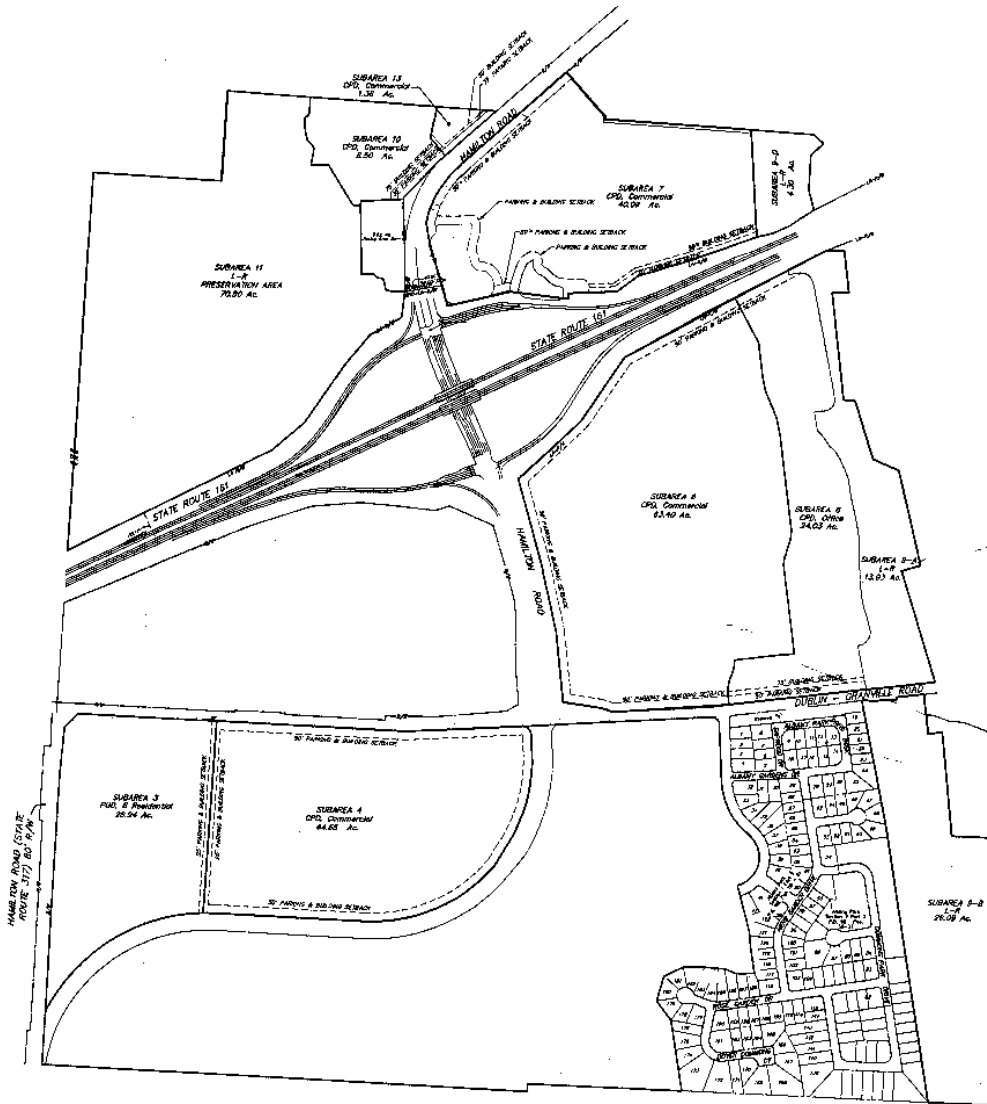




191 W. Newcomer Blvd., Suite 200  
Columbus, Ohio 43215-2568  
614.228.5331  
casto@ro.com

Z05-054



\*\* ZONING AREA TA ON THIS PLAN (XINED) CAN BE NOT SUBJECT TO THIS Z05-054 APPLICATION

*Jeffery A. ...*  
July 16, 2007

FINAL RECEIVED:

*Dana Hill*  
7/16/07



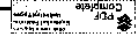
NORTH

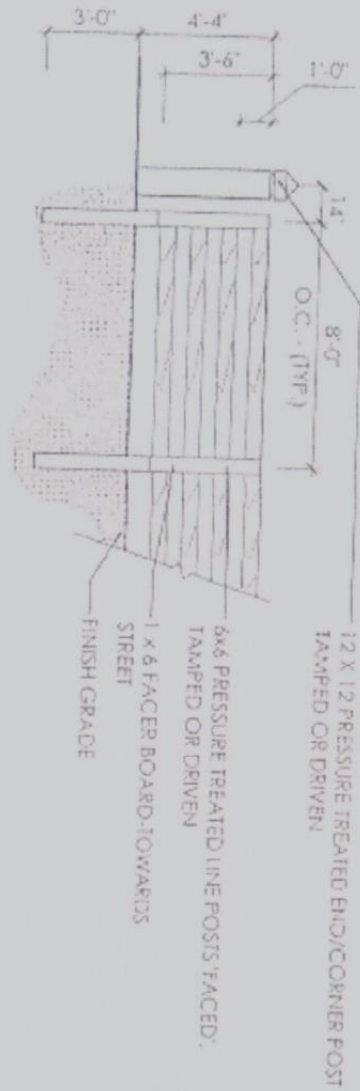
SCALE: 1"=300'-0"

REVISIONS	
No.	DATE
06	3-21-07
07	3-26-07
08	4-10-07
09	4-12-07
10	5-7-07
11	5-24-07
12	6-20-07
13	7-16-07

Z05-054

ALBANY PARK





NOTES:  
 POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES. AND PELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS  
 BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

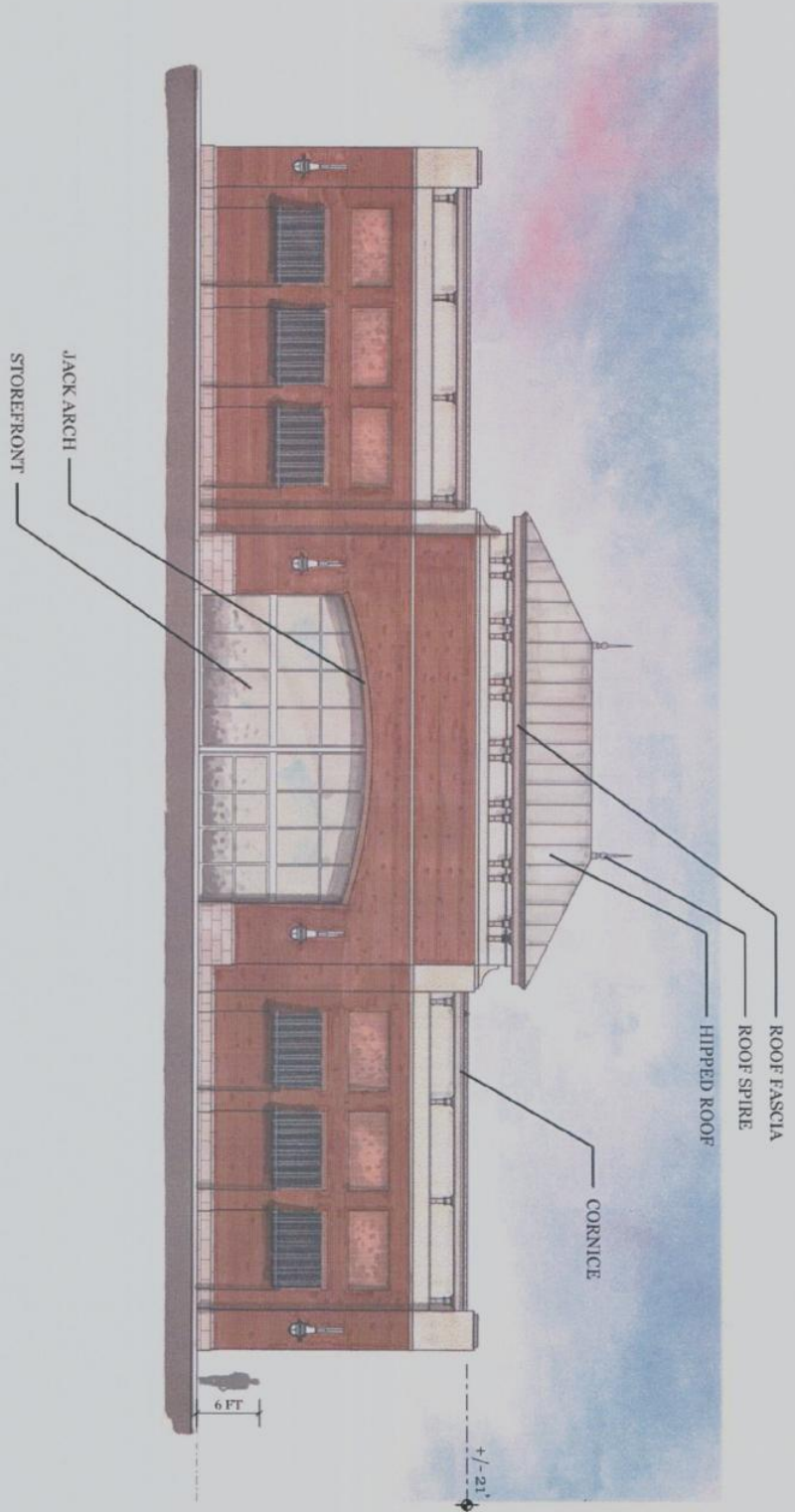
PAINT  
 PAINT SHALL BE A SEMI GLOSS WHITE

FASTENERS  
 NAILS-10D PLAIN SHANK BOX GALVANIZED

5 4 RAIL FENCE  
 N.T.S.

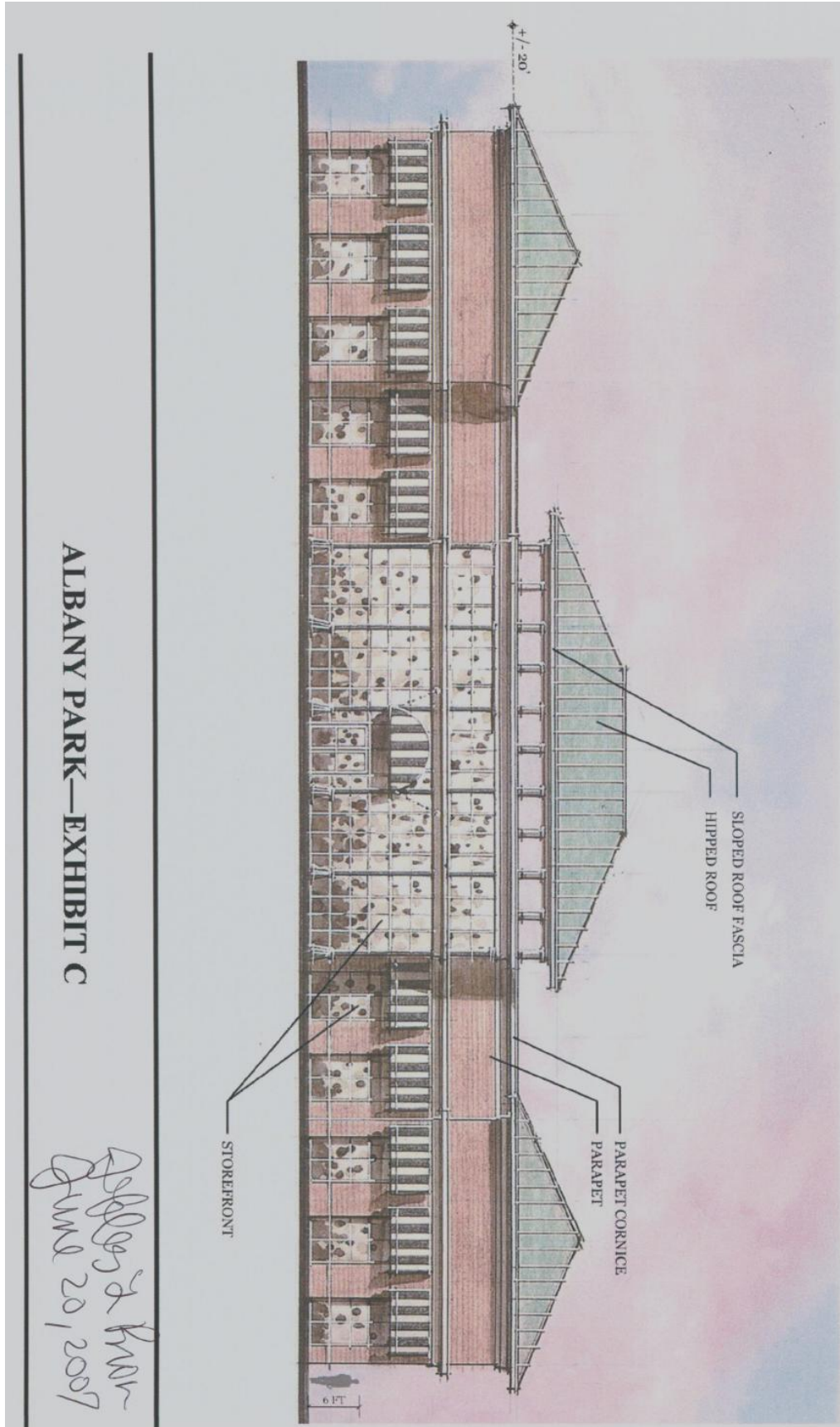
*Jeffrey R. Finn*  
 June 20, 2007

ALBANY PARK—EXHIBIT A



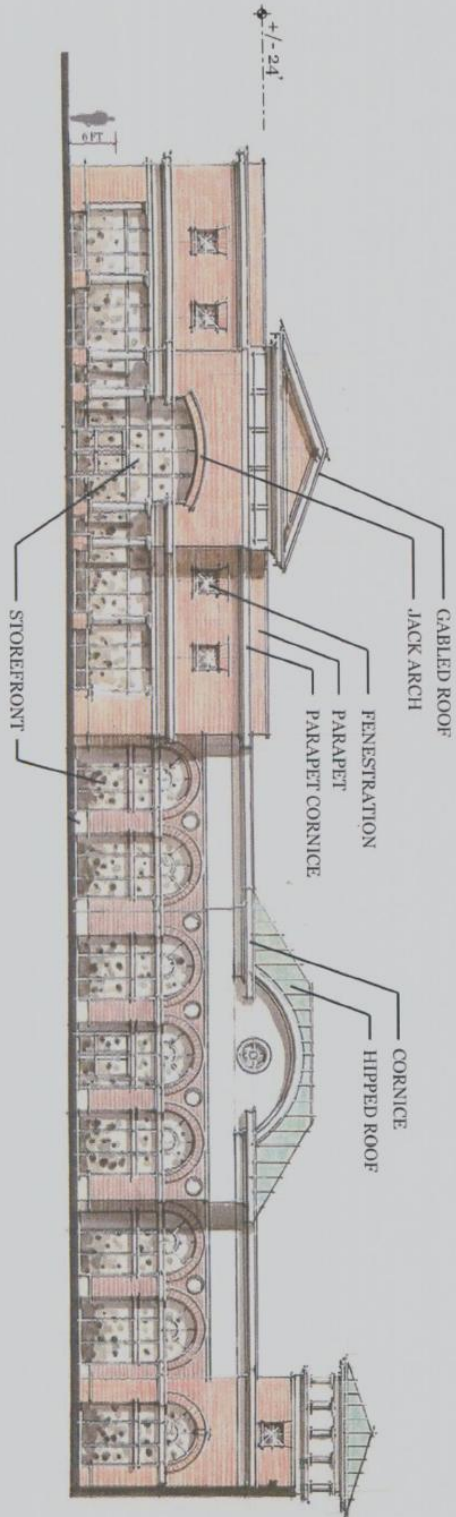
**ALBANY PARK—EXHIBIT B**

*Robert Fur*  
*June 20, 2007*



ALBANY PARK—EXHIBIT C

Approved by  
June 20, 2007



*Appledorn  
June 20, 2007*

**ALBANY PARK—EXHIBIT D**





ALBANY PARK—EXHIBIT E



ALBANY PARK—EXHIBIT F

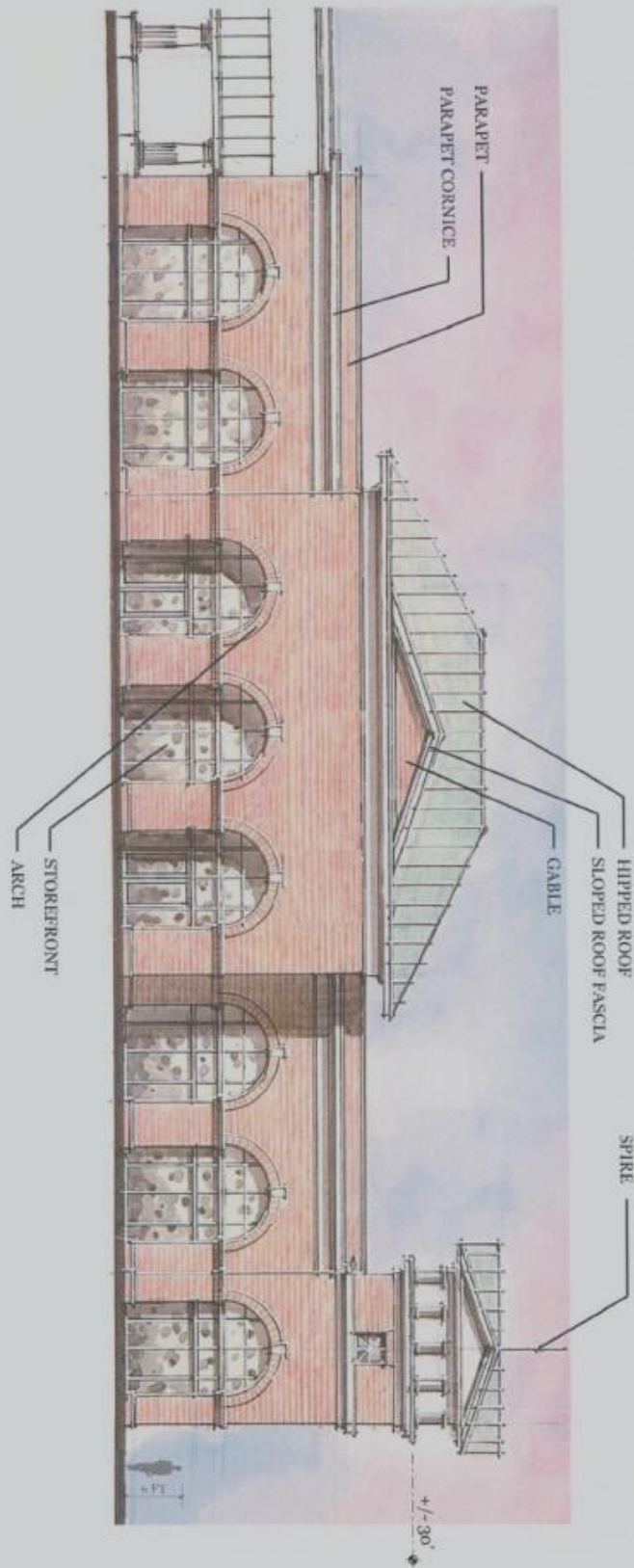
*Adelle H. H. H.*  
June 20, 2007



ALBANY PARK—EXHIBIT G

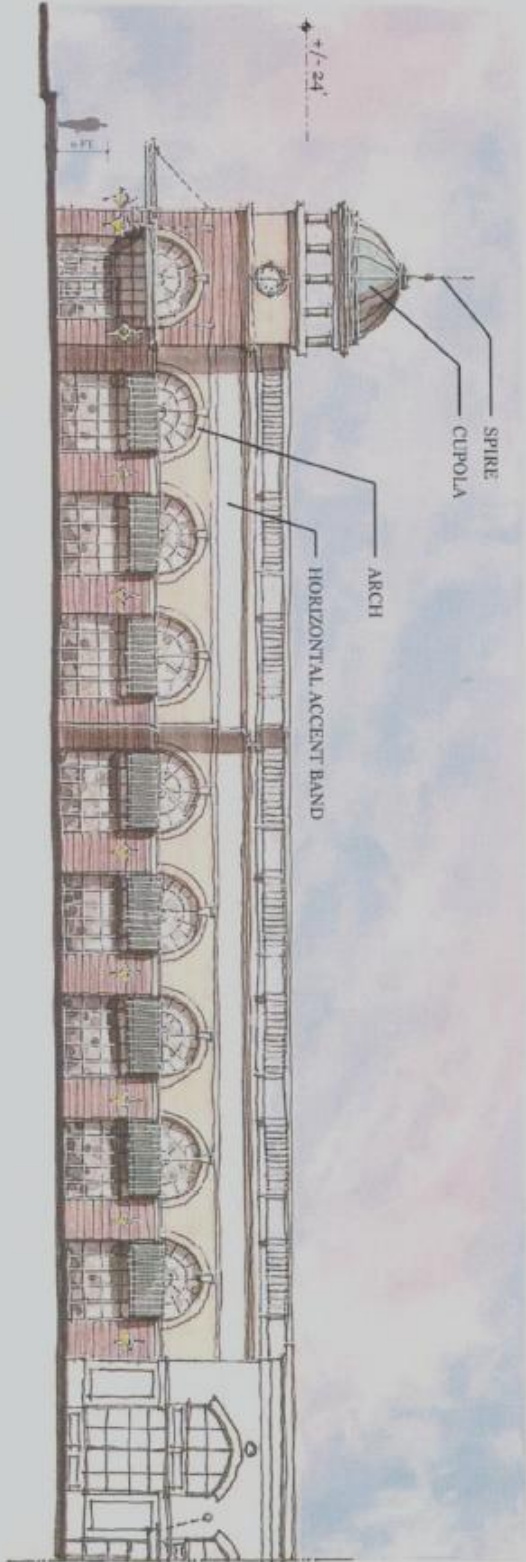
*Robert J. Finn  
June 20, 2007*





**ALBANY PARK—EXHIBIT H**

*Apprentice  
June 20, 2007*



**ALBANY PARK—EXHIBIT I**

*Robert P. M.*  
June 20, 2009



ALBANY PARK—EXHIBIT J

*Robert P. W.*  
*June 20, 2007*





ALBANY PARK—EXHIBIT K

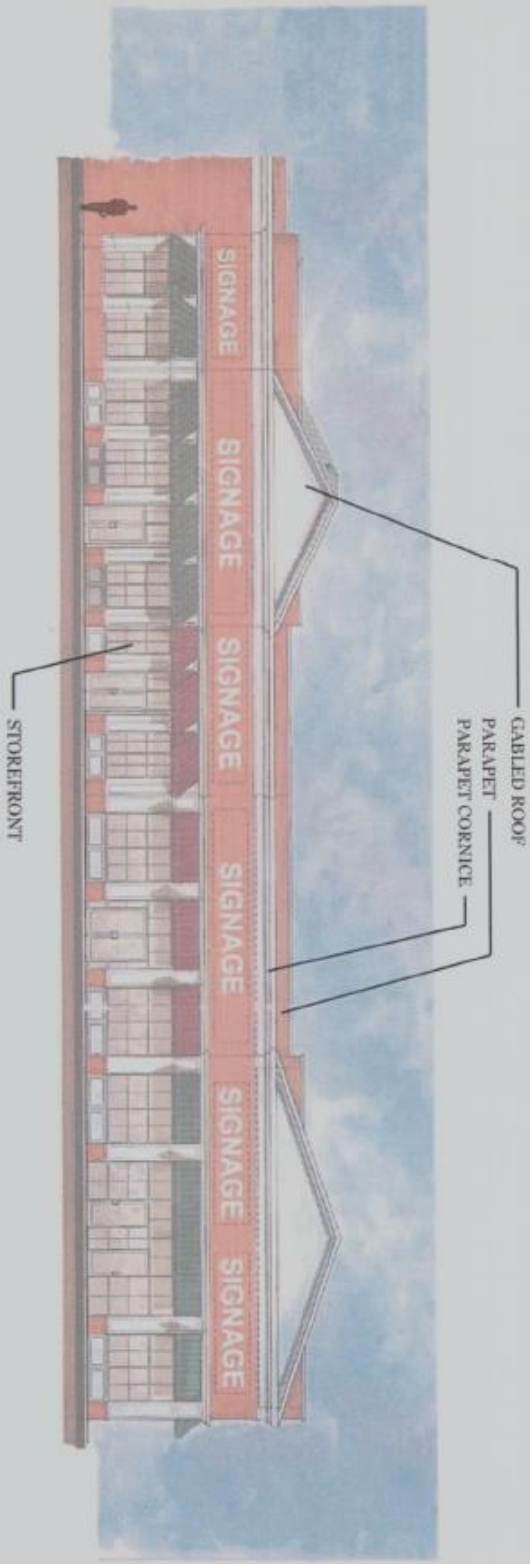
*applied for  
June 20, 2007*





ALBANY PARK—EXHIBIT L

*Added to Bm  
June 20, 2007*



**ALBANY PARK—EXHIBIT M**

*Robert R. R. R.  
June 20, 2007*



*Robert for  
June 20, 2009*

EXHIBIT "N"  
VISIBILITY PRESERVATION AREA  
ALBANY PARK

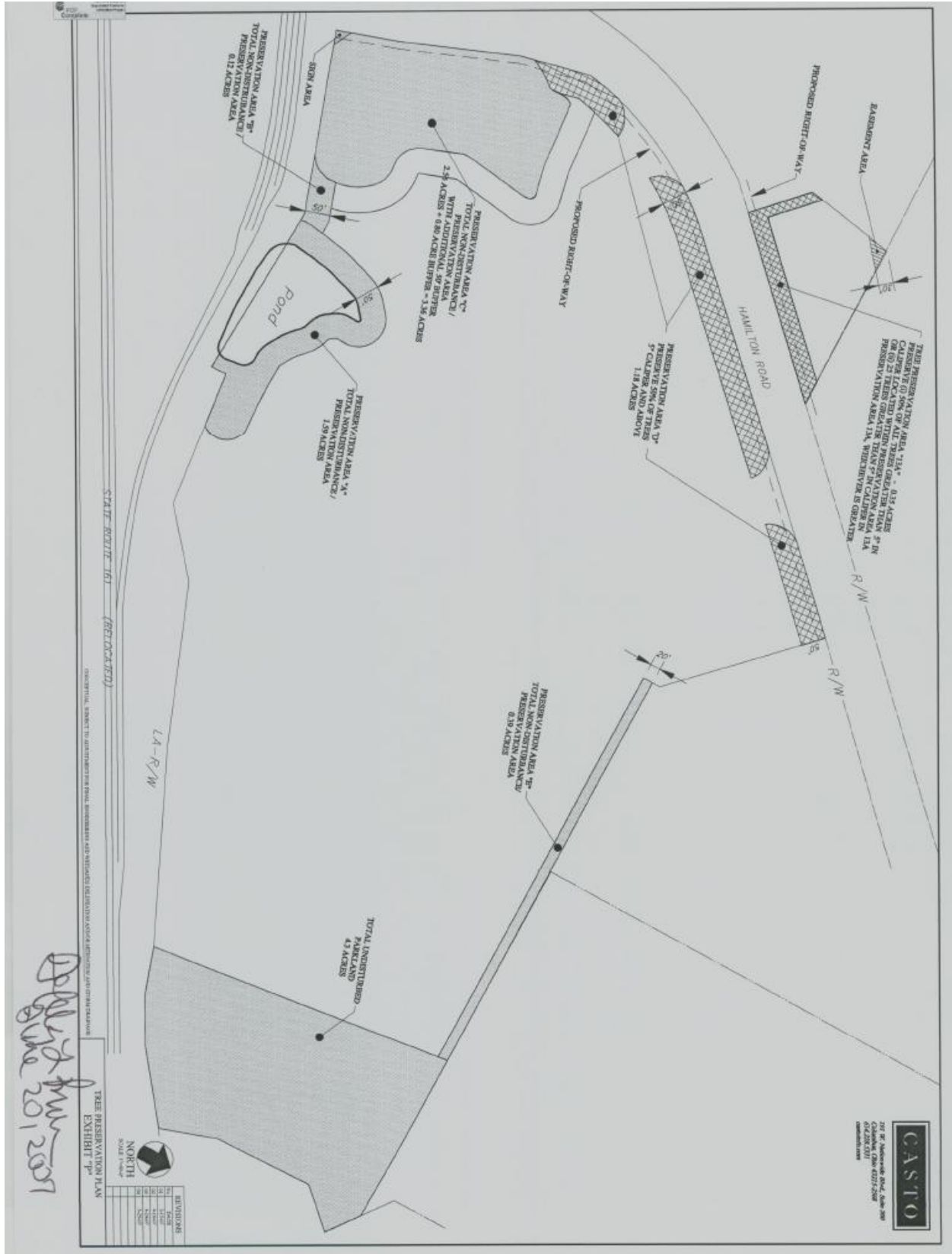
**CASTO**  
177 W. Main Street, Suite 200  
Columbus, Ohio 43215-2208  
614.462.1000  
casto@casto.com

EXHIBIT O

<b><u>Belt Line (Horizontal Accent Band)</u></b>	A horizontal band that may project from the primary wall plane space. Band shall be of an different exterior finish material to provide contrast in color and or texture to the primary wall plan.
<b><u>Blind Arches</u></b>	A recessed wall panel within an exterior wall plane that is in the shape of an arch. Recessed panel may or may not employ an alterante brick color or pattern.
<b><u>Cornice</u></b>	Exterior structural trim along the intersection of the roof and top of a wall. Includes all framing and trip members.
<b><u>Crown Molding</u></b>	Trim member at the top of the cornice and immediately beneath the roof.
<b><u>Cupola</u></b>	Small ornamental structure or dome projecting above the ridge of a roof.
<b><u>Dormer</u></b>	Projection from a sloping roof, commonly including a window or louver. Provides additional interior area between two sloping roofs.
<b><u>Fenestration</u></b>	Arrangement of windows in a structure.
<b><u>Gable Roof</u></b>	Roof with gabled ends that slopes in two opposite directions from the ridge.
<b><u>Hip Roof</u></b>	Roof formed by adjacent inclined planes that slope down toward all exterior walls. Intersecting corners of roof intersect at a hip rafter that extends diagonally from the ridge to the outside corners of the exterior walls.
<b><u>Jack Arch</u></b>	Arch with flat intrados (highest point of arch).
<b><u>Parapet</u></b>	Low wall or a short extension of a wall above a horizontal surface.
<b><u>Parapet Cornices</u></b>	A decorative band comprised of multiple shapes or planes located at the top of a building parapet
<b><u>Roof Spire</u></b>	A tall, acutely pointed pyramidal roof or rooflike construction upon a tower, roof, etc.
<b><u>Scupper</u></b>	Opening in a wall that allows rainwater to drain.
<b><u>Scupper Boxes</u></b>	Rectangular fixture channels rainwater into the downspout and storm water removal system.
<b><u>Storefront</u></b>	Building windows and entrance walls constructed or prefinished aluminum frames with glass panels.
<b><u>Soldier Course</u></b>	Horizontal layer of brick set vertically with the longest, narrowest sides exposed.

*April 2007  
June 20, 2007*





**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 14, 2007**

- 1. APPLICATION: Z05-054**
- Location:** **2206 EAST DUBLIN-GRANVILLE ROAD (43054)**, being 324.1± acres located on the east side of Hamilton Road 700± feet north of Menery Lane (545-175661).
- Existing Zoning:** L-C-4, Limited Commercial; L-M-2, Limited Manufacturing and PUD-8, Planned Unit Development Districts.
- Request:** PUD-8, Planned Unit Development District; L-R, Limited Rural and CPD Commercial Planned Development Districts.
- Proposed Use:** Multi-family, office, open space and commercial Development.
- Applicant(s):** Town & Country City, Inc et al; c/o Jeffrey L. Brown and Aaron L. Underhill, Attys.; Smith and Hale, LLP; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Town & Country City, Inc et al; 191 West Nationwide Blvd, Suite 200; Columbus, OH 43215.
- Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

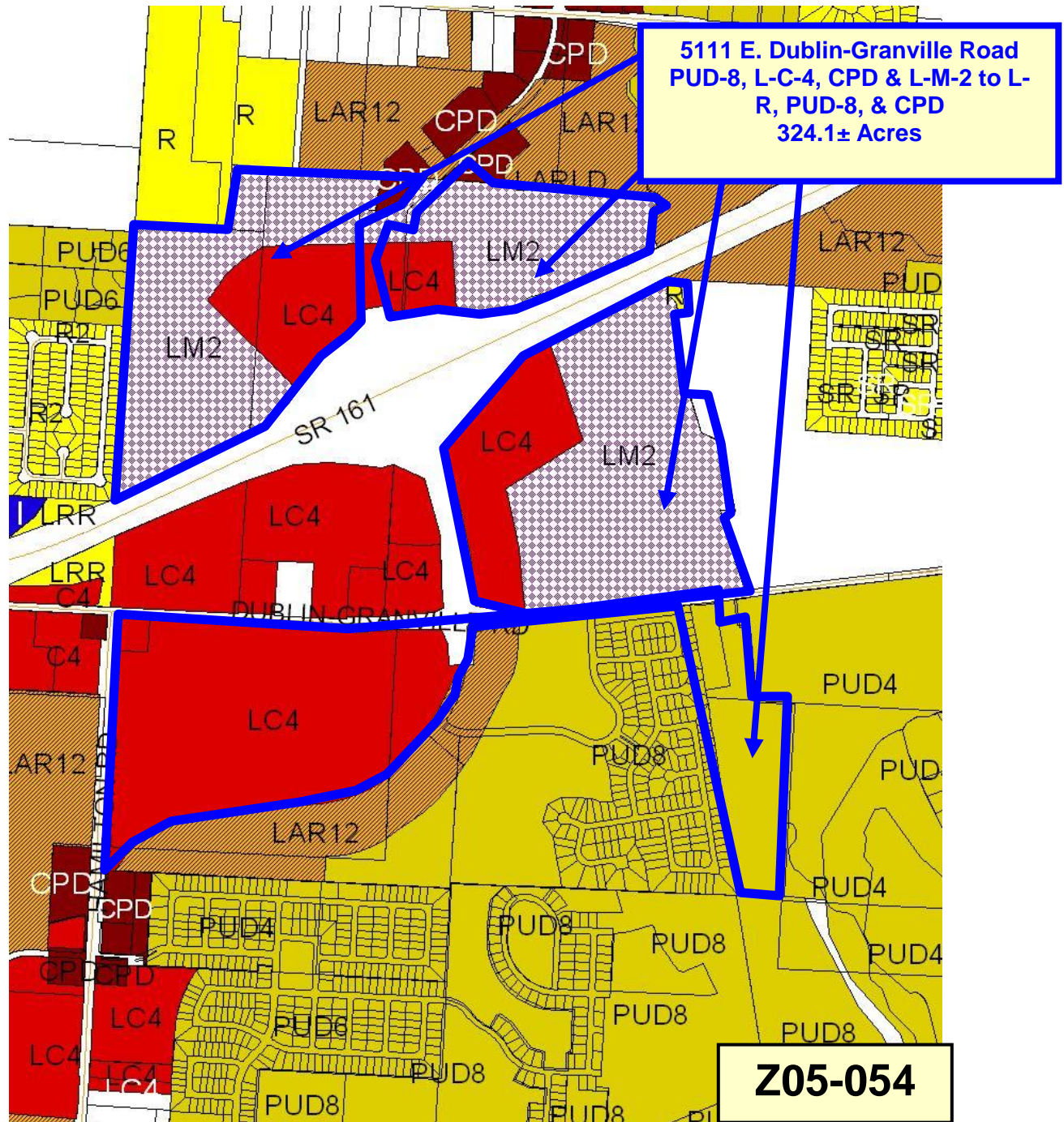
- The 324.1± acre site is zoned in the L-C-4, Limited Commercial; L-M-2, Limited Manufacturing and PUD-8, Planned Unit Development Districts and is undeveloped. The applicant requests the PUD-8, Planned Unit Development District; L-R, Limited Rural and CPD Commercial Planned Development Districts to develop multi-family, office, open space and commercial Development.
- To the north is land under development zoned in the CPD Commercial Planned Development and the L-AR-12, Limited Apartment Residential Districts. To the south are single-family dwellings and vacant land zoned in the PUD-8, Planned Unit Development and L-AR-12, Limited Apartment Residential Districts. To the east is a single-family dwelling and a golf course zoned in the PUD-4, Planned Unit Development District and vacant land in Plain Township. To the west are multi-family dwellings and commercial development zoned in the L-AR-12, Limited Apartment Residential, C-4 Commercial and CPD Commercial Planned Development Districts respectively.
- The site lies within the boundaries of *The Northland Plan Volume II* (2002) and within the boundaries of the *Rocky Fork / Blacklick Accord* (2004). The Accord Implementation Panel recommended Approval of the proposed rezoning of sub-areas 7 and 9 on February 15, 2007 and sub-areas 10, 11 and 13 on April 19, 2007.
- At the urging of Staff, the applicants are committing to file Graphics Plans for the CPD, Commercial Planned Development Districts which will be considered by the Graphics Commission. The applicants have included highly detailed architectural standards in both the CPD Text and through exhibits A through M. At the urging of the Department of

Development, the applicants are committing to limiting sub area 8 to C-2 office uses. The applicants have committed to providing pedestrian connections between the office users and sub area 8 and the commercial uses in sub area 6. Within the CPD sub areas the applicants have requested a variance that public street frontage not be necessary for lot splits.

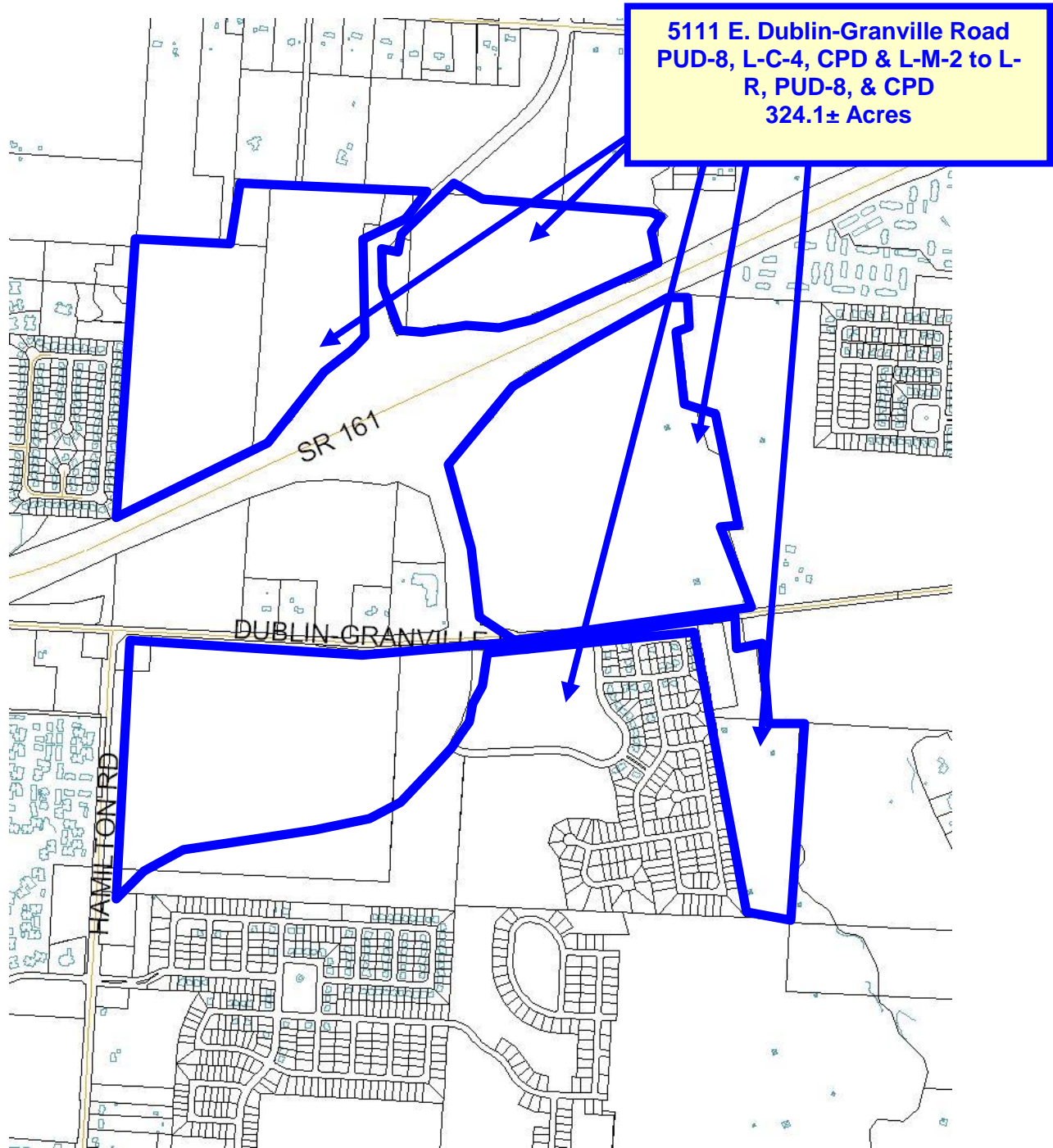
- The applicants are providing 44.31 acres of open space in a conservation easement zoned in the L-R, Limited Rural District. The applicants are providing for street trees at various intervals throughout the development as well as buffering, screening and tree preservation where staff deemed it necessary.
- There are outstanding wetland mitigation commitments on the site that have not been satisfied. The applicant has agreed to satisfy their outstanding wetlands issues prior to City Council action.
- The *Columbus Thoroughfare Plan* identifies Dublin Granville Road as a C, Collector Hamilton Road and as a 4-2D arterial, requiring a minimum of 30 feet and 60 feet of right-of-way from centerline respectively.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

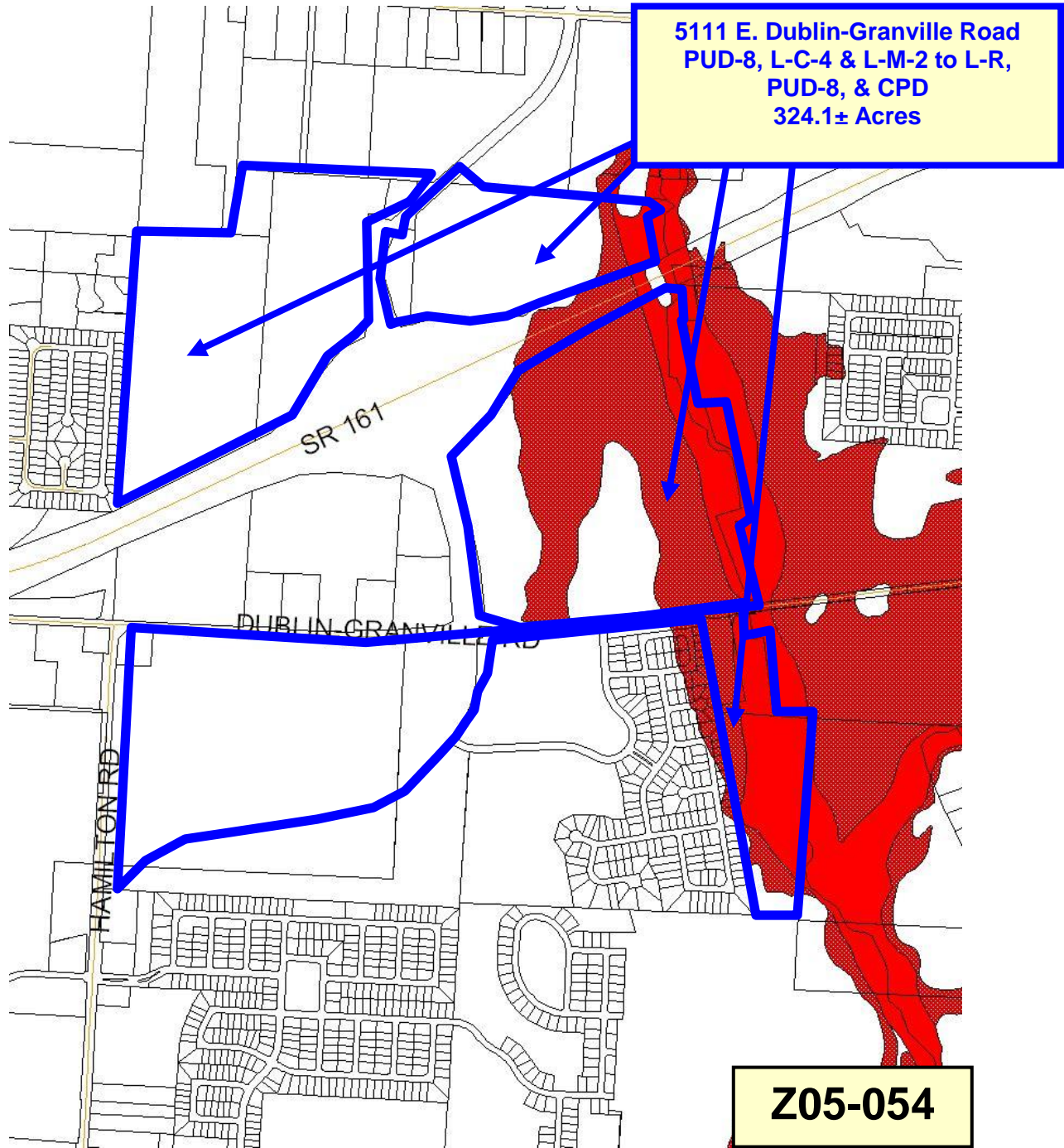
The requested PUD-8, Planned Unit Development, L-R, Limited Rural and CPD Commercial Planned Development Districts would permit a mix of -family residential, office commercial and open space development consistent with the zoning and land use patterns of the area.







**Z05-054**





# Fax

<b>To:</b> Charlie Fraas	<b>From:</b> Jeff Murray
<b>Fax:</b>	<b>Pages:</b> 1
<b>Phone:</b>	<b>Date:</b> 5/15/07
<b>Re:</b> Z05-054 5111 E. Dublin-Granville Rd.	<b>Email:</b>

Dear Mr. Fraas,

Our committee supports this zoning request based on the text dated 5/15/07. It's understood that sub-areas 1,2,5, and 5Z are NOT a part of this rezoning.

If you have any questions please contact me at:

Work, 614-882-8558

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray  
Chairperson, Development Committee  
Northland Community Council

## THE ROCKY FORK BLACKLICK ACCORD IMPLEMENTATION PANEL

**FEBRUARY 15, 2007**

### RECORD OF ACTION

The meeting opened at 7:07 pm. Panel members present were Bill Carleton, Doug Burnip, Ray Silverstein, Michele Shuster, Tedd Hardesty, Meera Parthasarathy, Eileen



Pewitt, and Andrew Show. Staff members present were Lisa Russell, Reza Reyazi, and Michelle Murphy.

**MOTION BY:** Andrew Show, seconded by Bill Carleton  
That the Record of Proceedings from January 18, 2007 be approved.

**RESULT:**

This motion was approved (8-0).

**MOTION BY:** Ray Silverstein, seconded by Bill Carleton  
That the Record of Proceedings from December 14, 2007 be approved.

**RESULT:**

This motion was approved (8-0), with the changes of Shuster being absent and Bill Carleton's name was spelled incorrectly.

**Application Reviews:**

Because of the public interest in some of the cases the order of hearing was changed from the agenda to accommodate those wishing to speak about the cases. Tedd Hardesty recused himself from the Hamilton Road cases. The cases were presented with #3 first, #4 second, then #1 and #2 as identified in the agenda.

**3. xxxx N. Hamilton Road (partial Z05-054)**

*Review & Action of Columbus rezoning application to develop 44.4 acres (Subarea 7 and part of Subarea 9) located northeast of and adjacent to the intersection of SR-161 and N. Hamilton Road.*

*Applicant: Casto; c/o Ben Hale*

**MOTION:** In area 9-D, maintain all wetland with 50' buffer. Comply with the City's Pay-as-we-Grow requirements to be reflected in an MOU. Provide all required trees. No two for one tree trade. No parking in preservation zones. In subarea 7, mitigation can occur preferably within the Accord area or within the Big Walnut watershed with staff approval. Reserve B no cutting no disturb. 50' buffer around preservation areas A and C in the western part of site plan. Preserve 50% of the trees above 5" in the reserves along Hamilton Road, Reserve D. Reserve E maintain as natural. Mitigation should occur in Big Walnut watershed if possible, preferably in Accord area. The main road through sub area 7 should have development standards to read and function as a regular road to be clarified to the satisfaction of staff.

**MOTION BY:** Andy Show, seconded by Eileen Pewitt

**RESULT:** Approval (7-1-0)

**4. xxxx N. Hamilton Rd. (partial Z05-054)**

*Review & Action of Columbus rezoning application to develop 83.6 acres (subareas 10, 11, 12, 13) located northwest of and adjacent to the intersection of SR-161 and N. Hamilton Road.*

*Applicant: Casto and The New Albany Company; c/o Ben Hale*

**MOTION:** Table

**MOTION BY:** Andy Show and seconded by Meera Parthasarathy

**RESULT:** Tabled (7-1-0)

## THE ROCKY FORK BLACKLICK ACCORD IMPLEMENTATION PANEL

**APRIL 19, 2007**

### RECORD OF ACTION

The meeting opened at 7:05 pm. Panel members present were Doug Burnip, Ray Silverstein, Michele Shuster (at 8:00pm), Tedd Hardesty, Eileen Pewitt, and Andrew Show. Staff members present were Lisa Russell, Reza Reyazi, Adrienne Low-Joly and Michelle Murphy.

#### **Record of Proceedings:**

The panel postponed approval of February's record of Action and Record of Proceedings.

[Tedd Hardesty left the meeting]

#### **2. xxxx Hamilton Road** (Z05-054 subareas 10 & 13. Area 11 added by motion)

Review and Action of Columbus rezoning application to develop 9.86 acres (Subareas 10 & 13) located northwest of the intersection of S.R.-161 and N. Hamilton Road Zoning Request: To rezone from LM-2, Limited Manufacturing and LC-4, Limited Regional Scale Commercial to CPD, Commercial Planned Development.

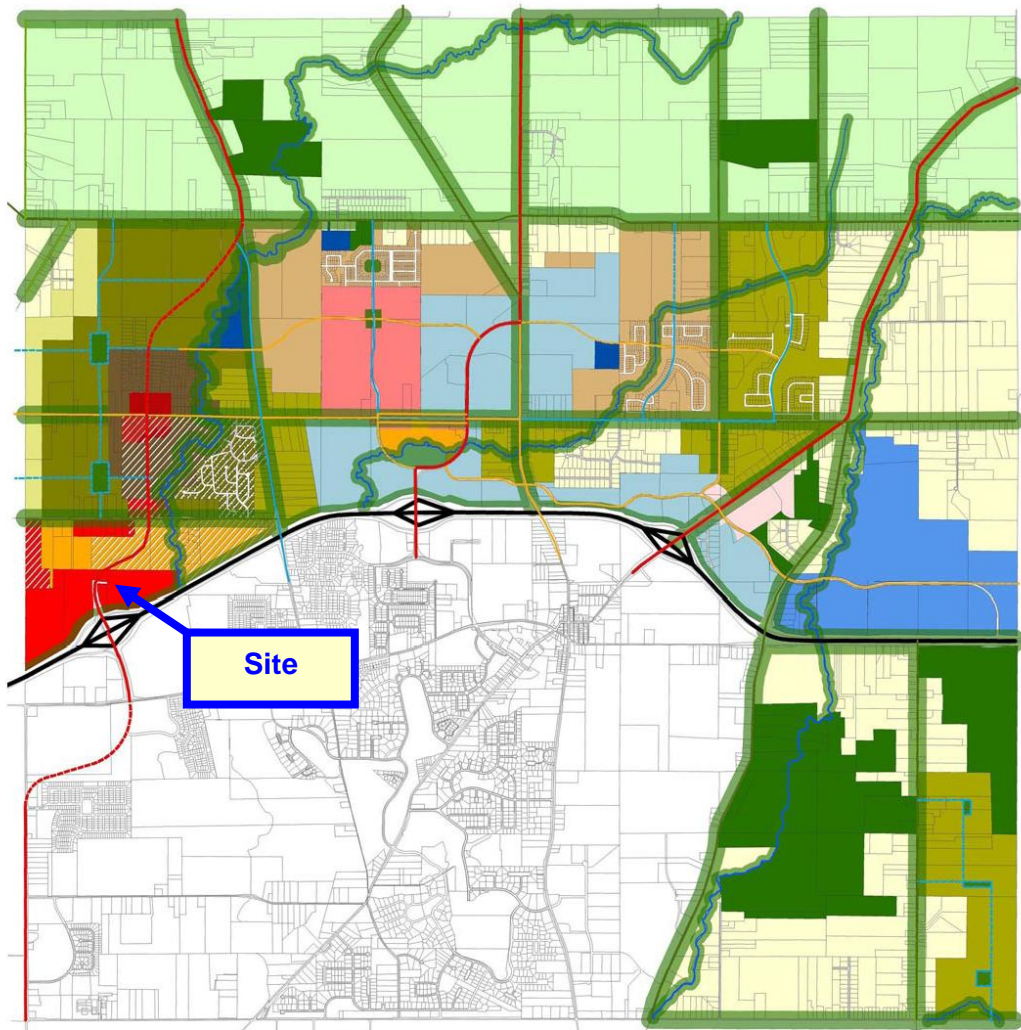
Proposed Use: Regional Scale & Highway-oriented Commercial uses (9.86 ac)

*Applicant: Casto and The New Albany Company; c/o Ben Hale*

**MOTION:** Change last sentence in text 10F-3 to one-for-one trees (one preserved tree counts as one required, not two); 10F-1: delete 3<sup>rd</sup> sentence at applicant's request; provide tree survey at zoning clearance for Hamilton Road parking setback in area 13 and; preserve (i) 50% of all trees 5" caliper or greater in size located within the Preservation Area 13A or (ii) 25 trees 5" caliper or greater within the Preservation Area 13A, whichever is greater; and, add subarea 11 with new text to application and include letter from Bill Ebbing.

**MOTION BY:** Michele Shuster, seconded by Ray Silverstein

**RESULT:** Approval (5-0)



Legend

- |                  |                     |                                |
|------------------|---------------------|--------------------------------|
| Office           | Park/Open Space     | Edge                           |
| Office/Warehouse | Village Mixed Use   | Neighborhood                   |
| Town Mixed Use   | Town Residential    | Neighborhood Center            |
| Commercial       | Village Residential | Neighborhood Center Commercial |
| Multi-Family     | Rural Residential   | Park Zone                      |
| Civic/Schools    |                     |                                |

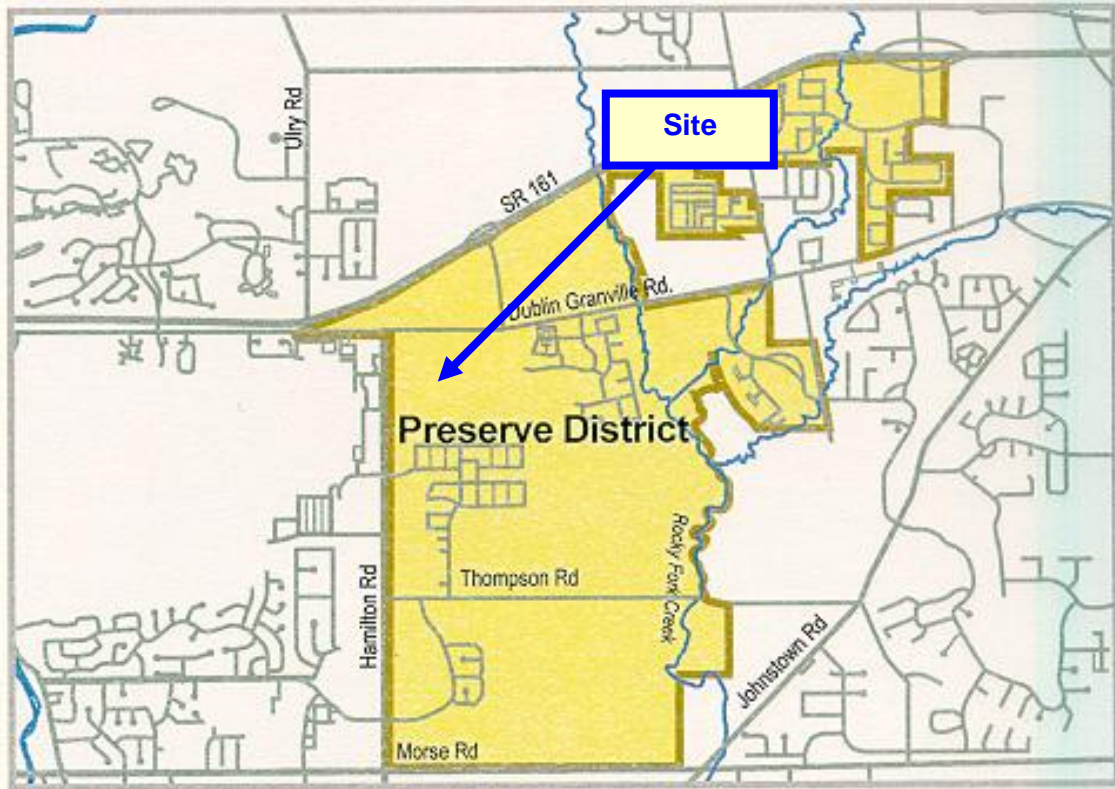
→  
Preexisting zoning represented by hatching.

### Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District





**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

Date: June 14, 2007

Application #: Z05-054	Requested: L-C-4, L-M-2, L-AR-12, L-R, CPD	Address: 2206 EAST DUBLIN-GRANVILLE ROAD (43054)					
# Hearings:	Length of Testimony: <b>45</b> 6:05 → 6:50	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval					
# Speakers: <b>3</b> Support: <b>1</b>	Opposition: <b>2</b> Development Commission Vote: <b>5</b> Yes <b>1</b> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
<b>Position</b> Y=Yes N=No (write out ABSENT or ABSTAIN)	<b>YES</b> Fitzpatrick	<b>YES</b> Ingwersen	<b>NO</b> Barnes	<b>YES</b> Anderson	<b>YES</b> Cooley	<b>ABSENT</b> Onwukwe	<b>YES</b> Conroy
+ = Positive or Proper - = Negative or Improper							
Land Use	+	+	-	+	+		
Use Controls	+	+	+	+	+		+
Density or Number of Units	-		-	-	-		-
Lot Size							
Scale	-	+	-	-	-		-
Environmental Considerations	+	+	+	+	+		
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks	+	+	+		+		
Traffic Related Commitments					+		
Other Infrastructure Commitments	+	+	+		+		+
Compliance with City Plans	+	+	+		+		
Timeliness of Text Submission					+		
Area or Civic Assoc. Recommendation	++	+	+/-	+/-	+		+/-
Governmental or Public Input							
<b>MEMBER COMMENTS:</b>							
FITZPATRICK: <u>DEED RESTRICTIONS &amp; ALL COMMITMENTS MUST BE COMPLETED PRIOR TO CITY COUNCIL VOTING.</u> PROPOSED LAND USES ARE A SIGNIFICANT IMPROVEMENT OVER EXISTING "LM" ZONING, AND IS APPROVED BY NORTHLAND AND ROCKY FORK AREA COMMISSIONS. STANDARDS ARE HIGH QUALITY.							
INGWERSEN: COMPLETE DEED RESTRICTIONS & COMMITMENTS PRIOR TO COUNCIL VOTE -							
BARNES: <u>THIS PROJECT &amp; THE PROCESS FOLLOWED TO DATE HAS MANY COMMENDABLE ASPECTS, HOWEVER THE CONCERNS OF THE RESIDENTS REGARDING THE LAND USES (PARTICULARLY THE AMOUNT OF RETAIL &amp; ITS LOCATION) ARE SIGNIFICANT. THEY SHOULD BE HEARD. MORE LISTENING &amp; NEGOTIATION ARE REQUIRED.</u>							
ANDERSON: Concerned about size of retail project & parking lot. Also, Blacklick Accord appears not to be satisfied.							
COOLEY: IMPROVED COMPLEX DEVELOPMENTS WITH SOME RISK. NOW AS A STRONG SUPPORTER FROM STWARD TO YES ENVIRONMENTAL AND OTHER NORTHLAND AREA, AND AREA PLAYING IN OCCUPANCY							
ONWUKWE:							
CONROY: Concern is regarding project scale in the face of the Blacklick Accord. Recommend review of Subareas in the Accord to meet those standards. Resident concerns are a issue. Deed restrictions + commitments complete prior to Council vote							

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 #           Z05-054          

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown / Smith & Hale, LLC  
of (COMPLETE ADDRESS) 37 W. 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)*

1. Town & Country City, Inc. 191 W. Nationwide Blvd., Suite 200 Columbus, OH 43215  zero employees	2. The New Albany Company 8000 Walton Pkwy. New Albany, OH 43054  zero employees
3. Stephen Harper, TR 191 W. Nationwide Blvd., Suite 200 Columbus, OH 43215  zero employees	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 23<sup>rd</sup> day of May, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



PAULA V. PRICE  
Notary Public, State of Ohio  
My Commission Expires 07-13-07