



SITE DATA

END SITE DATA:

1) Total Area:	98.73 Ac.
2) Maximum Residential Units:	599
3) Total Gross Density:	6 Units/Ac.
Neighborhood Center:	
Area:	68.45 Ac.
Residential Units:	411 (Units)
Gross Density:	6 Units/Ac.
Neighborhood General:	
Area:	31.28 Ac.
Residential Units:	188 (Units)
Gross Density:	6 Units/Ac.

PREPARED BY: **SMITH ASSOCIATES, INC.**
 10000 W. 12th Street, Suite 100, Overland Park, KS 66211
 (913) 241-1100

PROJECT NAME: **GROOMS PROPERTY**
 DEVELOPMENT PLAN
 SHEET NUMBER: 1/5

DATE: **April 14, 2005**

APPROVED BY: **VERONICA WATKINS, QUINCY NO. 144 & 200A**
 CITY OF INDEPENDENCE, INDEPENDENCE, MO
 SHEET NUMBER: 1/5

204-035 Final received 6/20/05
 by Phommongflang
 Dot @

Sign for
 June 20, 2005





SITE DATA

TND SITE DATA:

1) Total Area:	98.73 Ac.
2) Maximum Residential Units:	599
3) Total Gross Density:	6 Units/Ac
Neighborhood Corner:	
Area:	68.45 Ac.
Residential Units:	471 (Max)
Gross Density:	6 Units/Ac
Neighborhood General:	
Area:	31.28 Ac.
Residential Units:	188 (Max)
Gross Density:	6 Units/Ac

	CITY OF COLUMBUS, OHIO DEVELOPMENT PLAN ZONING DISTRICTS	LOCATION: 15000 WILSON DRIVE, W. LIMA, OHIO 43084	DATE: 11/2005 SHEET: 318
GROOMS PROPERTY ZONING DISTRICT:			

204-035 Final Revised Uplots
 by Shannon Frump
 3 of 6

Shannon Frump
 June 20/2005

204-035 Final received 6/19/05
 by Shannon & Kim
 (4) of (6)



CIVIC SPACES

IND SITE DATA:

Total Site Acreage:	99.31 Ac.
Total Open Space:	16.54 Ac. (16.5%)
Green Acreage:	9.91 Ac.
Park Acreage:	5.78 Ac.

GROOMS PROPERTY
 CITY OF COLUMBIANA, TOWN OF GROOMS, OHIO
 DEVELOPER: [Redacted]
 ARCHITECT: [Redacted]
 ENGINEER: [Redacted]

UNAPPROVED PLANS: [Redacted]
 UNAPPROVED PLANS: [Redacted]
 UNAPPROVED PLANS: [Redacted]

APPROVED PLANS: [Redacted]
 APPROVED PLANS: [Redacted]
 APPROVED PLANS: [Redacted]

Shannon & Kim
 June 20, 2005



EMHRT
 GROOMS PROPERTY
 LOCATED IN
 516

*204-035 Final Received 6/30/05
 by Planning/line
 5 of 6*

*John F. Barr
 June 20, 2005*

204-035 Final Received 6/20/05
by Shannon F. King
CFC

Shannon F. King
June 20, 2005



ENHET
ENGINEERING & ARCHITECTURE
1000 W. 10TH ST. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.ENHET.COM

GROOMS PROPERTY
DEVELOPMENT PLAN
CITY OF COLORADO, TRAFFIC CODE 2000
PROPOSED LAYOUT

LOCATION:
WYOMING NORTHERN LIMITED PARTNERSHIP
4000 S. WYOMING NORTHERN LIMITED PARTNERSHIP
CITY OF COLORADO, TRAFFIC CODE 2000

DATE: 6/20/05	SCALE: 1"=100'
PROJECT: 204-035	DATE: 6/20/05
618	

Grooms Tract
Statement addressing TND Principles
Holt Road Development LLC

The Grooms Site is approximately 144 acres and is located in Prairie Township and Pleasant Township in southwest Franklin County. The site is located near the intersection of Big Run South and Johnson Roads, and is actually comprised of 3 parcels; two of which are being zoned into the TND classifications.

The “east” parcel is approximately 59 acres, and is bounded by Big Run to the east, Johnson Road to the south and Bukey Road to the west.

The “west” site is approximately 46 acres, and is bounded by Bukey Road to the east, Johnson Road to the south and vacant farmland to the north and west.

It is intended that this development incorporate the principles of the Traditional Neighborhood Development Ordinance into the design and planning effort.

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

The plan outlines a mix of residential housing types, with different density ranges to achieve an overall residential density of ± 6.1 units per acre. This density is a transit supportive density.

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

The neighborhoods are defined by centrally located parks and greens. With this design, no homes will be farther than a quarter mile from a green space.

A bike trail will be built along the north side of Johnson Road. The interconnected street grid and green space distribution promotes pedestrian flows throughout the development.

- 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 site is being zoned Neighborhood Center and Neighborhood General to accommodate a variety of housing types.

- D. A variety of business types are accommodated, from retail and professional offices to “live-work” units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.*

There are no commercial uses planned for this development, however there are neighborhood

commercial uses within one mile of the site on Holt Road to the northeast.

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

Many small neighborhood greens and parks have been planned for these neighborhoods. These will serve passive recreational needs and provide community gathering spaces.

F A variety of civic spaces take, the form of parks, greens, squares and plazas.

A variety of civic spaces are dispersed throughout the two neighborhoods and vary in size from ½ acre to over 2 acres.

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.

Thoroughfare types include collector streets, local streets and lanes as well as bicycle paths and sidewalks. All streets and lanes are interconnected with entrances to the neighborhoods from adjacent surrounding roads. A bicycle path is proposed to run along the north side of Johnson Road and the west side of Big Run, providing for future links east and west.

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

The streetscape defines the thoroughfares and is characterized by a variety of house types. In all cases, the streets will be defined by the homes, which will generally have tight setbacks to promote a pedestrian oriented streetscape. Some of the homes will feature setback attached garages; a portion of the homes will be serviced by attached or detached garages accessed from lanes, which will mask the parking all together. On street parking will be provided for guests.

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

Block size is consistent with the transect diagrams illustration for neighborhood edge and neighborhood general. Most blocks will be about 600'-800' in length. A few are longer (up to 1000' length), and in those situations the house lots are organized to minimize the "visual" length of the streets (see plan).

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2005**

- 4. APPLICATION: Z04-035**
- Location:** **5080 BIG RUN ROAD SOUTH (43123)**, being 139.08± acres located at the northwest and southwest corners of Big Run Road South and Johnson Road (Westland Area Commission; 240-000130).
- Existing Zoning:** R, Rural District.
- Request:** L-SR, Limited Suburban Residential, NG, Neighborhood General, and NC, Neighborhood Center Districts.
- Proposed Use:** Single-family residential development.
- Applicant(s):** Holt Road Development, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Property Owner(s):** Evelyn M. Grooms and Jennifer Grooms; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

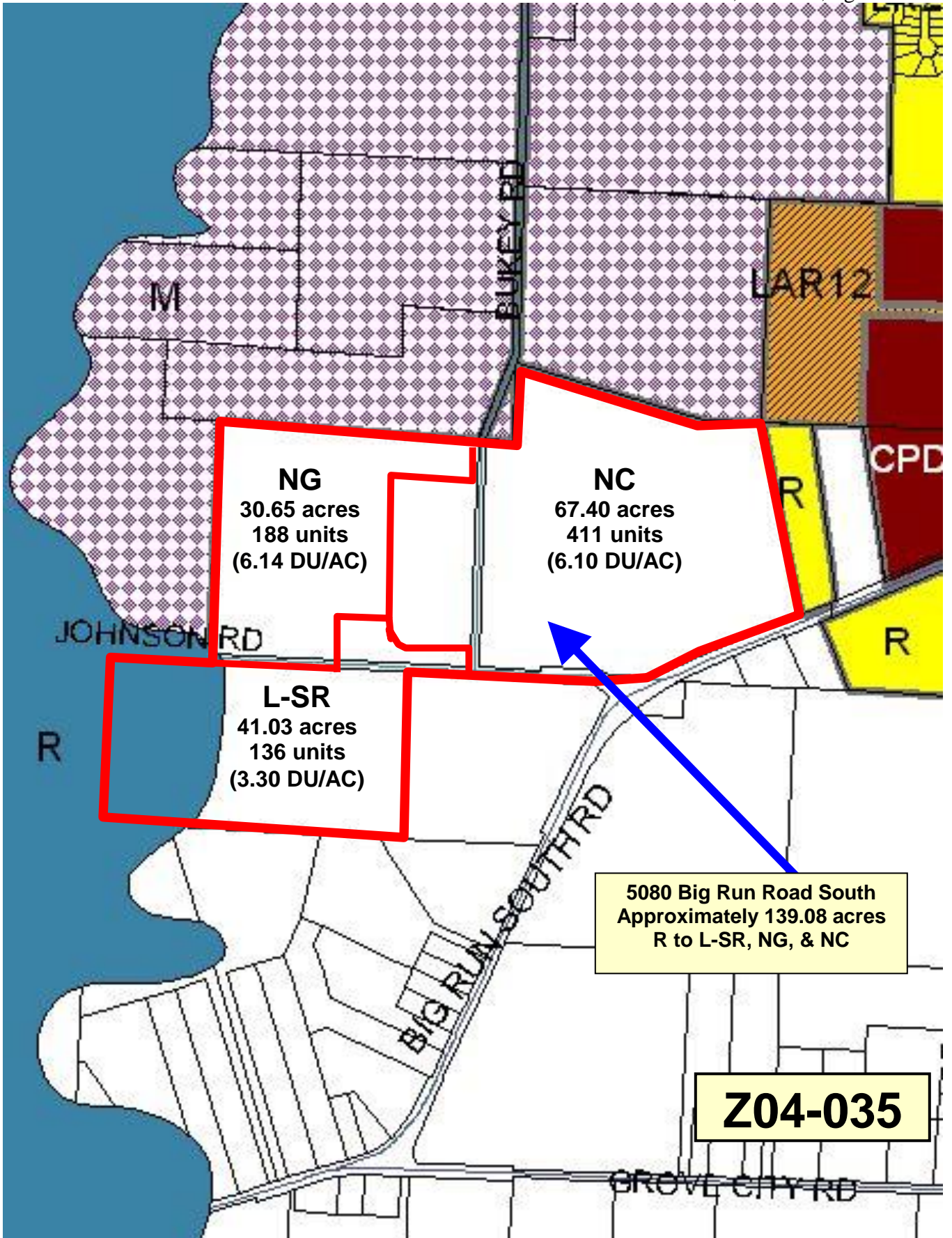
- The 139.08± acre site is currently being used agriculturally, and is zoned in the R, Rural District. The applicant requests the L-SR, Limited Suburban Residential, NG, Neighborhood General, and NC, Neighborhood Center Districts to develop a maximum of 735 single-family dwellings at a net density of 5.28 units per acre with 25.47± acres of provided open space.
- The site has frontage on both Big Run South and Johnson Roads. To the north of the site is vacant land in the M, Manufacturing District. To the east of the site is a church in the R, Rural District. To the south of the site are single-family dwellings and agricultural uses in Prairie Township. To the west of the site is a single-family dwelling and farm in the M, Manufacturing District, a single-family dwelling in Prairie Township, and undeveloped land in the R, Rural District.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation had not been received at the time this report was prepared.
- The site is located within the boundaries of the *Westland Area Plan (1994)* which recommends residential development at a density of 3-5 units per acre. The Plan is recognized as an outdated document, and an attempt to update the Plan was unsuccessful.
- As illustrated on the attached plans, the proposed development consists of a total of 139.08± acres with a maximum of 735 single-family dwellings at a net density of 5.28 units per acre with 25.47± acres of provided open space. The Neighborhood Center District consists of 67.4± acres and is located at the northwest corner of Big Run South

and Johnson Roads. The District will contain 411 single-family dwellings with a gross density of 6.10 units/acre. The Neighborhood General District consists of 30.65± acres and is located west of the proposed NC District. The District will contain a maximum of 188 single-family dwellings with a gross density of 6.14 units/acre. The L-S-R, Limited Suburban Residential District consists of 41.03± acres, and is located on the south side of Johnson Road. The District will consist of a maximum of 136 single-family dwellings units with a gross density of 3.31 units/acre. The limitation text commits to street trees, decorative street lighting, two-car garages, and a minimum net floor area of 1,800 square feet for at least 31 dwellings, and 1,200 square feet for all remaining dwellings. One lot in the northwest portion of the district backs onto Johnson Road, and Staff opposes this arrangement because it is inconsistent with the overall proposed lot lay-out. Staff prefers a relocation or omission of this lot, but is not making it a condition for approval.

- A portion of the proposed L-SR District is located within the boundaries of the Hellbranch Watershed Protection Overlay and is subject to all applicable requirements and conditions. The delineation of the overlay area reflected on the TND Plan does not match the City of Columbus overlay exhibit in Appendix A of Section 3372.710 of the City Codes, but a field survey has been completed for the site and the City's Stormwater Management Section agrees with the delineation reflected on the TND Plan, and requests that when water exits the site, that it continues to the east and does not turn back to the west and into the Hellbranch. The TND Plan has been designed in consideration of the Hellbranch delineation, and as a result, no homes are within the overlay area.
- The site is located within close proximity to Bolton Field Airport. Although the site is does not fall within the 65 DNL or higher noise exposure area, the Columbus Airport Authority has conveyed information regarding the operating conditions of the airport to the Applicant, and suggests that the homes are protected from aviation-related impacts by providing air conditioning and windows with a high sound transmission class. The TND Plan reflects a 1.90± acre green to the north and west of the proposed NG District to act as a buffer between the airport and the development.
- The *Columbus Thoroughfare Plan* identifies Big Run South Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

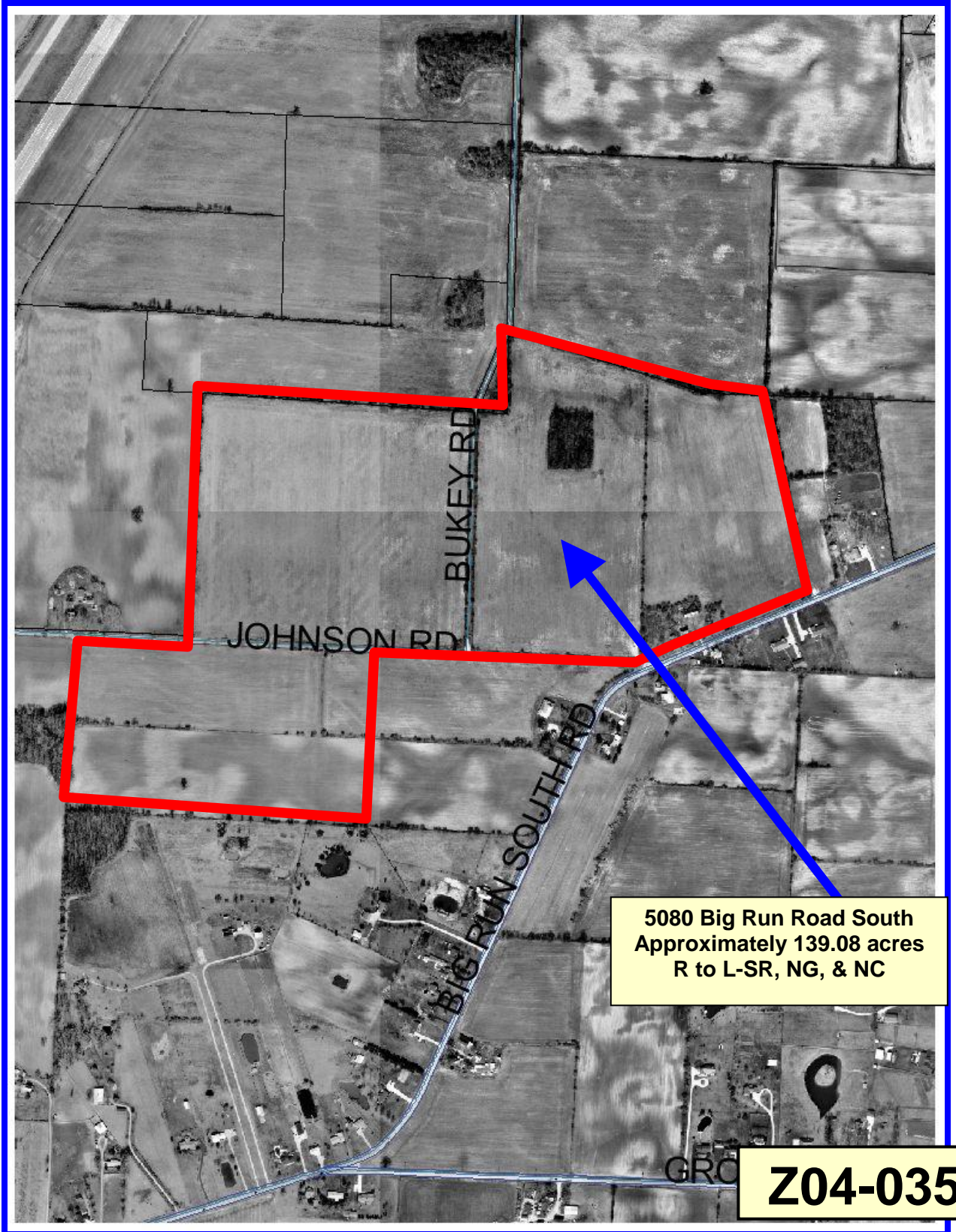
CITY DEPARTMENTS RECOMMENDATION: Approval.

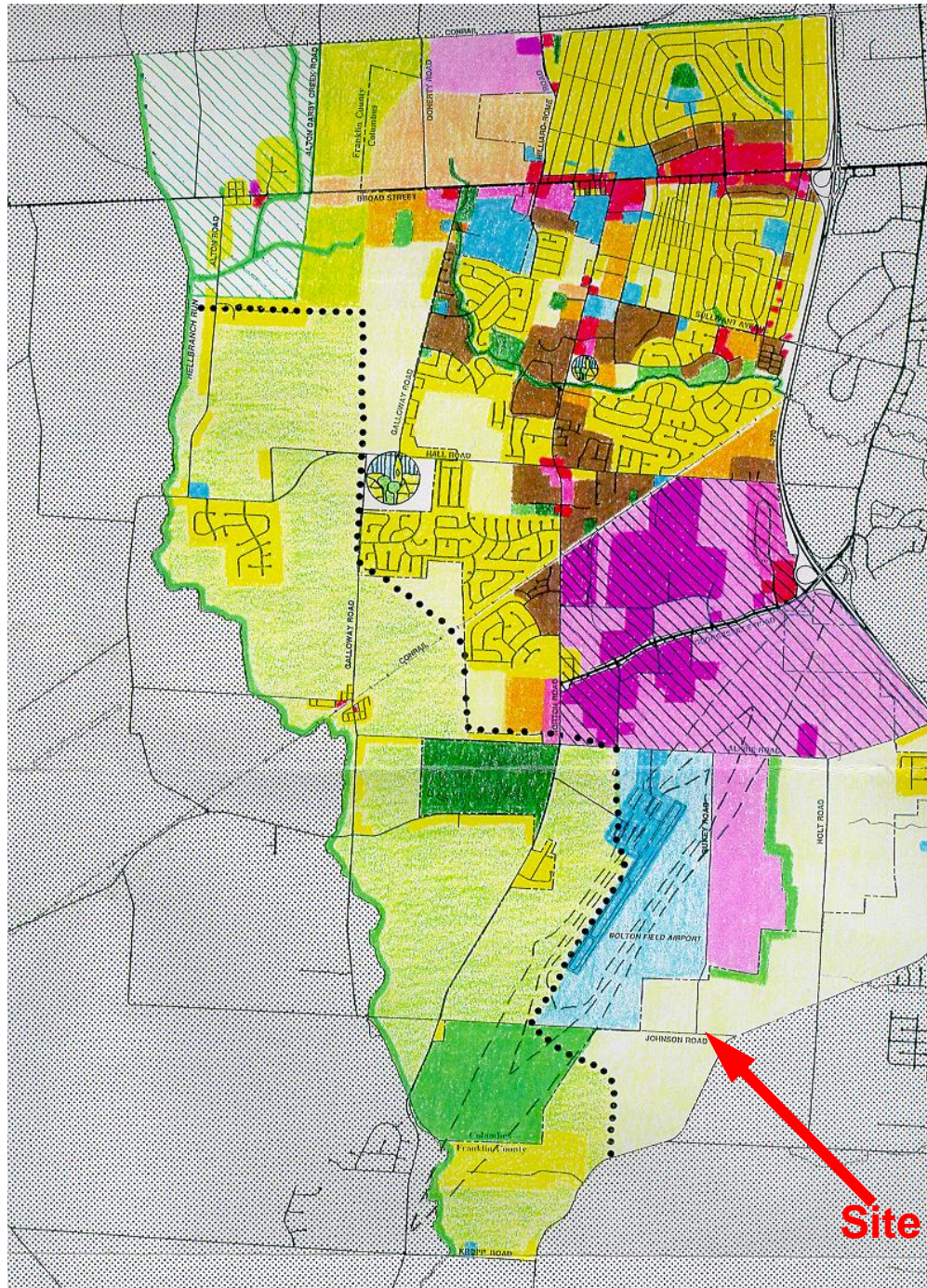
The applicant requests the L-SR, Limited Suburban Residential, NG, Neighborhood General, and NC, Neighborhood Center Districts to develop a maximum of 735 single-family dwellings at a net density of 5.28 units per acre with 25.47± acres of provided open space. The site has been designed in consideration of the Hellbranch Watershed Protection Overlay, and buffering has been provided on the north and west boundaries of the site between Bolton Field Airport and the proposed NG District. In addition, the limitation text for the proposed L-SR District commits to street trees, decorative street lighting, two-car garages, and minimum net floor area. The proposal is consistent with the zoning and development patterns of the area.



5080 Big Run Road South
Approximately 139.08 acres
R to L-SR, NG, & NC

Z04-035








PROPOSED LAND USE



Existing

-  Agricultural /Very low density residential
-  Low density residential 1-2 units per acre
-  Residential 3-5 units per acre
-  High density residential 6 units per acre +
-  Commercial
-  Office
-  Industrial / Manufacturing

Proposed

- 
- 
- 
- 
- 
- 
- 

-  Columbus corporate boundary
-  Sewer facilities planning area
-  Bolton Field noise contours

-  Environmental Conservation District
-  Industrial/ Office District

Z04-035

10- 4-05: 4:45PM:Smith and Hale

18142214409

2 / 3

HARRISON W. SMITH, JR.
 BEN W. HALE, JR.
 JEFFREY L. BROWN
 GLEN A. DUGGER
 JACKSON B. REYNOLDS, II
 NICHOLAS C. CAWLARS
 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 27, 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: Z04-035 / 5080 Big Run Road South
 Memorandum of Understanding

Dear Patti & Gary:

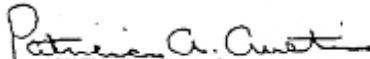
This letter shall serve as a Memorandum of Understanding between the developer, the City of Columbus and Franklin County regarding the traffic commitments for the above captioned zoning application. Not later than 60 days prior to commencement of development, the developer of this site shall provide to Franklin County revisions and additions to the existing Fra. Co. Rd. No. 258 improvement plans to provide for the following improvements (in addition to those already shown on Fra. Co. Rd. No. 258 improvement plans) which are based upon a 45 mph speed limit: (i) a south bound right turn lane that extends north along Big Run South Rd. from the new entrance to the project a distance of 175 feet, (ii) a north bound left turn lane that extends south along Big Run South Rd. from the new entrance to the project a distance of 175 feet; and (iii) a south bound right turn lane that extends north along Big Run South Rd. from the realigned intersection of Big Run South Rd. and Johnson Rd. a distance of 300 feet. At the time of development the developer of this site shall pay the county the sum of 105% of the cost to construct the Big Run South / Johnson Road realignment (Fra. Co. Rd. No. 258 improvement plans as revised to include the turn lanes described above) as determined by county's bid for that project. If the actual costs for the improvement are below the developer's contribution, then the county shall return the remaining balance to the developer within a reasonable time period. The developer shall also contribute \$24,000 to the County at the time of


Ms. Patti Austin
Mr. Gary Palatas
July 27, 2005
Page 2

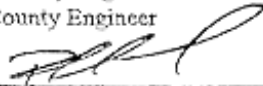
development for the improvement at the intersection of Demorest Road and Grove City Road. In addition the developer shall widen Johnson Road along its frontage to create an 11 foot pavement section, 22 feet where it owns both sides of the street (including any berm and ditch work which would be part of the widening) and dedicate to the City 50 feet from centerline of Big Run South Road as well as 60 feet along the east side of the site north of Johnson for the relocation of Dukey. Sidewalks, if required by the City, shall be installed by the developer along its frontage adjacent to Johnson Road and Big Run South within the right-of-way or in an easement behind the right-of way.

Very truly yours,

Jeffrey Brown

Accepted: 
Patti Austin
Transportation Administrator
City of Columbus

Accepted: 
Gary Palatas
Assistant County Engineer
Franklin County Engineer

Accepted: 
Holt Road Development, LLC, by: Paul S. Cappel, Managing Member

JLB/ncp

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

SMITH & HALE
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4188
614/221-4255

HARRISON W. SMITH
1900-1978

October 24, 2005

Ms. Shannon Pine
City of Columbus
Development Department
757 Carolyn Avenue
Columbus, Ohio 43224

RE: Z04-035 / 5080 Big Run Road South
Letter of Commitment

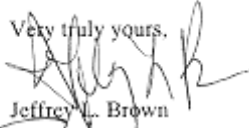
Dear Shannon:


The north portion of the site is being zoned into the TND district and the applicant wants to make two commitments on the portion of the site:

- 1) The developer shall install 4 trees per 100 feet of green space along the west and north sides of the site, which is north of Johnson Road. These trees shall be a mixture of evergreens (minimum of 5 feet in height) and deciduous trees (minimum of 2 ½ inch caliper). In addition, where there is room within the green space, the developer shall install a minimum of 2 foot earth mound.
- 2) On the plat(s) or condominium documents whichever is applicable, the following note shall be included:

Airport Proximity - the property is adjacent to Bolton Field Airport. The property is not within the current or currently projected area that will experience noise impacts in excess of regulatory noise thresholds (65DNL). However, due to the proximity of the airport, residents of the property may experience impacts from airport operations, including aircraft noise and aircraft over flights. These impacts may be objectionable.

Very truly yours,


Jeffrey L. Brown

Accepted: 
Holt Road Development, LLC
By: Paul S. Coppel, Managing Member

JLB/jth
F:\docs\pine-bigrunsouth-commitment.ltr (10/24/05) jth

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM

Group Name Westland Area Commission

Meeting Date April 20, 2005

- Specify Case Type
- BZA Variance
 - BZA Special Permit
 - Council Variance
 - Rezoning
 - Graphics
 - Graphics Special Permit

Case Number 204-035

- Recommendation (Check only one)
- Approval
 - Disapproval
 - Conditional Approval (please list conditions below)
(Area Commissions, see note below*)

* Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote 10-5

Signature of Authorized Representative Michael J. Mc Kay

SIGNATURE

Chairman

RECOMMENDING GROUP TITLE

644-9159

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, Building Services Division, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 # 204-035

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. Evelyn Grooms 345 Paint Road Winchester, OH 45697	2. Jennifer Grooms 345 Paint Road Winchester, OH 45697
3. Holt Road Development, LLC 150 East Broad Street, Suite 100 Columbus, OH 43215	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21st day of October, in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Handwritten Signature]
[Handwritten Signature]
04-25-09

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



JENNIFER T. HUETTE
Notary Public, State of Ohio
My Commission Expires 04-25-09