

SITE PLAN FOR:

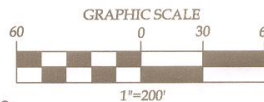
Lehman Road



SITE STATISTICS:

TOTAL ACREAGE:	15.02 ACRES
NUMBER OF LOTS:	53
GROSS DENSITY:	3.5 LOT/ACRE
ZONING CLASSIFICATION:	L-R-2

PREPARED BY:
WATCON
 CONSULTING ENGINEERS, LLC
 7854 ASTRA CIRCLE
 REYNOLDSBURG, OHIO 43088
 PH# (614) 886-1123



Walter A. Goldner
 8/17/04
 Z04-051 Final Received by *Shannon Piv*

8/17/04
 DATE: AUGUST 4, 2004

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2004**

- 4. APPLICATION: Z04-051**
- Location:** **7118 LEHMAN ROAD (43110)**, being 15.03± acres located on the north side of Lehman Road, 122 feet west of Winchester Meadows Drive. (490-206950).
- Existing Zoning:** R, Rural District.
- Request:** L-R-2, Residential District.
- Proposed Use:** Single-family residential development.
- Applicant(s):** F&G Property Development Co., Inc. c/o William A. Goldman, Atty; 500 South Front Street; Columbus, Ohio 43215.
- Property Owner(s):** Susan Counts et al (3), c/o William A. Goldman, Atty; 500 South Front Street; Columbus, Ohio 43215.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

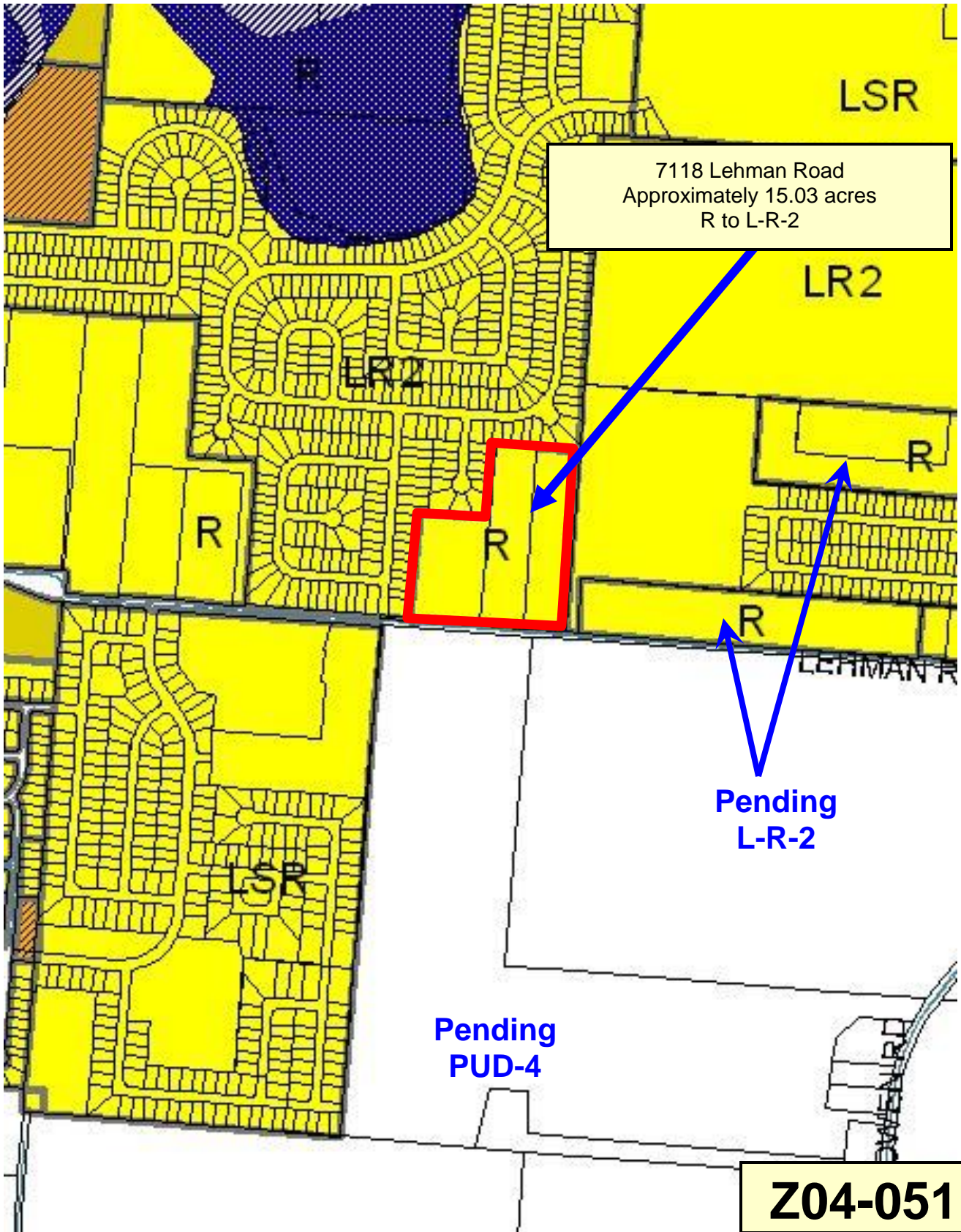
BACKGROUND:

- The 15.03± acre site is developed with three single-family dwellings. The applicant requests the L-R-2, Limited Residential District to develop a single-family subdivision consisting of 53 lots, with one of the existing single family dwellings to remain on a 2.8± acre lot.
- The site is surrounded by single-family residential development to the north, east, and west within the L-R-2, Limited Residential District, and by a farm field to the south across Lehman Road pending rezoning to the PUD-4, Planned Unit Development District for single-family residential development.
- The site is located within the boundaries of the *Southeast Area Plan (2000)*, which recommends residential uses for the site. This portion of Lehman Road is considered a collector street, and the Plan recommends that no residential lots back onto the street, and that there be a 200' setback from the centerline of the right-of-way to aid in keeping the aesthetic character of a rural road. The proposed plan has been adjusted to remove lots from backing onto Lehman Road, and the building setbacks have been increased to at least 130 feet from the centerline of Lehman Road.
- As illustrated on the attached site plan, the proposed development consists of 53 single-family lots on 12.22± acres, with varying building setbacks from 90' to 130' feet from the right-of-way line of Lehman Road, a 0.3± acre open space area centrally located within the northeastern quadrant of the site, and an existing single-family dwelling remaining on a 2.8 acre lot. The limitation text includes standards for minimum net floor area, street trees, landscaping, and decorative street lighting.

- The site will be accessed from Lehman Road by a single public street access point.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-R-2, Limited Residential District will allow a 53-lot single-family subdivision and an existing single-family dwelling on a 2.8± acre lot. The proposed development is consistent with surrounding single-family residential development and the land use recommendation of the *Southeast Area Plan (2000)*, meeting the intent of the Plan with no homes backing onto Lehman Road and at least a 130' setback from the centerline of the right-of-way.

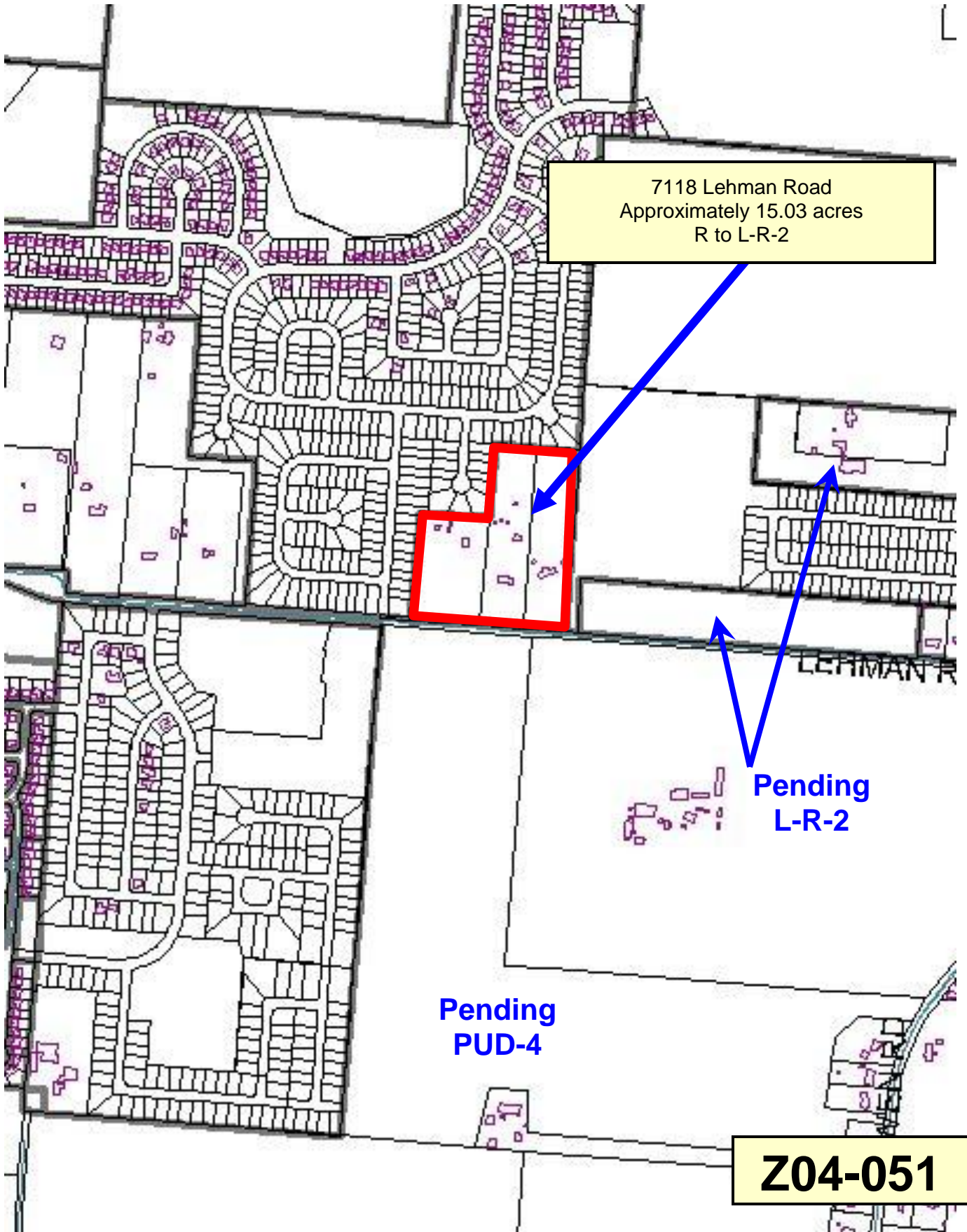


7118 Lehman Road
Approximately 15.03 acres
R to L-R-2

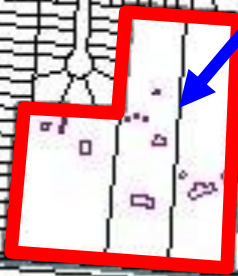
Pending
L-R-2

Pending
PUD-4

Z04-051



7118 Lehman Road
Approximately 15.03 acres
R to L-R-2



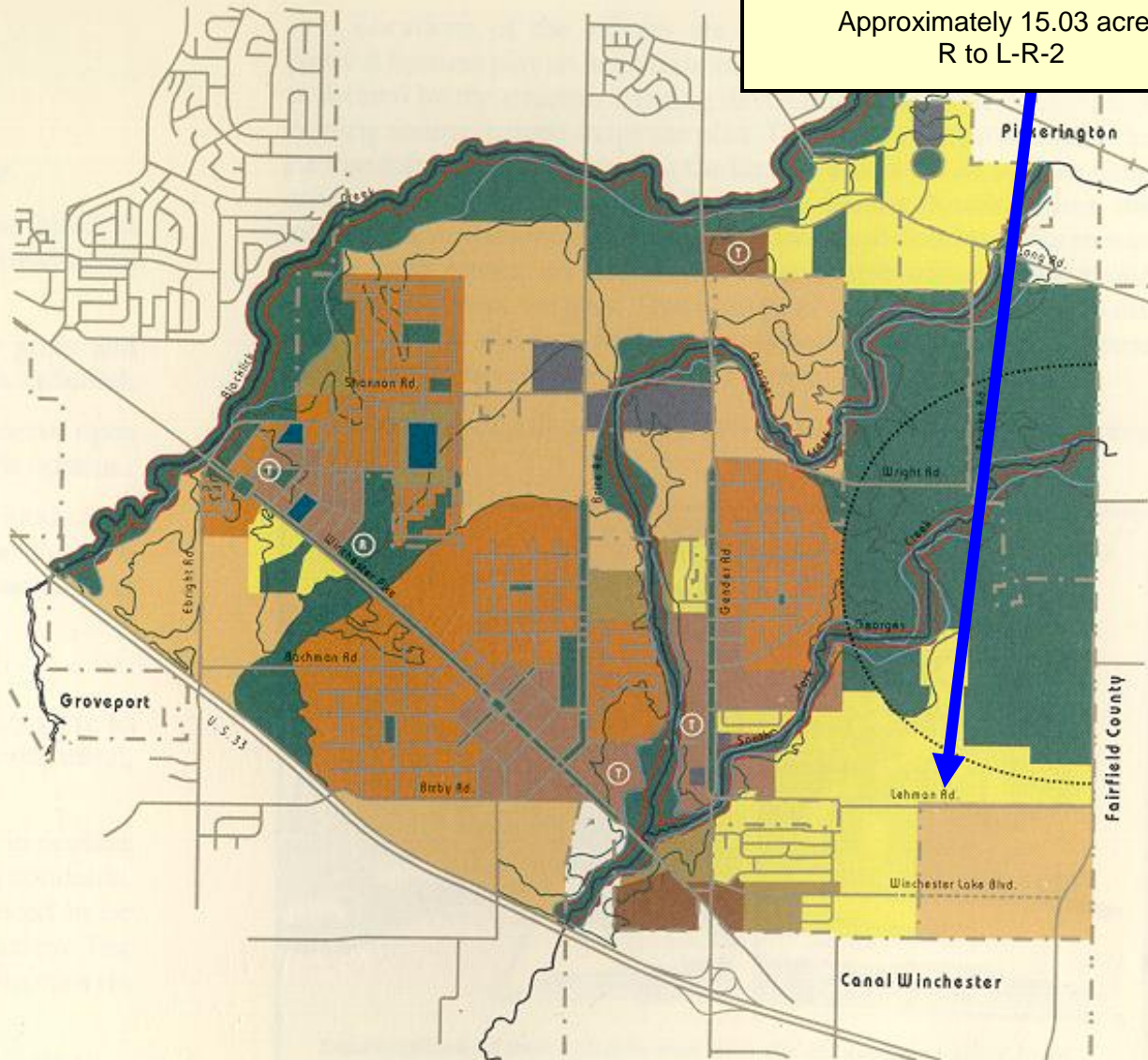
Pending
L-R-2

Pending
PUD-4

Z04-051

LEHMAN R

7118 Lehman Road
Approximately 15.03 acres
R to L-R-2



Southeast Area

Proposed Land Use
Map 10
12-00



[Light Brown]	Neotraditional Village/Neighborhood Center
[Orange]	Neotraditional Village/Neighborhood
[Light Yellow]	Hamlet/Open Space Subdivision
[Yellow]	Residential
[Light Green]	Multi-Family Residential
[Dark Green]	Institutional
[Blue-Green]	Parks
[Brown]	Commercial
[Blue Line]	Floodway
[Red Line]	150' Protective Buffer
[Grey Line]	Floodplain
[Dotted Line]	Buffer for Pickerington Ponds

- (R) Rec Center
- (T) Transit Stops



Department of
Trade and Development
Planning Office

Z04-051

created along the Blacklick Creek and both branches of Georges Creek. The no-disturb zone should consist of the floodway or 150 feet from each side of the centerline of the stream whichever is greater. Secondary waterways in the Southeast area should have a no-disturb zone consisting of the floodway or 50 feet from each side of the centerline of the stream, whichever is greater. With the exception of environmentally sensitive utility and road crossings or construction of bikeways and other public and open space amenities, no construction should occur in the no-disturb zone of the stream. Every effort should be made to protect the 100-year floodplain.

The aesthetic character of the rural roads should be maintained. Outside the village/neighborhood districts, Winchester Pike, Brice, and Gender roads should have a building setback of 250 feet from the centerline of the right-of-way. Outside of the village/neighborhood district, all collector roads should have a building setback of 200 feet from the centerline of the right-of-way. For the area within these setbacks, the land would be preserved in woodlots or natural vegetation, depending upon existing conditions and abutting uses.

The recommendations of MORPC's Pickerington Ponds Wetland and Wildlife Refuge Study should be adopted and implemented. In order to protect the Pickerington Ponds Wetland and Wildlife Refuge, the study recommends the vacation of portions of Bowen and Wright Roads, and the improvement of Long and Lehman Roads. A study should be implemented to explore the possibility of extending Winchester Lakes Boulevard to Bowen in addition to upgrading Lehman Road. These improvements will reroute traffic around the edge of the refuge.

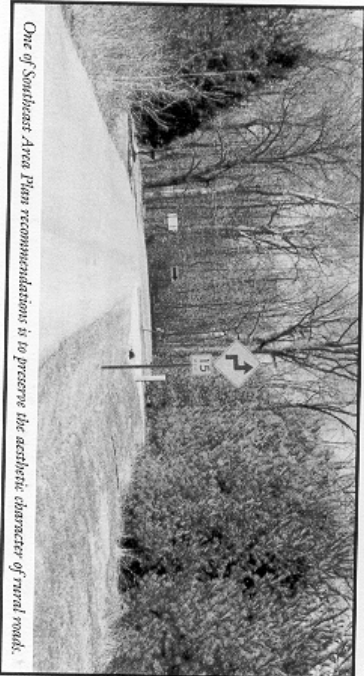
A protective buffer should be placed around Pickerington Ponds Wetland and Wildlife Refuge. A protective buffer should extend out 2000 feet from the ponds of Pickerington Ponds Wetland and Wildlife Refuge to protect this environmentally sensitive area from the impacts of development. The buffer will establish standards for: the installation of underground utilities, exterior lighting, the construction of basements and the installation of sump pumps, limit the temporary dewatering during the construction of underground utilities, and require the installation of monitoring wells.

Southwest Area Plan

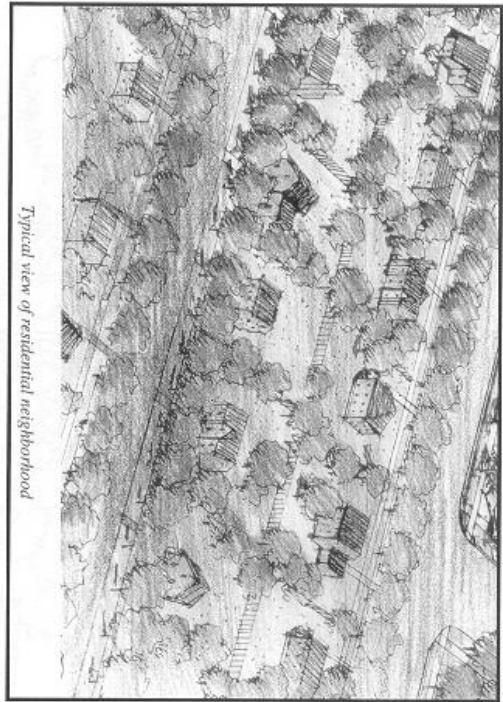
A watershed management system should be developed for the area to accommodate the effects of continued development within the Southeast. The large areas of floodway and floodplain in the study area indicates that traditional methods of dealing with stormwater management may prove inadequate as development continues. A regional approach designed by all relevant jurisdictions would utilize floodway and floodplain corridors for water storage.

Prior to obtaining final zoning approval, all developments in the Southeast Planning Area will be required to obtain development plan approval from the Development Commission. All requests for zoning approval in the Southeast Planning Area shall require the submission of a development plan which will require the approval of the Development Commission. The development plan application shall comply with the application requirements of the planned unit zoning application.

In addition to the Southeast Area Plan's close relationship to the Columbus Comprehensive Plan, it also echoes several of the recommendations made in the Priorities '95 final report. Priorities '95 was initiated in 1994 by the city of Columbus as a community-based environmental risk assessment and strategic planning project. The Final Report and Strategic Recommendations were presented to Mayor Lashutka and to the Columbus Board of Health in January 1996. It includes recommendations on many environmental issues. Recommendations which are related to initiatives in the Southeast Plan are all identified in the Priorities '95 report as green space issues.



One of Southeast Area Plan recommendations is to preserve the aesthetic character of rural roads.



Typical view of residential neighborhood

Recommendations and Guidelines for Neotraditional Development

The primary factor in successfully creating the proposed neotraditional village/neighborhood districts will be the ability to control the village edges and internal land uses. Open space and natural areas will be used as an organizational element to define district edges. Development in the Southeast Planning Area should introduce public amenities through well-designed streets, squares, and open space. Particular consideration should be given to preservation of the floodway fringe, thus preserving the waterways, their floodways, and the area's other natural amenities forming a clear separation of concentrated areas of development.

New development outside the village/neighborhood districts illustrated in the plan should be of a very different character and density. These infill areas will be developed as low density clustered hamlet/open space residential subdivisions. These areas will be more rural in character and distinct from the urban standards of the village/neighborhood districts.

- ◆ Residential density for neotraditional village/neighborhood districts should be a maximum of ten dwelling units per net acre. Floodway area of a site should not be included when calculating density. In

Southeast Area Plan

- order to encourage commercial/residential mix, residential units which are located on upper floors of commercial buildings will not be included in calculating density of a site. However, buildings should be limited to three stories in height.
- ◆ Neighborhood squares, green space, or public spaces should be developed within a 1/4 mile radius of all village/neighborhood residences. These greens do not have to be a minimum size, but should be centrally located, easily located, easily accessible to the public, and within walking distance of all residential units.
- ◆ Buildings should not back onto any public streets or parks. Exceptions should be considered if structures are adequately buffered.
- ◆ Each village/neighborhood should accommodate a range of household types and land uses. Architectural themes are encouraged to be used in designing new developments.
- ◆ The role of the automobile in development should be kept in balance with needs of the pedestrian. Traffic flow should be only one of many considerations in designing neighborhoods.
- ◆ Street profiles are recommended narrower than current standards. The profiles should provide for on street parking and for a planted median on arterial roads. These standards will act to slow and calm traffic while providing pedestrian character to the street environment. Street standards will be provided by the new traditional neighborhood development zoning code section which is currently being developed by the firm of Duany Plater-Zyberk & Company. Special parking situations should be considered such as angled/or, on street parking for neighborhood commercial uses.
- ◆ The overall village/neighborhood plan should be designed so as to direct the most traffic possible towards the village/neighborhood center, thus minimizing through traffic within the village's edges. Simultaneously, providing basic commercial services within walking distance of all village centers can minimize utilization of automobiles.
- ◆ The village/neighborhood centers should serve as transit centers or transit-oriented developments (TOD). The village/neighborhood center will serve as a population focus for mass transit and the ridership will create additional customers for businesses located within the village/neighborhood centers.



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 # 204-051

Being first duly cautioned and sworn (NAME) William A. Goldman, Esq.
of (COMPLETE ADDRESS) 500 S. Front Street, Suite 1200, Columbus, OH 43215
deposes and states that (he/she) is the ~~APPLICANT/AGENT~~ 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
F&G Property Dev. Co., Inc. c/o William A. Goldman, Esq.	500 S. Front Street Suite 1200 Columbus, OH 43215
Alice E. Messenger	128 Mountview Court Mount Sterling, OH 43143
Susan G. Counts	7120 Lehman Road Columbus, OH 43110
Kathleen & James Schwarz	7144 Lehman Road Columbus, OH 43110

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 20th day of May, in the year 2004

SIGNATURE OF NOTARY PUBLIC [Signature]

SHERRY L. EVANICHKO
NOTARY PUBLIC
STATE OF OHIO

My Commission Expires: 5/28/08

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

