



## PUD PLAN NOTES:

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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 ALIGNMENTS 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 2.0" CALIPER MINIMUM, AND SPECIES SHALL NOT BE MIXED ON INDIVIDUAL STREETS.

4. DEVELOPER SHALL INSTALL DECORATIVE STREET LAMPS AT REGULAR INTERVALS SIMILAR TO CITY OF COLUMBUS STANDARD SPACING.

5. CONCRETE SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER ON BOTH SIDES OF PRIVATE STREETS, EXCEPT FOR SINGLE-LOADED STREETS, WHICH SHALL HAVE SIDEWALKS ON THE HOUSE SIDE OF THE STREET ONLY.

6. ON PRIVATE STREETS, MINIMUM BUILDING SETBACK SHALL BE 31 FEET MEASURED FROM THE CENTERLINE OF THE STREET. PORCHES MAY NOT ENCROACH SETBACK AREAS. MINIMUM SIDE YARD BUILDING SETBACK ON CORNER LOTS SHALL BE 25.5 FEET MEASURED FROM THE CENTERLINE OF THE STREET AND 20.5 FEET MEASURED FROM THE CENTERLINE OF THE ALLEY.

7. ALL STREETS SHALL BE PRIVATE AND SHALL BE AT LEAST 22 FEET IN WIDTH ALL ALLEYS SHALL BE PRIVATE AND SHALL BE AT LEAST 12 FEET IN WIDTH. PAVEMENT WIDTHS, INTERSECTION DETAILS, TURNING RADII, AND TAPERS WILL COMPLY WITH THE TND STANDARDS FOR 22' WIDE STREETS AND 12' LANES AS SET FORTH IN THE THOROFARE REQUIREMENTS OF SECTION 3320.15 OF THE COLUMBUS ZONING CODE AND AS DEPICTED ON SHEET 2 OF THE DEVELOPMENT PLAN.

8. MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE AT LEAST 6 FEET, OR LESS AS OTHERWISE PERMITTED BY THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE.

9. GARAGES SHALL BE PROVIDED OFF ALLEYS AND SHALL PROVIDE AT LEAST 2 ENCLOSED SPACES PER DWELLING UNIT. A MANEUVERING AREA OF 18.5' SHALL BE PROVIDED BEHIND ALL GARAGES. GARAGE FOOTPRINTS SHALL NOT EXCEED 720 SQUARE FEET. GARAGE HEIGHT SHALL NOT EXCEED 15 FEET.

10. PARKING RESTRICTIONS SHALL BE CONTROLLED BY APPROPRIATE SIGNAGE DISPLAYED WITHIN THE DEVELOPMENT AND SHALL INCLUDE THAT PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET AND THAT NO PARKING SHALL BE PERMITTED ON EITHER SIDE OF ANY STREET WITHIN 25' OF STREET INTERSECTIONS. FIRE HYDRANTS SHALL BE LOCATED ON THE SIDE OF THE STREET WHERE NO PARKING IS PERMITTED. SIGNAGE REGULATING PARKING SHALL BE INSTALLED CONSISTENT WITH CITY SIGNAGE REQUIREMENTS FOR PRIVATE STREETS. PARKING REQUIREMENTS SHALL BE ENFORCED THROUGH AN AGREEMENT BETWEEN THE ASSOCIATION OF HOMEOWNERS AND A PRIVATE TOWING COMPANY. SUCH AGREEMENT TOGETHER WITH THE ASSOCIATION'S GOVERNING DOCUMENTS, SHALL BE FILED WITH BUILDING SERVICES.

11. THE BOARD OF ZONING ADJUSTMENT (BZA) SHALL BE THE BODY TO HEAR ANY AND ALL VARIANCE REQUESTS LIMITED TO ONLY SITE DEVELOPMENT STANDARDS, INCLUDING ANY AND ALL SPECIFIC SITE DEVELOPMENT STANDARDS INCLUDED IN AND DEPICTED ON THIS PLAN.

12. THE DEVELOPERS OF THE PUD SITE AND THE PROPOSED SINGLE FAMILY EAST OF THE CEMETERY AND NORTH OF ZONING APPLICATION Z03-035 AND THE OLENTANGY SCHOOL DISTRICT SHALL SHARE IN THE COST OF TRAFFIC CALMING ON OLENBROOK DRIVE IF OLENBROOK DRIVE WOULD RANK HIGH ENOUGH IN THE CITY'S LIST OF STREETS NEEDING TRAFFIC CALMING THAT THE CITY WOULD NORMALLY FUND SUCH IMPROVEMENTS. THE DEVELOPERS AND THE SCHOOL DISTRICT SHALL CONTRIBUTE THEIR RESPECTIVE PERCENTAGE OF THE TRAFFIC GENERATED BY EACH AS OUTLINED IN THE TRAFFIC CALMING STUDY PERFORMED BY THE CITY TOWARD THE COST OF THESE IMPROVEMENTS. THIS COMMITMENT SHALL BE FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THIS REZONING AND SHALL NOT EXCEED \$20,000 IN COSTS.

13. THE DEVELOPERS OF THE PUD SITE AND THE PROPOSED SINGLE FAMILY EAST OF THE CEMETERY, NORTH OF ZONING APPLICATION Z03-035 AND THE OLENTANGY SCHOOL DISTRICT SHALL SHARE IN THE COST OF TRAFFIC SIGNAL AND ANY ASSOCIATED INTERSECTION IMPROVEMENTS INCLUDING THE RIGHT-OF-WAY COSTS AT THE INTERSECTION OF OLENBROOK DRIVE AND LAZELLE ROAD IF WARRANTED IN THE NEXT FIVE YEARS FROM THE DATE OF THIS REZONING. THE PERCENTAGE OF THE DEVELOPERS/SCHOOL DISTRICT'S SHARE SHALL BE BASED ON THE ACTUAL AMOUNT OF THE NORTH LEG TRAFFIC FROM THE OLENBROOK/LAZELLE INTERSECTION THAT IS CONTRIBUTED BY EACH DEVELOPMENT COUNTED AT THE TIME OF SIGNAL INSTALLATION.

14. THE CITY'S FIRE DEPARTMENT AND THE DEVELOPER OF THE PUD SHALL AGREE TO THE RADIUS FOR THE ALLEY TO STREET INTERSECTION SO THAT A CITY FIRE ENGINE MAY HAVE ACCESS THROUGH THOSE TYPES OF INTERSECTIONS. ALLEY PAVEMENT WIDTH SHALL BE 12 FEET.

15. PRIOR TO EXCEEDING 90 RESIDENTIAL SEWER TAP PERMITS, THE DEVELOPER SHALL REPLACE THE EXISTING 18 INCH SEWER FROM MH 21 TO MH 19 WITH 21 INCH SEWER AS DESCRIBED IN A LETTER DATED MARCH 26, 2003 FROM R.D. ZANDE AND ASSOCIATES, INC. TO JOHN R. DOUTT, DIRECTOR OF PUBLIC UTILITIES. THE CONSTRUCTION OF THIS LARGER SEWER IS CONTINGENT UPON OHIO EPA'S APPROVAL OF THE PTI FOR THE STATED SEWER IMPROVEMENTS. THIS SEWER IMPROVEMENTS MAY BE WAIVED BY THE CITY'S DIRECTOR OF PUBLIC UTILITIES OR THEIR DESIGNEE.

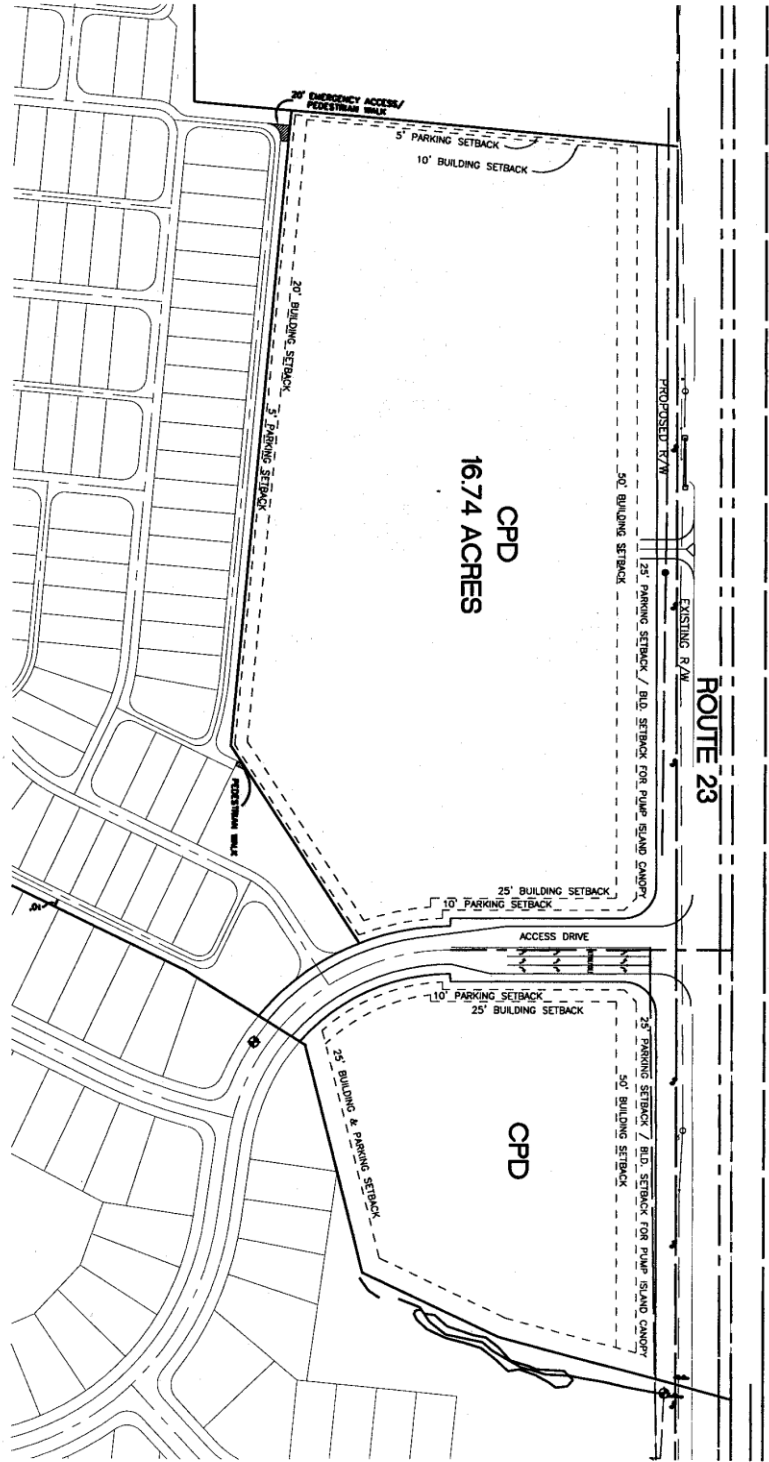
## SITE DATA:

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PROPOSED ZONING:	PUD-8
TOTAL SITE AREA (ARSHOT+JOMAR):	47.552 AC.
RESIDENTIAL PORTION:	30.807 AC.
COMMERCIAL PORTION:	16.745 AC.
TOTAL UNITS:	199 D.U.
INDEPENDENCE:	185 D.U.
CELEBRATION:	14 D.U.
NET DENSITY (RESIDENTIAL PORTION):	6.46 D.U./AC.
OPEN SPACE REQUIRED:	±3.4 AC. (750 SF PER D.U.)
OPEN SPACE PROVIDED:	±5.5 AC. (±17.8% OF SITE)

*Joseph R. R...*

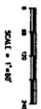
11/25/03



### CPD SITE PLAN

NOVEMBER 2003

PREPARED FOR ARB-HOT INVESTMENT CORPORATION



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 13, 2003**

- 5. APPLICATION: Z03-046**
- Location:** **8754 NORTH HIGH STREET (43235)**, being 47.55± acres located on the east side of North High Street, 1540± feet north of Lazelle Road (annexation pending).
- Existing Zoning:** R, Rural District.
- Request:** CPD, Commercial Planned Development and **\*\*PUD-6**, Planned Unit Development Districts.
- Proposed Use:** Commercial and single-family residential development.
- Applicant(s):** Dominion Homes; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** Orange Investment Co., et al.; 21 East State Street; Columbus Ohio 43215.
- Planner:** John Turner, 645-2485; [jmtturner@columbus.gov](mailto:jmtturner@columbus.gov)

**BACKGROUND:**

**\*\* This case was incorrectly identified as a PUD-6 instead of a PUD-8. The proposed PUD site plan has not changed since Development Commission.**

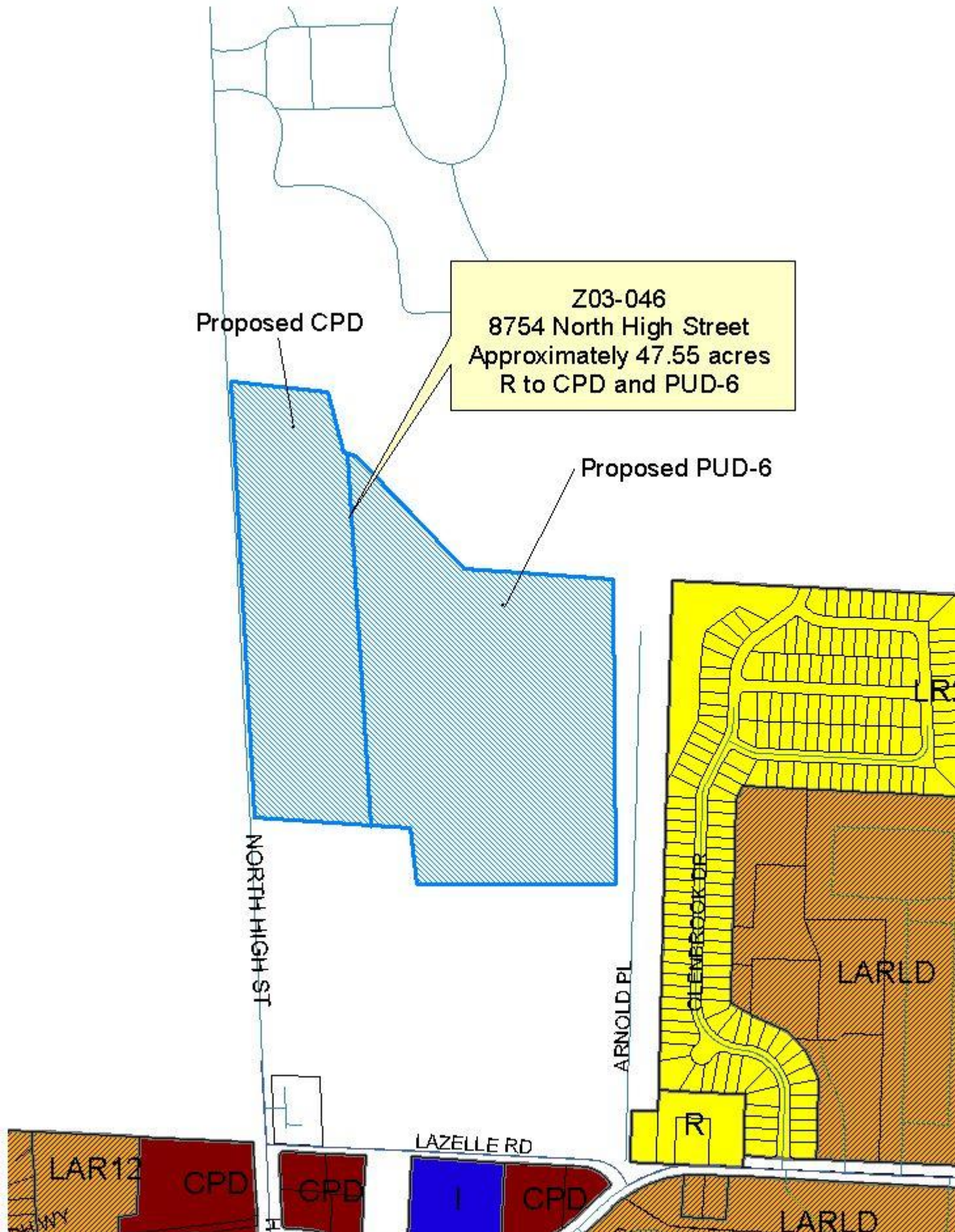
- o This case was tabled at the September 11<sup>th</sup> and October 10<sup>th</sup> Development Commission meetings to allow the applicant additional opportunity to resolve outstanding issues.
- o The undeveloped, wooded site is located north of Lazelle Road in Delaware County. A portion of the site was once a drive-in movie theater. The site is pending annexation into the City of Columbus and is currently zoned FR-1, Farm Residence District within Orange Township. The applicant requests the CPD, Commercial Planned Development District and the **\*\*PUD-6 PUD-8**, Planned Unit Development District to develop a commercial retail center and single-family development.
- o To the north of the site is a 60-acre tract zoned into the R-2, Residential District at the September 29<sup>th</sup> City Council Meeting. The Applicant also owns this tract. Single-family subdivisions lie to the east within Orange Township and within the L-R-2, Limited Residential District in the City Of Columbus. To the south and west of the site are automobile sales uses within Orange Township.
- o The enclosed CPD Text and Site Plan establish development standards for the proposed retail commercial development. The Text permits all C-4 and C-5, Commercial uses including gasoline sales (restricted to the front 275' of the property). Requirements for landscaping, building materials, and lighting are itemized within the Text. The enclosed site plan illustrates the setbacks and access points. The applicant requests a building setback variance of 30 feet (50 feet instead of 80 feet).

- o The applicant requests the ~~\*\*PUD-6~~-PUD-8, Planned Unit Development on the rear 31-acre portion of the site to develop 199 single-family dwelling units. The majority of the dwellings will front private streets with vehicular access off of an alley system. Two site plans are enclosed, one containing development standards and site data table, the second is a color rendering of the proposed development. A Landscape and Buffer Plan is enclosed showing the amount and type of buffering between the two land uses, entry feature locations, and the location of pedestrian access points.
- o The site lies within Area E.1. of the *Far North Plan (1994)*. That area consists of a vast acreage bounded by Lazelle Road to the south, Powell Road to the north, the railroad tracks to the east, and Highbanks Metro Park west of North High Street to the west. The Plan responded to the site lying in Orange Township and thus recommends supporting the township's land use plan recommendation for commercial and light industrial development as the most appropriate land use. However, deviation from the plan's recommendation is warranted due to subsequent residential zoning and development in the vicinity in both the city and township jurisdictions as well as the ample commercial and industrial zoning now in place at the Polaris Centers of Commerce nearby to the east. North High Street has consistently developed with commercial uses along its frontage and residential uses to the rear; this application will continue this zoning pattern.
- o The *Columbus Thoroughfare Plan* identifies North High Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** \*\*\* Approval.

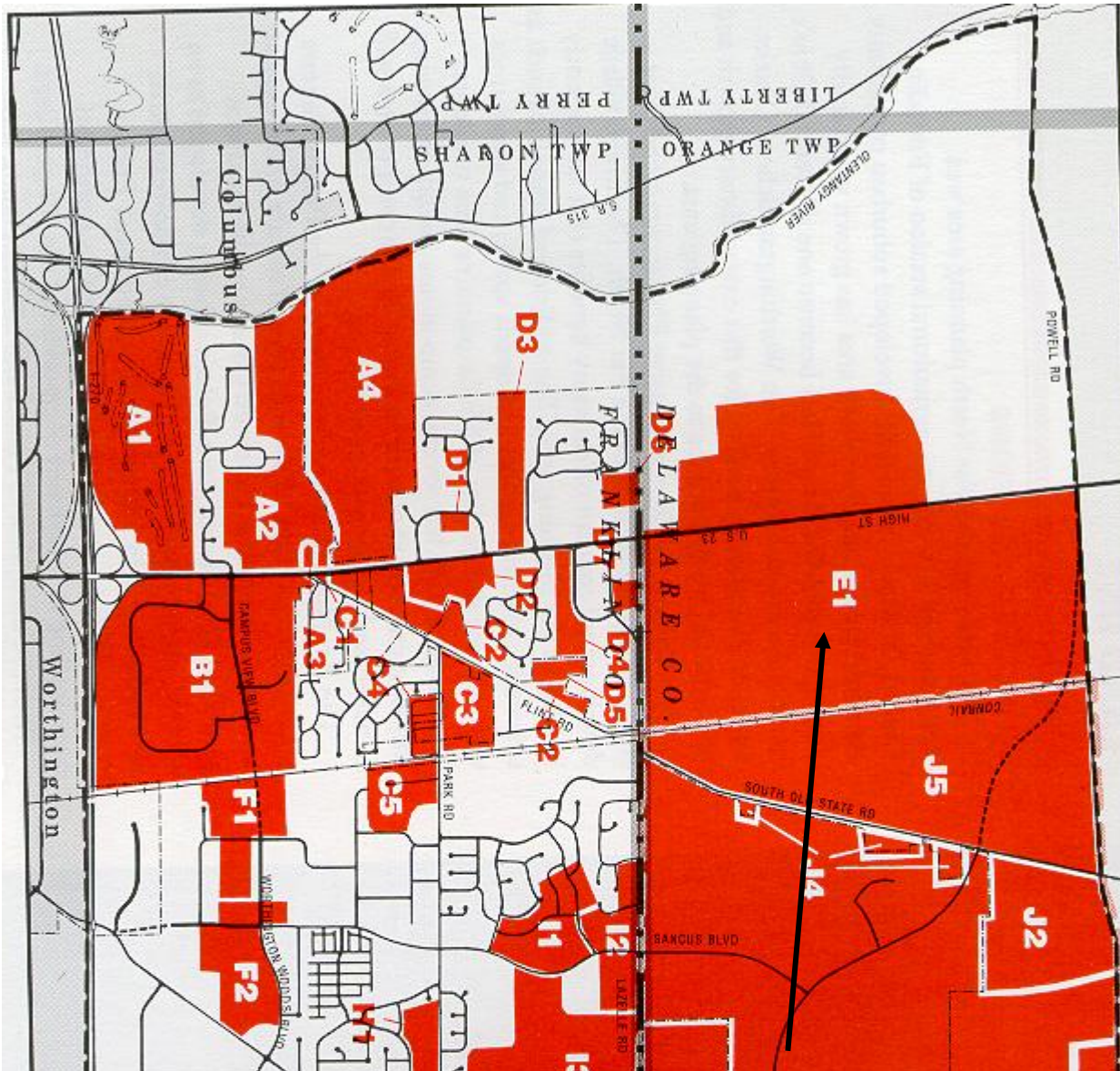
The applicant requests the CPD, Commercial Planned Development and ~~\*\*PUD-6~~-PUD-8, Planned Unit Development Districts to develop a retail-commercial center and 199 single-family dwellings. The site lies within Area E.1. of the Far North Area Plan, which follows Orange Township recommendation of commercial and light manufacturing uses. The commercial component of this request is consistent with the plan's recommendation. Although residential land use is not recommended by the plan, a deviation from this recommendation is warranted due to the established development trend of the North High Street Corridor and the adjacent single-family land-uses to the north and east. North High Street has consistently developed with commercial uses along its frontage and residential uses to the rear. Staff expects a revised Limitation Text and PUD Site Plan with additional commitments required by the Fire Department and Transportation Division.

\*\*\*Staff position was conditioned on the applicant submitting a revised PUD Site Plan with additional traffic, parking, and curb design language that satisfied the conditions of Fire Department and Transportation Division. With the changes submitted at the November Development Commission Meeting, Staff position changed from "Conditional Approval" to "Approval".









**Area E: High Street Corridor - North**

**Subarea E.1:** This very large subarea consists of the land between Powell Road on the north, Lazelle Road on the south, the Conrail Railroad on the east, and the Highbanks Metropolitan Park on the west. This subarea has been designated an employment component of the fringe village. Existing development includes several automobile dealerships, retail marine sales, and a cemetery. The Nationwide training facility and an office/industrial park is located in the southeast quadrant of North High Street and Powell Road. The subarea is located in Delaware County and zoned under Orange Township jurisdiction.

- Support the Orange Township Land Use Plan’s recommendation for commercial and light industrial development as the most appropriate land use for this subarea.
- Future development must be very sensitive to the natural characteristic of Highbanks Metropolitan Park.
- Development proposals should limit the number of curb cuts along North High Street to obtain efficiency of traffic movement.

Far North Area Plane (1993)

CITY



**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 # 203-046

Being first duly cautioned and sworn (NAME) Jeffery L. Brown  
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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
<u>Orange Investment Co.</u>	<u>21 E. State St., Columbus, OH 43215-4228</u>
<u>Jomar, an Ohio General Partnership</u>	<u>567 Lazelle Rd., Westerville, OH 43081</u>
<u>Dominion Homes</u>	<u>5501 Frantz Rd., P.O. Box 7166, Dublin, OH 43017-0766</u>

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5<sup>th</sup> day of June, in the year 2003

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/5/05

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



**NATALIE C. PATRICK**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES SEPTEMBER 5, 2005