

SITE DATA TABLE	
TOTAL SITE AREA	3.874 AC.
TOTAL DISTURBED AREA	2.289 AC.
PRE-DEVELOPED IMPERVIOUS	0 AC.
POST-DEVELOPED IMPERVIOUS	1.123 AC.
NUMBER OF UNITS	14
DENSITY	3.6 UNITS/ACRE
REQUIRED OPEN SPACE	8400 SF
DESIGNATED OPEN SPACE	12300 SF



Agulayam
9/27/17

SHREMSHOCK

SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road Suite 150 New Albany, OH 43054
614-548-4550 | 614-548-4555 | www.shremstock.com

FAIRWAY BLVD

Final Site Plan Received 9/27/17 Z17-015

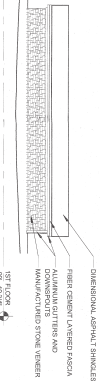
SAI # 170-105 09/27/2017

A1

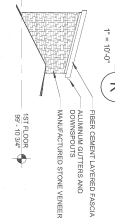
SITE PLAN

- LEGEND**
- LANDSCAPED AREA
 - DESIGNATED OPEN SPACE
 - UNDISTURBED AREA
 - MINIMAL DISTURBED AREA
 - BUILDING
 - EXISTING TREE TO REMAIN
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - ORNAMENTAL BUSH, SHRUB OR GRASS
 - PERENNIAL GROUPING OR FOUNDATION PLANTING

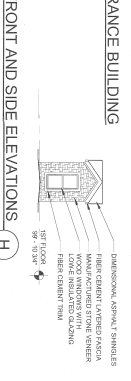
GOLF CART GARAGE



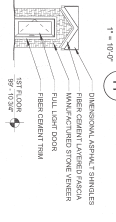
TYPICAL SIDE ELEVATION J



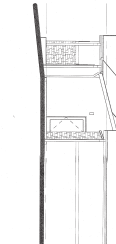
ENTRANCE BUILDING



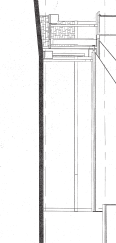
REAR ELEVATION G



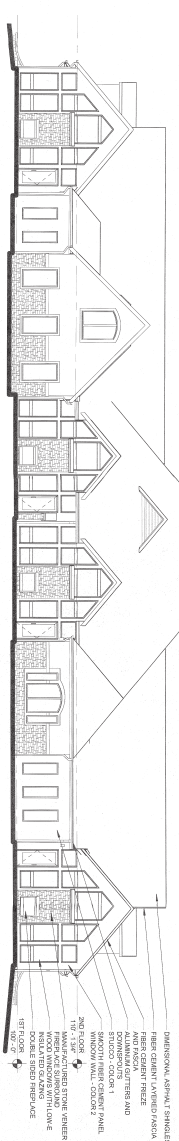
TYPICAL LEFT ELEVATION D



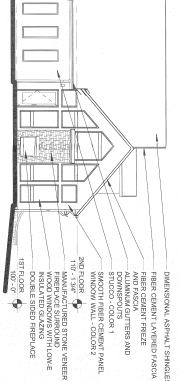
TYPICAL RIGHT ELEVATION C



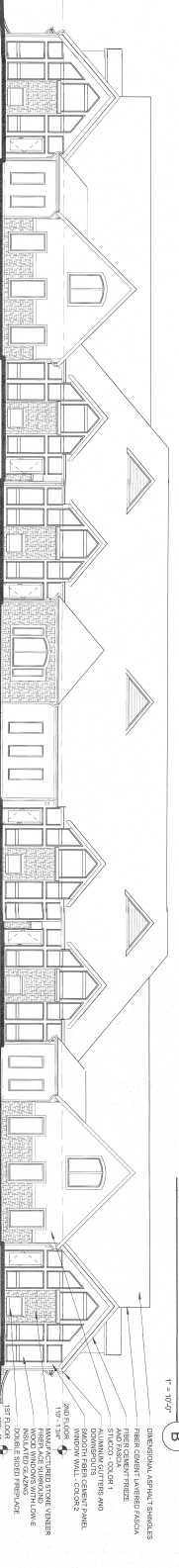
BUILDING A FRONT ELEVATION F



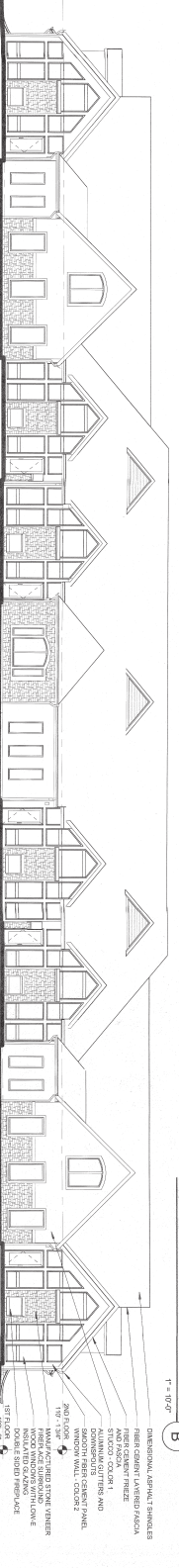
BUILDING A REAR ELEVATION E



BUILDING B FRONT ELEVATION B



BUILDING B REAR ELEVATION A



Allyson Fin
9/27/17

Final Elevation Drawings Received 9/27/17 217-015

217-015

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SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road Suite 150 New Albany, OH 43054
614 545 4550 614 545 4555 www.shremshock.com

FAIRWAY BLVD
14TH HOLE LLC

TITLE
ZONING ELEVATIONS

DATE SHEETED
09/25/17

SHEET NO.
170105

SCALE
1" = 10'-0"

PROJECT
170105

DATE PLOTTED
9/25/17 2:25:06 PM

A002

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 10, 2017**

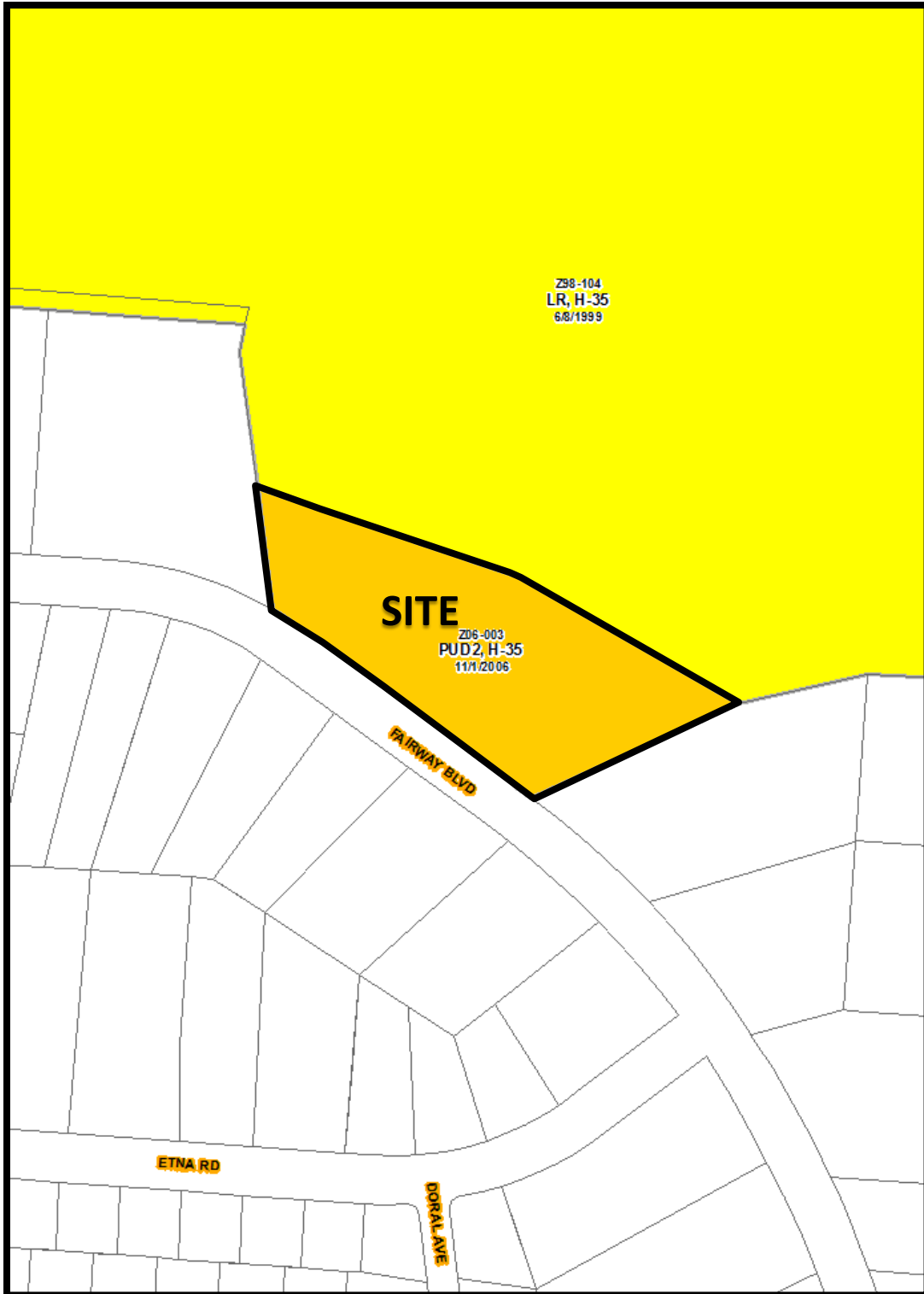
- 2. APPLICATION: Z17-015**
Location: **700 FAIRWAY BOULEVARD (43123)**, being 3.87± acres located on the north side of Fairway Boulevard, 400± feet west of Etna Road (010-109334; Far East Area Commission).
Existing Zoning: PUD-2, Planned Unit Development District.
Request: PUD-4, Planned Unit Development District.
Proposed Use: Multi-unit residential development.
Applicant(s): 14th Hole Development, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

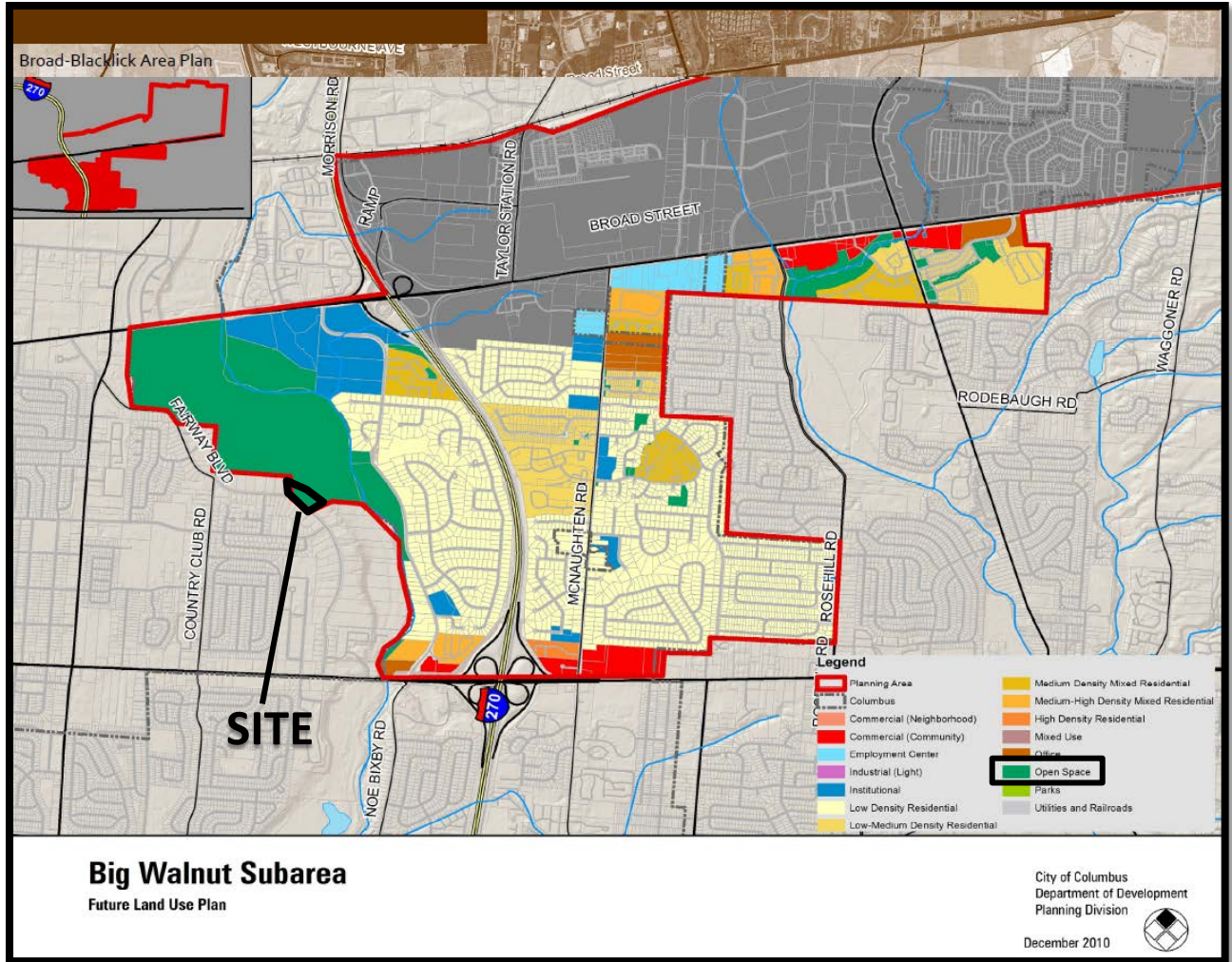
- The 3.87± acre site consists of a single undeveloped parcel zoned in the PUD-2, Planned Unit Development District (Z06-003). The applicant is requesting the PUD-4, Planned Unit Development District to allow development of the site with fourteen attached dwelling-units, arranged in two buildings containing four units each and one building containing six units (3.62 du/acre).
- North of the site is a golf course / country club in the L-R, Limited Rural District. South and west of the site are single-unit dwellings in the R-1, Residential District in the City of Whitehall. East of the site are single-unit dwellings in the R-0, Residential Estate District in the City of Whitehall.
- The site is within the boundaries of the *Broad-Blacklick Area Plan* (2011), which recommends open space land use at this location. The recommendation for open space came after the property had already been zoned PUD-2, Planned Unit Development District in 2006.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The development text includes commitments to the number of dwelling-units and their arrangement on-site, first floor minimum net floor areas, garage requirements, building materials, building setbacks, landscaping, and tree/vegetation preservation. The text includes a commitment to the submitted site plan. Variances to reduce the building setback and perimeter yard are included in the text.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-4, Planned Unit Development District will allow a multi-unit residential development with a total of fourteen units. Although the *Broad-Blacklick Area Plan* calls for open space, staff recognizes that the site was already zoned for residential development and was privately owned, prior to plan adoption. The site plan and development text submitted are sensitive to the existing natural resources of the site, provide alternatives to private automobiles for transportation, include elevation drawings that are generally consistent with the Plan's design guidelines, and are consistent with surrounding land uses.



Z17-015
700 Fairway Boulevard
Approximately 3.87 acres
From PUD-2 to PUD-4



Z17-015
700 Fairway Boulevard
Approximately 3.87 acres
From PUD-2 to PUD-4



Z17-015
700 Fairway Boulevard
Approximately 3.87 acres
From PUD-2 to PUD-4

ZONING/REZONING/VARIANCE APPLICATION STAFF REPORT

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission.
It is not to be construed as a legal document in content or meaning. ORD # 2670-2017; Z17-015; Page 8 of 11

APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: **Z17-015**

APPLICANT: 14th Hole Development LLC
ADDRESS: c/o Tom Heilman 130 South Columbia Ave. **COLUMBUS OH 43209**

DATE RECEIVED City of Columbus Dept Building & Zoning Service: 4-25-17

AREA COMMISSION: FAR EAST AREA COMMISSION
DATE RECEIVED BY AREA COMMISSION: 05/04/2017

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 700 Fairway Blvd. Zip 43123

Is this application being annexed into the City of Columbus Yes No (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address split from 010-109334

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) PUD-2 Requested Zoning District(s) PUD-4

Area Commission Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request: attached dwelling units

(continue on separate page if necessary)

Proposed Height District: 35 Acreage 3.8
[Columbus City Code Section 3309.14]

APPLICANT:

Name 14th Hole Development LLC

Address c/o Tom Heilman 130 South Columbia Ave. City/State Columbus, OH Zip 43209

Phone # 614-291-2600 Fax # _____ Email tom@hometeamproperties.net

APPLICANT:

Name 14th Hole Development LLC

Address c/o Tom Heilman 130 South Columbia Ave. City/State Columbus, OH Zip 43209

Phone # 614-291-2600 Fax # _____ Email tom@hometeamproperties.net

PROPERTY OWNER(S):

Name Same as applicant

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jeffrey L. Brown

Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215

Phone # 614-221-4255 Fax # 614-221-4409 Email: jlbrown@smithandhale.com

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:

ORD # 2670-2017; Z17-015; Page 9 of 11

NORTH: RESERVE - GOLF COURSE

EAST: RESIDENTIAL

SOUTH: RESIDENTIAL

WEST: RESIDENTIAL

COMMENTS:

Split from Parcel 010-109334 It is located off Fairway Blvd just west of Big Walnut Creek and in proximity to the Columbus Country Club. This will be a condo community with a minimum sq footage of 1,400 and a 2 car garage. Being on the golf course, this community will cater to an upscale ownership. Zoning request is to rezone from PUD-2 to PUD-4 to allow for 4 unit condo buildings. This community will be in keeping with the integrity of the area and adjacent properties

AREA COMMISSION: FAR EAST AREA COMMISSION

SCHEDULED TO BE PRESENTED TO FEAC ON: 6-06-17

Notification of Identifiable Civic Organization recognized by the City:

Organizations: NONE

Emailed date: _____ Email Received Notification: _____

Notification of Applicant or legal representative:

APPLICANT COMMENTS: 6-06-17 MEETING:

CIVIC ORGANIZATION COMMENTS:

AREA COMMISSION COMMENTS DECISION ACTIONS 6-06-17 MEETING:

Split from Parcel 010-109334 It is located off Fairway Blvd just west of Big Walnut Creek and in proximity to the Columbus Country Club. This will be a condo community with a minimum sq footage of 1,400 and a 2 car garage. Being on the golf course, this community will cater to an upscale ownership. Zoning request is to rezone from PUD-2 to PUD-4 to allow for 4 unit condo buildings. This community will be in keeping with the integrity of the area and adjacent properties

RECOMMENDATION IS TO ALLOW VARIANCE.

WITH 7 MEMBERS PRESENT AND BEING A QUORUM:

VOTES: FOR: 7 AGAINST: 0 ABSTAINED: 0 .

DATE:

DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT

DATE:

TO:

Date: August 10, 2017

Application #: Z17-015		Requested: PUD-4		Address: 700 Fairway Boulevard				
# Hearings:		Length of Testimony: 6:10 → 6:55 (45)		Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval				
① # Speakers ③ Support: Opposition:		Development Commission Vote: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain		Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval				
Position Y=Yes N=No (write out ABSENT≅ or ABSTAIN≅)		Y	Y	NO	ABSENT	Y	Y	Y
		Fitzpatrick	Ingwersen	Anderson	Cooley	Conroy	Onwukwe	Golden
+ = Positive or Proper - = Negative or Improper		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use		+				+/-	+	
Use Controls								
Density or Number of Units		+		-			±	
Lot Size							-	
Scale		+				+/-	±	
Environmental Considerations				-				
Emissions								
Landscaping or Site Plans		+		+		+/-	±	
Buffering or Setbacks		+					-	
Traffic Related Commitments								
Other Infrastructure Commitments								
Compliance with City Plans		+						
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation		+		+/-			-	
Governmental or Public Input		+/-		-		-		
MEMBER COMMENTS:								
FITZPATRICK: APPROPRIATE USE, WELL DESIGNED, NATURAL CONFIGURATION, SINGLE STORY EXCELLENT SCALE, AND COMMITMENT TO MATERIALS. KEEPING AGING CITIZENS IN THEIR SAME NEIGHBORHOOD AS EMPTY NEIGHBORS IS A MAJOR BENEFIT. (THIS PROPERTY WAS PREVIOUSLY RE-ZONED TO PUD-2).								
INGWERSEN: APPROPRIATE USE, WILL FIT WELL WITH THE GOLF COURSE, GOOD COMMITMENT TO FORM & MATERIAL. LOW TRAFFIC IMPACT DUE TO EMPTY NEIGHBORHOOD RESIDENCES. & GOOD RETAINANCE OF EAST SIDE RESIDENTS AS THEY AGE.								
ANDERSON: Insufficient input from Whitehall neighbors. Area Assn is not related to Whitehall folks. The fate of the CCC should not influence his decision.								
COOLEY:								
CONROY: Use is marginally ok, though more buffer on west would be good. Neighbors noted no notice - Whitehall needs to be involved.								
ONWUKWE: A reluctant YES. The application is appropriate, but concerted effort to dialogue with the neighbors in resolving their concerns.								
GOLDEN: Appropriate use and a good design fitting with audience for purchase.								



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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.

APPLICATION # 217-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

Table with 2 columns and 2 rows containing project details: 1. 14th Hole Development LLC, 2. (empty), 3. zero Columbus based employees, 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 25th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature: Natalie C. Timmons]

My Commission Expires:

9/4/2020

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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020



PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer