

Site Data:	PUD-8 (Subarea 1)
Site Area:	± 43.77 ac
Max. Units:	350 du/s
Gross Density:	± 8.0 du/ac
Open Space:	34% / ± 15 ac
Park Required:	4.1 ac
	350x2.13/1000= .74
	.74x5.5= 4.1 ac
Other Uses:	10,000 s.f.
	(Clubhouse, pool, mail structures and compactor building)

Site Data:	CPD (Subarea 2)
Site Area:	± 19.36 ac
Proposed Uses:	± 106,000 s.f.
Retail, Restaurant	± 90,000 s.f.
Office	

- Legend:**
- Open Space
 - PUD-8: Development Envelope
 - CPD: Development Envelope
 - Building Envelope

*John R. K...
June 28, 2007*

**THE FARMS AT
NEW ALBANY
PARK**
New Albany, Ohio

CONCEPT
PLAN

PREPARED BY:
**lifestyle
communities**

PREPARED BY:
EMHT
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
100 New Albany Road, Columbus, OH 43206
Phone: 614.771.4455 Fax: 614.771.4455

GRAPHIC SCALE: 1" = 100'

0 50 100 200

06.22.07

SHEET 11

The Farms At New Albany Park 20062408

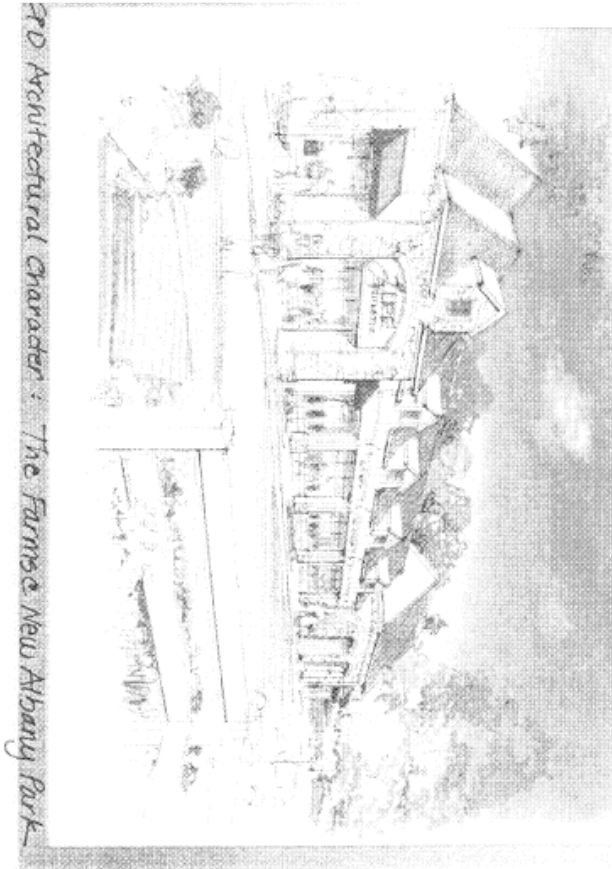
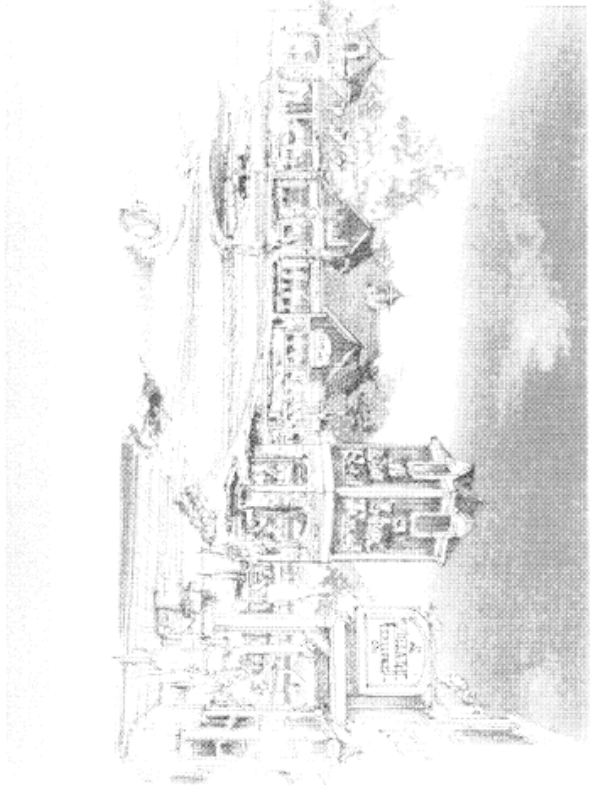
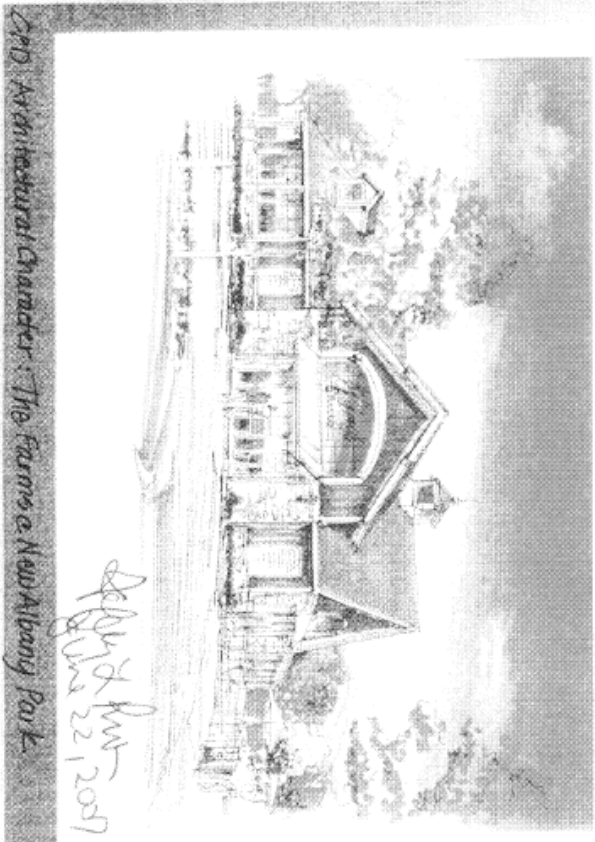


Exhibit A



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2007**

- 5. APPLICATION: Z05-041**
- Location:** 6120 CENTRAL COLLEGE ROAD (43054), being 61.0± acres located at the northeast corner of Central College Road and New Albany Road West (010-234598).
- Existing Zoning:** CPD, Commercial Planned Development.
- Request:** CPD, Commercial Planned Development District and PUD-8, Planned Unit Development Districts.
- Proposed Use:** Multi-family residential & commercial development.
- Applicant(s):** Daniel M. Slane; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Daniel M. Slane; 261 West Johnstown Road; Columbus, OH 43230.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The site is undeveloped, and was subject of a 2002 rezoning (Z00-018C) to the CPD, Commercial Planned Development District. The applicant now requests the CPD, Commercial Planned Development and PUD-6, Planned Unit Development Districts. The site is within the planning area of the *Rocky Fork / Blacklick Accord* (2004) which recommends "Town Mixed Use" development.
- To the north is residential development zoned in the NC, Neighborhood Center District. To the south across Central College Road is residential development zoned in the CPD, Commercial Planned Development District. To the east are offices in the City of New Albany. To the west is vacant land zoned in the CPD, Commercial Planned Development and residential development in the PUD-6, Planned Unit Development Districts.
- The site is within the boundaries of the *Rocky Fork / Blacklick Accord* (2004). The Accord Implementation Panel recommended Approval of the proposed re-zoning on, February 15, 2007.
- The CPD text commits to street trees, exterior building materials, and lighting commitments. The applicants are incorporating a mechanism for parking variance for this portion of the site. The applicants are committing to providing 90,000 square feet of C-2 uses on this portion of the site. Although Staff supports the goal of providing C-2 uses, Staff finds this provision to be difficult if not impossible to enforce as proposed. No mechanism has been set up to track the square footage and it will be difficult to track in the CPD due to tenant changes. In addition there is no deadline for providing these C-2 uses so the applicant could provide no C-2 uses but maintain they will at some future point in time.
- The PUD notes commit a limit of 350 dwelling units, to a maximum lot coverage of 70% for buildings and pavement with the PUD, sidewalks on both sides of private streets, architectural requirements, exterior building material limitations and lighting

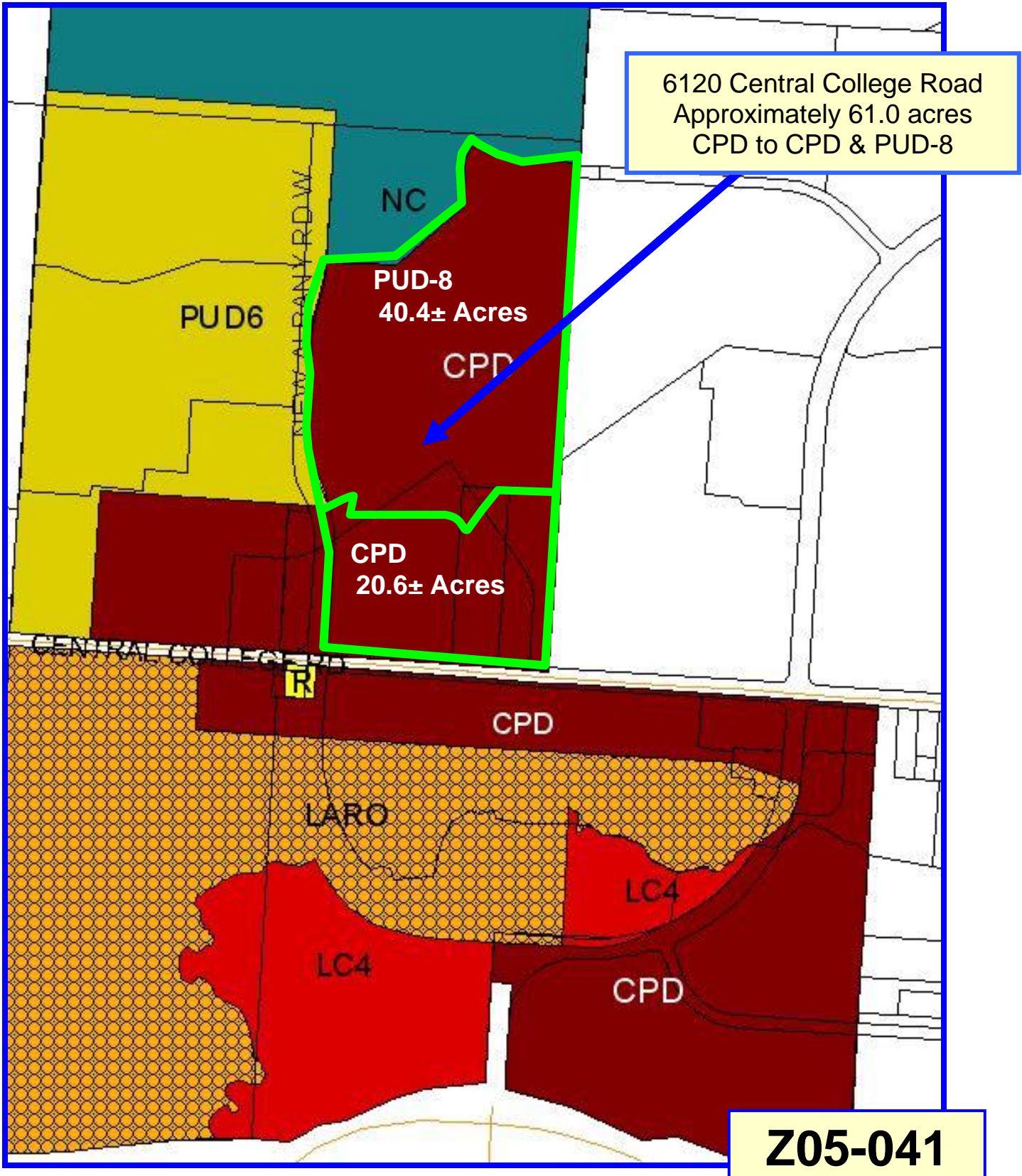
commitments.

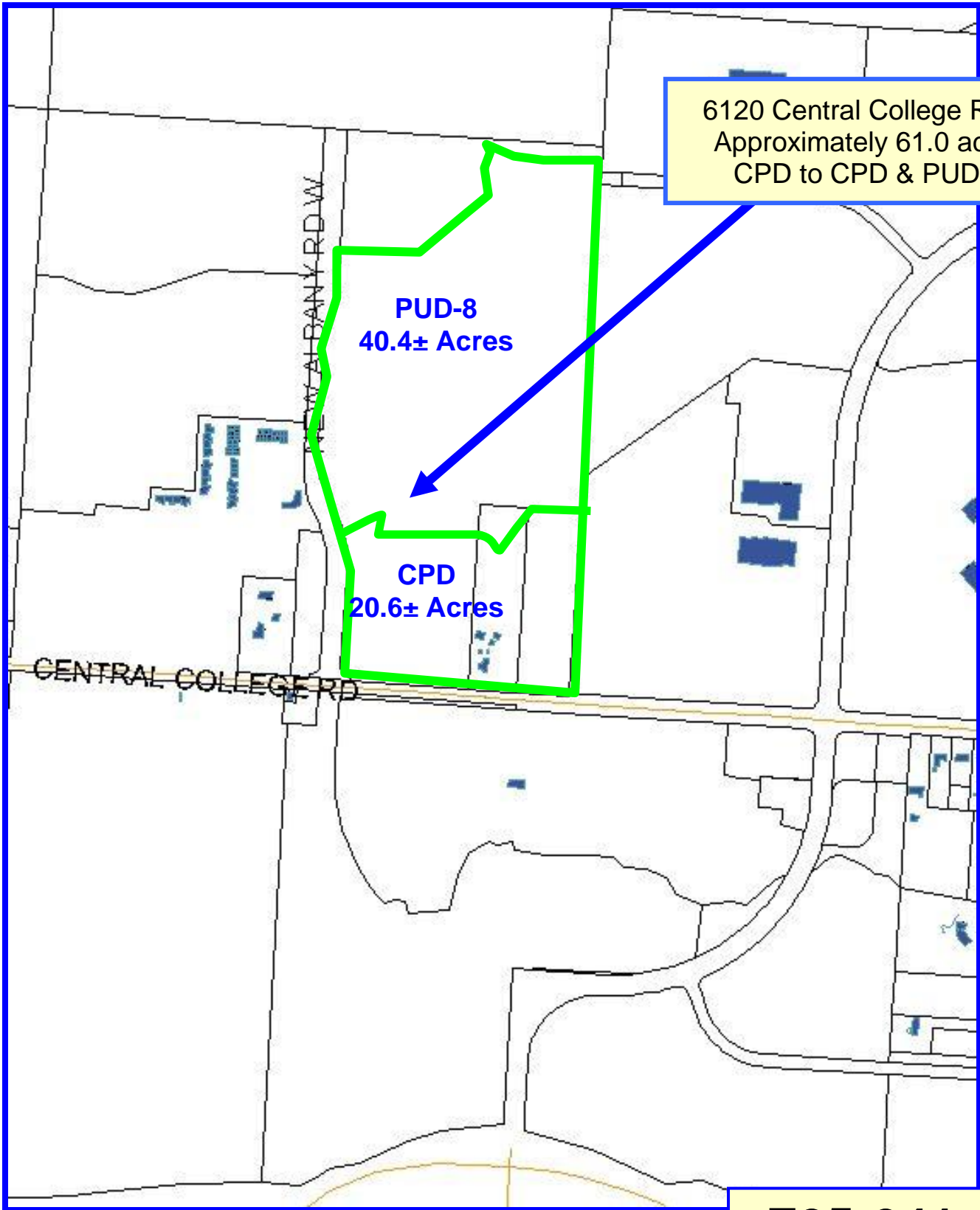
- The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval. *

The requested CPD, Commercial Planned Development and PUD-8, Planned Unit Development District to develop retail a residential uses is consistent with the development patterns of the area and with the February 15, 2007 recommendation of the Rocky Fork Blacklick Accord Implementation Panel. Although Staff supports the goal of providing C-2 uses, Staff finds this provision to be difficult if not impossible to enforce as proposed. No mechanism has been set up to track the square footage and it will be difficult to track in the CPD due to tenant changes. In addition there is no deadline for providing these C-2 uses so the applicant could provide no C-2 uses but maintain they will at some future point in time.

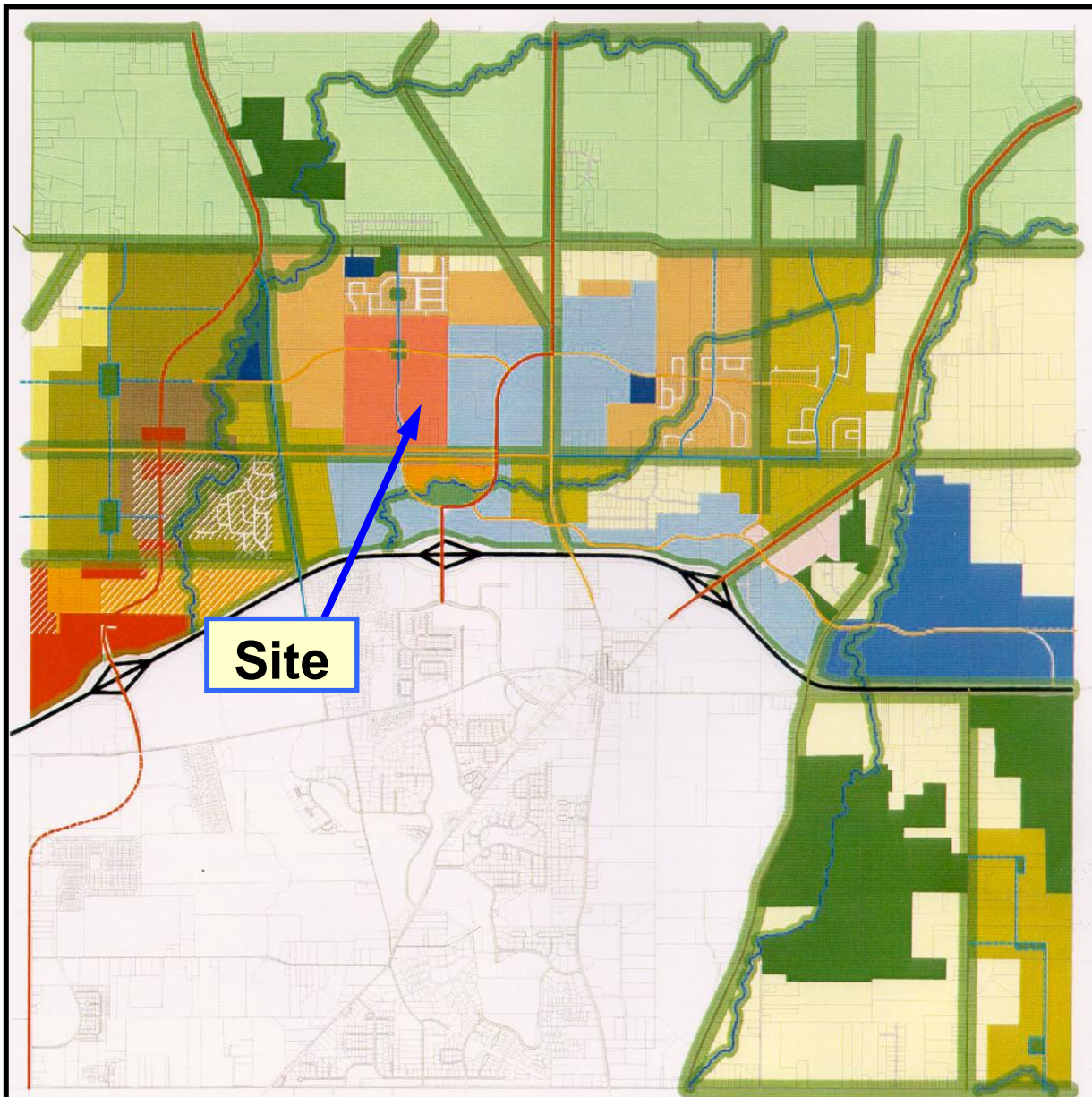
*** At the May May 10th Development Commission the Applicant modified their proposed text to address Staff's concerns about administering the commitment to a certain amount of office and Staff as a result Staff changed it their recommendation to approval.**





6120 Central College Road
Approximately 61.0 acres
CPD to CPD & PUD-8

Z05-041



Site

Legend

- | | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

Preexisting zoning represented by hatching.

2003 Land Use Map

**Rocky Fork / Blacklick
Accord (2003)**

Z05-041

THE ROCKY FORK BLACKLICK ACCORD IMPLEMENTATION PANEL

FEBRUARY 15, 2007

RECORD OF ACTION

The meeting opened at 7:07 pm. Panel members present were Bill Carleton, Doug Burnip, Ray Silverstein, Michele Shuster, Tedd Hardesty, Meera Parthasarathy, Eileen Pewitt, and Andrew Show. Staff members present were Lisa Russell, Reza Reyazi, and Michelle Murphy.

MOTION BY: Andrew Show, seconded by Bill Carleton
That the Record of Proceedings from January 18, 2007 be approved.

RESULT:
This motion was approved (8-0).

MOTION BY: Ray Silverstein, seconded by Bill Carleton
That the Record of Proceedings from December 14, 2007 be approved.

RESULT:
This motion was approved (8-0), with the changes of Shuster being absent and Bill Carleton's name was spelled incorrectly.

Application Reviews:

Because of the public interest in some of the cases the order of hearing was changed from the agenda to accommodate those wishing to speak about the cases. Tedd Hardesty recused himself from the Hamilton Road cases. The cases were presented with #3 first, #4 second, then #1 and #2 as identified in the agenda.

3. xxxx N. Hamilton Road (partial Z05-054)

Review & Action of Columbus rezoning application to develop 44.4 acres (Subarea 7 and part of Subarea 9) located northeast of and adjacent to the intersection of SR-161 and N. Hamilton Road.

Applicant: Casto; c/o Ben Hale

MOTION: In area 9-D, maintain all wetland with 50' buffer. Comply with the City's Pay-as-we-Grow requirements to be reflected in an MOU. Provide all required trees. No two for one tree trade. No parking in preservation zones. In subarea 7, mitigation can occur preferably within the Accord area or within the Big Walnut watershed with staff approval. Reserve B no cutting no disturb. 50' buffer around preservation areas A and C in the western part of site plan. Preserve 50% of the trees above 5" in the reserves along Hamilton Road, Reserve D. Reserve E maintain as natural. Mitigation should occur in Big Walnut watershed if possible, preferably in Accord area. The main road through sub area 7 should have development standards to read and function as a regular road to be clarified to the satisfaction of staff.

MOTION BY: Andy Show, seconded by Eileen Pewitt

RESULT: Approval (7-1-0)

4. xxxx N. Hamilton Rd. (partial Z05-054)

Review & Action of Columbus rezoning application to develop 83.6 acres (subareas 10, 11, 12, 13) located northwest of and adjacent to the intersection of SR-161 and N. Hamilton Road.

Applicant: Casto and The New Albany Company; c/o Ben Hale

MOTION: Table

MOTION BY: Andy Show and seconded by Meera Parthasarathy

RESULT: Tabled (7-1-0)

1. 5855 Central College Road (Z06-090)

Review & Action of Columbus rezoning application to develop 4.73 acres located between Hamilton Road and New Albany Road West.

Applicant: The New Albany Company; c/o Jeff Brown

MOTION: To amend the zoning text to preserve the existing trees in the 75-foot setback, to the satisfaction of staff. Applicant will provide revised site plan and clarification of density.

MOTION BY: Andy Show and seconded by Eileen Pewitt

RESULT: Approved (8-0)

2. 6120 Central College Road (Z05-041) (Farms at New Albany Park)

Review & Action: of Columbus rezoning application to develop 63.1 acres located at the northeast quadrant of Central College Road and New Albany Road West.

Applicant: The Slane Company; c/o Jeff Brown

MOTION: Approval conditioned on cooperation/agreement to shared eastern driveway with adjacent parcel, cross-access easement, sidewalks from Central College Road to buildings that front on it. Rear building façade treatment for eastern building, commit to 90,000sf of office. Applicant is to provide revised text and site plan.

MOTION BY: Michele Shuster and seconded by Ray Silverstein.

RESULT: Approved (7-1)

Next Meeting: March 15, 2007

With there being no further business, the meeting was adjourned at 11:50PM

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 # Z05-041

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., 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. Daniel M. Slane 261 W. Johnstown Rd. Columbus, OH 43230 <i>Zero Columbus based employees</i>	2. Lifestyle Communities 2800 Corporate Exchange Dr., Suite 400 Columbus, OH 43231 <i>180 Columbus based employees</i>
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27 day of June in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after date of notary seal

Notary Seal Here



PAULA V. PRICE
Notary Public, State of Ohio
My Commission Expires 07-13-07