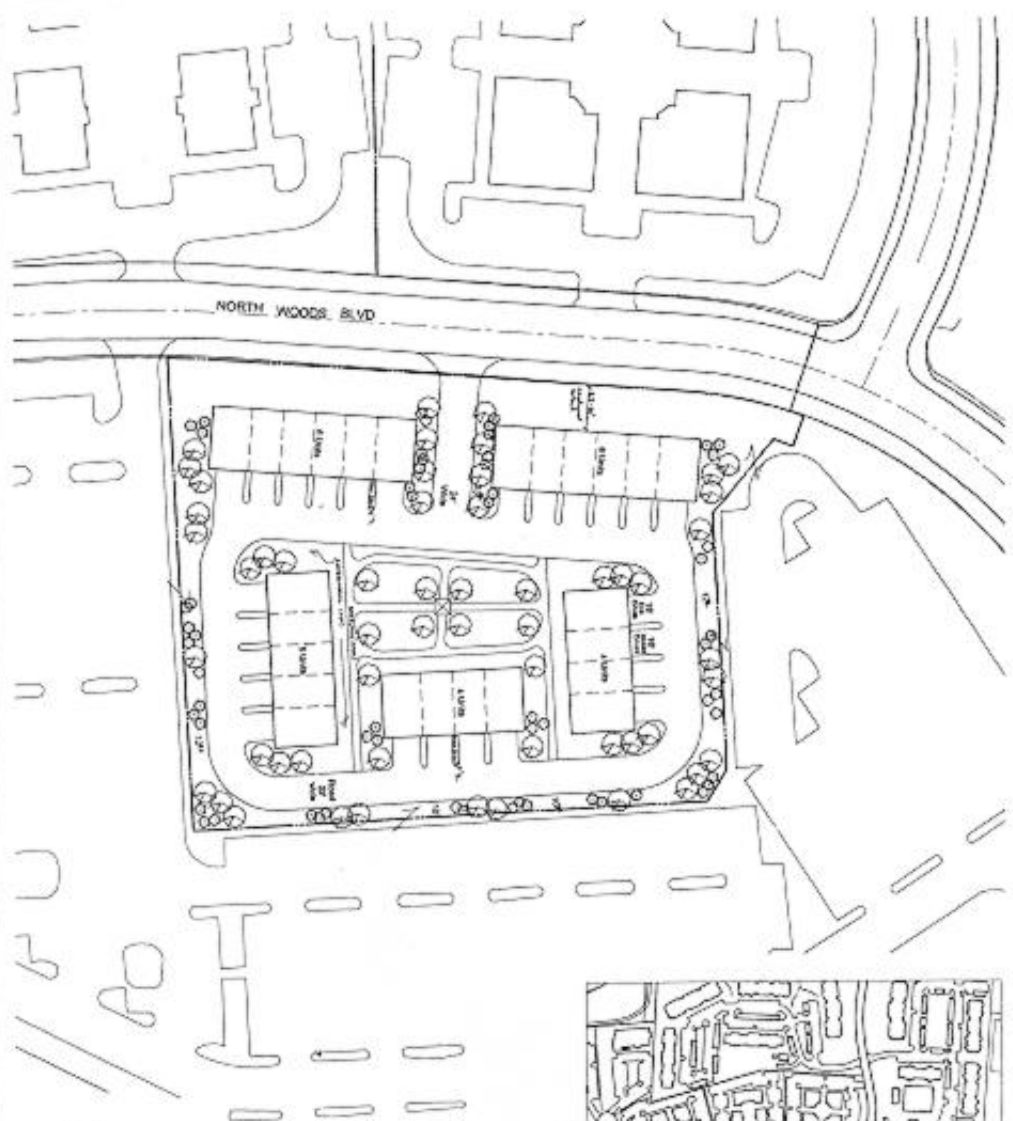


CV05-070

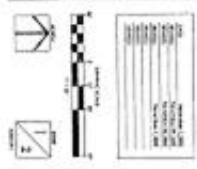
SITE PLAN Final Received by Fair Process 3-17-2006

CV05-070



*Donald Hark*  
 ARCHITECT

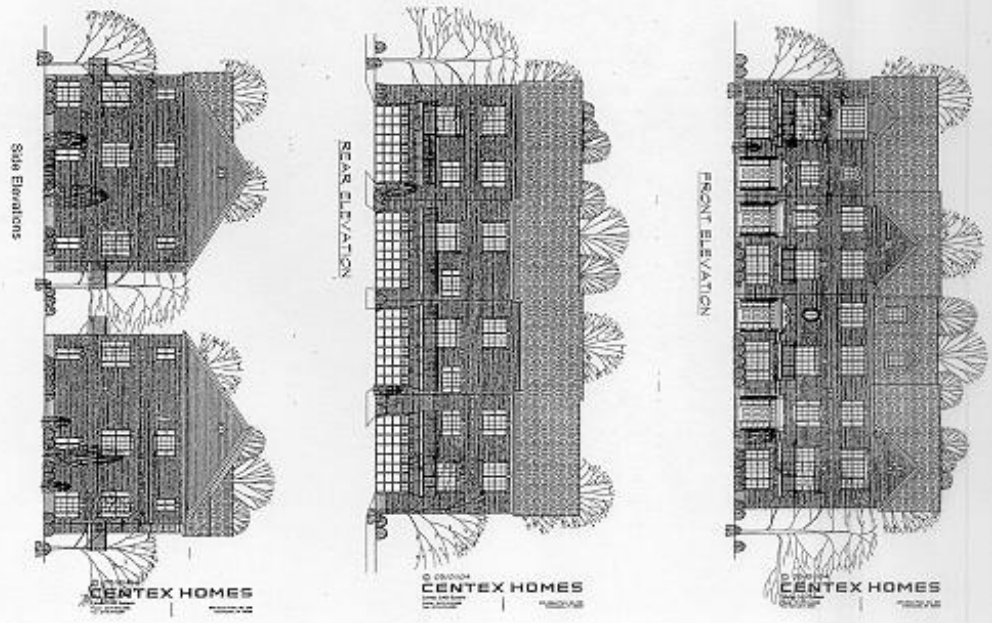
- SITE DATA:**  
 Total Acres: 47.2364  
 Total Units: 76 (Maximum)  
 Density: 47-1115 d/acre
1. The site plan shall show all existing and proposed structures, including all existing and proposed parking spaces, and all existing and proposed landscaping.
  2. The site plan shall show all existing and proposed streets, including all existing and proposed sidewalks, and all existing and proposed utility lines.
  3. The site plan shall show all existing and proposed easements, including all existing and proposed utility easements.
  4. The site plan shall show all existing and proposed setbacks, including all existing and proposed front, side, and rear setbacks.
  5. The site plan shall show all existing and proposed lot lines, including all existing and proposed lot areas.
  6. The site plan shall show all existing and proposed zoning, including all existing and proposed zoning districts.
  7. The site plan shall show all existing and proposed environmental features, including all existing and proposed wetlands, streams, and trees.
  8. The site plan shall show all existing and proposed public facilities, including all existing and proposed schools, parks, and libraries.
  9. The site plan shall show all existing and proposed transportation facilities, including all existing and proposed roads, bridges, and transit stations.
  10. The site plan shall show all existing and proposed utility facilities, including all existing and proposed water, sewer, and gas lines.



SITE PLAN  
 SCALE 1:800

**NORTHWOODS TRACT**  
 COLUMBUS, OHIO

CV05-070 FINAL RECEIVED by Dean Russel 3-17-2006



*David Paul Miller*  
 ARCHITECT  
 10000 WOODLAND AVENUE  
 COLUMBUS, OHIO 43240  
 614.291.1111

- 1) The above information is a preliminary drawing and is not intended to be used for construction. It is subject to change without notice.
- 2) The drawings are not to be used for any other purpose without the written consent of the architect.
- 3) The drawings are not to be used for any other purpose without the written consent of the architect.
- 4) The drawings are not to be used for any other purpose without the written consent of the architect.
- 5) The drawings are not to be used for any other purpose without the written consent of the architect.
- 6) The drawings are not to be used for any other purpose without the written consent of the architect.
- 7) The drawings are not to be used for any other purpose without the written consent of the architect.
- 8) The drawings are not to be used for any other purpose without the written consent of the architect.
- 9) The drawings are not to be used for any other purpose without the written consent of the architect.
- 10) The drawings are not to be used for any other purpose without the written consent of the architect.

CV05-070



**NORTHWOODS TRACT**  
 COLUMBUS, OHIO

Building Elevations  
 March 1, 2006



## **EXHIBIT B**

### **STATEMENT OF HARDSHIP**

**111 North Woods Boulevard**

**CV05-070**

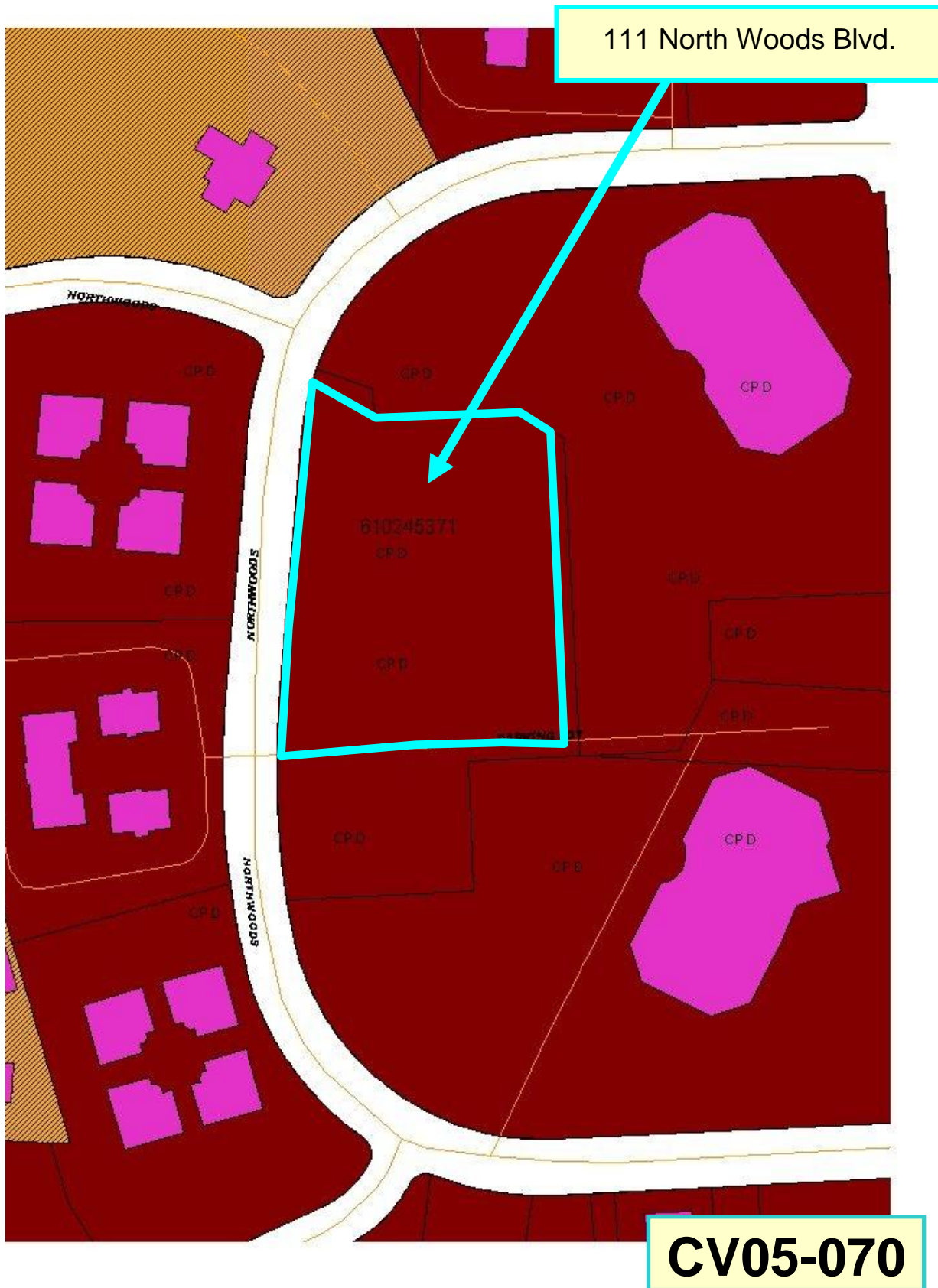
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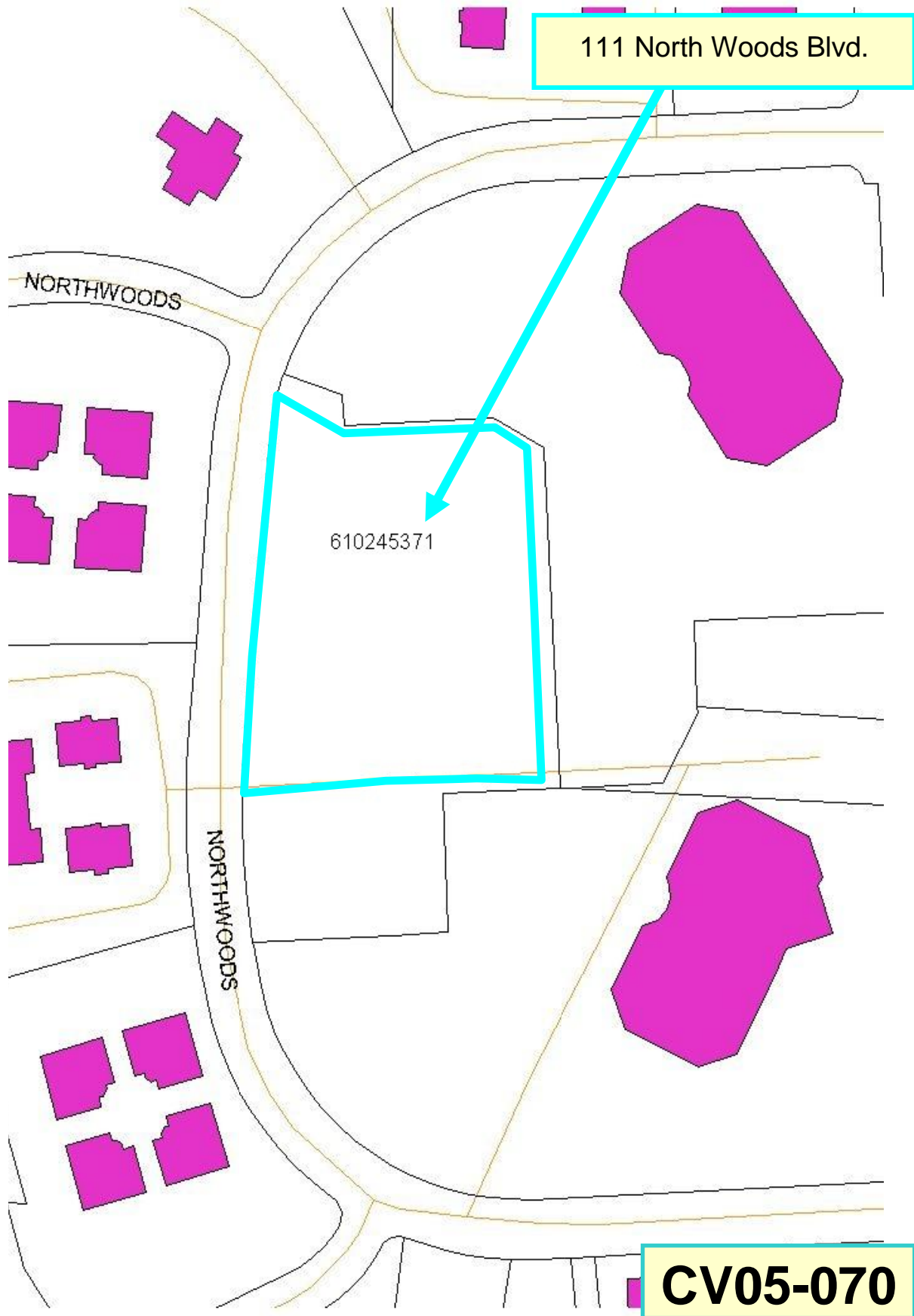
The site is 2.244 +/- acres located on the east side of North Woods Boulevard between North Woods Drive and Ravines Edge Court. The site was zoned CPD as part of the larger North Woods rezoning in 1982 (Z82-006), which established a mixed use community of office uses and single family, multi-family and condominium uses that exist today. The original CPD area of Z82-006 was rezoned in 1987 (Z87-1330) to permit a restaurant and/or motel in addition to the permitted C-2 uses. The current ordinance permits C-2 uses for the subject site, so residential use of the property other than the first floor is presently permitted.

Applicant proposes to develop the 2.244 acres with a maximum of 25 dwelling units (condominiums), as depicted on the submitted site plan. The area has established residential uses and the site is an ideal location for high quality housing in proximity to employment and services. The dwelling units will be 3 story and will be built with brick on all four sides, as depicted on the submitted elevations. Each dwelling unit will have a 2 car attached garage accessed from the rear of the unit and parking in the garage drive way (stacked parking).

Applicant requests variances to the following sections:

- 1) 3353.03(H), Permitted Uses, which Section permits dwelling units, subject to C.C. 3353.05, which Section permits dwelling units only when located above uses permitted in the C-2 District, while applicant proposes to build 25 dwelling units, including ground floor residential use, thereby not having a ground floor commercial use of the C-2 District.
- 2) 3353.05, C-2 District Development Limitations, which Section permits dwelling units when located above uses permitted in the C-2 District, while applicant proposes to build 25 dwelling units, including ground floor residential use, thereby not having a ground floor commercial use of the C-2 District.
- 3) 3342.15, Maneuvering, which Section requires every parking space to have sufficient maneuvering area, while applicant proposes to permit stack parking in private driveways in front of the two car garages of individual parking spaces.





remaining land is being reserved for an elementary school. The subarea is zoned Rural (R).

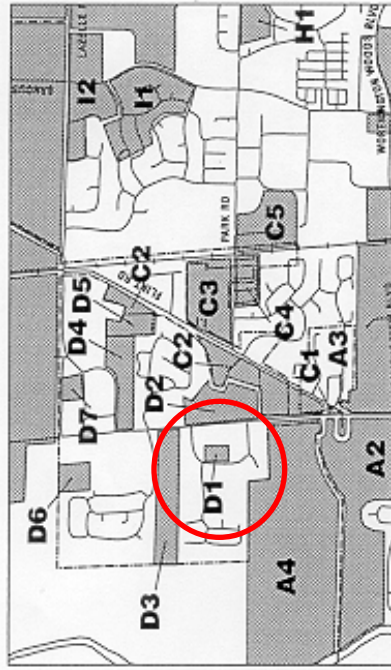
- Support development of subarea as an elementary school and a neighborhood park.
- Support retirement housing and/or single-family development as an appropriate alternative, if land in the subarea is not needed for a school building.

**Subarea C.4:** This subarea is mostly developed with a mixture of incompatible land uses including large lot single-family homes, a tavern/carry out, and veterinarian. Subarea is controlled by two jurisdictions, the city of Columbus and Sharon Township. City of Columbus land is zoned Limited Commercial (LC4) and Rural (R) and Sharon Township land is zoned Neighborhood Commercial (NC) under the Franklin County Zoning Resolution.

- Limit development and redevelopment to neighborhood-scale commercial uses that service the immediate area. Appropriate uses include bakery, dry cleaner, pizza restaurant or delicatessen, beauty shop, and day care facility.

**Subarea C.5:** This ±16 acre site is currently developed as several large lot single-family homes. Redevelopment pressures for this subarea are possible. The subarea is currently zoned Rural (R). Adjacent development consists of multi-family housing on the north, south, and east. The Conrail Railroad abuts the site on the west.

- Support residential development, both multi-family and single family, as the most appropriate development for the subarea. The suggested residential density should be eight units per acre.
- Rezoning proposals should include negotiations for setting aside appropriate parkland.



**Area D: High Street Corridor - Middle**

**Subarea D.1:** The subarea is a ±3 acre parcel of land located inside the loop road of The Center at Northwoods, an established office complex. This undeveloped site is surrounded by office uses, is currently zoned Commercial Planned Development (CPD), and does not have any direct access to North High Street.

- Support development that is consistent with the existing office development surrounding the subarea. Intense commercial development, such as hotels and restaurants, are not appropriate in this subarea.

**Subarea D.2:** This site is an undeveloped tract of land fronting on North High Street. Located just north of Flint Road, the subarea is adjacent to single-family homes on the north and east, undeveloped land on the south, and offices on the west. The site is heavily wooded, has irregular topography, and contains a lake. The northern portion of the subarea is zoned Limited Commercial (LC2) and the southern portion is zoned Limited Commercial (LC4).

- Support development in accordance with existing zoning districts that include appropriate development standards.

# F.N.C.C.C.

8147 Flint Road  
Columbus, OH 43235  
January 5, 2006

RE: CV05-070

Development Commission  
City of Columbus  
757 Carolyn Avenue  
Columbus, OH 43224

Ms. Lisa Russell,

We heard this variance at our FNCCC meeting January 3, 2006

The proposed variance for 111 Northwood Blvd. is to allow residential on the first floor.

The client agreed to a contribution of \$1,000 towards Parkland Dedication and to add sidewalks along Northwood in front of the property.

The FNCCC wishes to express our opinion that this variance be **APPROVED**. The vote was unanimous.

Thank you for your consideration and forwarding of this notice to the members of the City Council

Truly,

Daniel Province, President of FNCCC and zoning chair.

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 # CW05-070

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich Street, Columbus, Ohio 43215  
deposes and states that (he/she) is the APPLICANT, AGENT of 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. Centex Homes C/o Terry Andrews 570 Polaris Parkway, Suite 125 Westerville, Ohio 43082 # of Employees: 8 Contact: Terry Andrews (823-6800)	2. Northwoods II, LP C/o PBG Porperties Unlimited Attn: Brant Glomb 200 S. Michigan Avenue Chicago, IL 60604 Contact: Brant Glomb
3.	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 29th day of November, in the year 2005

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