

5228 Brice Road
Approximately 39.50 acres
NG & NE to NC, NG, & NE



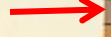
Z04-086



Southeast Area

Proposed Land Use

Map 10
12-00



	Neotraditional Village/Neighborhood Center
	Neotraditional Village/Neighborhood
	Hamlet/Open Space Subdivision
	Residential
	Multi-Family Residential
	Institutional
	Parks
	Commercial
	Floodway
	150' Protective Buffer
	Floodplain
	Buffer for Pickerington Ponds

- Rec Center
- Transit Stops



Department of
Trade and Development
Planning Office

Z04-086

HARRISON W. SMITH, JR.
GEN W. HALE, JR.
JEFFREY L. BROWN
GLEN A. DUGGER
JACKSON B. REYNOLDS, III
NICHOLAS C. CAVALARI
DAVID L. HODGE
AARON L. UNDERHILL

SMITH & HALE
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199
614/221-4255

HARRISON W. SMITH
1900-1978

August 22, 2005

Ms. Patti Austin
Transportation Administrator
City of Columbus
109 North Front Street
Columbus, Ohio 43215

Mr. Gary Palatas
Franklin County Engineer's Office
970 Dublin Road
Columbus, Ohio 43215

RE: Z04-086 / 5228 Brice Road

Dear Patti & Gary:

In response to Emily Willis' e-mail dated August 16, I revised the traffic letter to reflect the requested dollar amount. Pursuant to our meeting on August 2, the developer of Village Communities will pay, to the County, \$353,589 (the cost to construct the road improvements shown on the drawing titled "Turn Lane Improvements for Glen at Schirm Farms Winchester Place/Brice Road" prepared by EMH&T and dated July 5, 2005). This money will be paid at the filing of plans for zoning clearance with the City of Columbus for the proposed multi-family development. The developer shall also pay to the City of Columbus a fee of \$200 per unit for the multi-family units as its contribution to the City of Columbus "Pay As You Grow" policy. This fee shall be paid as each building permit is filed with the City.

Very truly yours,


Jeffrey L. Brown

JLB/jth

cc: Shannon Pine
Joe Thomas, Jr.

F:\docs\Austin-palatas-brice.ltr (8/22/05) jth

HARRISON W. SMITH, JR.
BEN W. HALE, JR.
JEFFREY L. BROWN
GLEN A. DUGGER
JACKSON B. REYNOLDS, III
NICHOLAS C. CAVALARIS
DAVID L. HODGE
AARON L. UNDERHILL

SMITH & HALE
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199
614/221-4255

HARRISON W. SMITH
1900-1978

July 7, 2005

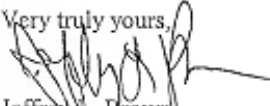
Ms. Maureen Lorenz
Recreation and Parks Department
200 Greenlawn Avenue
Columbus, OH 43223

RE: Schrim Farms Zoning

Dear Maureen:

Pursuant to your request Village Communities will extend a bike path from its property to the existing bike path located within the open space, east of its site. The installation of this bike path shall be subject to (1) your review and (2) owner of the open space granting permission to Village Communities to install said bike path connection.

Very truly yours,


Jeffrey L. Brown

JLB/ncp

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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 # 204-086

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown / Smith & Hale
of (COMPLETE ADDRESS) 37 West Broad St., 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)

<p>1. Glen at Schirm Farms, LLC 470 Olde Worthington Rd. Westerville, OH 43082</p> <p>zero Columbus based employees</p>	<p>2. Additional property owner information on attached page.</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12th day of January, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

no expiration



Project DAVID L. HODGE expires six months after date of notarization.
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.