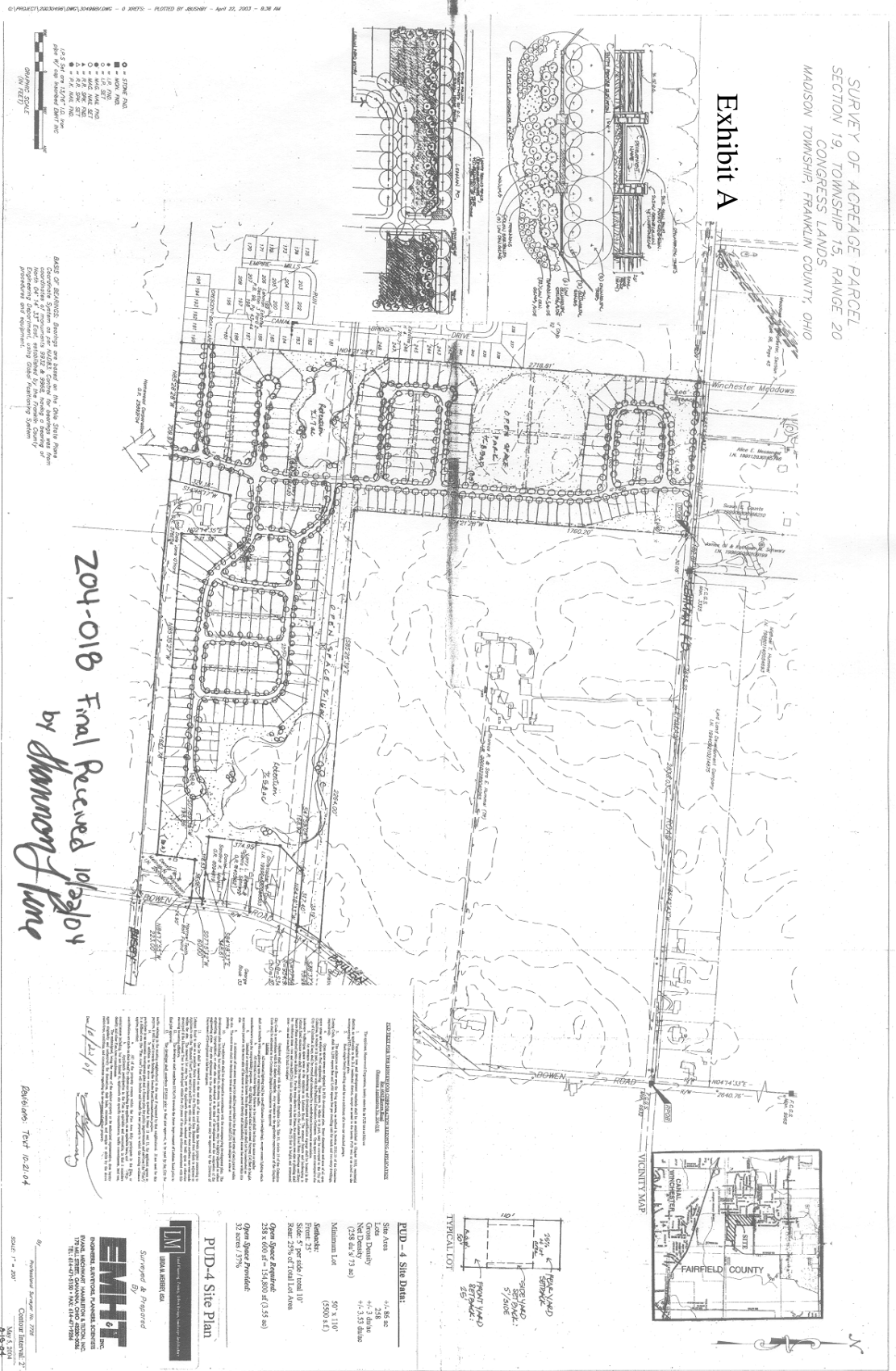


SURVEY OF ACREAGE PARCEL
 SECTION 19, TOWNSHIP 15, RANGE 20
 CONGRESS LANDS
 MADISON TOWNSHIP, FRANKLIN COUNTY, OHIO

Exhibit A



204-018 Final Revised 10/21/04
 by Shannon F. Lane

DATE OF REVISIONS shown are based on the Ohio State Plane Coordinate System and U.S.G.S. Contour Data and are not necessarily the same as the Ohio State Plane Coordinate System and U.S.G.S. Contour Data and are not necessarily the same as the Ohio State Plane Coordinate System and U.S.G.S. Contour Data and are not necessarily the same as the Ohio State Plane Coordinate System and U.S.G.S. Contour Data.

10/21/04

(Signature)

10/21/04

PUD-4 Site Plan

Site Area	11.56 ac
Net Density	41.3 units/acre
Gross Density	41.3 units/acre
Minimum Lot	50' x 110'
Front Setback	10'
Side Setback	5'
Rear Setback	25'
Open Space Provided	2.58 ac (22.3%)

Shannon F. Lane
 E.M.H.T. INC.
 1755 N. HIGHWAY 100, SUITE 100
 COLUMBUS, OHIO 43260
 TEL: 614.865.1100
 FAX: 614.865.1101

DATE: 10/21/04
 SCALE: 1" = 200'
 PROJECT NUMBER: 204-018
 SHEET NUMBER: 1 OF 2

10/21/04

PUD TEXT FOR THE HOMEWOOD CORPORATION REZONING APPLICATION

Re: 6063 Bowen Road
(Rezoning Application No. Z04-018)

The applicant, Homewood Corporation, hereby states for its PUD text as follows:

1. Permitted uses and development standards shall be as established in Chapter 3332, residential districts, as applicable to the R-2 residential district, except as noted in the herein PUD text or as noted on the accompanying PUD development plan.

2. Each single family dwelling shall have a minimum of a two-car attached garage.

3. The minimum net floor area for living quarters, as defined in Section 3330.13 of the Columbus Zoning Code, shall be 1,200 square feet and 1,400 square feet per dwelling unit for ranch and two-story dwellings, respectively.

4. Open space areas are depicted in PUD development plan. Exact dimensions and area of all open space areas are subject to final engineering. Open space, in whole or in part, may be conveyed to the City of Columbus, in whole or in part, to comply with the Parkland Dedication Ordinance. Open space not conveyed to the City of Columbus, if any, shall be owned and maintained by a subdivision homeowners association.

5. An entrance feature, landscaping and development identification signage shall be located in the landscape buffer/open space areas at the entrances on Lehman Road. The entrance feature and landscaping in Lehman Road entrance areas shall be reasonably in compliance with the Lehman Road Entry Plantings and Entry Feature Plans attached hereto as Exhibit A. For the trees shown in the Plans, the minimum tree size at planting shall be: deciduous trees - two and one-half (2½) inch in caliper; evergreen trees - five (5) feet in height; and ornamental trees - one and one-half (1½) inch in caliper.

6. Graphics shall comply with the Columbus Graphics Code, Title 33, Article 15 of the Columbus City Code in accordance with R-2 district standards. Any variance to the applicable requirements of the Graphics Code shall be submitted to the Columbus Graphics Commission for approval.

7. Lighting

- a. All external lighting shall be cut-off fixtures (downlighting), except accent lighting which shall not interfere with neighboring uses or surrounding traffic.
 - b. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type for compatibility purposes. Any lighting pole used shall not exceed fourteen (14) feet in height.
8. Identical or extremely similar houses from the same building plan shall not be constructed on successive parcels on the same side of the street or on a parcel directly and immediately across the street within this site.
 9. A minimum of one street tree per lot shall be provided in the front yard area of each parcel within the site. The street trees shall be deciduous trees and a minimum two and one-half (2½) inch caliper in size at planting.
 10. The subject site shall be developed in accordance with the accompanying development plan. The development plan including, but not limited to, the streets, lots, and open spaces, may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and the completion of the engineering plans. Any site adjustment to the plan shall be reviewed and may be approved by the Director of Department of Development or his/her designee.
 11. One lot shall be reserved on the east side of the road within the herein project connecting to Lehman Road to use as a possible future connector to the Thomas and Sara Hummel tract which is adjacent to Applicant's site (the "Hummel Tract"), and said lot shall line up with one of the four most northern east-west roads within the site. The reserved lot may be, per the Applicant's discretion, released and built upon or otherwise developed if the Hummel Tract is not developed within five (5) years of the zoning ordinance associated with this rezoning becoming effective.
 12. The developer shall contribute \$170,470 towards the future improvement of Lehman Road prior to final plat approval.
 13. The developer shall contribute \$75,000 prior to final plat approval, to be used by the City for

traffic calming in the existing neighborhood to the west if requested by that neighborhood. If not used for this purpose, it will be used towards funding the Gender Road Reconstruction project.

14. In addition to the above commitments specified in Items 12 and 13, the applicant agrees to participate in an economic development plan and a finance plan for public improvements and services (the "Plan") in a defined area (the "Plan Area") that will include and benefit the real property to which this zoning ordinance applies, provided:

a. All of the property owners within the Plan Area fully participate in the Plan, or contributions are made on their behalf by others not including the applicant, on an equitable basis; and

b. Applicant's participation in the Plan is equitable and reasonable, in that it considers commitments including, but not limited to, applicant's site specific commitments, traffic commitments, land use, density, and other Plan Area commitments.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2004**

- 2. APPLICATION: Z04-018**
- Location:** **6063 BOWEN ROAD (43110)**, being 86.03± acres located on the west side of Bowen Road, 1930± feet south of Lehman Road (181-001275).
- Existing Zoning:** R, Rural.
- Request:** PUD-4, Planned Unit Development District.
- Proposed Use:** Single-family residential development.
- Applicant(s):** Homewood Corporation; c/o Todd Neuman, Atty.; 2733 West Dublin-Granville Road; Columbus, Ohio 43235.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

- This application was tabled at both the May 13, 2004 and June 10, 2004 Development Commission meetings to allow the applicant and Staff more time to work out traffic issues. The 86-acre site is undeveloped and pending annexation from Madison Township. The applicant requests the PUD-4, Planned Unit Development District to develop a single-family subdivision.
- The L-shaped site has frontage on both Lehman Road and Bowen Road and wraps around a church located to the east within Madison Township. Single-family dwellings lie to the west within the L-S-R, Limited Suburban Residential District, to the north across Lehman Road within the L-R-2, Limited Residential and R, Rural Districts (an application is also pending along the north side of Lehman Road to rezone land zoned in the R District to the L-R-2 District), and to the east and south within Madison Township.
- The site lies within the boundaries of the *Southeast Area Plan (2000)*, which recommends residential land uses within “hamlet/open space” subdivisions. The Plan also recommends a site plan review of all development proposals by the Development Commission. Several plan recommendations should be considered for this site:
 - Hamlet/ opens space subdivision should be designed by clustering of residential units using open space and natural area as organization elements. A maximum density of 3 units per acre is recommended within these areas to offset the higher densities contained within Neotraditional Village/Neighborhood areas;
 - 35% of the site should be left undeveloped or in open space;
 - Open space should be maintained along roadways outside of village/neighborhood districts to help preserve the rural character

of the area. A setback of 200 feet from centerline is suggested for collector streets such as Lehman Road;

- Zoning applications should include a preliminary drainage plan.

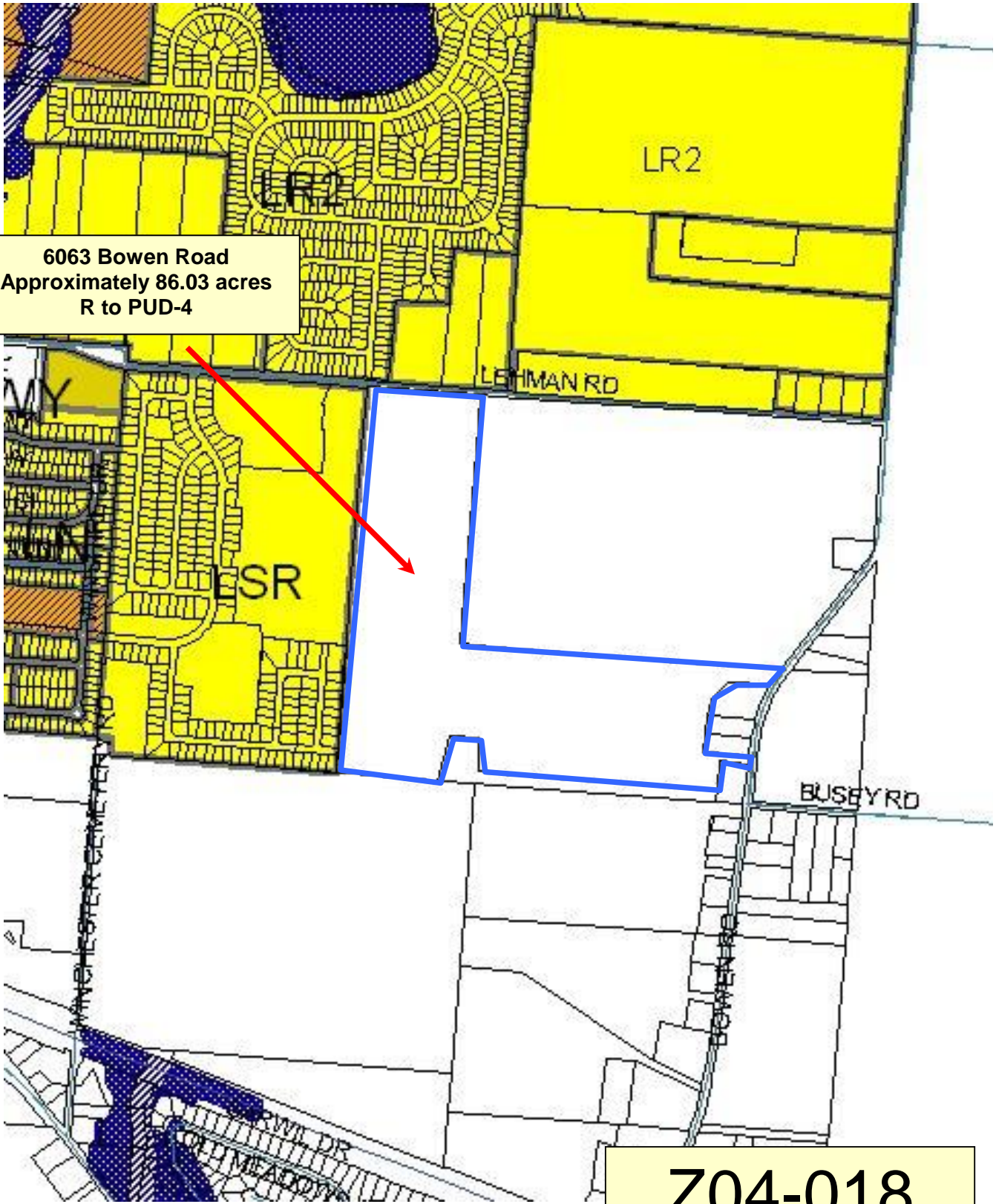
- As illustrated on the attached site plan, the development will consist of 258 single-family lots on 86 acres, a gross acreage of 3 units per acre. The site plan meets the recommendations of the *Southeast Area Plan* by providing 3 units per acre, 37% open space, and a 200 foot setback from Lehman Road.

- The site is accessed by Lehman Road, with additional access provided to the west and south. The site is separated from Bowen Road by existing single-family dwellings and open space. Staff and the applicant have not resolved all of the necessary traffic improvements and how the improvements will be funded. Attached is a letter from the Transportation Division outlining requested improvements.

CITY DEPARTMENTS RECOMMENDATION: ** Approval.

The applicant requests the PUD-4, Planned Unit Development District to develop a 258 lot subdivision. The request is consistent with the zoning and development trend in this high growth area. With the proposed 3 units per acre density, 200' building setback from Lehman Road, and 37% open space, the request meets the hamlet open space subdivision recommendation of the *Southeast Area Plan (2000)*.

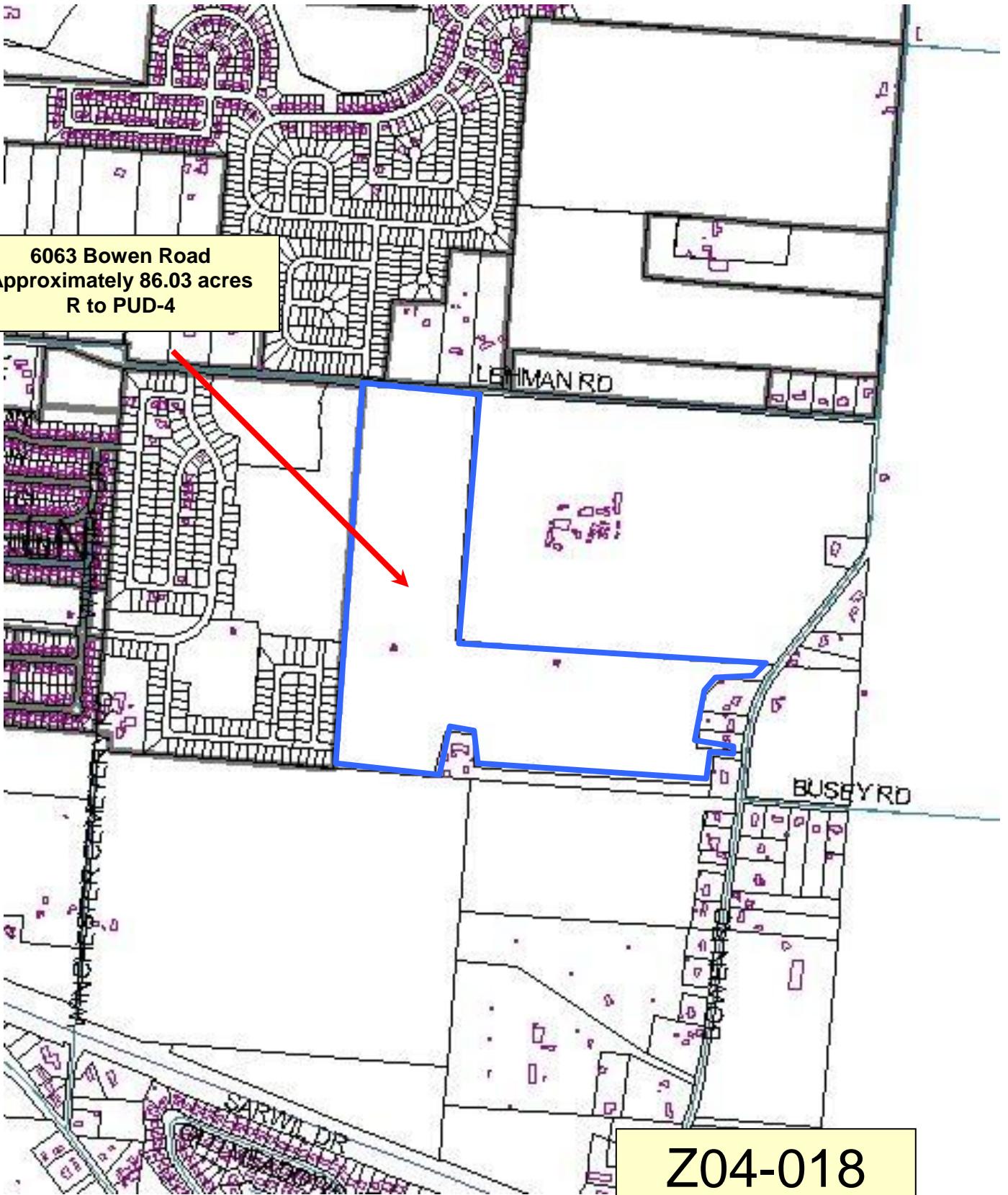
**Conditions were placed in Section Number 4 of the Ordinance to address funding commitments for public improvements and city services.



6063 Bowen Road
Approximately 86.03 acres
R to PUD-4

Z04-018

6063 Bowen Road
Approximately 86.03 acres
R to PUD-4



Z04-018

created along the Blacklick Creek and both branches of Georges Creek. The no-disturb zone should consist of the floodway or 150 feet from each side of the centerline of the stream whichever is greater. Secondary waterways in the Southeast area should have a no-disturb zone consisting of the floodway or 50 feet from each side of the centerline of the stream, whichever is greater. With the exception of environmentally sensitive utility and road crossings or construction of bikeways and other public and open space amenities, no construction should occur in the no-disturb zone of the stream. Every effort should be made to protect the 100-year floodplain.

The aesthetic character of the rural roads should be maintained. Outside the village/neighborhood districts, Winchester Pike, Brice, and Gender roads should have a building setback of 250 feet from the centerline of the right-of-way. Outside of the village/neighborhood district, all collector roads should have a building setback of 200 feet from the centerline of the right-of-way. For the area within these setbacks, the land would be preserved in woodlots or natural vegetation, depending upon existing conditions and abutting uses.

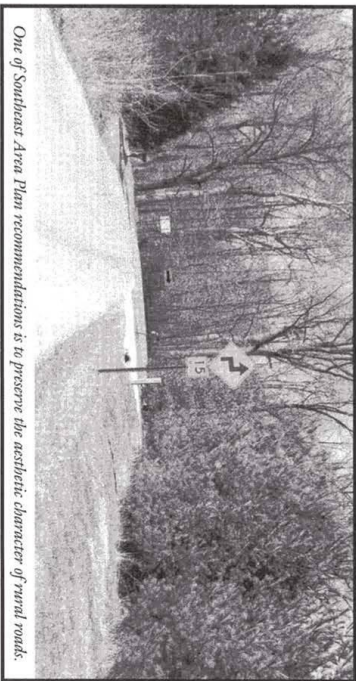
The recommendations of MORPC's Pickerington Ponds Wetland and Wildlife Refuge Study should be adopted and implemented. In order to protect the Pickerington Ponds Wetland and Wildlife Refuge, the study recommends the vacation of portions of Bowen and Wright Roads, and the improvement of Long and Lehman Roads. A study should be implemented to explore the possibility of extending Winchester Lakes Boulevard to Bowen in addition to upgrading Lehman Road. These improvements will reroute traffic around the edge of the refuge.

A protective buffer should be placed around Pickerington Ponds Wetland and Wildlife Refuge. A protective buffer should extend out 2000 feet from the ponds of Pickerington Ponds Wetland and Wildlife Refuge to protect this environmentally sensitive area from the impacts of development. The buffer will establish standards for: the installation of underground utilities, exterior lighting, the construction of basements and the installation of sump pumps, limit the temporary dewatering during the construction of underground utilities, and require the installation of monitoring wells.

A watershed management system should be developed for the area to accommodate the effects of continued development within the Southeast. The large areas of floodway and floodplain in the study area indicates that traditional methods of dealing with stormwater management may prove inadequate as development continues. A regional approach designed by all relevant jurisdictions would utilize floodway and floodplain corridors for water storage.

Prior to obtaining final zoning approval, all developments in the Southeast Planning Area will be required to obtain development plan approval from the Development Commission. All requests for zoning approval in the Southeast Planning Area shall require the submission of a development plan which will require the approval of the Development Commission. The development plan application shall comply with the application requirements of the planned unit zoning application.

In addition to the Southeast Area Plan's close relationship to the Columbus Comprehensive Plan, it also echoes several of the recommendations made in the Priorities '95 final report. Priorities '95 was initiated in 1994 by the city of Columbus as a community-based environmental risk assessment and strategic planning project. The Final Report and Strategic Recommendations," were presented to Mayor Lashutka and to the Columbus Board of Health in January 1996. It includes recommendations on many environmental issues. Recommendations which are related to initiatives in the Southeast Plan are all identified in the Priorities '95 report as green space issues.



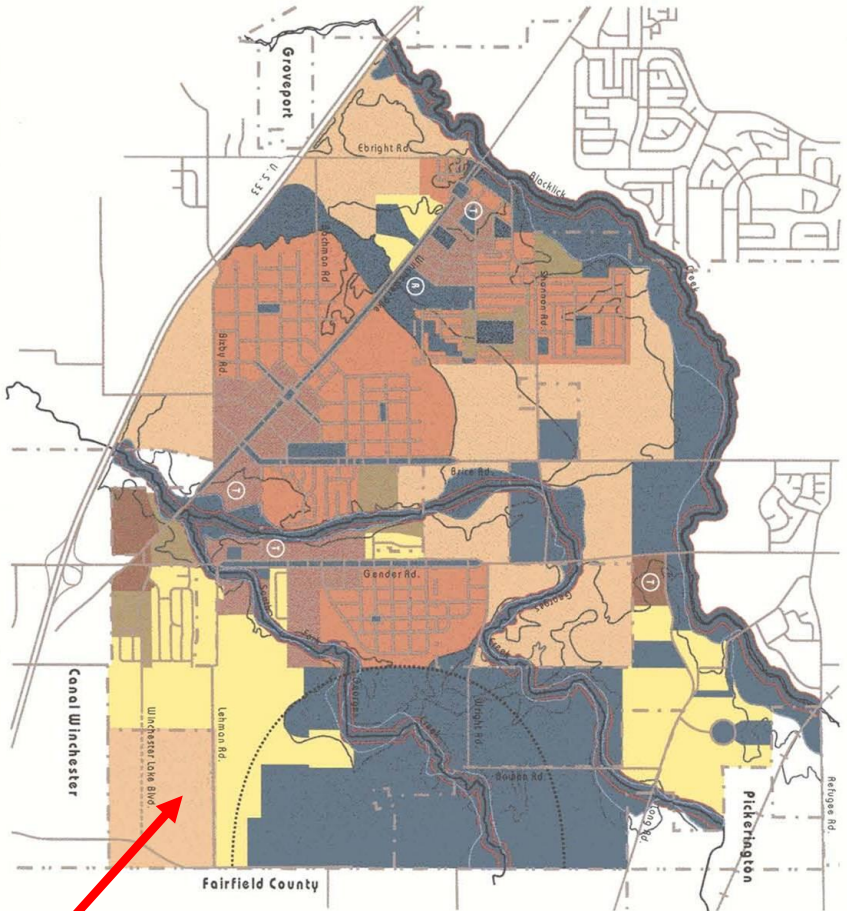
One of Southeast Area Plan recommendations is to preserve the aesthetic character of rural roads.

Recommended Land Use

The Southeast Area Plan is intended to guide public and private sector development decisions for a period of 15-20 years. Because of the dynamic nature of the Southeast area some assumptions were made in order to prepare land use recommendations. These assumptions include:

- ◆ The development plan for the Southeast will be based upon a combination of neotraditional village/neighborhood districts and hamlet/open space subdivisions.
 - ◆ Open space and natural areas should be used as organizational elements in the area.
 - ◆ Preservation of open space and the character it creates is an important goal of the plan.
 - ◆ The natural stream corridors provide continuous areas of open space with multiple functions including floodplain protection, habitat protection, and greenway for linkages which will tie the Southeast together.
 - ◆ Maintaining open space along roadways outside of village/neighborhood districts helps preserve the rural character of the area.
 - ◆ Commercial development should be limited in scale and should be located in the neotraditional village/neighborhood districts centers or in existing commercially zoned parcels.
 - ◆ Density and scale of development should be coordinated with the proposed thoroughfare plan (See map 11) and the proposed system's ability to maintain a minimum satisfactory level of service of "D".
- The plan's goals and those assumptions provide an overall framework for all recommendations. The proposed land use map (map 10) illustrates the plan's recommendations.

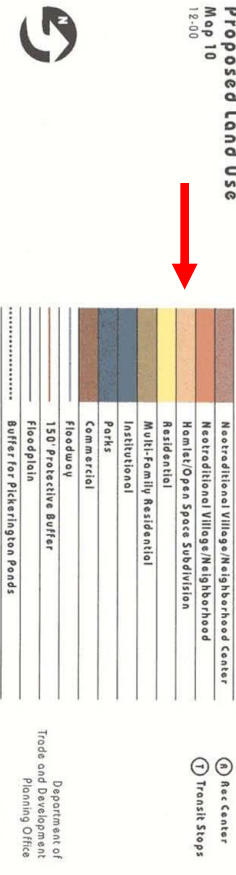
Southeast Area Plan (2000)



Southeast Area

Proposed Land Use

Map 10
12-00



Organize the Open space

The careful organization of open space is a critical component in the successful design of neighborhoods. Often, the location of open space is more important than the size. For this reason it is important to evaluate not just the quantitative criteria of a proposed open space plan, but rather its qualitative aspects as well. The plan recognizes that to achieve the benefits of the neotraditional village/neighborhood, that some appropriate construction in the 100-year floodplain must occur. Some of the key criteria in creating successful open space within village/neighborhood areas would include:

- ◆ Create a hierarchy for the open space and locate the most important near the geographic heart of the neighborhood. This could be comprised of park, school, or other civic and institutional uses which serve the neighborhood as a whole.
- ◆ Design small parks and open spaces within an easy walk (1200 feet) of every residential unit.
- ◆ Use open space to protect key natural features such as stands of trees, fencerows, floodplains, and views from major roads.

Hamlet/Open Space Subdivisions

The second development technique recommended for the Southeast planning area, will be referred to as the hamlet or open space subdivision. This is a form of low density cluster or conservation subdivision.

This technique is density neutral. A net density of three dwelling units per acre with no minimum lot size is recommended for this district. Floodway area of a site should not be included when calculating density.

The concept of clustering allows the density that would normally be spread fairly evenly across a parcel to be fit on less land, leaving the remainder of the parcel as open space. This requires that the developed density be increased; however, the density on the parcel as a whole does not change. The maintenance of open space apart from development parcels--for example greenways along the area's streams-- will offset higher population densities where development does occur. Similarly, the incorporation of open space in a development plan will allow the portions of a parcel that are developed to be used at a higher population density.

Open space and natural areas are used as organizational elements. This residential district is offered as an alternative to the more urban neotraditional technique of development and conventional residential subdivisions. Traditionally, with conventional subdivision development, sites are divided into lots and streets with the only open space being undevelopable areas, stormwater management areas, or required park dedication areas. The hamlet/open space subdivision is a low density cluster subdivision in which at least 35% of the site is left undeveloped or as open space. This remainder is permanently protected and will contribute to an interconnected network of green spaces and green corridors for the Southeast area.

In the Hamlet/open space subdivision, open space is defined as any land that is not platted into house lots, road right-of-way, overhead electric easements. Up to 50% of the required 35% open space requirement may be floodway area. Required parkland dedication may also be included in the 35% open space requirement.

A no-disturb zone should be created along streams. The no-disturb zone along Blacklick Creek and both branches of Georges Creek should consist of the floodway or 150 feet either side of the centerline of the stream which ever is greater. The no-disturb zone along other

streams in the Southeast planning area should consist of the floodway or 50 feet either side of the centerline of the stream whichever is greater. With the exception of environmentally sensitive utility and road crossings or construction of bikeways, and other public and open space amenities, no construction should occur in the no-disturb zone of the stream.

Although the highest priority for use of open space are setbacks off existing arterials, to the extent possible, every effort should be made to protect the 100 year floodplain. Floodplains and wetlands should be considered primary conservation areas when identifying areas to be set aside as open space or public areas in the design of hamlet/open space subdivisions. Care should be taken to preserve the 100-year floodplain where land lies in an undisturbed state and activity in the floodplain should be directed to areas where historic activity has indicated a use for the land. However, the plan recognizes that some appropriate construction may occur within the 100-year floodplain. Open space should also be used to protect key natural features such as stands of trees, fencerows, floodplains, and views from major roads. Open space should be connected from one development to the next to provide an opportunity for greenways and multi-modal trails. If adjacent developments have coordinated the locations of open space and developable land, the result could be sizeable parcels of open space spread across the planning area. Where the open space provides links between desirable destinations, such as Portman Park, Pickerington Ponds, neighborhoods and neighborhood commercial locations, recreational trails can be established within the open space. Eventually this system of linkages and trails can be extended across the entire southern area of the city, connecting to Blacklick Metro Park and Three Creeks Park.

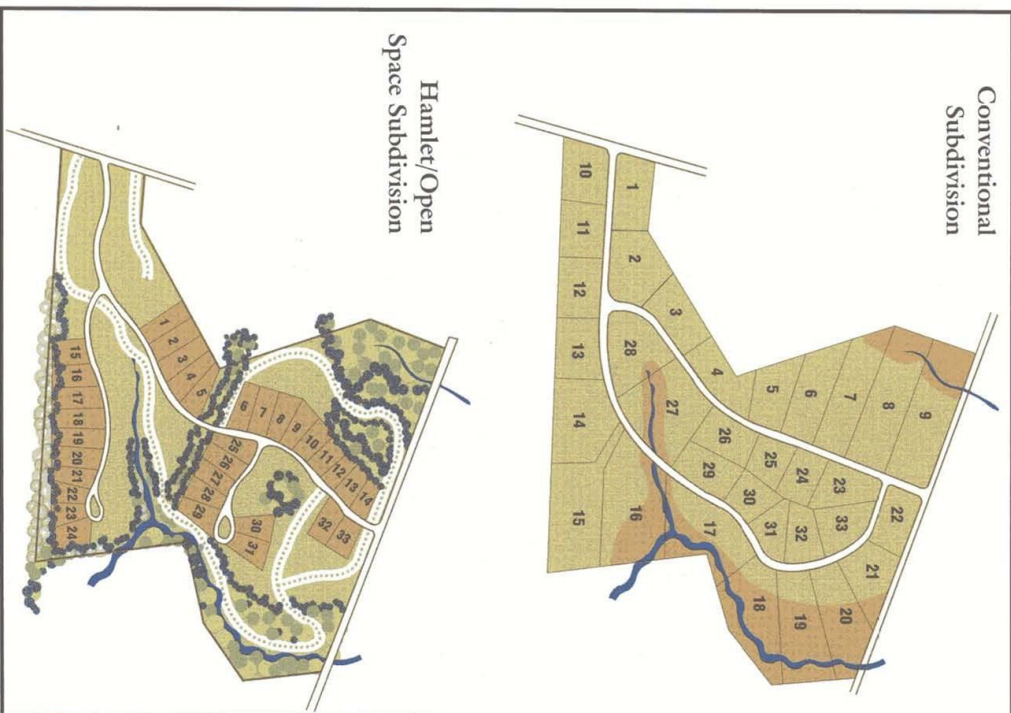
The use of hamlet/open space subdivisions will result in the preservation of more floodplain, wetland, and areas with high ground water pollution potential as open space than would be achieved with conventional development patterns. Additionally, several Priorities 95 recommendations would be achieved. To accomplish this without sacrificing the density for which the area's infrastructure was designed, hamlet/open space neighborhoods are identified as infill around neotraditional village/neighborhoods and existing zoned areas.

In addition to providing for recreational opportunities, hamlet/open space subdivisions will allow the continuance of open space where conditions may not be appropriate for development.

Southeast Area Plan

Southeast Area Plan (2000)

Floodplains, if left as open space, continue to function as natural flood control infrastructure. They continue to protect water quality by reducing sediment loads that reach rivers and streams, processing chemical wastes such as lawn chemicals or chemicals leaked from



automobiles, and moderating the temperature of the water. Additionally, floodplains allow additional time for the infiltration necessary to maintain ground water levels.

These functions are similar to those provided by wetlands. Wetlands control flooding by retaining flood waters. By reducing both the amount and the speed of the water, wetlands help to reduce erosion and lower flood elevations. They also protect water quality by filtering runoff and adjacent surface water. Additionally, wetlands provide wildlife habitat to both common and rare species. For example, the Pickerington Ponds Wetlands Wildlife Refuge provides habitat for rare birds and plants, including the Federally listed endangered Bald Eagle. There is also a breeding concentration of Great Blue Herons. The presence of diverse wildlife and the habitat that supports it is a valuable resource.

Ground water pollution potentials are closely related to both floodplains and wetlands. The most vulnerable portion of the study area corresponds to the area capable of municipal-level water production: the stretch of Blacklick Creek on the west side of the study area. Impermeable surfaces, such as roads and rooftops, produce increased amounts of runoff that may carry elevated levels of contaminants. These contaminants may include lawn chemicals and chemicals leaked from automobiles. That runoff is directed into storm sewers and ultimately into streams, introducing the potential for surface water pollution that may also contribute to ground water pollution. In short, attention to the presence of ground water is a futile exercise if that ground water resource, is allowed to become contaminated. The filtering capabilities of both floodplains and wetlands can act to minimize the potential for that contamination.

Given the importance of retaining floodplains and wetlands, open space becomes more than just an aesthetic resource. If floodplains and wetlands in the Southeast planning area are maintained as open space through clustered development strategies or other methods, that open space also becomes an investment in flood control.



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 # 204-018

Being first duly cautioned and sworn (NAME) Todd Neuman
of (COMPLETE ADDRESS) 2733 W. Dublin-Granville Road, Columbus, Ohio 43235
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
Homewood Corporation	750 Northlawn Drive Columbus, Ohio 43214

SIGNATURE OF AFFIANT *Jane*

Subscribed to me in my presence and before me this 17th day of September, in the year 2004

SIGNATURE OF NOTARY PUBLIC *David Ferris*

My Commission Expires: _____

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

Notary Seal Here



DAVID A. FERRIS, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.