

Approved From April 26, 2004

NOTES:

- 1) THE STREET ALIGNMENTS 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 UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.
- 2) HOMES MAY BE USED AS MODEL HOMES FOR THE PURPOSE OF MARKETING AND SALES. A MANUFACTURED MODULAR BUILDING OR A MODEL HOME MAY BE USED AS A SALES OFFICE DURING THE DEVELOPMENT OF THE PROJECT AND THE CONSTRUCTION OF HOMES THEREIN.
- 3) THE DEVELOPER SHALL INSTALL ONE STREET TREE PER DWELLING UNIT 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.
- 4) DEVELOPER SHALL INSTALL DECORATIVE STREET LAMPS AT CITY OF COLUMBUS STANDARD SPACING.
- 5) CONCRETE SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER ON BOTH SIDES OF THE PRIVATE STREETS EXCEPT THAT SINGLE-LOADED STREETS SHALL HAVE SIDEWALKS ON THE HOUSE SIDE OF THE STREET ONLY.
- 6) THE PRIVATE STREETS SHALL HAVE MINIMUM BUILDING SETBACK OF 12 FEET MEASURED FROM THE RIGHT OF WAY. PORCHES MAY NOT ENCROACH SETBACK AREAS.
MINIMUM SIDE YARD BUILDING SETBACK ON CORNER LOTS SHALL BE 38 FEET MEASURED FROM THE CENTERLINE OF STREET AND 18 FEET MEASURED FROM THE CENTERLINE OF THE ALLEY. ALL BUILDING SETBACKS SHALL BE A MINIMUM OF 18 FEET MEASURED FROM THE CENTERLINE OF THE ALLEY.
- 7) ALL STREETS SHALL BE PRIVATE AND SHALL BE AT 22 FEET IN WIDTH. ALL ALLEYS SHALL BE PRIVATE AND SHALL BE AT LEAST 12 FEET IN WIDTH. INTERSECTION DETAILS INCLUDING TURNING RADII AND TAPERS WILL COMPLY WITH THE TND STANDARDS FOR 22' WIDE STREETS AND 12' ALLEYS. THE STREETS AND ALLEYS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 8) MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE AT LEAST 6 FEET, EXCEPT FOR PERMITTED ENCROACHMENTS (BAY WINDOWS AND CHIMNEYS) WHICH MAY, IF CLOSER THAN 6 FEET, HAVE TO BE CONSTRUCTED TO MEET CERTAIN FIRE CODE RATINGS.
- 9) ABUTTING LOTS MAY HAVE A SHARED DRIVEWAY. ANY SUCH DRIVEWAY SHALL HAVE A MINIMUM WIDTH OF 10 FEET. VEHICLES MAY BE MANEUVERED ACROSS THE LOT LINE.
- 10) 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 HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED BY THE RULES AND REGULATIONS OF THE HOMEOWNER'S ASSOCIATION.
- 11) THE BOARD OF ZONING ADJUSTMENT (BZA) SHALL BE THE VENUE TO VARY DEVELOPMENT STANDARDS INCLUDING ANY AN ALL SPECIFIC SITE DEVELOPMENT STANDARDS DEPICTED ON THIS SITE PLAN.
- 12) RESERVES "A, B, C, D, E & F" OF THE "ALKIRE WOODS" ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF OPEN SPACE, BUFFER AREAS AND DETENTION AREA.
- 13) HOMES OF SUBSTANTIALLY SIMILAR DESIGN SHALL BE STAGGERED SO THEY ARE NOT NEXT TO OR DIRECTLY ACROSS THE STREET FROM EACH OTHER.
- 14) UTILITY METERS, AIR-HANDLING EQUIPMENT ETC., SHALL BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE FRONT FACADE OF THE BUILDINGS.
- 15) UTILITIES OTHER THAN SANITARY, STORM SEWER, WATER AND GAS SHALL BE LOCATED AT

THE REAR OF THE LOTS.

- 16) ALL PRINCIPAL BUILDINGS (HOMES) SHALL HAVE A FRONT DOOR OPENING DIRECTLY TO THE FRONTAGE LINE ON A PRINCIPAL THOROUGHFARE.
- 17) ALL TRASH CONTAINERS SHALL BE STORED AT THE SIDE OR REAR YARD OF THE HOUSE AND/OR WITHIN THE GARAGE.
- 18) MINIMUM NET LIVING AREA FOR EACH UNIT: 1100 SQUARE FEET; EACH DWELLING SHALL HAVE, AT A MINIMUM, A TWO-CAR GARAGE.
- 19) SOUTHWESTERN ROAD EXTENSION TO BE A DEDICATED PUBLIC ROAD AND CONSTRUCTED AT A 26.00' FOOT WIDE SECTION WITH CONCRETE COMBINED CURB AND GUTTER.
- 20) AT THE TIME OF ZONING CLEARANCE THE DEVELOPER SHALL CONTRIBUTE \$10,000.00 TO THE COUNTY ENGINEER FOR THE IMPROVEMENTS OF ALKIRE ROAD UNDER CS BRIDGE.
- 21) AT THE TIME OF DEVELOPMENT, THE DEVELOPER SHALL INSTALL A 100 FOOT (STORAGE) WESTBOUND LEFT TURN LANE AND A 100 FOOT (STORAGE) EASTBOUND LEFT TURN LANE AT THE INTERSECTION OF ALKIRE ROAD AND SOUTHWESTERN ROAD. A FULL WIDTH OVERLAY SHALL BE REQUIRED WITH THIS IMPROVEMENT.
- 22) AT THE TIME OF DEVELOPMENT, THE DEVELOPER SHALL REMOVE A GROUP OF TREES ON THE SOUTH SIDE OF ALKIRE ROAD WEST OF THE ENTRANCE TO THE DEVELOPMENT TO REMOVE A SIGHT DISTANCE ISSUE.
- 23) AT THE TIME OF DEVELOPMENT THE DEVELOPER SHALL PAY \$43,929.60 TO THE CITY'S RECREATION AND PARKS DEPARTMENT PURSUANT TO THE COLUMBUS PARKLAND DEDICATION ORDINANCE.
- 24) ALL STREETS ARE PRIVATE EXCEPT FOR SOUTHWESTERN ROAD EXTENSION
- 25) THE FRONT OF THE HOUSE SHALL FACE ALKIRE ROAD ON LOTS 1 THRU 6
- 26) A FOUNTAIN/AERATION DEVICE SHALL BE INSTALLED IN THE EXISTING POND
- 27) THE DEVELOPER SHALL INSTALL A SIDEWALK ALONG IT'S ALKIRE ROAD FRONTAGE
- 28) 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 SHALL BE ESTABLISHED BY THE RULES AND REGULATIONS OF THE ASSOCIATION.
- 29) 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. THERE WILL BE NO PARKING ALLOWED IN ALLEY. 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.
- 30) THE OWNER, DEVELOPER AND OR THE ASSOCIATION OF HOMEOWNERS MUST ESTABLISH AND MAINTAIN AN AGREEMENT (S) WITH PRIVATE TOWING COMPANY (S), WHICH AGREEMENTS (S) AUTHORIZE THE PRIVATE TOWING COMPANY (S) TO REMOVE/TOW ANY VEHICLES PARKING IN 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 AT ALL TIMES BE IN FORCE FOR THE PURPOSES OF ENFORCEMENT/REMOVAL/TOWING AS REQUIRED ABOVE.
- 31) TOWING AGREEMENTS SHALL BE FILED WITH THE DIVISION OF FIRE, FIRE PREVENTION BUREAU UPON EXECUTION OF THE CONTRACT.
- 32) THE OWNER, DEVELOPER, OR THE ASSOCIATION OF HOMEOWNERS, AS APPLICABLE, SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE AND 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 OR ALLEYS.
- 33) IN THE OPEN AREAS ALONG THE WEST PROPERTY LINE (WEST OF ALLEY) BETWEEN LOTS 49

ORD0824-2004

TO 82, THE DEVELOPER SHALL INSTALL ONE DECIDUOUS TREE AND/OR EVERGREEN EVERY TWENTY FEET IN THE OPEN AREAS

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2004**

- 5. APPLICATION: Z03-110**
Location: 3855 ALKIRE ROAD (43123), being 23.67± acres located at the terminus of Southwestern and Alkire Roads (Greater Hilltop Area Commission; 160-01044).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Single-family development.
Applicant(s): Triangle Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): Ruth Ames, et. al. 3869 Alkire Road.
Planner: John Turner, 645-2485; jmturner@columbus.gov

BACKGROUND:

- The 23-acre site consists of three long single-family parcels that front Alkire Road. The applicant requests the PUD-6, Planned Unit Development District to develop single-family dwellings with private streets and alleys.
- The site lies within a portion of Alkire Road undergoing a transition from large single-family parcels developed within the township to single-family subdivisions within the City of Columbus. To the east of the site lies land zoned within the R-2, Residential District and subdivided for single-family dwellings. A 15-acre tract of land reserved for a City park also lies to the east of the site. To the south is land pending a zoning request to the L-R-2, Limited Residential District (also on tonight's agenda). To the west are large single-family parcels within Jackson and Franklin Townships and a single-family development within the PUD-8, Planned Unit Development District.
- The proposed layout of the development is illustrated on the PUD Site Plan and includes a total of 108 lots that vary in lot width between 25 feet and 45 feet. 5.7 acres of common recreational open space is provided and consists of an existing pond (2.61 acres), 1.58 acres of open space/detention along the south boundary, and two buffer strips along the east and west property lines (.43 acres and 1.11 acres).
- The Applicant is continuing negotiations with City and County Staff to resolve outstanding traffic issues. The Applicant requests the scheduling of this case with unresolved traffic issues.
- The site lies within the boundaries of the Greater Hilltop Area Commission whose recommendation is for conditional approval. A letter outlining these conditions is included within the report.

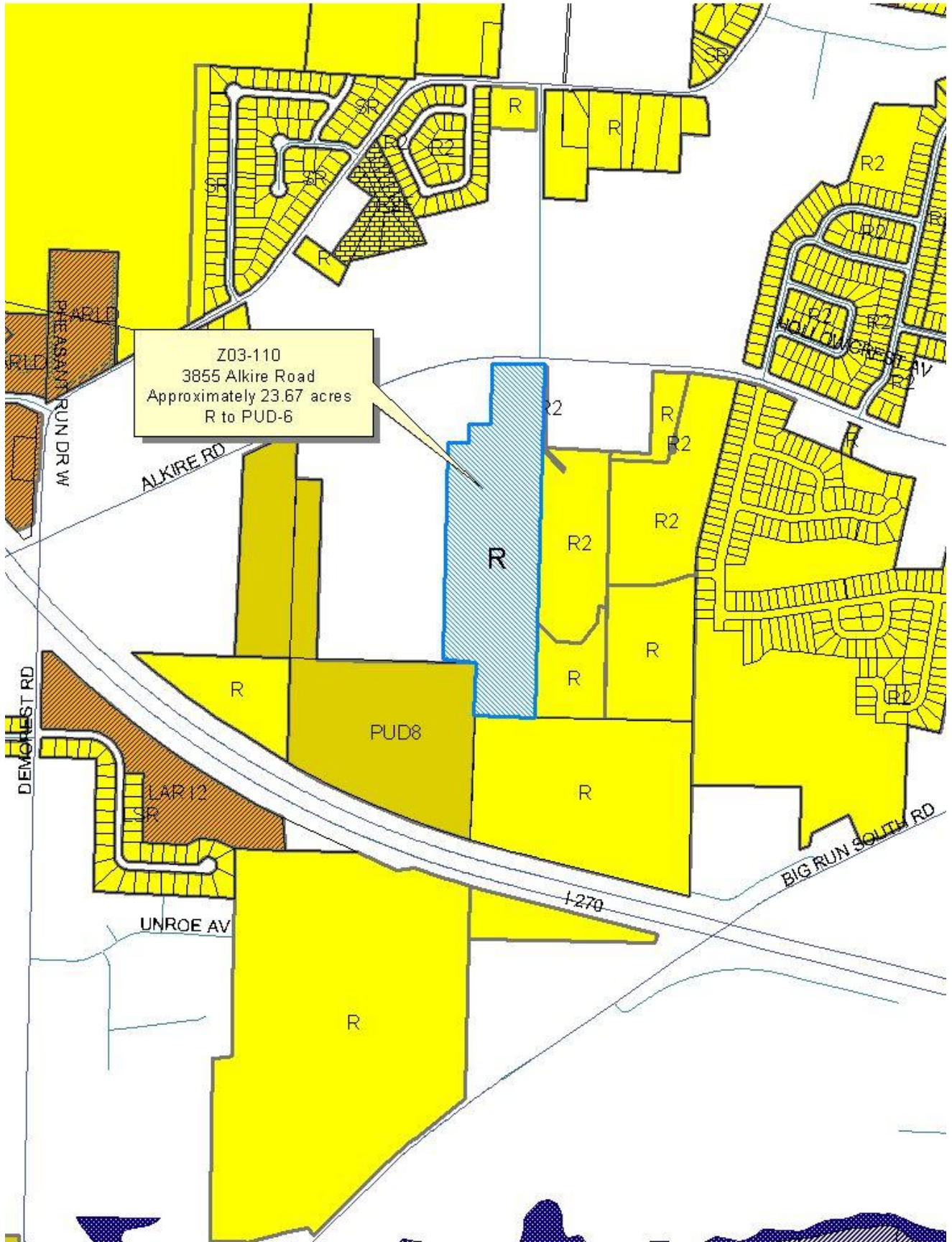
ORD0824-2004

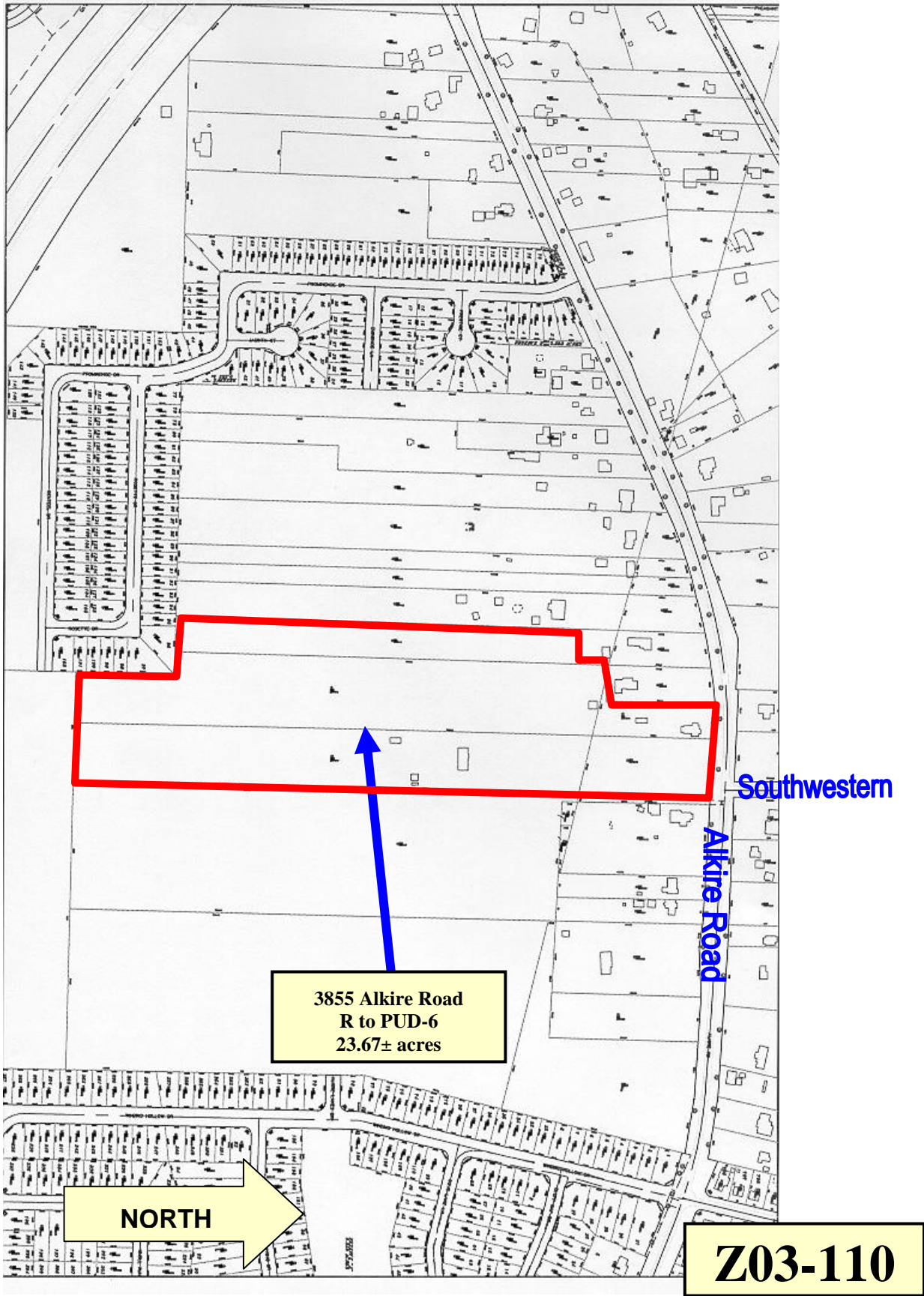
- The site lies within the boundaries of the Greater Hilltop Area Plan. No specific land-use recommendation is given for this site.
- Alkire Road is identified on the Columbus Thoroughfare Plan as a 4-2 Arterial, requiring 50 feet of right-of-way from the centerline of Alkire Road.

CITY DEPARTMENTS' RECOMMENDATION: **Approval.

The applicant requests the PUD-6, Planned Unit Development District to develop 108 single-family dwellings, with a gross density of 4.56 units per acre. The site lies within a portion of Alkire Road undergoing a transition from large single-family parcels developed within the township to single-family subdivisions within the City of Columbus. The requested PUD-6 District is consistent with the density of adjacent single-family developments. Although Staff supports single-family land-use at this site, Staff will not make a final recommendation until all traffic issues have been resolved.

**Subsequent to the February Development Commission Meeting, the Applicant was able to resolve outstanding traffic issues, changing Staff position from "Conditional Approval" to "Approval".







**Department of Trade and Development
Development Regulation Division**

1250 Fairwood Avenue
Columbus, Ohio 43206-3372
(614) 645-7314

**AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM**

GROUP NAME:

Greater Hilltop Area Commission

MEETING DATE:

Feb 3, 2004

SPECIFY CASE TYPE:
(check only one)

- BZA Variance (Begins with "V")
- BZA Special Permit (Begins with "SP")
- Council Variance (Begins with "CV")
- Rezoning (Begins with "Z")
- Graphics Variance (Begins with "VG")
- Graphics Special Permit (Begins with "SPG")

CASE NUMBER:

Z03-110 / 03335-000000-00111

RECOMMENDATION :
(check only one)

- Approval
- Disapproval
- Conditional Approval: (please list conditions below)
(Area Commissions see note below*)

See attached. ^①* Future widening of Alford Rd for ~~one~~ hundred' development (ie. turn
(are) must be accomplished by within the size. No land needs from neighbors. ^②Contribution
to park and road improvement funds. ^③Stagnant water aerations, buffering as
specified, sidewalks as specified, density as specified. *1. Primary Condition.

* 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:

SIGNATURE OF
AUTHORIZED REPRESENTATIVE:

6-3-1

(Signature)

Zoning Co-Chair

(Recommending Group Title)

614-276-1997

(Daytime Phone Number)

Please fax this form to Zoning at 645-2463 within 48 hours of your meeting day;
or mail to: Zoning - Regulations Division, 1250 Fairwood Avenue, Columbus, Ohio 43206.

**GREATER HILLTOP AREA COMMISSION
POLICY MOTION - ZONING**

Date Presented: February 3, 2004
Sponsor: Daryl Hennessy and Dave Horn, GHAC Zoning Co-Chairs
Subject Matter: Request for Rezoning.
Final Vote: 6-3-1 Approval

The following motion is presented to the Greater Hilltop Area Commission for consideration:

WHEREAS, the purpose of the City of Columbus' policies, standards, and regulations on land use and development are designed to help insure the health, safety, and welfare of its citizens, while protecting the rights and privileges of property owners, and

WHEREAS, the City's land use and development review process requires a recommendation by the Greater Hilltop Area Commission for projects in the designated area;

WHEREAS, a proposal affecting a parcel of 23.67± acres at 3855 Alkire Rd. requests rezoning;

WHEREAS, the applicant agrees that the requested PUD-8 designation be amended to PUD-6;

WHEREAS, the applicant agrees to construct sidewalks for all parcels facing Alkire Rd.;

WHEREAS, the applicant agrees to aerate standing water ponds with a decorative fountain(s) appropriate to prevent water stagnation;

WHEREAS, the applicant agrees to buffer the West edge of the development from neighboring residences with hardwood trees spaced 20' on center;

WHEREAS, the applicant agrees to make comparable payment to the City of Columbus in lieu of suitable donation of land for dedication as park land;

WHEREAS, the applicant agrees to contribute a fee proportionate to that of recent housing developments along Alkire Road (based on the estimated number of cars added to the Alkire Road traffic count) that will be used to offset costs of planning and traffic improvements for Alkire Road in general and at the intersection of Alkire and Route 62, including improvements to the railroad bridge to the West of that intersection along Alkire Road.

WHEREAS, the applicant agrees to design its site plan, even if unusually large building setbacks are required, in such a way that any future widening of Alkire Rd. for the service of this development (including, but not limited to, additional turning lanes) be accomplished wholly within its site, and specifically to not impact parcels on the North side of Alkire Rd.;

WHEREAS, the Zoning Committee of the Greater Hilltop Area Commission recommended approval of the applicant's request by a vote of 3-1 at its public meeting on January 20, 2004.

NOW THEREFORE, be it resolved that the Greater Hilltop Area Commission supports the applicant's request for a Rezoning of the parcel(s) at 3855 Alkire Rd. with the limitations noted in this resolution.



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 # 203-110

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. 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>Ruth Ames</u>	<u>3869 Alkire Road, Grove City, OH 43123</u>
<u>Alice Egelhoff</u>	<u>3855 Alkire Road, Grove City, OH 43123</u>
<u>Thomas & Kathy Box</u>	<u>3815 Alkire Road, Grove City, OH 43123</u>
<u>Triangle Real Estate</u>	<u>470 Olde Worthington Road, Suite 100, Westerville, OH 43082</u>

SIGNATURE OF AFFIANT Jeffrey L. Brown

Subscribed to me in my presence and before me this 15 day of December, in the year 2003

SIGNATURE OF NOTARY PUBLIC Natalie C. Patrick Snow

My Commission Expires: 9/5/05

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



NATALIE C. PATRICK
Notary Seal Hereby PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 5, 2005