

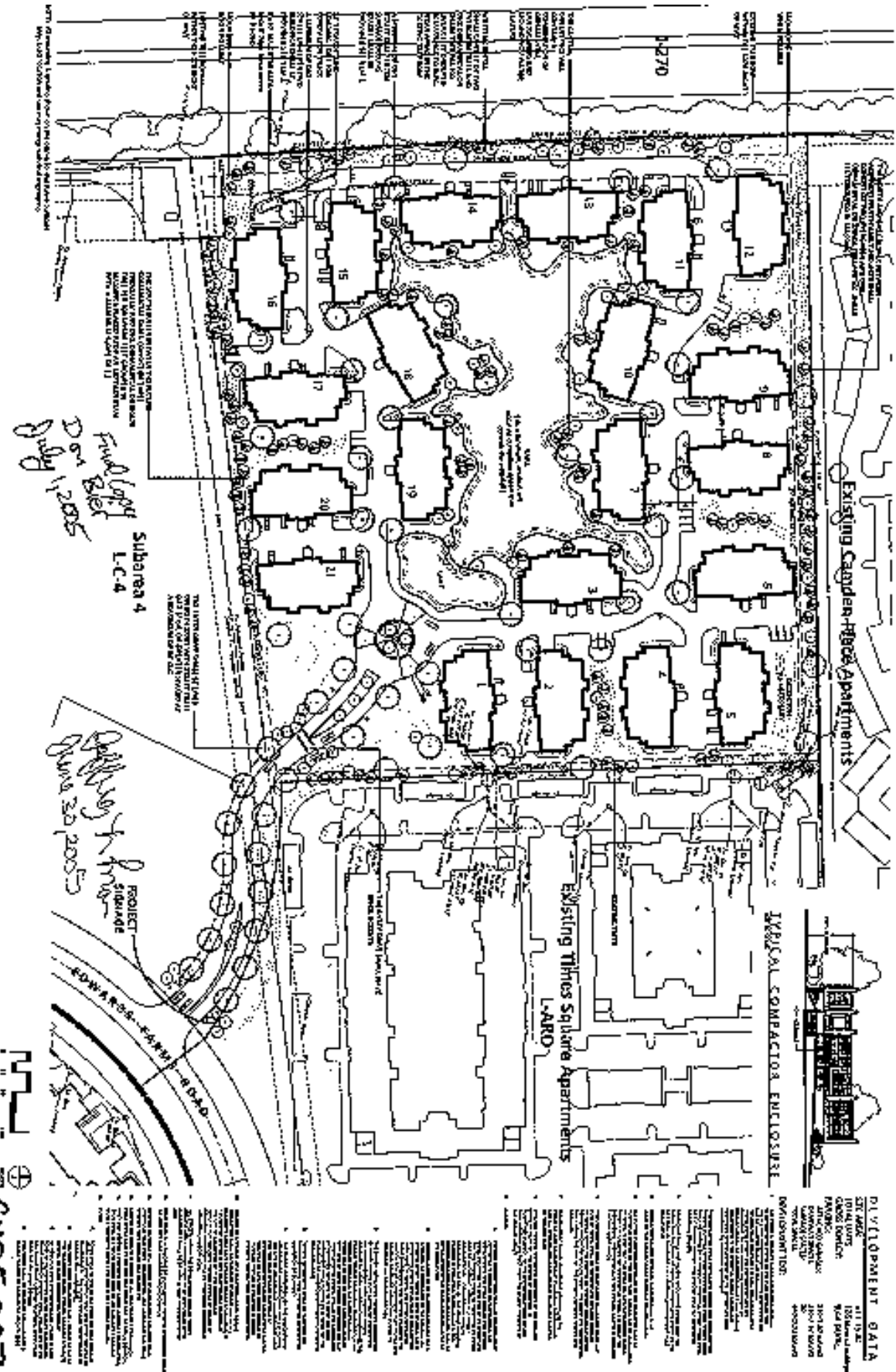
**Statement of Hardship
5132 Hayden Run Road**

This property is currently zoned Commercial Planned District (CPD) pursuant to ordinance 1704 - 00. The subject property is located within subarea 5 of the above referenced zoning which permits a variety of commercial uses. When this property was last zoned the applicant stipulated that this subarea may develop as multi-family residential and that if a determination was made that residential was the most appropriate use the applicant would seek a council variance. The request is to permit multi-family residential in a Commercial Planned District (CPD). Use of this property will not be detrimental to adjacent properties, nor will it unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of Applicant: By: Edwards Companies David L. Hodge Date: 2/1/05

edwards.stm
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CV05-007



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EDGE

DEVELOPMENT DATA

SITE AREA: ±13.35 Ac.

TOTAL UNITS: 126 (6units x 21buildings)

GROSS DENSITY: 9.44 DU/Ac.

PARKING:

ATTACHED GARAGES: 210 (1.67 sp/unit)

DRIVEWAY SPACES: 210 (1.67 sp/unit)

SURFACE SPACES: 20

TOTAL SPACES: 440 (3.33 sp/unit)

DEVELOPMENT TEXT:

1. THE STREET ALIGNMENTS AND/OR UNIT FOOTPRINTS SHALL BE DEVELOPED AS SHOWN ON THIS PLAN, HOWEVER THEY ARE SUBJECT TO REFINEMENT WITH FINAL ENGINEERING AND MAY BE ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER SITE DATA ESTABLISHED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THE STREET ALIGNMENT AND/OR UNIT FOOTPRINTS UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.
2. THE DEVELOPERS SHALL INSTALL ONE STREET TREE FOR EVERY TEN PARKING SURFACE SPACES PROVIDED 23=23 TREES. STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS. STREET TREES SHALL BE 2.5" CALIPER MINIMUM AND SPECIES SHALL NOT BE MIXED ON INDIVIDUAL STREETS.
3. DEVELOPER SHALL INSTALL ONE DECORATIVE STREET LAMP FOR EVERY TWO BUILDINGS AT REGULAR INTERVALS AS SHOWN ON THE SITE PLAN (21 BUILDINGS = 11 LIGHTS MIN.) MAXIMUM LIGHT POLE HEIGHT OF 18'.
4. MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE AT LEAST 10 FEET UNLESS VARIED PURSUANT TO NOTE 8 BELOW.
5. ALL BUFFER PLANTINGS INSTALLED BY THE DEVELOPER SHALL BE PLANTED AS SHOWN ON THE SITE PLAN. MINIMUM SIZE OF LANDSCAPING MATERIAL AT INSTALLATION SHALL BE: 2.5" CALIPER FOR DECIDUOUS TREES, 1.5" CALLIPER FOR ORNAMENTAL TREES, 5' IN HEIGHT FOR EVERGREENS, AND TWO GALLON FOR SHRUBS. CALIPER IS MEASURED 6 INCHES ABOVE GRADE.
6. THE LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY STATE. ANY DEAD MATERIAL SHALL BE REMOVED AND REPLACED WITH LIKE MATERIALS WITHIN SIX MONTHS OR THE NEXT AVAILABLE PLANTING SEASON, WHICHEVER OCCURS FIRST. THE SIZE OF THE NEW MATERIAL SHALL EQUAL THE SIZE OF THE ORIGINAL MATERIAL WHEN IT WAS INSTALLED.
7. THE BOARD OF ZONING ADJUSTMENT (BZA) SHALL BE THE VENUE TO VARY DEVELOPMENT STANDARDS, INCLUDING ANY AND ALL SPECIFIC SITE DEVELOPMENT STANDARDS DEPICTED ON THIS SITE PLAN.

ORD 1217-2005; CV05-017

8. STACKED PARKING WITHIN THE DRIVEWAYS OF THE DWELLING UNITS, IN FRONT OF THE GARAGE OF EACH UNIT, IS PERMITTED, SUBJECT TO THE GARAGE DOOR BEING NO LESS THAN EIGHTEEN (18) FEET FROM THE EDGE OF PAVEMENT OF THE PRIVATE STREET.

9. PARKING:

A. PARKING RESTRICTIONS SHALL BE CONTROLLED BY APPROPRIATE SIGNAGE DISPLAYED WITHIN THE DEVELOPMENT AND SHALL INCLUDE THAT PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET AND THAT NO PARKING SHALL BE PERMITTED ON EITHER SIDE OF ANY STREET WITHIN 25' OF STREET INTERSECTIONS. FIRE HYDRANTS SHALL BE LOCATED ON THE SIDE OF THE STREET WHERE NO PARKING IS PERMITTED. ENFORCEMENT BY THE CONDOMINIUM/HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED BY THE RULES AND REGULATIONS OF THE ASSOCIATION.

B. PARKING IS NOT TO BE ALLOWED ANYWHERE BUT IN GARAGES, AS DESIGNATED ON THE SITE PLAN, ON STREETS AS SET FORTH IN NOTE "A" ABOVE, AND IN DRIVEWAYS WHERE APPLICABLE- IN CONJUNCTION WITH NOTE "A" ABOVE, THE OWNER, DEVELOPER, THEIR SUCCESSORS AND ASSIGNS (INCLUDING THE ASSOCIATION OF HOMEOWNERS) MUST PROVIDE AND MAINTAIN ADEQUATE AND PROPER SIGNAGE TO DESIGNATE ALL NO PARKING ZONES.

C. THE OWNER, DEVELOPER AND OR THE ASSOCIATION OF HOMEOWNERS MUST ESTABLISH AND MAINTAIN AN AGREEMENT(S) WITH PRIVATE TOWING COMPANY(S), WHICH AGREEMENT(S) AUTHORIZE THE PRIVATE TOWING COMPANY(S) TO REMOVE/TOW ANY VEHICLES PARKING IN THE RESTRICTED AREAS. THERE MAY BE ONE OR MORE SUCH AGREEMENTS WITH ONE OR MORE TOWING COMPANY(S), FOR ANY TIMES/LENGTHS, TERMS, ETC., AS THE ASSOCIATION DETERMINES, SO LONG AS AT LEAST ONE SUCH AGREEMENT SHALL ALWAYS BE IN FORCE FOR THE PURPOSES OF ENFORCEMENT/REMOVAL/TOWING AS REQUIRED ABOVE.

D. TOWING AGREEMENTS SHALL BE FILED WITH THE DIVISION OF FIRE, FIRE PREVENTION BUREAU UPON EXECUTION OF CONTRACT.

E. THE OWNER, DEVELOPER, OR THE ASSOCIATION OF HOMEOWNERS, AS APPLICABLE, SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE SPECIFIC PURPOSES OF ENFORCEMENT OF PARKING RESTRICTIONS AND THE ISSUANCE OF CITATIONS AND/OR REMOVAL OF VEHICLES PARKED IN VIOLATION OF POSTED PARKING RESTRICTIONS ON PRIVATE STREETS.

10. SUBJECT TO APPROVAL OF A DUMPSTER WAIVER, REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE HAULER. ALL RESIDENTS SHALL HAVE A PRIVATE REFUSE CONTAINER(S). IF A DUMPSTER WAIVER IS NOT GRANTED OR IS REVOKED BY THE CITY OF COLUMBUS, OR IF THE CONDOMINIUM ASSOCIATION REQUESTS REFUSE SERVICE BY THE CITY OF COLUMBUS, DUMPSTERS WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CITY CODE.

11. ALL STREETS WITHIN THE DEVELOPMENT SHALL BE PRIVATE STREETS WITH A MINIMUM WIDTH OF 22', DRIVE AISLES WITHIN AUTOCOURTS SHALL BE 20' WITH 20' DEEP PARKING ON EITHER SIDE.

12. DEVELOPER IS IN PROCESS OF COMPLETING TRANSFER OF REQUIRED GROUND TO MEET CITY PARK LAND DEDICATION ORDINANCE.

13. BUILDING MATERIALS WILL CONSIST OF BRICK OR STONE WITH VINYL SIDING AND WOOD AS ACCENTS. BUILDINGS WILL BE A MAXIMUM OF TWO STORIES IN HEIGHT WITH MINIMUM ROOF PITCH OF 4/12

14. COMPACTOR SHALL BE SCREENED ON ALL FOUR SIDES BY A SOLID WALL OR FENCE WITH A GATE ON ONE SIDE TO A HEIGHT OF 6'. SEE TYPICAL ELEVATION.

15. WHEN DRY WEATHER CONDITIONS EXIST DURING MULTIFAMILY CONSTRUCTION, THERE SHALL BE A WATER WAGON USED NO LESS THAN ONCE A WEEK (BUT MORE IF NEEDED) TO REDUCE THE DUST IN THE CONSTRUCTION AREA.

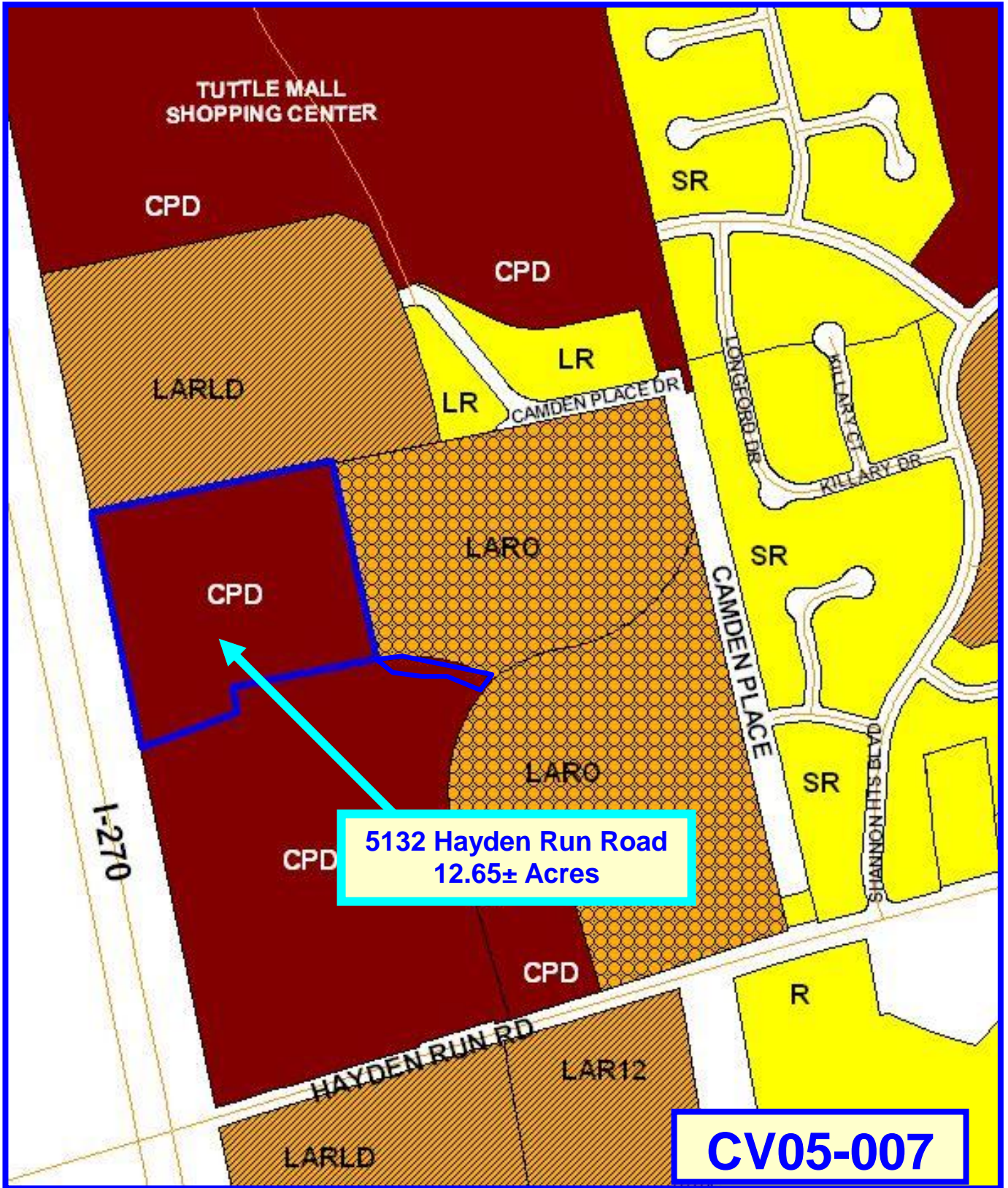
16. PONDS:

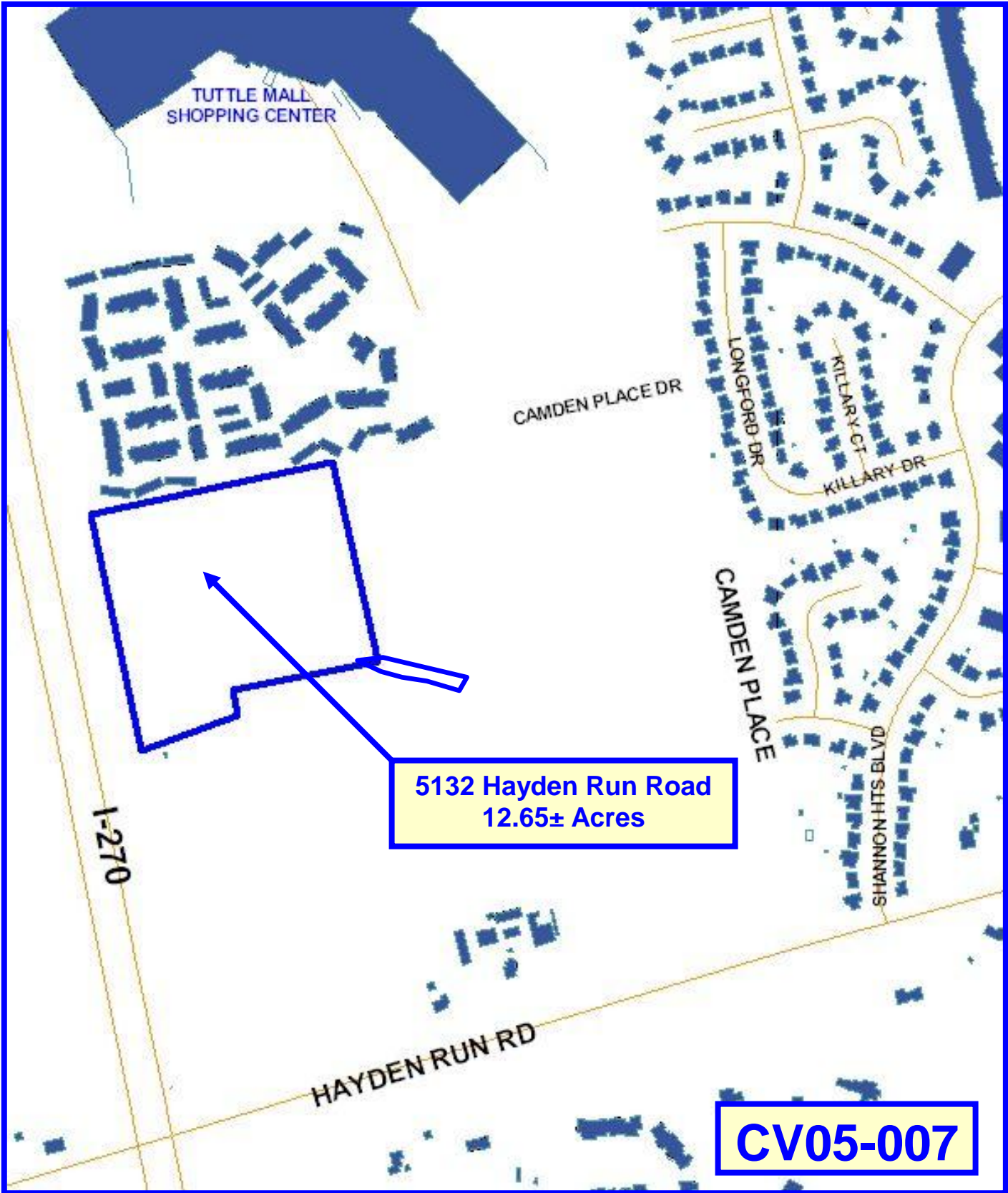
A. PONDS SHALL BE WET AT ALL TIMES AND SHALL SERVE AS STORM WATER DETENTION AREA AND ENTRY FEATURES TO THE PROPERTY. THE PONDS SHALL BE FED BY WELL(S) TO MAINTAIN THE WATER LEVEL.

B. THE POND'S EDGE TREATMENT SHALL CONSIST OF ONE OF THE FOLLOWING: GRASS, STONES, BOULDERS, CONCRETE EDGING, OR SOME COMBINATION THEREOF.

C. AN AERATION TYPE SYSTEM SHALL BE UTILIZED IN EACH POND TO HELP MAINTAIN WATER QUALITY YEAR ROUND. THESE AERATION SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING ITEMS: LIGHTED FOUNTAINS, WATER FALLS, BUBBLERS OR SPRAY DEVICES.

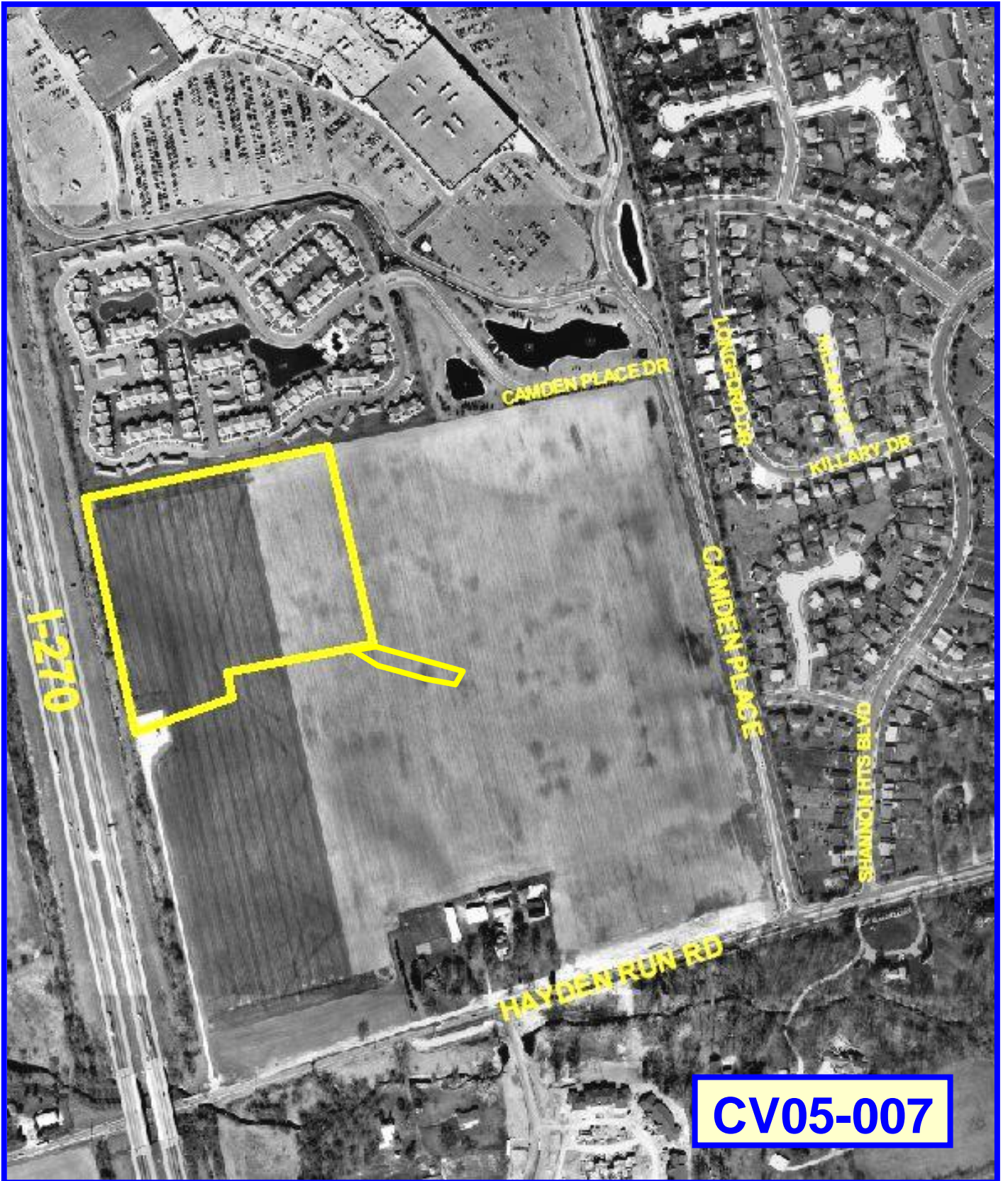
D. THE PONDS SHALL BE DESIGNED AND MAINTAINED IN SUCH A FASHION TO MINIMIZE THE GROWTH EDGE.





5132 Hayden Run Road
12.65± Acres

CV05-007





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 # CV05-007

Being first duly cautioned and sworn (NAME) David L. Hodge
of (COMPLETE ADDRESS) 37 West Broad Street, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Multicon Development Corp.</u>	<u>495 South High Street</u> <u>Columbus, OH 43215</u>
<u>Melvin & Florence Rings, TR</u>	<u>4961 Thornhill Lane</u> <u>Dublin, OH 43017</u>

SIGNATURE OF AFFIANT David L. Hodge
Subscribed to me in my presence and before me this 31st day of January, in the year 2005
SIGNATURE OF NOTARY PUBLIC Timothy Culkin
My Commission Expires: does not expire

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

Notary Seal Here

