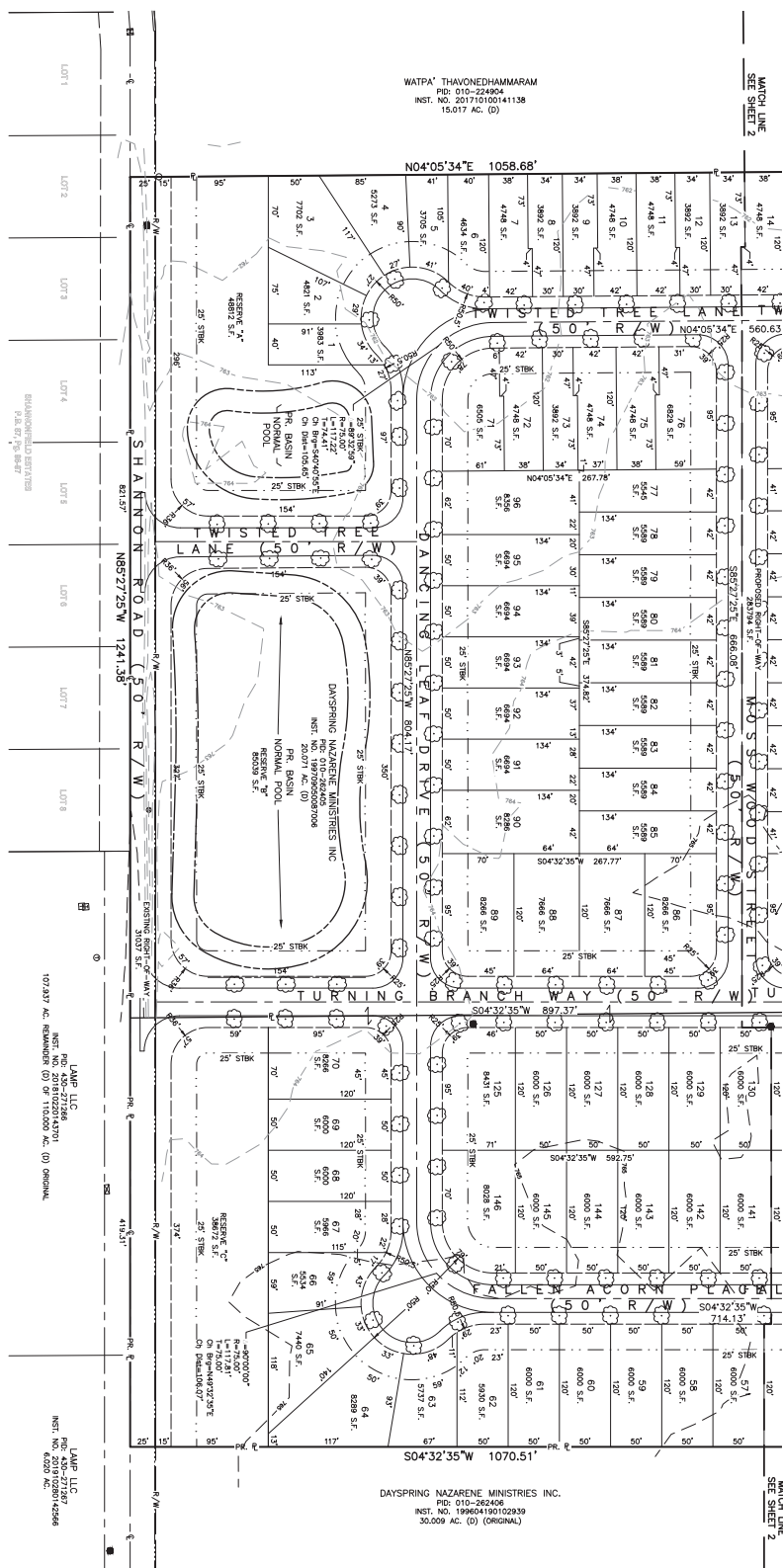


TURNING BRANCH PUD PLAN



SITE DATA	
TOTAL ACREAGE:	30.441 ACRES (INCLUDES R/W)
EXISTING RIGHT-OF-WAY:	0.713± ACRES
PROPOSED RIGHT-OF-WAY:	6.515± ACRES
NET ACREAGE:	23.998± ACRES
NUMBER OF LOTS:	146 LOTS
GROSS DENSITY:	4.80 LOTS/ACRE
NET DENSITY:	6.10 LOTS/ACRE
HEIGHT:	H-35
MINIMUM AREA:	3,700 S.F.
MINIMUM WIDTH:	30 FT
MINIMUM SIDE YARDS:	5 FT
FRONT SETBACK:	25 FT

OPEN SPACE	
RESERVE A SIZE:	1,121± ACRES
RESERVE B SIZE:	1,952± ACRES
RESERVE C SIZE:	0,888± ACRES
TOTAL OPEN SPACE:	3,961± ACRES
OPEN SPACE/D.U.:	1,182± S.F./D.U.

EXISTING DISTRICT	
R-3000 DISTRICT	30,441± ACRES

PROPOSED DISTRICT	
PUD-R PLANNED UNIT DEVELOPMENT	30,441± ACRES

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographic, or other data developed at the time of the final engineering and site plan. The City of Columbus reserves the right to review and approve the final engineering and site plan. The Building and Zoning Services Department or its designee upon submission of the appropriate data regarding the proposed adjustment.

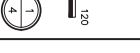
- NOTES**
- NOTE "A": NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING & ZONING SERVICES, CITY OF COLUMBUS, AS TO THE STATUS OF ANY WETLANDS OR OTHER REGULATED AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS, IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN NECESSARY APPROVALS FROM THE ARMY CORPS OF ENGINEERS AND THE U.S. ARMY CORPS OF ENGINEERS TO OBTAIN NECESSARY PERMITS FOR ANY REGULATED AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS.
- NOTE "B": ALL OF TURNING BRANCH IS IN ZONE R-3000. PERMITS SHALL BE OBTAINED FROM THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR ANY REGULATED AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. PERMITS SHALL BE OBTAINED FROM THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR ANY REGULATED AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS.
- NOTE "C": AGRICULTURAL RECOUPMENT: GRANTEE BEING THE DUTY AUTHORIZED REPRESENTATIVE OF THE DEVELOPER. GRANTEE HEREBY AGREES THAT GRANTEE WILL INDEMNIFY THE CITY OF COLUMBUS AGAINST ANY AND ALL CLAIMS AND DAMAGES ARISING FROM THE FUTURE ADJACENT PROPERTY DEDICATED HEREIN RECREATIONAL PURPOSES. GRANTEE'S CONVEYANCE OF THE PROPERTY SHALL BE SUBJECT TO ALL CITY AND COUNTY ORDINANCES AND REGULATIONS.
- NOTE "D": ALL OUTLINES SHOWN HEREOF ARE IN ONE (1) FOOT PER INCH SCALE. GRANTEE SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND APPROVALS TO BE OBTAINED FROM THE CITY OF COLUMBUS AND THE STATE OF OHIO.
- NOTE "E": NO VEHICULAR ACCESS TO BE IN STREET UNIT SUCH AS DRIVEWAYS OR SIDEWAYS. GRANTEE SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND APPROVALS TO BE OBTAINED FROM THE CITY OF COLUMBUS AND THE STATE OF OHIO.
- NOTE "F": RESERVES "A", "B", AND "C" SHALL BE OWNED AND MAINTAINED BY THE TURNING BRANCH PROUDERMAN AND ASSOCIATES, INC. GRANTEE SHALL MAINTAIN AND REPAIR ALL NECESSARY STRUCTURES AND FACILITIES IN EACH RESERVE.
- NOTE "G": THE PROPOSED DEVELOPMENT IS TO BE CARRIED BY A FUTURE SIDEWALK EXTENSION TO THE TURNING BRANCH OFFICE SOUTH OF SHANNON ROAD (RPT-0094-RPT-0096). INTERSECTIONS FOR THE PURPOSES OF ADA RAMP SHALL BE DETERMINED AT THE TIME OF FINAL ENGINEERING.



David E. Ferry, Agent
Date: 05/29/2022
05/29/2022

E. P. FERRIS ASSOCIATES
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 288-2899 (FAX)
WWW.EPFASSOCIATES.COM

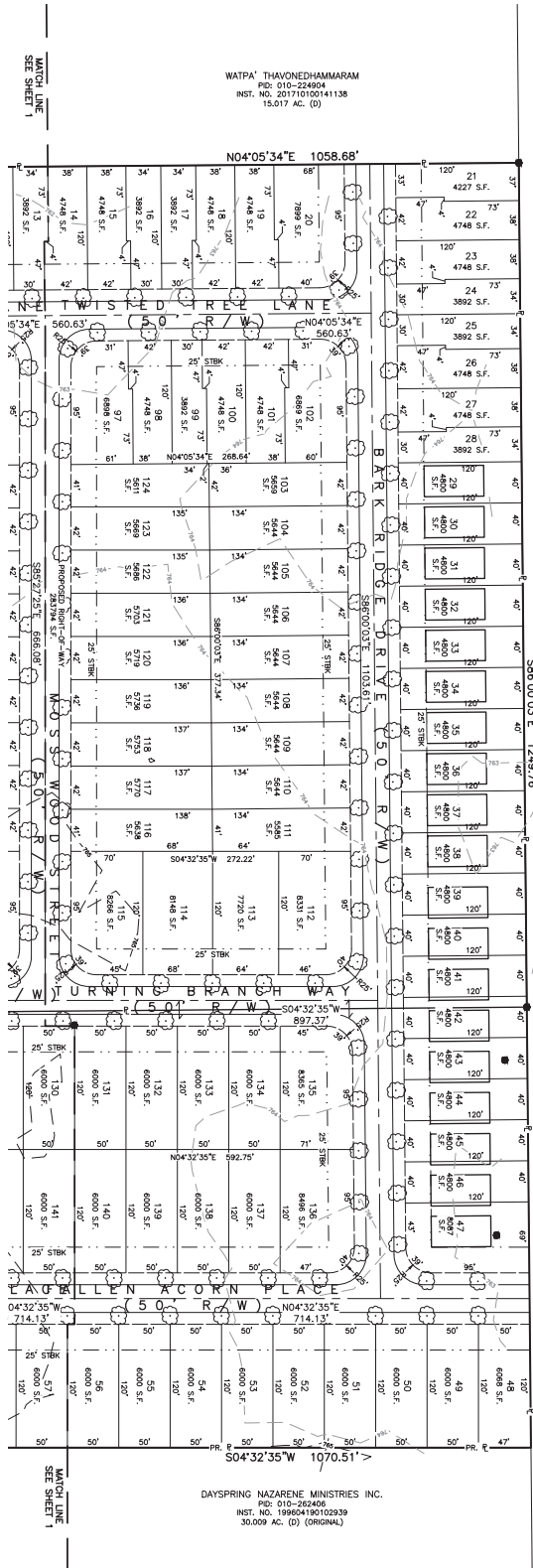
FINAL SITE PLAN RECEIVED 6.28.22 SHEET 1 OF 4 Z21-080



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M:\1156003_ShannonRdSubdivision\DWG\Production Drawings\Zoning Site Plan\1156003_ZoningSitePlan.dwg

PUD PLAN



JERRY & GINA WILDERMUTH TRUST
 INST. NO. 201810202143701
 78.841 AC. (0)

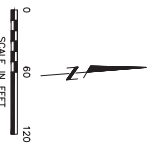
DAYSPRING NAZARENE MINISTRIES INC.
 INST. NO. 199604190102939
 30.009 AC. (0) (ORIGINAL)

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographic, or other data developed at the time of field verification. The developer shall be responsible for obtaining all necessary permits and approvals from the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent
 Date: 05/28/2022
 05/28/2022
 05/28/2022

E. P. FERRIS ASSOCIATES
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 298-2899 (FAX)
 WWW.EPFASSOCIATES.COM

FINAL SITE PLAN RECEIVED 6.28.22 SHEET 2 OF 4 Z21-080



APPLICATION NUMBER: Z21-080
 DRAWN BY: WJU
 CHECK BY: DAVE
 DATE: 06/28/22



The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed 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 his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry
 David B. Perry
 David B. Perry, Agent
 Date: 06/28/2022
 Donald Plank, Attorney
 Date: 06/28/2022

LANDSCAPE PLAN

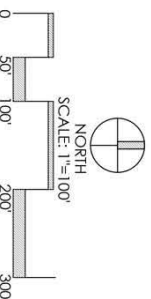
TURNING BRANCH - SHANNON ROAD

PREPARED FOR RATHMELL INVESTMENTS LLC

DATE: 6/28/22

FINAL SITE PLAN RECEIVED 6.28.22 SHEET 3 OF 4 Z21-080

ZONING APPLICATION Z21-080
 SHEET 3 OF 4



Farris Planning & Design
 LAND PLANNING 9 LANDSCAPE ARCHITECTURE
 4876 Cemetery Hilliard, OH 43026
 P (614) 487-1944 www.farrisplanninganddesign.com



1 CENTRAL GREEN SPACE PLAN
SCALE: 1" = 30'

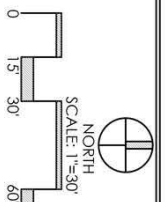
The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Parry, Agent
Date: 06/28/2022
Donald Plank, Attorney
Date: 06/28/2022

LANDSCAPE PLAN ENLARGEMENT

TURNING BRANCH - SHANNON ROAD

PREPARED FOR RATHMELL INVESTMENTS LLC
DATE: 6.28.22
FINAL SITE PLAN RECEIVED 6.28.22 SHEET 4 OF 4



ZONING APPLICATION Z21-080
SHEET 4 OF 4

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2022**

- 9. APPLICATION: Z21-080**
- Location:** **5900 SHANNON RD. (43110)**, being 30.44± acres located on the north side of Shannon Road, 775± west of Brice Road (010-262405 & part of 010-262406; Greater South East Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** PUD-8, Planned Unit Development District (H-35).
- Proposed Use:** Residential development.
- Applicant(s):** Richard J. Conie Company; c/o Dave Perry, Agent; 411 East Town Street, 1st Floor; Columbus, OH 43201; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Dayspring Nazarene Ministries, Inc.; c/o Kevin Angel; 3919 Brice Road; Canal Winchester, OH 43110.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 30.44± acre site consists of one undeveloped parcel and part of another parcel developed with a religious facility in the R, Rural District. The requested PUD-8, Planned Unit Development District will permit 146 detached and attached single-unit dwellings on platted lots.
- North of the site is agricultural land in the R, Rural District. East of the site is a religious facility in the R, Rural District. South of the site across Shannon Road is agricultural land in the RR, Rural Residential District and in the R, Rural District which is pending zoning to the PUD-6, Planned Unit Development District with Rezoning Application #Z21-100. West of the site are a single-unit dwelling and a religious facility in the R, Rural District.
- The site is within the planning boundaries of the *South East Land Use Plan (2018)*, which recommends “Institutional” and “Open Space” land uses at this location, which is inconsistent with the proposed residential use. Additionally, the Plan includes full adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* which provides land use guidance whereby alternative land uses may be supportable in areas recommended for institutional uses. Based on the prevailing existing and recommended land uses in the immediate vicinity, Planning Division staff is supportive of the proposed use and density, but adherence to C2P2 Residential Design Guidelines in the form of site design and dwelling design commitments and elevations have been requested.
- The site is located within the boundaries of the Greater South East Area Commission whose recommendation is for disapproval.
- The PUD text includes use restrictions, maximum density, and open space, and

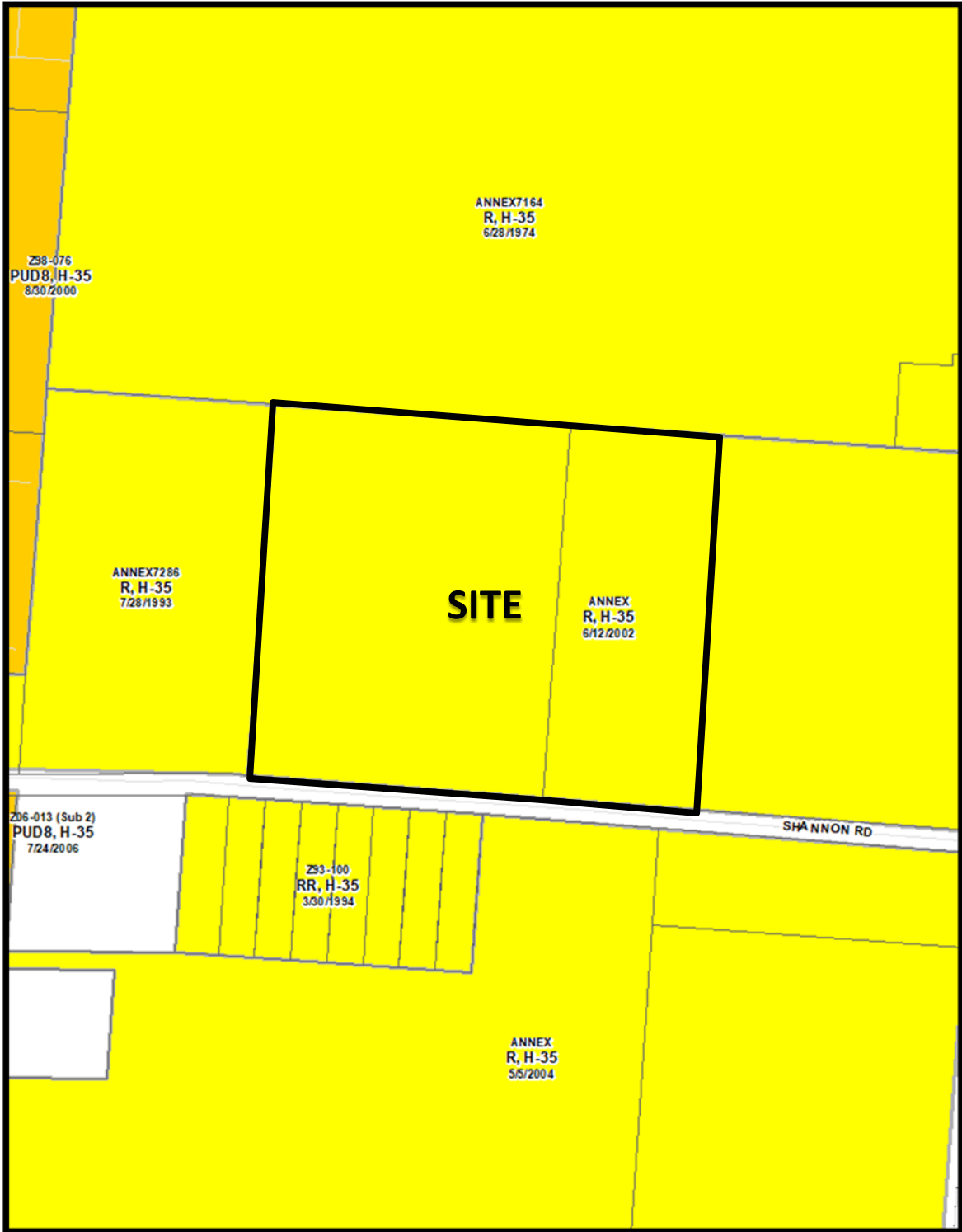
supplemental development standards that address setbacks, lot area, lot width, side yards, rear yard, lot coverage, traffic access, street layout, street trees, landscaping, and dwelling design. A commitment to develop the site in accordance with the submitted site plan is also included, along with modifications to the zoning code for lot width, lot area, and side yards.

- Concept elevations for the proposed dwellings have been submitted for review by the Planning Division, and commitments related to dwelling design have been incorporated into the PUD text. As these were submitted after the final materials deadline, staff was unable to review these materials at the time this report was finalized.
- A traffic access study has been approved for this proposed development. The access configuration depicted on the site plan is consistent with what is proposed within the approved traffic access study, and necessary commitments have been incorporated into the PUD text.
- The *Columbus Multimodal Thoroughfare Plan* identifies Shannon Road as an Urban Commuter Connector requiring 80 feet of right-of-way.

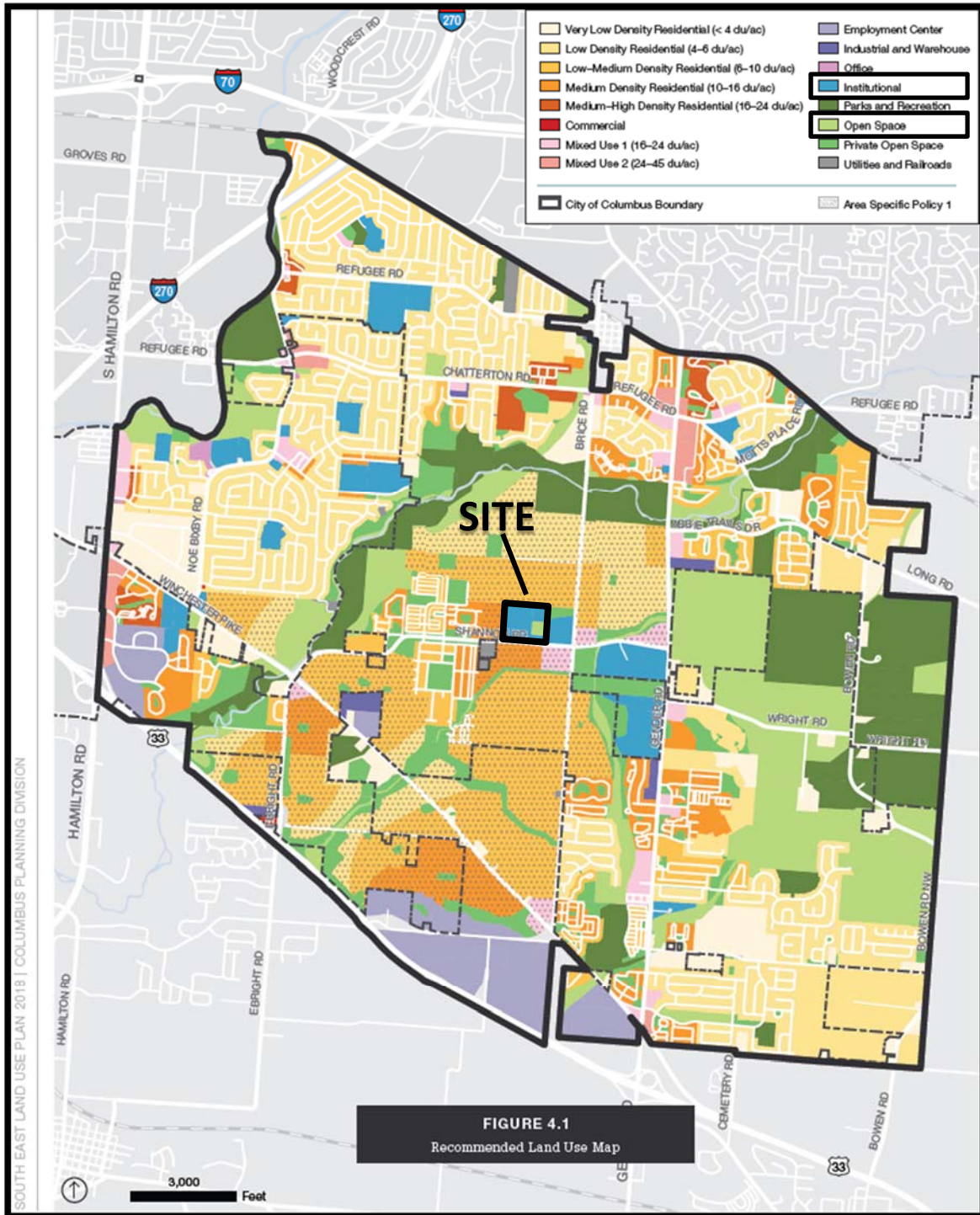
CITY DEPARTMENTS' RECOMMENDATION: ~~*Conditional~~ Approval.

The requested PUD-8, Planned Unit Development District will permit a single-unit residential development containing 146 detached and attached single-unit dwellings on platted lots. While the request is inconsistent with the *South East Land Use Plan's* recommendation for "Institutional," and "Open Space" uses at this location, C2P2 Design Guidelines provide rationale for support of non-institutional uses. Staff notes the following mitigating factors for support: approximately half of the units front open space and are oriented toward the street, open space is activated with trails and landscaping, and there are stub streets to the north and west for future connectivity. Staff needs to evaluate the conceptual elevations and dwelling design commitments in the PUD text prior to moving to full support of the proposal.

***City Departments' recommendation is for approval after further review of conceptual elevations for the proposed single- and two-unit dwellings.**



Z21-080
5900 Shannon Rd.
Approximately 30.44 acres
R to PUD-8



Z21-080
5900 Shannon Rd.
Approximately 30.44 acres
R to PUD-8



Z21-080
5900 Shannon Rd.
Approximately 30.44 acres
R to PUD-8

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z21-080
Address 5900 Shannon Road
Group Name Greater South East Area Commission
Meeting Date June 28, 2022
Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one) Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

The Commission asked for an addition of a swing set / play ground.

Vote

5-10 - Passed.

Signature of Authorized Representative

[Signature]

Recommending Group Title

Greater South East Area Commission

Daytime Phone Number

(614) 897-9882

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.

#9

Date: March 10, 2022

Application #: Z21-080	Requested: P U D - 8	Address: 5900 SHANNON RD (43110)					
# of Hearings: _____	Length of Testimony: <u>20</u> <u>5:55 → 6:15</u>	Staff _____ Approval _____ Disapproval _____	Position: <u>X</u> Conditional Approval				
① # Speakers Support: _____ Opposition: _____	Development Commission Vote: <u>3</u> Yes <u>1</u> No <u>0</u> Abstain	Area Comm/ _____ Approval <u>X</u> Disapproval _____	Civic Assoc: _____ Conditional Approval				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	Y Ingwersen	NO Anderson	Y Keyes	ABSENT Conroy	Y Onwukwe	Y Golden
+ = Positive or Proper - = Negative or Improper							
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: THIS "GRIDIRON" DEVELOPMENT APPEARS "OVER-DENSE", BUT OVERALL THE APPROPRIATENESS APPEARS ACCEPTABLE.							
INGWERSEN: SINGLE FAMILY RESIDENTIAL IS QUITE APPROPRIATE, BUT THE SITE IS A BIT BURDENED & LACKING IN COMMUNITY SPACE. HOPEFULLY NOT A COMMUTER COMMUNITY.							
ANDERSON: Very dense + not in keeping w/ the area code in nor Parks + Rec. No such thing as "conditional approval" -							
KEYES: very dense, lacking in green space							
CONROY:							
ONWUKWE: Very dense, but appropriate							
GOLDEN: very dense, but appropriate for this area. Very important to include green space in final site plan.							

Rezoning Application

DEPARTMENT OF BUILDING
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 #: Z21-080

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (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)

<p>1. Dayspring Nazarene Ministries, Inc., 3919 Brice Road, Canal Winchester, OH 43110 # Columbus based employees: 1 Contact: Kevin Angel, (614) 834-5831</p>	<p>2. Richard J. Conie Company, 3300 Riverside Drive, Suite 100, Upper Arlington, OH 43221 # Columbus based employees: 2 Contact: Rich Conie, (614) 206-4196</p>
<p>3. _____ _____</p>	<p>4. _____ _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 15th day of June, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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