

Z19-002 Final Received 5/17/19 Page 1 of 5

- LEGEND**
- 1 - EXISTING DETACHED GARAGES WHICH COULD BE CONVERTED INTO UNITS
 - 2 - EXISTING ATTACHED GARAGES WHICH COULD BE CONVERTED INTO UNITS
 - 3 - EXISTING ATTACHED GARAGES WHICH COULD BE CONVERTED INTO UNITS
 - 4 - EXISTING MANUFACTURE BUILDING WHICH COULD BE CONVERTED INTO UNITS
 - 5 - POTENTIALLY BE CONVERTED INTO UNITS
 - 6 - POTENTIALLY BE MOVED
 - 7 - POTENTIAL BE MOVED
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PROPOSED SHARED-USE PATH

PROPOSED UNITS AND PARKING

	Phase 1	Phase 2	Phase 3	TOTAL
NUMBER OF UNITS REQUESTED	121	26	16	163
TOTAL NUMBER OF UNITS	429	243	153	825
UNITS PER ACRE	20	20	14	
PARKING SPACES LEFT	0	0	0	0
ADDED PARKING SPACES	0	0	0	0
TOTAL NUMBER OF SPACES	679	493	371	1543
REQUIRED PARKING (1.5 SPACES/UNIT)	644	365	230	1239
EXTRA PARKING SPACES	31	128	141	299
NETICEL PARKING REQUESTED	1	1	1	3
NETICEL PARKING PROVIDED	20	20	20	60

NOTE: ALL NETICEL SPACES SHALL BE INTERCONNECTED THROUGH COLUMBUS ACCESS TUNNEL ACCESS FROM THE PROPOSED NETICEL DRIVE AND PARKING AREAS.

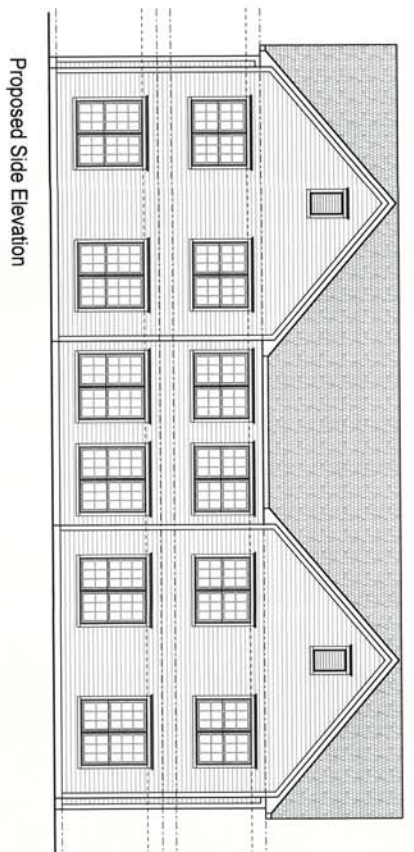
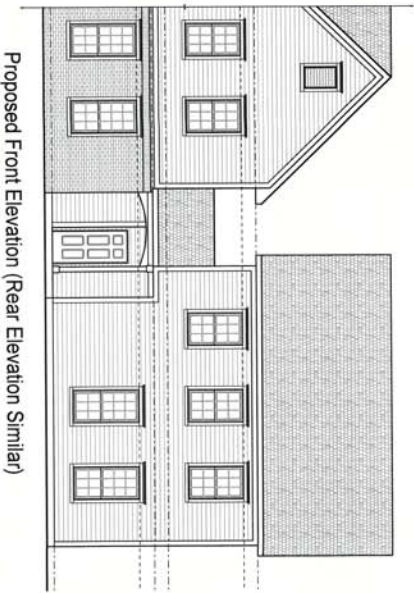
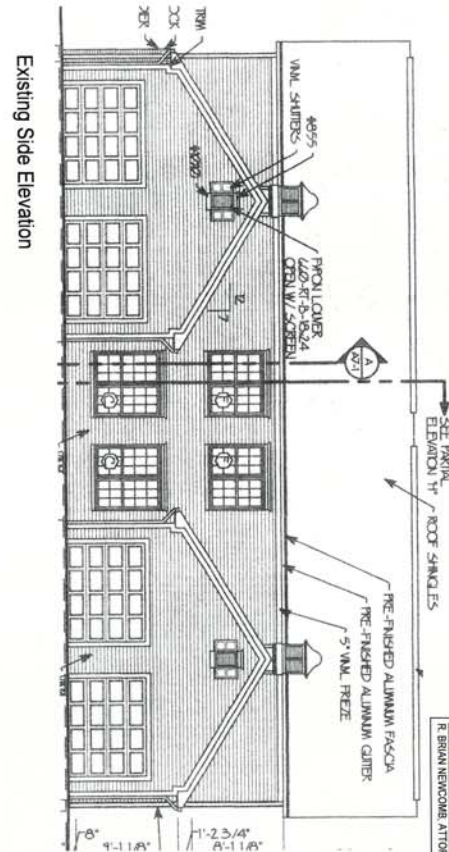
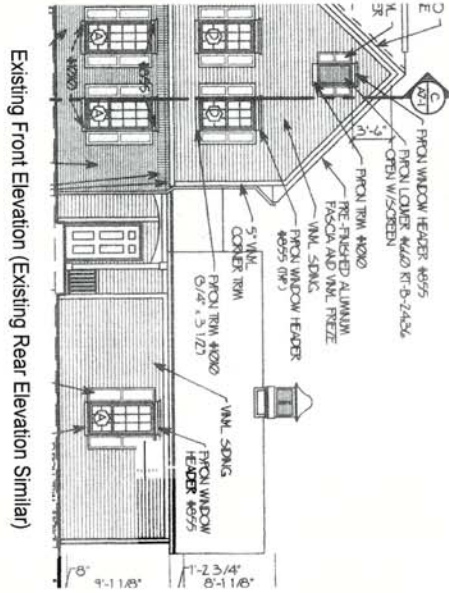
THIS SITE PLAN MAY BE SUBJECT TO VARIOUS REGULATORY REQUIREMENTS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE INFORMATION IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Robert L. ...
DATE: 5/16/19

ADVANCED
OVERALL SITE EXHIBIT
FOR
THE PINES AT TUTTLE CROSSING
PHASES 1, 2 & 3

422 Buckeye Road
Columbus, Ohio 43229
614.449.7700
www.advancedcivil.com

SHEET 1 / 1



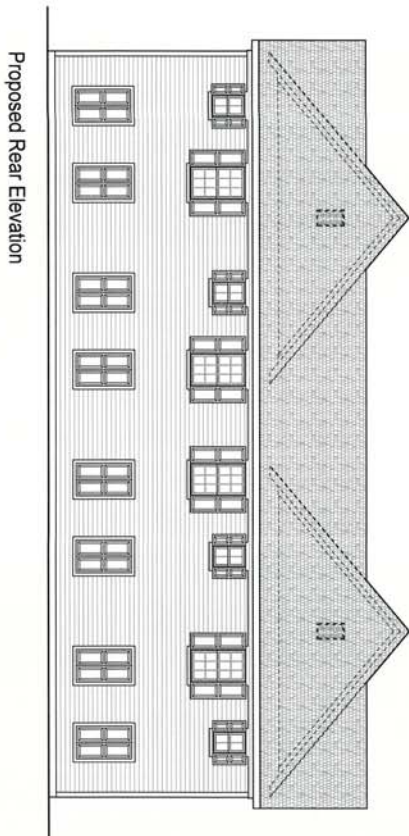
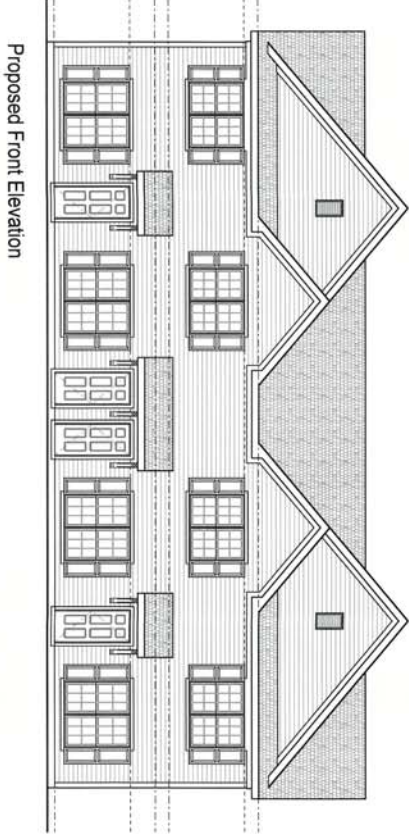
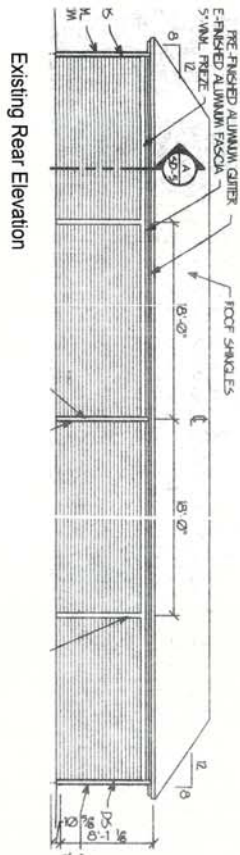
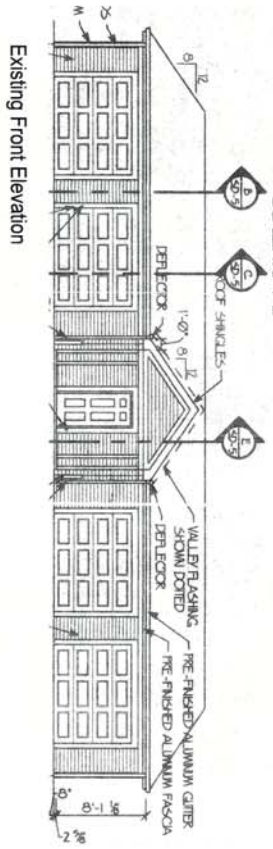
THIS ELEVATION MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER DATA. ANY SLIGHT ADJUSTMENT TO THE ELEVATION SHALL BE THE RESPONSIBILITY OF THE APPLICANT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE DEPARTMENT OF THE BUILDING AND ZONING SERVICES' REVIEW OF THIS ELEVATION OR ANY ADJUSTMENT THEREOF. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND ZONING SERVICES PROVIDED TO THE APPLICANT.

R. Brian Newcome 5/16/19
R. BRIAN NEWCOME, ATTORNEY FOR APPLICANTS



KEISER DESIGN GROUP
www.keiserdesigngroup.com

The Pines At Tuttle Crossing
Building Type "C" (Converting Existing Garages To Apartments) Z19-002 Final Revised 5/16/19
Page 3 of 5



KEISER
DESIGN
GROUP

www.keiserdesigngroup.com

The Pines At Tuttle Crossing

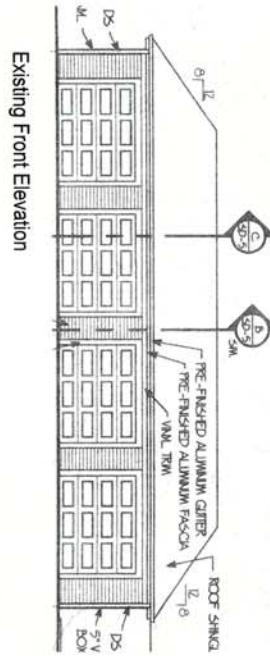
Garage Type "J" (Converting Existing Garages To Apartments)

219-002 Final Received 5/7/19

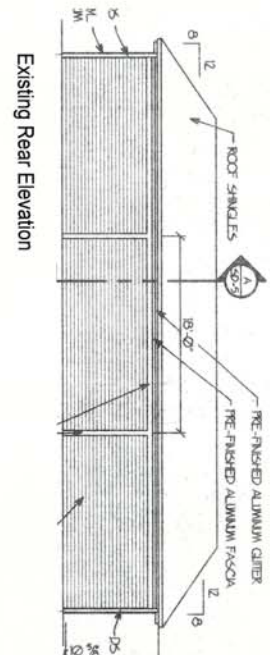
Page 4 of 5

THIS ELEVATION HAS BEEN SLIGHTLY ADJUSTED TO CORRECT FOR SCALE AND MATERIAL DATA. ANY SLIGHT ADJUSTMENT TO THE ELEVATION SHALL BE REVIEWED AND MAY BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING DEPARTMENT OR HIS DESIGNER UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

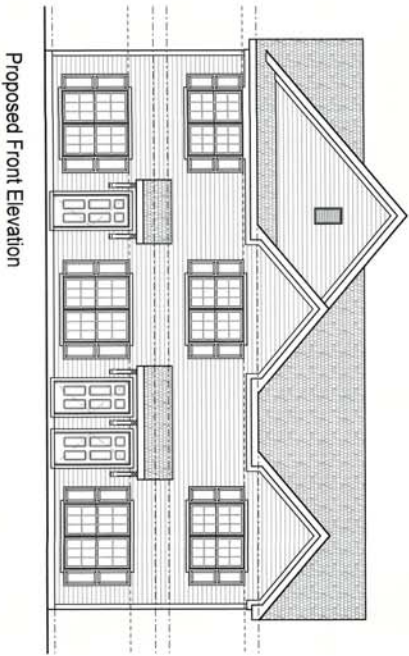
P. Brian Newcomb
P. Brian Newcomb, ATTORNEY FOR APPLICANTS



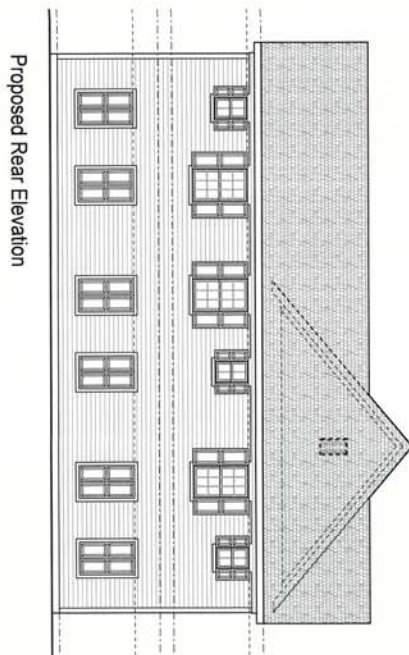
Existing Front Elevation



Existing Rear Elevation



Proposed Front Elevation



Proposed Rear Elevation

THIS ELEVATION MAY BE SLIGHTLY ADJUSTED TO REFLECT THE FINAL CONSTRUCTION. ANY SLIGHT ADJUSTMENT TO THE ELEVATION WILL BE MADE BY THE ARCHITECT OR HIS DESIGNER UPON SUBMISSION OF THE FINAL CONSTRUCTION DOCUMENTS TO THE DEPARTMENT OF PUBLIC WORKS AND COMMUNITY DEVELOPMENT OR HIS DESIGNER UPON SUBMISSION OF THE FINAL CONSTRUCTION DOCUMENTS TO THE DEPARTMENT OF PUBLIC WORKS AND COMMUNITY DEVELOPMENT.

R. BRIAN NEWCOMB, ATTORNEY FOR APPLICANTS

5/16/19



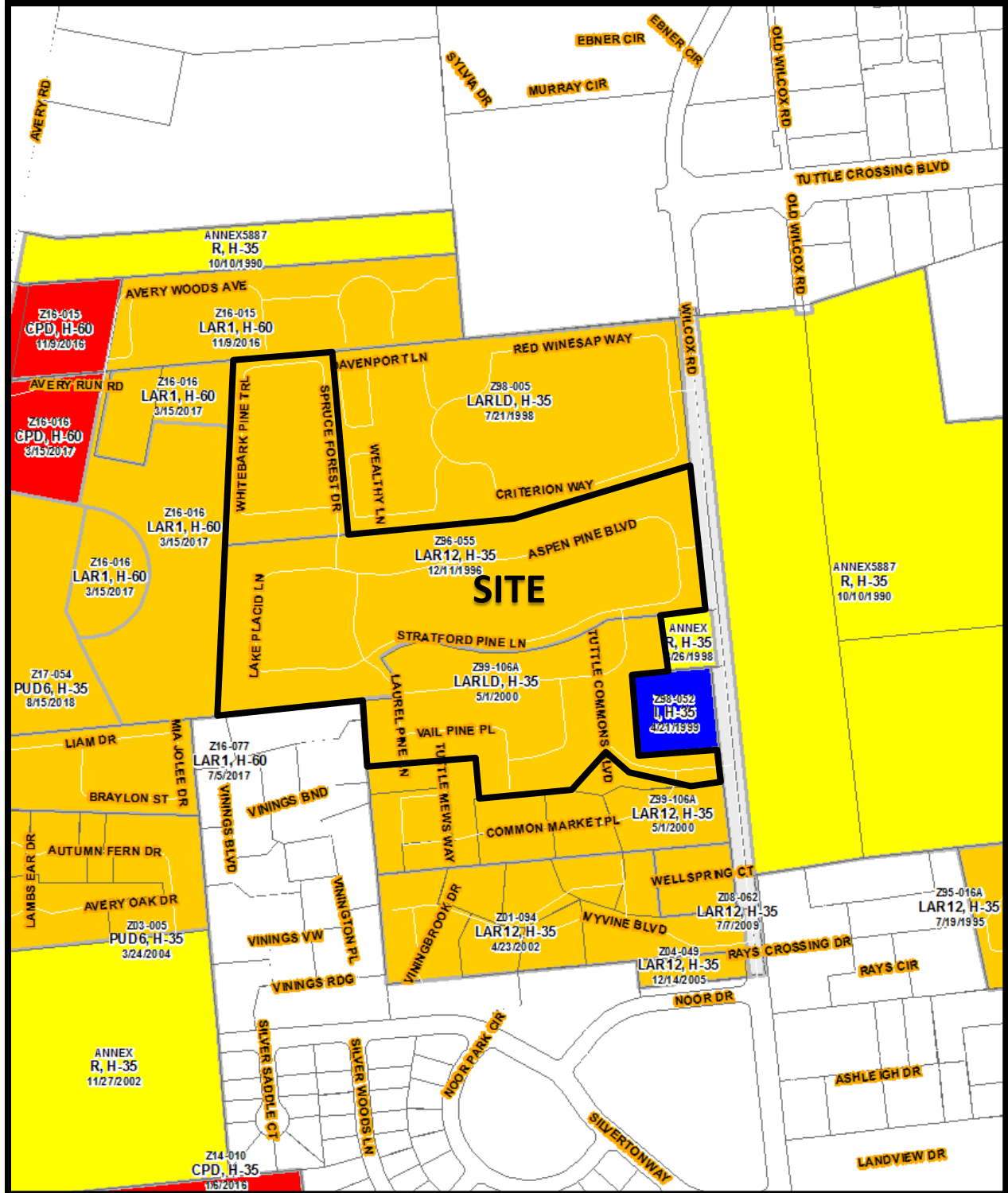
www.keiserdesigngroup.com

The Pines At Tuttle Crossing

Garage Type "K" (Converting Existing Garages To Apartments)

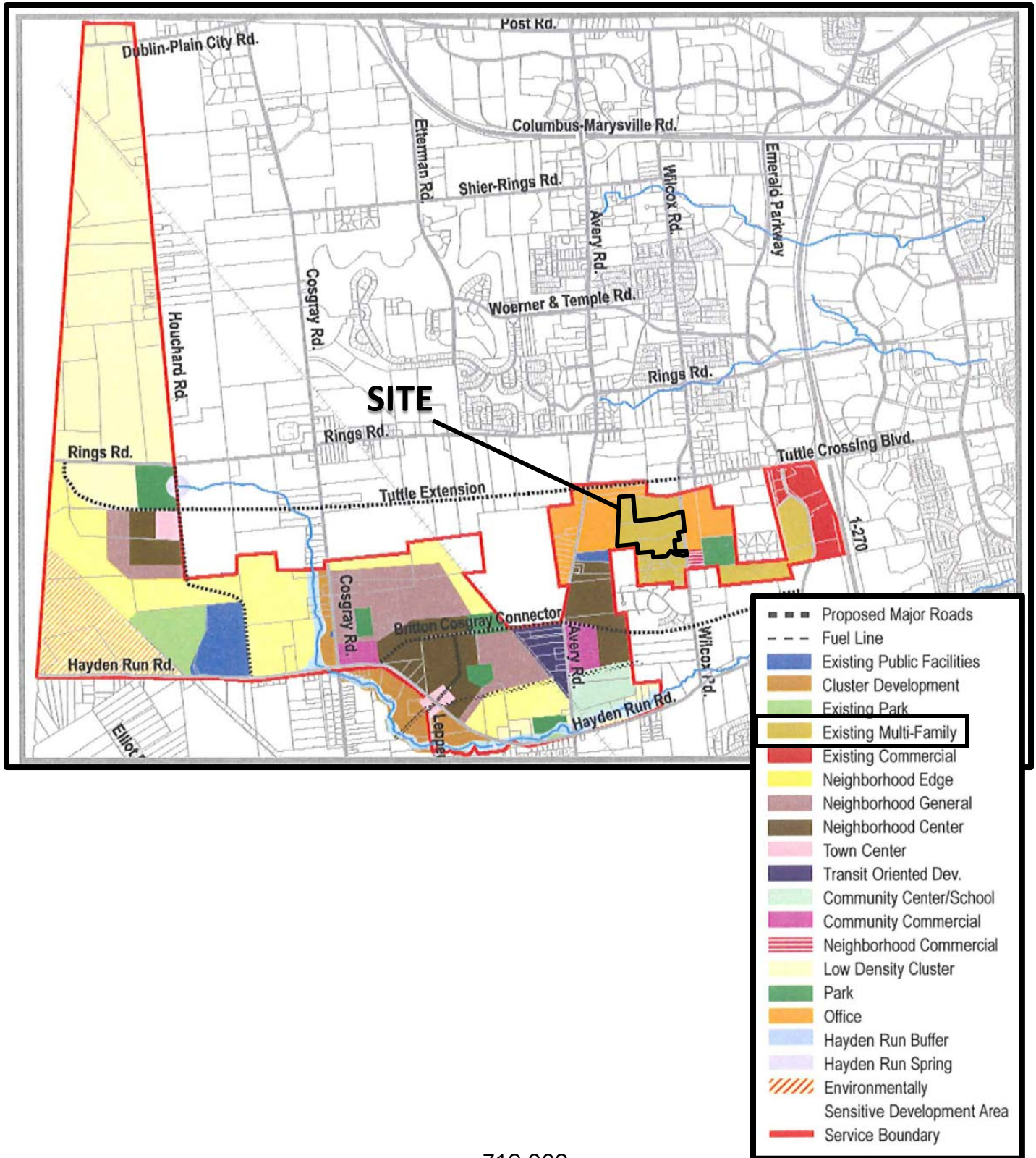
219-002 FINAL REVISED 5/16/19

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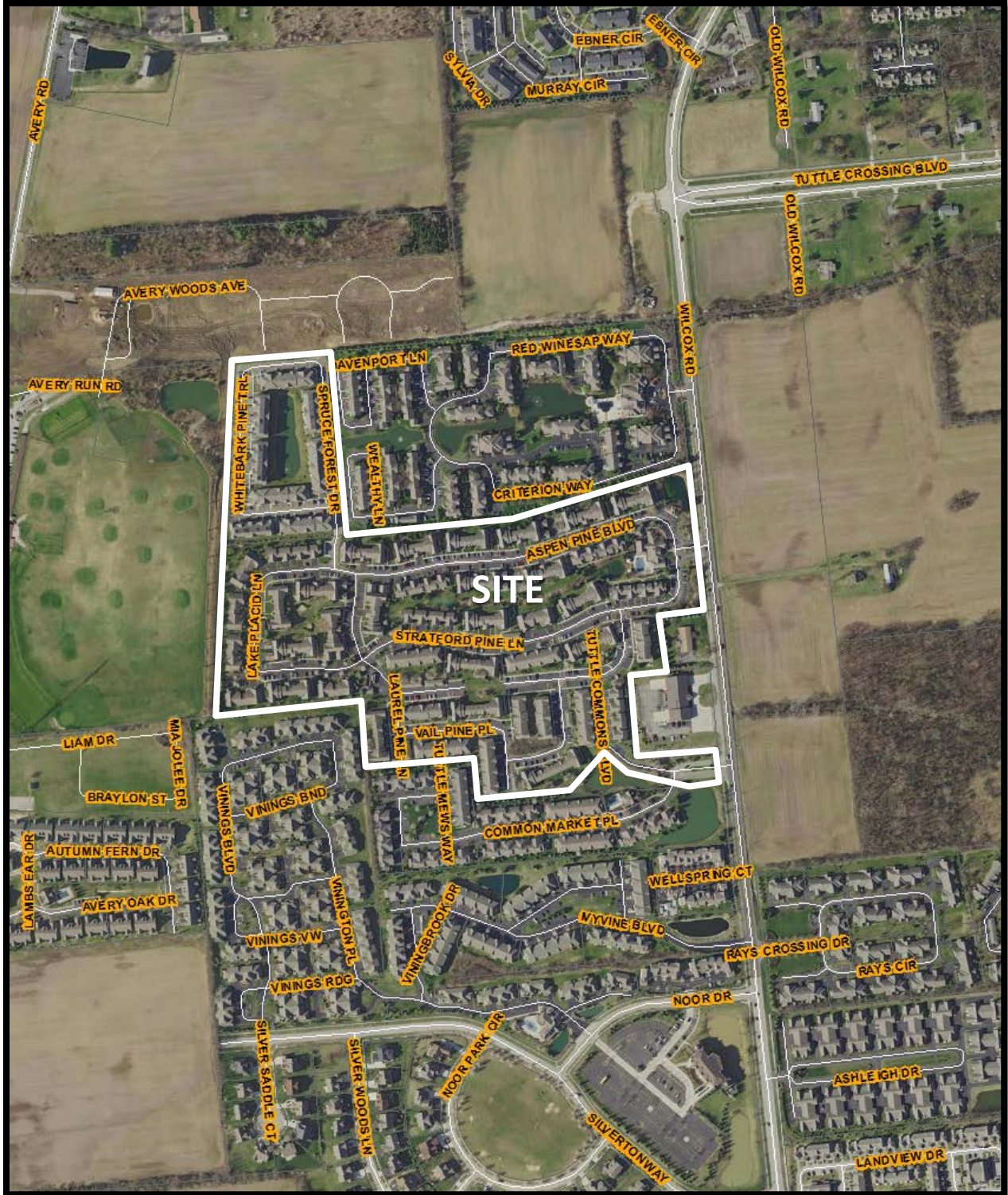


Z19-002
5303 Wilcox Road
Approximately 40 acres
L-AR-12 & L-ARLD to L-AR-1

Interim Hayden Run Corridor Plan (2004)



Z19-002
 5303 Wilcox Road
 Approximately 40 acres
 L-AR-12 & L-ARLD to L-AR-1



Z19-002
5303 Wilcox Road
Approximately 40 acres
L-AR-12 & L-ARLD to L-AR-1

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z19-002 and CV19-003

Address 5774 Bowery Brook Way, Dublin OH 43016

Group Name Hayden Run Civic Association

Meeting Date 4/12/19

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation **Approval**

(Check only one) **Disapproval**

NOTES: The Hayden Run Civic Association Zoning Committee met with the Pines Representatives and approved their zoning proposal for expansion of the Pines development - with connectors to the existing sidewalks/ trails AND the ADDITION of NATIVE TREES AND PLANTS for landscaping. We do ask that traffic egress/ ingress is studied as a part of this planned development and that the possibility of a pocket park/ green space is explored as an option for the property as a nice addition to the plan.

Vote Zoning Committee 4-0;

Signature of Authorized Representative Rebecca S. Obester, President of the Hayden Run Civic Association

Recommending Group Title Hayden Run Civic Association

Daytime Phone Number 614-702-8706

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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 checks payable to the Columbus City Treasurer

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) W. Scott Newcomb
of (COMPLETE ADDRESS) 109 S. Liberty Street, Powell, OH 43065
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

1. <p style="font-size: 24px; text-align: center;">See Attached</p>	

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT W. Scott Newcomb

Subscribed to me in my presence and before me this 12th day of December, in the year 2018

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: N/A

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



RICHARD BRIAN NEWCOMB
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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

Pines at Tuttle Crossing Ownership of 5% or Greater**The Pines at Tuttle Crossing I, LP**

Patricia Igoe	30.00%
John W. Connor	13.00%
Mary C. Connor Trust	13.34%
Stephen T. Newcomb	15.00%
W. Scott Newcomb	13.00%
R. Brian Newcomb	8.00%
Jane Connor Hale SPA Trust	6.66%

Pines at Tuttle Crossing LP II

Patricia Igoe	15.50%
John W. Connor	18.20%
Mary C. Connor Trust	18.20%
Stephen T. Newcomb	15.00%
W. Scott Newcomb	15.00%
R. Brian Newcomb	8.00%
Jane Connor Hale SPA Trust	9.10%

Pines at Tuttle Crossing III, LLC

Patricia Igoe	21.25%
John W. Connor	21.25%
Stephen T. Newcomb	21.25%
W. Scott Newcomb	21.25%
Edwards Pines Investment, LLC	15.00%

- The mailing address for all ownership parties is as follows:

5303 Wilcox Road
Dublin, Ohio 43016

219-002