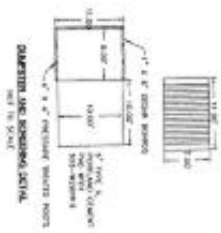
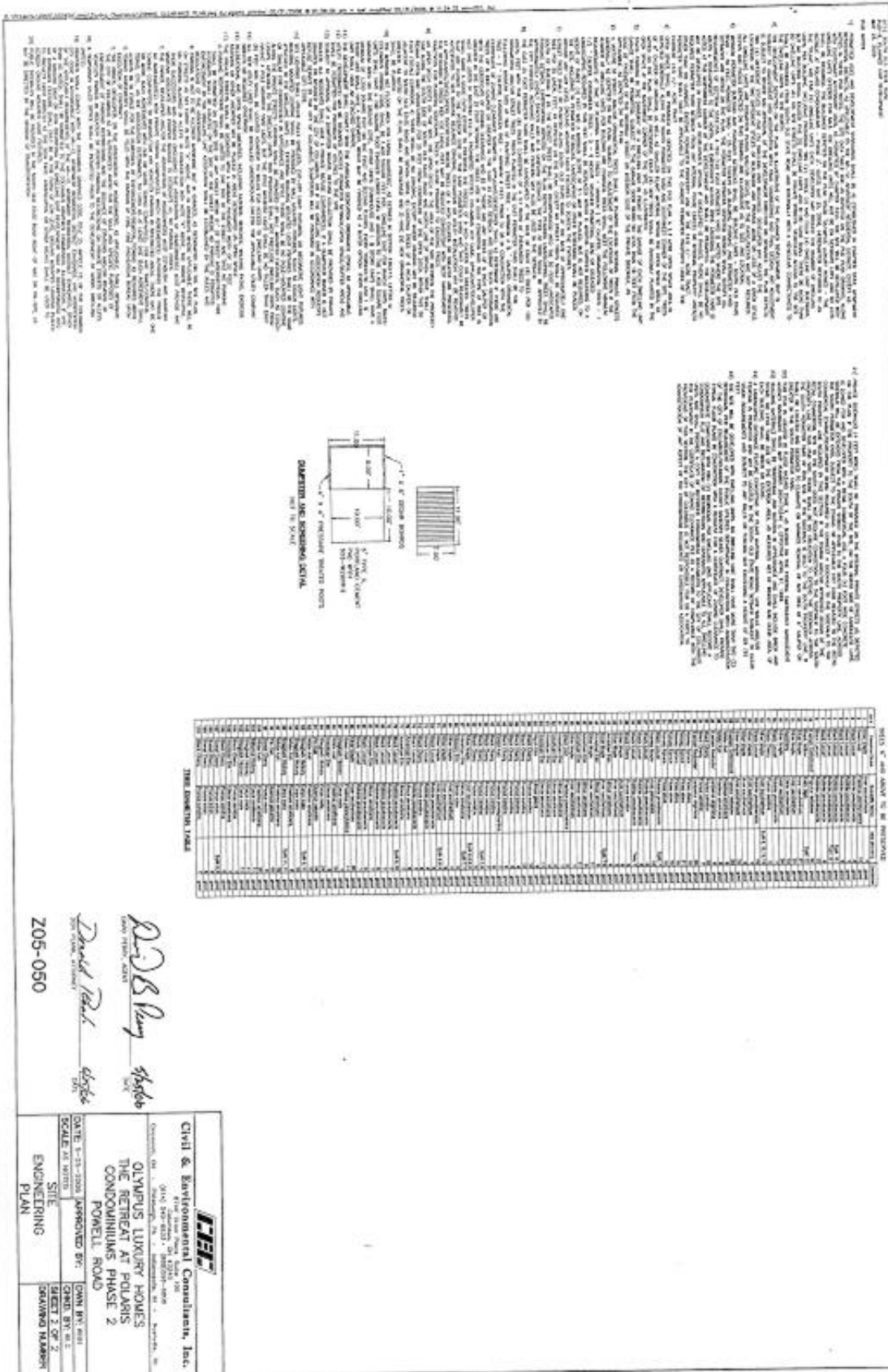




David Blum *Shirley*
David Blum *Shirley*
 CIVIL ENGINEER ARCHITECT

Civil & Environmental Consultants, Inc.
 2100 East Main Street, Suite 100
 Denver, CO 80218
 (303) 733-1111

**OLYMPIUS LUXURY HOMES
 THE RETREAT AT POLARIS
 CONDOMINIUMS PHASE 2
 POWELL ROAD**



THE BOWTIE LANE

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	Garage Unit	1100	10.0
2	Garage Unit	1100	10.0
3	Garage Unit	1100	10.0
4	Garage Unit	1100	10.0
5	Garage Unit	1100	10.0
6	Garage Unit	1100	10.0
7	Garage Unit	1100	10.0
8	Garage Unit	1100	10.0
9	Garage Unit	1100	10.0
10	Garage Unit	1100	10.0
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12	Garage Unit	1100	10.0
13	Garage Unit	1100	10.0
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16	Garage Unit	1100	10.0
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31	Garage Unit	1100	10.0
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37	Garage Unit	1100	10.0
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92	Garage Unit	1100	10.0
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94	Garage Unit	1100	10.0
95	Garage Unit	1100	10.0
96	Garage Unit	1100	10.0
97	Garage Unit	1100	10.0
98	Garage Unit	1100	10.0
99	Garage Unit	1100	10.0
100	Garage Unit	1100	10.0

David Reed
 David Reed
 Z05-050

Civil & Environmental Consultants, Inc.
 2145 20th Street, Suite 100
 Columbia, SC 29204
 803-733-1111

THE BOWTIE LANE
 OLYMPIUS LUXURY HOMES
 THE RETREAT AT POLARIS
 CONDOMINIUMS PHASE 2
 POWELL ROAD

DATE: 1-23-2008 APPROVED BY: GMM BY: BML
 SCALE: AS SHOWN SHEET NO. 2 OF 2
 ENGINEERING PLAN SHADING NUMBER

PROJECT ZONING INFORMATION

PROJECT: THE RETREAT AT POLARIS CONDOMINIUMS PH 2
ADDRESS: 9172 S. OLD STATE ROAD

OWNER: OLYMPUS COMMUNITIES, LTD.
C/O DAVE PERRY, THE DAVID PERRY CO.
145 EAST RICH STREET COLUMBUS, OHIO 43215
AND DONALD PLANK, ESQ., PLANK & BRAHM
145 EAST RICH STREET COLUMBUS, OHIO 43215
(614) 228 - 4546

EXISTING ZONING DISTRICT: R-RURAL DISTRICT
PROPOSED ZONING DISTRICT: PUD-8, PLANNED UNIT DEVELOPMENT
(6.5 D.U./AC. NET DENSITY)

SITE AREA: 15.03 ACRES (GROSS) - 6.0 D.U./AC.
14.47 ACRES (ANNEXED) - 6.3 D.U./AC.
13.91 ACRES (NET OF RIGHT OF WAY GIVE -60'
FROM C/L) - 6.5 D.U./AC.

NUMBER OF BUILDINGS: 18 BUILDINGS
NUMBER OF UNITS: 90 UNITS

OPEN SPACE:
REQUIRED OPEN SPACE: 1.55 ACRES
PROVIDED OPEN SPACE: 3.70 ACRES

PARKING SPACES:
PARKING SPACES REQUIRED: 180 SPACES
GARAGE SPACES: 180 SPACES (2 CAR GARAGE PER CONDOMINIUM
UNIT, PLUS DRIVEWAY PARKING)
DRIVEWAY SPACES: 180 SPACES
TOTAL PARKING PROVIDED: 360 SPACES
PARKING RATIO PER UNIT: 4 SPACES/UNIT

ON-STREET (PRIVATE) PARKING AS PERMITTED BY THE PUBLIC SERVICES DEPT./DEPT.
OF TRANSPORTATION.

DUMPSTERS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. DEVELOPER WILL USE
PRIVATE REFUSE COMPANY FOR CURB SIDE PICK-UP. THE FOLLOWING TABLES INDICATE
REQUIRED YARDAGE CAN BE OBTAINED IF DUMPSTERS ARE NECESSARY.

REQUIRED CU. YDS. OF DUMPSTER STORAGE: 45 @ 1/2 CU. YD. PER UNIT

REQUIRED NO. OF DUMPSTERS
(8 C.Y./DUMPSTER): 6

PROVIDED NO. OF DUMPSTERS
(8 C.Y./DUMPSTER): 6 (48 CU. YDS.)

PROVIDED BULK STORAGE AREA: 1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2006**

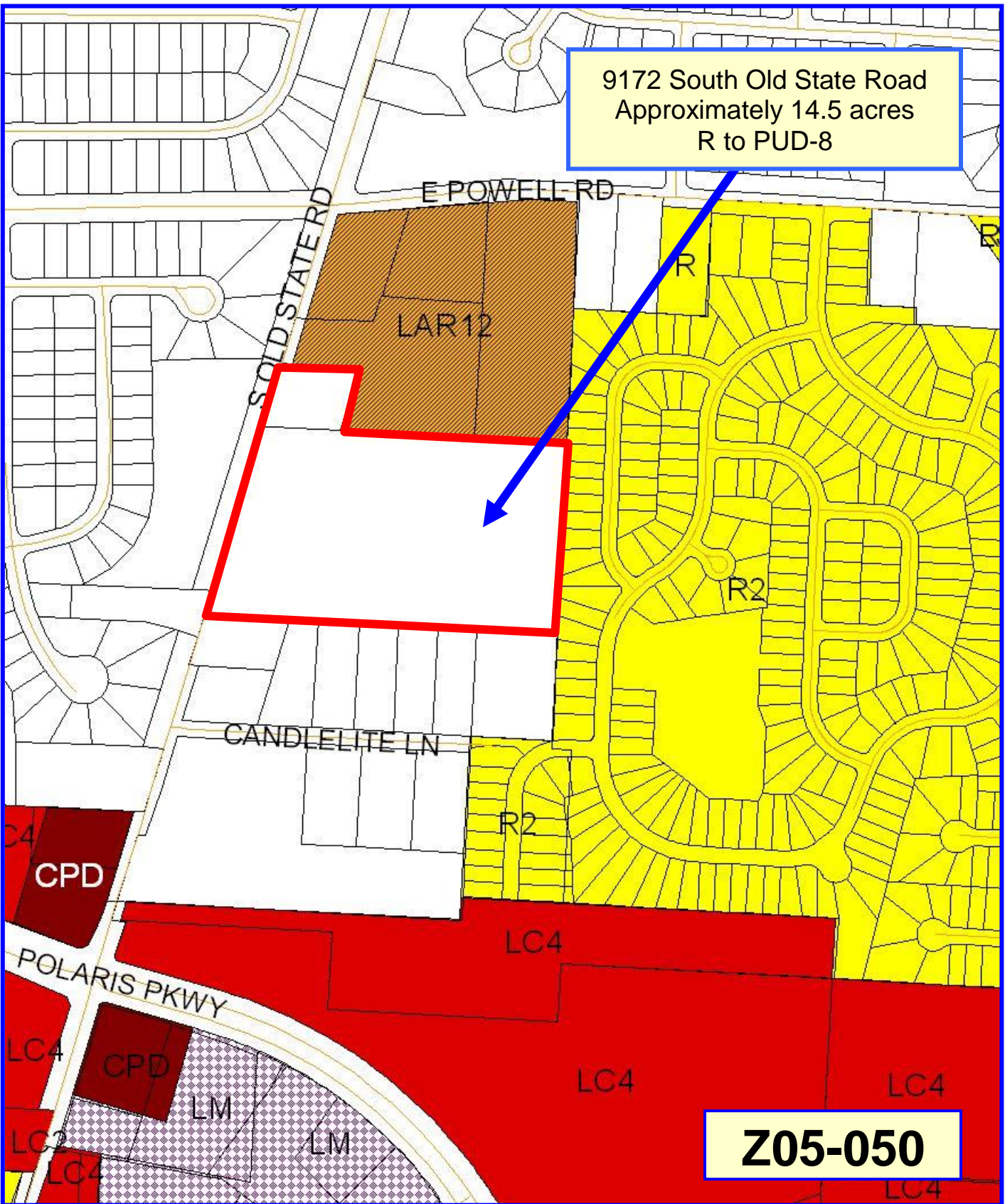
- 8. APPLICATION: Z05-050**
- Location:** **9172 SOUTH OLD STATE ROAD (43035)**, being 14.5± acres located on the east side of South Old State Road, 347± feet north of Candlelite Lane (31834101001000).
- Existing Zoning:** R, Rural District.
- Request:** PUD-8, Planned Unit Development District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Olympus Communities, Ltd.; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

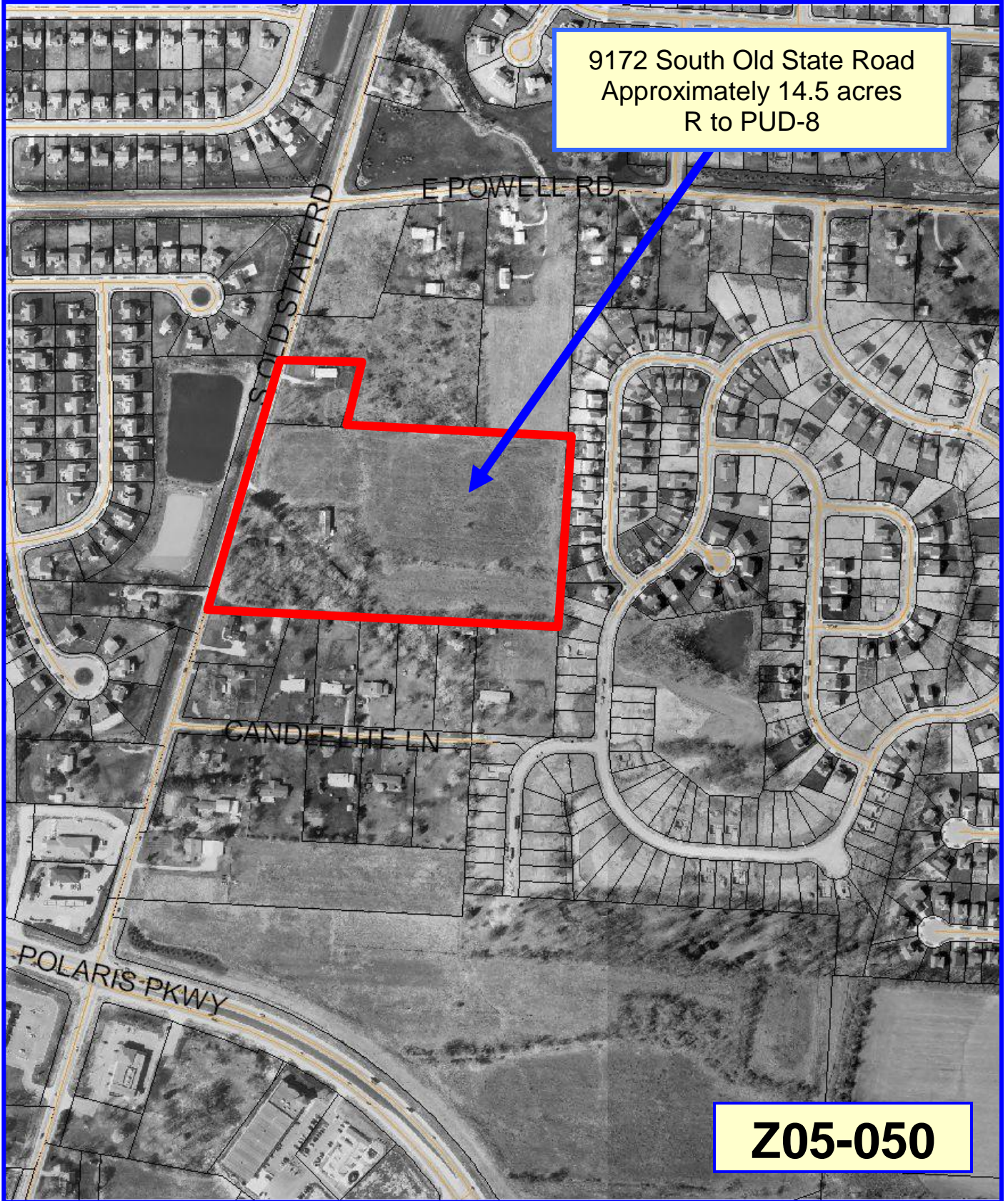
- The 14.5± acre site is currently undeveloped in the R, Rural District. The applicant is requesting the PUD-8, Planned Unit Development District, for multi-family development. The proposed development would allow buildings with 2 to 5 units for a maximum of 90 units. The density, following right-of-way dedication, is 6.5 du/acre. The open space requirement is 1.55 acres and the proposed plan provides 3.7 acres.
- To the north of the site is property being developed with multi-family residential in the L-AR-12, Limited Apartment Residential District. To the east is a single-family residential development in the R-2, Residential District. To the south is single-family residential development in Orange Township. To the west is single-family residential development in Orange Township.
- The PUD notes and site plan incorporate open space with preservation of existing trees in the open space and portions of the perimeter yard, street trees on the internal streets and South Old State Road, sidewalks, landscaping, screening and lighting controls.
- The site is located within the boundaries of *The Far North Plan* (1994). The plan supports “infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.”
- The *Columbus Thoroughfare Plan* identifies South Old State Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposed PUD-8, Planned Unit Development District, would allow a maximum of 90 units for a density of 6.5 du/acres. The development standards include 3.7 acres of open space with preservation of existing trees in the open space and portions of the perimeter yard, street trees on the internal streets and South Old State Road, sidewalks, landscaping, screening and lighting controls. The plan and text commit to customary development standards. The proposal is consistent with the recommendation of *The Far North Plan* (1994), and the zoning and development patterns of the area.

9172 South Old State Road
Approximately 14.5 acres
R to PUD-8

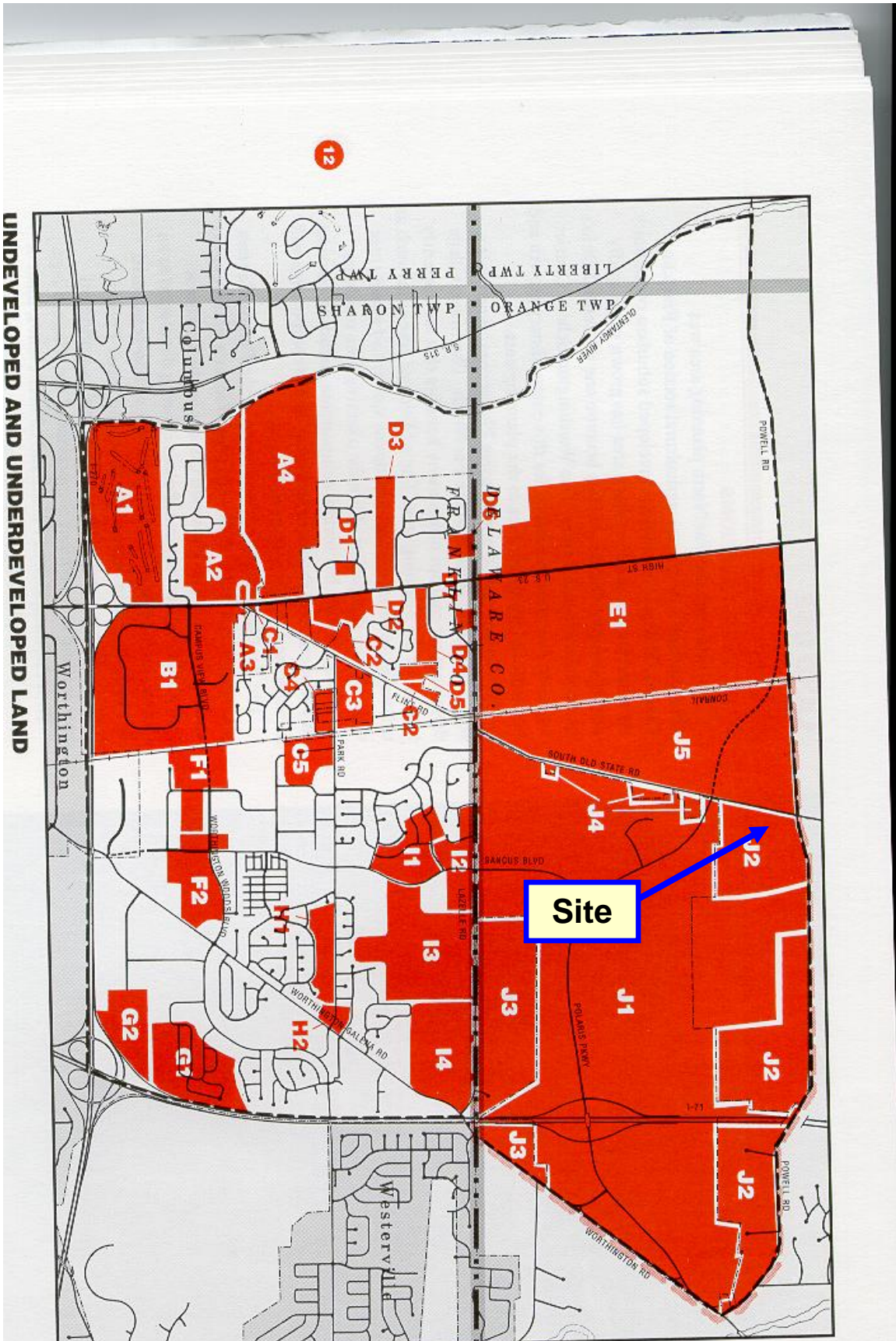


Z05-050



9172 South Old State Road
Approximately 14.5 acres
R to PUD-8

Z05-050



adjacent single-family residential development from the negative impacts of commercial and industrial development.

- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

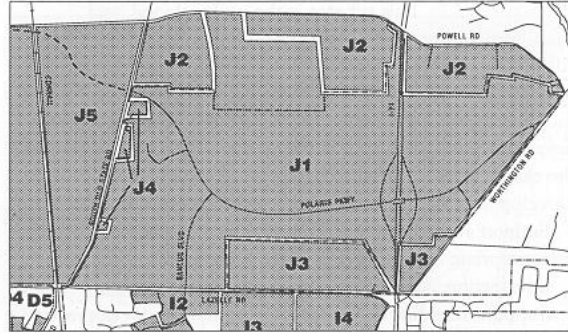


Subarea J.2: This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

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Subarea J.3: The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.

F.N.C.C.C.

P.O Box 261504
Columbus, OH 43226
April 5, 2006

RE: Z05-050

Development Commission
City of Columbus
757 Carolyn Avenue
Columbus, OH 43224

Walter Green,

We heard this rezoning at our FNCCC meeting April 4, 2006.

The proposed rezoning is for an existing property at 9172 South Old State Road, from R-Rural to PUD-8, with a limited text.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**. The vote was eleven in favor non opposed.

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, President of FNCCC

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 # 205-050

Being first duly cautioned and sworn (NAME) Donald T. Plank
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., Columbus, Ohio 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. Olympus Homes, Inc. 12 Westerville Square, Suite 224 Westerville, Ohio 43081 # of Employees: <u>17</u> Contact: <u>Scott Walker</u>	2. _____
3. Telephone: (614) 523-4900 _____	4. _____

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 24th day of March, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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

Notary Seal Here



STACEY L. DANZA
Notary Public, State of Ohio
My Commission Expires 11-05-08