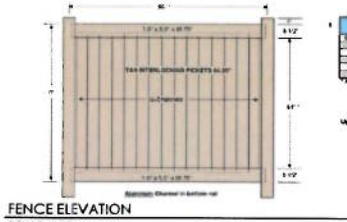


Savannah 6x8

Notes:
 1. All landscaping quantities provided are estimates and quantities shown are approximate. Allow for any increase.
 2. All quantities of plants to be verified by contractor.
 3. All quantities of plants to be verified by contractor.



Item	Quantity	Notes
1. 6x8 FENCE	1,200	1.500' x 6.00'
2. 4x4 POSTS	100	4.00' x 4.00'
3. 2x4 RAILS	1,200	2.00' x 4.00'
4. 2x4 END POSTS	100	2.00' x 4.00'
5. 2x4 CORNER POSTS	100	2.00' x 4.00'
6. 2x4 BRACE POSTS	100	2.00' x 4.00'
7. 2x4 BRACE RAILS	1,200	2.00' x 4.00'
8. 2x4 BRACE END POSTS	100	2.00' x 4.00'
9. 2x4 BRACE CORNER POSTS	100	2.00' x 4.00'
10. 2x4 BRACE BRACE POSTS	100	2.00' x 4.00'
11. 2x4 BRACE BRACE RAILS	1,200	2.00' x 4.00'
12. 2x4 BRACE BRACE END POSTS	100	2.00' x 4.00'
13. 2x4 BRACE BRACE CORNER POSTS	100	2.00' x 4.00'
14. 2x4 BRACE BRACE BRACE POSTS	100	2.00' x 4.00'
15. 2x4 BRACE BRACE BRACE RAILS	1,200	2.00' x 4.00'
16. 2x4 BRACE BRACE BRACE END POSTS	100	2.00' x 4.00'
17. 2x4 BRACE BRACE BRACE CORNER POSTS	100	2.00' x 4.00'
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19. 2x4 BRACE BRACE BRACE BRACE RAILS	1,200	2.00' x 4.00'
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97. 2x4 BRACE CORNER POSTS	100	2.00' x 4.00'
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99. 2x4 BRACE RAILS	1,200	2.00' x 4.00'
100. 2x4 BRACE END POSTS	100	2.00' x 4.00'

SITE DATA
 TOTAL ACREAGE= ±78.876 ACRES
 SUBAREA A - SINGLE FAMILY ACREAGE = ± 50.3 ACRES
 TOTAL UNITS=178
 SUBAREA A DENSITY= ± 3.53 DU/AC
 LOT SIZE= 52 x 120= 6240 SF
 OPEN SPACE PROVIDED SUBAREA A= ± 9.9 ACRES=19.7%
 SUBAREA B-MULTI-FAMILY ACREAGE= ± 28.5 ACRES
 TOTAL UNITS=240
 SUBAREA B DENSITY= ± 8.42 DU/AC
 OPEN SPACE PROVIDED SUBAREA B= ±14.0 ACRES= 49.1%
 TOTAL OPEN SPACE (PRIVATE)= ± 23.9 ACRES= 30.3%
 TOTAL DETENTION AREAS =±4.8 ACRES

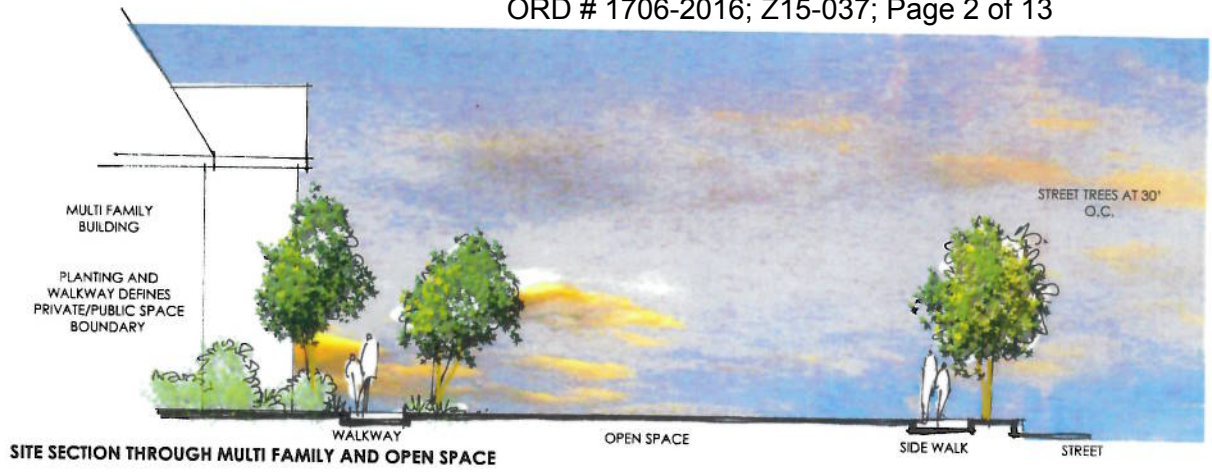
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DEVELOPMENT PLAN

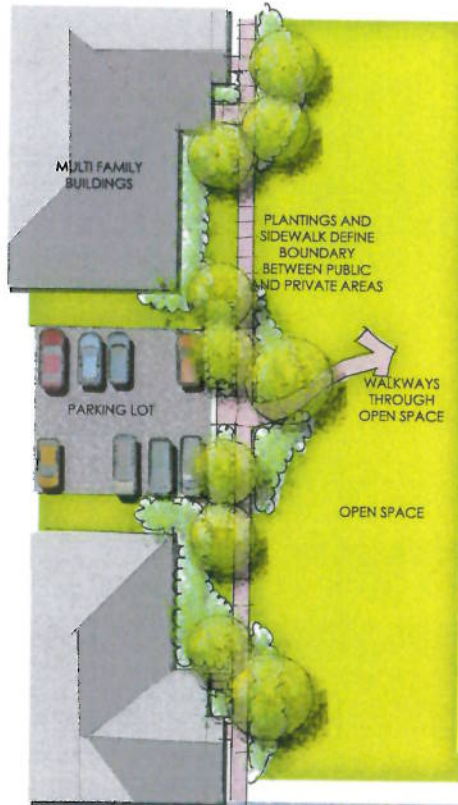
HARLEM ROAD
 PREPARED FOR METRO DEVELOPMENT

DATE: 6.4.14 *215-037 Final Received 6/9/16 (DofB)*

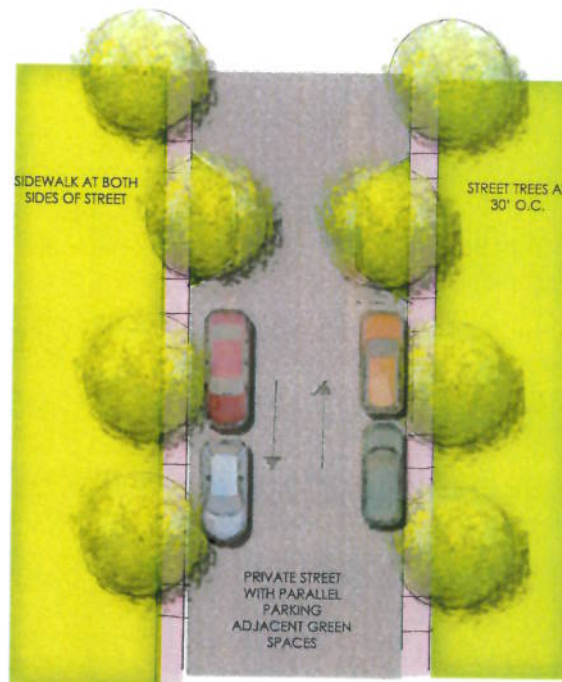
Paris Planning & Design
 LAND PLANNING | LANDSCAPE ARCHITECTURE
 368 N. 30th Street | Suite 401 | Columbus, GA 31906
 P: 614-467-1964 | www.parisplanninganddesign.com



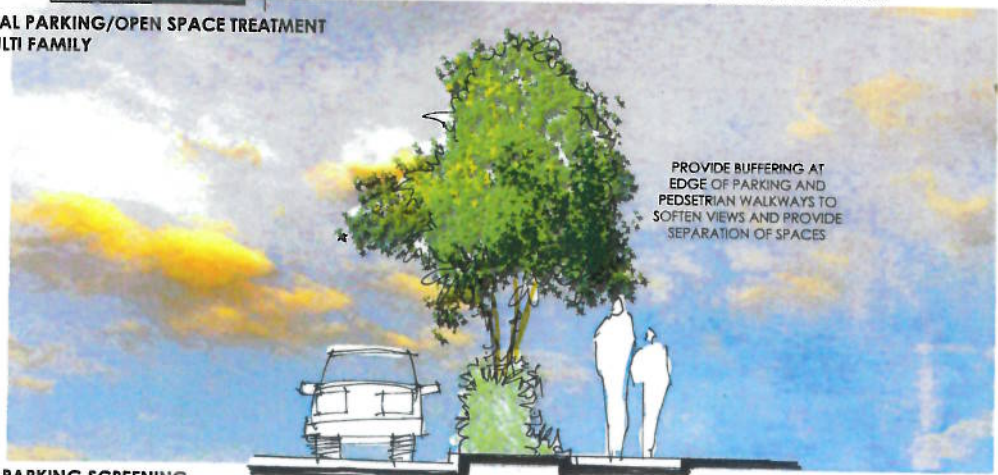
SITE SECTION THROUGH MULTI FAMILY AND OPEN SPACE



TYPICAL PARKING/OPEN SPACE TREATMENT IN MULTI FAMILY



INTERNAL PRIVATE ROADS WITH PARALLEL PARKING TYPICAL CONFIGURATION



TYPICAL PARKING SCREENING

TYPICAL PARKING BETWEEN BUILDINGS

SITE DETAILS

HARLEM ROAD
PREPARED FOR METRO DEVELOPMENT
DATE: 12.3.15

215-037 Final Received
(2 of 3) 6/9/16

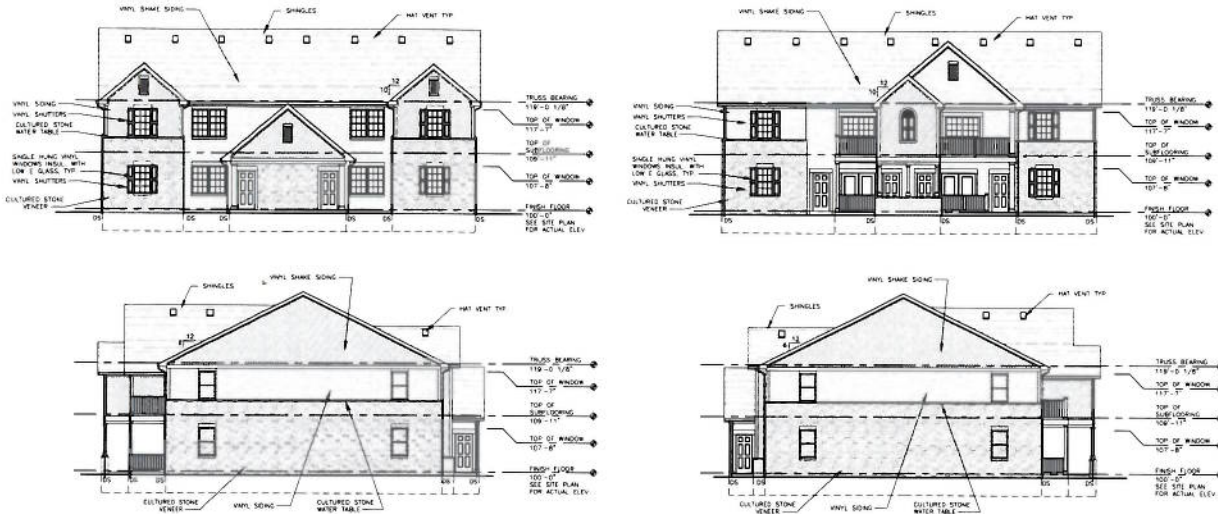
Sebley & P...



Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
2025 20th Street, Suite 400 • Chicago, IL 60611
P: 773.462.1974 • www.farisplanning.com

6/9/16



① 8 UNIT BUILDING ELEVATION
SCALE: 1"=10'



② 16 UNIT BUILDING ELEVATION
SCALE: 1"=10'

Jeffrey Bean
6/9/16

BUILDING ELEVATIONS

HARLEM ROAD
PREPARED FOR METRO DEVELOPMENT

DATE: 6.8.16

Faris Planning & Design

LAND PLANNING & ARCHITECTURE
241 N. 9th Street Suite 401 Columbus, OH 43215
Tel: (614) 487-7844 Fax: (614) 487-7844 www.farisplanninganddesign.com

Z15-037 Final Received 6/9/16 (3) of (3)

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2015**

- 6. APPLICATION: Z15-037**
- Location:** **7240 HARLEM ROAD (43081)**, being 78.88± acres located on the east side of Harlem Road, 1,300± feet north of Central College Road (220-000266; Rocky Fork/Blacklick Accord).
- Existing Zoning:** R, Rural District.
- Request:** L-R-2, Limited Residential, and L-AR-12, Limited Apartment Residential Districts.
- Proposed Use:** Residential development.
- Applicant(s):** Metro Development LLC, c/o Jeffrey L. Brown; Smith & Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** Daryl Vesner Tr. & Judith Fuller Tr.; 6186 Brenthurst Drive; Columbus, OH 43230.
- Planner:** Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

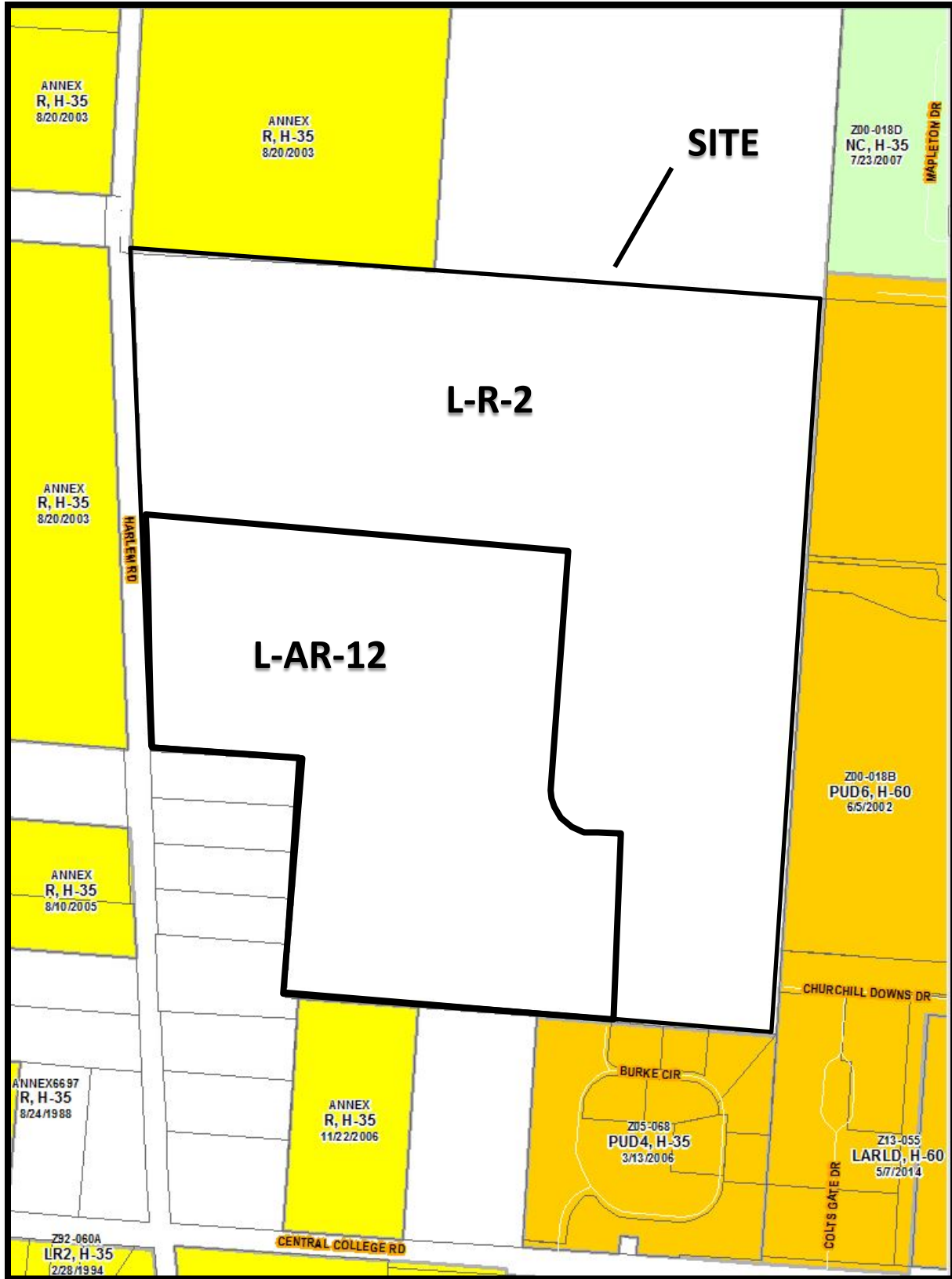
- The 78.88± acre-site consists of agricultural land and a single-unit dwelling and farmstead, and is zoned R, Rural District as a result of a recent annexation from Plain Township. The applicant proposes the L-R-2, Limited Residential District on 50.32± acres for a single-unit residential development of 178 units (3.53 units/acre), and the L-AR-12, Limited Apartment Residential District on 28.56± acres for a multi-unit residential development of 240 units (8.42 units/acre). A combined total of 23.9± acres of open space is being provided.
- To the north is undeveloped land in the R, Rural District and Plain Township. To the east is multi-unit residential development in the PUD-6, Planned Unit Development and L-ARLD, Limited Apartment Residential Districts. To the south are single-unit dwellings in the R, Rural District and in Plain Township, and multi-unit residential development in the PUD-4, Planned Unit Development District. To the west are single-unit dwellings in Plain Township and undeveloped land in the R, Rural District (across Harlem Road).
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends "Town Residential" for this location, which is primarily single-unit attached and detached residential development with a base density up to 5 units/acre. The Plan also recommends that developments include a natural/rural corridor along Harlem Road. The Rocky Fork/Blacklick Accord Implementation Panel voted to approve the request on October 15, 2015.
- The proposal includes a commitment to a site plan which depicts lot layout and building orientation, sidewalks, open space locations, and street layout. The development text provides commitments for maximum number of units, access, street trees, landscaping provisions for the Harlem Road frontage, headlight screening, porch requirements, elevation drawings for the apartment buildings, and lighting controls.

- At the time this report was prepared, the required traffic impact study for this proposal had recently been submitted, and was in the process of being reviewed. Traffic commitments will need to be included in the proposal before the application proceeds to City Council.
- The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs. The specifics of the funding requirements will be finalized prior to this application being submitted to City Council for consideration.
- The *Columbus Thoroughfare Plan* identifies Harlem Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

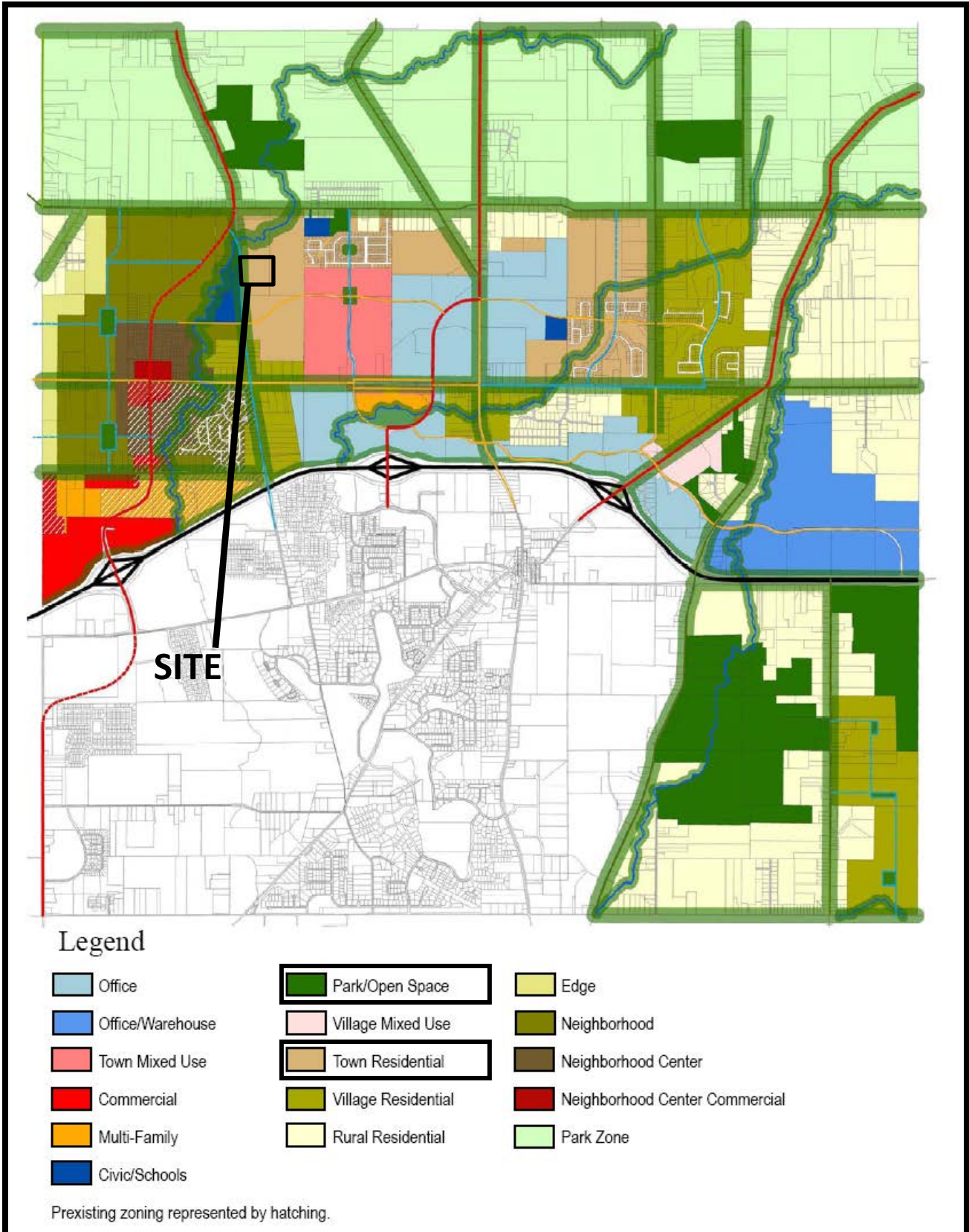
CITY DEPARTMENTS' RECOMMENDATION: *Disapproval.

The requested L-R-2, Limited Residential, and L-AR-12, Limited Apartment Residential Districts will allow a total of 418 residential units (5.29 units/acre) with 23.9± acres of provided open space. The proposal is compatible with the density and development standards of residential developments located to the east of the subject site, and is also consistent with the land use and Harlem Road landscaping recommendations of the *Rocky Fork/Blacklick Accord*. City departments approve of the requested zoning districts and development standards, however, the Public Service Department was unable to review the Traffic Impact Study and negotiate the commitments that need to be incorporated into the proposal. Staff believes that it is premature for this request to be considered by the Development Commission, and prefers that the necessary traffic-related commitments be incorporated before a recommendation to City Council is determined.

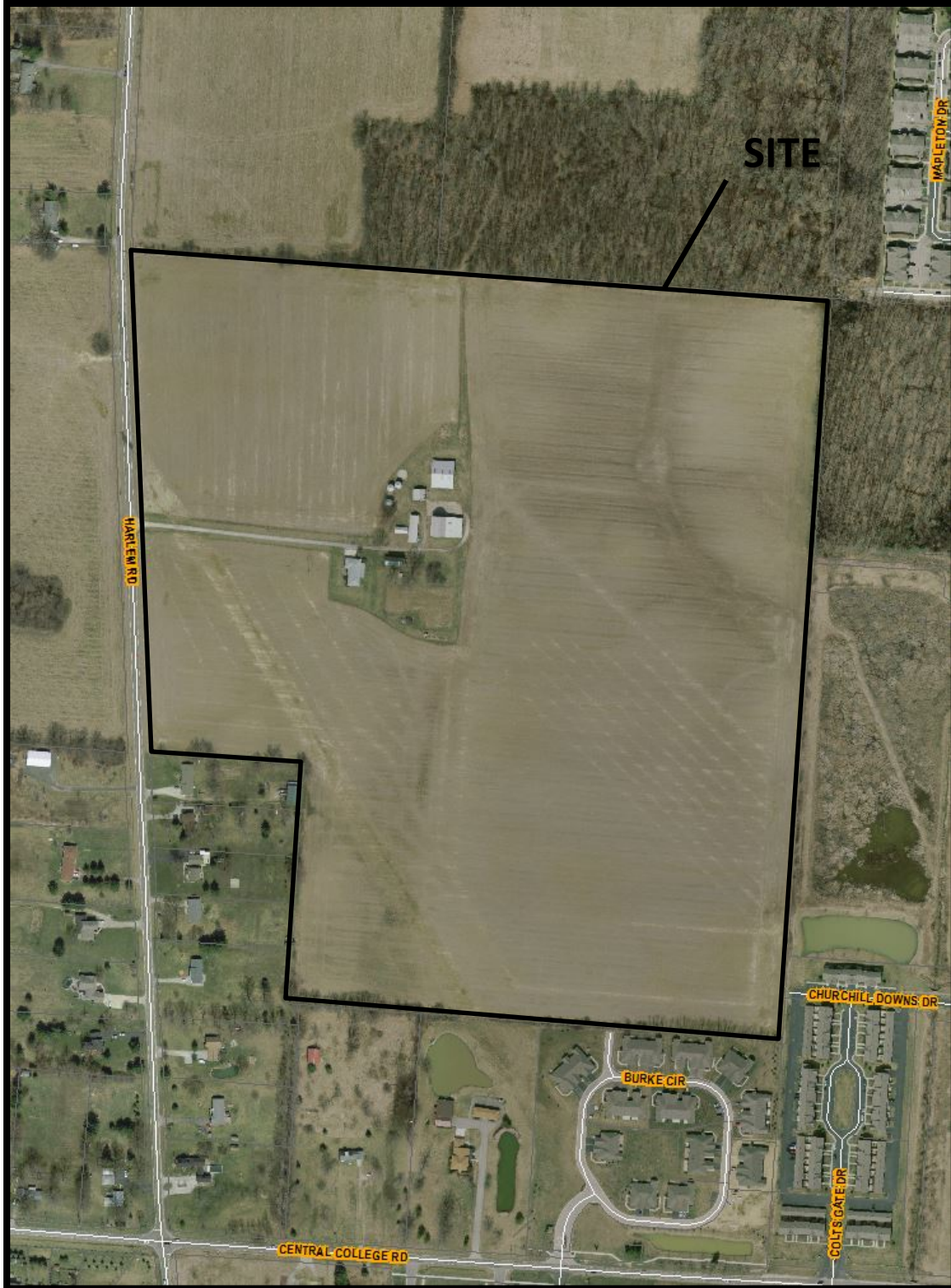
*The traffic impact study has been reviewed, and the necessary traffic commitments have been determined and are incorporated into the required Memorandum of Understanding between the applicant and the City of Columbus. The recommendation is now for approval.



Z15-037
7240 Harlem Road
Approximately 78., , acres
R to L-R-2 and L-AR-12



Z15-037
 7240 Harlem Road
 Approximately 78., , acres
F to L-R-2 and L-AR-12



Z15-037
7240 Harlem Road
Approximately 78. , , acres
R to L-R-2 and L-AR-12

RECORD OF PROCEEDINGS

October 15, 2015

6:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 6:05 pm at New Albany Village Hall with the following members present: Dave Paul, Kasey Kist, Dean Swartz, Jay Herskowitz, Mike Chappellear, and Ron Lachey. Dean Swartz chaired the meeting. Staff members present were Stephen Mayer and Adrienne Joy, City of New Albany and Christopher Lohr, City of Columbus.

II. Record of Proceedings

Mr. Kist made a motion for approval of August 14, 2015 minutes, seconded by Mr. Paul . Motion passed 6-0.

III. Old Business

7240 Harlem Road (Z15-037):

Review and action regarding a Columbus application to rezone a 78.9 acre site located to the east of Harlem Road to allow for a mix of single family homes and multifamily units.

<i>Acreage:</i>	<i>78.9 ac</i>
<i>Current Zoning:</i>	<i>Rural Residential</i>
<i>RFBA District:</i>	<i>Town Residential</i>
<i>Proposed Use/Zoning:</i>	<i>L-R-2, Limited Residential, and L-AR-12, Limited Apartment Residential</i>
<i>Applicant:</i>	<i>Metro Development LLC, c/o Jeffrey L. Brown</i>
<i>Property Owner(s):</i>	<i>Daryl Vesner Tr. & Judith Fuller Tr.</i>

Mr. Lohr presented the application.

Mr. Herskowitz asked the applicant be sure they consider items such as road improvements and access management.

Mr. Swartz said this board has an open discussion with the applicant. He asked to hear from the applicant.

Mr. Jeff Brown, attorney for the applicant, said the Accord has been flexible in the past in this part of the world. This particular area is a transitional piece between surrounding mixed densities in the vicinity. This is the third version of this plan and has scored a 90% on the report card. The city asked us to rearrange the site, and we have rearranged the road to the west and added buffering and we have a better product because of that. Open space tries to preserve the rural character with large open spaces. This is a transitional piece in terms of development since it has a large single family component. City has required a traffic study. We have done that and it is under review by the city.

Mr. Swartz asked if they would be willing to lower the number of units.

Mr. Brown said we dropped 16 units to create a better product per staff's comments to improve open space. The proposed number of units makes the project work

Mr. Swartz as if the farmhouse on the property has any historical value.

Mr. Brown replied none that he is aware of. There are no other environmental factors either.

Mr. Kist asked if this is this in the Columbus School District?

Mr. Brown said yes under the win, win agreement.

Mr. Chappellear if the setbacks are not appropriate based on staff's comments?

Mr. Brown said it fluctuates from the Accord's recommendation.

Mr. Lohr said it fluctuates between 175 and 250 along Harlem approximately. Lower setbacks have been appropriate further south and the landscaping the applicant is proposing here appears to make the smaller setback acceptable.

Mr. Chappellear asked what the size of the gas line is in the easement?

Mr. Brown said is a high pressure line and he is not sure of the size.

Mr. Chappellear said his concern is that the buildings are right at the easement line. One of the large lines rupturing right next to the building can cause major damage.

Mr. Brown said the same relationship exists elsewhere. The gas company has restrictions in place that they have to meet.

Mr. Chappellear said other projects on the west side have had discussions of a connector road between this site and to the west. What is the relationship here?

Mr. Lohr said there is a road connection planned to go through this property. This applicant has provided a means for a possible future connection. The connecting road is currently a private road, but if it were to be publically dedicated then the connection could be made.

Mr. Brown said the connection is there if someone wants to do it.

Mr. Chappellear said if there is a connection it should be easy.

Mr. Brown said the city of Columbus traffic department is ok this.

Mr. Chappellear said you have two apartment buildings right on the property line that will affect the neighboring single family lots behind it. Can you spread around the single family houses so they back onto neighboring single family and put in apartments in the middle?

Mr. Brown said the gas line easement doesn't allow much flexibility for moving around buildings. The apartments are meeting the minimum setback requirements.

Mr. Chappellear said he understands it is meeting setback requirements but it is just 25 feet and there is

no additional buffer.

Mr. Brown said there will be landscaping to provide additional buffering.

Mr. Paul asked about the building elevations.

Mr. Lohr said the elevations are provided in the packets.

Mr. Herskowitz asked if there will be amenities.

Mr. Brown said there will be a clubhouse and pool.

Mr. Lohr showed the building elevations to the Accord.

Mr. Swartz asked for any comments from the public. Having hearing none he will entertain a motion for this application.

MOTION: To recommend this application Z15-037 for approval.

MOTION BY: Mr. Kist, seconded by Mr. Paul

RESULT: Approved 5-1 (Mr. Chappellear)

6140 Babbitt Road & Surrounding Parcels (ZC-73-2015)

Review and action regarding a New Albany rezoning application for an approximately 207.4 acre site to be known as Winding Hollow Zoning District.

Acreage: 207.4

Current Zoning: Agricultural (AG)

RFBA District: Open Space and Rural Residential

Proposed Zoning: Limited Office Campus District (L-OCD)

Applicant: The New Albany Company c/o of Underhill Yaross LLC

Property Owner(s): WH Holdings LLC, The New Albany Company LLC, and MJB Holdings LLC

Discussion and action (intentionally deleted)

V. New Business

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:10 pm.

COLUMBUS DEVELOPMENT COMMISSION

CASE # 6

Basis for Recommendation

** APPROVAL HINGES UPON SATISFACTORY TRAFFIC ISSUES AND RELATED COMMITMENTS.*

DEPARTMENT OF BUILDING AND ZONING SERVICES

Date: November 12, 2015

Application #: Z15-037	Requested: L-R-2 and L-AR-12	Address: 7240 HARLEM ROAD					
# Hearings:	Length of Testimony: 6:20 → 7PM (40)	Staff Position:	Approval	Disapproval	Conditional Approval		
# Speakers Support: (4)	Development Commission Vote: (4) Yes (1) No (3) Abstain	Area Comm/ Civic Assoc:	Approval	Disapproval	Conditional Approval		
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Cooley	Conroy	Onwukwe	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:							
<p>FITZPATRICK: LAND USE IS APPROPRIATE AND QUALITY OF SITE PLANNING APPEARS EXCELLENT. APPLICANT WILL BUILD A FENCE ALONG SOUTH EDGE OF SITE TRAFFIC IN THE IMMEDIATE AND NEARBY ROADWAYS WILL REQUIRE RESOLUTION VIA "PAY AS WE GROW" AND OTHER VENUES.</p>							
<p>INGWERSEN: LAND USE IS APPROPRIATE BUT TRAFFIC MUST BE ACCOMMODATED WITH PROPER INFRASTRUCTURE.</p>							
<p>ANDERSON: Traffic issues should be resolved; density slightly exceeds Rocky Fork record. Traffic issues should be finalized.</p>							
COOLEY:							
CONROY:							
ONWUKWE:							
COE:							



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 # 215-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

Table with 2 columns and 2 rows containing party information: 1. Metro Development LLC, 2. Daryl Vesner Tr. / Judith Fuller Tr., 3., 4.

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 June, in the year 2016

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]

My Commission Expires:

9/4/2020



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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