

Committed to Landscaping
(All other development reflected on Plan is CONCEPTUAL)

SITE DATA

| | |
|--------------|-------------------------------------|
| Site No. | 205-057 |
| Client | Paris Planning & Design |
| Location | 11250 Grand |
| City | San Jose |
| Project Name | THE TRADITIONS AT WORTHINGTON WOODS |
| Project No. | 11-2-05 |
| Scale | 1" = 20' |
| Date | 10/28/05 |

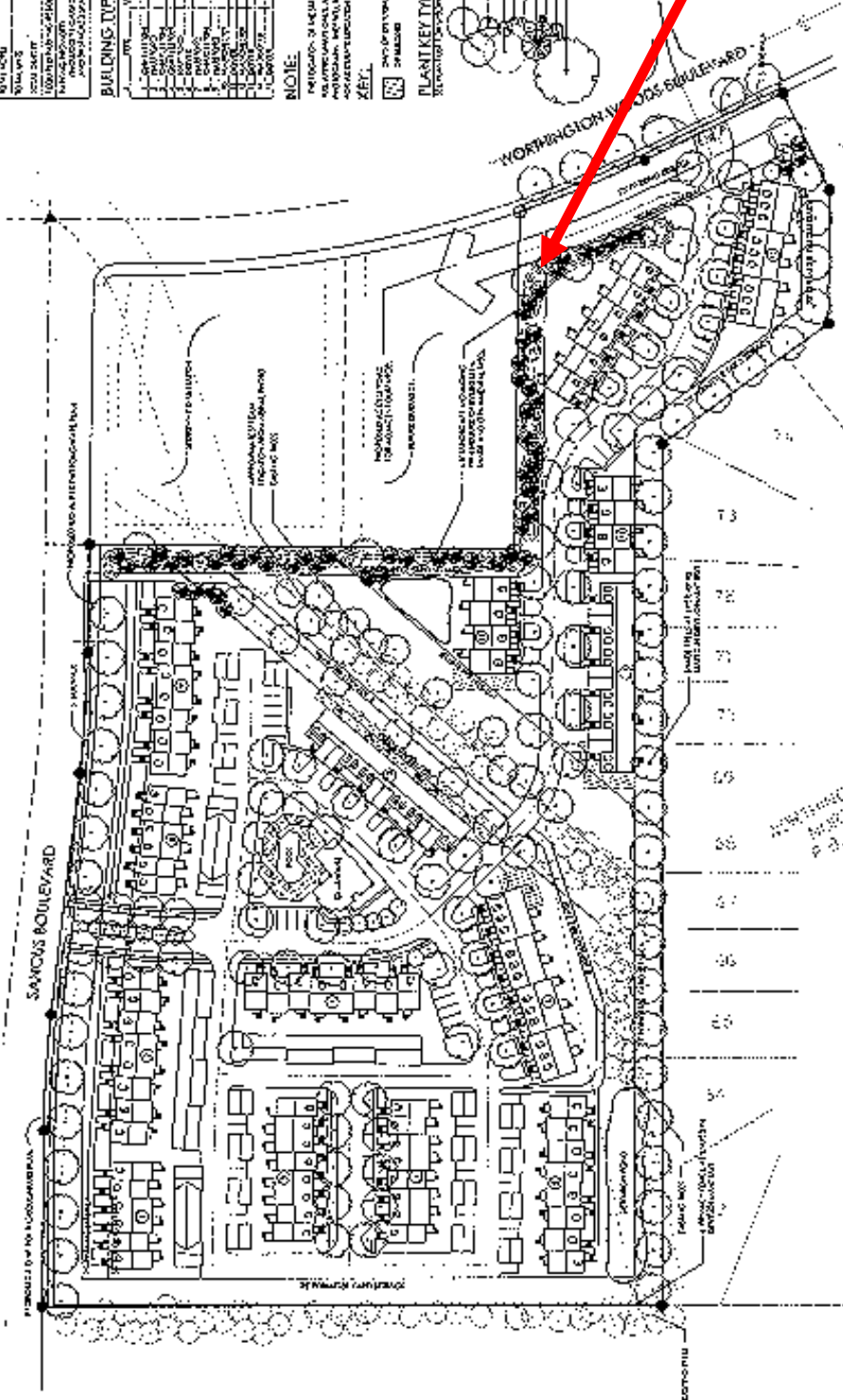
BUILDING TYPE

| Symbol | Description |
|----------|------------------------|
| (Symbol) | Single-Family Detached |
| (Symbol) | Single-Family Attached |
| (Symbol) | Multi-Family |
| (Symbol) | Commercial |
| (Symbol) | Public Building |
| (Symbol) | Other |

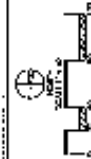
NOTE:
 1. All plantings are to be installed by the contractor in accordance with the specifications and schedule of values.
 2. All plantings are to be installed in accordance with the specifications and schedule of values.
 3. All plantings are to be installed in accordance with the specifications and schedule of values.

KEY:
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- PLANT KEY TYPICALS**
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 - 3. All plantings are to be installed in accordance with the specifications and schedule of values.
 - 4. All plantings are to be installed in accordance with the specifications and schedule of values.
 - 5. All plantings are to be installed in accordance with the specifications and schedule of values.
 - 6. All plantings are to be installed in accordance with the specifications and schedule of values.
 - 7. All plantings are to be installed in accordance with the specifications and schedule of values.
 - 8. All plantings are to be installed in accordance with the specifications and schedule of values.
 - 9. All plantings are to be installed in accordance with the specifications and schedule of values.
 - 10. All plantings are to be installed in accordance with the specifications and schedule of values.



Paris Planning & Design
 11250 Grand
 San Jose, CA 95128
 Phone: (408) 261-1111
 Fax: (408) 261-1112
 Website: www.parisplanning.com



CONCEPT PLAN W/2 CAR GARAGES
THE TRADITIONS AT WORTHINGTON WOODS
 PREPARED FOR VILLAGE COMMUNITIES
 DATE: OCTOBER 2005

Handwritten signature
 10/28/05

*205-057 FINAL SITE PLAN
 RECEIVED 11-2-05 Lisa Russell*

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2005**

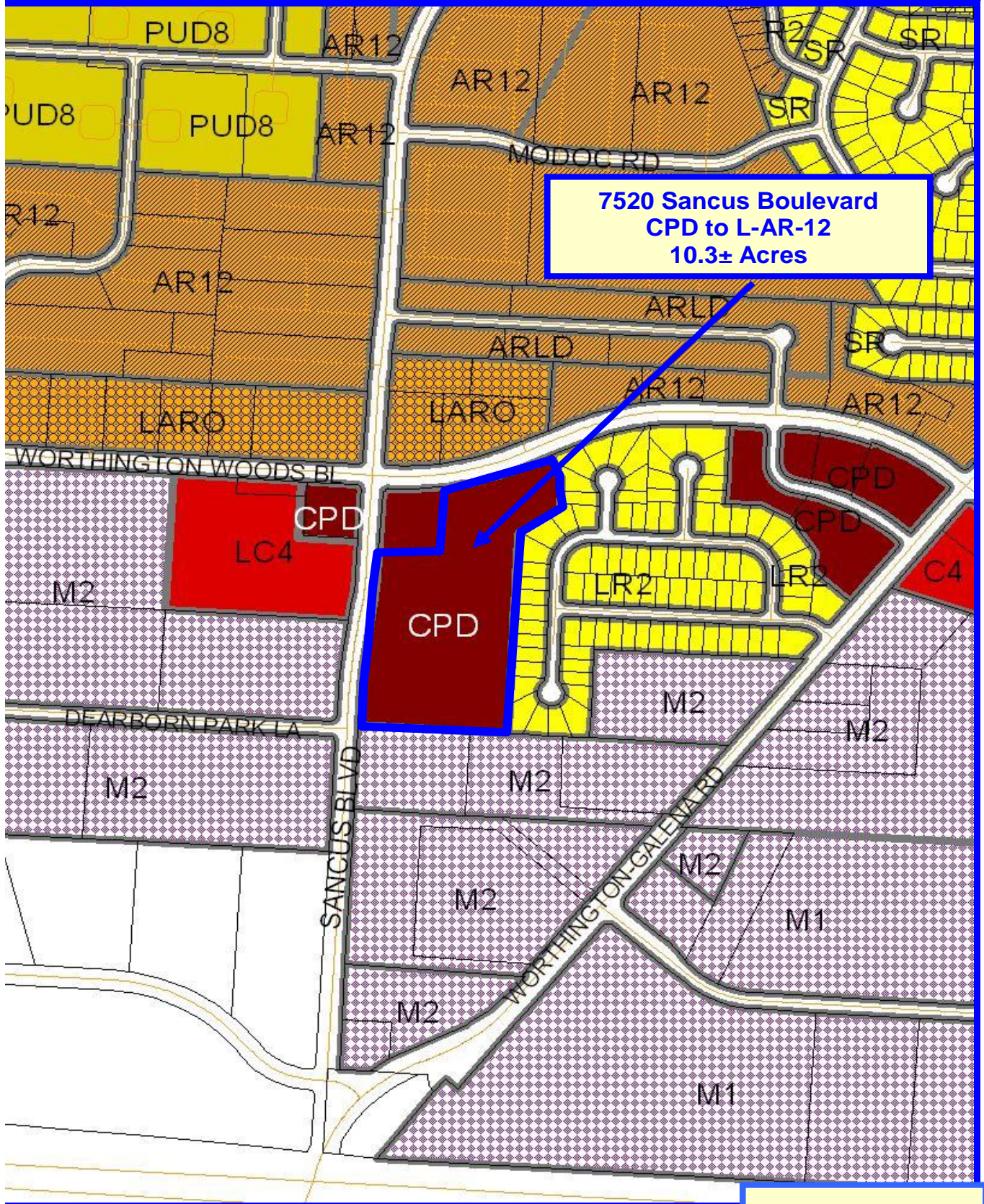
- 2. APPLICATION: Z05-057**
Location: **7520 SANCUS BOULEVARD (43035)**, being 10.3± acres located on the east side of Sancus Woods Boulevard, 200± feet south of Worthington Woods Boulevard (610-146450).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Village Communities, LLC; c/o David L. Hodge, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Giuseppe Pingue; 1445 Worthington Woods Blvd.; Worthington, OH 43084.
Planner: Lisa Russell, 645-0716, lrussell@columbus.gov

BACKGROUND:

- The 10.3± acre site is undeveloped and zoned CPD, Commercial Planned Development District. The applicant requests a rezoning from CPD, Commercial Planned Development to the L-AR-12, Limited Apartment Residential District for the development of 100 multi-family residential units.
- North of the site is a Speedway gas station in the CPD, Commercial Planned Development District. East of the site is single family residential in the L-R-2, Limited Residential District. A tile business in the M-2 Manufacturing District is located south of the site, and additional M-2 zoning occurs west of the site. Also west of the site is a BP gas station zoned CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Far North Plan* (1994) in Subarea F2, which recommends neighborhood-oriented commercial for this undeveloped site. A deviation from the plan is warranted because residential single family development has been established adjacent to the site, to the east.
- The development standards include commitments for specific building materials, street trees, landscaping, a 25 foot perimeter yard, sidewalks and a privacy fence. The six foot wood privacy fence will span the length of the east and south property lines, providing screening for the single family development and screening from the manufacturing use.
- The Far North Columbus Communities Coalition recommends approval of the rezoning application.
- The *Columbus Thoroughfare Plan* identifies Sancus Boulevard as 4-2 arterial requiring a minimum of 50 feet of right-of-way from the centerline.

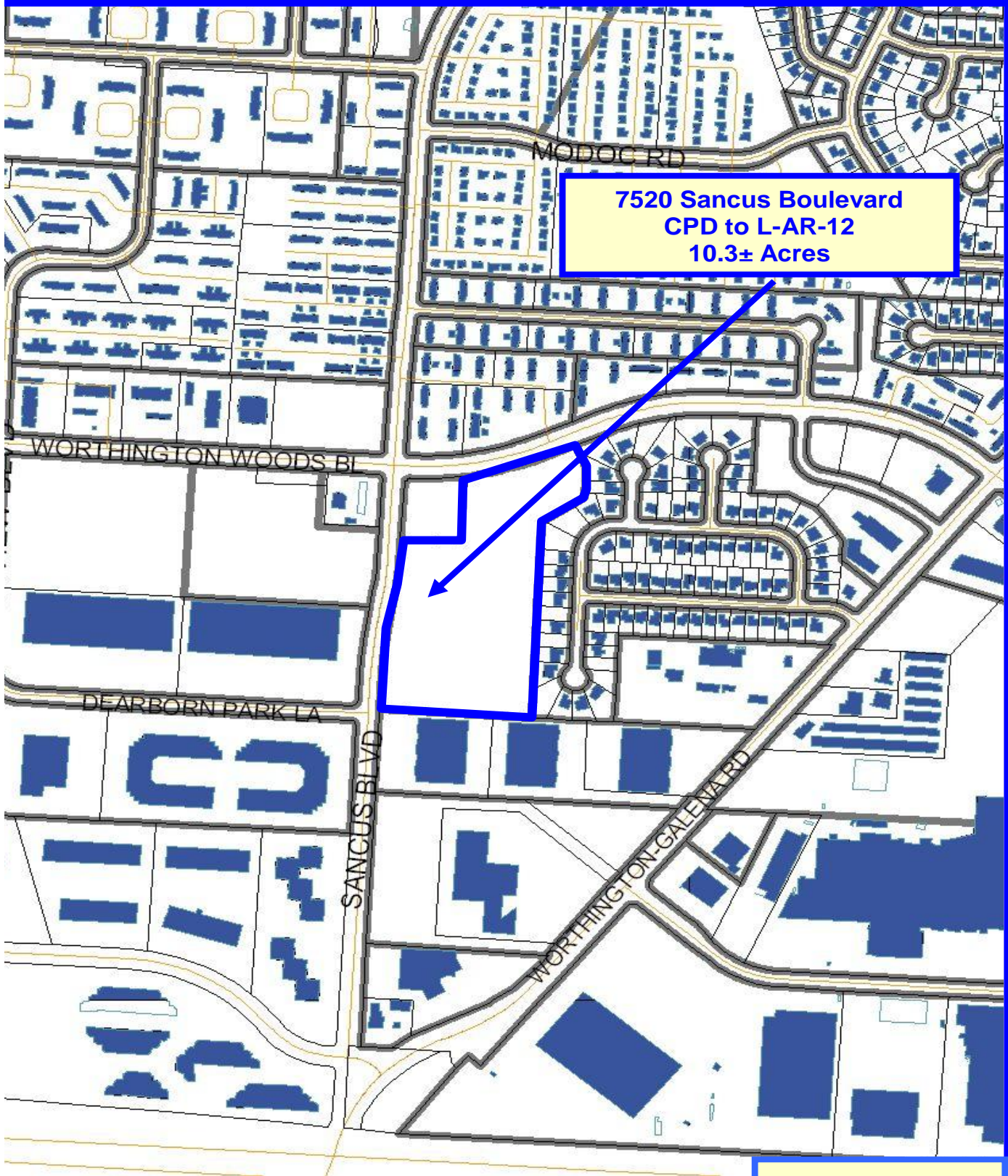
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed multi-family development in the L-AR-12, Limited Apartment Residential District is an appropriate transitional use between existing commercial and existing single family developments in this area. The limitation text provides for adequate screening, landscaping and sidewalks.



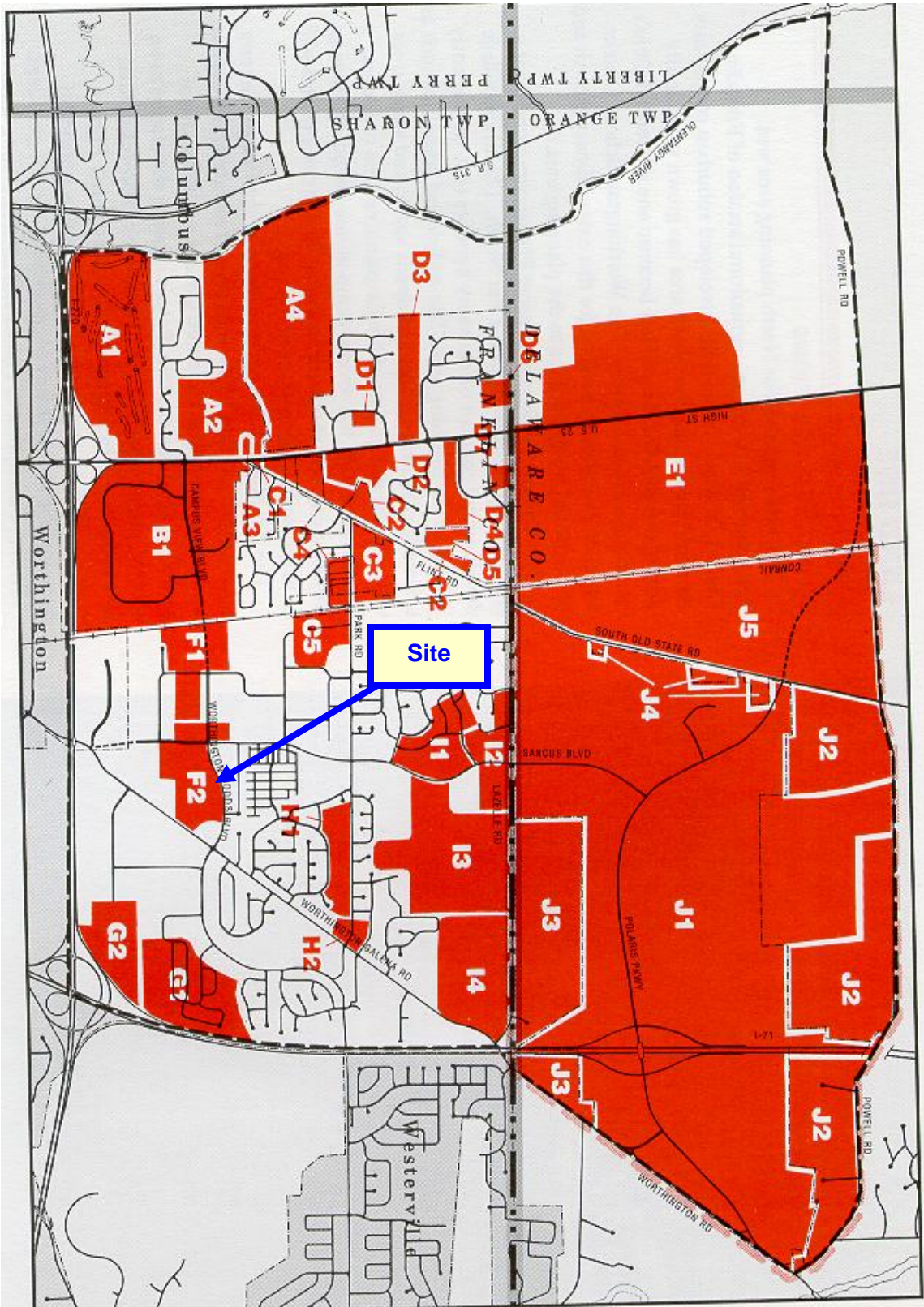
7520 Sancus Boulevard
CPD to L-AR-12
10.3± Acres

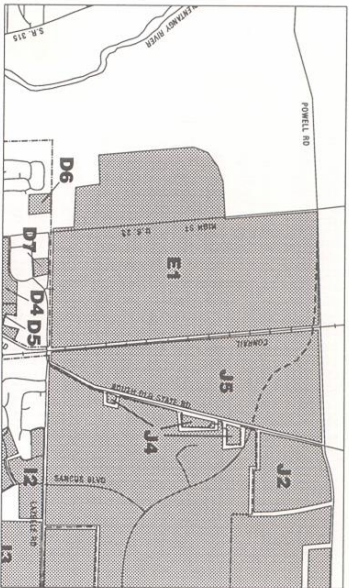
Z05-057



7520 Sancus Boulevard
CPD to L-AR-12
10.3± Acres

Z05-057





Area E: High Street Corridor - North

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Subarea E.1: This very large subarea consists of the land between Powell Road on the north, Lazelle Road on the south, the Conrail Railroad on the east, and the Highbanks Metropolitan Park on the west. This subarea has been designated an employment component of the fringe village. Existing development includes several automobile dealerships, retail marine sales, and a cemetery. The Nationwide training facility and an office/industrial park is located in the southeast quadrant of North High Street and Powell Road. The subarea is located in Delaware County and zoned under Orange Township jurisdiction.

- Support the Orange Township Land Use Plan's recommendation for commercial and light industrial development as the most appropriate land use for this subarea.
- Future development must be very sensitive to the natural characteristic of Highbanks Metropolitan Park.
- Development proposals should limit the number of curb cuts along North High Street to obtain efficiency of traffic movement.

Area F: Sancus and Worthington Woods

Subarea F.1: This subarea consists of the undeveloped land that fronts on Worthington Woods Boulevard. It is located in a portion of an employment and shopping component of the fringe village. Adjacent development includes an elementary school and multi-family housing on the north, an industrial park on the south, undeveloped land on the east, and offices and undeveloped land on the west. Existing zoning is Manufacturing (M2) south of Worthington Woods Boulevard; and Commercial Planned Development (CPD) and Limited Apartment Office (LARO) north of Worthington Woods Boulevard.

- Support development in accordance with current zoning districts. Future development of this subarea must be sensitive to the elementary school located to the north.
- Consider a portion of the subarea along the Conrail Railroad as a possible location for a mass transit terminal.

Subarea F.2: Subarea is located along Worthington Woods Boulevard and is zoned Commercial Planned Development (CPD) and Limited Apartment Office (LARO). The subarea is located in a portion of an employment and shopping component of the fringe village. Adjacent development consists of multi-family on the north, industrial on the south, a fast food restaurant on the east, and undeveloped land on the west. Subarea includes the undeveloped land at the Sancus/Worthington Woods intersection.

- Support neighborhood-oriented commercial uses as the most appropriate development of the subarea. Potential uses include grocery store, drug store, dry cleaners, video store, ice cream shop, and pizza restaurant or delicatessen.
- Support low-intensity commercial development as the most appropriate land use for the northwest quadrant of the Sancus/Worthington Woods intersection. Appropriate land uses include a bank, medical offices, and day care center.

F.N.C.C.C.

8147 Flint Road
Columbus, OH 43235
October 5, 2005

RE: Z05-057

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

Ms. Shannon Pine,

We heard this rezoning at our FNCCC meeting October 4, 2005.

The proposed rezoning is for 10 +/- acres located at 7520 Sarcus Blvd. from CPD to L-AR-12.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**. The vote was four in favor, three opposed, and one abstention.

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

Truly,

Daniel Province, Vice Chair of FNCCC and zoning chair.

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 # 705-057

Being first duly cautioned and sworn (NAME) David L. Hodge
 of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, Columbus, OH 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
- 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 470 Olde Worthington Road Westerville, OH 43082 | 2. Giuseppe Pingue 1445 Worthington Woods Blvd. Worthington, OH 43084 |
| 3. | 4. |

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2nd day of August, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

David L. Hodge
Jennifer T. Huette
04-26-09

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



JENNIFER T. HUETTE
 Notary Public, State of Ohio
 My Commission Expires 04-26-09