

*Michael P. Shannon 9/9/04*  
 204-062 Final Revised 9/9/04 by Shannon & Pine



DEVELOPMENT PLAN FOR:  
**COLUMBUS/FRANKLIN COUNTY HOUSING TRUST**

**RUD SITE DATA**

EXISTING ZONING	PROPOSED ZONING	AREA (ACRES)	AREA (SQ FT)
R-1	R-1	1.15	48,000
R-2	R-2	1.15	48,000
R-3	R-3	1.15	48,000
R-4	R-4	1.15	48,000
R-5	R-5	1.15	48,000
R-6	R-6	1.15	48,000
R-7	R-7	1.15	48,000
R-8	R-8	1.15	48,000
R-9	R-9	1.15	48,000
R-10	R-10	1.15	48,000
R-11	R-11	1.15	48,000
R-12	R-12	1.15	48,000
R-13	R-13	1.15	48,000
R-14	R-14	1.15	48,000
R-15	R-15	1.15	48,000
R-16	R-16	1.15	48,000
R-17	R-17	1.15	48,000
R-18	R-18	1.15	48,000
R-19	R-19	1.15	48,000
R-20	R-20	1.15	48,000
R-21	R-21	1.15	48,000
R-22	R-22	1.15	48,000
R-23	R-23	1.15	48,000
R-24	R-24	1.15	48,000
R-25	R-25	1.15	48,000
R-26	R-26	1.15	48,000
R-27	R-27	1.15	48,000
R-28	R-28	1.15	48,000
R-29	R-29	1.15	48,000
R-30	R-30	1.15	48,000
R-31	R-31	1.15	48,000
R-32	R-32	1.15	48,000
R-33	R-33	1.15	48,000
R-34	R-34	1.15	48,000
R-35	R-35	1.15	48,000
R-36	R-36	1.15	48,000
R-37	R-37	1.15	48,000
R-38	R-38	1.15	48,000
R-39	R-39	1.15	48,000
R-40	R-40	1.15	48,000
R-41	R-41	1.15	48,000
R-42	R-42	1.15	48,000
R-43	R-43	1.15	48,000
R-44	R-44	1.15	48,000
R-45	R-45	1.15	48,000
R-46	R-46	1.15	48,000
R-47	R-47	1.15	48,000
R-48	R-48	1.15	48,000
R-49	R-49	1.15	48,000
R-50	R-50	1.15	48,000



NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

DEVELOPMENT PLAN FOR  
 COLUMBUS/FRANKLIN COUNTY HOUSING TRUST  
 EAKIN ROAD  
 CITY OF COLUMBUS  
 FRANKLIN COUNTY, OHIO

**KLINGERS & ASSOCIATES**  
 ENGINEERS AND ARCHITECTS  
 670 S. LANTANA PLACE, COLUMBUS, OH 43260  
 (614) 883-2676 Fax: (614) 883-2677

REVISIONS	DATE	DESCRIPTION
1	10/11/04	RECS AND PARK COMMENTS
2	2/13/04	ZONING COMMENTS
3	8/30/04	REFUSE COMMENTS
4	8/18/04	STAFF REVIEW COMMENTS

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 9, 2004**

- 5. APPLICATION: Z04-062**
- Location:** **2180 EAKIN ROAD (43223)**, being 20.88± acres located on the north side of Eakin Road, 120± feet east of Whitethorne Avenue. (570-105106; Greater Hilltop Area Commission).
- Existing Zoning:** M, Manufacturing and R, Rural Districts.
- Request:** PUD-6, Planned Unit Development District.
- Proposed Use:** Single and multi-family residential development.
- Applicant(s):** Columbus/Franklin County Affordable Housing Trust c/o John P. Kennedy, Atty. And Michael T. Shannon, Atty.; 500 South Front Street; Columbus, Ohio 43215.
- Property Owner(s):** Wyandotte Eakin Road c/o John P. Kennedy, Atty. and Michael T. Shannon, Atty.; 500 South Front Street; Columbus, Ohio 43215.
- Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 20.88± acre site is developed with a dwelling unit and several run-down storage structures and is zoned in the M, Manufacturing and R, Rural Districts. The applicant requests the PUD-6, Planned Unit Development District to develop 65 single-family dwellings and 28 multi-family units on public streets with a net density of 5.34 units/acre and 3.23 acres of open space.
- The site is bordered by single-family residential development to the north in Franklin Township, railroad tracks to the east, a construction company to the south in the M-2, Manufacturing District, and single-family residential development to the west in the R-2, Residential District.
- The site lies within the planning area of the *Greater Hilltop Area Plan* (2001), but no specific land use recommendation is given for this location.
- The site lies within the boundaries of the Greater Hilltop Area Commission whose response had not been received upon completion of this report.
- The submitted PUD plan and data table illustrate the proposed development. The single-family subareas commit to 45-foot wide lots, a lot size of 5,400 square feet, a minimum dwelling size of 1000 square feet, and R-2 development standards. The multi-family subarea commits to 28 residential units, Chapter 3333 development standards, 30-foot front setbacks, 15-foot minimum perimeter

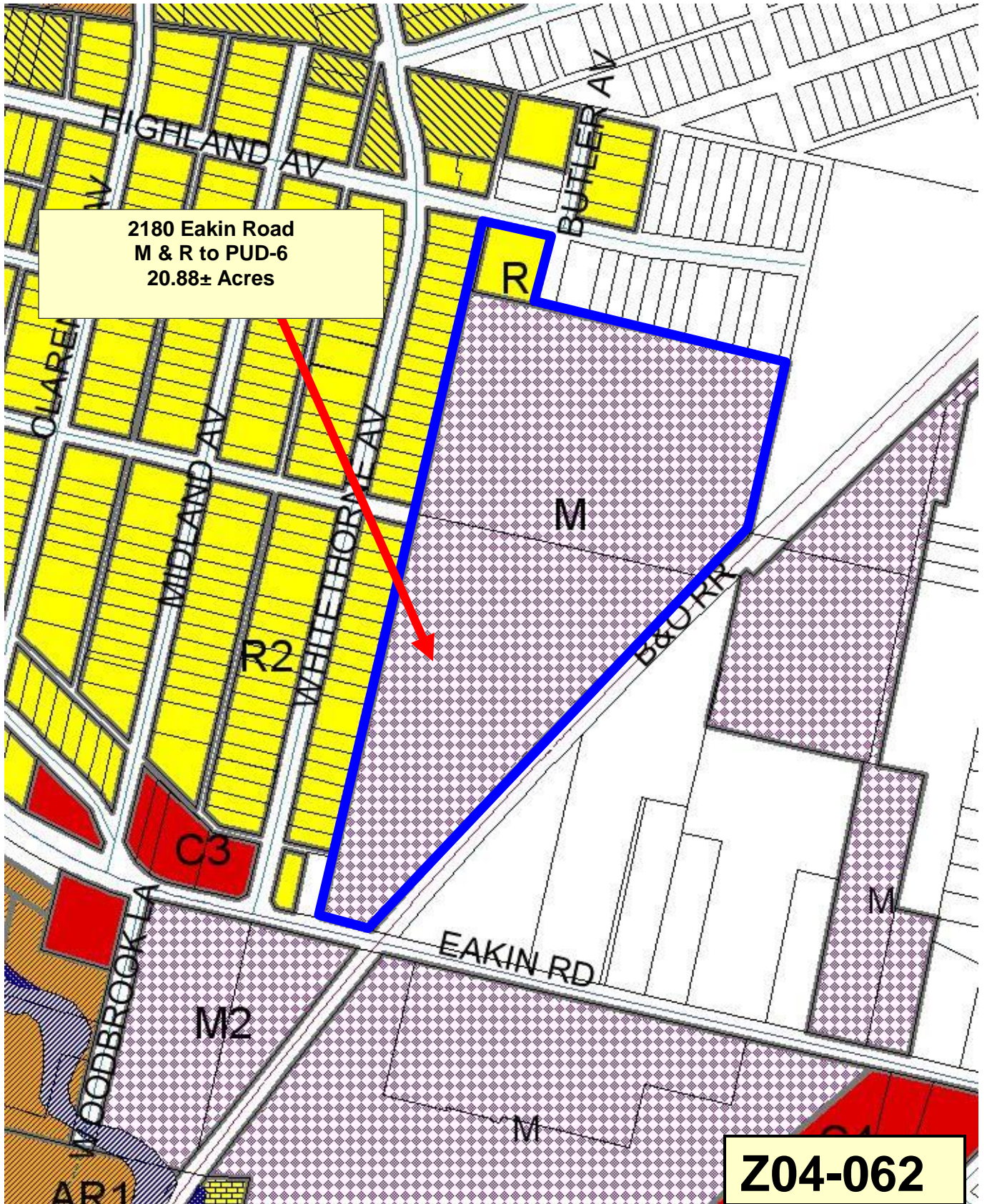
yard setbacks, a minimum residential unit size of 850 square feet, and perimeter landscaping to act as screening for the abutting single-family residential. The project will have a gross density of 4.60 units/acre, and a net density of 5.34 units/acre. The proposal includes street trees and landscaping, and commits to a total of 3.23 acres of open space, of which 2.91 acres (Subarea D) front Eakin Road and contain a 50-foot open space/tree preservation area along the eastern property line to act as screening and buffering from the railroad tracks.

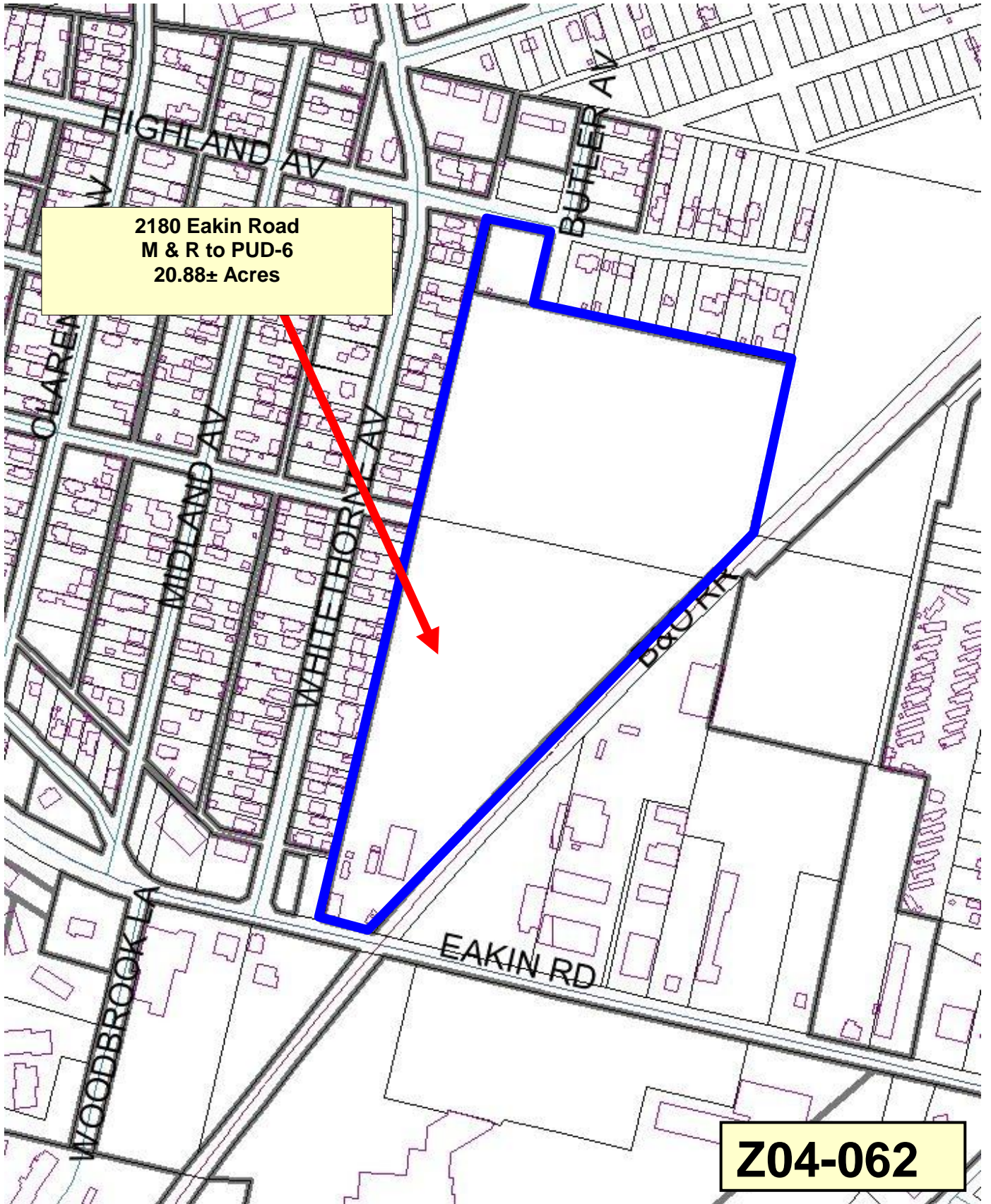
- There may be remaining Recreation and Parks Department issues regarding location of and access to the open space. Staff and the applicant are currently negotiating how the open space will be accessed. Easements are proposed on single-family lots as access points, but Staff typically does not prefer this arrangement.
- The *Columbus Thoroughfare Plan* identifies Eakin Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** \*\* Approval.

The requested PUD-6, Planned Unit Development District would permit 68 single-family dwellings and 28 multi-family residential units at a net density of 5.34 units/acre and 3.23 acres of open space, and includes street trees, landscaping, and screening. As of the preparation of this report, the applicant and Staff continue to negotiate Parkland Dedication requirements, and how the open space will be accessed. Staff will not recommend approval until the necessary commitments are finalized.

\*\* Parkland Dedication issues, and the arrangement of the open space has been resolved to the satisfaction of Recreation and Parks Department.





2180 Eakin Road  
M & R to PUD-6  
20.88± Acres

Z04-062



FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW  
**STANDARDIZED RECOMMENDATION FORM**

Group Name Greater Hilltop Area Commission

Meeting Date Sept 7, 04

Specify Case Type  
 BZA Variance  
 BZA Special Permit  
 Council Variance  
 Rezoning  
 Graphics  
 Graphics Special Permit

Case Number Z04-062

Recommendation (Check only one)  
 Approval  
 Disapproval  
 Conditional Approval (please list conditions below)  
(Area Commissions, see note below\*)

Based on PUD text dated on or after 9-7-04.

\*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared, unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote 8-3-1

Signature of Authorized Representative [Signature]

SIGNATURE Zoning Chair

RECOMMENDING GROUP TITLE 614-276-1997

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day;  
OR MAIL to: Zoning, City of Columbus, 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 # 204-062

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq. / Laura Comeh  
of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, Columbus, Ohio 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
	<u>Columbus/Franklin County Affordable Housing Trust, c/o CRABBE, BROWN &amp; JAMES</u>
	<u>500 S. Front St., Suite 1200, Columbus, Ohio 43215</u>

SIGNATURE OF AFFIANT

*[Handwritten signature of Michael T. Shannon]*

Subscribed to me in my presence and before me this 27<sup>th</sup> day of June, in the year 2004

SIGNATURE OF NOTARY PUBLIC

*[Handwritten signature of Rita Martin]*

My Commission Expires:

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

**RITA MARTIN**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 03-24-05

