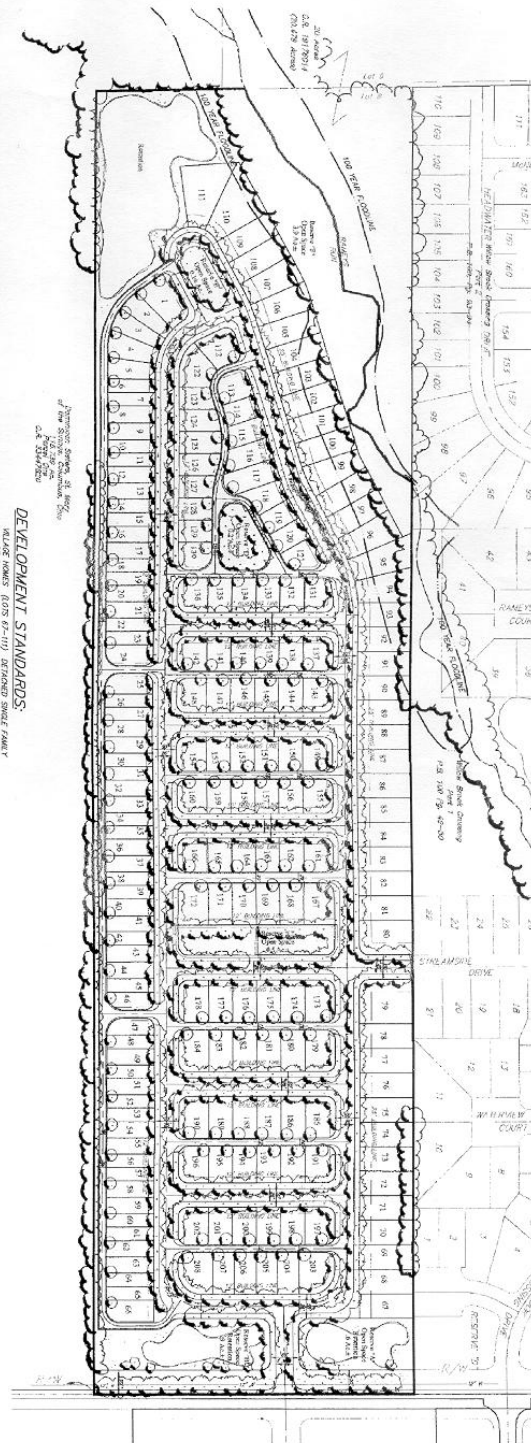


WAGGONER TRACE

DEVELOPMENT PLAN/PRELIMINARY PLAT FOR:
 QUARTER, TOWNSHIP 4, RANGE 16
 UNITED STATES MILITARY LANDS
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



SITE STATISTICS

TOTAL ACRES	27.74
TOTAL SQUARE FEET	1,900,000
TOTAL LOT AREA	1,900,000
TOTAL LOT COUNT	212
TOTAL LOT AREA PER LOT	8,962
TOTAL LOT COUNT PER ACRE	125

DEVELOPMENT STANDARDS

MINIMUM LOT AREA: 8,962 SQ. FT.
 MINIMUM LOT WIDTH: 30 FT.
 MINIMUM LOT DEPTH: 100 FT.
 MINIMUM FRONT YARD SETBACK: 10 FT.
 MINIMUM SIDE YARD SETBACK: 5 FT.
 MINIMUM REAR YARD SETBACK: 5 FT.
 MINIMUM FRONT PORCH SETBACK: 5 FT.
 MINIMUM SIDE PORCH SETBACK: 5 FT.
 MINIMUM REAR PORCH SETBACK: 5 FT.
 MINIMUM FRONT SETBACK: 10 FT.
 MINIMUM SIDE SETBACK: 5 FT.
 MINIMUM REAR SETBACK: 5 FT.
 MINIMUM FRONT PORCH SETBACK: 5 FT.
 MINIMUM SIDE PORCH SETBACK: 5 FT.
 MINIMUM REAR PORCH SETBACK: 5 FT.

PUD NOTES:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS AND THE STATE OF OHIO.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS AND THE STATE OF OHIO.
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204-013 Final Paid by *Pharmacia* 9/17/04

Pharmacia
 June 17, 2004



SITE STATISTICS:

TOTAL ACREAGE:	37.7 AC.±
NUMBER OF LOTS:	208
GROSS DENSITY:	5.5 LOT\ACRE
NET DENSITY:	7.7 LOT\ACRE
REQUIRED OPEN SPACE:	3.6 ACRES±
OPEN SPACE PROVIDED:	6.2 ACRES±
ZONING	PUD - 8

PUD NOTES:

- 1) THE STREET ALIGNMENTS SHALL BE DEVELOPED AS SHOWN ON THIS PLAN, HOWEVER THEY ARE SUBJECT TO REFINEMENT WITH FINAL ENGINEERING AND MAY BE ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER SITE DATA ESTABLISHED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THE STREET ALIGNMENT UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.
- 2) HOMES MAY BE USED AS MODEL HOMES FOR THE PURPOSE OF MARKETING AND SALES. A MANUFACTURED MODULAR BUILDING OR A MODEL HOME MAY BE USED AS A SALES OFFICE DURING THE DEVELOPMENT OF THE PROJECT AND THE CONSTRUCTION OF HOMES THEREIN.
- 3) THE DEVELOPER SHALL INSTALL ONE STREET TREE PER DWELLING UNIT AND THREE STREET TREES PER CORNER DWELLING UNIT. STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS AS SHOWN ON THE DEVELOPMENT PLAN. STREET TREES SHALL BE 2.5" CALIPER MINIMUM, AND SPECIES SHALL NOT BE MIXED ON INDIVIDUAL STREETS.
- 4) 4' CONCRETE SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER ON BOTH SIDES OF THE PUBLIC STREETS, EXCEPT FOR SINGLE-LOADED STREETS, SHALL HAVE SIDEWALKS ON THE HOUSE SIDE OF THE STREET ONLY.
- 5) ALL STREETS SHALL BE PUBLIC AND SHALL BE AT LEAST 26 FEET IN WIDTH. ALL LANES SHALL BE PUBLIC AND SHALL BE AT LEAST 12 FEET IN WIDTH. INTERSECTION DETAILS INCLUDING TURNING RADII AND TAPERS WILL COMPLY WITH THE TND STANDARDS.
- 6) THE BOARD OF ZONING ADJUSTMENT (BZA) SHALL BE THE VENUE TO VARY DEVELOPMENT STANDARDS, INCLUDING ANY AND ALL SPECIFIC SITE DEVELOPMENT STANDARDS DEPICTED ON THIS SITE PLAN.
- 7) THE APPLICANT SHALL MAINTAIN THE EXISTING LANDSCAPING ALONG THE SOUTH PROPERTY LINE BETWEEN THE ALLEY / RETENTION AREA AND THE SOUTH PROPERTY LINE. IN THE AREAS WHERE THERE IS NO LANDSCAPING, THE APPLICANT SHALL INSTALL AND MAINTAIN DECIDUOUS TREES (MINIMUM 2.5 INCH CALIPER AT INSTALLATION) AND SHRUBBERY (MINIMUM 24 INCH HEIGHT AT INSTALLATION). THE DECIDUOUS TREES SHALL BE PLANTED ON A RATIO OF 1 TREE FOR EVERY 25 LINEAR FEET OF OPEN SPACE. SHRUBBERY SHALL BE PLANTED ON A RATIO OF 1 SHRUB FOR EVERY 10 LINEAR FEET OF OPEN SPACE. THE TREES AND SHRUBBERY MAY BE GROUPED AND SPACED EVENLY ALONG THE OPEN SPACE.

Shannon Pine
 June 17, 2004

204-013 Final Received by Shannon Pine 6/17/04

DEVELOPMENT STANDARDS:

VILLAGE HOMES (LOTS 67-111) DETACHED SINGLE FAMILY

LOT SIZE:	
MINIMUM WIDTH:	50'
MINIMUM DEPTH:	100'
BUILDING LINE:	25'
SIDE YARD SETBACK:	
PRINCIPAL BUILDING:	5'
ATTACHED GARAGE:	5'
REAR YARD SETBACK:	
PRINCIPAL BUILDING:	24'
ATTACHED GARAGE:	24'
DETACHED GARAGE:	6'
OUTBUILDING:	6'
FRONTAGE TYPE:	Common Lawn
BUILDING HEIGHT:	35' Max.

CARRIAGE HOMES (LOTS 112-208) DETACHED SINGLE FAMILY

LOT SIZE:	
MINIMUM WIDTH:	45'
MINIMUM DEPTH:	70'
BUILDING LINE:	12'
SIDE YARD SETBACK:	
PRINCIPAL BUILDING:	3' Min. -total of 8'
ATTACHED GARAGE:	3' Min. -total of 8'
REAR YARD SETBACK:	
PRINCIPAL BUILDING:	20'
OUTBUILDING/CORNER LOT/ ATTACHED GARAGE:	6'
FRONTAGE TYPE:	Common Lawn
BUILDING HEIGHT:	35' Max.

TOWNHOMES (LOTS 1-66)

LOT SIZE:	
MINIMUM WIDTH:	55' (Two 28' wide lots or one 28' wide lot and one 34' wide lot)
MINIMUM DEPTH:	100'
BUILDING LINE:	12'
SIDE YARD SETBACK:	
* PRINCIPAL BUILDING:	3' Min. -total of 8'
* DETACHED GARAGE:	3' Min. -total of 8'
REAR YARD SETBACK:	
PRINCIPAL BUILDING:	26'
DETACHED GARAGE:	6'
FRONTAGE TYPE:	Common Lawn

* EACH HALF OF THE TOWNHOME LOTS SHALL BE FEE SIMPLE IN OWNERSHIP WITH A COMMON WALL AS A PROPERTY LINE, FOR THE PRINCIPAL STRUCTURE AND THE GARAGE WITH A ZERO SIDE YARD ALONG THE COMMON WALL SIDE.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 6, 2004**

- 18. APPLICATION: Z04-013**
Location: 1151 WAGGONER ROAD (43004), being 37.74± acres located on the west side of Waggoner Road, 280± feet north of Kennedy Road (171-000013).
Existing Zoning: R, Rural District.
Request: PUD-8, Planned Unit Development District.
Proposed Use: Single-family and two-family residential development.
Applicant(s): M/I Homes of Central Ohio, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208; spine@columbus.gov

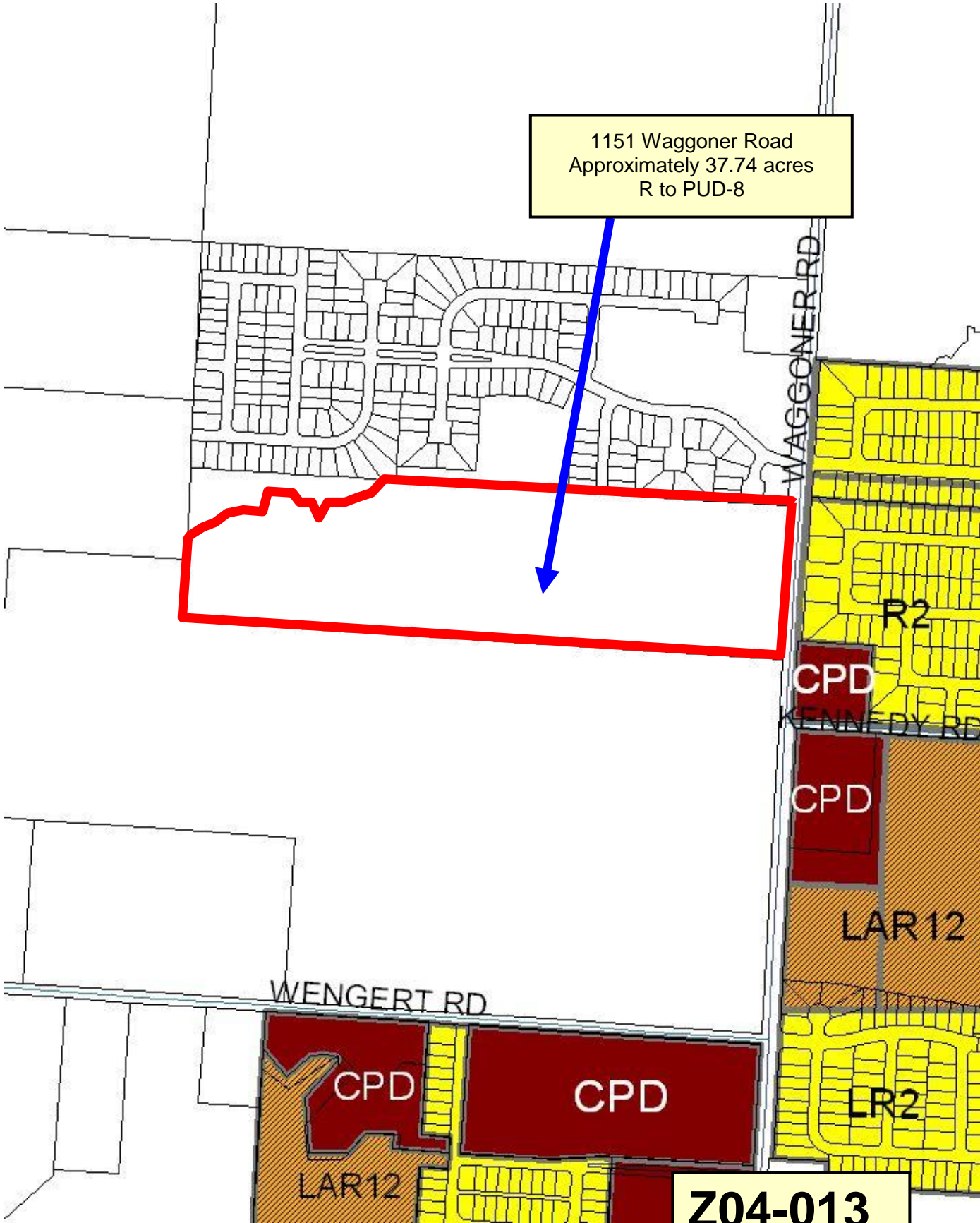
BACKGROUND:

- The 37.74± acre site is developed with barn, and is zoned in the R, Rural District. The applicant requests the PUD-8, Planned Unit Development District to permit a total of 208 dwelling units consisting of 142 single-family dwellings and 66 two-family dwelling units on public streets with a proposed gross density of 5.5 units per acre, netting 7.7 units per acre after right-of-way dedication, and approximately 6.2 acres of open space.
- To the north is a single-family subdivision under construction in the SRPD, Suburban Periphery Residential District in Jefferson Township that requires 20% open space and allows a maximum density of 4.5 units/acre. To the east is a single-family subdivision in the R-2, Residential District and undeveloped land in the CPD, Commercial Planned Development District. To the south and west is undeveloped land restricted to a nature preservation area in Jefferson Township.
- The PUD plan and notes limits the use to single and two-family dwellings on separate lots, and provides development standards addressing lot widths, front and side-yard setbacks, street alignments, street trees, landscaped open space along Waggoner Road, and a provision allowing the Board of Zoning Adjustment (BZA) to consider requests to vary development standards, including those depicted on the PUD-8 plan.
- The *Columbus Thoroughfare Plan* identifies Waggoner Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

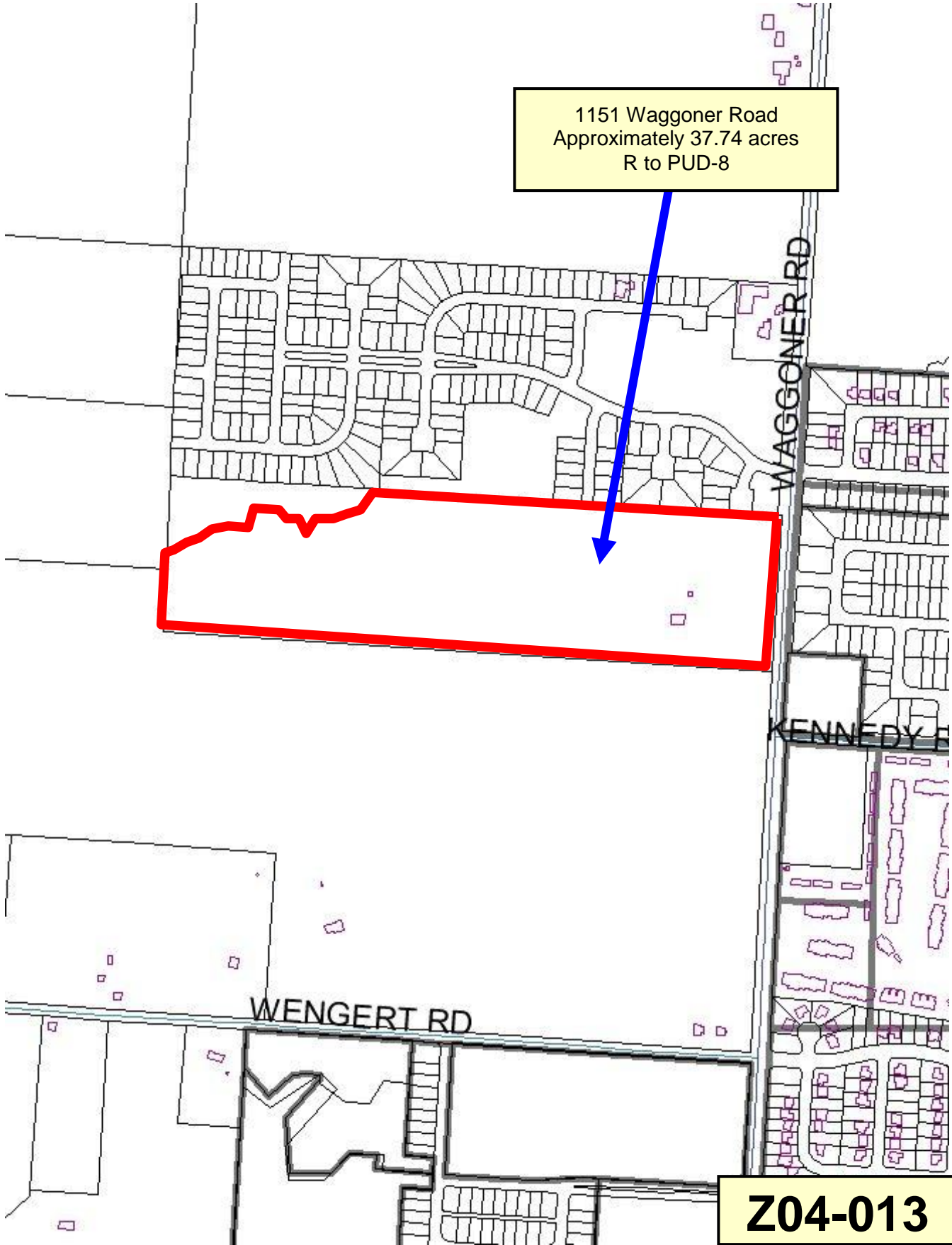
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-8, Planned Unit Development District would permit 208 single-family and two-family dwellings on public streets with a gross density of 5.5 units per acre, which nets 7.7 units per acre after right-of-way dedication, and 6.2 acres of open space. The proposed development is consistent with the established zoning and development patterns of the area.

1151 Waggoner Road
Approximately 37.74 acres
R to PUD-8



1151 Waggoner Road
Approximately 37.74 acres
R to PUD-8



Z04-013

