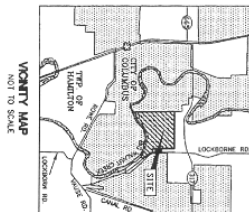


Z03-06a  
 Final Received by Planning File 6/10/04

# TWIN LAKES

COLUMBUS, OHIO  
 2004



**SITE DATA**

TAX DISTRICT: 6103 (1114)

ZONING: R-1, Single-Family Residential

PROPOSED USE: Single-Family Dwelling and Childcare

TOTAL ACRES: 443.25

NET ACRES: 313.25

SUBJECT: 150 Columbus Avenue, Columbus, OH

LOT SIZE: 224,266 sq. ft. (6.42 acres)

NOTE: The above information is based on the site plan and is subject to change without notice.

PREPARED FOR: REAL PROPERTY DEVELOPERS LLC

302 S. WINTERS ST.  
 COLUMBUS, OH 43204  
 PHONE: (614) 464-1115  
 FAX: (614) 464-1116

DATE: 6/10/04

DRAWING NUMBER: Z30807

DRAWN BY: David B. Perry  
 CHECKED BY: David B. Perry  
 DATE: 6/10/04

DATE: 6/10/04

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203-062 Final Received by *Donna Bank* 11/16/04

*Donna Bank*  
*attorney*

AREA WITHIN 4 FT ELEVATION FROM FLOODPLAIN AREA



Z-03-062

<b>Civil &amp; Environmental Consultants, Inc.</b> 6740 Duan Plaza, Suite 100 (614) 540-5833 • (688)599-6808 Cincinnati, OH • Pittsburgh, PA • Indianapolis, IN • Nashville, TN	
<b>TWIN LAKES</b> COLUMBUS, OHIO	
DATE: 4-10-2004	APPROVED BY: DMN, BY: DMN
SCALE: 1"=50'	CREATED BY: J.L.
FLOOD PLAN EXHIBIT	DRAWING NUMBER: 230807

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203-062 Final Received by Shannon Fine 6/10/04

*Donald Blank*  
attorney

Z-03-082

**LEGEND**

- FLOODPLAIN - 100 YEAR
- ..... FLOODPLAIN
- FLOODPLAIN

<p><b>Civil &amp; Environmental Consultants, Inc.</b>                  8740 Olive Park, Suite 100                  (614) 505-6533 • (688)798-4888                  Cleveland, OH • Harrisburg, PA • Indianapolis, IN • Nashville, TN</p>	
<p><b>TWIN LAKES</b>                  COLUMBUS, OHIO</p>	
DATE: 6-10-04	APPROVED BY: <i>DWY</i> DWY, INC.
SCALE: 1"=200'	CHECKED BY:
PUD PLAN	SHEET 4 OF 4
EXISTING CONDITIONS	DRAWING NUMBER: 230007

# PUD SITE DATA

**TAX DISTRICT/PARCEL:** 010-261378, 010-261379

**EXISTING ZONING:** R, Rural

**PROPOSED ZONING:** PUD-4, Planned Unit Development

**PROPOSED USE:** Single-Family Dwellings and Condominiums

<b>TOTAL ACREAGE</b>	<b>143.24± Acres</b>
Right of Way Dedication – Lockbourne Road:	0.99± Acres
Right of Way Dedication – Internal Public Streets:	<u>12.34± Acres</u>
<b>NET ACREAGE:</b>	<b>129.91± Acres</b>

**DENSITY:**

Sub-Area 1:	242 Detached Single-Family Dwellings
Sub-Area 2:	<u>108 Condominium Dwelling Units</u>
<b>TOTAL units:</b>	<b>350 Dwelling Units</b>
Density:	2.44 dwelling units / gross acre
	2.69 dwelling units / net acre

## LOT SIZE:

Single-family lots shall have minimum lot widths of 50 feet and 60 feet, as measured at the frontage of straight frontage lots and at the building setback line of curved frontage lots, in the areas designated as “Minimum 60’ lots” and “Minimum 50’ lots” on this PUD Plan. Minimum lot size shall be as follows for minimum 50 foot and 60 foot lot widths:

	<u>Minimum Area</u>
Minimum 50 foot lot width in area 1:	6,000 sq. ft.
Minimum 60 foot lot width in area 1:	7,200 sq. ft.

(1) 50’ and 60’ minimum lot width areas as noted on sheet 2.

## OPEN SPACE:

Open Space Required @ 600 square feet per unit (350):	4.82 acres ( 3.4%)
Open Space Provided	69.998± acres (48.86%)

## PARKING:

**Sub-Area 1: Detached Single-Family Dwellings**

Required:	2 spaces per dwelling unit
Provided:	2 garage spaces per dwelling unit and 2 stacked spaces in driveway of each dwelling unit.

**Sub-Area 2: Condominiums**

**Required:** 2 spaces per dwelling unit  
**Provided:** Minimum 1 car garage and one stacked space in driveway of each dwelling unit. If 2 car garages are provided, 2 stacked spaces also permitted.

**REFUSE:**

**Sub-Area 1: Single Family Dwelling on public streets. Refuse collection by City of Columbus.**

**Sub-Area 2: Condominiums on Private Streets. Refuse collection by private hauler with dumpster waiver from Division of Refuse.**

**Dumpster Capacity: 108 Condominium units**

**½ cubic yard / unit**

**54 cubic yards dumpster capacity required**

**56 cubic yards dumpster capacity provided by**

**7, 8 cubic yard dumpsters**

**1 bulk storage area (8' x 10')**

**PUD NOTES**  
**TWIN LAKES, COLUMBUS, OHIO**  
**6-10-04**

**Detached Single-Family Dwellings (Sub-Area 1):**

- 1) Permitted Uses and Development Standards shall be as established in Chapter 3332, Residential Districts, as applicable to the R-2, Residential District, except as noted in these PUD Notes, and as noted on this PUD Development Plan.
- 2) The street and lot layout depicted hereon is subject to final engineering and may be adjusted slightly reflecting final engineering of the site. The number of lots may be reduced and lots made larger, if desired.
- 3) One (1) street tree shall be installed on every lot at a uniform setback and approximately even spacing. Two (2) street trees shall be installed on corner lots, with one street tree on each street frontage. Street trees shall be a minimum 2 ½ "caliper at time of planting and the type of tree shall be approved by the City Forester for street tree use. Open space islands in the right of way shall be landscaped with grass and street trees. Street trees shall be planted in the islands at the rate of approximately one (1) tree per 50 lineal feet of the island. Street trees shall be planted along public streets adjacent to opens space at the rate of one (1) tree per 50 lineal feet, except where existing trees are preserved.
- 4) The development shall comply with the Parkland Dedication Ordinance (PDO). The floodway area and adjacent Lockbourne Road frontage, as depicted in gray along Big Walnut Creek on this sheet, shall be conveyed to the City of Columbus. The conveyance shall satisfy all requirements of the PDO.
- 5) An entrance feature, landscaping and development identification signage may be located in the areas designated as "open space" at the entrance(s) from Lockbourne Road and also at the entrance to Sub-Area 3.
- 6) Graphics shall comply with the Columbus Graphics Code, Title 33, Article 15, of the Columbus City Code in accordance with R-2 district standards. Any variance to the applicable requirement of the Graphics Code shall be submitted to the Columbus Graphics Commission.
- 7) The Columbus Board of Zoning Adjustment shall be the body to hear requests for variances to development standards established by this PUD Plan or to applicable standards of the R-2 Residential District, except as a variance may pertain to graphics.
- 8) All rights of way are public streets with widths as noted. Pavement is 26 feet, as measured from back to back of the curbs, unless otherwise noted.
- 9) Each single-family dwelling shall have a two (2) car garage.
- 10) The Minimum Net Floor Area for Living Quarters, defined in Section 3303.13, Columbus Zoning Code, shall be as follows based on style of home: Two (2) story -1,600 square feet. Ranch - 1,300 square feet, all others - 1,200 square feet.
- 11) Single-family dwelling lots shall have a minimum width of 60 feet and 50 feet, in areas as depicted on the PUD Plan. Lot widths for lots with straight frontage shall be measured at the front property line. Lot widths for lots on curved frontage shall be measured on the arc of the curved frontage and shall be not less than 40 feet on the arc with the required width provided at the building setback line. The minimum lot area shall be as designated in the PUD Site Data table. Developer may elect to increase lot width or size from the minimum width and area requirements. The minimum area for lots in the "minimum 50' lots" and "minimum 60' lots" areas is 6,000 square feet and 7,200 square feet, respectively.
- 12) The following minimum yard requirements shall apply: 25' front building setback; minimum side yard 5', total combined side yard of 10 feet.
- 13) All new utility lines shall be installed underground unless the applicable utility company directs or requires otherwise. Existing utility lines, if any, that are relocated are not required to be placed underground.

- 14) This PUD is located in flood hazard zone X and AE, as shown on the Federal Emergency Management Agency Insurance Rate Map Number 39049C0355G, effective August 2, 1995. Portions of the AE area will be removed from the 100 year fringe area by Letter of Map Revision (LOMR).
- 15) A bike/pedestrian walking path shall be provided generally as depicted on the PUD plan.
- 16) Recreational and open space amenities, including gazebos, benches, exercise stations, fishing dock(s) or other amenities may be placed in areas designated as open space.
- 17) Separate temporary sales offices shall be permitted for the single-family and condominium dwellings.
- 18) Refuse collection will be provided by the City of Columbus.
- 19.) A tree preservation area shall be provided along Lockbourne Road south of Tax District/Parcel 150-000724, as indicated on the drawing. Other than normal maintenance for removal of dead, diseased or unsafe trees, construction of an emergency access point to Lockbourne Road, bike/walking path access, and utilities, the tree preservation area shall be maintained in it's natural state.
- 20.) Landscaping shall be provided along and parallel to the west line of open space adjacent to Lot #1 at the rate of 9 trees per 100' comprised of a mix of evergreens and ornamental deciduous trees.
- 21.) Garage door opening(s) facing a frontage shall not exceed forty (40) percent of the width of the house façade, including the garage.
- 22.) Single-family homes of substantially same design shall not be located next to or directly across the street from each other.
- 23.) Residential street lights shall be post-top style decorative fixtures and shall not exceed 14 feet in height.
- 24.) Open Space Reserve A may be deeded to one or both adjacent property owner(s) to the north and/or south or may be retained. Reserve A is only for open space. The existing gravel driveway will be removed and the area seeded.
- 25.) A fence shall be installed along the lot lines of the following lots where contiguous with property not part of this PUD development: Lots 1, 2, 4-46, 219, 232, and 233, inclusive, the entire south side of parcel 150-000724 where not otherwise contiguous with lots, along the north side of parcel 150-000061 if permitted in the street right-of-way and the south side of parcel 150-000723 where contiguous to open space. At a minimum, the fence shall consist of four (4) foot high woven wire attached to treated wood posts spaced approximately eight (8) feet on center. The fence shall be installed on applicable lots after a final plat has been approved and after completion of lot grading.

Trees shall be provided on lots 1, 2, 4-21, 25-26, 40-41, 219, 232 and 233, inclusive, where contiguous to property not part of this PUD development. Trees shall be evergreen plant material planted approximately 20 feet on center and planted parallel to the contiguous property line of property not part of this development.
- 26.) Multiple model homes and multiple sales offices may be located in Sub-Area 1 for the purpose of establishing temporary sales offices for the sale and marketing of dwellings located in the PUD.



**Condominiums (Sub-Area 2):**

- 1) Permitted Uses and Development Standards shall be as established in Chapter 3333, Apartment Residential Districts, as applicable to the AR-12, Apartment Residential District, except as noted in these PUD Notes and the PUD Plan drawings. The maximum number of condominium units shall be 108.
- 2) The development layout of the condominium area(s) is illustrative and subject to change with final site engineering. Building footprints are illustrative and may change with final building design. The number of condominium units may be reduced, if desired. Condominium buildings shall not exceed six (6) units per building, but unit mix per building may be three (3), four (4), five (5) or six (6) units per building. The pool depicted adjacent to the community center is optional.
- 3) Stack parking in the driveway of a condominium unit in front of each condominium unit's garage shall be permitted, subject to the garage door being no less than 20 feet from the edge of pavement of the internal street.
- 4) Street trees, ornamental trees and/or evergreen trees shall be provided along the internal private street at the rate of one (1) tree per condominium unit. Trees may be grouped or equally spaced. Street trees, ornamental trees and evergreen trees shall be a minimum 2 ½" caliper, 1 ½" caliper and 5-6 feet high, respectively, at time of planting. Street trees shall be selected from trees approved by the City Forester for street tree use.
- 5) The development shall comply with the Parkland Dedication Ordinance. The area depicted along Big Walnut Creek in gray on this sheet and adjacent Lockbourne Road frontage as depicted, shall be conveyed to the City of Columbus. The conveyance shall satisfy all requirements of the PDO.
- 6) An entrance feature, landscaping and development identification signage may be located in the areas designated as "open space" at the entrance(s) from Lockbourne Road and, for purposes of this PUD, shall not be considered an off-premise graphic.
- 7) Perimeter building setbacks shall be provided as depicted on this PUD plan. The perimeter setbacks depicted hereon shall satisfy all requirements of Section 3333.255. The development may be developed in phases, at developer's option. If developed in phases, there shall be no required perimeter yard setback from any internal phase line(s) or internal property line(s) other than the current, existing perimeter property line. Patios/decks shall be permitted off the rear of any or all condominium units.
- 8) The private streets shall be designed with a minimum pavement width of 22 feet. Parking shall be permitted on one (1) side only on the opposite side of fire hydrants. On street parking restrictions (one side only), shall be posted along the private streets.
- 9) Separate temporary sales offices shall be permitted for the single-family and condominium dwellings. The temporary condominium sales office may be located in the single-family dwelling area (Sub-Area 1).
- 10) Graphics shall comply with the Columbus Graphics Code, Title 33, Article 15, of the Columbus City Code in accordance with AR-12, Apartment Residential district standards. Any variance to the applicable requirement of the Graphics Code shall be submitted to the Columbus Graphics Commission.
- 11) The Columbus Board of Zoning Adjustment shall be the body to hear requests for variances to development standards established by this PUD Plan or to applicable standards of the AR-12 Apartment Residential District, except as a variance may pertain to graphics.
- 12) All new utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.
- 13) This PUD is located in flood hazard zone X and AE, as shown on the Federal Emergency Management Agency Insurance Rate Map Number 39049C0355G, effective August 2, 1995. Portions of the AE area will be removed from the 100 year fringe area by Letter of Map Revision (LOMR).
- 14) A bike/pedestrian walking path shall be provided generally as depicted on the PUD plan.
- 15) Recreational and open space amenities, including gazebos, benches, exercise stations, fishing dock(s) or other amenities may be placed in areas designated as open space.
- 16) Sub-Area 2 shall be developed with condominium units. A condominium plat(s) and Declaration(s) of Restrictions and Covenants applicable to all condominium units shall be recorded. A copy of the recorded condominium documents shall be provided to the City of Columbus for placement in the Certificate of Zoning Clearance file as a record of compliance with the provisions of this section.

The City of Columbus is not responsible for or a party to administration of any aspect of the condominium documents or condominium association.

- 17) Refuse collection will be provided by private hauler, subject to approval of a Dumpster Waiver by the Division of Refuse.
- 18.) A minimum building setback line of 70 feet shall be maintained from the west property line. Existing trees shall be preserved in the 70 foot building setback.
- 19.) Residential street lights shall be post-top style decorative fixtures and shall not exceed 14 feet in height.
- 20.) A sidewalk (min. 4' wide) shall be provided on one side of the private street. The exact location and side of the private street shall be determined with final site engineering.

**\*\*LOT 35 TO BE HELD FROM DEVELOPMENT WITH A SINGLE-FAMILY DWELLING FOR FIVE (5) YEARS FROM DATE OF RECORDING OF THE FIRST PLAT OF THE SUBDIVISION FOR THIS PUD SITE FOR POSSIBLE STREET EXTENSION TO THE NORTH. AFTER FIVE (5) YEARS FROM THE RECORDING OF THE FIRST PLAT OF THE SUBDIVISION, LOT 106 MAY BE DEVELOPED WITH A SINGLE-FAMILY DWELLING IF NO PLAT FOR EXTENSION OF THE STREET TO THE NORTH HAS BEEN RECORDED, WHICH PLAT MUST SHOW A DIRECT PUBLIC STREET ALIGNMENT WITH LOT 35. THE DEVELOPER OF THE PROPERTY TO THE NORTH, IF ANY, SHALL PAY FOR ALL COSTS ASSOCIATED WITH THE CONSTRUCTION OF A PUBLIC STREET ON LOT 35 SUBJECT TO LOCATION AND DESIGN APPROVAL BY THE DIVISION OF TRANSPORTATION, THE OPTIONAL STREET STUB LOCATION MAY BE RELOCATED ALONG THE NORTH PROPERTY LINE.**

THE FOLLOWING OFF-SITE ROAD IMPROVEMENTS SHALL BE CONSTRUCTED:

- A). A SOUTHBOUND RIGHT TURN LANE ON LOCKBOURNE ROAD FOR THE ENTRANCE TO THE SUBDIVISION.
- B). NORTHBOUND AND SOUTHBOUND LEFT TURN LANES ON LOCKBOURNE ROAD AT THE INTERSECTION OF LOCKBOURNE ROAD AND RT. 317 (LONDON GROVEPORT ROAD).
- C). DEVELOPER SHALL BE FINANCIALLY RESPONSIBLE FOR ROADWORK REQUIRED IN A). AND B). ABOVE. FRANKLIN COUNTY OR OTHER APPLICABLE AGENCY MAY ASSIST IN RIGHT OF WAY ACQUISITION, IF NEEDED NO MORE THAN 125 DWELLING UNITS SHALL BE BUILT UNTIL ROAD WORK ITEMIZED IN A). AND B). ABOVE IS COMPLETED.

TURN LANE DESIGN SHALL BE SUBJECT TO APPROVAL OF APPLICABLE AGENCIES.

LEGAL DESCRIPTIONS DESCRIBING THE SUB-AREAS ARE INCLUDED IN THE ORDINANCE. THE LEGAL DESCRIPTIONS ARE NOT BASED ON ACTUAL FIELD SURVEY OR PLAT. AT THE TIME OF PLATTING OR FIELD SURVEY, SUB-AREA BOUNDARIES MAY BE SLIGHTLY ADJUSTED CONSISTENT WITH THIS PUD PLAN.

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 13, 2004**

- 16. APPLICATION: Z03-062**
- Location:** **6787 LOCKBOURNE ROAD (43137)**, being 143.24± acres located on the west side of Lockbourne Road, 1550± feet south of London-Groveport Road. (010-261378)
- Existing Zoning:** R, Rural District.
- Request:** PUD-4, Planned Unit Development District.
- Proposed Use:** Single-family and multi-family residential development.
- Applicant(s):** Real Property Developers LLC; c/o Dave Perry, Agent for Applicant, The David Perry Co.; 145 East Rich Street; Columbus, OH 43215 and Donald Plank, Attorney for Applicant; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** Richie L. Helton and Diana J. Seedorff; c/o Dave Perry, Agent for Applicant, The David Perry Co.; 145 East Rich Street; Columbus, OH 43215 and Donald Plank, Attorney for Applicant, Plank and Brahm; 145 East Rich Street; Columbus, Ohio 43215.
- Planner:** Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 143.24± acre site is a working organic farm with horse boarding and is developed with a single-family dwelling, barn, and various agricultural buildings. The applicant is requesting the PUD-4, Planned Unit Development District to develop 239 single-family dwellings and 108 multi-family residential units at a net density of 2.68 unites/acre.
- The site is surrounded by large-lot single-family development in Hamilton Township to the north and east, Big Walnut Creek to the south, and by a functioning mine/quarry to the west in the EQ, Excavation and Quarrying District.
- The PUD plans and data table illustrate the proposed development. The proposal commits to a 100-foot building setback line and tree preservation area along Lockbourne Road, a 70-foot building setback line and tree preservation area along the west property line, and 70.10 acres of open space comprised mainly of floodway and 2 large ponds with a surrounding bike path, including connection to an existing trail system, and the possibility of street connection to the north. The single-family subarea commits to public streets, 50-60 foot wide lots, and R-2 development standards. The multi-family subarea commits to private streets and AR-12 development standards. The project will have a gross density of 2.42 units/acre, and a net density of 2.68 units/acre.
- The site lies within the boundaries of *The South Central Accord* (2000), which recommends low-density residential development for this location. The plan was amended on March 1, 2004 to include a residential development checklist, and the Planning Division has informed the applicant that they would like this project to comply with the checklist. Some checklist items are still not in compliance for this site:

## AESTHETICS

- Lot number eighty-two is within the required setback for homes that do not front Lockbourne Road.
- Condominiums along the western property line are located within the 100' required buffer between residential and industrial uses.
- The central focus of this neighborhood is the quarry lake. A large number of homes back to the quarry lake. The excessive number of lots backing to the pond erodes and weakens the development's ability to meet this checklist item.

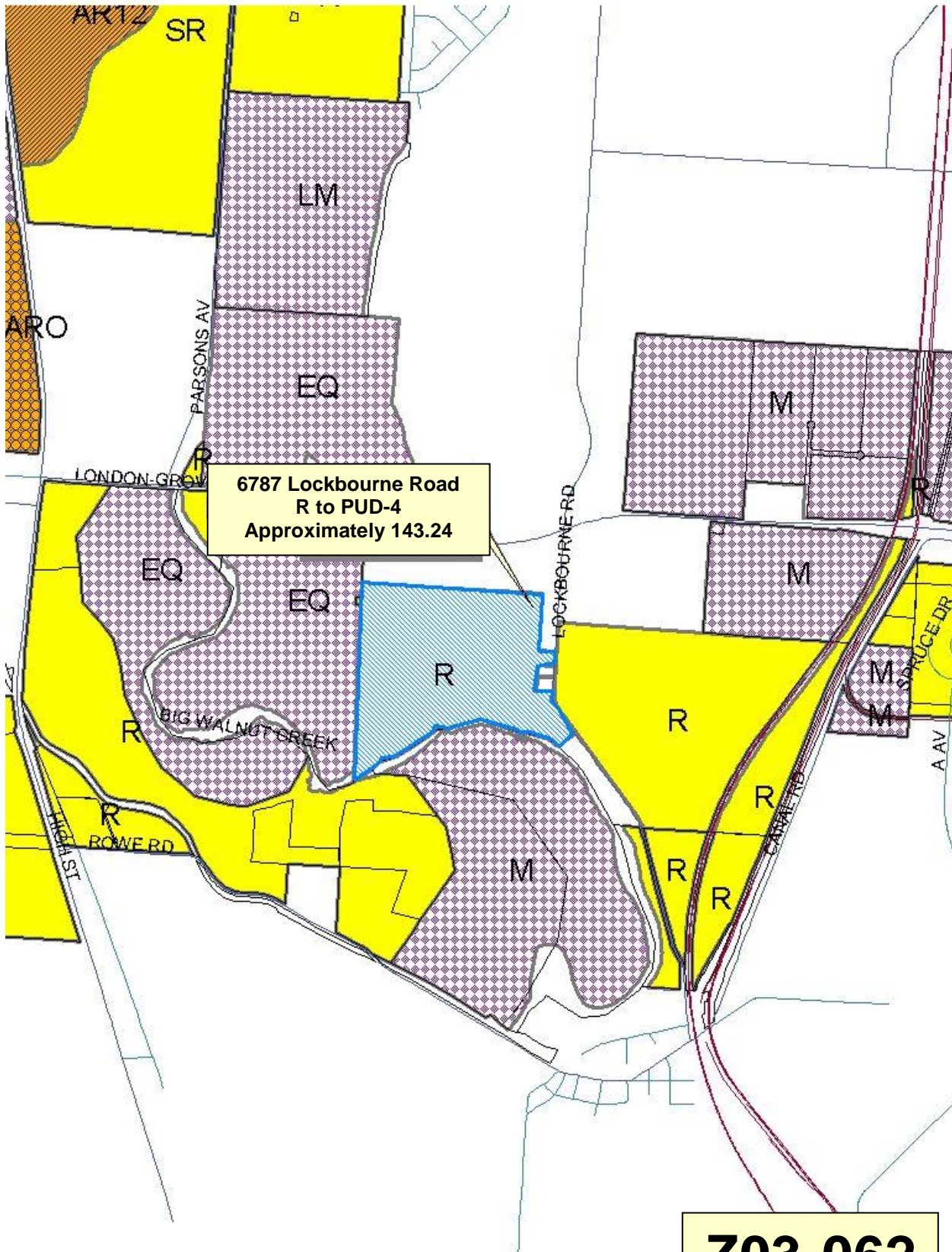
The submitted plan does not meet the plan's recommendations for setbacks along Lockbourne Road, setbacks from industrial uses, and centralized open space with a number of single-family lots backing on to the lake.

- Lockbourne Road is identified on the *Columbus Thoroughfare Plan* as a C, Collector Street. The road is under the jurisdiction of the Franklin County Engineer's Office, requested commitments are listed in the enclosed letter.

### **CITY DEPARTMENTS' RECOMMENDATION:** \*\*Disapproval.

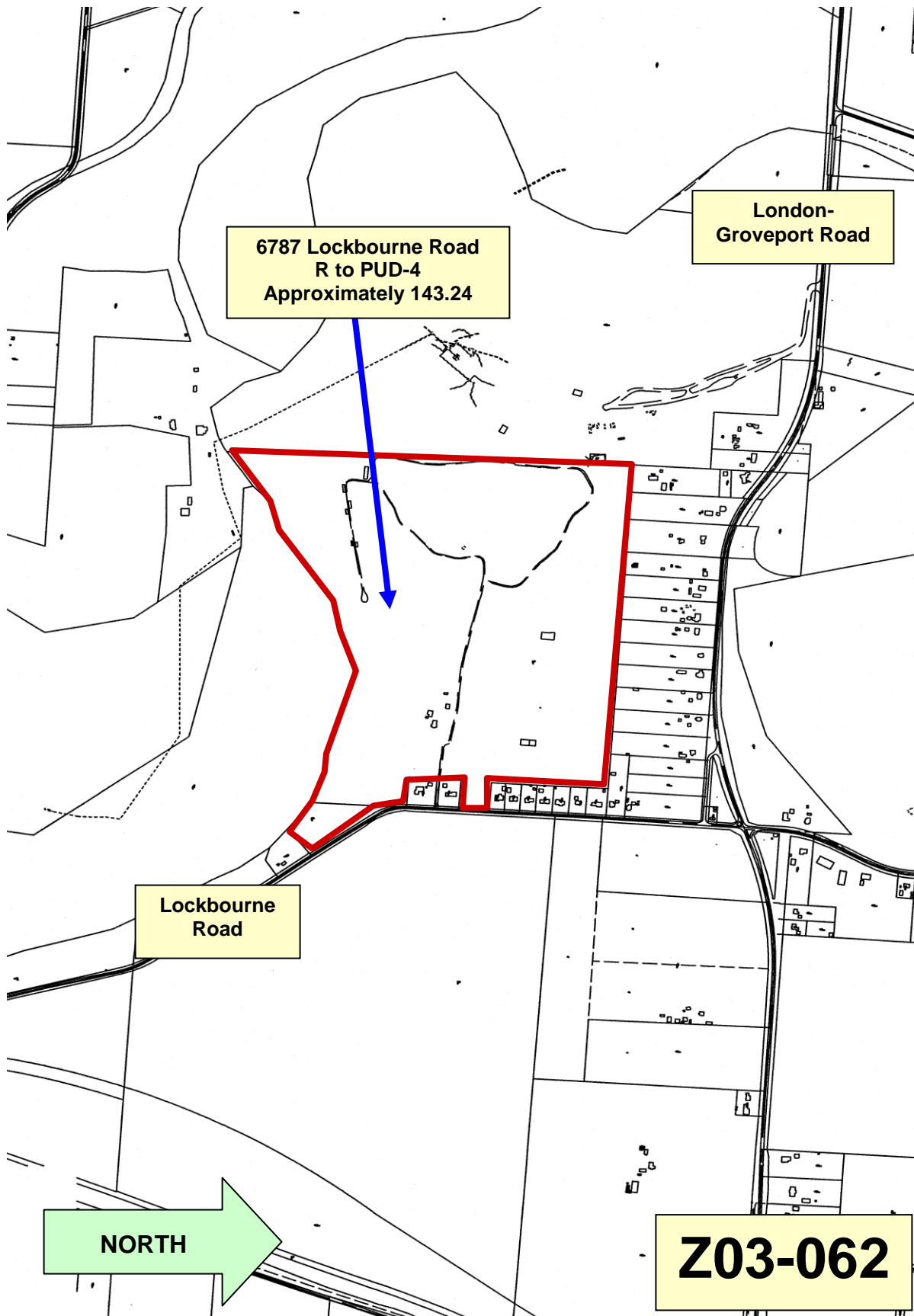
The Applicant requests the PUD-4, Planned Unit Development District to develop a total of 347 dwelling units (239 single-family lots and 108 multi-family units). *The South Central Accord* (2000) now incorporates a residential development checklist, and the proposed PUD Plan has been evaluated using the checklist. The development meets the majority of the checklist items, but the submitted plan does not meet the recommended setbacks from Lockbourne Road and the quarry to the west, and the quarry lake is not used as a central focus with a number of single-family lots backing on to the lake. Staff conditions its approval on compliance with these items.

\*\*The PUD plan has been revised to meet the required setbacks from Lockbourne Road, and the central focus has shifted to the quarry lake with lots fronting it instead of backing onto it. As a result of the revision, three single-family lots were added increasing the total number of residential units to 350, a net density of 2.69 units per acre, and the open space was reduced from 70.10 acres to 69.2 acres. The plan still does not meet the recommended setback of 100 feet from the quarry to the west, so Staff is recommending disapproval.



6787 Lockbourne Road  
R to PUD-4  
Approximately 143.24

**Z03-062**



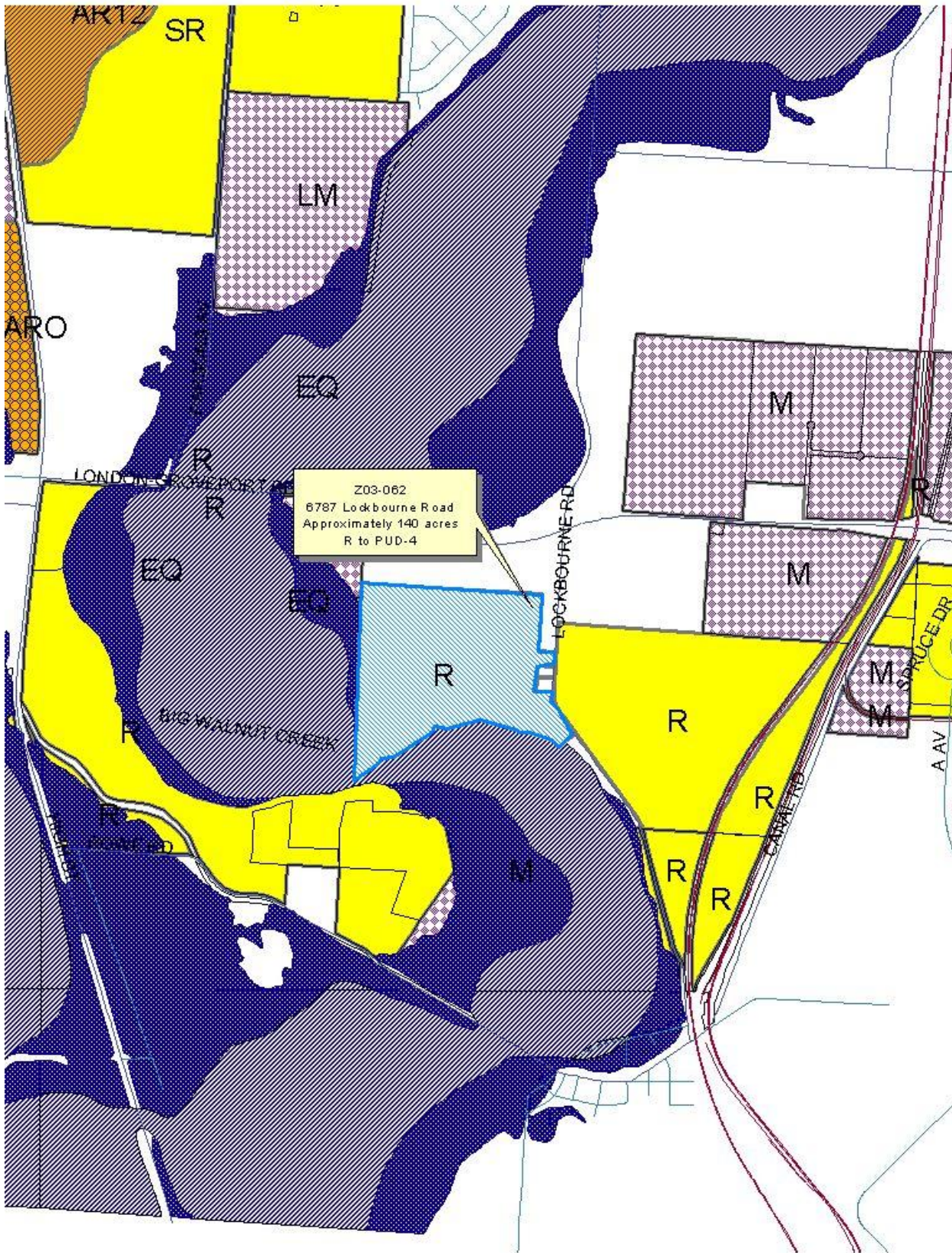
6787 Lockbourne Road  
R to PUD-4  
Approximately 143.24

London-  
Groveport Road

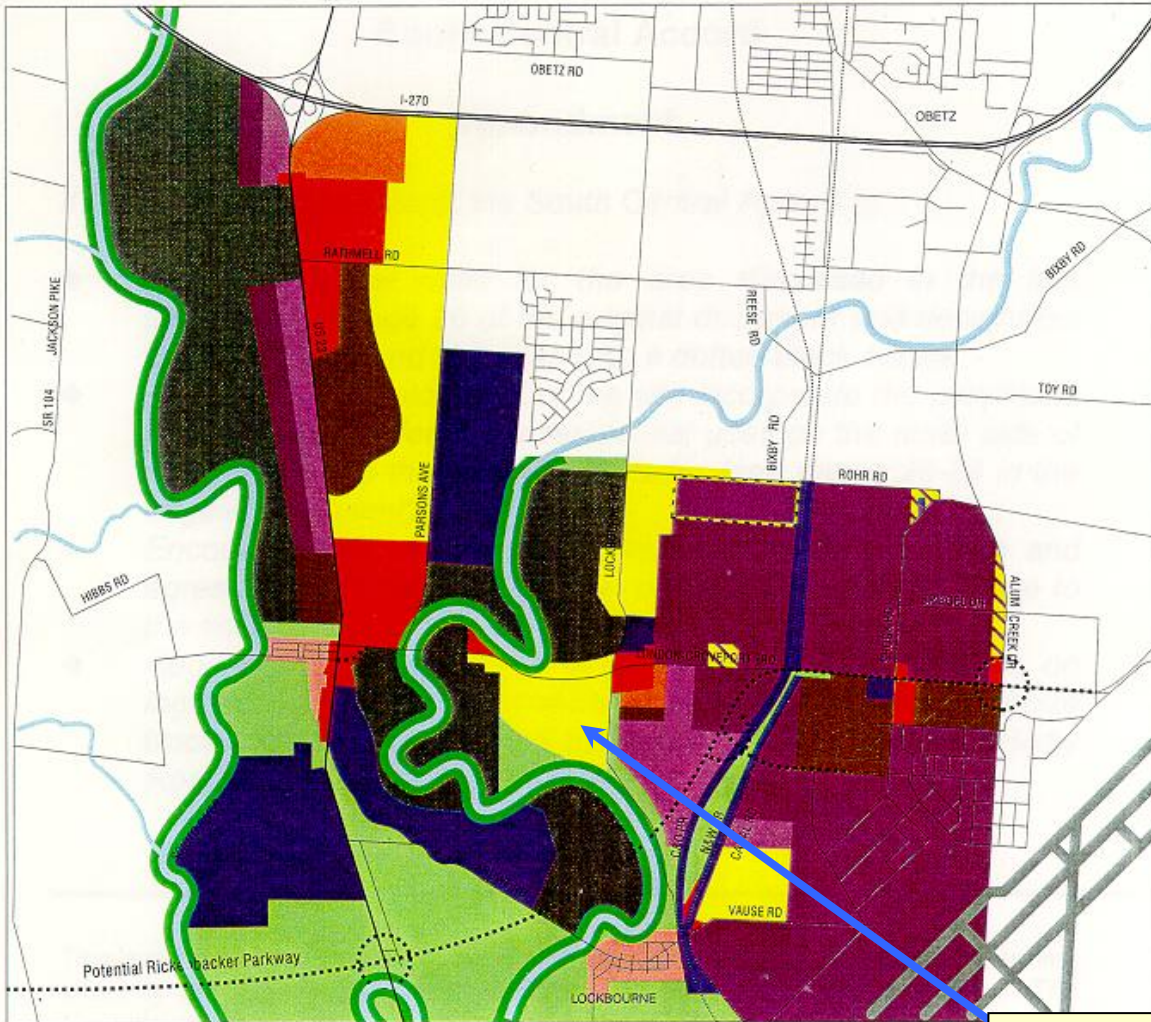
Lockbourne  
Road

NORTH

Z03-062











Revised Land Use Map  
 Adopted by Columbus City Council  
 October 23, 2000



**6787 Lockbourne Road**  
 Approximately 143.24 acres  
 R to PUD-4

*South Central Accord*

Future Land Use

- |   |                          |   |                           |
|---|--------------------------|---|---------------------------|
|  | Low-Density Residential  |  | Public / Semi-Public      |
|  | High-Density Residential |  | Greenway                  |
|  | Office                   |  | Agricultural / Open Space |
|  | Commercial               |  | Water                     |
|  | Light Industrial         |  | Mixed-Use Village         |
|  | Industrial               |  | Excavation / Quarrying    |



**Z03-062**



**Twin Lakes (Z03-062) Review for 6.22.04 Submission:**

We have reviewed the updated Twin Lakes submission and have noted these changes:

- Increased number of single-family units by 3.
- Removed Lockbourne Rd lots from 100' required setback.
- Greatly improved the lake as a central focus by relocating 11 lots so they do not back up to lake.
- Added fencing and vegetative screening between development and existing homes.

**However, we have noted that the following South Central Accord Checklist item still has not been met:**

- The condominiums along the western property line are sited 70' from the adjacent parcel which is zoned EQ and actively used as a quarry.
  - See Checklist/AESTHETICS  
*"A 100' vegetative buffer is provided between residential and industrial uses (including quarry operations) as outlined in South Central Accord."*

The required 100' buffer between the condominiums and existing quarry is an important quality of life issue for new condominium residents due to the considerable dust and noise generated from active quarries. (See South Central Accord , page 28 &31) To meet this requirement, maintain existing mounding and vegetation, but increase buffer size to 100'.

**Planning Division Position**

The Planning Division is in conditional approval of this application, pending resolution of the issue outlined above and noted on the checklist.



June 15, 2004

Ms. Shannon Pine  
City of Columbus  
Building Services Division  
Department of Development  
757 Carolyn Avenue  
Columbus, OH 43224

Re: Rezoning Application Z03-062, 6787 Lockbourne Road, Columbus, Ohio 43137

Dear Ms. Pine:

I am writing to advise you of the Save Our Southside (SOSS) vote for recommendation on the referenced rezoning application. On May 3, 2004 Dave Perry appeared at our regular monthly meeting and the SOSS organization voted to recommend approval of the rezoning request.

If you have any questions, please feel free to call me at 491-0214.

Sincerely,

A handwritten signature in black ink, appearing to read "Eunice McMullen", is written over a faint horizontal line.

Eunice McMullen  
Save Our Southside Civic Association

Enclosures

**Hamilton Township**

(Franklin County)  
6400 LOCKBOURNE ROAD  
LOCKBOURNE, OHIO 43137

TEL. (614) 491-3963  
FAX (614) 491-1320

**TRUSTEES**  
Shannon Bush  
Charles C. Hann  
Jerry Hicks

**CLERK**  
Karen Schutte

Columbus Development Commission  
757 Carolyn Avenue  
Columbus, Ohio 43224

Subject: Rezoning Application No. Z03-062  
Property Address: 6787 Lockbourne Road  
Proposed Rezoning Request to PUD-4

Dear Development Commission Members:

The purpose of this correspondence is to relay to you the position of the Hamilton Township Board of Trustees with respect to the above-referenced rezoning request. As you know, the area under consideration in this rezoning falls within the purview of the "South Central Accord." The Accord is the result of a collaborative effort on the part of both Hamilton Township and the City of Columbus in creating a land use plan to guide growth within this region. More recently, the Accord partners adopted an amendment to the Accord which provides for a checklist addressing residential development.

On April 14, 2004, the Applicant made its presentation to the Board of Trustees concerning this proposal. Since that time, the Applicant made several revisions to its PUD plan, including a requirement that all 50 foot lots contain a minimum of 6,000 square feet. As we understand, these revisions were made in order to comply with the checklist criteria.

As a prefatory matter, the Board of Trustees would like to commend the Applicant for its effort to comply with the most recent Accord amendment and its checklist. The fundamental purpose underlying the checklist is to ensure that residential development results in quality neighborhoods as opposed to simply houses. The Hamilton Township Board of Trustees believes that, with a few exceptions, the Applicant's proposal meets this objective. The exceptions noted are those three (3) items outlined by Columbus Development staff.

The Board of Trustees would, however, like to raise an additional concern which is somewhat related to this development. By way of explanation, the intersection of State Route 317 and State Route 23 is becoming increasingly congested. It is not unusual for traffic to back up on State Route 317 past Parsons Avenue. Since this proposal will allow an additional 347 dwelling units to be built within two miles of this intersection, we believe that serious consideration must be given to a traffic light at the intersection of State Route 317 and Lockbourne Road. Although we recognize that the Applicant will be providing the City with a traffic study at some point in the future, we believe it

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imperative that all parties be proactive and attempt to address this situation with ODOT before further congestion occurs in this area.


On a final note, we also want to commend the Applicant for addressing the concerns expressed by some of those neighbors located to the north and east of this development. As we understand, the Applicant has agreed to add, as a condition of approval, a requirement that a four (4) feet high woven farm fence will be erected by the Applicant along the north and east boundaries of this property and that evergreen trees will be planted along the north and east boundaries of the site in those locations which lack a substantial tree line. (It is our understanding that these plantings will occur along most of the east boundary and along several lots on the north.)

In summary, the Board of Trustees believes that the Applicant has done a good job complying with the Accord checklist. Although there are still several exceptions as noted by the Development staff which may require some further work (i.e., open space configuration and setbacks in two locations), we believe that this proposal represents the type of neighborhood that the Accord partners were attempting to create under the checklist.

Thank you for your consideration.

Very truly yours,

HAMILTON TOWNSHIP BOARD  
OF TRUSTEES

By:   
Shannon Bush, Chairperson

DFB/mn

cc: Shannon Pine (via Facsimile No. [614] 645-2463)



**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

Date: May 13, 2004

Application #: <b>Z03-062</b>	Requested: PUD-4	Address: 6787 Lockbourne Road					
# Hearings:	Length of Testimony: <b>8:50 → 9:30</b> (40)	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers: <b>(3)</b> Support: <b>(1)</b>	Opposition: <b>(2)</b>	Development Commission Vote: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Yes Fitzpatrick	NO Cianelli	<del>X</del> Frye	ABSENT Hutchins	NO McCoy	NO Barnes	ABSENT Ingwersen
+ = 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	+	+			+	+	
<b>MEMBER COMMENTS:</b>							
<b>FITZPATRICK:</b> LIVES UP TO SPIRIT & INTENT OF S.E. ACCORD SUPPORTED BY SOUTH SIDE COMMISSION; PROXIMITY TO WOODLAWN QUARTER IS POTENTIAL MARKETING ISSUE.							
<b>CIANELLI:</b> ADDRESSES MANY OF THE POINTS OF THE CHECKLIST, BUT FAILS TO MEET ORGANIZATIONAL USE OR GREENSPACE. BUFFERING DISTANCE FROM ACTIVE QUARRY NOT MET.							
<b>FRYE:</b> AS A FIRST APPLICATION OF THE ACCORD THIS PLAN FALLS SHORT IN DESIGN TO MEET THE BASIC TENANTS OF THE ACCORD. THE APPLICANT IS UNWILLING TO FLEX TO CREATE A GOOD DEVELOPMENT. THE ADJACENT WORKING QUARRY IS PROBLEMATIC - APPLICATION IS PREMATURE.							
<b>HUTCHINS:</b>							
<b>MCCOY:</b>							
<b>BARNES:</b> NOT APPROPRIATE LAND USE. TOO DENSE. THIS IS SPRAWL. THIS IS A GOOD EXAMPLE OF LAND WHERE OPEN AREA & NATURAL FEATURES SHOULD BE PRESERVED. DENSE DEVELOPMENTS ARE FINE, BUT SHOULD BE MANAGED AND LOCATED APPROPRIATELY. SOUTH CENTRAL ACCORD MUST BE FURTHER REFINED TO ADDRESS THESE ISSUES & THIS SITE MORE APPROPRIATELY.							
<b>INGWERSEN:</b> TO ADDRESS THESE ISSUES & THIS SITE MORE APPROPRIATELY							



**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 # 203-062

Being first duly cautioned and sworn (NAME) Donald Plank, Esq.  
of (COMPLETE ADDRESS) Plank & Brahm 145 E. Rich Street, Columbus, Ohio 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>Richie L. Helton</u>	<u>6787 Lockbourne Road</u> <u>Columbus, Ohio 43137</u>
<u>Diana J. Seedorff</u>	<u>6787 Lockbourne Road</u> <u>Columbus, Ohio 43137</u>
<u>Real Property Developers, LLC</u>	<u>c/o Frank Cipriano</u> <u>39 E. Whittier Street</u> <u>Columbus, Ohio 43206</u>

SIGNATURE OF AFFIANT Donald Plank

Subscribed to me in my presence and before me this 11<sup>th</sup> day of March, in the year 2004

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza

My Commission Expires: 11-05-08

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

Notary Seal Here



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