

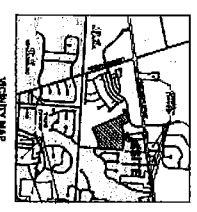
SITE DATA:

213-063	213-063
1.62 ACRES	1.62 ACRES
4.83 D.U./ACRE	4.83 D.U./ACRE
79,236 SF	79,236 SF
34,100 SF x 1.62 ACRES = 55,242 SF	34,100 SF x 1.62 ACRES = 55,242 SF
23,136 ACRES	23,136 ACRES

Z13-063
 Final Reviewed 3/21/14
 ① of ②

REVISION RECORD

NO.	DATE	DESCRIPTION



LEGEND

SHADED AREA

EXIST. ROAD

SCALE: 1" = 100'

DOMINION HOMES, INC., A SUBSIDIARY OF TRISTAR

BY: *Robert D. Hays*

DATE: 3/21/14

Civil & Environmental Consultants, Inc.

4140 Olive Street, Suite 300 - Columbus, OH 43206
 614.291.1234
 www.civilandenvironmental.com

DOMINION HOMES
RENOLD'S CROSSING
COLUMBUS, OHIO

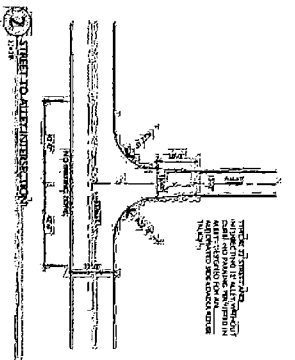
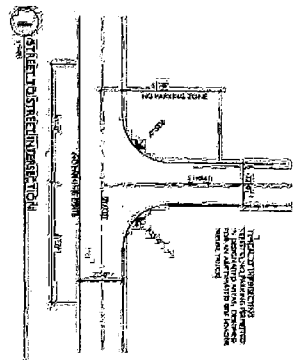
PLANNED UNIT DEVELOPMENT PRELIMINARY REVIEW PERMITTED RESUBMITTING PER 703-082

SP-01



SUB-A AREA 'A'
PLO PLAN NOTES:

1. THE EXISTING ADJACENT PROPERTY SHALL BE CONSIDERED AS A CONTIGUOUS PROPERTY AND SHALL BE SUBJECT TO THE SAME REGULATIONS AS THE PROPERTY TO BE DEVELOPED. THE EXISTING ADJACENT PROPERTY SHALL BE CONSIDERED AS A CONTIGUOUS PROPERTY AND SHALL BE SUBJECT TO THE SAME REGULATIONS AS THE PROPERTY TO BE DEVELOPED.
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NOTES:
 1. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
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 19. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 20. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.

213-063
 Final Received 3/21/14
 2 of 2

NO.	DATE	REVISION

DOMINION HOMES, INC. 44000147, CASE NO. 313-063
 BY: *Charles H. Hays*
 DATE: 3/21/14

Civil & Environmental Consultants, Inc.
 6000 Riverside Plaza, Suite 100 • Columbus, OH 43240
 614.291.1100 • www.civilandenv.com

DOMINION HOMES
 REYNOLDS CROSSING
 COLUMBUS, OHIO

PLANNED UNIT DEVELOPMENT
 PRELIMINARY SUBMITTAL
 RESIDENTIAL SITE PLAN

DATE: 3/21/2014
 TIME: 7:40 AM
 DRAWING NO.: SP-02
 SHEET: 2 OF 3

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 9, 2014**

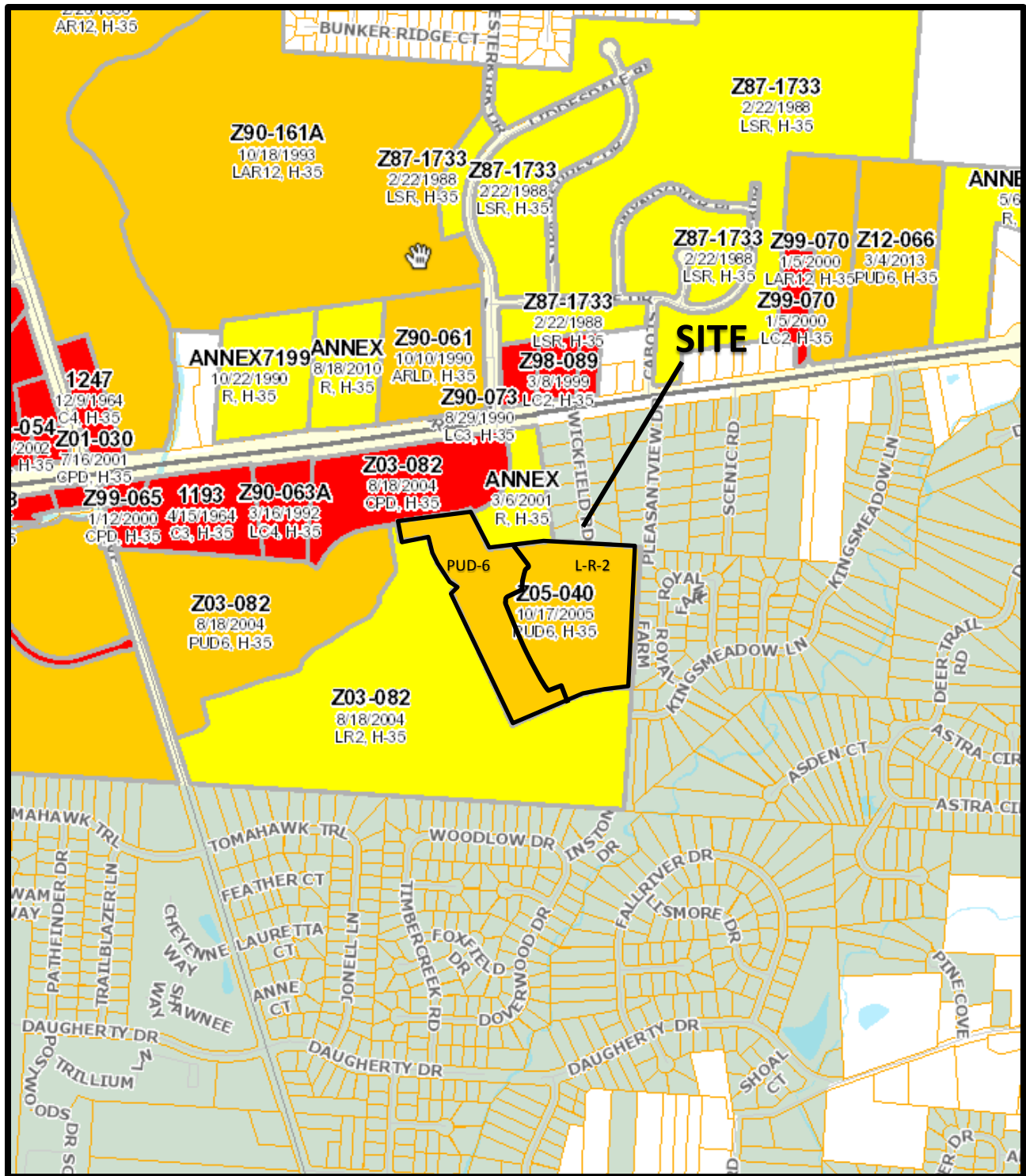
- 4. APPLICATION: Z13-063 (13335-00000-00869)**
Location: 7345 REYNOLDS CROSSING DRIVE (43068), being 22.19± acres located on the south side of Reynolds Crossing Drive, 302± feet east of Shallotte Drive (550-257916 plus 15 others; Far East Area Commission).
Existing Zoning: PUD-6, Planned Unit Development District.
Request: PUD-6, Planned Unit Development and L-R-2, Limited Residential Districts.
Proposed Use: Single-unit residential development.
Applicant(s): Dominion Homes, Inc.; c/o Robert A. Meyer, Jr., Atty.; Porter Wright Morris & Arthur; 41 South High Street; Columbus, Ohio 43215.
Property Owner(s): Dominion Homes Inc.; 4900 Tuttle Crossing Boulevard; Dublin, Ohio 43016.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

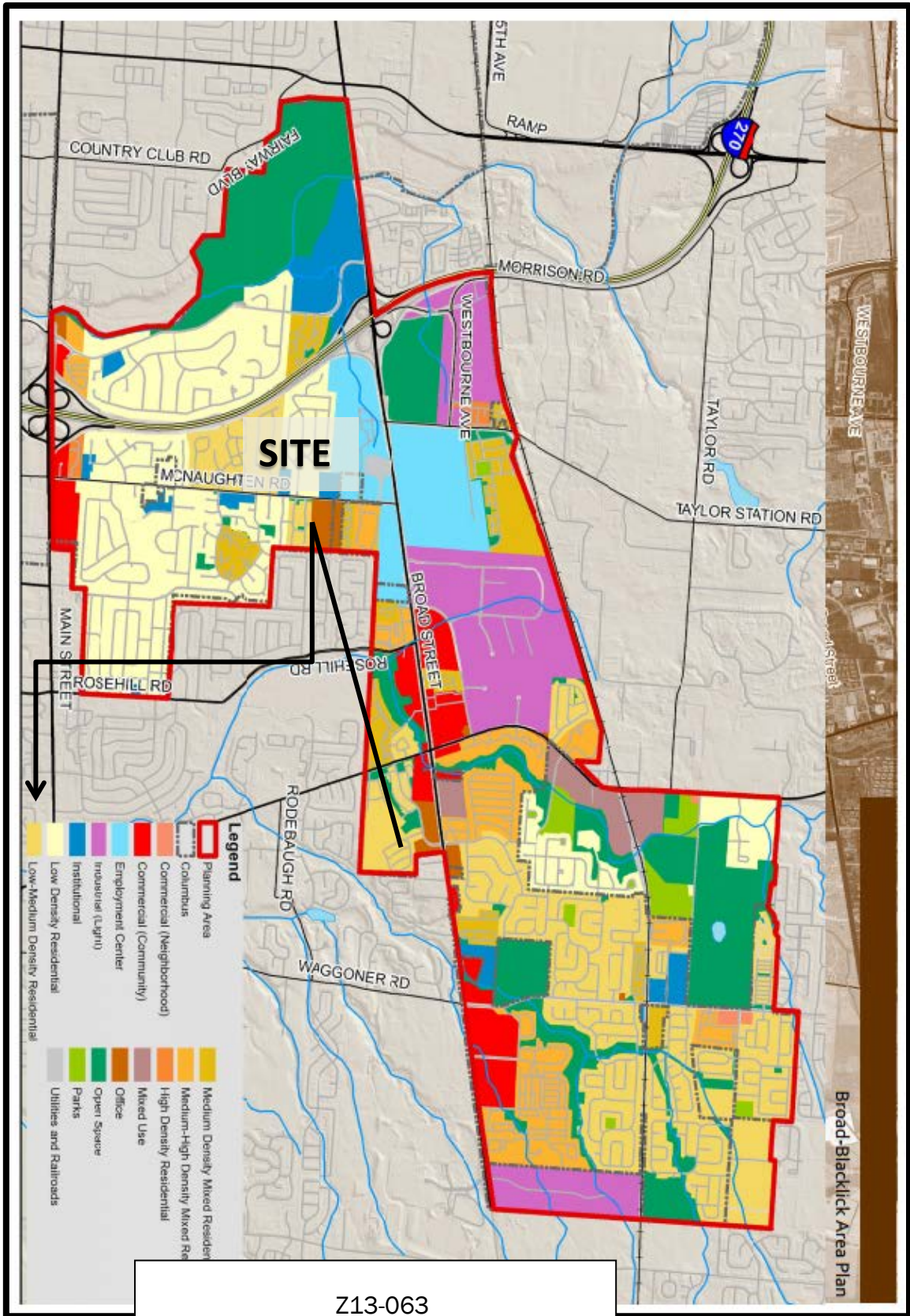
- The 22.19± acre site is partially developed with single-unit dwellings zoned in the PUD-6, Planned Unit Development District which allows a maximum of 117 dwelling units at a density of 5.27 units/acre. The applicant requests the PUD-6, Planned Unit Development, and L-R-2, Limited Residential Districts to change the internal circulation by removing alley-based dwellings, and by dividing the undeveloped land into 59 single-unit lots for a total of 102 units (4.59 units/acre) with 2.05± acres of open space. The request represents a reduction of 15 dwelling units.
- To the north is undeveloped land in the CPD, Commercial Planned Development and R, Rural Districts, and single-unit dwellings in the City of Reynoldsburg. To the east is a single-unit subdivision in the City of Reynoldsburg. To the south and west are undeveloped land and a single-unit subdivision in the L-R-2, Limited Residential District.
- The site is located within the boundaries of the *Broad-Blacklick Plan* (2011), which recommends low-to-medium density residential development for this location.
- The site is located within the boundaries of the Far East Area Commission whose recommendation is for approval of the requested PUD-6 and L-R-2 Districts.
- The PUD Notes & limitation text commit to a site plan and provide development standards for total number of units, setbacks, parking/towing restrictions, sidewalks, street trees, landscaping, and building orientation.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed PUD-6, Planned Unit Development, and L-R-2, Limited Residential Districts will change the internal circulation by removing alley-based dwellings, and will allow the division of undeveloped land into 59 single-unit lots for a total of 102 single-unit dwellings. The PUD Notes and limitation text provide customary development standards and carry over commitments from the current PUD and adjacent L-R-2 Districts. The request remains compatible with the zoning and development patterns in the area, and with the land use recommendations of the *Broad-Blacklick Plan*.



Z13-063
 7345 Reynolds Crossing Drive
 Approximately 22.19 acres
 Request: PUD-6 to PUD-6 and L-R-2



Z13-063
 7345 Reynolds Crossing Drive
 Approximately 22.19 acres
 Request: PUD-6 to PUD-6 and L-R-2



Z13-063
7345 Reynolds Crossing Drive
Approximately 22.19 acres
Request: PUD-6 to PUD-6 and L-R-2

FEAC ZONING/REZONING/VARIANCE APPLICATION STAFF REPORT

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

APPLICANT: DOMINION HOME, INC

APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: Z13-063

DATE RECEIVED City of Columbus Dept Building & Zoning Service: 12-3-2013 Shannon Pine

AREA COMMISSION: FAR EAST AREA COMMISSION

DATE RECEIVED BY AREA COMMISSION: 12-6-2013

LOCATION AND ZONING REQUEST:

Certified address: 7345 Reynolds Crossing Dr Reynoldsburg OH 43068

Parcel Number for Certified Address: 550-257916 550-283807 550-285183 550-283427

Current Zoning District: PUD 6

Requested Zoning District: PUD-6 AS CURRENT FOR 1/2 OF 22.193 ACRES AND LR-2

Proposed Use or reason for rezoning request: Commercial development

Proposed Height District: H-35

APPLICANT CONTACT: Applicant / Property Owner / Attorney-Agent

Name Robert Meyer

Phone: 227 2096 Fax 227 2100 Cell:

Email: rmeyer@porterwright.com

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:

NORTH: Reynolds Crossing

EAST: R-2 REYBURGBURG

SOUTH: R-2 REYNOLDSBURG

WEST: LR-2 COLUMBUS

PROBLEMS/COMMENTS:

REZONING WOULD KEEP THE NUMBER OF CONDO UNITS AT 43 AND ALLOW FOR 59 SINGLE FAMILY UNITS. THE ORIGINAL 2005 LR-2 ZONING WAS FOR A TOTAL OF 117. THIS IS A UNIT REDUCTION TO 102.

ANY PROBLEMS WITH INCREASED TRAFFIC ENTERING THE BROAD STREET CORRIDOR NEEDS TO BE ADDRESSED WITH THE TRANSPORTATION DEPARTMENT. ANY ISSUES WITH THE CONNECTING REYNOLDSBURG STREETS NEED TO BE ADDRESSED WITH THE CITY OF REYNOLDSBURG.

ZONING COMMITTEE RECOMMENDATION:

APPROVAL. The FEAC welcomes the building of new homes as an encouragement to progress in the area.

APPLICATION: CV13-25 @ Z13-038

AREA COMMISSION: FAR EAST AREA COMMISSION

SCHEDULED TO BE PRESENTED TO FEAC ON: 12-10-2013

Notification of Identifiable Civic Organization recognized by the City:

Robert Meyer was asked to send notifications to those adjacent property owners

Organizations: in the City of Columbus.

Emailed date: 12-6-13 BY: _____

Notification of Applicant or legal representative:

Robert Meyer

Emailed Date: 12-2-13 Email "Received" Notification: 12-2-2013 BY: LARRY MARSHALL

APPLICANT COMMENTS:

APPLICANT WAS REPRESENTED BY ROBERT MEYER. MR. MEYER EXPLAINED THE REZONING PROPOSAL AS PREVIOUSLY STATED.

CIVIC ORGANIZATION COMMENTS:

THERE WERE NO PROPERTY OWNERS FROM THE CITY OF COLUMBUS FOR THE ADJACENT RESIDENTIAL AREA IN COLUMBUS OR THE EXISTING REYNOLDS CROSSING CONDO UNIT OWNERS. THERE WERE 5 PROPERTY OWNERS OF THE ADJACENT PROPERTIES LOCATED IN THE CITY OF REYNOLDSBURG, WHICH WERE ALLOWED TO ASK QUESTIONS. THEY EXPRESSED CONCERNS OF INCREASED TRAFFIC ON THEIR STREETS WHEN THE REYNOLDSBURG CROSSING STREET IS CONNECTED TO THE EXISTING REYNOLDSBURG STREETS AND HOW THEIR STREETS WERE TO NARROW FOR THE POTENTIAL INCREASED TRAFFIC FLOW. THEY ALSO EXPRESSED THEIR CONCERN OF THE INCREASED TRAFFIC GENERATED THAT WOULD BE ATTEMPTING TO ENTER THE BROAD STREET CORRIDOR. MOST OF THE PROEPRTY OWNERS FROM REYNOLDSBURG FELT THIS WAS A SUBSTANTIAL IMPROVEMENT OVER THE HIGH DENSITY HOUSING THAT WAS BEING CONSIDERED FOR THESE PARCEL'S PRIOR TO 2005

AREA COMMISSION COMMENTS, DECISION AND ACTIONS 12-10-2013 MEETING:

THE RESIDENTS OF REYNOLDSBURG WERE ADVISED THAT THEIR TRAFFIC CONCERNS WERE NOT UNDER THE AUTHORITY OF THE FEAC AND THEY WOULD NEED TO REFER THEIR CONCERNS TO THE TRANSPORTATION DIVISION FOR STREETS IN COLUMBUS AND THE CITY OF REYNOLDSBURG FOR THEIR CONCERNS WITH REYNOLDSBURG STREETS.

FEAC RECOMMENDATION IS TO ACCEPT ZONING Z13-063 AS PRESENTED

7 MEMBERS PRESENT AND BEING A QUORUM:

VOTES: FOR: 7 AGAINST: 0 ABSTAINED: 0 .

DATE: 12-10-13

DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT

DATE:

12-10-13

TO:

SHANNON PINE SPINE@COLUMBUS.GOV

DECISIONS NOTIFICATION CONFIRMED:

DATE:

BY:



COLUMBUS DEVELOPMENT COMMISSION

Basis for Recommendation

#4

Date: January 9, 2014

Application #: Z13-063	Requested: PUD-6	Address: 7345 Reynolds Crossing Drive (43068)
# Hearings:	Length of Testimony: <u>6:25 → 7:05</u> ³⁰	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval
# Speakers Support: <u>2</u> ^{9 MINUTES}	Development Commission Vote: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval

Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	Y Ingwersen	NO Anderson	Y Cooley	Y Conroy	ABSENT Onwukwe	ABSENT Coe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	-	-	-		-		

MEMBER COMMENTS:

FITZPATRICK: APPLICANT'S REQUEST IS A "DOWN-ZONING" AND IS AN APPROPRIATE LAND USE. THE EXISTING KINGSMEADOW LANE (IN REYNOLDSBURG) IS SERIOUSLY FLAWED AND SHOULD NOT BE CONNECTED TO THE CITY OF COLUMBUS PARCELS.

INGWERSEN: DOWNZONE OF 15 UNITS IS A PLUS, REASON FOR RE-ZONE IS TO CHANGE THE RESIDENTIAL TYPE. BIGGEST PROBLEM IS THE SAFETY OF VEHICLES 'CONNECTING' TO KINGSMEADOW LANE - WHICH IS NOT SUITED TO HANDLE THE INCREASED TRAFFIC FROM THE 500 EXISTING HOMES TO THE

ANDERSON: EAST TRYING TO GET TO BROAD ST.
Despite the land use propriety, the clear traffic issue should not be ignored. Prior errors should not be compounded.

COOLEY:
Connectivity UNIQUELY INAPPROPRIATE IN THIS CASE.

CONROY:
This proposal is appropriate, but significant safety concerns exist w/rt the Kingmeadow Ln potential connection on the southern parcel. It is critical that city of Columbus Reynoldsburg determine an alternative.

ONWUKWE:

COE:



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # Z13-063

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr.
of (COMPLETE ADDRESS) Porter Wright Morris & Arthur 41 South High Street, Columbus, Ohio 43215
deposes and states that (he/she) is the ~~XXXXXXXXXXXXXXXXXX~~ 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

1. Dominion Homes, Inc. 4900 Tuttle Crossing Blvd. Dublin, Ohio 43016 Employees: 40 Contact: Robert A. Meyer, Jr. (614) 227-2096	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Robert A. Meyer, Jr.

Subscribed to me in my presence and before me this 3rd day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC Cynthia L. Karnes

My Commission Expires: September 1, 2017

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

Notary Seal Here



CYNTHIA L. KARNES
Notary Public, State of Ohio
My Commission Expires 09-01-17

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer