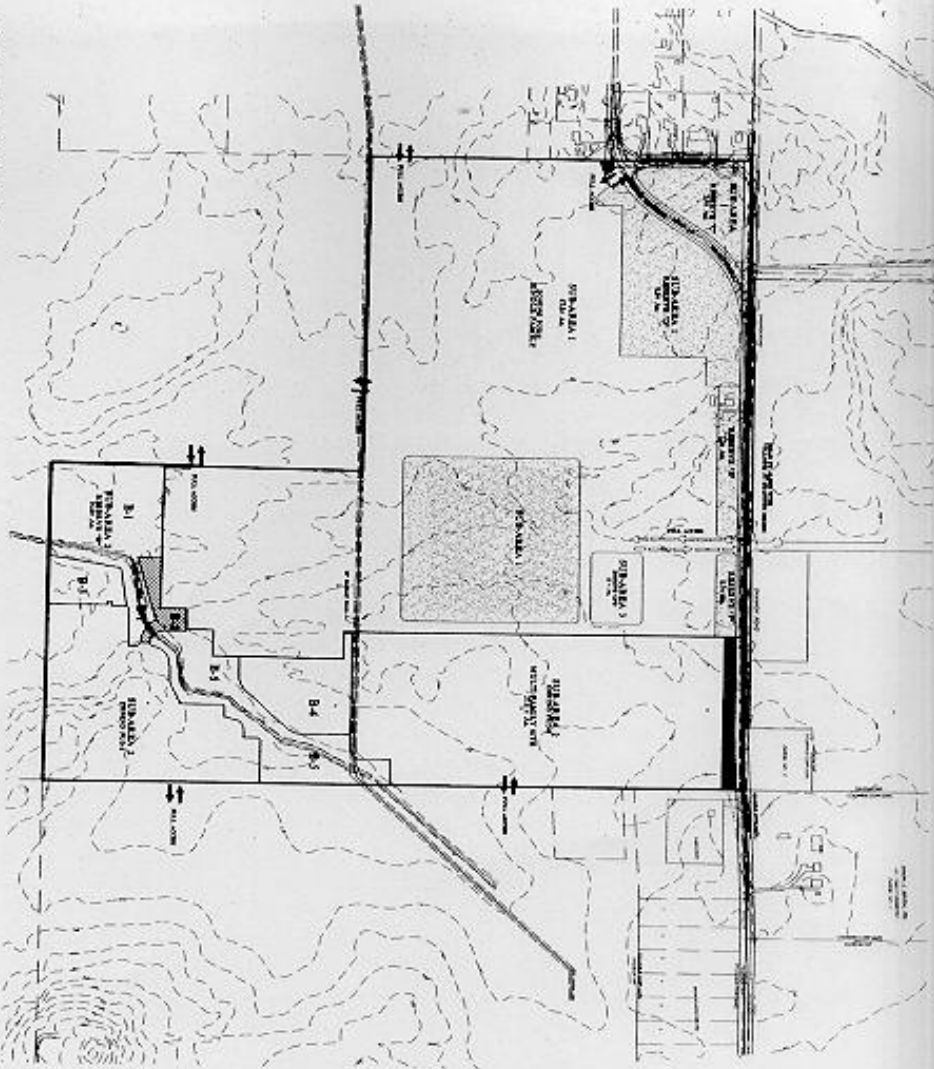


SITE PLAN "A"



With Plan
Z06-013

David M. Hildebrand
4/29/08

Final Plan
Revised 4/21/08



SITE PLAN NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
2. THE DEVELOPER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.
5. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.
6. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.
7. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.
8. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.
9. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.
10. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.

LEGEND

- 1. EXISTING UTILITIES
- 2. PROPOSED UTILITIES
- 3. EXISTING ROADS
- 4. PROPOSED ROADS
- 5. EXISTING LOT LINES
- 6. PROPOSED LOT LINES
- 7. EXISTING EASEMENTS
- 8. PROPOSED EASEMENTS
- 9. EXISTING SETBACKS
- 10. PROPOSED SETBACKS

MEADOWS AT SHANNON LAKES
City of Columbus, Franklin County, Ohio

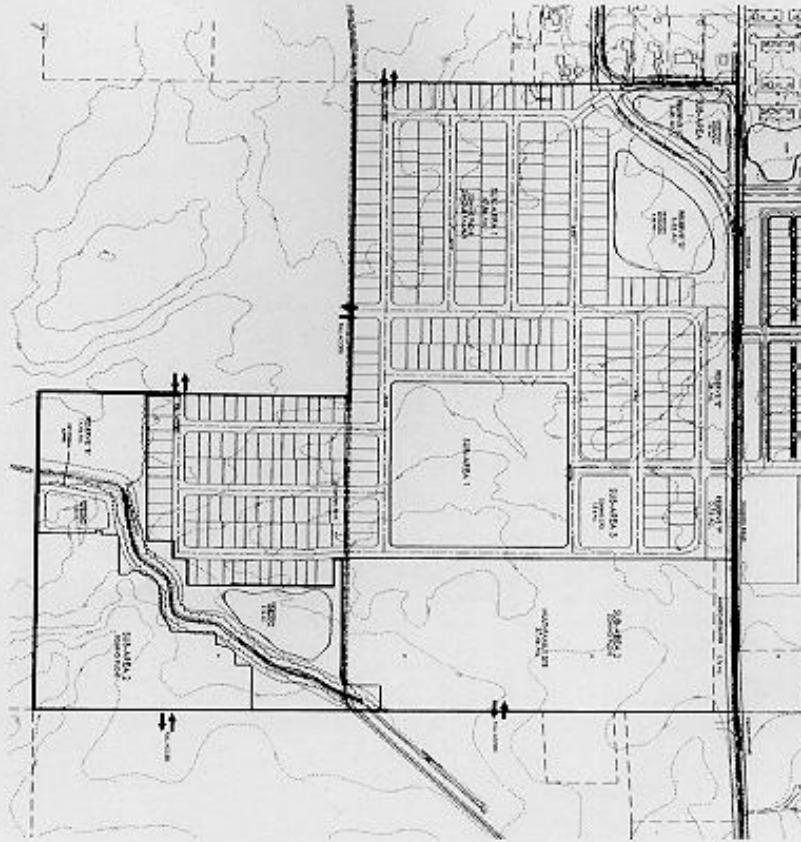
T. MILL

AMENDED PUD PLAN

DEVELOPMENT PLAN

MARGONDA HOWES

SITE PLAN "B"



Amended Plan

Final Plan
 Revised 4/16/06
 Z06-013

David P. Holladay
 4/16/06

SITE STATISTICS:

TOTAL AREA	1,124,000
TOTAL AREA OF LOT 1	1,124,000
TOTAL AREA OF LOT 2	1,124,000
TOTAL AREA OF LOT 3	1,124,000
TOTAL AREA OF LOT 4	1,124,000
TOTAL AREA OF LOT 5	1,124,000
TOTAL AREA OF LOT 6	1,124,000
TOTAL AREA OF LOT 7	1,124,000
TOTAL AREA OF LOT 8	1,124,000
TOTAL AREA OF LOT 9	1,124,000
TOTAL AREA OF LOT 10	1,124,000
TOTAL AREA OF LOT 11	1,124,000
TOTAL AREA OF LOT 12	1,124,000
TOTAL AREA OF LOT 13	1,124,000
TOTAL AREA OF LOT 14	1,124,000
TOTAL AREA OF LOT 15	1,124,000
TOTAL AREA OF LOT 16	1,124,000
TOTAL AREA OF LOT 17	1,124,000
TOTAL AREA OF LOT 18	1,124,000
TOTAL AREA OF LOT 19	1,124,000
TOTAL AREA OF LOT 20	1,124,000
TOTAL AREA OF LOT 21	1,124,000
TOTAL AREA OF LOT 22	1,124,000
TOTAL AREA OF LOT 23	1,124,000
TOTAL AREA OF LOT 24	1,124,000
TOTAL AREA OF LOT 25	1,124,000
TOTAL AREA OF LOT 26	1,124,000
TOTAL AREA OF LOT 27	1,124,000
TOTAL AREA OF LOT 28	1,124,000
TOTAL AREA OF LOT 29	1,124,000
TOTAL AREA OF LOT 30	1,124,000
TOTAL AREA OF LOT 31	1,124,000
TOTAL AREA OF LOT 32	1,124,000
TOTAL AREA OF LOT 33	1,124,000
TOTAL AREA OF LOT 34	1,124,000
TOTAL AREA OF LOT 35	1,124,000
TOTAL AREA OF LOT 36	1,124,000
TOTAL AREA OF LOT 37	1,124,000
TOTAL AREA OF LOT 38	1,124,000
TOTAL AREA OF LOT 39	1,124,000
TOTAL AREA OF LOT 40	1,124,000
TOTAL AREA OF LOT 41	1,124,000
TOTAL AREA OF LOT 42	1,124,000
TOTAL AREA OF LOT 43	1,124,000
TOTAL AREA OF LOT 44	1,124,000
TOTAL AREA OF LOT 45	1,124,000
TOTAL AREA OF LOT 46	1,124,000
TOTAL AREA OF LOT 47	1,124,000
TOTAL AREA OF LOT 48	1,124,000
TOTAL AREA OF LOT 49	1,124,000
TOTAL AREA OF LOT 50	1,124,000

NOTES:

1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION.

2. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION.

3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION.

4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION.

5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION.

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7. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION.

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9. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION.

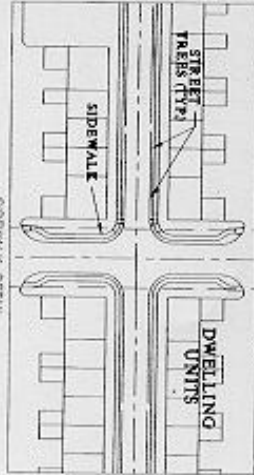
10. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION.



MEADOWS AT SHANNON LAKES
 City of Columbus . Franklin County . Ohio

AMENDED PUD PLAN
 CONCEPT PLAN
 MARIONDA HOWES
E. MILLI
 SCALE: 1" = 100'
 DATE: 4/16/06

SITE PLAN "C"



SITE STATISTICS

TOTAL AREA	172,000
NET AREA	172,000
LANDSCAPE BUFFER	10,000
RESERVE 7%	12,040
NET BUILDING AREA	150,000
NET PARKING AREA	10,000
NET DRIVEWAY AREA	12,000
NET UTILITY AREA	10,000
NET TOTAL AREA	184,040

David Stearn

Final Plan
Received 4/18/06
206-013

David J. Blodgett
4/20/06

VILLAGE/HIGH DENSITY HOOD
PER SOUTHEAST AREA PLAN

MEADOWS AT SHANNON LAKES

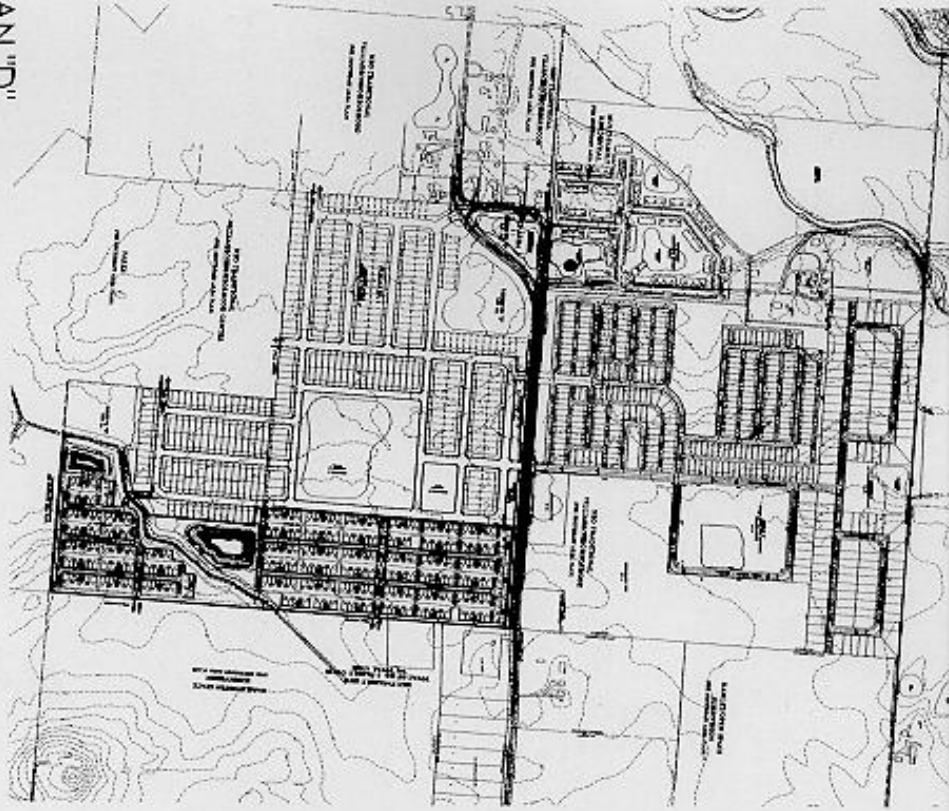
City of Columbus . Franklin County . Ohio



EMIT
ARCHITECTS

AMENDED PUD PLAN
SUB-AREA 2 CONCEPT PLAN
MARIONDA HOWES

SITE PLAN "D"



David M. Hurlburt
 4/20/06
 Final Plan
 Received 4/20/06
 206-013
M. J. Green

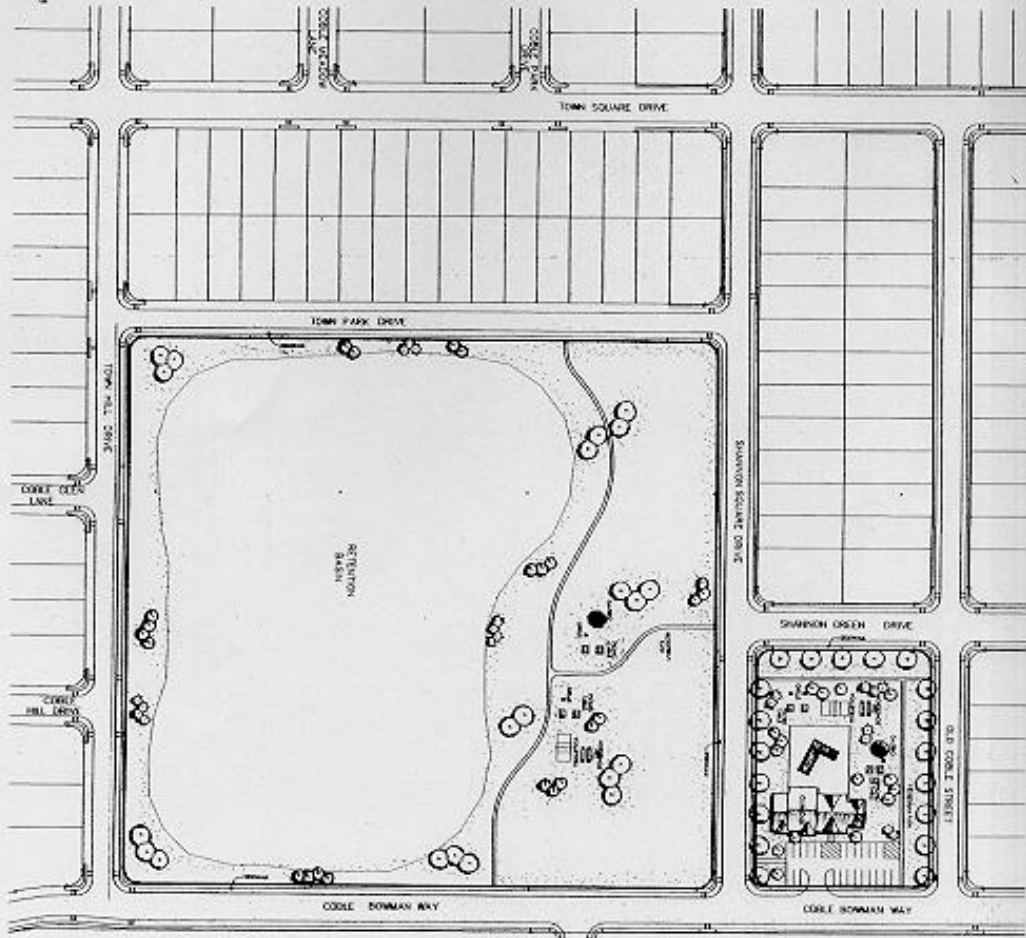


MEADOWS AT SHANNON LAKES
 City of Columbus . Franklin County . Ohio

AMENDED PUD PLAN
 REGIONAL CONTEXT DIAGRAM
 PARSONS HOMES




SITE PLAN "E"



Amended Plan
Final Plan
Received 4/14/06
Z06-013
David M. Blodgett
4/14/06



1" = 10'
1" = 20'
1" = 30'
1" = 40'
1" = 50'
1" = 60'
1" = 70'
1" = 80'
1" = 90'
1" = 100'



MAISONDA HOMES

AMENDED PUD PLAN

MEADOWS AT SHANNON LAKES
 City of Columbus . Franklin County . Ohio

The LaSalle

Exhibit A



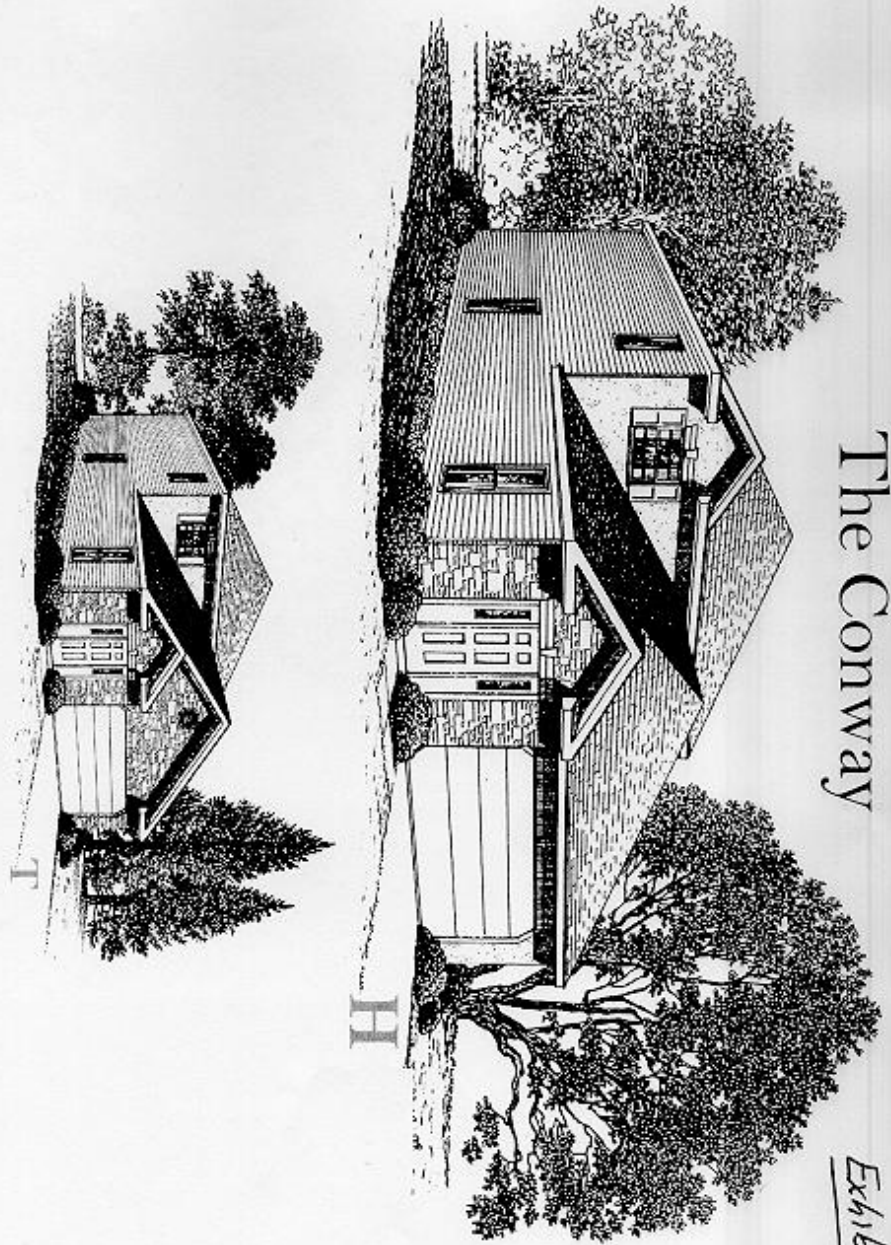
The LaSalle

W. H. Wood
 3/27/06
 206-013 Find North Shore

 **Maronda Homes**
www.maronda.com

The Conway

Exhibit B



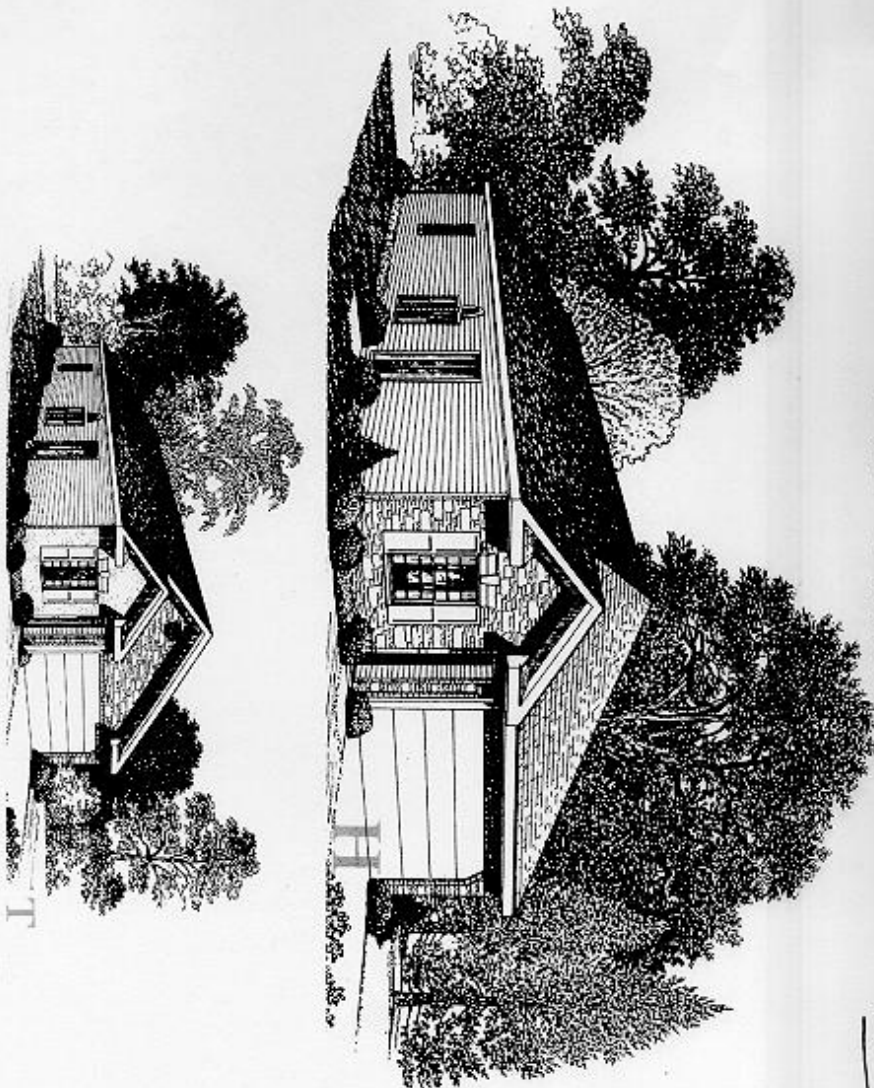
The Conway

Daniel A. Schrocklin
3/27/06
206-013 Find More Plans

 **Maronda Homes**
www.maronda.com

The Oxford

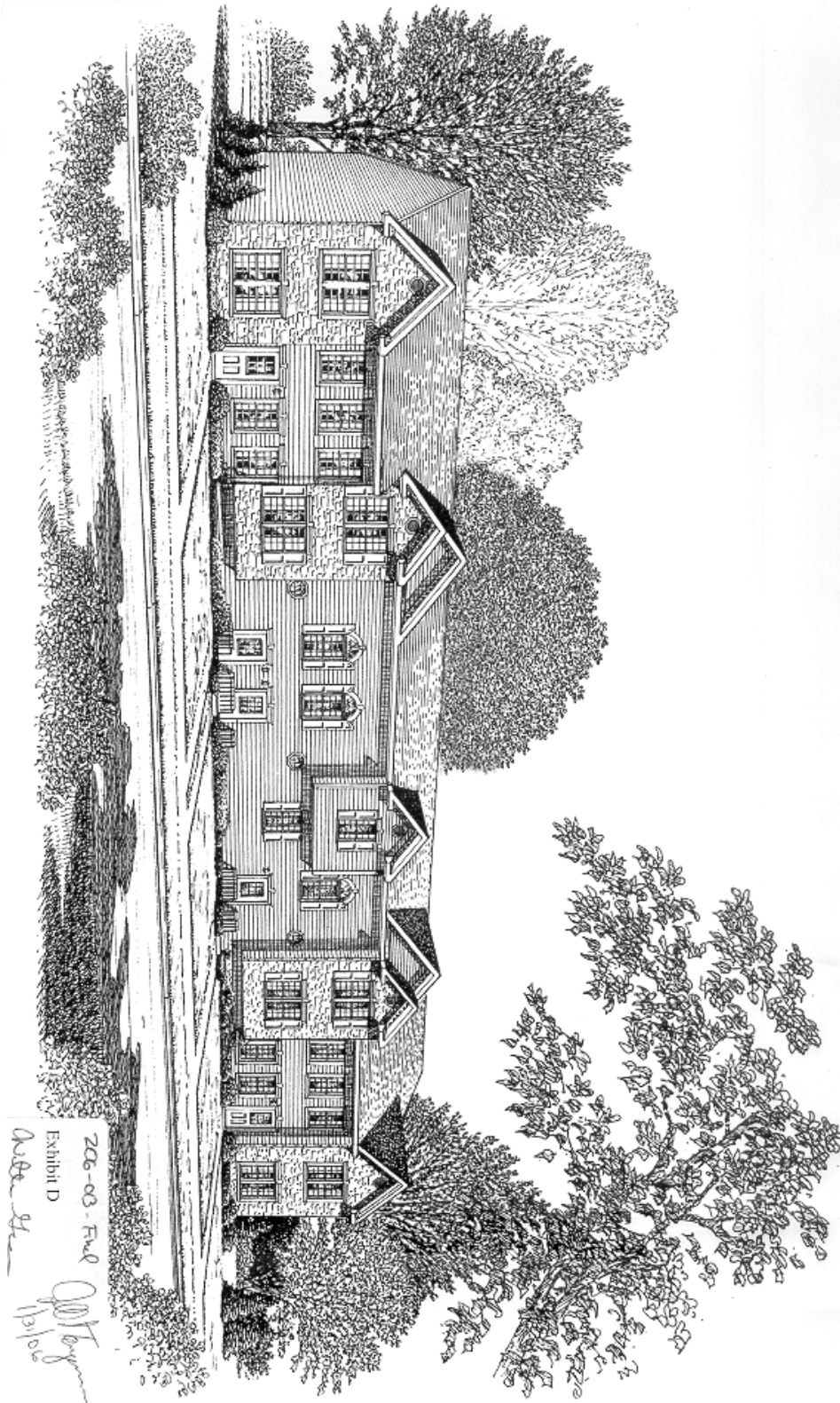
Exhibit C



The Oxford

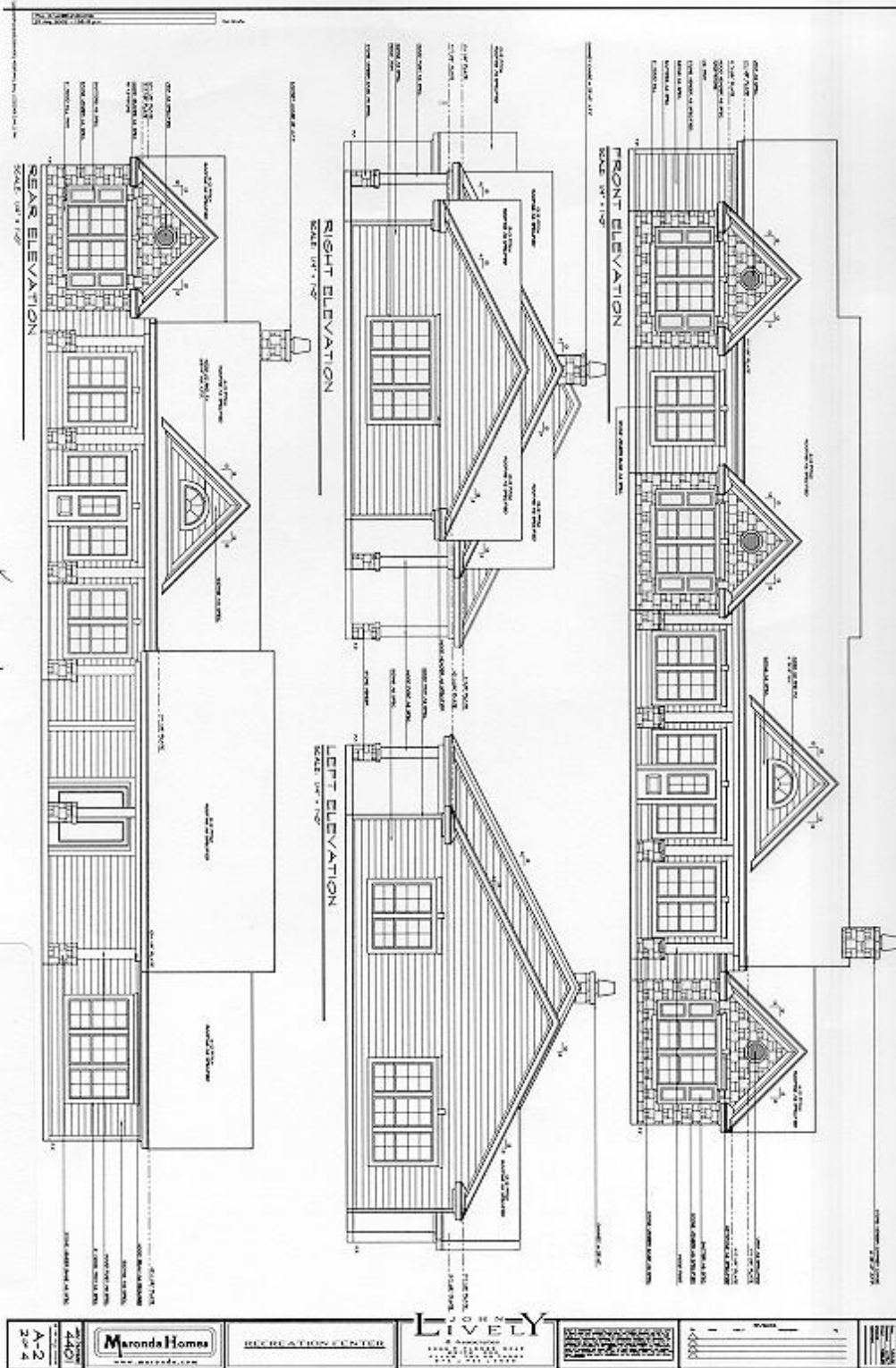
David M. Schroeder 3/27/06
206 - 013 Find Another Home

 **Maronda Homes**
www.maronda.com



Z06-003 - Final
Exhibit D
A. B. G. G.
11/1/06

Z06-013



Jeffery Long
11/15/06

Z06-013
FMS
M. Allen Jones

Exhibit E

206-013

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 13, 2006**

- 8. APPLICATION: Z06-013**
- Location:** **5797 SHANNON ROAD (43110)**, being 142.4± acres located on the south side of Shannon Road, 2526± feet east of Winchester Pike (010-260512).
- Existing Zoning:** PUD-8. Planned Unit Development and CPD, Commercial Planned Development Districts.
- Request:** PUD-8. Planned Unit Development and CPD, Commercial Planned Development Districts.
- Proposed Use:** Change in development standards.
- Applicant(s):** Maronda Homes, Inc. of Ohio.; c/o Daniel H. Schoedinger, Atty.; 52 East Gay Street, P.O. Box 1008; Columbus, Ohio 43216.
- Property Owner(s):** Maronda Homes, Inc. of Ohio et al (29); 4811 Twin Creeks Drive; Columbus, Ohio 43204,
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

- This is a request to revise an existing development, zoned PUD-8, Planned Unit Development and CPD, Commercial Planned Development Districts. The site is partially developed with single-family and multi-family buildings. The proposed revision does not change the number of dwelling units permitted, 376 single-family and 412 multi-family units, for a total of 788 dwelling units. The proposed revisions include removing a school as a permitted use and including outdoor recreation facilities in Reserve A, moving a community building from the PUD (Reserve A / Sub-Area 1) to the CPD (Sub-Area 3), allowing rear yards to be a minimum of 25 feet deep instead of 25% of the lot, allowing the maximum driveway width to increase from 10 to 16 feet wide, replacing two-family dwellings with five, six, and seven family buildings, providing street trees at the rate of 1 per 30 feet instead of 1 per 40 feet, and revising the CPD building design and parking.
- To the north is single and multi-family development property in the PUD-8, Planned Unit Development District, and vacant property in the CPD, Commercial Planned Development. To the south is a farm in the R, Rural District. To the east is an electric substation in Madison Township and a farm in the R, Rural District. To the west are single-family dwellings in Madison Township and undeveloped property in the R, Rural District.
- In the adopted ordinance, a school was permitted in Reserve A. The proposed revision deletes the school as a permitted use and Reserve A is utilized for a retention basin and outdoor recreation facilities.
- The community building and pool, in the adopted ordinance, were located in Reserve A. The proposed rezoning would permit the pool and community building in the CPD, Commercial Planned Development District. The applicant proposes to commence construction of the community building on or before the 60th day after the ordinance

becomes effective.

- The adopted ordinance requires that the rear yard total no less than 25% of the total lot area. The proposed revision would allow rear yards to be a minimum of 25 feet deep.
- The Planning Division supplied the following comments regarding the proposed rezoning. At the deadline for the completion of this report, the applicant has not contacted the Planning Division regarding these comments.

“This parcel was originally rezoned prior to the adoption of the Southeast Area Plan and the completion of the TND article. The use of the TND article was not required in a subsequent rezoning of the site. Neotraditional principles, as recommended for the area in the Southeast Area Plan and later incorporated in the TND article, are relevant in the review of the current proposal. The Planning Division’s concerns focus on the allowance of wider driveways in conjunction with different building types and the loss of active green space in the central open space.

An area of concern is the impact on the streetscape resulting from the increase in allowable driveway width to 18’ for all lots and the garage-forward home designs submitted with the application. Both requests move away from the principles of neotraditional development recommended in the plan and as outlined by the TND code. They represent a departure from the designs and standards incorporated in the current zoning, which reinforce the pedestrian nature of the streetscape. Those elements are important aspects of how any zoning proposals falling within this plan designation are reviewed.

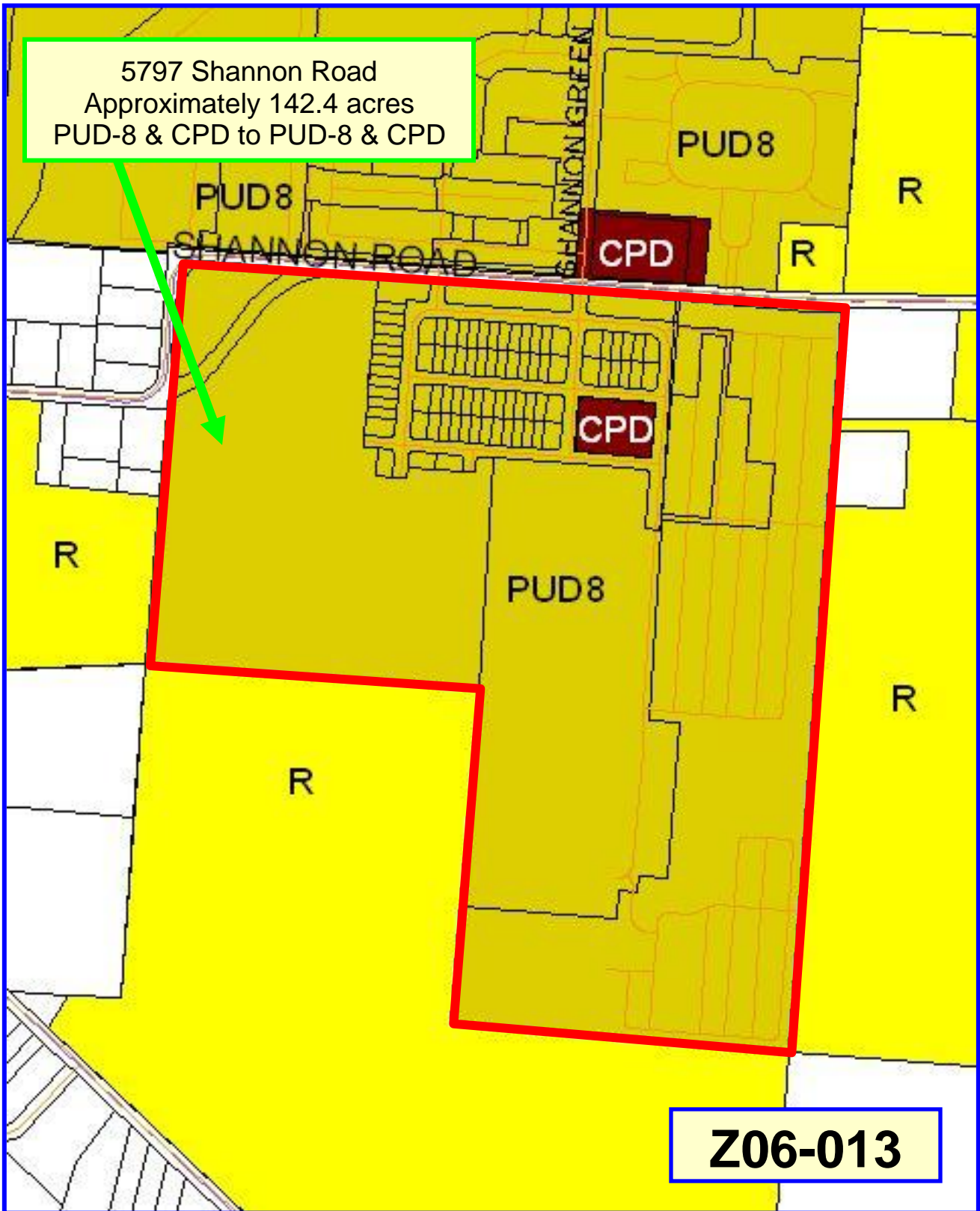
The central green space identified in this request is consistent with open space designated on the Southeast Area Plan’s proposed land use map. The stated intent of the plan with respect to open space is that it serves as the central unifying open space meeting the residents need for active recreation and serve as the organizational element of the site plan (page 23 of the plan). The allocation of much of the open space for storm-water retention limits the utility of this space for active recreation. Staff is unclear whether the overall area allocated for storm water detention is being changed. Additional information about this would be helpful in understanding the issue.”

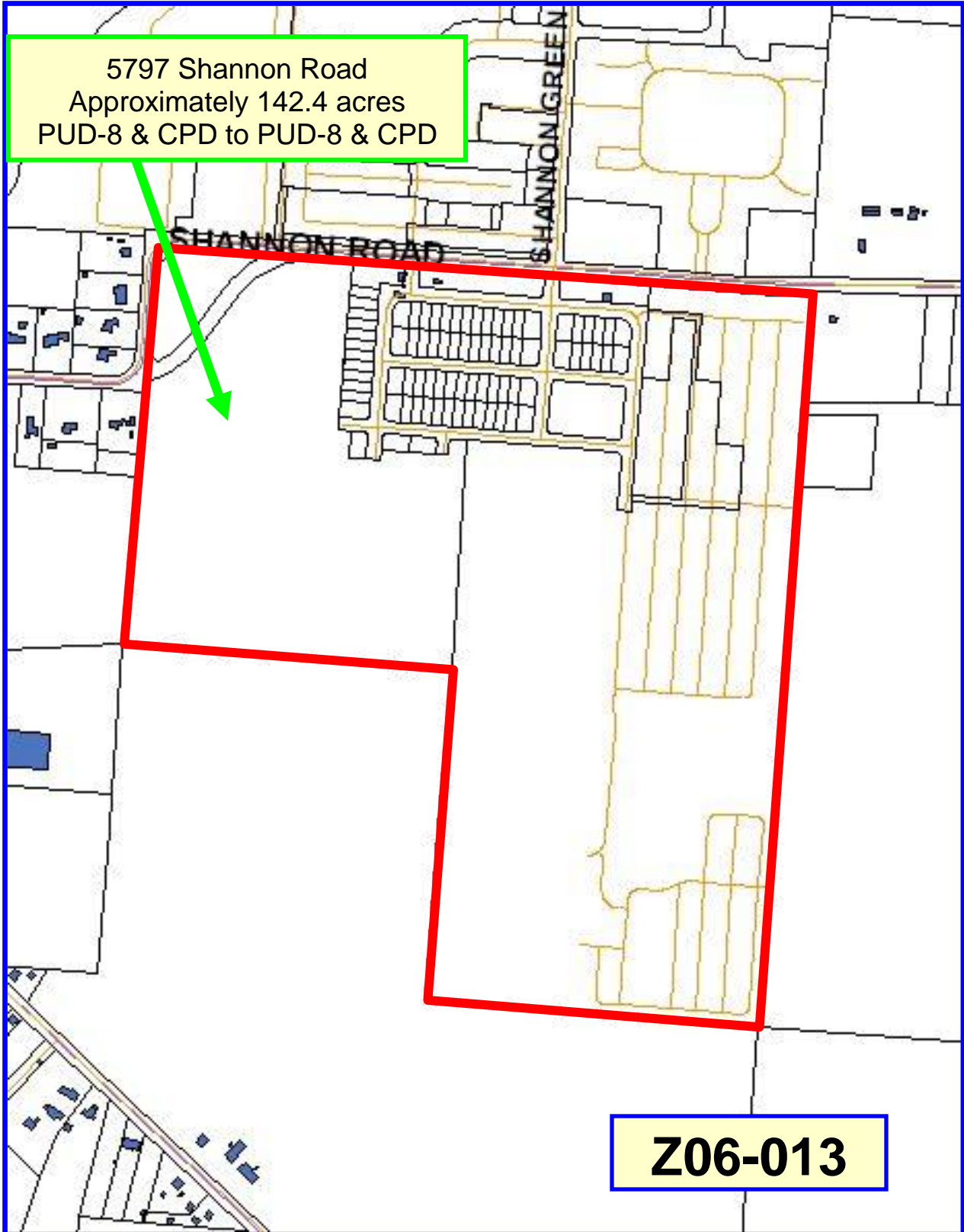
- The site is located within the boundaries of the *Southeast Area Plan* (2000). The plan recommends neotraditional village/neighborhood, multi-family residential and park uses for the site. For the initial PUD zoning on the property, which occurred after adoption of the plan, the original applicant chose to utilize the PUD-8 and CPD districts, instead of one of the traditional neighborhood districts. Since the plan recommends neotraditional development, the proposed development can be compared to the requirements for the traditional neighborhood design (TND) districts. The Neighborhood General and Neighborhood Center districts require that parking be accessed from the rear of the residences. The Neighborhood Edge district allows single width driveways on lots that are a minimum 50 feet wide, if the garage is setback at least twenty feet from the front façade of the main building. Additionally, the Neighborhood Edge district allows double width driveways for lots that are a minimum 55 feet wide, if the garage is set back at least two feet from the front façade of the main building. The adopted ordinance for this site permits maximum 10 foot wide driveways on lots that are a minimum 40 feet wide, and garages are required to be a minimum of two feet behind the front façade of the main building. The adopted ordinance is less stringent than the TND districts in that

driveways are allowed on lots narrower than 50 feet wide. The applicant, as part of this revision, proposed to increase the permitted driveway width from a maximum of 10 feet to a maximum of 18 feet, and has recently reduced the proposed maximum width to 16 feet. The proposed residential lots which are less than 55 feet wide, with driveways that are more than 10 feet wide, are not consistent with the recommended neotraditional village land use designation.

- The adopted ordinance includes two-family dwellings along the east boundary and in the entire southeast area of Sub-Area 2. These provide a transition between the maximum eight unit multi-family buildings permitted in Sub-Area 2 and the area to the east, designated for hamlet/open space, which has a recommended maximum density of 3 du/acre. The proposed revision includes a mixture of 5, 6, 7 and 8-unit buildings.
- Sub-Area 2 was revised so that Coble-Bowman ditch is only crossed once, instead of twice, and the second future full-access connection to the east is located further south, providing more separation from the north access than the adopted ordinance.
- A retention/detention pond is not specifically shown on Reserve A as part of the adopted ordinance. The adopted text requires that a minimum of 4 acres of Reserve A be open space. The proposed site plans show a retention basin in Reserve A. The applicant has supplied information indicating that more than 4 acres of open space are provided in Reserve A, with the retention basin completely full. A PUD-8 is required to provide a minimum of 750 square feet of open space per dwelling unit. The 788 dwelling units would require approximately 13.6 acres of open space. The total open space provided on the site is 37.6 acres.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval. The site is located within the boundaries of the *Southeast Area Plan (2000)*, which recommends neotraditional village/neighborhood and multi-family residential uses for the site. The proposed increase in driveway widths from 10 feet to 16 feet is inconsistent with the Southeast Area Plan.

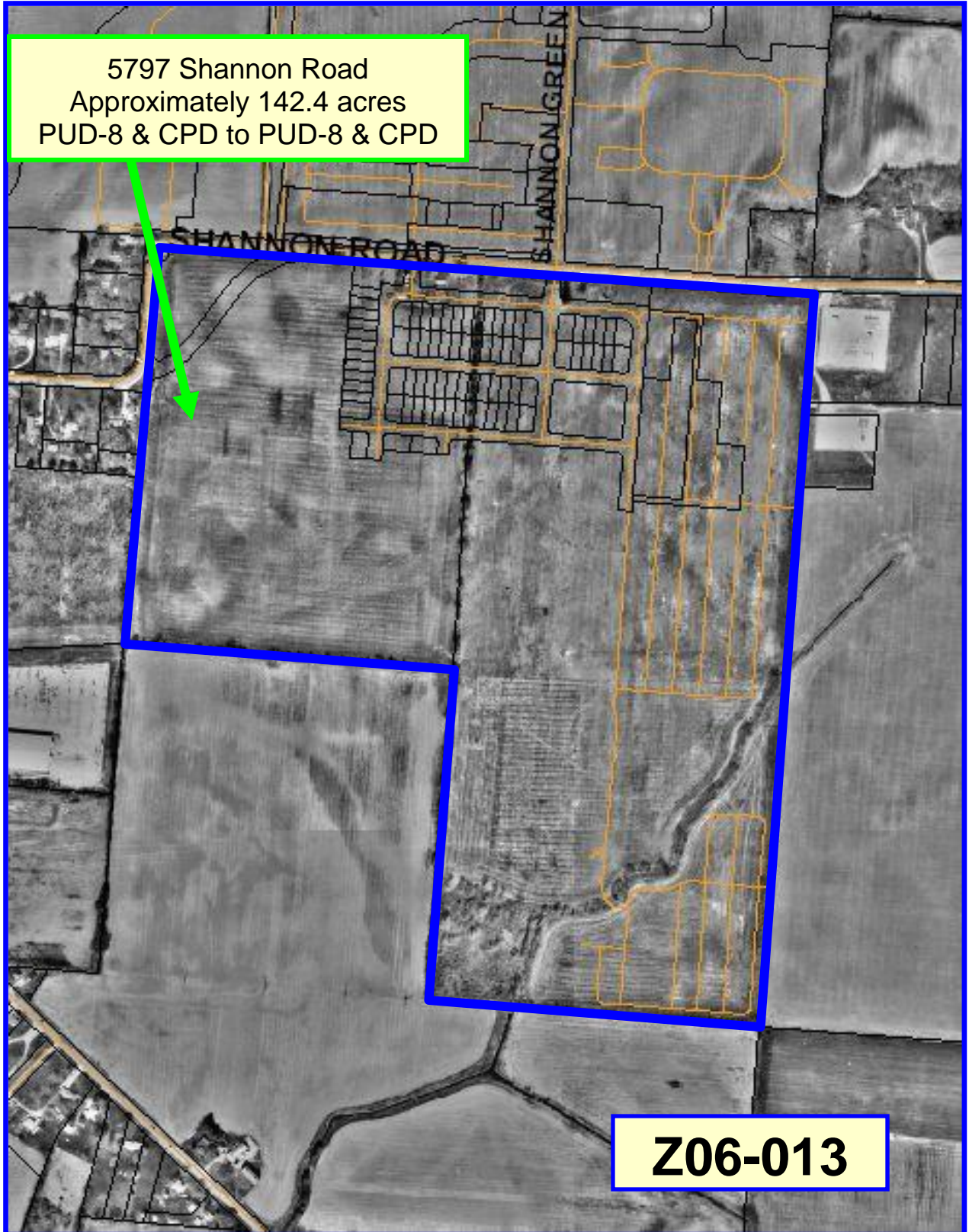




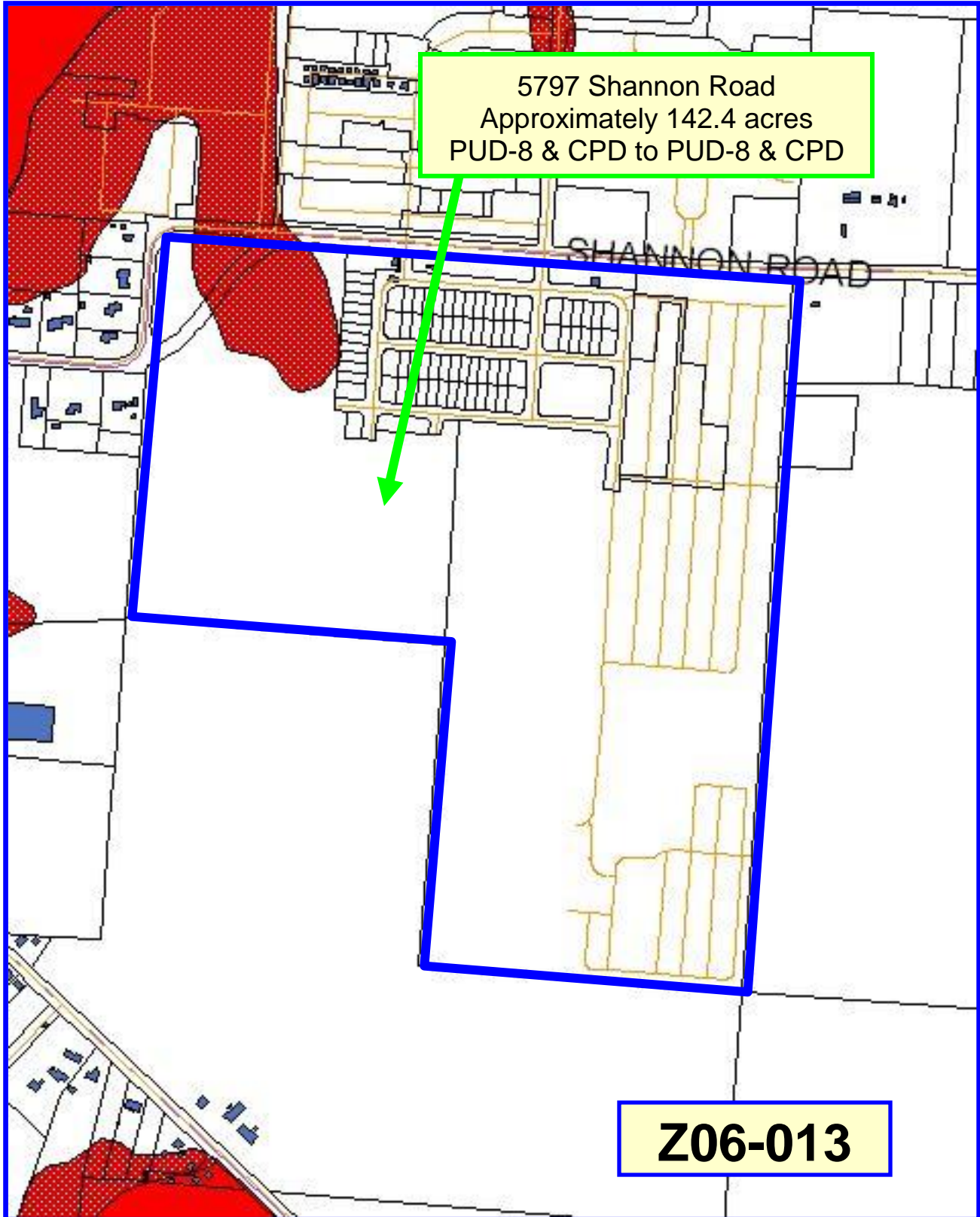
5797 Shannon Road
Approximately 142.4 acres
PUD-8 & CPD to PUD-8 & CPD

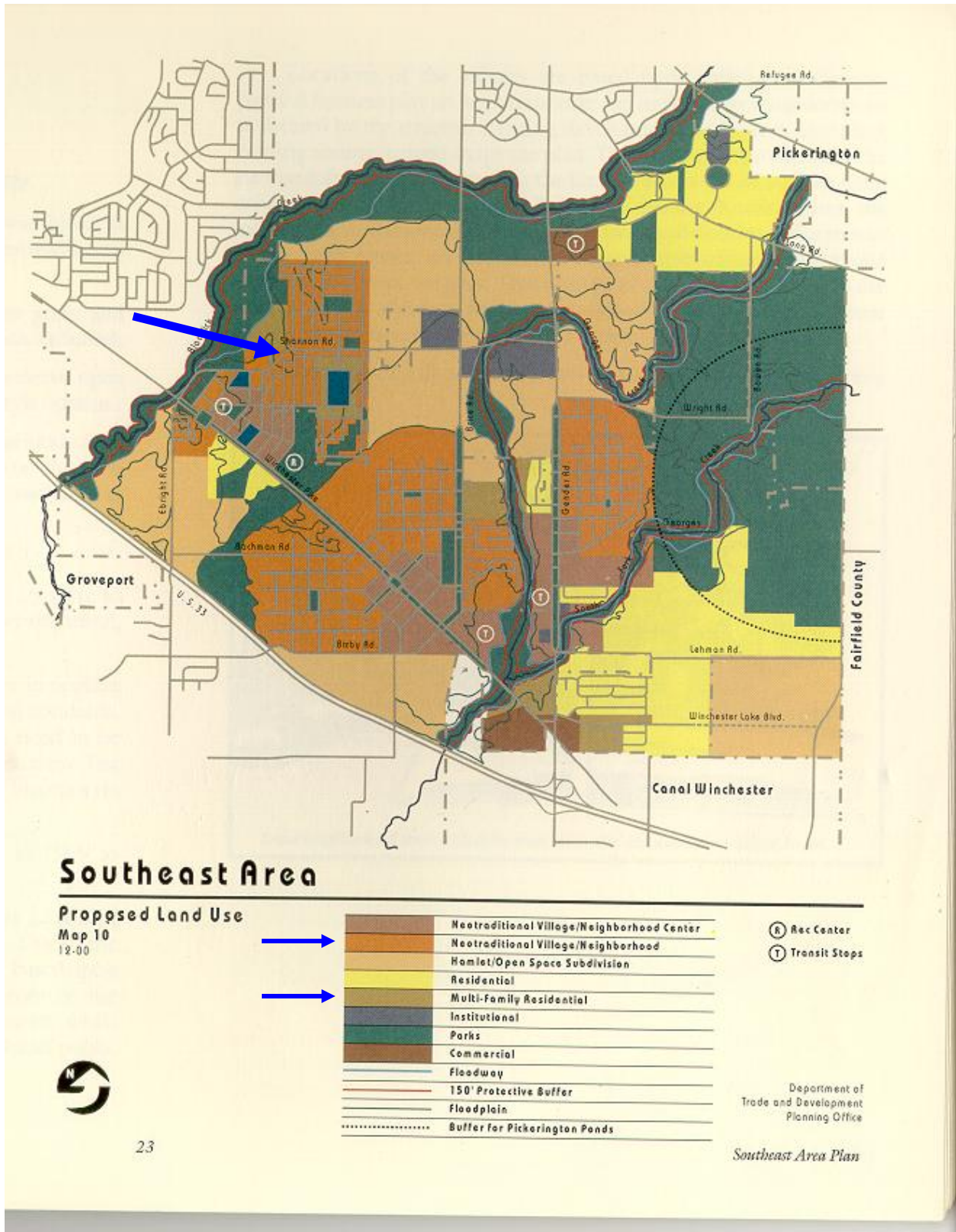
Z06-013

5797 Shannon Road
Approximately 142.4 acres
PUD-8 & CPD to PUD-8 & CPD



Z06-013





City of Columbus | Department of Development | 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 # 206-013

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay St., Columbus, OH 43216
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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Maronda Homes, Inc. of Ohio 4811 Twin Creeks Drive Columbus, OH 43204	2.
3.	4.

SIGNATURE OF AFFIANT

Jill S. Tangeman

Subscribed to me in my presence and before me this 31st day of January, in the year 2006

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

My commission has no expiration date Section 147.03 RC

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

Notary Seal Here

