



SITE PLAN

ALBANY LANDINGS

PREPARED FOR VILLAGE COMMUNITIES
DATE: DECEMBER 15, 2009

SITE DATA

TOTAL ACRES	+/- 43.73 ACRES
TOTAL UNITS	344
DENSITY	+/- 7.87 D.U./AC
ZONING	PUD-8

200-030 Final Received 1/27/09
by Shannon & Pine



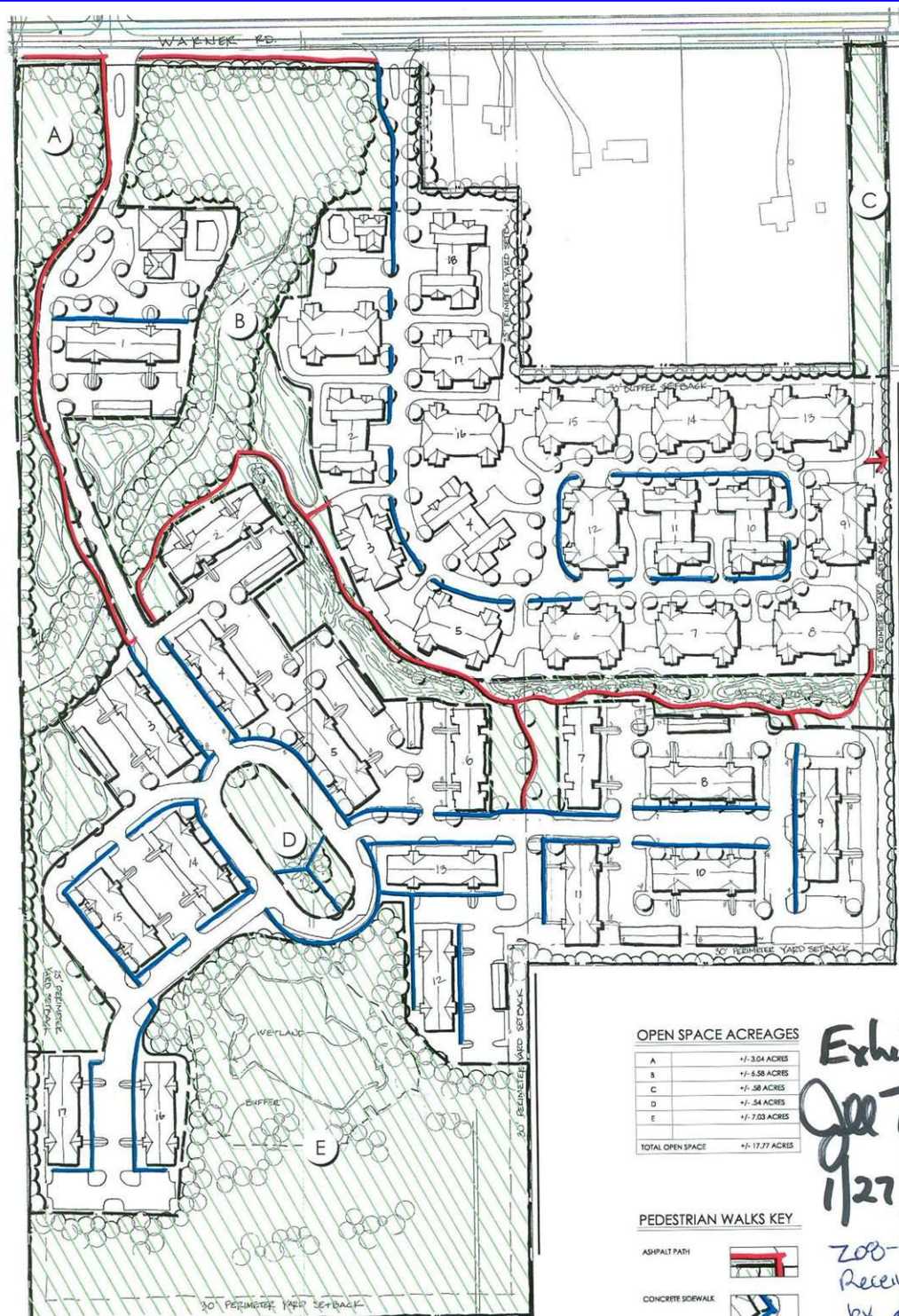
SCALE 1" = 60'



Faris Planning & Design

LAND PLANNING & ARCHITECTURE
800 Grandview Avenue Suite 200
Columbia, OH 43213
(614) 460-1100

Exhibit A
Jill Targum
1/29/09



OPEN SPACE PLAN

ALBANY LANDINGS

PREPARED FOR VILLAGE COMMUNITIES
DATE: DECEMBER 15, 2008

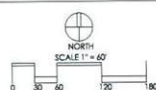
OPEN SPACE ACREAGES	
A	+/- 3.04 ACRES
B	+/- 6.56 ACRES
C	+/- .58 ACRES
D	+/- .54 ACRES
E	+/- 7.03 ACRES
TOTAL OPEN SPACE +/- 17.77 ACRES	

PEDESTRIAN WALKS KEY

ASHPALT PATH



CONCRETE SIDEWALK



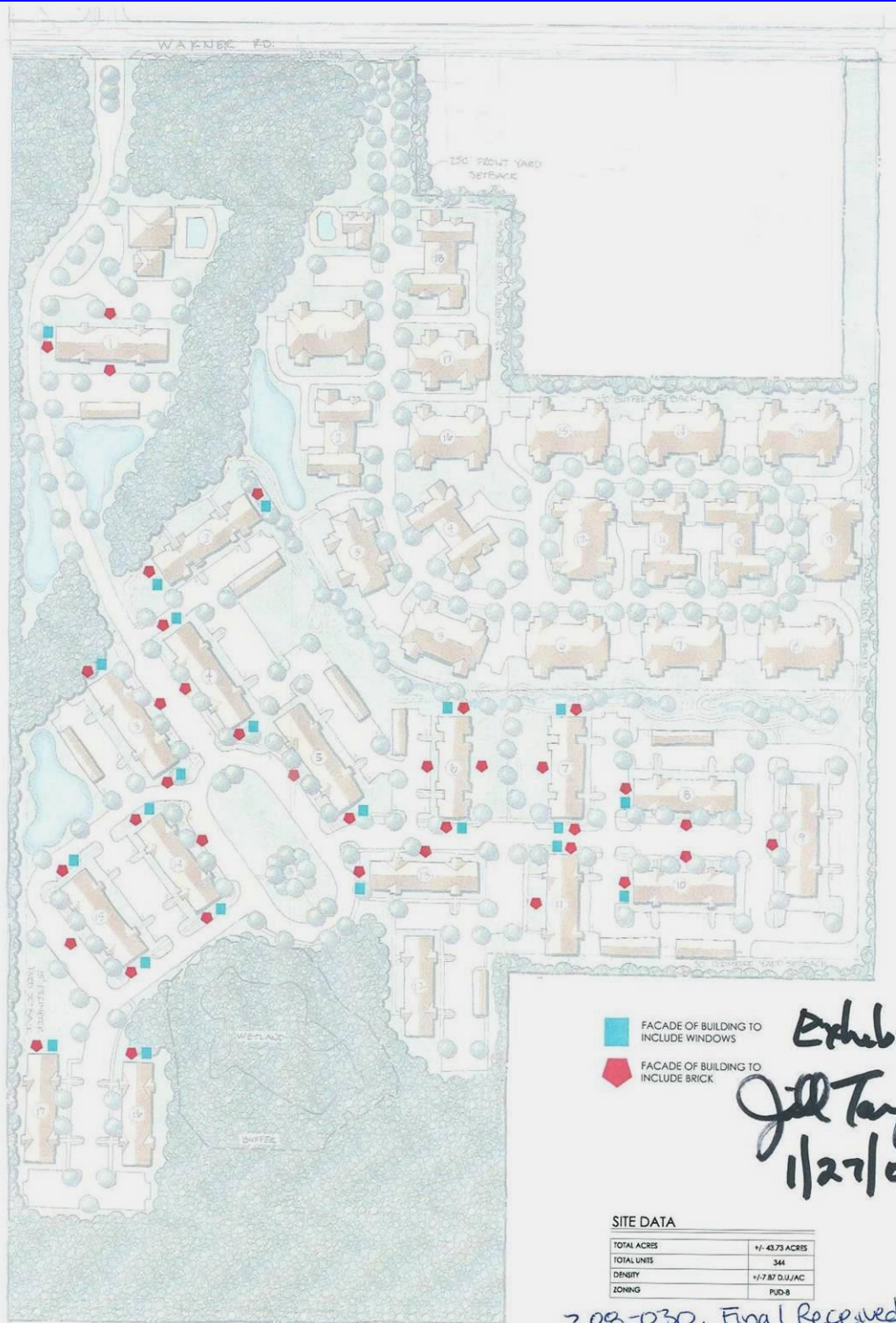
Faris Planning & Design

LAND PLANNING	↓	LANDSCAPE ARCHITECTURE
855 Grandview Avenue p (614) 487-1954	Suite 230	Columbus, OH 43215 t (614) 487-1975

Exhibit B

Joe Torgue
1/27/09

200-030 Final
Received 1/27/09
by Shannon Pump



ARCHITECTURAL FEATURES PLAN

ALBANY LANDINGS

PREPARED FOR VILLAGE COMMUNITIES
DATE: DECEMBER 15, 2008

SITE DATA

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TOTAL UNITS	344
DENSITY	+/- 7.87 D.U./AC
ZONING	PUD-8

208-030 Final Received 1/27/09
by Shannon Flump



NORTH
SCALE 1" = 60'



LAND PLANNING

855 Grandview Ave.
D 18141 452-1244

June 23

LANDSCAPE ARCHITECTURE

00 Columbus, OH 43215
 (614) 487-1878

1/27/09

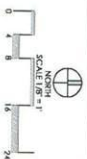
16-UNIT MULTIFAMILY BREEZEWAY BUILDING
ALBANY LANDINGS
PREPARED FOR VILLAGE COMMUNITIES
DATE: DECEMBER 15, 2009

2008-030 Final Received 1/27/09

EXHIBIT C1

ALBANY LANDINGS
PREPARED FOR VILLAGE COMMUNITIES
DATE: OCTOBER 15, 2000

diff. way to



Paris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 833 Connecticut Avenue Suite 200
 Columbia, OH 45315
 (614) 481-1864 (614) 481-1973



FRONT/REAR ELEVATION



SIDE ELEVATION

Joe Torgue
1/27/09

NOTE: SOME BUILDINGS MAY HAVE ELEVATIONS THAT DO NOT CONTAIN BRICK OR WINDOW HEADERS AND SILL SPACE. SEE DETAIL SHEET FOR WINDOW HEADERS AND SILL SPACE. SEE DETAIL SHEET FOR WINDOW HEADERS AND SILL SPACE.

16-UNIT MULTIFAMILY VISTA BUILDING
ALBANY LANDINGS
PREPARED FOR VILLAGE COMMUNITIES

DATE: DECEMBER 15, 2009

208-030 Final Received 1/27/09
by *Shannon Fine*



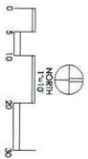
EXHIBIT C2

Joe Torgue
1/27/09

208-030 Final Received 1/27/09

Hammer & Rip

EXHIBIT D



Karris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
855 Concorde Avenue Suite 200
P.O. Box 402 1944 Chambers, OH 43021
781-414-4601 1975

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2009**

- 5. APPLICATION: Z08-030**
- Location:** **4871 WARNER ROAD (43016)**, being 43.73± acres located on the south side of Warner Road, 1400± feet east of Ulry Road (460-271260 & 010-252430).
- Existing Zoning:** PUD-6, Planned Unit Development District.
- Request:** PUD-8, Planned Unit Development District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Albany Landings LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** Albany Landings LLC; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.
- Planner:** Shannon Pine; 645-2208; spine@columbus.gov

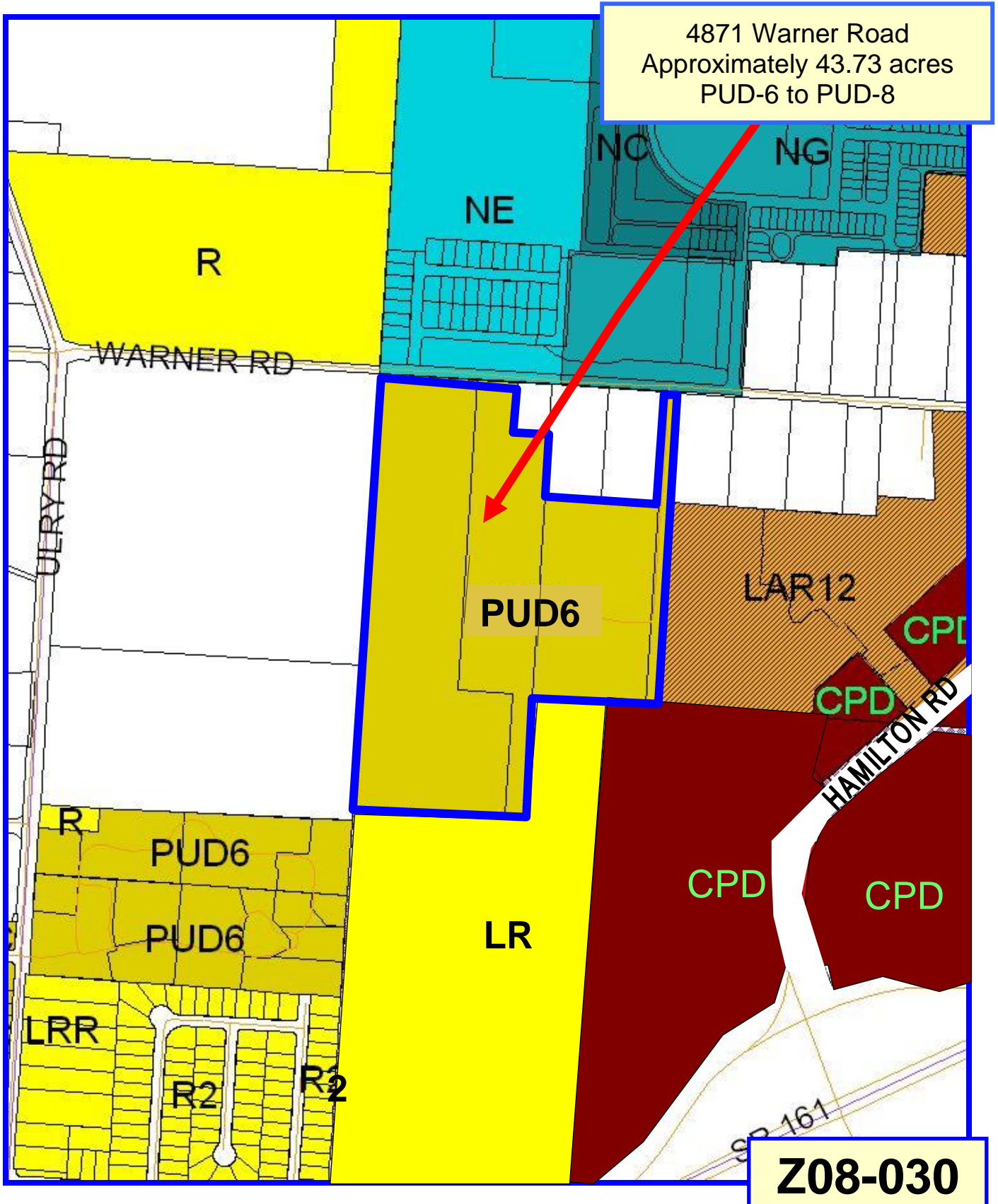
BACKGROUND:

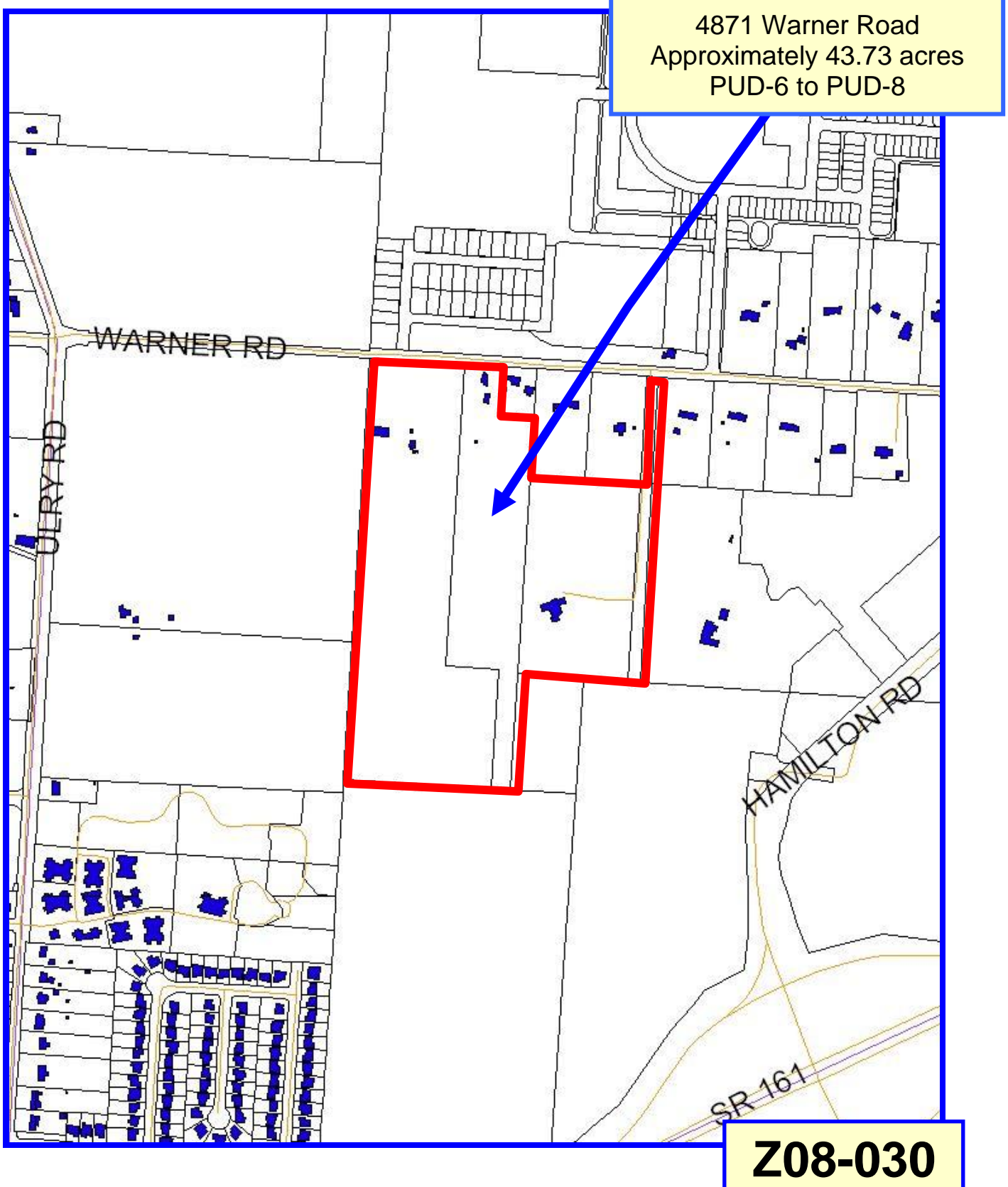
- This site was rezoned to the PUD-6, Planned Unit Development District in December, 2006, (Z06-049) for 104 single-family dwellings and 72 multi-family residential units with 12.97± acres of open space and total gross density of 4.02± units per acre. The applicant now requests the PUD-8, Planned Unit Development District to allow 344 multi-family residential units on private streets, an increase of 168 units, with 17.77± acres of provided open space. The gross density as proposed is 7.87± units per acre.
- To the north across Warner Road are single-family dwellings in Plain Township and a residential development under construction in the NE, Neighborhood Edge, and NG, Neighborhood General Districts. Single-family dwellings in Plain Township and multi-family residential development in the L-AR-12, Limited Apartment Residential District are located to the east. To the south is undeveloped land zoned in the CPD, Commercial Planned Development and L-R, Limited Rural Districts. A farm and vacant land are located to the west in Blendon Township. Multi-family dwellings zoned in the PUD-6, Planned Unit Development District are located to the southwest.
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends multi-family residential uses for the site.
- The Rocky Fork/Blacklick Accord Implementation Panel voted to conditionally approve this PUD-8 zoning request. The proposed development complies with a majority of the Accord Evaluation Checklist items, including preservation of natural features and setback and aesthetic character along Warner Road. Panel conditions have been addressed in the PUD notes.

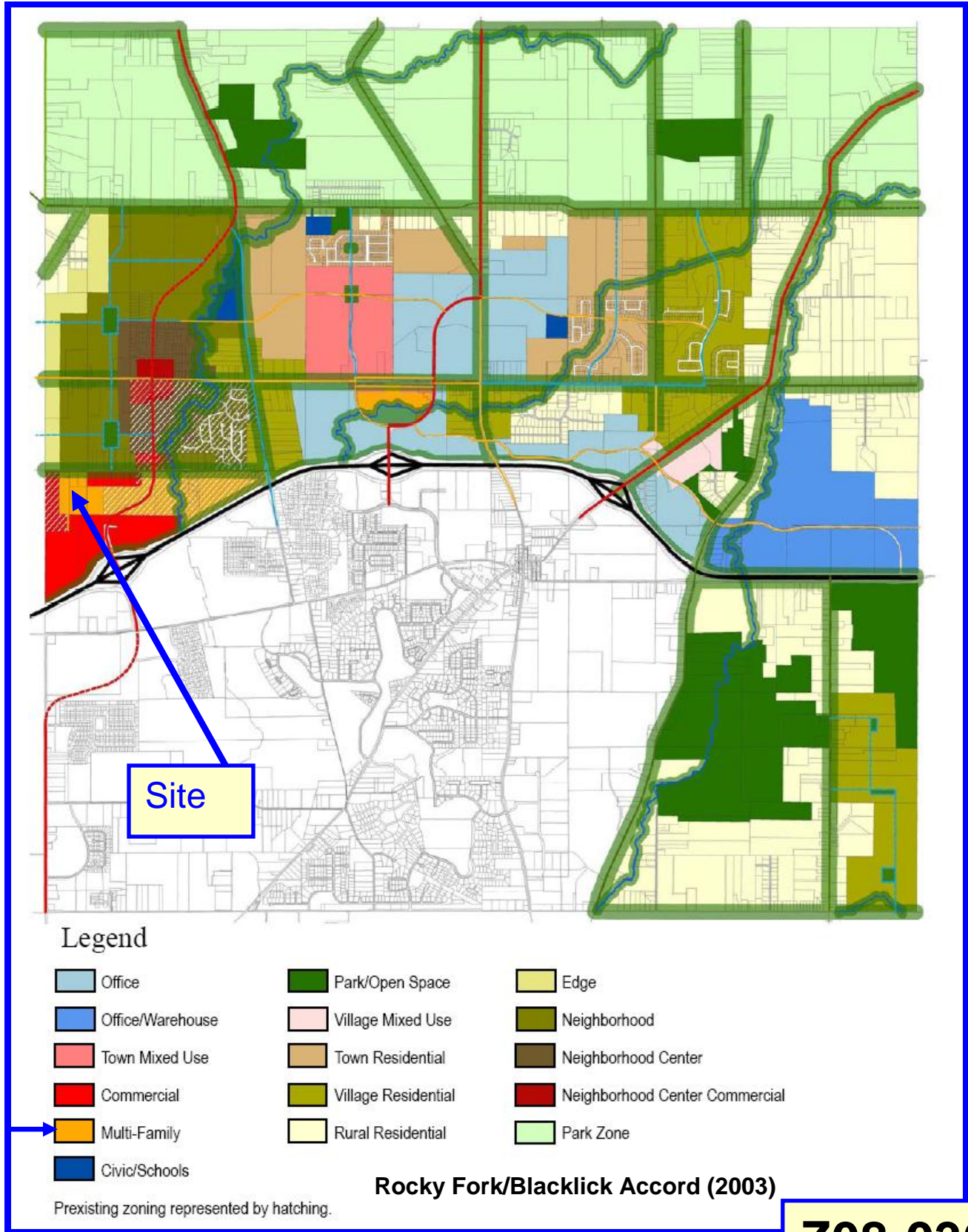
- The PUD plan depicts the layout of the proposed development which is comprised of two areas, a development comprised of 16 four-unit ranch buildings, and a development comprised of 17 sixteen-unit buildings. Each area will have separate entrances from Warner Road and separate community facilities. There is no private street connection between the two areas with the exception of an emergency access drive. A thirty-foot wide landscaped buffer area is proposed along the south property line, and along the north property line adjacent to the single-family residences in Plain Township. The PUD notes provide development standards for model homes, street alignments, street trees, street lights, sidewalks, building setbacks, minimum building separation, garage requirements, parking restrictions, and landscaping and buffering, and commitments to preserve the open space in Area E and to maintain the hydrology of the wetlands area are included. In addition, the developer will grant the City of Columbus a conservation easement over the wetlands area and surrounding buffer to insure that the area is not disturbed.
- The site is included within the Pay as We Grow plan for the northeast growth corridor. The developer has committed to paying \$700.00 per dwelling unit towards infrastructure costs.
- Warner Road is not listed in the *Columbus Thoroughfare Plan*. However, the City of Columbus Transportation Division has determined that Warner Road requires a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-8, Planned Unit Development District would permit 344 multi-family units on 43.73± acres with 17.77± acres of open space and total gross density of 7.87 units per acre. The PUD plan and notes provide customary development standards and adequate buffering and screening throughout the site. The request for an increase of 168 units over what the current PUD-6, Planned Unit Development District allows is justified with the additional open space provided and better protection of the wetlands area. The requested rezoning is consistent with the *Rocky Fork/ Blacklick Accord* (2003) with respect to land use recommendations, and with the zoning and development patterns of the area.







Z08-030

**Columbus Public Health
Healthy Places Program Comments for Z08-030**

The Healthy Places program reviews rezoning applications for active living features. The following recommendations were made by Healthy Places but not addressed by the developer:

Columbus Public Health Healthy Places program recommended five foot sidewalks. Residential sidewalks are recommended to be at least 5 feet, which has been shown to increase walkability.

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
November 20, 2008**

RECORD OF ACTION

The meeting opened at 7:04 pm. Panel members present were Don Ballard, Derek Benseler, Doug Burnip, Ron Lachey, Jesus Lara, Andrew Show, Michelle Shuster and Ray Silverstein. Staff members present were Brent Warren, Adrienne Joly, Kevin Wheeler and Pam Hickok.

MOTION BY: Ray Silverstein, seconded by Andrew Show
That the Record of Proceedings from August 25, 2008 be approved.

RESULT:

This motion was approved (5-0-3).

MOTION BY: Ray Silverstein, seconded by Don Ballard
That the Record of Proceedings from September 18, 2008 be approved.

RESULT:

This motion was approved (7-0-1).

Application Reviews:

4871 Warner Rd (Z08-030)

Review and Action of a Columbus rezoning application to develop 43.73 acres located on the south side of Warner Road, in between Ulry and Hamilton Roads. Proposal was tabled at the July 17th and September 18th meetings, and has been revised and re-submitted.

Zoning Request: To rezone from PUD-6, Planned Unit Development District, to L-AR-12, Limited Apartment Residential District.

Proposed Use: Multifamily residential

Applicant: Albany Landings LLC; c/o Jill S. Tangeman, Atty

MOTION: To approve, with the following conditions:

1. Commitment in the limitation text to preserve the wooded area south of the wetland (Area E on the Open Space Plan).
2. A change in the zoning district to PUD-8.
3. Removal of the footprint of Building 15 in the apartment subarea.
4. Commitment in the limitation text to the use of New Albany beaded vinyl siding.
5. Commitment to adding brick below the windows of the Breezeway buildings.
6. A 90 degree rotation of Buildings 18 and 19 in the apartment subarea (to a north/south orientation).

MOTION BY: Andrew Show, seconded by Michelle Shuster

RESULT: Approval (7-1)

With there being no further business, the meeting was adjourned at 8:20PM

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 # 208-030

Being first duly cautioned and sworn (NAME) Jill S. Tangeman of (COMPLETE ADDRESS) 52 E. Gay Street, Columbus, Ohio 43215 deposes and states that she is the DULY AUTHORIZED ATTORNEY FOR APPLICANT 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

1. Albany Landings LLC 470 Olde Worthington Road, Suite 100 Westerville, Ohio 43082 Number of Columbus Based Employees: Contact: Joseph Thomas, Jr. 614-540-2400	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10 day of February, in the year 2003

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



SARAH L. HERBERT
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

page 3 — Rezoning Packet