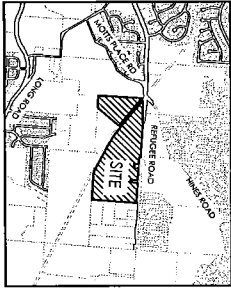


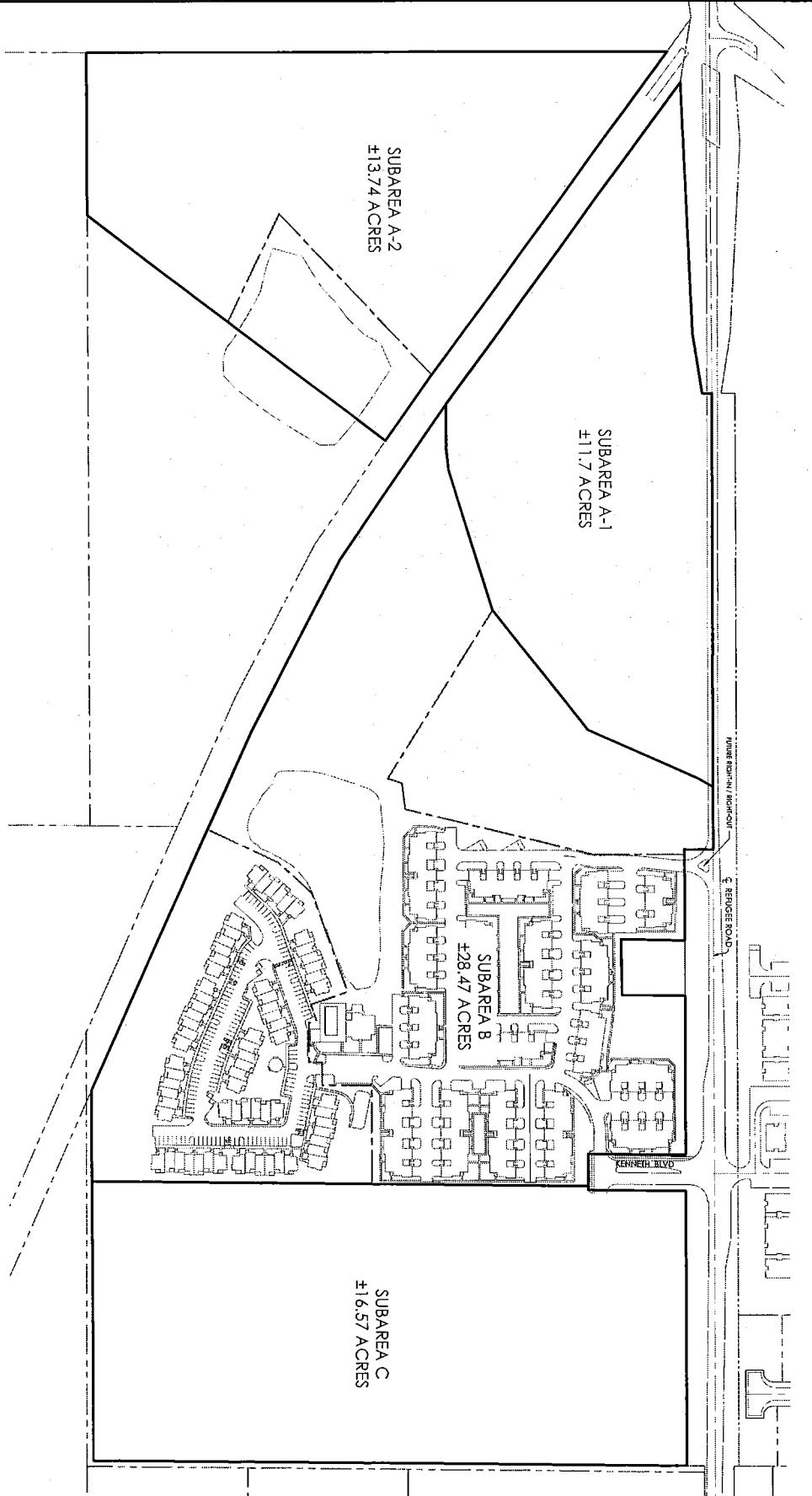
J:\20140038\03\04\04\Development Plan\20140038-15-DNP-01.dwg Last Saved By: scharo, 7/30/2014 10:20 AM Last Printed By: Ghara, Shour, 7/30/2014 11:58 AM (No Wref)



SITE STATISTICS:

PLD ACRES:	270.8 ACRES
SUBAREA A - OFFSPACE:	125.24 ACRES
SUBAREA A-2:	113.74 ACRES
SUBAREA A-1:	111.7 ACRES
SUBAREA B - MULTIFAMILY:	128.47 ACRES
SUBAREA C - MULTIFAMILY:	116.57 ACRES
TOTAL DWELLING UNITS:	211 UNITS
OVERSPACE REQUIRED:	434.13 UNITS/ACRE
OVERSPACE PROVIDED:	437.27 ACRES
LANDSCAPE SQUARE FEET:	1,123,000
TOTAL OVERSPACE:	55.06 ACRES
ZONING CLASSIFICATION:	PUD-4

NOTE:
ALL OF THE PROPERTY NORTH OF THE BRIDGE ROAD, SUBAREA A-1, 125.24 ACRES, AND THE PARCEL SOUTH OF THE BRIDGE ROAD AND WEST OF KENNETH BLVD, 128.47 ACRES, WERE CONVEYED TO THE CITY OF COLUMBUS BY DEED AND RECORDED IN DEED BOOK 11427 PAGE 11427. THE DEVELOPMENT OF THESE PARCELS IS SUBJECT TO THE CITY OF COLUMBUS ZONING ORDINANCE AND THE CITY OF COLUMBUS ZONING COMMISSION.

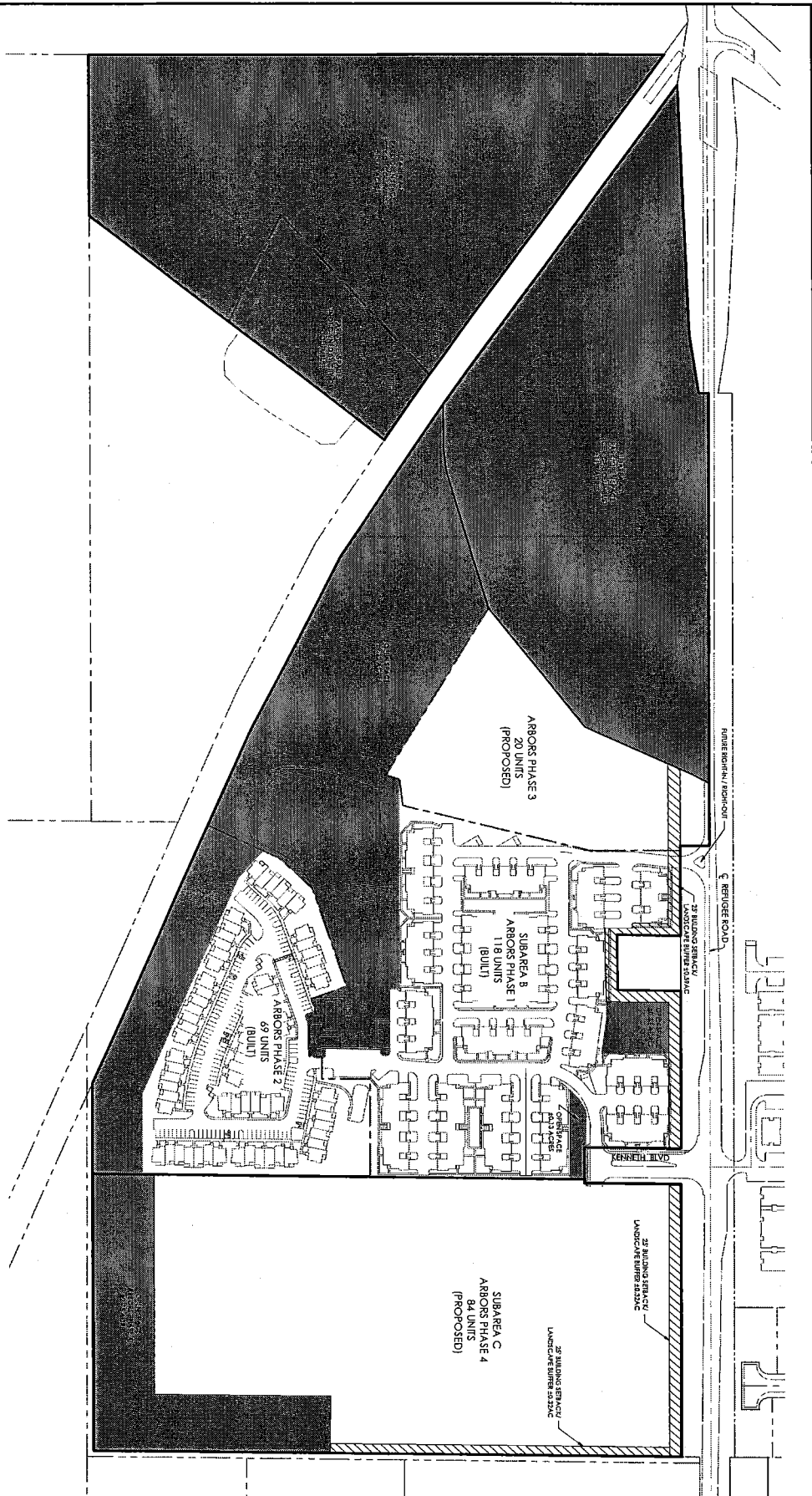


-Z14-011 Final Received 8/9/14

Miller 8-9-14

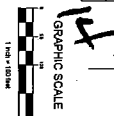
GRAPHIC SCALE
1" = 100'

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ZONING STATISTICS

ACREAGE(S)	UNITS	PARKING SPACE(S)	LANDSCAPE BUFFER
SUBAREA A1, A2	20	0	244
SUBAREA B (ARBORS PHASE 1, 2, 3)	2647	207	936
SUBAREA C (ARBORS PHASE 4)	1857	84	275
SUBAREA D (ARBORS PHASE 5)	784	30	3737
TOTAL			4392



Z14-011 Final Received 8/9/14

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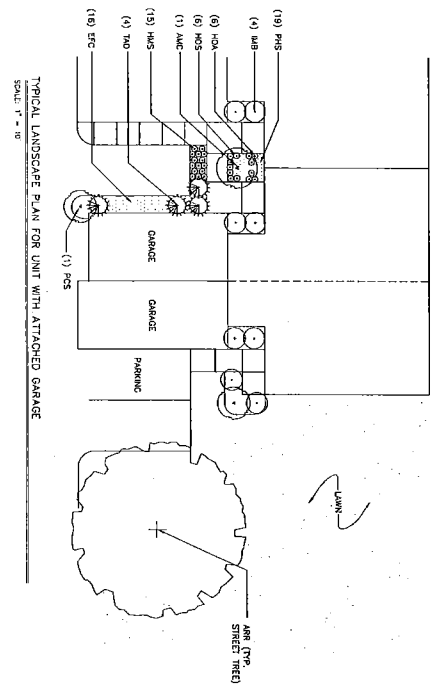
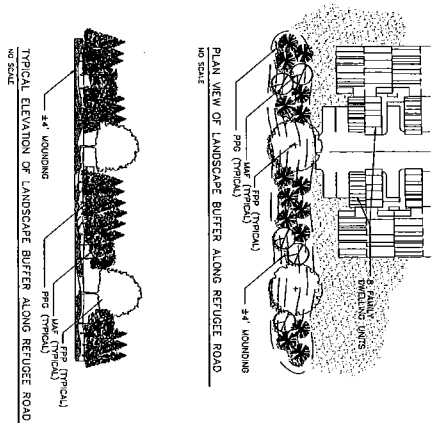
DATE	2/27/2014
SCALE	1" = 50'
JOB NO.	2014-0038
SHEET	2/3

EMHT
 Environmental Management & Technology, Inc.
 2000 W. Shawnee Road, Columbus, OH 43268
 Phone: 614.233.4500 Fax: 614.233.4501
 emht.com

CITY OF COLUMBIUS, OHIO
 PUD-5 ZONING PLAN
 FOR
ARBORS AT TURNBERRY

Homewood
 More home for the money.

NO.	DATE	DESCRIPTION	REVISIONS

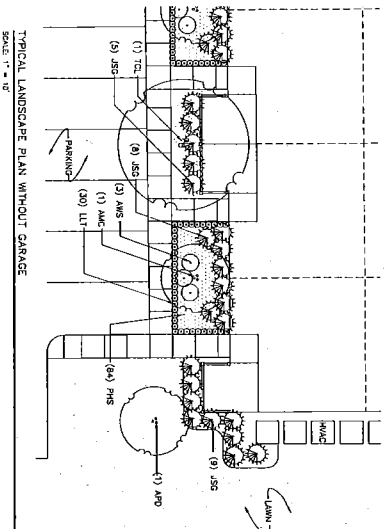


REFUGEE BUFFER PLANT LIST (TYPICAL)

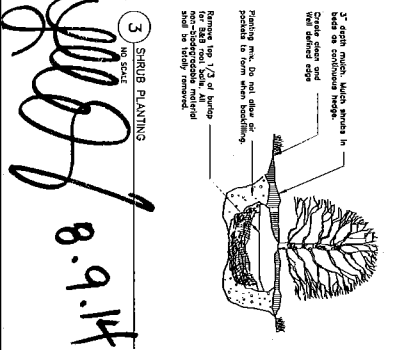
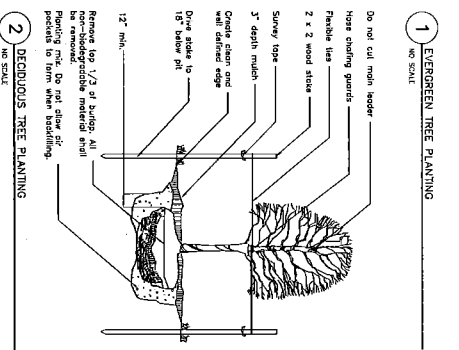
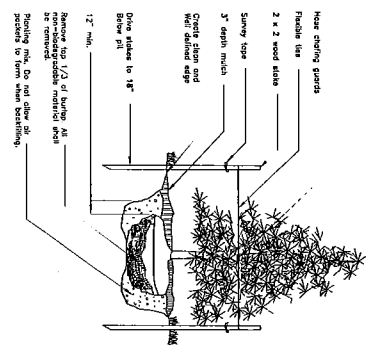
KEY IDENTICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
DECIDUOUS TREES				
FRP 1/2" cal. 100'	Red Spruce	2 1/2" cal. 100'	BBB	maximize form
FRP 3/4" cal. 100'	Red Spruce	3 1/2" cal. 100'	BBB	maximize form
FRP 1" cal. 100'	Red Spruce	4 1/2" cal. 100'	BBB	maximize form
EVERGREEN TREES				
FRP 1/2" cal. 100'	Colorado Green Spruce	5-8" cal. 100'	BBB	
FRP 3/4" cal. 100'	Colorado Green Spruce	6-9" cal. 100'	BBB	
FRP 1" cal. 100'	Colorado Green Spruce	7-10" cal. 100'	BBB	
SHRUBS				
FRP 1/2" cal. 100'	Japanese Fr. Cotoneaster	1 1/2" cal. 100'	BBB	
FRP 3/4" cal. 100'	Japanese Fr. Cotoneaster	2 1/2" cal. 100'	BBB	
FRP 1" cal. 100'	Japanese Fr. Cotoneaster	3 1/2" cal. 100'	BBB	

MULTI-FAMILY PLANT LIST (TYPICAL)

KEY IDENTICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
DECIDUOUS TREES				
FRP 1/2" cal. 100'	Red Spruce	2 1/2" cal. 100'	BBB	maximize form
FRP 3/4" cal. 100'	Red Spruce	3 1/2" cal. 100'	BBB	maximize form
FRP 1" cal. 100'	Red Spruce	4 1/2" cal. 100'	BBB	maximize form
EVERGREEN TREES				
FRP 1/2" cal. 100'	Colorado Green Spruce	5-8" cal. 100'	BBB	
FRP 3/4" cal. 100'	Colorado Green Spruce	6-9" cal. 100'	BBB	
FRP 1" cal. 100'	Colorado Green Spruce	7-10" cal. 100'	BBB	
SHRUBS				
FRP 1/2" cal. 100'	Japanese Fr. Cotoneaster	1 1/2" cal. 100'	BBB	
FRP 3/4" cal. 100'	Japanese Fr. Cotoneaster	2 1/2" cal. 100'	BBB	
FRP 1" cal. 100'	Japanese Fr. Cotoneaster	3 1/2" cal. 100'	BBB	



- GENERAL NOTES**
1. STAKEOUT FOR NUMBER SET IN THE USA
 2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS
 3. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION
 4. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12"
 5. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR
 6. ALL PLANTING BEDS ARE TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL
 7. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH
 8. CONTRACTOR SHALL SEED OR SOB ALL AREAS DISTURBED DURING PLANTING OPERATIONS
 9. CONTRACTORS SHALL THROUGHOUT WATER ALL LANDSCAPE PLANT MATERIAL AND MULCHED AREA AT TIME OF PLANTING THROUGHOUT THE PERIOD OF ESTABLISHMENT



Z14-011 Final Revised 8/9/14

8.9.14

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2014**

- 2. APPLICATION: Z14-011 (14335-00000-00135)**
Location: **7351 REFUGEE ROAD (43137)**, being 70.5± acres being located on the south side of Refugee Road, 2,000± feet east of Mottspace Road (540-288349; Southeast Community Coalition).
Existing Zoning: PUD-6, Planned Unit Development and R, Rural Districts.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Multi-unit residential development.
Applicant(s): Homewood Corporation; c/o Laura MacGregor Comek, Esq.; 500 S. Front Street, 12th Floor; Columbus, OH 43215.
Property Owner(s): Homewood Corporation, et al; c/o Laura MacGregor Comek, Esq.; 500 S. Front Street, 12th Floor; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The site is partially developed with an apartment complex and is zoned PUD-6, Planned Unit Development and R, Rural Districts. The current PUD-6 District allows 206 apartment units and 85 single-unit dwellings with a gross density of 4.45 units per acre. The applicant requests the PUD-6, Planned Unit Development District to allow the single-unit subarea to be revised for multi-unit residential development at a gross density of 4.13 units per acre. Additional acreage was added to the site which reduces the overall proposed density by 0.32 units per acre. A total of 291 units are still being proposed with 37.87± acres of open space.
- To the north are City-owned parkland and a shelter house in the R-2, Residential and R, Rural Districts, respectively, an apartment complex in the PUD-4, Planned Unit Development District, and a single-unit subdivision in the SR, Suburban Residential District. To the east is large-lot single-unit residential development in Madison Township. To the west is City-owned parkland in the R, Rural District. To the south is undeveloped land zoned in the R, Rural, and PUD-6, Planned Unit Development Districts, and farmland in Madison Township.
- A portion of the site is located within the boundaries of the *Southeast Area Plan* (2000), which recommends park uses for this location. That portion of the site is being maintained as open space and is under the ownership of the City of Columbus.
- The PUD Plans and text include development standards for maximum number of

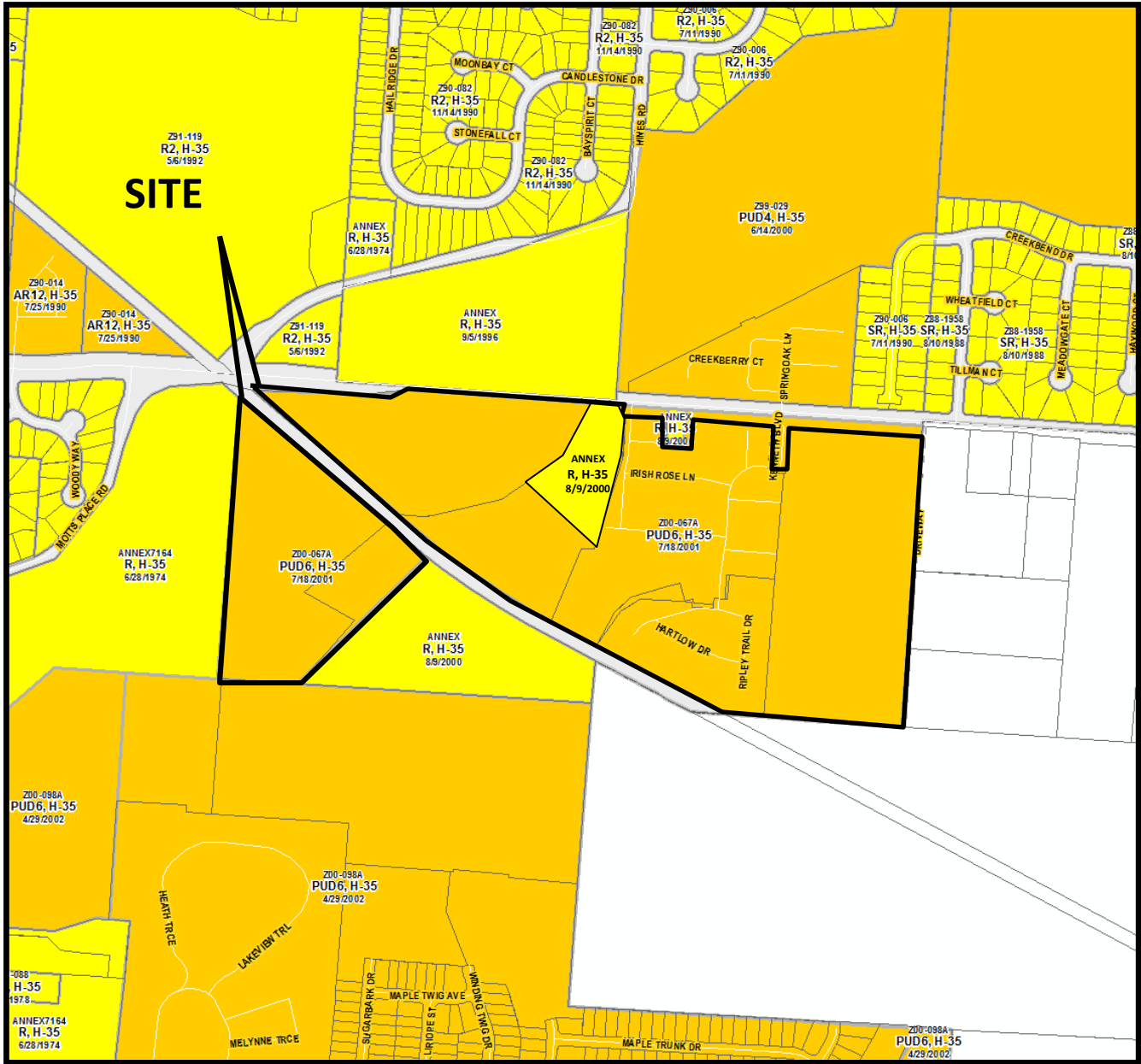
units, open space, minimum square footages for two and three bedroom units, landscaping, lighting, interior sidewalks as requested by the Columbus Healthy Places program, and building orientation commitments that prevent the backs of buildings from facing public streets. A twenty-five foot landscaped buffer area and relocated open space are proposed along the south and east boundaries of the site in Subarea C in consideration of the abutting single-unit dwellings.

- o The site is located within the boundaries of the Southeast Community Coalition. EThe recommendation had not been received at the time this report was prepared.
- o With the additional acreage that is being incorporated west of the westernmost access point, the distribution of traffic between the two existing access points may be modified from what was originally anticipated when this site was initially developed. Therefore, the Public Service Department requests that a traffic analysis that evaluates turn lane warrants at the westernmost access point serving this development be provided. After the analysis is reviewed, it may be necessary for the applicant to add necessary traffic-related commitments to the text which will be finalized prior to this application being considered by City Council.
- o The *Columbus Thoroughfare Plan* identifies Refugee Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

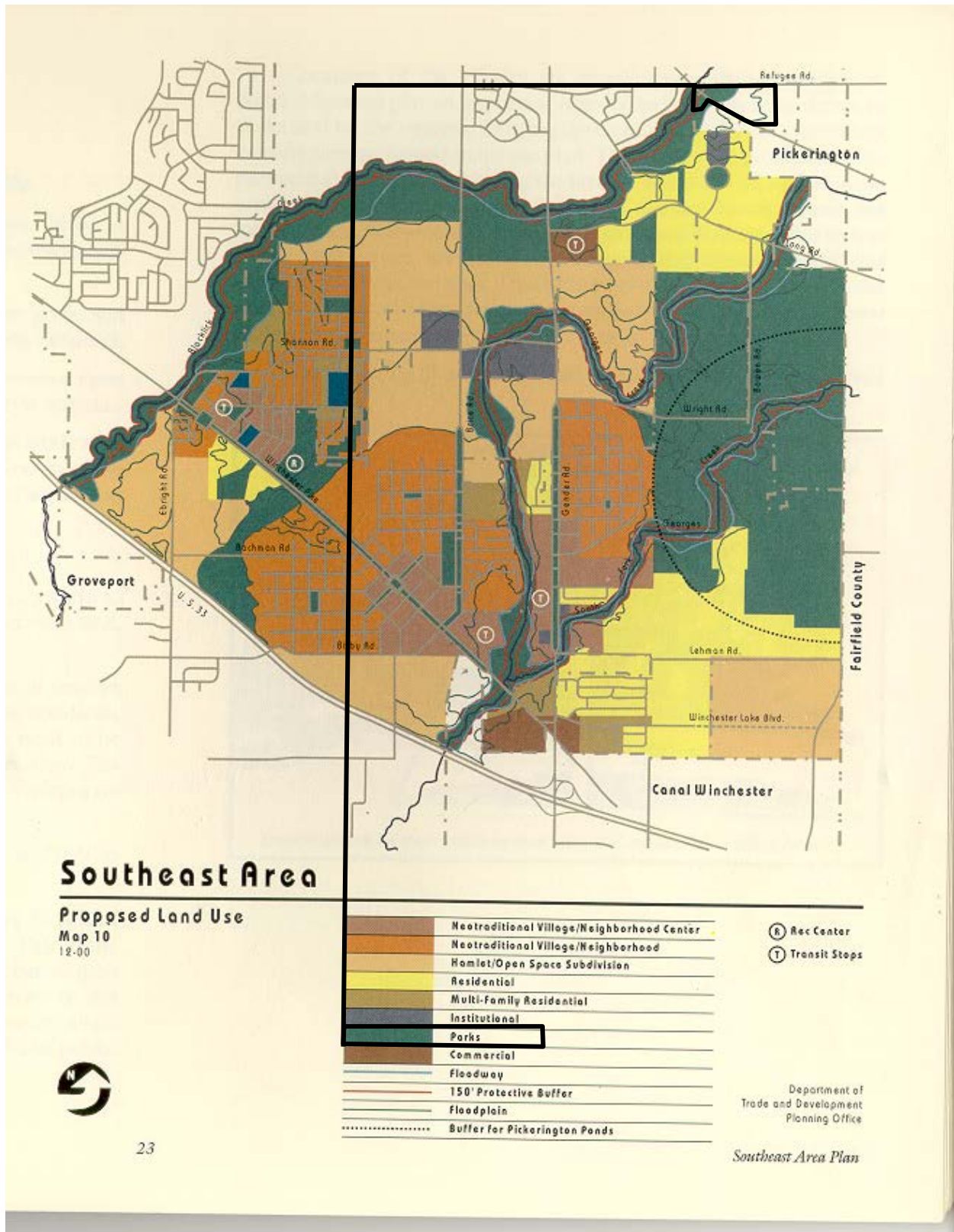
CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed PUD-6, Planned Unit Development District is consistent with the zoning and development pattern of the area. The change in dwelling type from single-unit to multi-unit residential buildings does not increase the overall density, and is further mitigated by the proposed twenty-five foot landscaped buffer area and relocated open space along the south and east boundaries of the site in Subarea C.

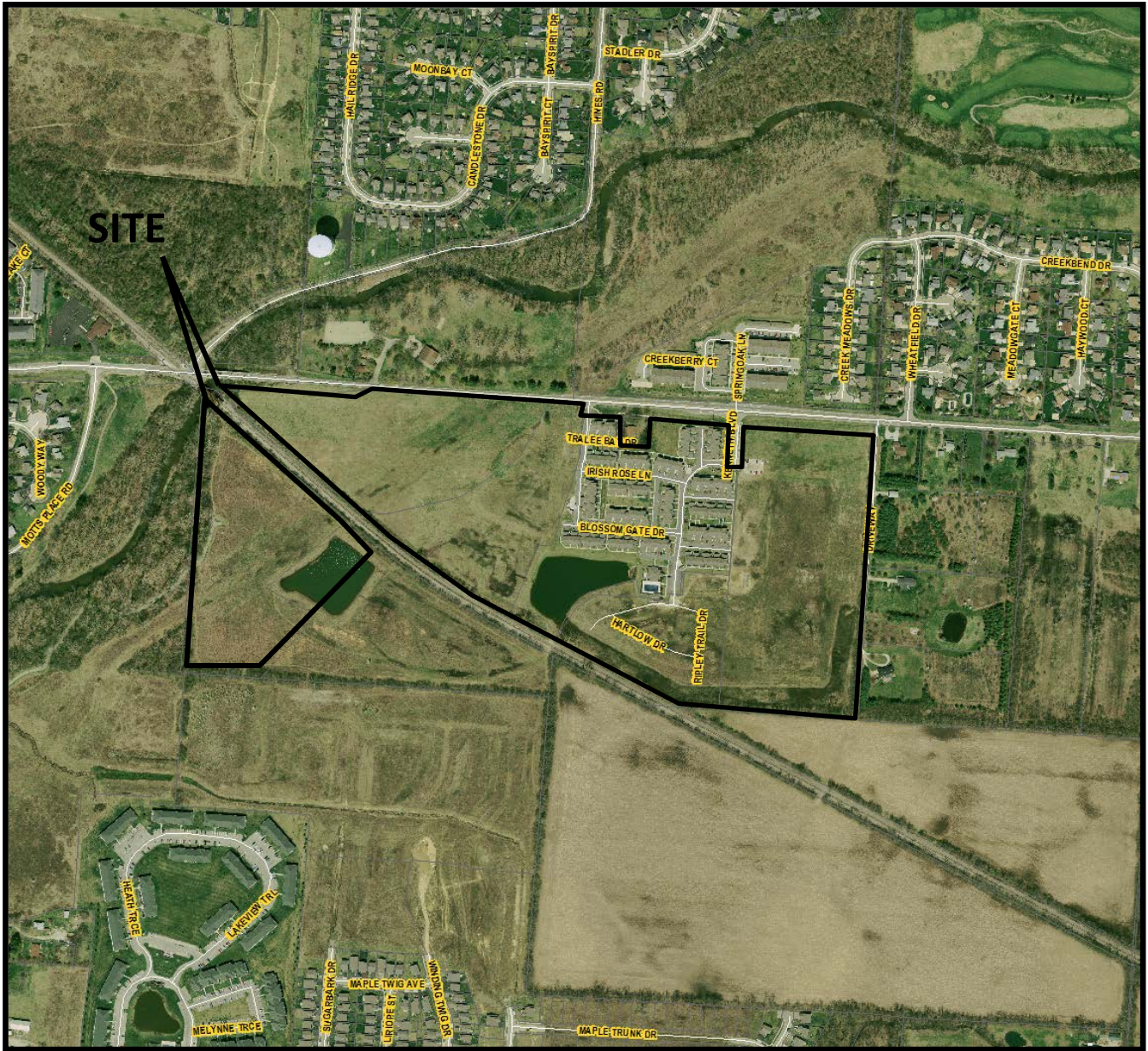
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Z14-011
7351 Refugee Road
Approximately 70.5 acres
Request: PUD-6 & R to PUD-6



Z14-011
 7351 Refugee Road
 Approximately 70.5 acres
 Request: PUD-6 & R to PUD-6



Z14-011
7351 Refugee Road
Approximately 70.5 acres
Request: PUD-6 & R to PUD-6



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 # 214-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comeli, Esq
of (COMPLETE ADDRESS) 500 S. Front St., 13th Fl. Colc 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

1. <u>Homewood Corp</u> <u>2700 E. Dublin Granville Rd</u> <u>Cols, Oh 43231</u>	2. <u>Arbors at Turnberry LLC</u> <u>Same address</u> <u>Attn: Jim Lipnos 898 7200</u>
3. <u>attn: Jim Lipnos</u> <u>898 7200</u> <u>#ees: 15</u>	4. <u>No employees</u>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this

14th day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/29/2014

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



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