

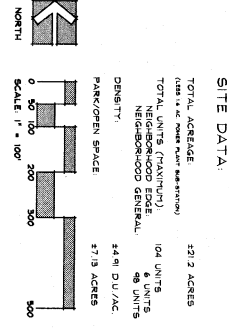
*gfk*  
*12/23/03*  
*ONE DISTRICT*  
*x*  
*Wheatland*

VEHICULAR CONNECTIONS TO ADJACENT THOROUGHFARES



**SITE DATA:**

TOTAL ACREAGE:	±21.2 ACRES
(LESS 1.6 AC. POWER PLANT SUB-STATION)	
TOTAL UNITS (MAXIMUM):	104 UNITS
NEIGHBORHOOD EDGE:	6 UNITS
NEIGHBORHOOD GENERAL:	98 UNITS
DENSITY:	±4.91 D.U./AC.
PARK/OPEN SPACE:	±7.13 ACRES



**DOMINION**  
 THE SERVICE OF ENVIRONMENT

2000 Dominion Blvd., Suite 100  
 Fairfax, VA 22031  
 Tel: 703-441-1100  
 Fax: 703-441-1101

date: 11/21/03  
 project: 03009  
 sheet:

The Village at Wheatland Park  
 presented by  
 Dominion Homes, Inc.  
 1501 Kemp Road, Fairfax, VA 22037

Development Plan

NO. 1	DATE	BY

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 11, 2003**

- 4. APPLICATION: Z03-083**
- Location:** 174 NORTH WHEATLAND AVENUE (43204), being 21.2± acres located on the east side of Wheatland Avenue, 500± feet north of West Broad Street (Greater Hilltop Area Commission; 010-267201).
- Existing Zoning:** Property is not zoned (former State of Ohio property).
- Request:** NG, Neighborhood General and NE, Neighborhood Edge Districts.
- Proposed Use:** Single-family residential development.
- Applicant(s):** City of Columbus; c/o Kyle Ezell; Office of Land Management; 109 North Front Street; Columbus, Ohio 43215.
- Property Owner(s):** City of Columbus; 90 West Broad Street; Columbus, Ohio 43215.
- Planner:** John Turner, 645-2485; [jmturner@columbus.gov](mailto:jmturner@columbus.gov)

**BACKGROUND:**

- The applicant is the City of Columbus requesting the NG, Neighborhood General and NE, Neighborhood Edge Districts to permit the development of a single-family subdivision. From September 2001 until the end of 2002, the City, business and community groups, and other individuals from the Greater Hilltop area participated in the creation of a Request for Proposals to develop this 21-acre site, formally a part of the State of Ohio West Broad Street office complex. In Spring 2003, the RFP was granted to Dominion Homes for a proposed residential development incorporating traditional neighborhood design principles. As established under the RFP the City of Columbus submitted this application to permit the proposed development.
- The site is currently developed with a storage building and is not designated within a zoning district. The site was previously a part of large State of Ohio campus, which includes a mental health facility, office buildings, and a juvenile detention/training facility located to the east and north of the site. To the south of the site lies an electric substation, a fire station, and former fire station converted into offices zoned in the C-4, Commercial District. Single and multi-family dwellings lay to the west of the site, zoned in the R-4, Residential District.
- As illustrated in the attached site plan, the proposal consists of 98 single-family dwellings accessed from the rear by an alley system within the NG, Neighborhood General District; 6 single-family dwellings accessed from the front within the NE, Neighborhood Edge District; and 6.3 acres of open space. The elevation of the site drops significantly to Dry Run Creek at the northern boundary of the site, where 5.5

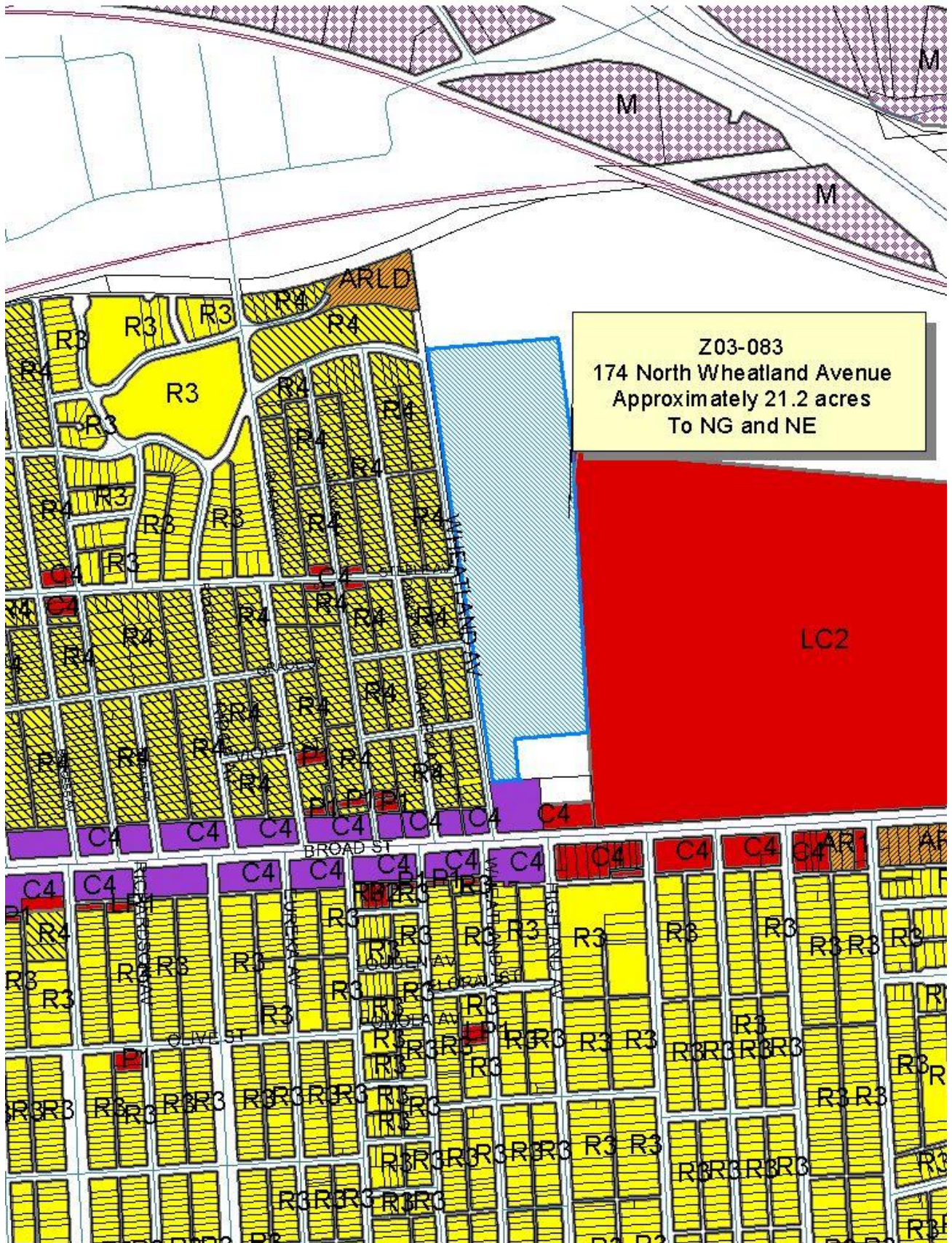
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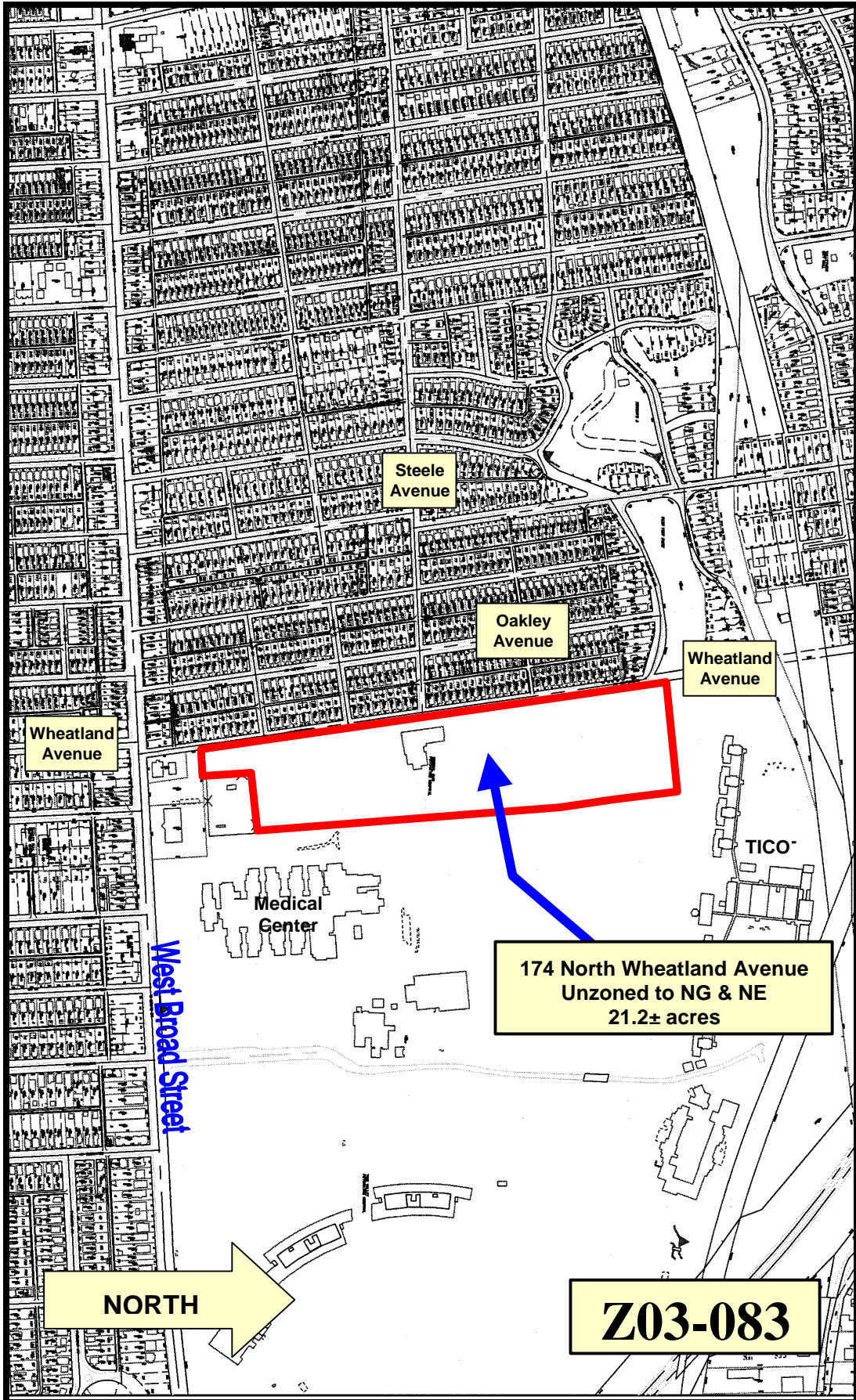
acres of wooded open space will be dedicated to the Columbus Recreation and Parks Department for public parkland. The park will be adjacent to Holton Park and contains a segment of the Sullivant Trace Trail. With an alley system, boulevard, common open space, and other components of the TND Code, the proposal is designed to be an extension of the existing neighborhood.

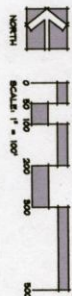
- The site lies within the boundaries of the Greater Hilltop Area Commission, which recommends approval. The developer and the Area Commission have agreed to require minimum house sizes that are contained in a separate agreement.
- The site lies within the boundaries of the *Greater Hilltop Plan (2001)*, which recommends single-family land uses. The project is consistent with the Plan's goal of developing former State properties in a comprehensive manner complementary with the surrounding neighborhoods.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The site is the focus of a City Of Columbus sponsored project to develop infill-housing units in the Greater Hilltop area. The project will be developed by Dominion Homes who was awarded a Request for Proposal held by the City of Columbus in conjunction with the Greater Hilltop Area Commission. The project includes a total of 104 single-family dwelling units within the NG, Neighborhood General and NE, Neighborhood Edge Districts of the TND Code. A total of 5.5 of the 6.3 acres of open space contained in the proposal will be dedicated to the Department of Recreation and Parks for public parkland. With an alley system, boulevard, common open space, and other components of the TND Code, the proposal is designed to be an extension of the existing neighborhood.







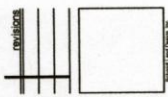
**DOMINION**  
The Power of Experience

Project No. 03-1000  
Site No. 03-1000  
Date: 9/19/03  
Drawing: 03003  
Sheet: 01

The Village at Wheatland Park  
a project of  
Dominion Homes, Inc.  
3901 Prairie Road • Suite, CO 80077

Existing Conditions Plan



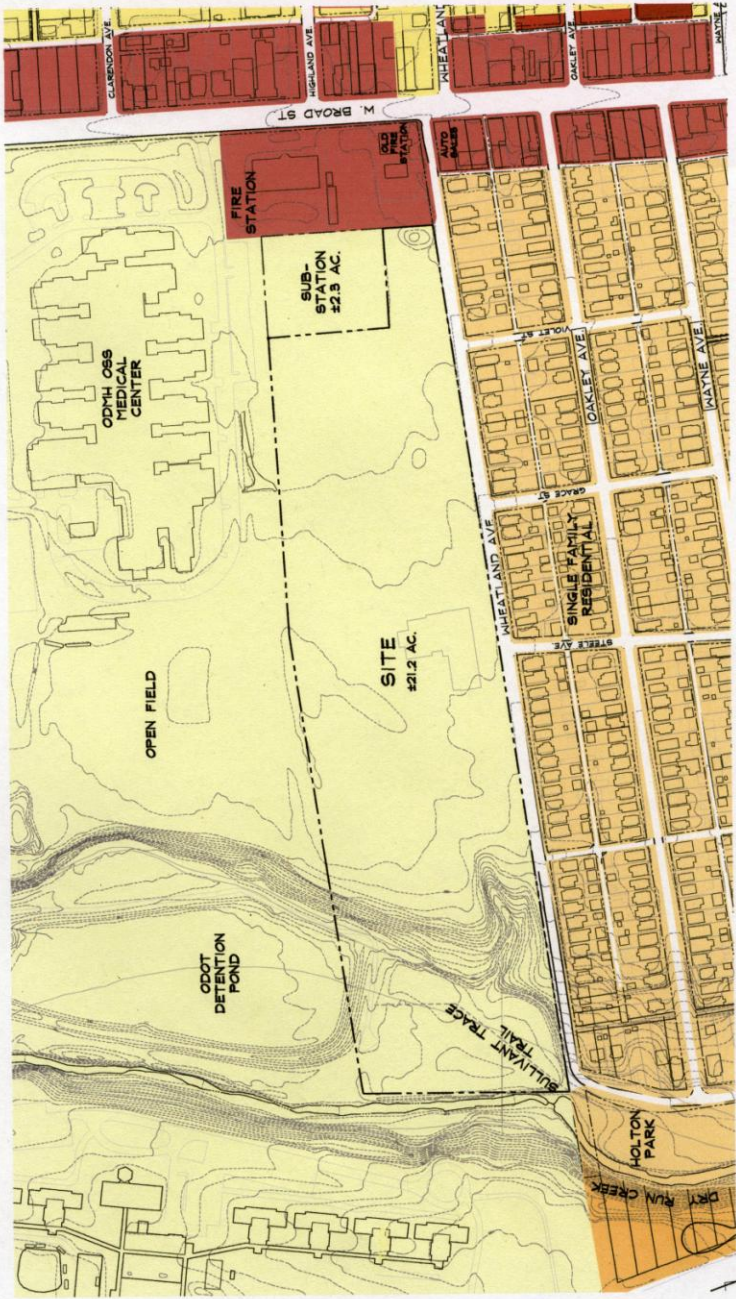


Regional Context

The Village at Wheatland Park  
 Dominion Homes, Inc.  
5001 THREE HILLS DRIVE, CHERRY

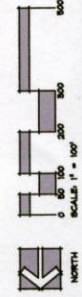


DATE	01/18/03
PROJECT	03009
SHEET	01




**ZONING LEGEND**

	ARLD - MULTI-FAMILY		P2 - PARKING		R4 - RESIDENTIAL
	C4 - COMMERCIAL		S - STATE OF OHIO OWNED		R8 - RESIDENTIAL
	P1 - PARKING				



November 15, 2003

MEMORANDUM TO JOHN TURNER

FROM: Daryl Hennessy   
Chair, Greater Hilltop Area Commission

SUBJECT: Rezoning Request for Wheatland Avenue

Attached please find the Greater Hilltop Area Commission's recommendation regarding the Dominion Homes development on Wheatland Avenue. This recommendation was approved by the Commission in June 2003 and forwarded to the city of Columbus. Please note that although this resolution does not deal directly with the rezoning of the property, it does express the Commission's conditional support for the project.

I reviewed this issue with the Commission members at our November 11, 2003 to ensure the resolution still represents the prevailing view of the community. It is clear from their feedback that it still does. Therefore, please accept the attached resolution as support for the rezoning application but with the understanding that the conditions of the development are still relevant.

If you have any questions regarding this memorandum, please let me know. I can be reached at 275-2993.

Attachment



**GREATER HILLTOP AREA COMMISSION  
POLICY MOTION**

**Date Presented:** June 3, 2003  
**Sponsor:** Pat McLean  
**Subject Matter:** Proposal from Dominion Homes to develop 22.5+/- acres of land along the eastern side of Wheatland Avenue as a traditional neighborhood design project.  
**Final Vote:** Approved 11-2

The following motion is presented to the Greater Hilltop Area Commission for consideration:

WHEREAS, after several meetings between City of Columbus staff and interested Hilltop representatives a proposal outlining the desired outcomes of a new development on the eastern side of Wheatland Avenue was drafted and released to interested parties;

WHEREAS, in the notice to release the request for qualifications was a statement that only the highest quality applicant would be selected to partner with the city to build on this 22.5+/- acre, high-profile urban infill development site in the Hilltop neighborhood;

WHEREAS, there were four goals in the original request for qualifications including: (1) encouraging homeownership, (2) requiring at least seventy-five percent owner occupancy, (3) providing move-up opportunities for current and future residents of the area, and (4) allowing for some affordable housing within the development mix;

WHEREAS, after an initial group of proposals was narrowed and applicants required to provide more detailed information has resulted in a proposal from Dominion Homes for a traditional neighborhood design community named The Village of Wheatland Park that remains as the only proposal under consideration;

WHEREAS, this proposal, after a public hearing before the Greater Hilltop Area Commission Zoning Committee on May 20, 2003, has been amended to include commitments that (1) at least ten (10) percent of the homes in the community shall be at least 1,800 square feet and an additional design option with four bedrooms ("The Washington") has been added to the list of housing choices for this project, (2) homes on at least three of the six "edge" lots will be at least 2,000 square feet, and (3) that no more than five of the homes in the community will be less than 1,200 square feet;

WHEREAS, the development will include a series of privately owned roads and alleys that will be constructed to widths that meet the traditional neighborhood design code requirements but not to specifications that meet the city's standards;

WHEREAS, all units will contain two car garages that are accessed, except for those associated with "edge" units, from a system of alleys;

WHEREAS, none of the homes in the development will include basements, as is standard for the Independence Series of homes proposed by Dominion Homes, but are important for internally storing the personal property of a growing household and may lead to increased community stability as persons are not required to leave the area for increased storage space;

WHEREAS, Dominion Homes has proposed three alternative designs that each affect Wheatland Avenue differently but all include the use of open common space, sidewalks, streetlights, and trees to create a pedestrian-friendly environment;

WHEREAS, all the homes in the Independence Series are finished with vinyl siding in a limited array of colors that is much more limiting than the materials and colors of other homes in the surrounding Hilltop neighborhood;

WHEREAS, the applicant proposes to create a Home Unit Owners Association to manage the property and maintain the streets, alleys, common areas, and lawn mowing of each individual lot; and

WHEREAS, the potential impact of this project on the Hilltop community is likely to among the most significant of any new development on the area in the foreseeable future and the involvement of a local partner in the project is highly valued but noticeably lacking from the applicant's proposal.

NOW, THEREFORE, the Greater Hilltop Area Commission supports the proposal from Dominion Homes for a traditional neighborhood design concept on the 22.5+/- acre tract of land east of Wheatland Avenue but with the following conditions;

- that all "edge" units be constructed to at least 2,000 square feet and that at least ten (10) percent of the remaining units in the neighborhood be constructed with at least 1,800 square feet to meet the neighborhood's desire that this project provide real move up opportunities for current and future residents of the Hilltop;
- that the developer construct the roads and alleys to the quality standards required by the City of Columbus so as to provide an opportunity to future conveyance of the infrastructure for public use;
- that the city consider some reduction in the cost of transferring land to Dominion Homes in exchange for the applicant's commitment to use the "savings" to design and construct homes with basements and more variation in colors and building materials without reducing the applicant's expected profit margin from this development;
- that the applicant construct the project consistent with the proposed Urban Boulevard concept, which introduces new park space for existing neighborhood residents, limits the impact of additional parking congestion on Wheatland Avenue, and facilitates better movement of vehicular traffic in the area;
- that the applicant identify and work with a Hilltop organization on some aspect of the project including, but not limited to, (1) the marketing and sales of newly constructed homes or (2) leveraging this project for additional improvements to existing residential and/or commercial properties in the immediate vicinity of Wheatland Avenue; and
- that the applicant commit to installing upgraded decorative neighborhood lighting.



**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 # 203-083

Being first duly cautioned and sworn (NAME) Kyle Ezell Office of Land Management  
of (COMPLETE ADDRESS) 109 N. Front St. Ground Floor 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
City of Columbus c/o Kyle Ezell Office of Land Management	109 N. Front Street Ground Floor Columbus, OH 43215
Dominion Homes, Inc. c/o Robert A. Meyer, Jr.	5501 Frantz Road Dublin, OH 43017

SIGNATURE OF AFFIANT *Kyle Ezell*  
Subscribed to me in my presence and before me this 29<sup>th</sup> day of SEPTEMBER, in the year 2003

SIGNATURE OF NOTARY PUBLIC *Robert J. Mick*  
My Commission Expires: 5-6-06

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



ROBERT J. MICK  
Notary Public, State of Ohio  
My Commission Expires 05-06-06  
page 7 — Rezoning Packet