

SITE PLAN
THE RAVINES AT FLINT PARK
 PREPARED FOR VILLAGE COMMUNITIES
 DATE: 1/14/08

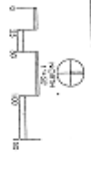
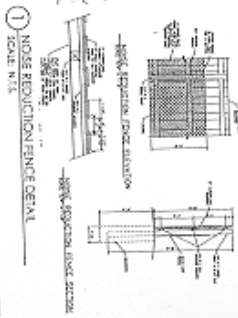
Z06-018 Final Revised Slurp by *Jameson Lee*



SITE DATA

TOTAL ACRES	44.13 ACRES
TOTAL UNITS	50
MULTI-CORNERMAN	50
SEMI-DETACHED CONDOMINIUM	0
TOTAL GARAGE SPACES	44.13 CARSPACES
OFFICE AND BUSINESS CHANGELAND	210
RECREATION AND LEISURE	0
COMMERCIAL	0
INDUSTRIAL	0
RESIDENTIAL	44.13 UNITS
TOTAL GROSS VALUE	44.13 UNITS

Joe Taylor
 Slurp



Farris Planning & Design
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2006**

- 6. APPLICATION: Z06-018**
Location: 8074 FLINT ROAD (43235), being 17.55± acres located on the north side of Park Road, 1059± feet east of Flint Road (610-216466 and 610-216460).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Multi-family residential development.
Applicant(s): Village Communities, Inc.; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Board of Education – Worthington City School District; 752 High Street; Worthington, OH 43085.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 17.55± acre site is undeveloped and is currently zoned in the R, Rural District. The applicant requests the PUD-6, Planned Unit Development District to develop a maximum of 104 multi-family residential units on private streets at a net density of 5.93 units per acre. The provided open space totals 2.8± acres, which includes 1.75± acres that will be dedicated to Columbus Recreation and Parks Department to protect the ravine located in the southwestern part of the site.
- Single-family dwellings in Sharon Township are located north of the site. An automotive service facility in Sharon Township and railroad tracks are to the east of the site. A veterinary office and single family dwelling zoned in the R, Rural District, and a carwash zoned in the L-C-5, Limited Commercial District are located south of the site across Park Road. A city park zoned in the R, Rural District, and a single-family dwelling in Sharon Township are to the west of the site.
- The site is located within Subarea C3 of *The Far North Plan* (1994), which recommends retirement housing and/or single-family residential development if the land in the subarea is not needed as a school site. It has been determined by Staff that the proposed project meets the intent of the Plan recommendation. The Plan also contains provisions for natural resource and tree preservation, and the site has been designed to accommodate these provisions.
- The PUD-6 development plan depicts the street layout and building location for twenty 4-unit ranch-style multi-family buildings, and four six-unit townhouse-style multi-family buildings. The associated PUD notes provide development standards that address building setbacks, street trees, sidewalks, exterior building materials, parking/towing language, tree preservation, garages, a temporary sales office, and variances to allow

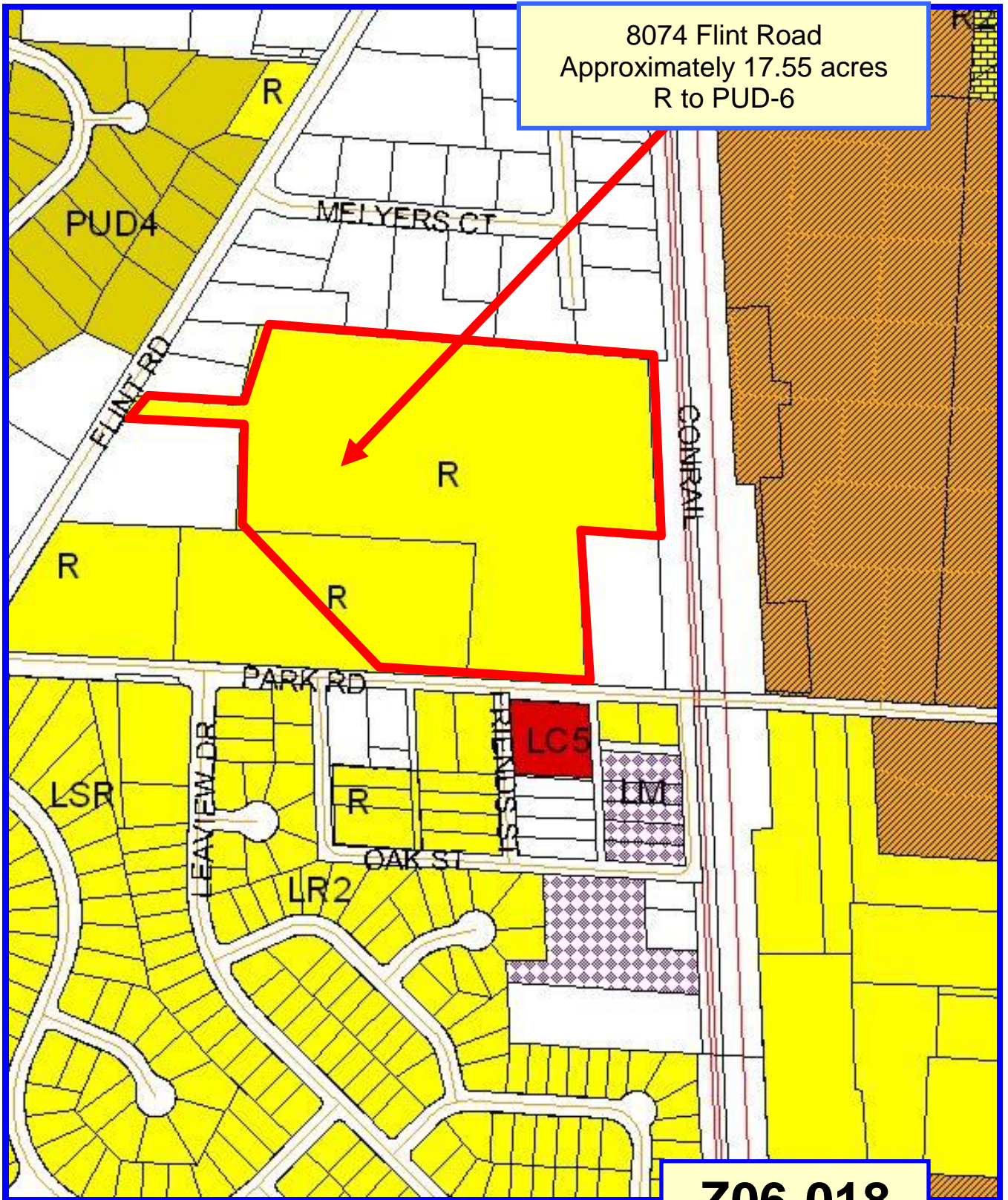
stacked parking behind the garage parking spaces of the twenty-four townhouse-style units, and for a reduced perimeter yard of ten feet for the Flint Road temporary access point.* Fifty foot wide and thirty-five foot wide landscaped buffer areas are proposed along the north and west property lines, respectively, adjacent to the single-family residential development, and a buffer area with additional tree planting is proposed adjacent to the commercial use located east of the site. Noise reduction fencing and a landscaped buffer are proposed adjacent to the rail road tracks along the eastern boundary of the site.

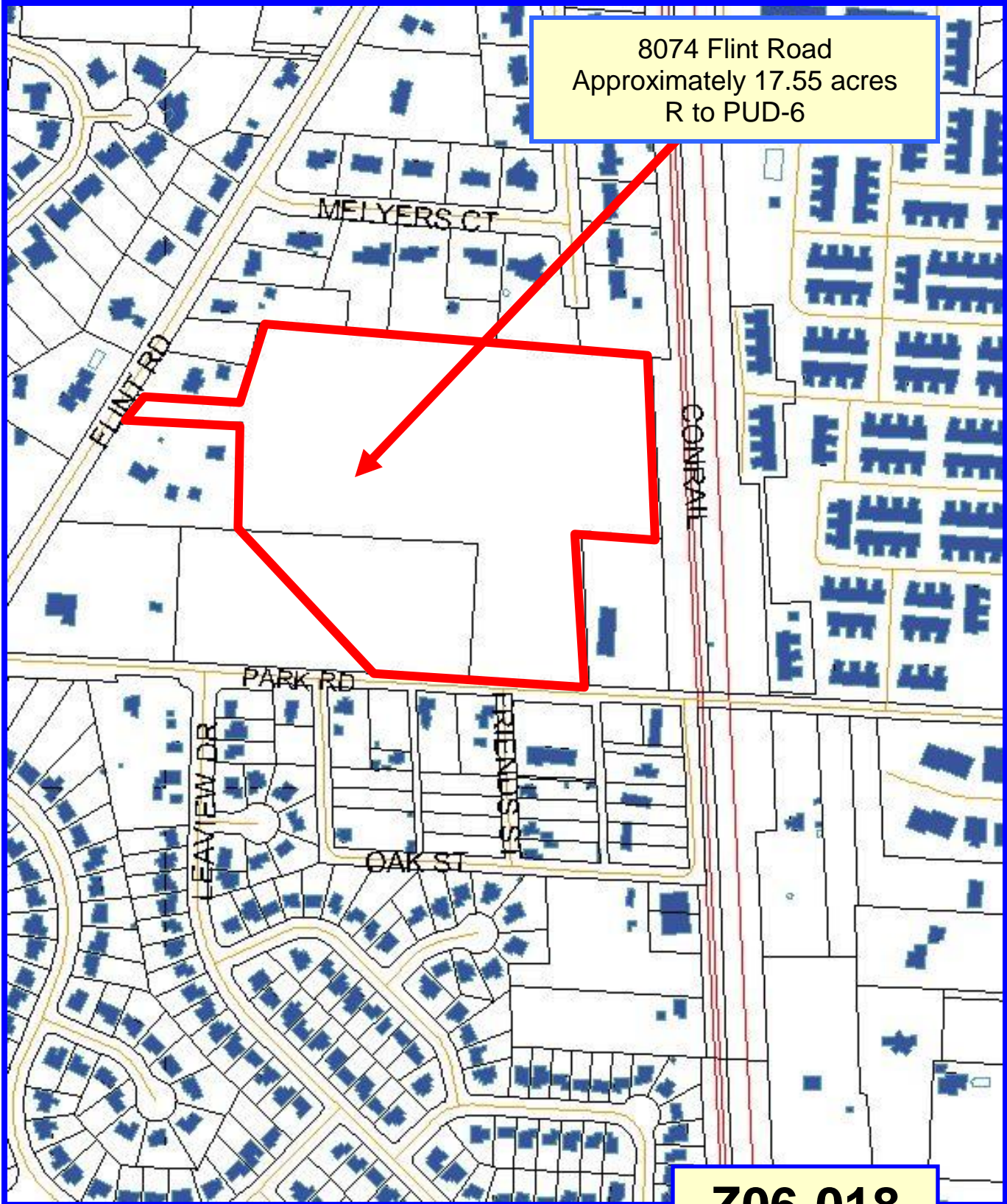
- The *Columbus Thoroughfare Plan* identifies Park and Flint Roads as C arterials requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-6, Planned Unit Development District will allow a maximum of 104 multi-family residential units on private streets with a proposed gross density of 5.93 units per acre and 2.8 acres of provided open space. The PUD plan and notes provide customary development standards such as street trees, sidewalks, exterior building materials, parking/towing language, and adequate landscaped buffer areas. The open space includes tree preservation areas, and 1.75± acres that will be dedicated to Columbus Recreation and Parks Department to protect the ravine located in the southwestern part of the site. The proposal is consistent with the recommendations of *The Far North Plan* (1994), and the zoning and development patterns of the area.

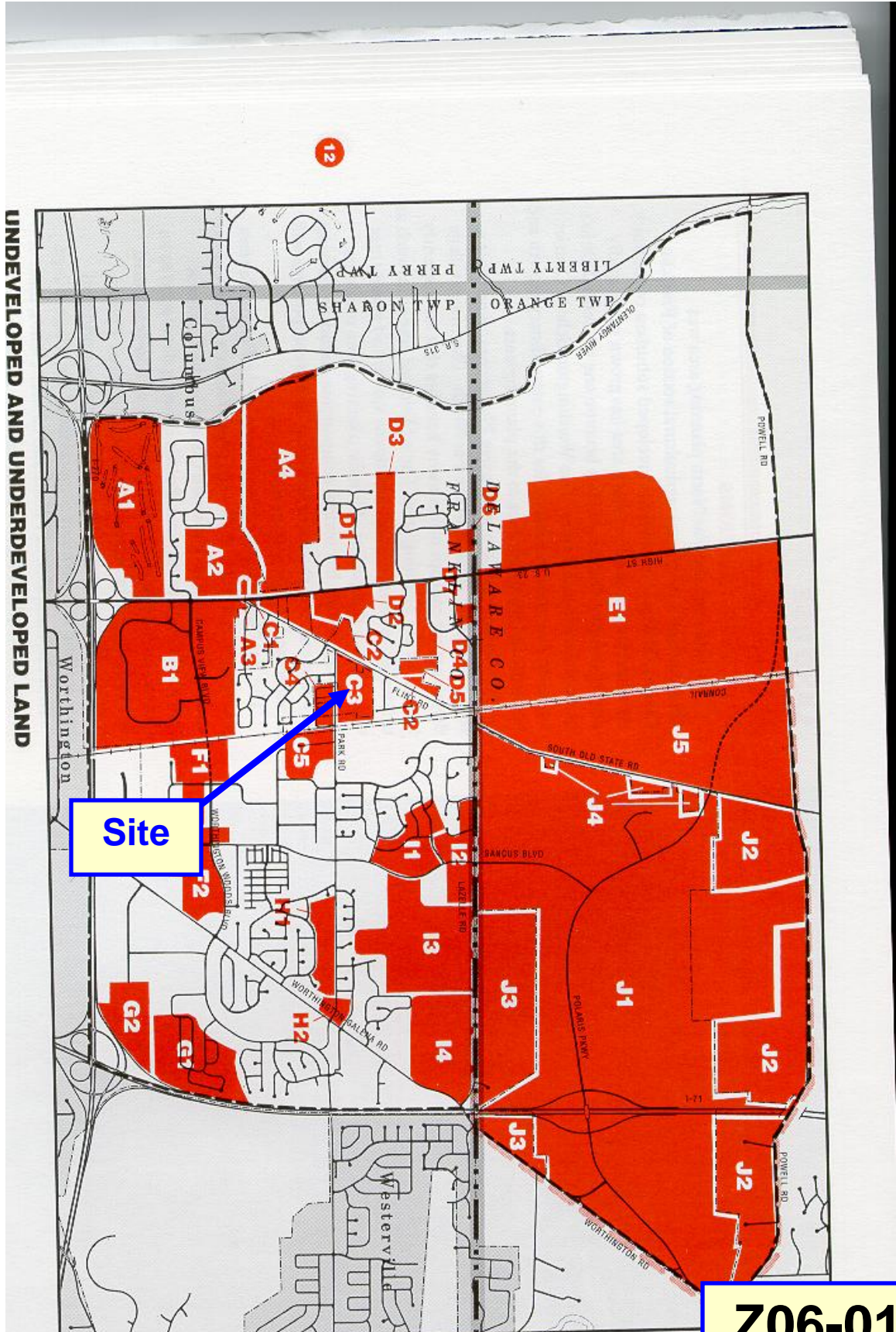
*There was a motion at the Development Commission meeting to eliminate the Flint Road access point, therefore negating the need for the perimeter yard variance. The motion also included requirements to install park markers along the border of the land to be dedicated to the Recreation and Parks Department, and for a bike path to be installed along the Park Street frontage of the site in lieu of a sidewalk. The applicant agreed to the motion and the PUD text dated May 17, 2006, reflects these changes.





8074 Flint Road
Approximately 17.55 acres
R to PUD-6

Z06-018



Z06-018

Subarea C.3: This is a 23-acre undeveloped subarea that is controlled by the Worthington School District. The character of the land surrounding the subarea is single-family residential. Of the total subarea, six acres have been leased to the city of Columbus for use as a neighborhood park. The 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.

F.N.C.C.C.

P.O. Box 261504
Columbus, OH 43226
April 5, 2006

RE: Z06-018

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

Shannon Pine,

We heard this rezoning at our FNCCC meeting April 4, 2006.

The proposed rezoning is for an existing property at 8074 Flint Road from R-Rural to PUD-6 with a development text.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**. The vote was eleven in favor, none opposed.

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, President of FNCCC

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 # 206-018

Being first duly cautioned and sworn (NAME) Jill S. Tangeman
of (COMPLETE ADDRESS) 52 E. Gay St., Columbus, OH 43216
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 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. Village Communities, Inc. 470 Olde Worthington Rd. Westerville, OH 43082	2.
3.	4.

SIGNATURE OF AFFIANT

Jill S. Tangeman

Subscribed to me in my presence and before me this 27 day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Sarah L. Herbert

My Commission Expires:

No expiration

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

Notary Seal Here



SARAH L. HERBERT
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.