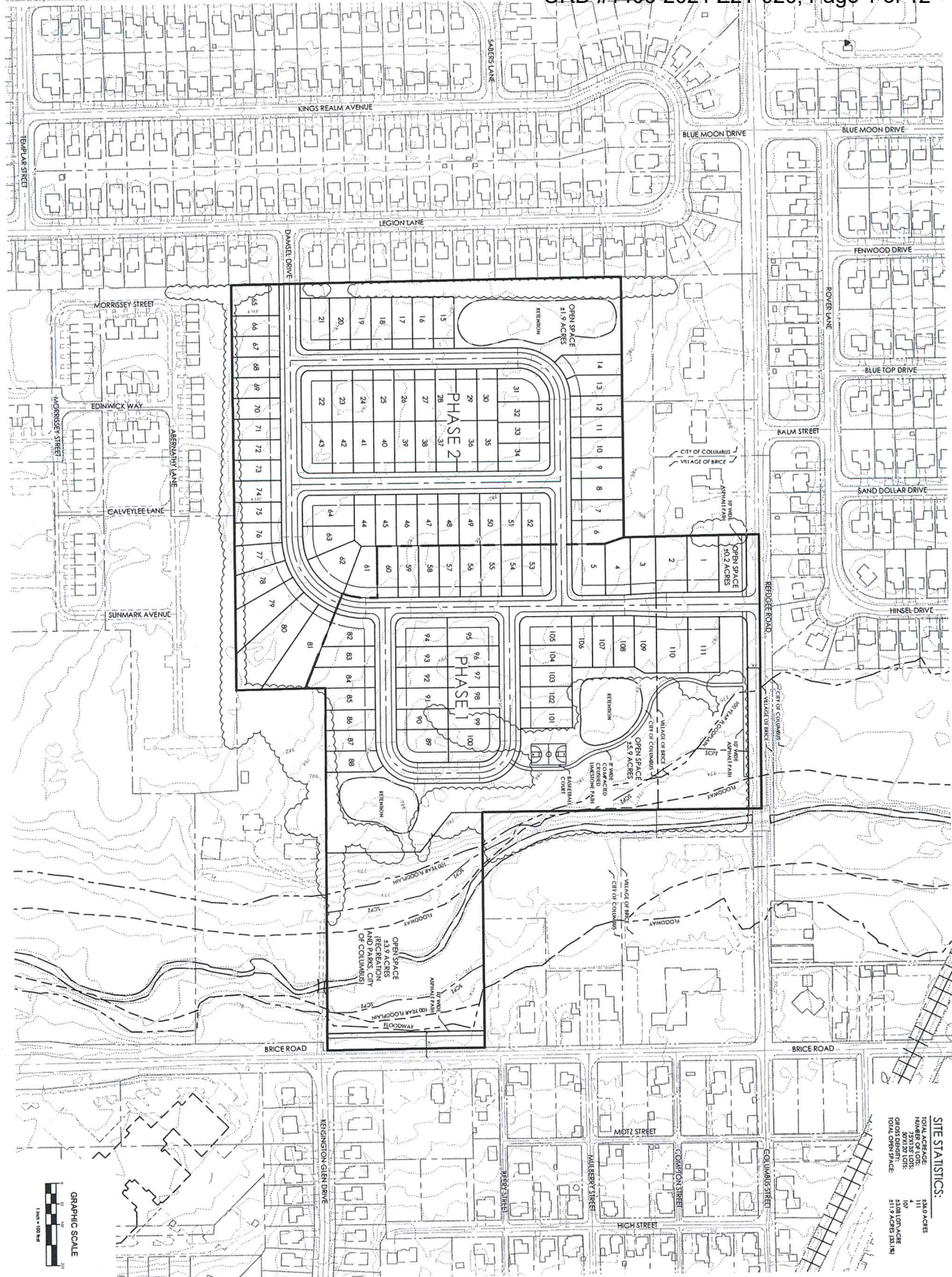
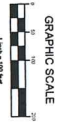


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SITE STATISTICS:

TOTAL ACRES	134.0 ACRES
NET ACRES	111
GRAND TOTAL LOTS	111
TOTAL OPEN SPACE	31.9 ACRES (23.1%)



EMHIT
Engineering, Mapping, & Information Technology
10000 N. High Street, Columbus, OH 43240
Phone: 614.777.1200 Fax: 614.777.1240

DR. HORTON
America's Builder

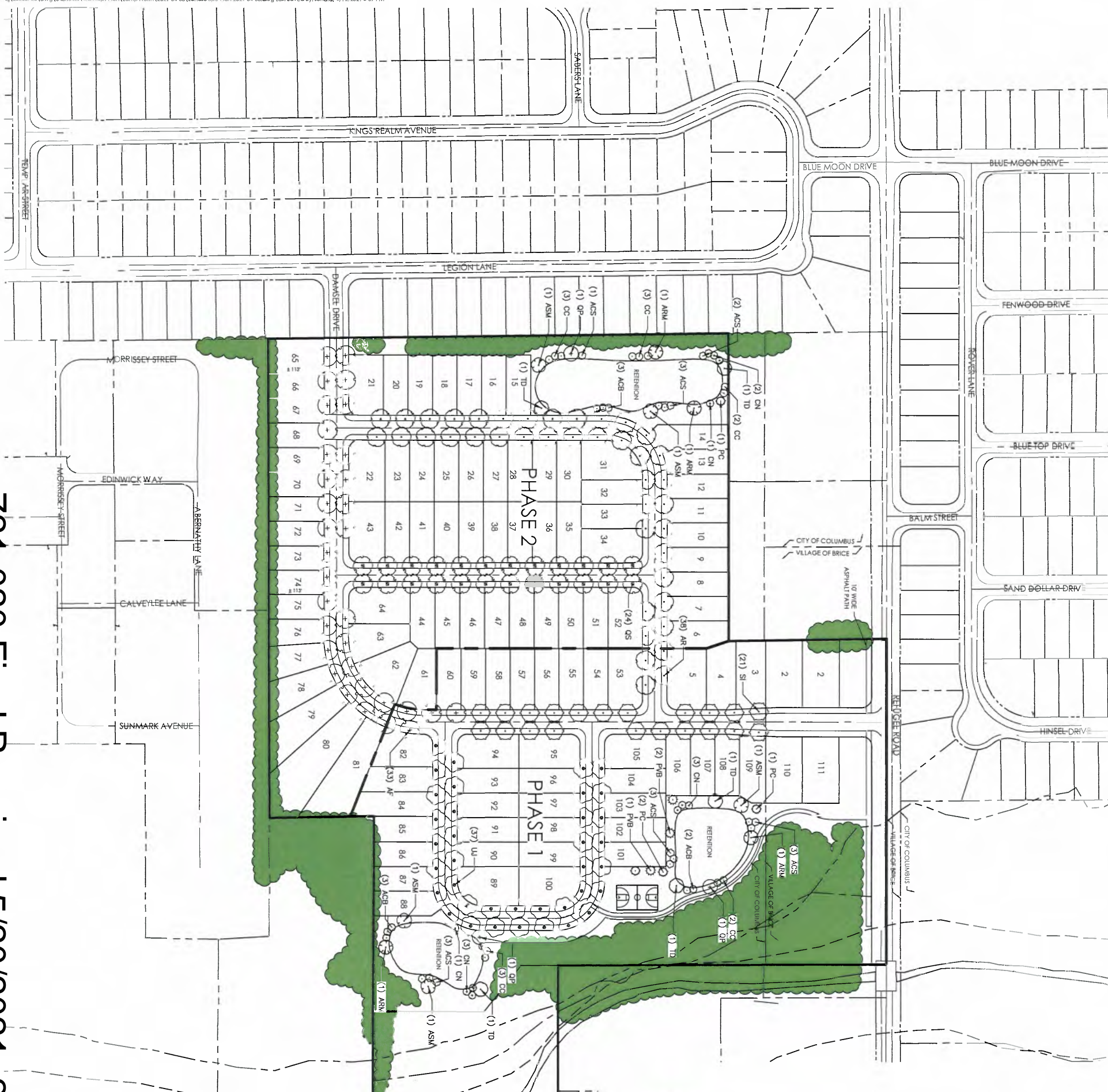
SITE PLAN

LAMP NORTH
City of Columbus & Village of Brice
Franklin County, Ohio

Z21-020 Final Received 5/20/2021 1 of 5

Melody Brown, attorney for applicant, 5/12/2021

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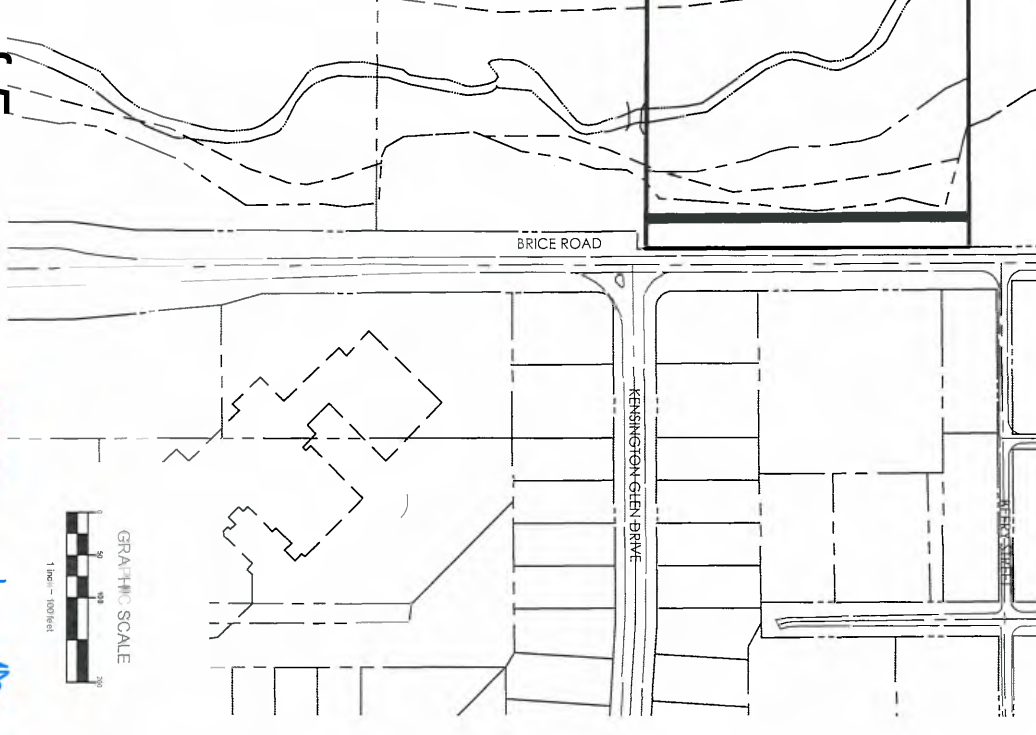
PLANT SCHEDULE - LANDSCAPE PLAN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ARM	4	Acer rubrum	Red Maple	3" Cal.	BAB
AR	38	Acer dasycarpum 'Vandling'	Amur/Norway Red Maple	4" Cal.	BAB
ARM	5	Acer spicatum	Sugar Maple	3" Cal.	BAB
AF	33	Acer x fraxinoides 'Serrano Elm'	Serrano Elm / Freeman Maple	3" Cal.	BAB
ACB	8	Aesculus x carnea 'Belle'	Red Horsechestnut	2" Cal.	BAB
ACS	15	Amelanchier canadensis	Serviceberry	2" Cal.	BAB
CN	10	Cornus canadensis 'Native Flame'	Native Flame American Hornbeam	2" Cal.	BAB
CC	13	Cercis canadensis	Redbud	2" Cal.	BAB
PV6	3	Picea pungens	Blue Spruce	6" Ht.	BAB
PC	4	Picea pungens	Colorado Spruce	8" Ht.	BAB
OS	24	Quercus phellos	Willow Oak	3" Cal.	BAB
QP	3	Quercus prinus	Pin Oak	3.5" Cal.	BAB
SI	21	Syringa villosa 'Ivy Silk'	Ivy Silk Lilac	3" Cal.	BAB
TD	5	Taxodium distichum	Bald Cypress	3" Cal.	BAB
UJ	37	Ulmus 'Tufford'	Partial Elm	3" Ht.	BAB

No Allow Area (ratio per City of Columbus Spec Item 659 (2011))
 Lawn (ratio per City of Columbus Spec Item 659 (2011))
 Existing trees

Z21-020 Final Received 5/20/2021 2 of 5

making & signs 5/28/2021



DATE:	APRIL 8, 2021
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
IN CHARGE:	
REVISIONS:	

PREPARED BY:

EMHNT
 Evans, Munchwood, Henderson & Troup, Inc.
 5000 New Albany Road, Columbus, OH 43230
 Phone: 614.775.4500 Fax: 614.775.5448
 emhnt.com

D-R HORTON
 America's Builder

LANDSCAPE PLAN

LAMP NORTH
 City of Columbus & Village of Brice
 Franklin County . Ohio



ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

Z21-020 Final Received 5/20/2021 3 of 5

Melony K. Janni



ELEVATION - A



ELEVATION - B



ELEVATION - C Z21-020 Final Received 5/20/2021 4 of 5 ELEVATION - D





ELEVATION - A



ELEVATION - B



ELEVATION - C Z21-020 Final Received 5/20/2021 5 of 5 ELEVATION - D



Misty L. Jan 5/20/2021

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 13, 2021**

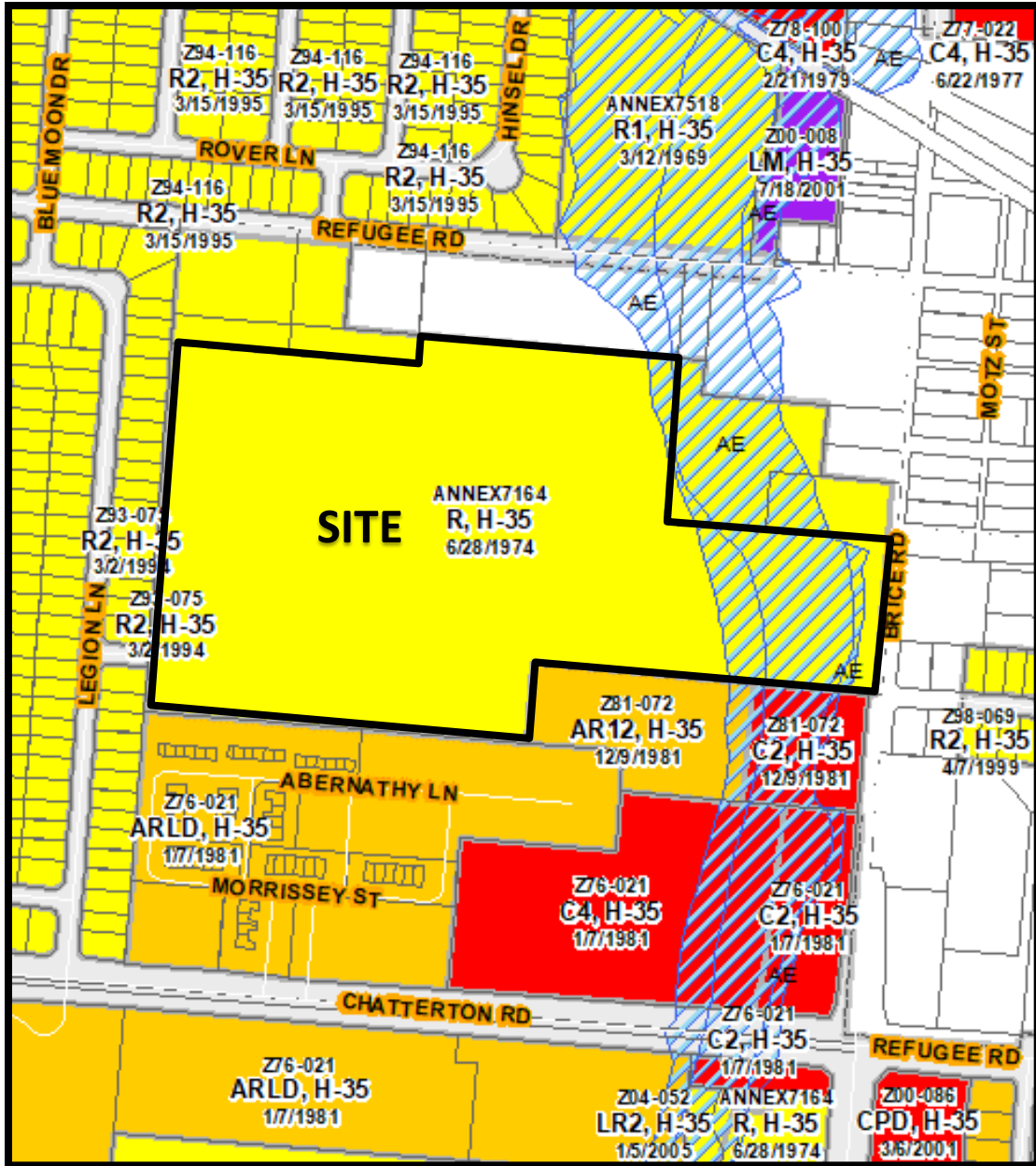
- 3. APPLICATION: Z21-020**
Location: **6055 REFUGEE RD. (43232)**, being 32.17± acres located on the south side of Refugee Road, 550± feet west of Brice Road (530-136862; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: L-R-2, Limited Residential District (H-35).
Proposed Use: Single-unit dwellings.
Applicant(s): Molly Gwin; 2 Miranova Place, Suite 700; Columbus, OH 43215.
Property Owner(s): Lamp Thomas R. Trust; 4300 Julian Road SW; Lancaster, OH 43130.
Planner: Lisa Russell; 614-645-6975; lrussell@columbus.gov

BACKGROUND:

- The 32.17± acre site is undeveloped in the R, Rural District. The requested L-R-2, Limited Residential District will permit single-unit residential development.
- North of the site is undeveloped land in the Village of Brice and single-unit dwellings in the R, Rural District. To the east is single-unit residential development in the Village of Brice. South of the site is a multi-unit residential development in the ARLD, Apartment Residential District, a single-unit dwelling in the AR-12, Apartment Residential District, and undeveloped land in the C-2, Commercial District. West of the site is a single-unit residential development in the R-2, Residential District.
- The site is within the boundaries of the *South East Land Use Plan (2018)*, which recommends 'Low Density Residential (4-6 du/ac),' and 'Open Space land uses at this location. The Plan also include complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions and supplemental development standards that address the maximum number of dwelling units, set at limited to 107, rear yards, traffic access, shared use path, street trees, landscaping, building design and elevations, sidewalks, and parkland dedication. Additionally the site will be developed in accordance with the submitted site and landscaping plan.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Brice Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

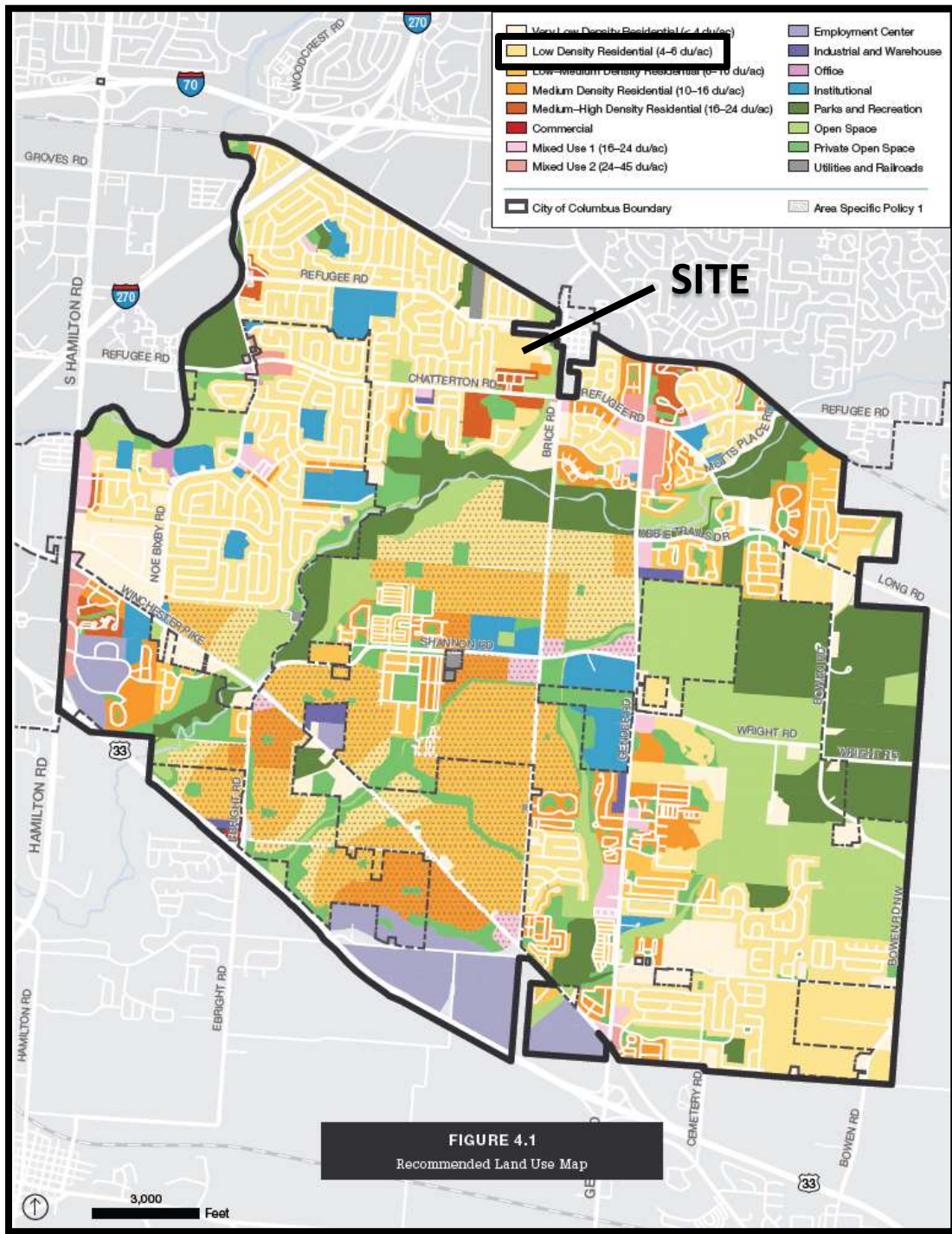
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-R-2, Limited Residential District will allow a single-unit residential subdivision compatible with the density and development standards of adjacent residential properties. The proposal is also consistent with the land use recommendations of the *South East Land Use Plan*. The Planning Division has requested and received additional site plan details to confirm consistency with C2P2 Design Guidelines. Planning staff encourages the applicant to commit to elevations that include a front porch (the "Madison") or do not include a protruding garage (the "Holcombe"), but will not condition support on this commitment. Staff also continues to encourage the trail in the northeast corner's open space be extended through the eastern parkland and connect to the shared use path fronting Brice Road, as well as plant new trees in the parkland space, both in consultation with the Department of Recreation and Parks.



Z21-020
6055 Refugee Rd.
Approximately 32.17 acres
R to @R!&

South East Land Use Plan (2018)



Z21-020
6055 Refugee Rd.
Approximately 32.17 acres
R to @R!&



Z21-020
6055 Refugee Rd.
Approximately 32.17 acres
R to @R!&

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-020

Address: 6055 REFUGEE RD

Group Name: GREATER SOUTH EAST AC

Meeting Date: MARCH 23, 2021

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis for recommendation below) Disapproval

NOTES:

- NEIGHBOR TO THE SOUTHEAST WORRIED ABOUT POND
DISTURBING THEIR WELL.

Vote: 6 - APPROVAL 3 - ABSTAINED

Signature of Authorized Representative: [Signature]
SIGNATURE

ZONING CHAIR
RECOMMENDING GROUP TITLE

614-378-3953
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-020

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

Being first duly cautioned and sworn (NAME) Molly R. Gwin
of (COMPLETE ADDRESS) 2 Miranova Place, Suite 700, 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 in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. D.R. Horton - Indianapolis, LLC 507 Executive Campus Drive Westerville, Ohio 43082	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Molly R. Gwin

Sworn to before me and signed in my presence this 23rd day of February, in the year 2021

Rosemary L. Cullison
SIGNATURE OF NOTARY PUBLIC

8/5/23
My Commission Expires
Notary Seal Here



ROSEMARY L. CULLISON
Notary Public, State of Ohio
My Commission Expires
August 5, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.