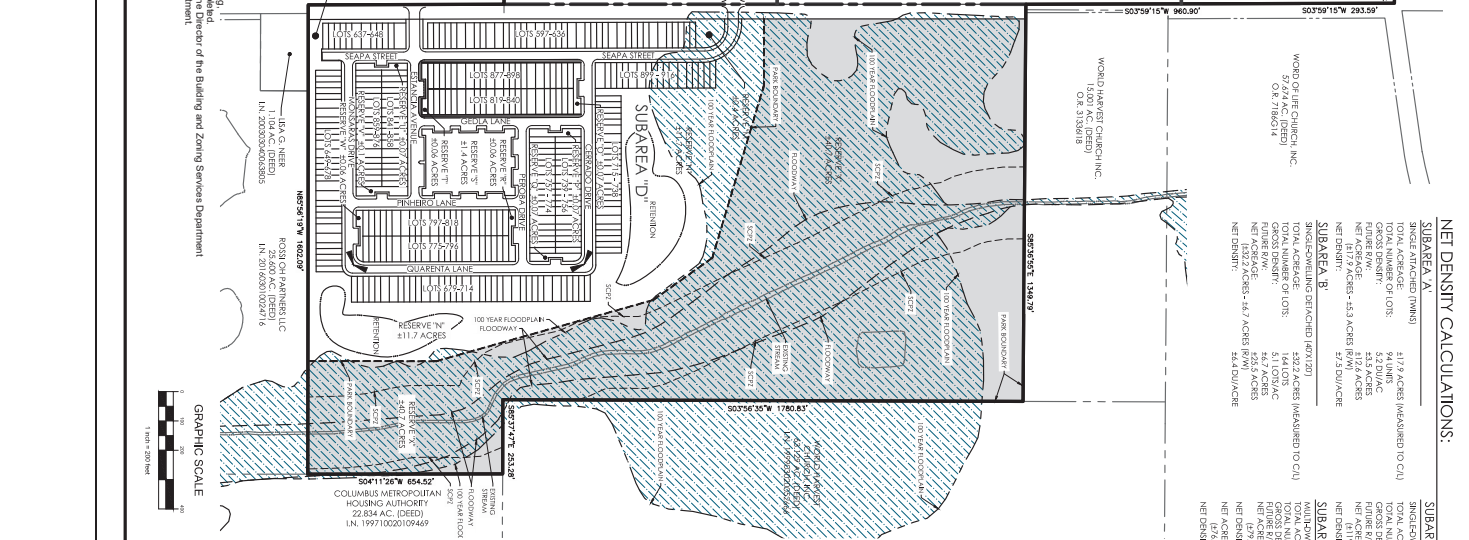
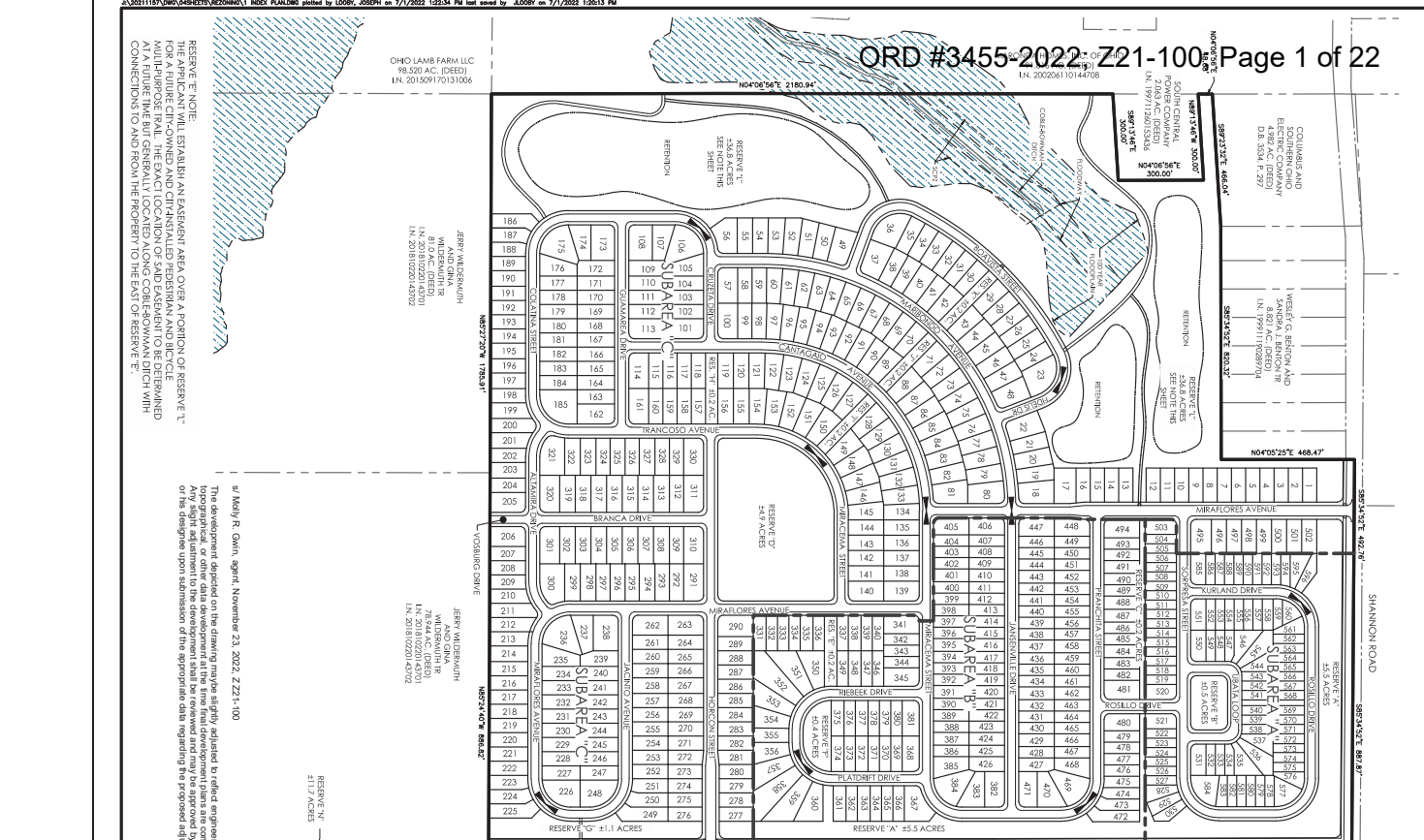


Lamp South - Sheet 1



NET DENSITY CALCULATIONS:

RESERVE	AREA (ACRES)	RESERVE TYPE	NET DENSITY
RESERVE 'A'	11.7	RESERVE 'A'	0.0
RESERVE 'B'	11.7	RESERVE 'B'	0.0
RESERVE 'C'	11.7	RESERVE 'C'	0.0
RESERVE 'D'	11.7	RESERVE 'D'	0.0
RESERVE 'E'	11.7	RESERVE 'E'	0.0
RESERVE 'F'	11.7	RESERVE 'F'	0.0
RESERVE 'G'	11.7	RESERVE 'G'	0.0
RESERVE 'H'	11.7	RESERVE 'H'	0.0
RESERVE 'I'	11.7	RESERVE 'I'	0.0
RESERVE 'J'	11.7	RESERVE 'J'	0.0
RESERVE 'K'	11.7	RESERVE 'K'	0.0
RESERVE 'L'	11.7	RESERVE 'L'	0.0
RESERVE 'M'	11.7	RESERVE 'M'	0.0
RESERVE 'N'	11.7	RESERVE 'N'	0.0
RESERVE 'O'	11.7	RESERVE 'O'	0.0
RESERVE 'P'	11.7	RESERVE 'P'	0.0
RESERVE 'Q'	11.7	RESERVE 'Q'	0.0
RESERVE 'R'	11.7	RESERVE 'R'	0.0
RESERVE 'S'	11.7	RESERVE 'S'	0.0
RESERVE 'T'	11.7	RESERVE 'T'	0.0
RESERVE 'U'	11.7	RESERVE 'U'	0.0
RESERVE 'V'	11.7	RESERVE 'V'	0.0
RESERVE 'W'	11.7	RESERVE 'W'	0.0
RESERVE 'X'	11.7	RESERVE 'X'	0.0
RESERVE 'Y'	11.7	RESERVE 'Y'	0.0
RESERVE 'Z'	11.7	RESERVE 'Z'	0.0

SITE STATISTICS:

Category	Value
TOTAL ACREAGE	124.2 ACRES
TOTAL OPEN SPACE PROVIDED	110.1 ACRES (88.7%)
TOTAL NUMBER OF UNITS	1,117 UNITS
TOTAL NUMBER OF LOTS	338 LOTS
TOTAL NUMBER OF STORIES	1.5 STORIES
TOTAL NUMBER OF GARAGES	111 GARAGES
TOTAL NUMBER OF PARKING SPACES	1,117 PARKING SPACES
TOTAL NUMBER OF TRUCK SPACES	111 TRUCK SPACES
TOTAL NUMBER OF BIKE SPACES	111 BIKE SPACES
TOTAL NUMBER OF BICYCLE RACKS	111 BICYCLE RACKS
TOTAL NUMBER OF BIKE RACKS	111 BIKE RACKS
TOTAL NUMBER OF BIKE REPAIR STATIONS	111 BIKE REPAIR STATIONS
TOTAL NUMBER OF BIKE STORAGE	111 BIKE STORAGE
TOTAL NUMBER OF BIKE LOCKERS	111 BIKE LOCKERS
TOTAL NUMBER OF BIKE REPAIR STATIONS	111 BIKE REPAIR STATIONS
TOTAL NUMBER OF BIKE STORAGE	111 BIKE STORAGE
TOTAL NUMBER OF BIKE LOCKERS	111 BIKE LOCKERS

DESIGN STANDARDS:

RESERVE 'A' (11.7 ACRES) - RESERVE 'A'

RESERVE 'B' (11.7 ACRES) - RESERVE 'B'

RESERVE 'C' (11.7 ACRES) - RESERVE 'C'

RESERVE 'D' (11.7 ACRES) - RESERVE 'D'

RESERVE 'E' (11.7 ACRES) - RESERVE 'E'

RESERVE 'F' (11.7 ACRES) - RESERVE 'F'

RESERVE 'G' (11.7 ACRES) - RESERVE 'G'

RESERVE 'H' (11.7 ACRES) - RESERVE 'H'

RESERVE 'I' (11.7 ACRES) - RESERVE 'I'

RESERVE 'J' (11.7 ACRES) - RESERVE 'J'

RESERVE 'K' (11.7 ACRES) - RESERVE 'K'

RESERVE 'L' (11.7 ACRES) - RESERVE 'L'

RESERVE 'M' (11.7 ACRES) - RESERVE 'M'

RESERVE 'N' (11.7 ACRES) - RESERVE 'N'

RESERVE 'O' (11.7 ACRES) - RESERVE 'O'

RESERVE 'P' (11.7 ACRES) - RESERVE 'P'

RESERVE 'Q' (11.7 ACRES) - RESERVE 'Q'

RESERVE 'R' (11.7 ACRES) - RESERVE 'R'

RESERVE 'S' (11.7 ACRES) - RESERVE 'S'

RESERVE 'T' (11.7 ACRES) - RESERVE 'T'

RESERVE 'U' (11.7 ACRES) - RESERVE 'U'

RESERVE 'V' (11.7 ACRES) - RESERVE 'V'

RESERVE 'W' (11.7 ACRES) - RESERVE 'W'

RESERVE 'X' (11.7 ACRES) - RESERVE 'X'

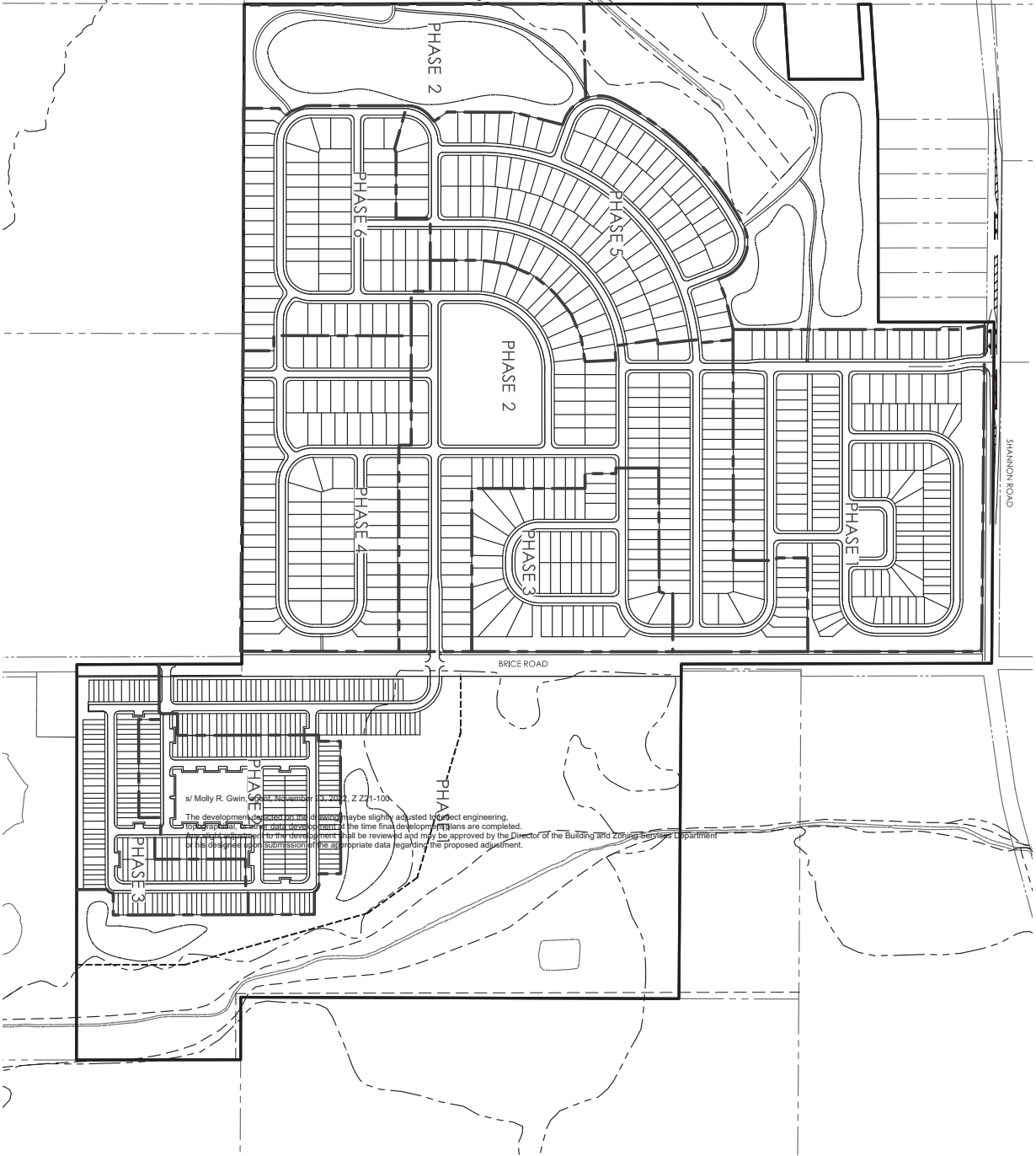
RESERVE 'Y' (11.7 ACRES) - RESERVE 'Y'

RESERVE 'Z' (11.7 ACRES) - RESERVE 'Z'

REVISIONS

MARK	DATE	DESCRIPTION
1	11/23/22	REVISED PER STAFF COMMENTS
2	11/23/22	REVISED PER STAFF COMMENTS

DR HORTON
 American's Builder
 587 Campus Commons Drive
 Columbus, OH 43260
 Phone: (614) 891-6445



s/Molly R. Gwin, April, November 23, 2022, Z Z21-100

The development depicted on the drawing may be slightly adjusted to reflect engineering, surveying, or other data. The development shall be reviewed and approved by the Director of the Building and Zoning Services Department. Any adjustments to the development shall be reviewed and approved by the Director of the Building and Zoning Services Department or the designer upon submission of the appropriate data regarding the proposed adjustment.

s/ Molly R. Gwin, April, November 23, 2022, Z Z21-100.

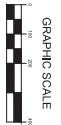
The development depicted on the drawing may be slightly adjusted to reflect engineering, surveying, or other data. The development shall be reviewed and approved by the Director of the Building and Zoning Services Department. Any adjustments to the development shall be reviewed and approved by the Director of the Building and Zoning Services Department or the designer upon submission of the appropriate data regarding the proposed adjustment.

THIS PLAN IS FOR THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

PROJECT PHASING:

TOTAL UNITS: 916

WEST OF BRICE RD:	596	EAST OF BRICE RD:	320
PHASE 1:	152	PHASE 1:	80
PHASE 2:	135	PHASE 2:	128
PHASE 3:	54	PHASE 3:	112
PHASE 4:	85		
PHASE 5:	101		
PHASE 6:	69		

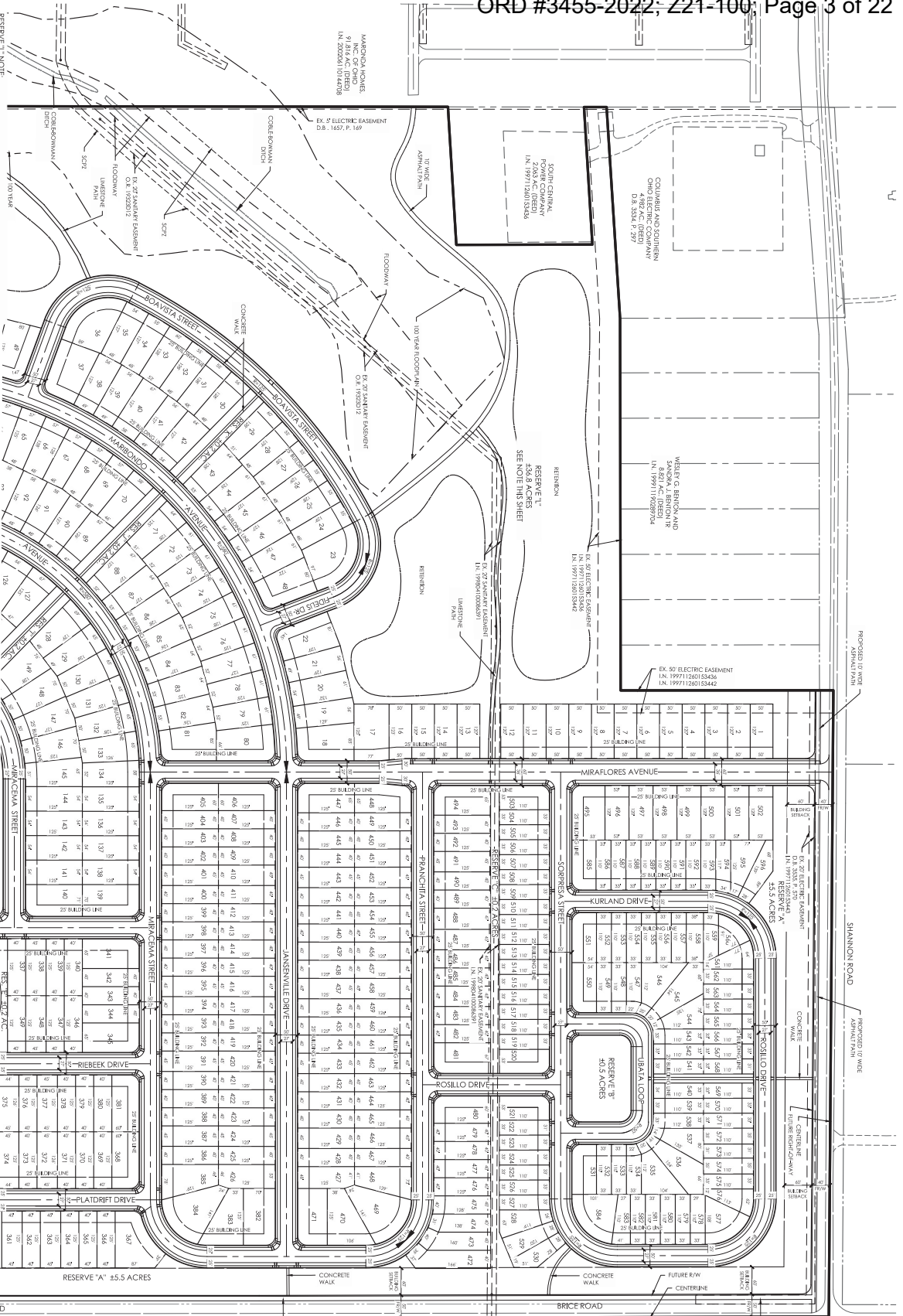


GRAPHIC SCALE

2/12

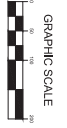
<p>MHI Molloy, Hinkle & Ingham, Inc. 10000 Columbus Pike, Suite 100 Columbus, OH 43240 Phone: (614) 891-4545</p>	<p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN FOR LAMP SOUTH PHASING PLAN</p>	<p>DR HORTON America's Builder 587 Executive Campus Drive Suite 100 Columbus, OH 43240 Phone: (614) 891-4545</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1/17/22</td> <td></td> <td>REVISED PER STAFF COMMENTS</td> </tr> <tr> <td>6/30/22</td> <td></td> <td>REVISED PER STAFF COMMENTS</td> </tr> </table>		MARK	DATE	DESCRIPTION	1/17/22		REVISED PER STAFF COMMENTS	6/30/22		REVISED PER STAFF COMMENTS
			MARK	DATE	DESCRIPTION								
1/17/22		REVISED PER STAFF COMMENTS											
6/30/22		REVISED PER STAFF COMMENTS											
<p>DATE: March 30, 2022</p> <p>SCALE: 1" = 300'</p> <p>JOB NO.: 20211157</p> <p>EXAMINER: 2/12</p>													

Lamp South - Sheet 3



RESERVE #1 LOT # 1-100
 THE APPLICANT WILL ESTABLISH AN EASEMENT AREA OVER A PORTION OF RESERVE #1
 FOR A FUTURE CITY-OWNED AND CITY-INSTALLED PERISTYLE AND BICYCLE
 MULTIPURPOSE TRAIL. THE EXACT LOCATION OF SAID EASEMENT TO BE DETERMINED
 MULTIPURPOSE TRAIL FROM THE EAST OF RESERVE #1 TO BE DETERMINED WITH
 CONSENT OF AND FROM THE PROPERTY OWNER TO THE EAST OF RESERVE #1.

8/10/21 R. Gwin, agent, November 23, 2022, Z21-100
 The development depicted on the drawing might slightly adjusted to reflect engineering,
 topographical or other data development at the time final development plans are completed.
 The design is subject to the review and approval of the Building and Zoning Services Department
 or the designer upon submission of the appropriate data regarding the proposed adjustment.



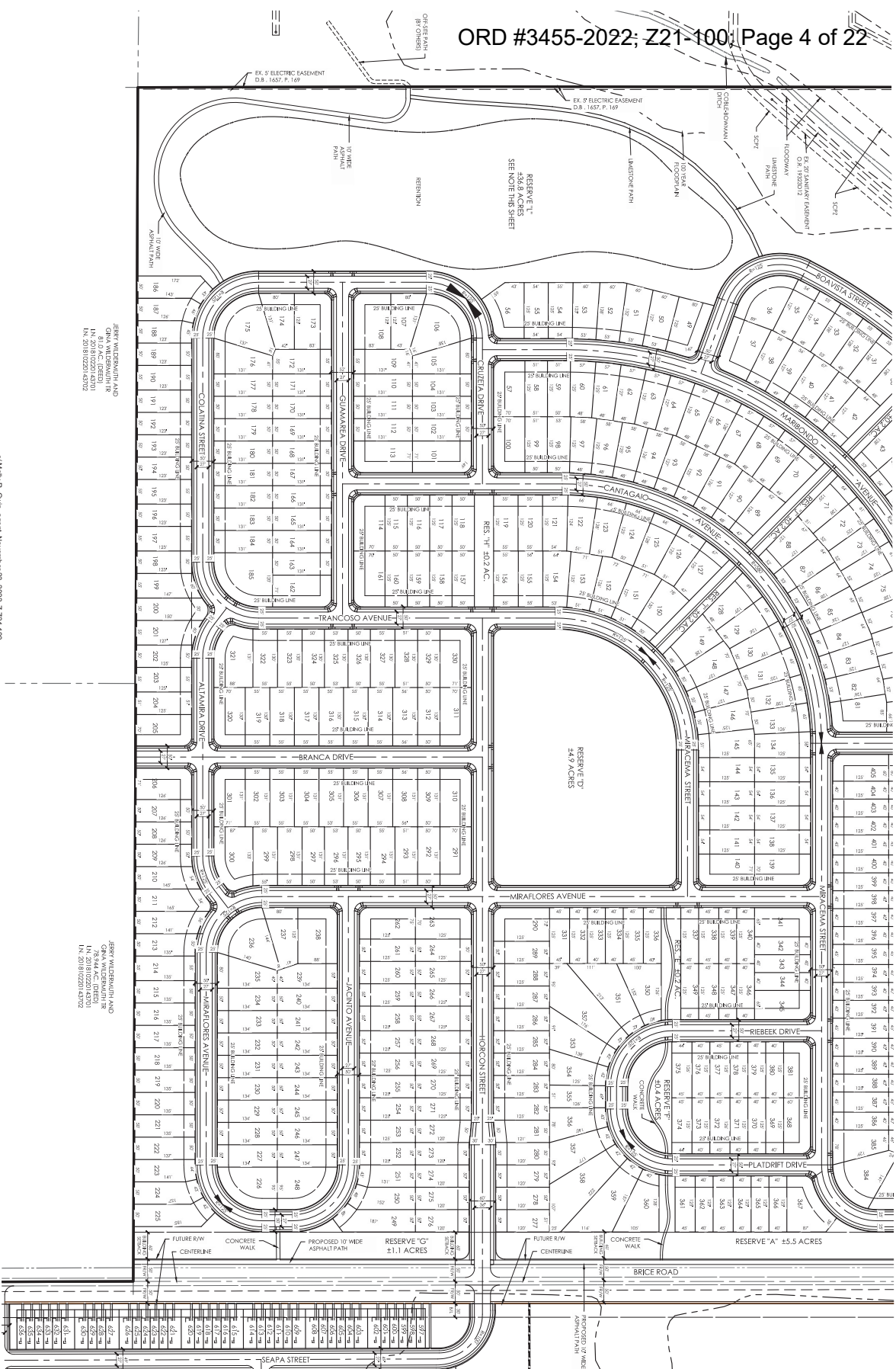
DATE: December 2021
 SCALE: 1" = 100'
 EXHEET: 3/12

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
LAMP SOUTH
 SITE PLAN



REVISIONS		
MARK	DATE	DESCRIPTION
1/17/22	1/17/22	REVISED PER STAFF COMMENTS
6/30/22	6/30/22	REVISED PER STAFF COMMENTS

Lamp South - Sheet 4



JEFF WILDESMUTH AND
 GINA WILDESMUTH
 14 S 54th AVE, SUITE 100
 INDIANAPOLIS, IN 46203-4202
 IN 201810220143702

JEFF WILDESMUTH AND
 GINA WILDESMUTH
 14 S 54th AVE, SUITE 100
 INDIANAPOLIS, IN 46203-4202
 IN 201810220143702

RESERVE 'I' NOTE
 ESTABLISH AN FASHION AREA OVER A PORTION OF RESERVE 'I'.
 FOR A FUTURE CITY-OWNED AND CITY-INSTALLED PEDESTRIAN AND BICYCLE
 MULTIPURPOSE TRAIL. THE EXACT LOCATION OF SAID EASEMENT TO BE DETERMINED
 BY A FUTURE CITY ENGINEER. THE GENERAL LOCATION OF EASEMENT DITCH WITH
 CONNECTIONS TO AND FROM THE RESERVE TO THE EAST OF RESERVE 'I'.



DATE	SCALE	REVISIONS
December 2021	1" = 100'	1 - 100'

MARK	DATE	DESCRIPTION
1/17/22	1/17/22	REVISED PER STAFF COMMENTS
6/30/22	6/30/22	REVISED PER STAFF COMMENTS

DR HORTON
 American's Builder
 597 Excelsior Campus Drive
 Columbus, OH 43260
 Phone: (614) 891-6545

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
LAMP SOUTH
 SITE PLAN

EXPIRES
 4/1/22

DATE
 December 2021

SCALE
 1" = 100'

JOB NO.
 20211157

DATE
 December 2021

SCALE
 1" = 100'

JOB NO.
 20211157

DATE
 December 2021

SCALE
 1" = 100'

JOB NO.
 20211157

DATE
 December 2021

SCALE
 1" = 100'

JOB NO.
 20211157

DATE
 December 2021

SCALE
 1" = 100'

JOB NO.
 20211157

DATE
 December 2021

SCALE
 1" = 100'

JOB NO.
 20211157

DATE
 December 2021

SCALE
 1" = 100'

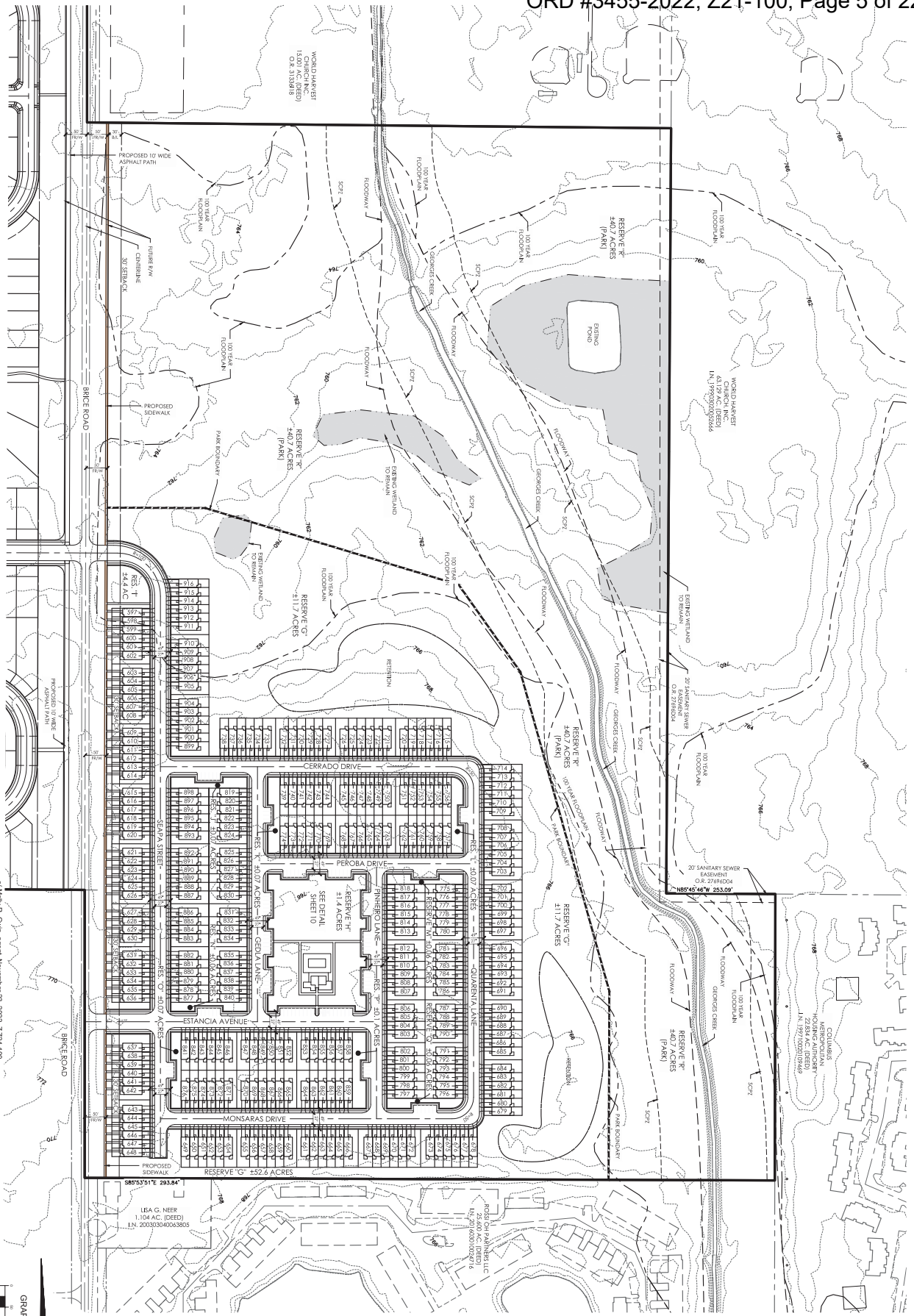
JOB NO.
 20211157

DATE
 December 2021

SCALE
 1" = 100'

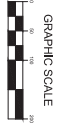
JOB NO.
 20211157

Lamp South - Sheet 5



at May 19, 2022, agent, November 23, 2022, Z21-100

The development depicted on the drawing maps slightly adjusted to reflect engineering, topographical, or other data development at the time final development plans are completed or the engineer upon submission of the appropriate data regarding the proposed development.



5/12

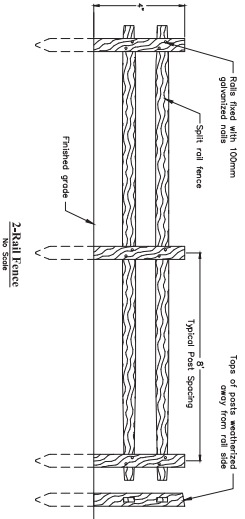
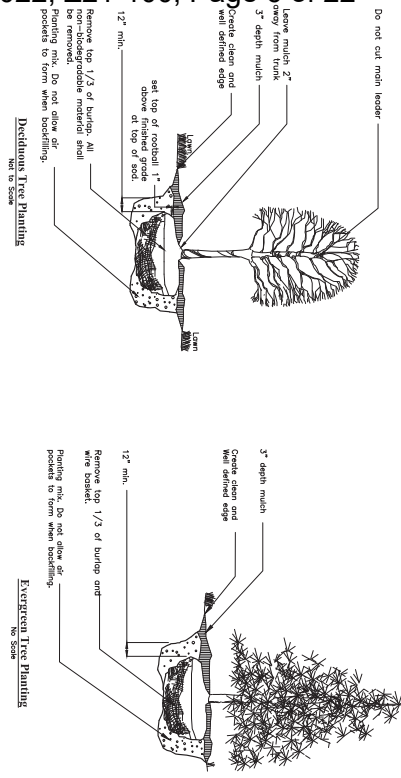
DATE	REVISIONS
December 2021	1" = 100'
	20211157



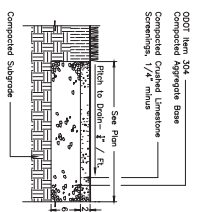
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
LAMP SOUTH
 SITE PLAN



MARK	DATE	DESCRIPTION
	1/17/22	REVISED PER STAFF COMMENTS
	6/30/22	REVISED PER STAFF COMMENTS



Crushed Limestone Path
No Scale



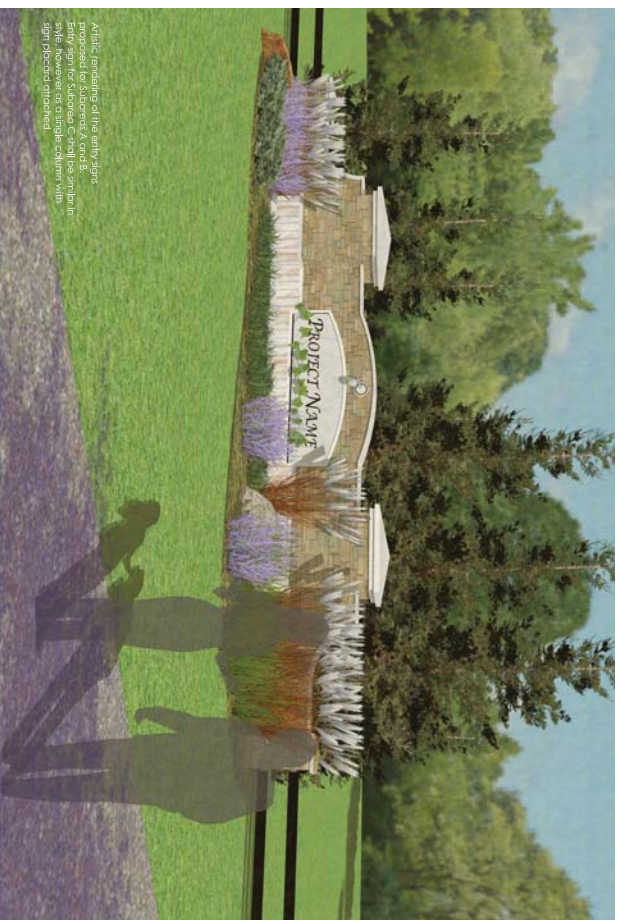
Crushed Limestone Path
No Scale



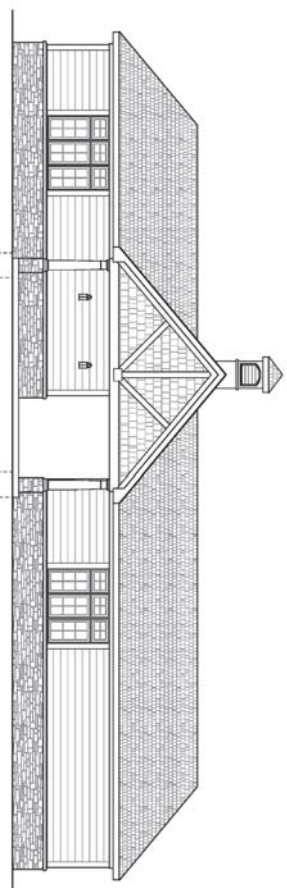
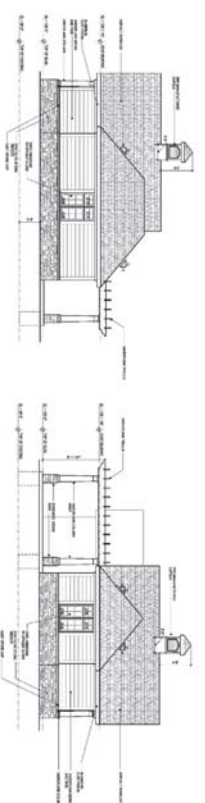
Basketball Courts
No Scale



Play Structure
No Scale



Entry Feature
No Scale



Paul House
No Scale

of Kelly R. Owen, April, November 23, 2022, Z21-100
The development depicted on the drawing may be slightly adjusted to reflect engineering, building code, or other requirements. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

REVISIONS			
MARK	DATE	DESCRIPTION	
	1/17/22	REVISED PER STAFF COMMENTS	
	6/30/22	REVISED PER STAFF COMMENTS	

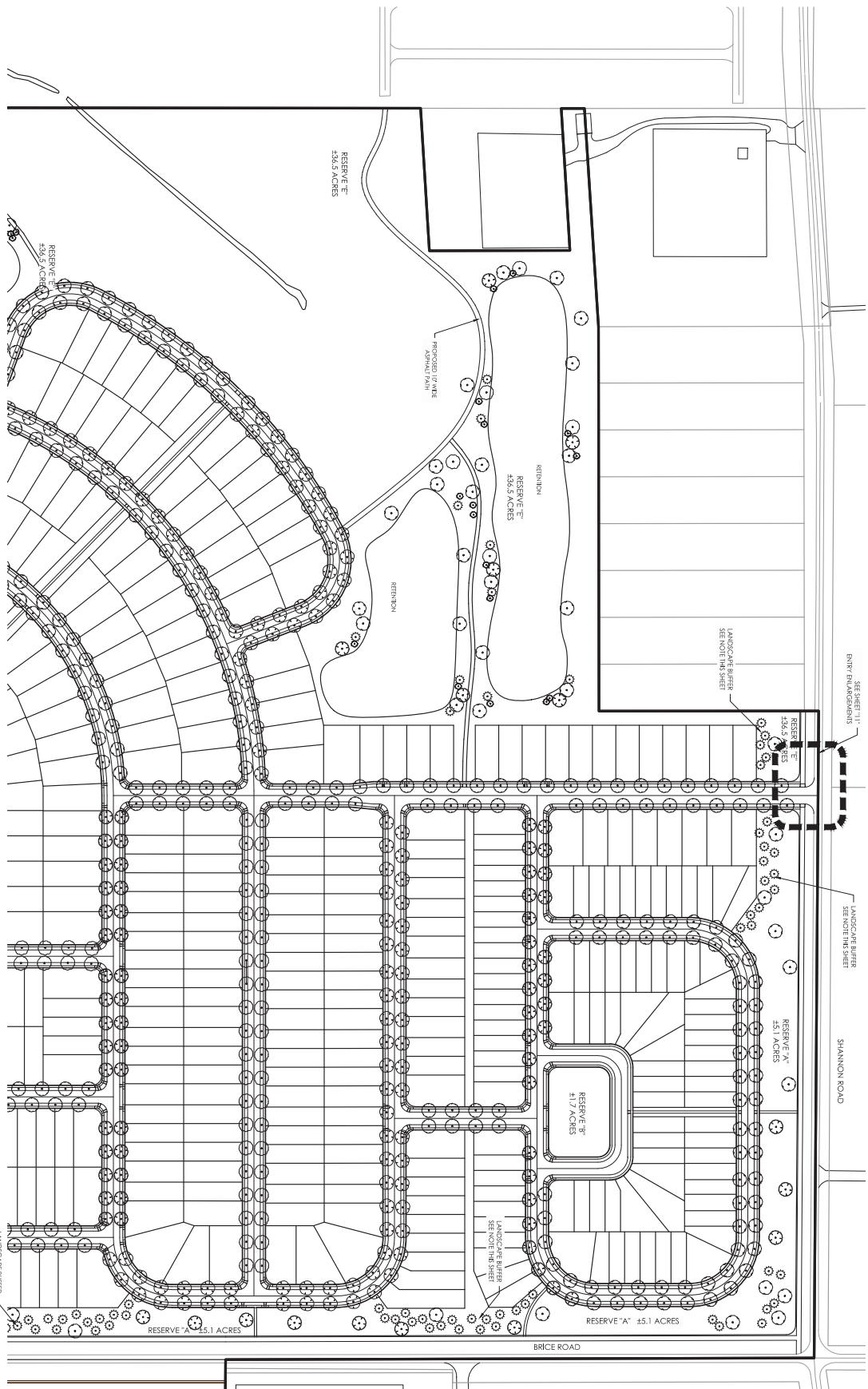


CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LAMP SOUTH
TYPICAL DETAILS



DATE	12/20/2021
SCALE	As Shown
JOB NO.	20211157
EXPIRES	6/1/22

Lamp South - Sheet 7



6/1/2021 11:57 AM \\D:\NO\4\BETTER\WORKING\OVERALL LANDSCAPE PLANNING.dwg plotted by LOOBY, JOSEPH on 7/1/2022 12:35:00 PM last saved by J.LOOBY on 7/1/2022 11:52:40 AM

6/1/2021 R. Owin, aprnl, November 23, 2022, Z21-100

The development depicted on this drawing may be slightly adjusted to reflect engineering and construction requirements. Any slight adjustments to the development shall be reviewed and approved by the Director of the Building and Zoning Services Department or the designer upon submission of the appropriate data regarding the proposed adjustment.

BUFFER PLANTING

INSTALL ADJACENT TO SHANNON AND BRICE ROADS THESE SHOWN ON THIS SHEET AND THESE SHOWN ON THE OTHER SHEETS TO THESE ROADS

BUFFER SHALL INCLUDE PLANTING OF VARIING SPECIES OF TREES AND SHRUBS TO ACCOMMODATE DIFFERENT PERMITS AND BUFFER REQUIREMENTS PER LOCAL AND STATE REGULATIONS PER LOCAL AND STATE REGULATIONS

OPEN SPACE PLANTINGS

INSTALL PER THIS SHEET ALLOWING FOR MINOR ADJUSTMENTS TO ACCOMMODATE DIFFERENT PERMITS AND BUFFER REQUIREMENTS PER LOCAL AND STATE REGULATIONS PER LOCAL AND STATE REGULATIONS

EMERALD GREEN TREES

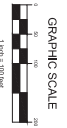
ORNAMENTAL TREES

STREET TREES

INSTALL PER THIS SHEET ALLOWING FOR MINOR ADJUSTMENTS TO ACCOMMODATE DIFFERENT PERMITS AND BUFFER REQUIREMENTS PER LOCAL AND STATE REGULATIONS PER LOCAL AND STATE REGULATIONS

EMERALD GREEN TREES

ORNAMENTAL TREES



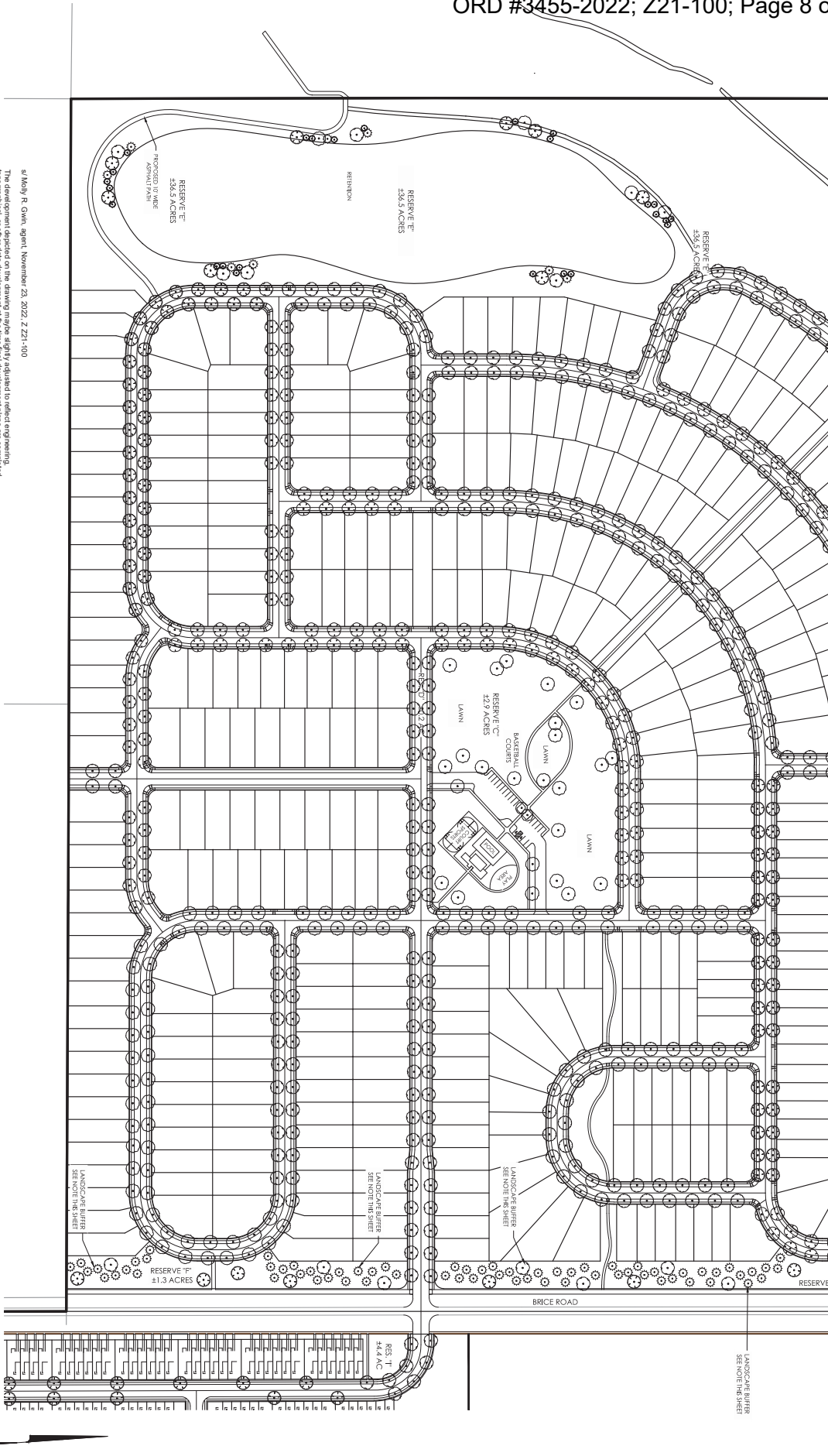
DATE	BY	REVISION
December 2021	JLOOBY	1" = 100'

MHI
MARTIN HORTON INC.
507 EXECUTIVE CAMPUS DRIVE
COLUMBUS, OHIO 43260
PH: (614) 891-6545

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LAMP SOUTH
OVERALL LANDSCAPE PLAN

DR HORTON
America's Builder
507 Executive Campus Drive
Columbus, OH
Phone: (614) 891-6545

REVISIONS		
MARK	DATE	DESCRIPTION
1/17/22		REVISED PER STAFF COMMENTS
6/30/22		REVISED PER STAFF COMMENTS

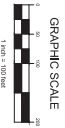


8/10/21 R. Gwin, agent, November 23, 2022, Z 221-100
 The development depicted on the drawing may be slightly adjusted to reflect engineering, topographical, or other data development at the time final development plans are completed or the design team's submission of the appropriate data regarding the proposed adjustment.

BUFFER PLANTING
 INSTALL ADJACENT TO SHANNON AND BRICE ROADS WHERE SHOWN ON THIS SHEET TO PROVIDE VISUAL SCREENING AND BUFFER TO THESE ROADS.
 BUFFER SHALL INCLUDE MOONING OF VARIING SPECIES OF TREES AT THE FOLLOWING RATES:
 - 10 TREES PER 100 FEET OF BUFFER
 - 10 TREES PER 100 FEET OF BUFFER

OPEN SPACE PLANTINGS
 INSTALL PER THIS SHEET ALLOWING FOR MINOR ADJUSTMENTS TO ACCOMMODATE LANDSCAPE BUFFER TO ACCOMMODATE THESE ROADS.
 BUFFER SHALL INCLUDE MOONING OF VARIING SPECIES OF TREES AT THE FOLLOWING RATES:
 - 10 TREES PER 100 FEET OF BUFFER
 - 10 TREES PER 100 FEET OF BUFFER

STREET TREES
 - DECIDUOUS SHADE TREES
 - 2" CALIBER APPROVED CITY OF COLUMBUS LIST
 - INSTALL STREET TREES ALONG PUBLIC AND PRIVATE STREETS PER DEVELOPMENT TEXT.

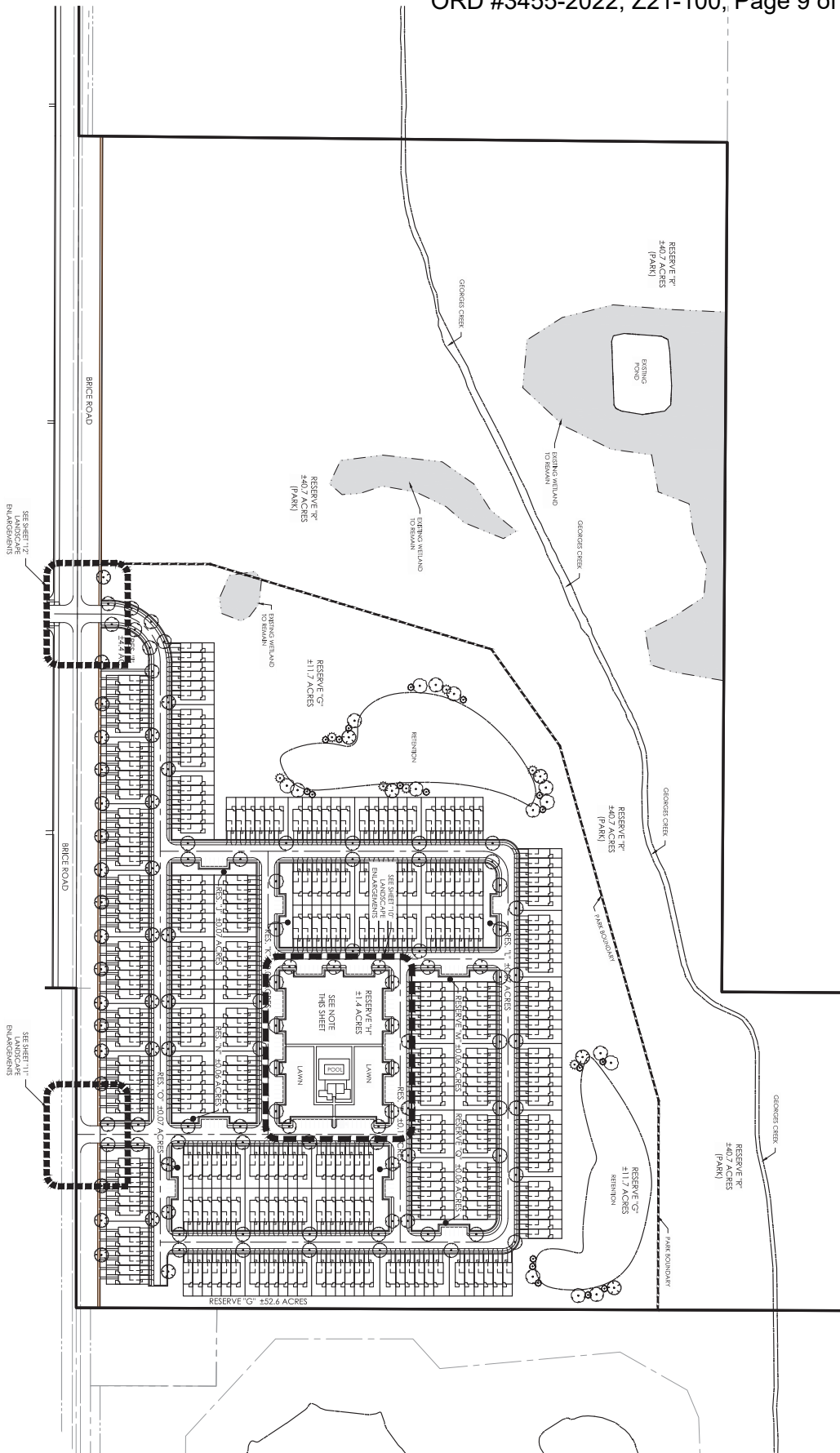


DATE	BY	REVISIONS
December 2021		
8/12		

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
LAMP SOUTH
 OVERALL LANDSCAPE PLAN



MARK	DATE	DESCRIPTION
	1/17/22	REVISED PER STAFF COMMENTS
	6/30/22	REVISED PER STAFF COMMENTS

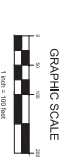


8/16/21 R. Owen, agent, November 23, 2022, Z 21-100
 The development depicted on the drawing may be slightly adjusted to reflect engineering, topographical, or other data development at the time final development plans are completed or the designer upon submission of the appropriate data regarding the proposed adjustment.

RESERVE 'R' NOTE
 THE APPLICANT SHALL INSTALL AT THE CLUBHOUSE POOL AND RECREATION AREAS INTERNAL SHADE TREES AND RECREATION AREAS THE CLUBHOUSE AND RECREATION AREAS SHALL BE PLANTED AND MAINTAINED.

OPEN SPACE PLANTINGS
 INSTALL PER THE SHEET ALLOWING FOR PLANTING OF TREES TO BE DETERMINED BY THE ARCHITECT AND LANDSCAPE ARCHITECTS.
 EVERGREEN TREES
 DECIDUOUS SHADE TREES
 ORNAMENTAL TREES

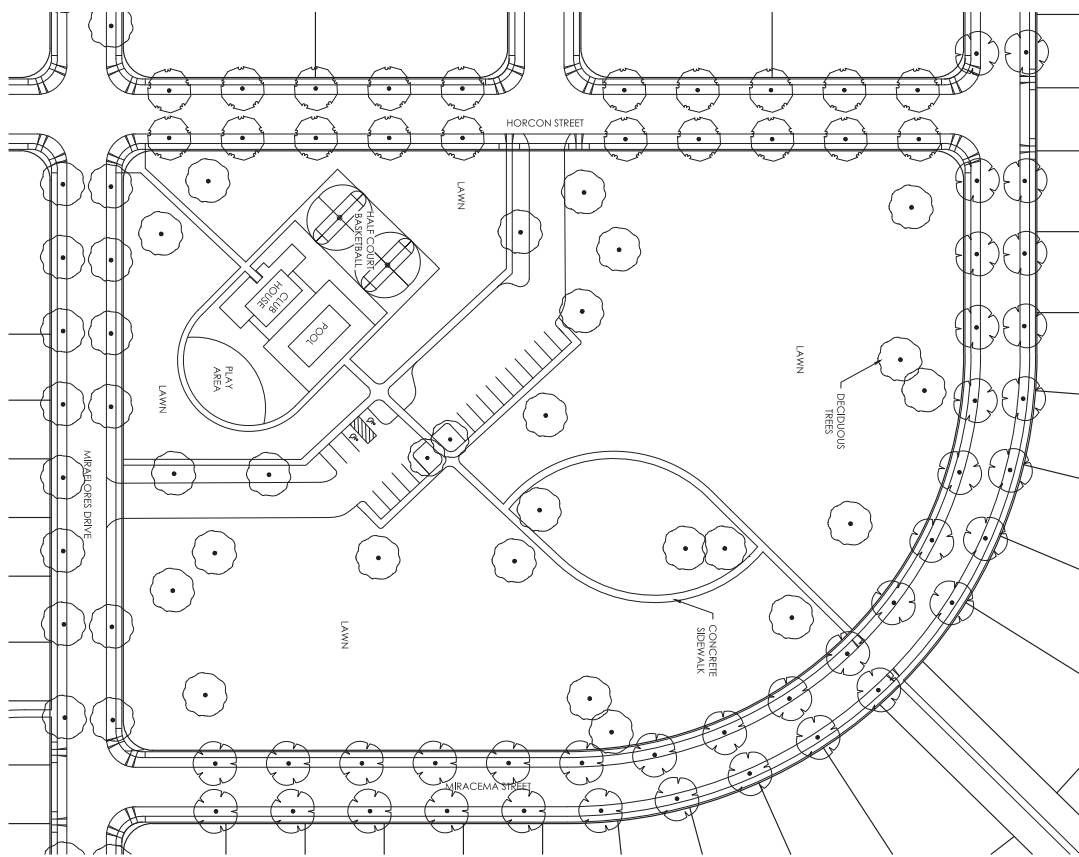
STREET TREES
 DESIGNER TO PLACE TREES AT CURBLINE AND TO BE PLANTED BY THE CONTRACTOR.
 INSTALL STREET TREES ALONG PUBLIC AND PRIVATE STREETS PER DEVELOPMENT TEXT AND THIS SHEET.



REVISIONS			
MARK	DATE	DESCRIPTION	
	1/17/22	REVISED PER STAFF COMMENTS	
	6/30/22	REVISED PER STAFF COMMENTS	

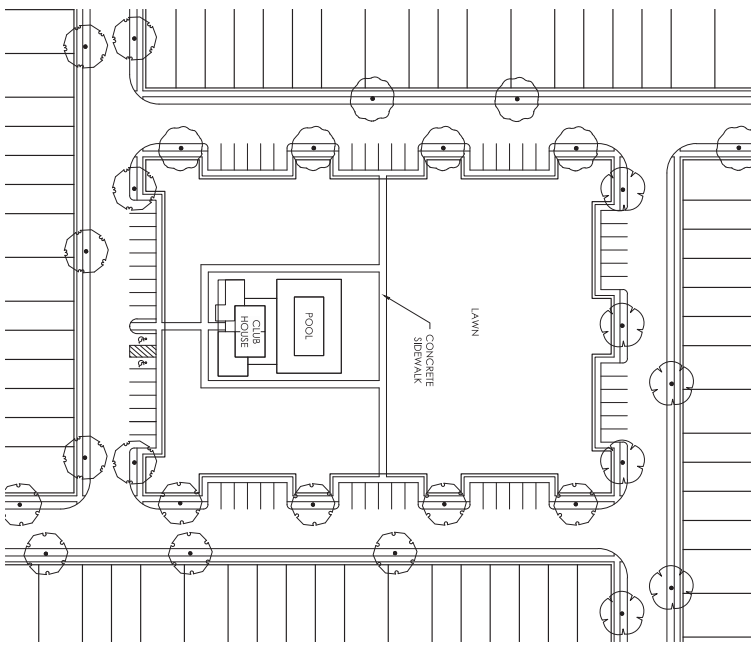
DATE	December 2021
SCALE	1" = 100'
JOB NO.	20211157
EXPIRES	9/12

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN FOR LAMP SOUTH OVERALL LANDSCAPE PLAN		DR HORTON American's Builder 507 Executive Campus Drive Suite 100 Columbus, OH 43240 Phone: (614) 891-6545
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CENTRAL GREEN WEST SIDE OF BRICE ROAD
ENLARGEMENT
(RESERVE 'D')
SCALE: 1"=40'

RESERVE 'D' NOTE:
THE APPLICANT SHALL INSTALL AT THE CLUBHOUSE, POOL AND RECREATION AREAS INTERNAL SHADE TREES AND SIDEWALKS BETWEEN THE CLUBHOUSE AND STREET THAT INCLUDE BRANCHES AND SHADE TREES.

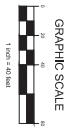


CENTRAL GREEN EAST SIDE OF BRICE ROAD
ENLARGEMENT
(RESERVE 'H')
SCALE: 1"=40'

RESERVE 'H' NOTE:
THE APPLICANT SHALL INSTALL AT THE CLUBHOUSE, POOL AND RECREATION AREAS INTERNAL SHADE TREES AND SIDEWALKS BETWEEN THE CLUBHOUSE AND STREET THAT INCLUDE BRANCHES AND SHADE TREES.

of Liberty R. Gwin, agent, November 23, 2022, Z21-100

The development depicted on the drawing may be slightly adjusted to reflect engineering and construction requirements. Any adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or the designer upon submission of the appropriate data regarding the proposed adjustment.



DATE	10/12
SCALE	1" = 40'
JOB NO.	2021157
EXPIRES	10/12

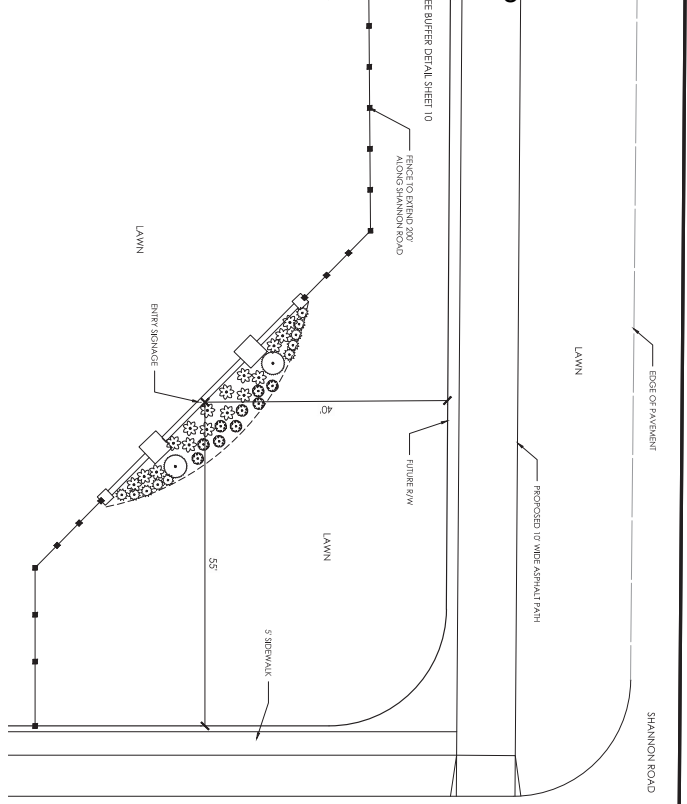


CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LAMP SOUTH
LANDSCAPE ENLARGEMENTS

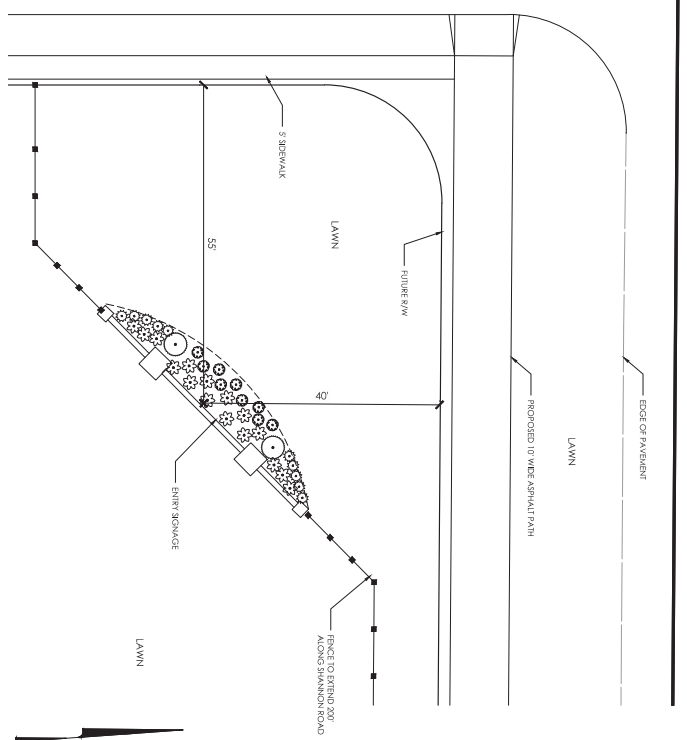


REVISIONS		
MARK	DATE	DESCRIPTION
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	6/30/22	REVISED PER STAFF COMMENTS

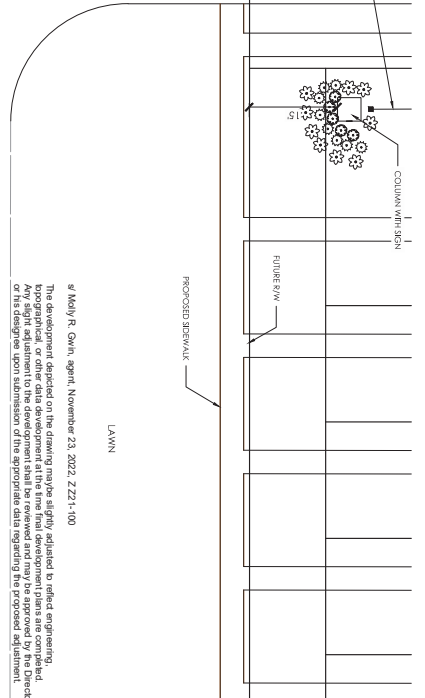
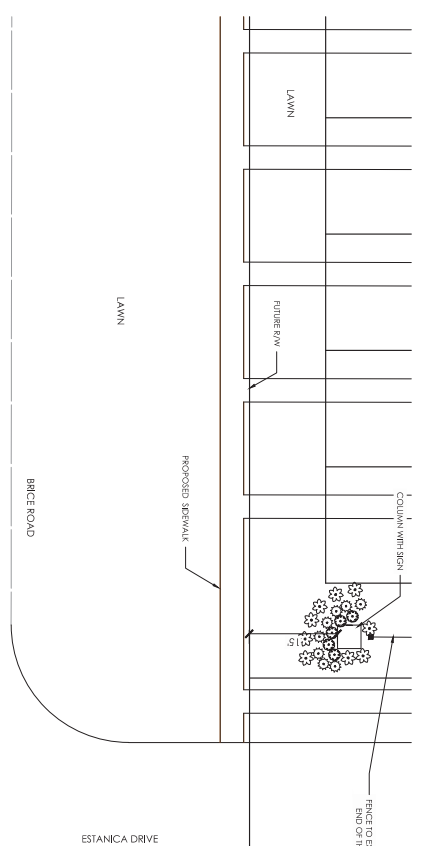
Lamp South - Sheet 11



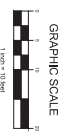
SHANNON ROAD
ENTRY ENLARGEMENT
SCALE: 1"=10'



BRICE ROAD (SOUTH)
ENTRY ENLARGEMENT
SCALE: 1"=10'



of Molly R. Gwin, agent, November 23, 2022, Z21-100
The development depicted on the drawing makes slight adjustment to reflect engineering, topographic, or other data development at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or its designee upon submission of the appropriate data regarding the proposed adjustment.



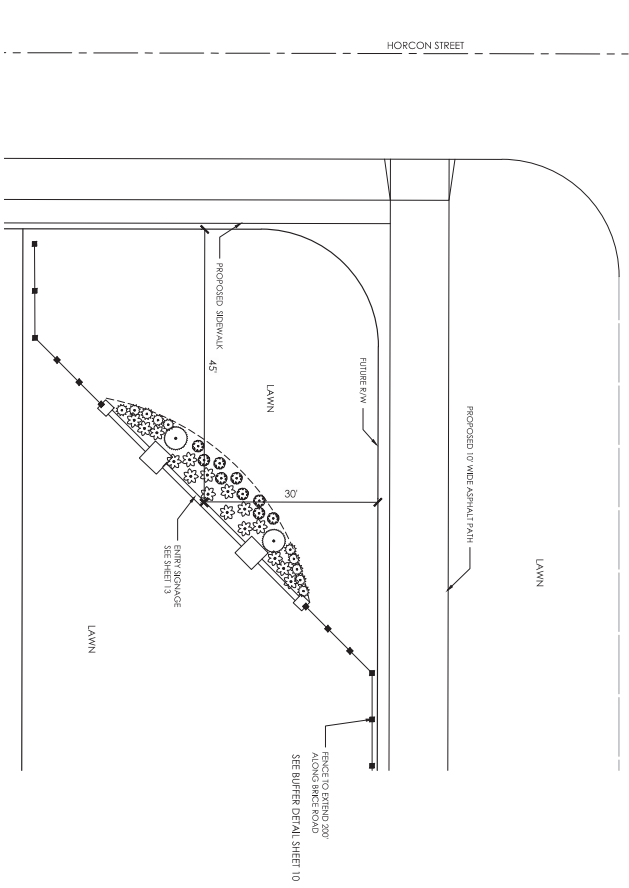
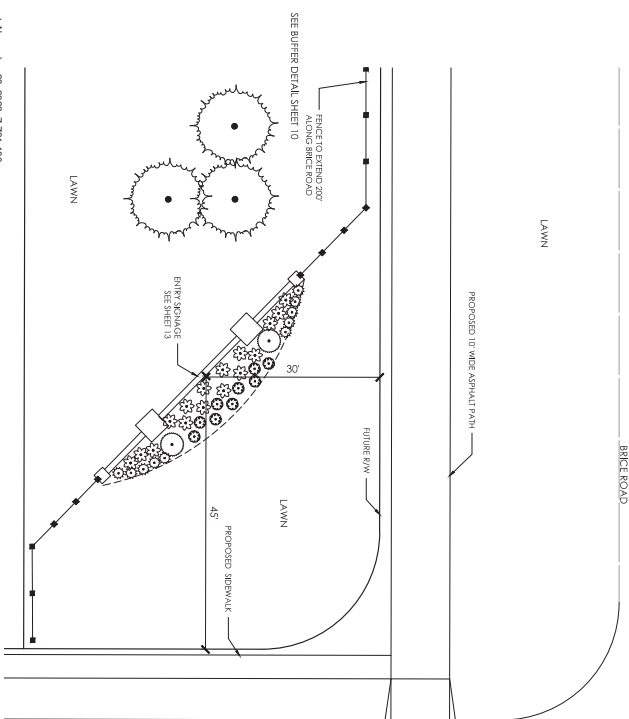
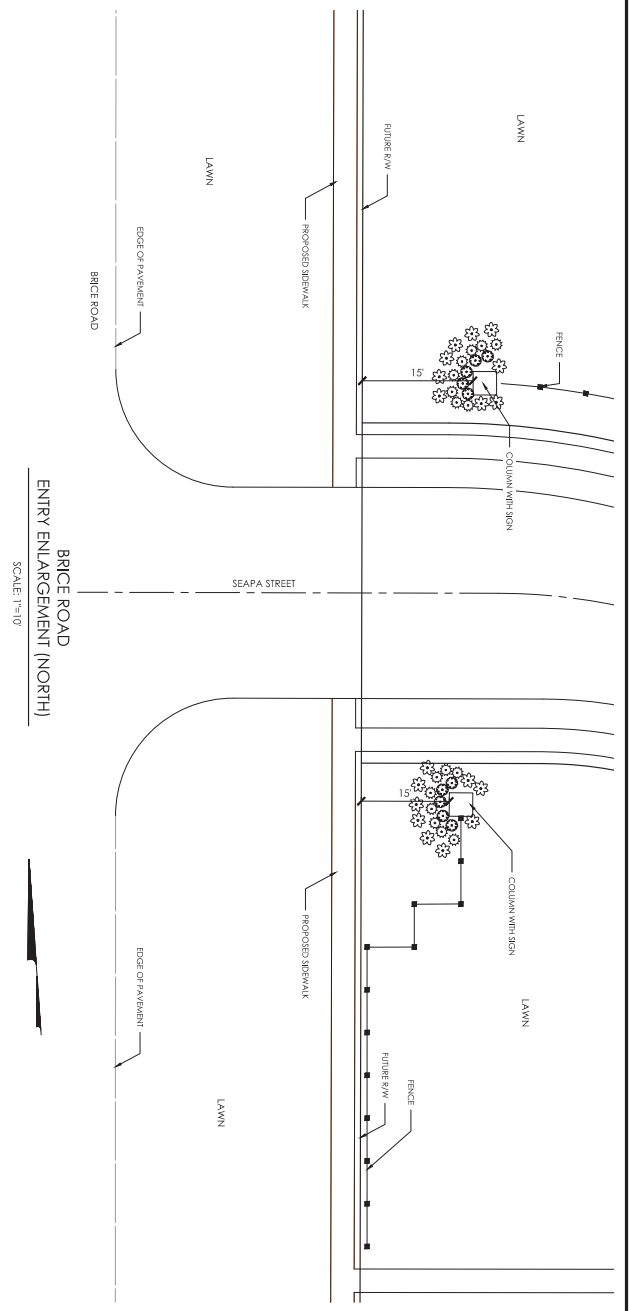
DATE: December 2021
SCALE: 1" = 10'
JOB NO.: 20211157
EXAMINER: 11/12

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LAMP SOUTH
ENTRY ENLARGEMENTS



REVISIONS		
MARK	DATE	DESCRIPTION
1/17/22		REVISED PER STAFF COMMENTS
6/30/22		REVISED PER STAFF COMMENTS

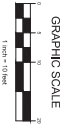
Lamp South - Sheet 12



1/1/2021 11:57 AM (NO. 448) SETS/REV02/12 ENTRY ENLARGEMENTS.DWG plotted by LOOBY, JOSEPH on 7/1/2022 12:41:08 PM last saved by JOOBY on 7/1/2022 12:22:03 PM

1/1/2021 11:57 AM (NO. 448) SETS/REV02/12 ENTRY ENLARGEMENTS.DWG plotted by LOOBY, JOSEPH on 7/1/2022 12:41:08 PM last saved by JOOBY on 7/1/2022 12:22:03 PM

The development depicted on the drawings may be slightly adjusted to reflect engineering, surveying, or other requirements. Any adjustments to the drawings shall be reviewed and approved by the Director of the Building and Zoning Services Department or the designer upon submission of the appropriate data regarding the proposed adjustment.



MARK	DATE	DESCRIPTION

DATE	12/1/21
SCALE	1" = 10'
JOB NO.	20211157
EXAMINER	12/1/21



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LAMP SOUTH
ENTRY ENLARGEMENTS



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2022**

- 7. APPLICATION: Z21-100**
Location: **4001 BRICE RD. (43110)**, being 249.21± acres located at the southwest and southeast corners of Shannon Road and Brice Road (430-271266 and 3 others; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District (H-35).
Proposed Use: Single- and multi-unit residential development.
Applicant(s): D.R. Horton – Indiana, LLC; c/o Molly Gwin; 2 Miranova Place, Suite 700; Columbus, OH 43215.
Property Owner(s): Thomas R. and Barbara Lamp; 4300 Julian Road, SW; Lancaster, OH 43130.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 249.21± acre site consists of four parcels, is developed with a three single-unit dwellings, and is primarily used for agricultural uses in the R, Rural District. The requested PUD-6, Planned Unit Development District will permit the development of 916 units. The gross density of the overall PUD is 3.8 dwelling units per acre; however, the net density for this entire PUD District, net of dedicated right-of-way for streets is 4.3 dwelling units per acre. The site is divided into 4 Subareas (Subareas A, B, C, and D).
 - Subarea A is 17.9± acres, proposed for 94 dwelling units with a total of 3.58± acres of open space.
 - Subarea B is 32.2± acres, proposed for 164 single-unit dwellings with a total of 2.98± acres of open space.
 - Subarea C is 119.5± acres, proposed for 338 single-unit dwellings with a total of 43.84± acres of open space.
 - Subarea D is 79.6± acres, proposed for 320 dwelling units with a total of 14.10± acres of open space.
- To the north of the site is undeveloped land in Madison Township, and single-unit dwellings and farmland in the R, Rural District. To the south is farmland in Madison Township and a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the east is a religious facility in the L-R-4, Limited Residential District and a multi-unit residential development. To the west is a multi-unit residential development in the PUD-8, Planned Unit Development District.
- The site is located within the planning boundaries of the *South East Land Use Plan* (2018), which recommends “Low–Medium Density Residential (6-10 du/ac),” “Mixed Use 1 (<24 du/ac),” “Open Space,” and “Institutional” land uses for this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). The Plan does support a range of housing types and sensitive site design or cluster development, such as larger development which includes several different residential unit types and a central open space.

- Columbus Citywide Planning Policies (C2P2) Residential Design Guidelines recommend that:
 - new single and two-unit housing in high-density projects and multifamily development include a high level of architectural design, with high quality and durable materials, and that buildings be oriented to the street
 - homes with front porches, front facing garages (if proposed) set back at least two feet from the front elevation
 - open space be integrated into new development, serving as an organizational element, a central green space, connection to adjacent open space, protection of natural areas, and/or as a buffer along scenic roadways.
 - open space should include landscaping, trees and connections to sidewalks or trails as appropriate, and the development should address open space—buildings should front parks and open space
 - connectivity within and among developments to parks and open space should be a design priority

- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.

- The text includes development standards addressing setbacks, access, landscaping and screening, building design, lighting, and graphics provisions. A modification to Section 3345.11 (Site plan requirements for showing parcels for dwelling units and multiple family unit buildings), is included to allow detached or attached multi-unit dwellings under this text to not be on single, separate parcels, in order to support condominium ownership and site governance under Ohio Revised Code 5311.

- The *Columbus Multimodal Thoroughfare Plan* identifies Shannon Road as an Urban Community Connector requiring 80 feet of right-of-way and this portion of Brice Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ *Approval

The requested PUD-6, Planned Unit Development District will facilitate mixed-residential development. Staff supports the proposal as it is compatible with the land use recommendations of the *South East Land Use Plan*.

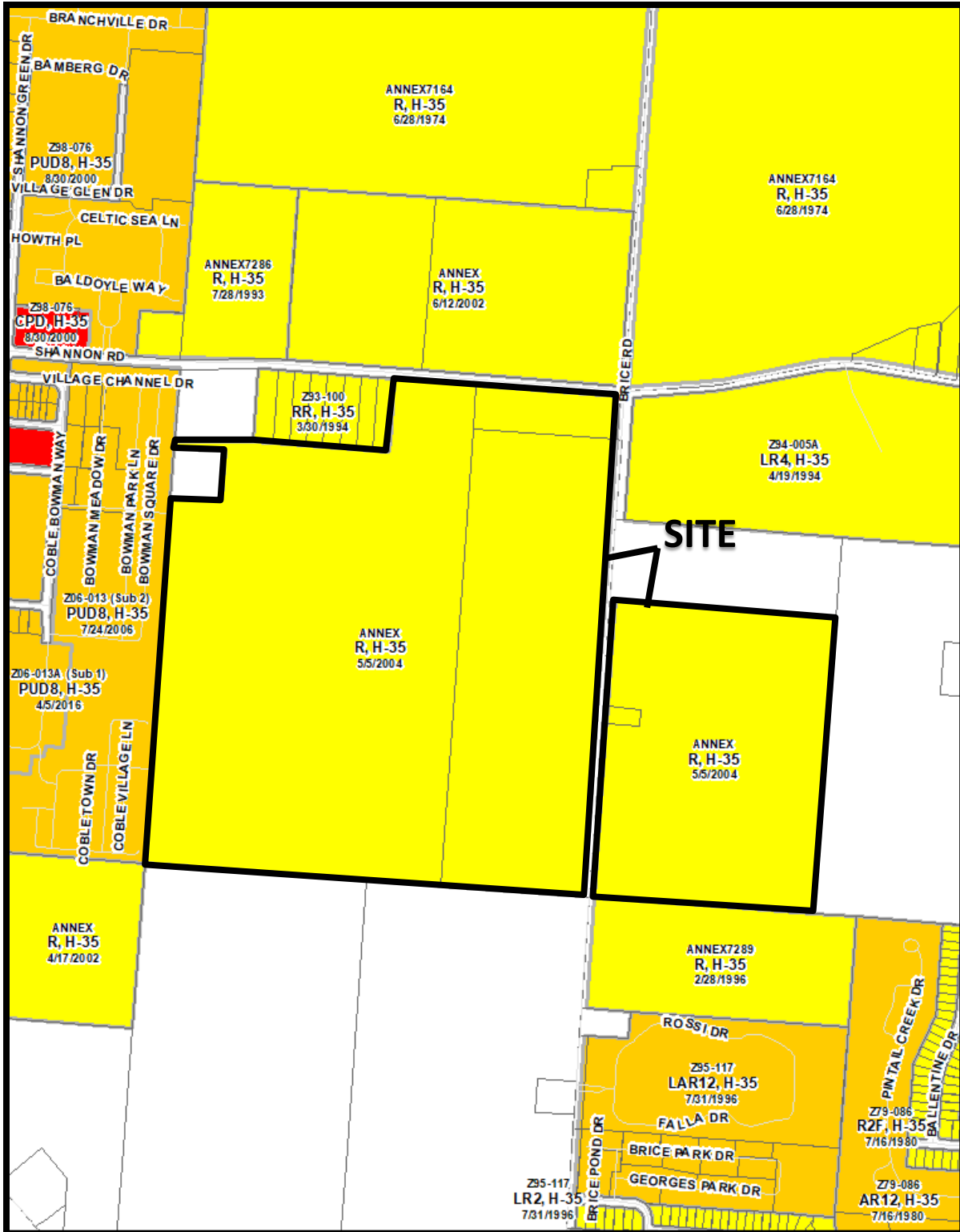
The following comments from the Division of Traffic Management need to be addressed:

- There will need to be text revisions in the following sections that any mounding/landscaping shall be subject to the vision clearance requirements contained in 3321.05 and the Department of Public Service intersection sight distance triangle requirements: Open Space Subarea A, Open Space Subarea B, Open Space Subarea C, and General Standards (Subareas B and C) Item C.3.
- The traffic impact study is not fully complete. An updated traffic impact study will still need to be submitted. Review and approval of the updated traffic impact study will be needed from the City of Columbus and the Franklin County Engineer's Office.
- There may need to be reconfiguration of the site layout in the southwest corner of the intersection of Shannon Road and Brice Road to ensure that there would be adequate space to implement any improvements that might be identified in the traffic impact study at this intersection.

- It is requested that the language below be adjusted to the following: “The applicant commits to the requirements that will be required by the City of Columbus, Department of Public Service and the Franklin County Engineer’s Office that will be based on the final, approved traffic impact study. In general, the final, specific commitments will be expected to include roadway improvements and contributions to future improvements.

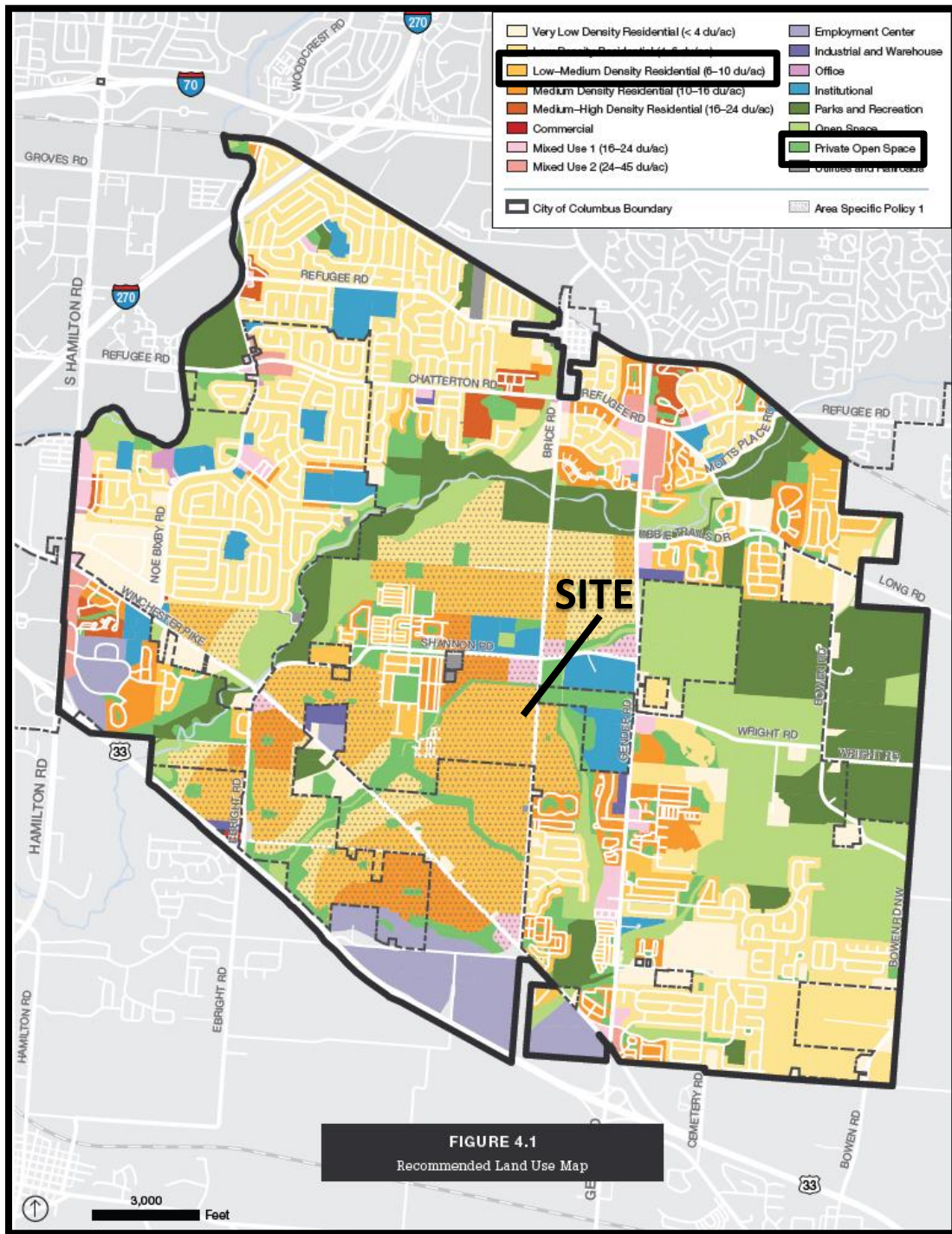
Once the comments from the Division of Traffic Management are addressed, Staff’s recommendation will be updated to approval.

***NOTE: The Division of Traffic Management’s comments have been addressed.**

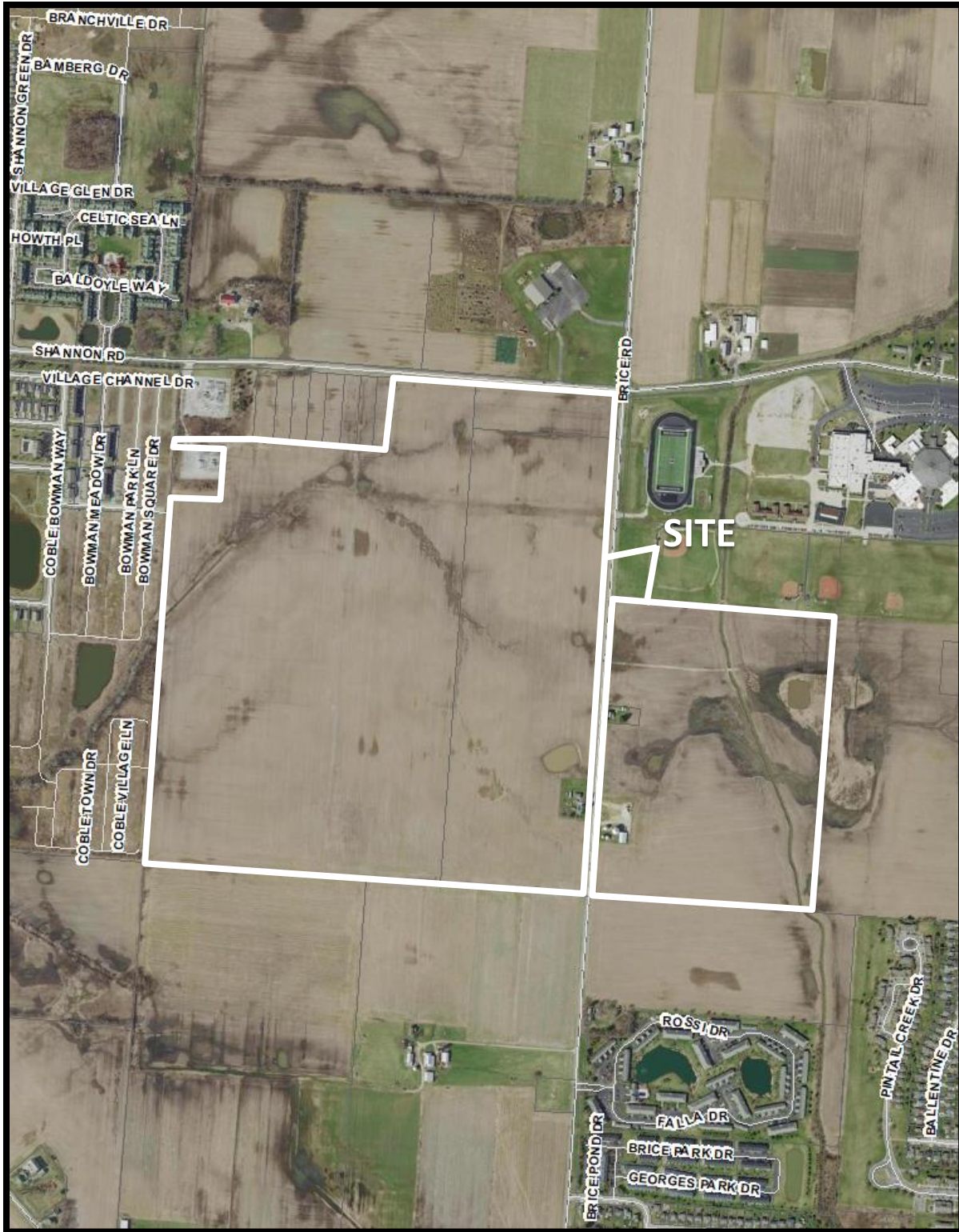


Z21-100
4001 Brice Rd.
Approximately 242.05 acres
R to PUD-6

South East Land Use Plan (2018)

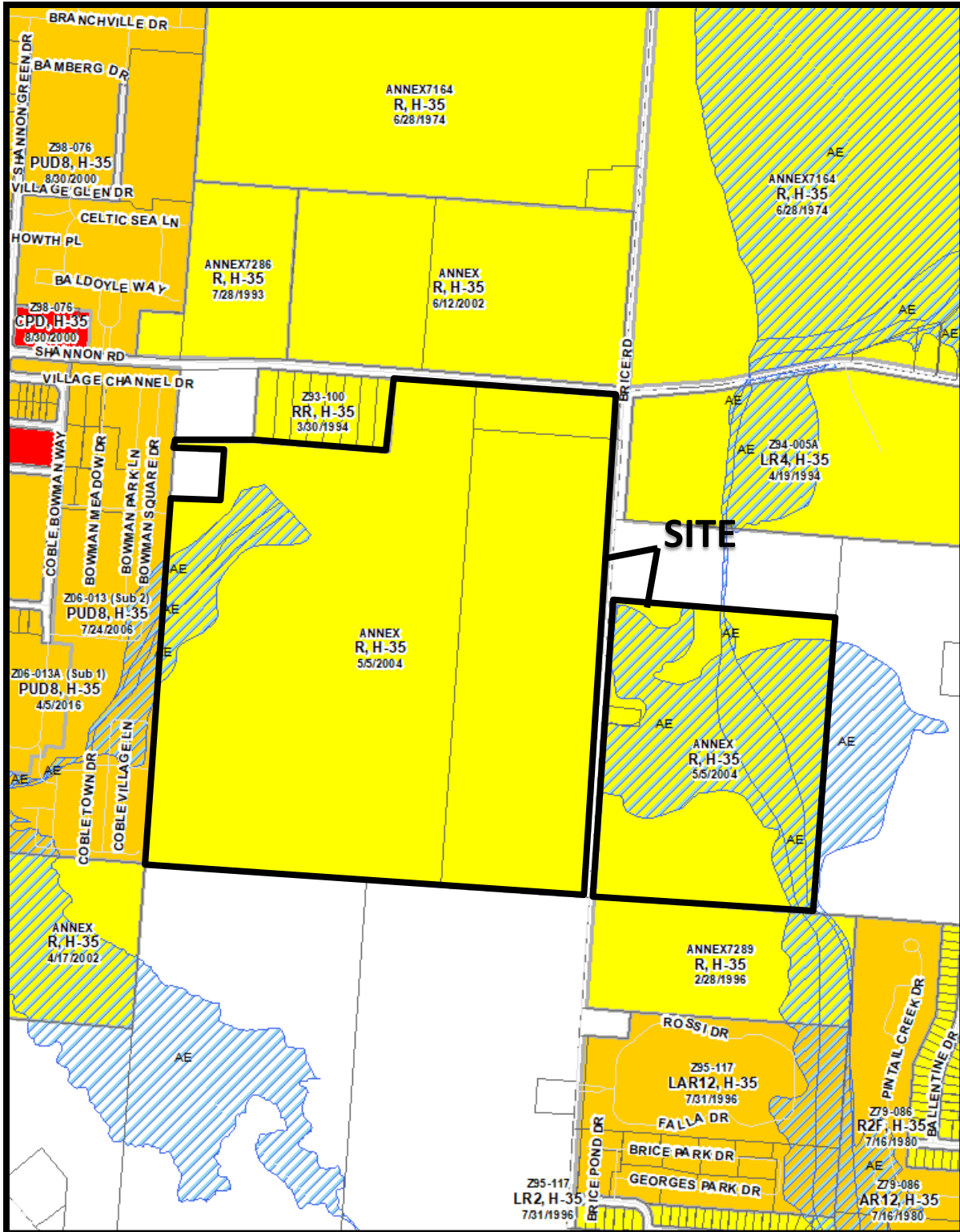


Z21-100
4001 Brice Rd.
Approximately 242.05 acres
R to PUD-6



Z21-100
4001 Brice Rd.
Approximately 242.05 acres
R to PUD-6

Floodplain Map



Z21-100
4001 Brice Rd.
Approximately 242.05 acres
R to PUD-6

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

Case Number: Z21-100
Address: Shannon Rd, 4001 Brice Rd. & 3950 Brice Rd.
Group Name: Greater South East Area Commission
Meeting Date: December 14, 2021

Specify Case Type:

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


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

- Approval
- Disapproval

NOTES:

- Commission stated concerns about entrance lighting and lighting throughout the development. The area is very dark due to no street lights. Developer mentioned they would follow all lighting requirements in accordance with City of Columbus development Code.
- Commission suggested that lighting be available at night around proposed "park area" and basketball courts to discourage illegal activity after dark. Developer stated they would look into available options.

Vote: Approval - 9 Against - 0

Signature of Authorized Representative: 
SIGNATURE

Commission Chair/ Zoning Co-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 Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Application #: Z21-100		Requested: PUD-6		Address: 4001 BRICE RD (43110)			
# of Hearings: _____	Length of Testimony: <u>12</u> 5:00 → 5:12		Staff: ___ Approval <u>X</u> Disapproval Position: ___ Conditional Approval				
# Speakers <u>0</u> Support: ___ Opposition: ___	Development Commission Vote: <u>5</u> Yes <u>0</u> No <u>1</u> Abstain		Area Comm/ <u>X</u> Approval ___ Disapproval Civic Assoc: ___ Conditional Approval				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	Y Ingwersen	ABSENT Anderson	Y Keyes-Shanklin	Y Conroy	NO Onwukwe	Y Golden
+ = Positive or Proper - = Negative or Improper							
Land Use	+				+	+	
Use Controls							
Density or Number of Units	Y				+	+	
Lot Size	+					+	
Scale							
Environmental Considerations	+						
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments	*TSD				-		
Other Infrastructure Commitments							
Compliance with City Plans						-	
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+						
Governmental or Public Input	+				+	-	
MEMBER COMMENTS:							
FITZPATRICK: APPLICANT HAS WORKED CLOSELY WITH CITY STAFF TO DEVELOP A HIGH QUALITY AND APPROPRIATE LAND USE. APPLICANT IS AMENABLE TO CONTRIBUTING TO THE IMPACT HIS PROJECT WILL HAVE ON THE AREA OVER 10 YEARS OF CONSTRUCTION							
INGWERSEN: APPROPRIATE RESIDENTIAL DEVELOPMENT OVER NEXT 5-10 YRS AND APPLICANT HAS MADE BOTH PRIVATE AND COMMUNITY COMMITMENTS AND HAS AGREED TO TRAFFIC PARTICIPATION(S) IN DEVELOPMENT COMMITMENT IN THE AREA							
ANDERSON:							
KEYES-SHANKLIN:							
CONROY: Traffic not frustrated but supportive of use - contingent on traffic should keep moving forward.							
ONWUKWE: Appropriate development but needs to satisfy all outstanding recommendations.							
GOLDEN:							

Rezoning Application

DEPARTMENT OF BUILDINGS
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 #: 221-100

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 Gwin
of (COMPLETE ADDRESS) 2 Miranova Place, Columbus, Ohio 43215, Suite 700
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. <u>D-K-Hutton, Indiana LLC</u> <u>507 Executive Campus Drive</u> <u>Suite 100</u> <u>Westerville, Ohio 43082</u>	2. <u>Number of Columbus based employees ~ 80</u>
3. <u>contact: Molly Gwin</u> <u>614-284-7808</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Molly K Gwin

Sworn to before me and signed in my presence this 29TH day of November, in the year 2022

Jeffrey Alan Stankunas
SIGNATURE OF NOTARY PUBLIC

Lifetime
My Commission Expires

Notary Seal Here

JEFFREY ALAN STANKUNAS
Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

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