

Mont's Crossing

DEVELOPMENT PLAN FOR



SITE DATA

ADDRESS:	398 Orlentangy River Road, Columbia, OH 43003
PLANNING DISTRICT:	01412303, 01412305
EXISTING ZONING:	R-1, Rural Residential, LER-1, Limited Rural Residential
PROPOSED ZONING:	R-1, Rural Residential
PROPOSED LOTS:	Single Family Dwelling (18)
CRITERIA ACRES:	4.89 +/- Acres
Right of Way Dedication -	4,124 +/- Sq Ft
Change of Flow Area:	4,911 +/- Sq Ft
NET ACRES/LOT (2400)	4.91 +/- Acres
NET ACRES/LOT (2400) and Special Use of Lots 2 and 8	2,178 +/- Acres

PERMITS:
 Under 117 Single Family Dwelling (18)
 1.54 +/- Existing total gross area
 2.74 +/- Building with net area
 4.91 +/- Existing with net area
 4.91 +/- Existing with net area
 as indicated on site plan

VARIATIONS:
 Existing 2001 Road 34' W.R.
 Proposed 20' W.R.
 Lot Area Reduction 4,296 Sq. Ft.
 1.58 Acres

OPEN SPACE:
 (Per local regulation)
 Open Space: 4.08 +/- Acres
 Net Area: 2,178 +/- Sq Ft
 Proposed: 1,511 +/- Acres

MARKING:
 1. 2400 sq ft building foot
 2. 2400 sq ft building foot
 3. 2400 sq ft building foot

NOTES:
 Single Family Dwelling on public street. Subject to approval by City of Columbus.

All lot dimensions indicated are based on field plotting and may be slightly adjusted to accommodate with lot lines, adjoining lot lines, adjacent to a road, etc. for the City of Columbus. The lot and dimensions requirements are as per the City of Columbus, Ohio, and the applicable zoning ordinance.

David B. Pury, Agent for Applicant 3/1/06
 David B. Pury, Attorney for Applicant




March 1, 2006 Z05-031

SITE DATA

ADDRESS: 5598 Olentangy River Road, Columbus, OH 43235
TAX DISTRICT/PARCEL: 010-151293, 010-151295

EXISTING ZONING: RR, Rural Residential, LRR, Limited Rural Residential R-1, Residential and R, Rural Residential

PROPOSED ZONING: L-R-1, Limited Residential

PROPOSED USE: Single-Family Dwellings (12)

GROSS ACREAGE 4.509 +/- Acres

Right of Way Dedication –
Olentangy River Road 0.128 +/- Acres

NET ACREAGE: 4.381 +/- Acres

**NET ACREAGE, net of Reserve A and B and right
of way for internal street:** 2.778 +/- Acres

DENSITY:

Twelve (12) Single Family Dwellings 2.66 +/- dwelling units / gross acre
2.74 +/- dwelling units / net acre (Olentangy River Road)
4.32 +/- dwelling units/net acre net of non-required open space and on-site street dedication

YARDS/LOTS:

Setback:

Olentangy River Road: 30 feet

Internal Public Street: 25 feet

Lot Area: Minimum 8,200 sq ft

OPEN SPACE:

(Not Code Required)

Open Space: 1.06 +/- acres
Reserve A 0.06 +/- Acres (See Text 2.B.3)
Reserve B 1.00 +/- Acres

PARKING:

Required: 2 spaces per dwelling unit
Provided: 2 garage spaces per dwelling unit in attached garage. Parking in driveway also permitted by code.

REFUSE:

Single Family Dwellings on public street. Refuse collection by City of Columbus.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2005**

1. **APPLICATION:** **Z05-031**
 Location: **5598 OLENTANGY RIVER ROAD (43235)**, being 4.72±* acres located east of the intersection of Olentangy River Road and Meeklyn Drive, (010-151293).

 Existing Zoning: R, Rural, RR, Rural Residential, LRR, Limited Rural Residential, and R-1, Residential Districts.

 Request: L-R-1, Limited Residential District.
 Proposed Use: Single-family residential development.
 Applicant(s): Bigler Company, 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: Shannon Pine, 645-2208, spine@columbus.gov

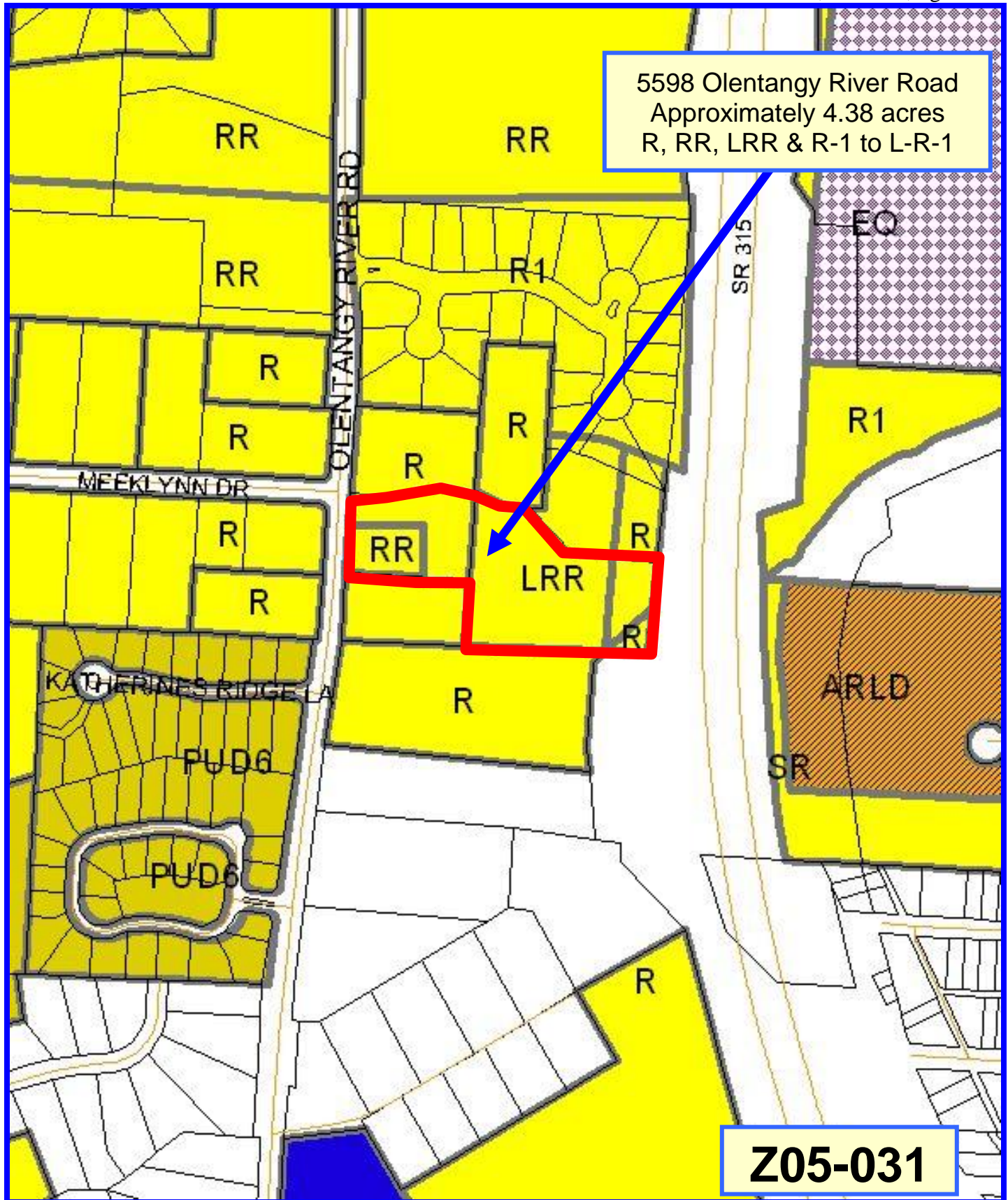
BACKGROUND:

- The 4.72±* acre site is developed with a single-family dwelling and is currently zoned in the R, Rural, RR, Rural Residential, LRR, Limited Rural Residential, and R-1, Residential Districts. The applicant requests the L-R-1, Limited Residential District to develop 12 single-family dwellings. Two reserves totaling 1.14* acres are also proposed, one of which contains 1.08* acres that will remain undisturbed to protect the ravine and flood plain that is located along the eastern boundary of the site.
- Single-family dwellings zoned in the R, Rural and LRR, Limited Rural Residential District are located north of the site. Single-family residential development in the R, Rural District is located south and west of the site. State Route 315 borders the site to the east.
- The site is within Subarea 29 of *The Northwest Plan* (1991), which recommends single-family residential development.
- The limitation text commits to a development plan that reflects the lot layout and location of the reserves, and provides development standards that address minimum net floor area for living quarters, exterior building materials, street trees, a minimum two-car garage for each dwelling unit, a conservation easement to further protect the ravine in Reserve B of the open space, a temporary sales office, and a provision for the Board of Zoning to hear any and all variance requests to the limitation text and development plan.
- The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

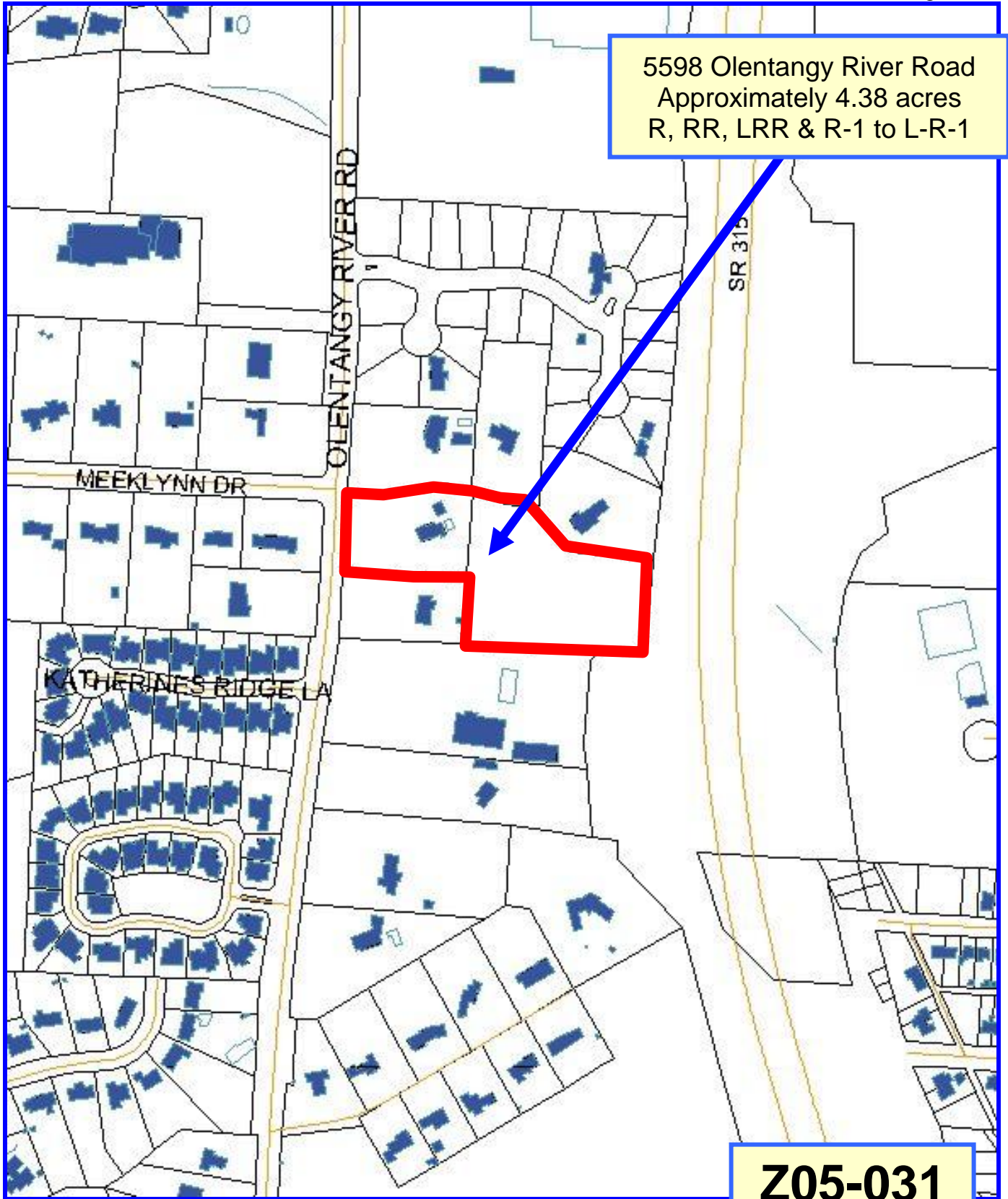
The requested L-R-1, Limited Residential District will allow 12 single-family dwellings with two reserves totaling 1.14* acres, including 1.08* acres that will remain undisturbed to protect the ravine and flood plain that is located along the eastern boundary of the site. The limitation text commits to a development plan, includes a conservation easement to further protect the ravine in Reserve B, and provides customary development standards such as minimum net floor area for living quarters, exterior building material commitments, street trees, and a minimum two-car garage for each dwelling unit. The proposal is consistent with the recommendation of *The Northwest Plan* (1991), and the zoning and development patterns of the area.

*The actual acreage of the site was reduced to 4.509± acres to remove all of the private drive along the northern boundary of the site, and to slightly reduce the area that included Reserve B from 1.08 acres to 1.00 acres. After right-of-way dedication, the actual acreage of the site is 4.381± acres.



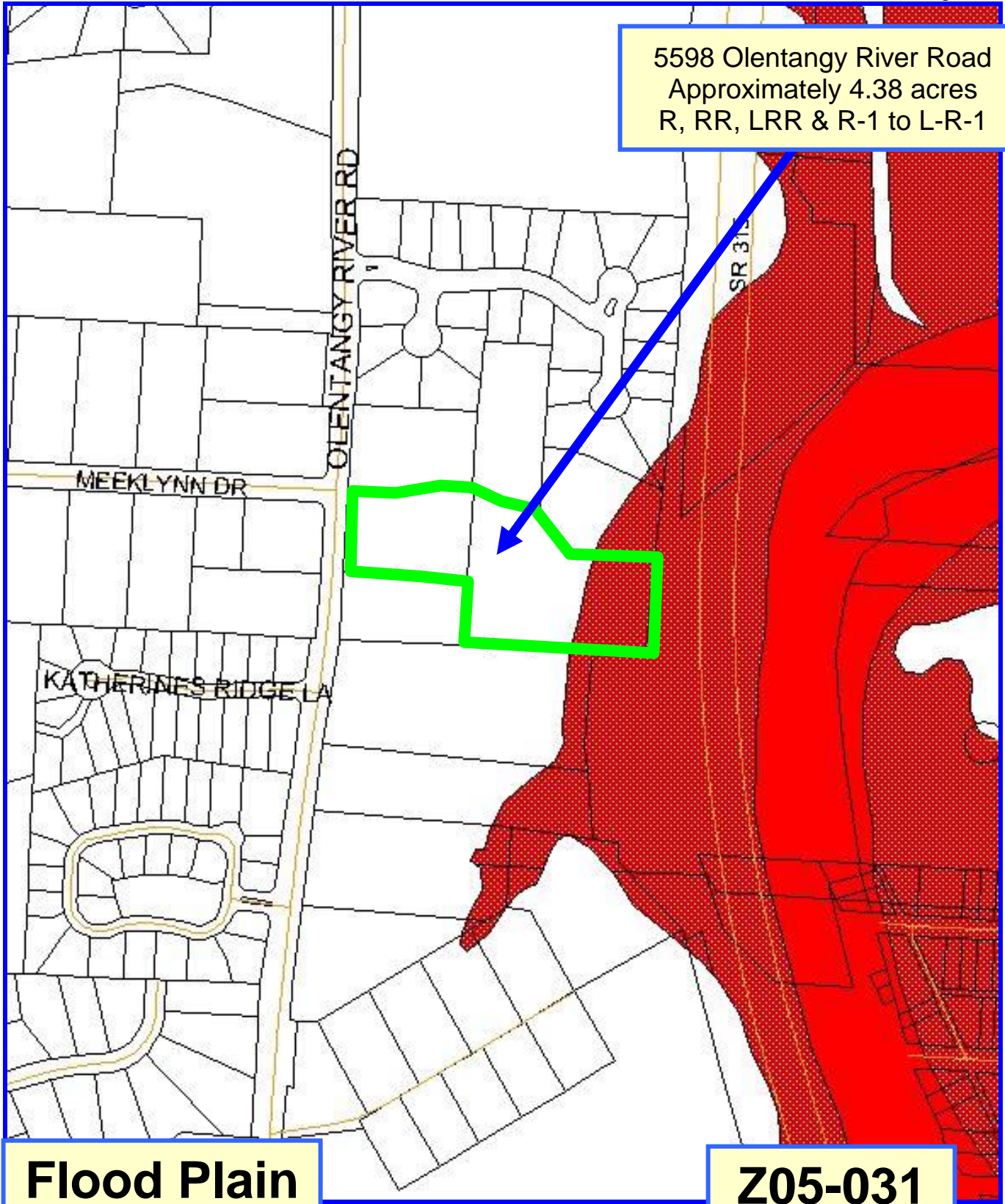
5598 Olentangy River Road
Approximately 4.38 acres
R, RR, LRR & R-1 to L-R-1

Z05-031



5598 Olentangy River Road
Approximately 4.38 acres
R, RR, LRR & R-1 to L-R-1

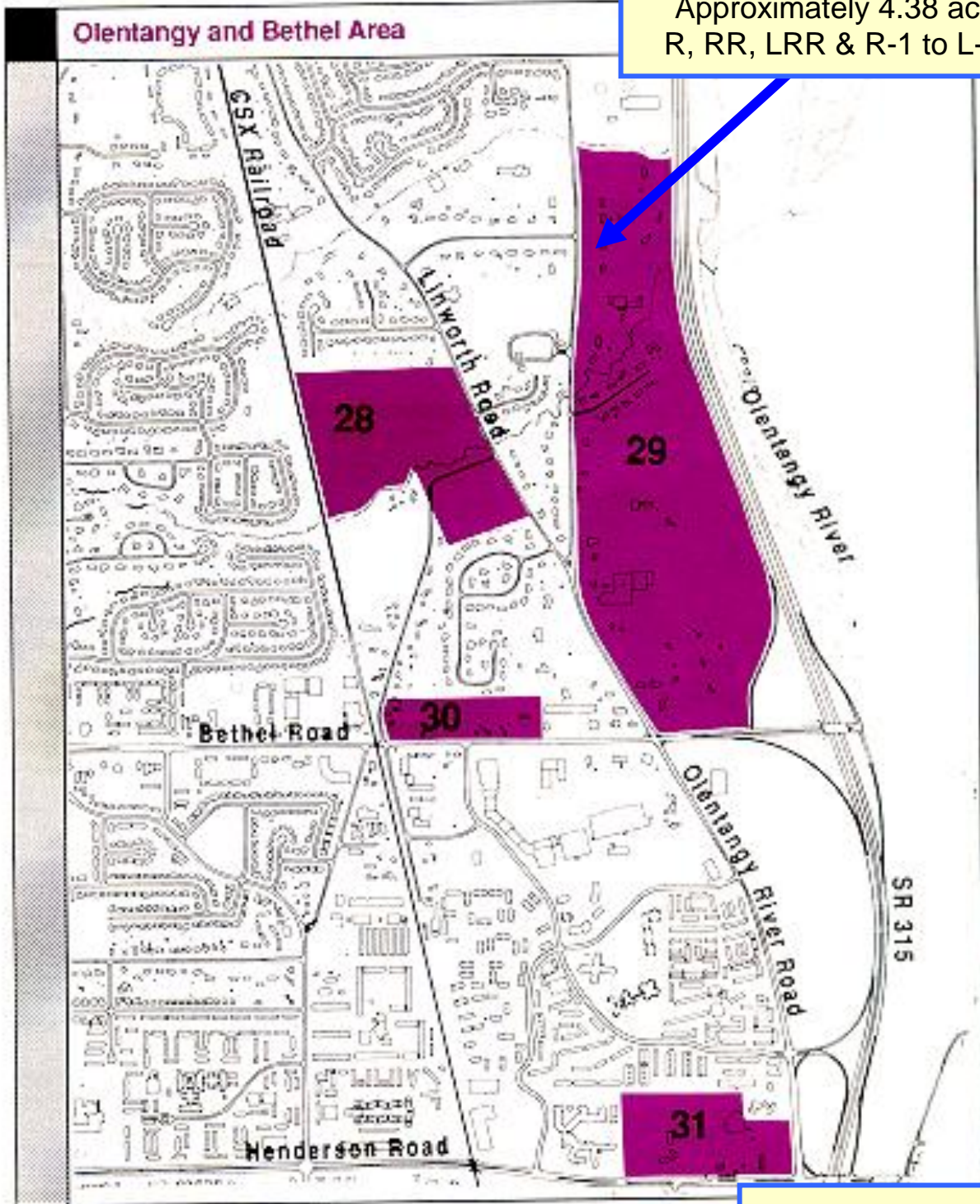
Z05-031



5598 Olentangy River Road
Approximately 4.38 acres
R, RR, LRR & R-1 to L-R-1

Flood Plain

Z05-031



5598 Olentangy River Road
Approximately 4.38 acres
R, RR, LRR & R-1 to L-R-1

The Northwest Plan (1991)

Z05-031

Subarea 29:

This is a very large, 150± acre tract of land that fronts on the State Route 315 freeway. For the most part, the subarea has developed as single-family homes on large lots; however, additional development includes a church, the Olentangy Nature Trail, a police substation, an arts and crafts store (currently closed), and two garden centers/nurseries. It is anticipated that portions of the subarea will experience redevelopment pressures. Some of the subarea is located in Sharon Township and zoned under Franklin County jurisdiction. The existing zoning for city of Columbus land is Rural (R), Rural Residential (RR), and Institutional (I). West of the subarea the adjacent development is large-lot, single-family homes.

- Support low-intensity planned office development as the most appropriate land use for the portion of the subarea located at the Bethel Road and State Route 315 interchange. Retail commercial uses are not appropriate.
- Support single-family residential as the best, long-term land use for the land north of the development at the interchange.

The Northwest Plan (1991)



City of Columbus
Mayor Michael B. Coleman

**Department of Development
Building Services**

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS
STANDARDIZED RECOMMENDATION FORM

Group Name: Northwest Civic Association Meeting Date: 9/8/05
 Case Number: 205-031 Case Type: Council Variance Rezoning
 Zoning Address: 5598 Olentangy River Rd. Applicant: Bigler Company, Ltd.
 Person(s) Representing the Applicant: Attorney Don Plank & David Perry

Conditions Requested by Group (Add continuation sheet if needed): Area Commissions see note at bottom.	Applicant Response	
	Yes	No
1. <u>Eliminate 2 Units</u>	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation
 Approval Disapproval Conditional Approval (list conditions and applicant response above)
 Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).
Requested the applicant eliminate 2 units. Surrounding
neighbors very concerned with the density of this rezoning

Recommending Commission / Association Vote: For 8 Against 2
 Signature / Title of Authorized Representative: Deanne Laska, Zoning Chair
 Daytime Phone Number: 685-1150

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval". Recommendations for "conditional approval" will be treated as a disapproval if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending area commission.

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 # Z05-031

Being first duly cautioned and sworn (NAME) Donald Plank, Esq.
 of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich Street, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Bigler Company, Ltd. 5600 Olentangy River Road Columbus, Ohio 43235 No. of Employees: 6 C/o Patrick Bigler (614) 326-0117	2. _____ _____
3. _____ _____	4. _____ _____

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 9th day of January, 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.



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