

**DOMINION**  
IT'S YOUR HOME

LOCATED IN:  
SECTION 18, TOWNSHIP 2 RANGE 14  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, OHIO  
FOR  
VILLAGE AT ALBANY CROSSING  
DEVELOPMENT PLAN

2009-03-18  
*David A. Murphy* 3119142  
*Attorney*

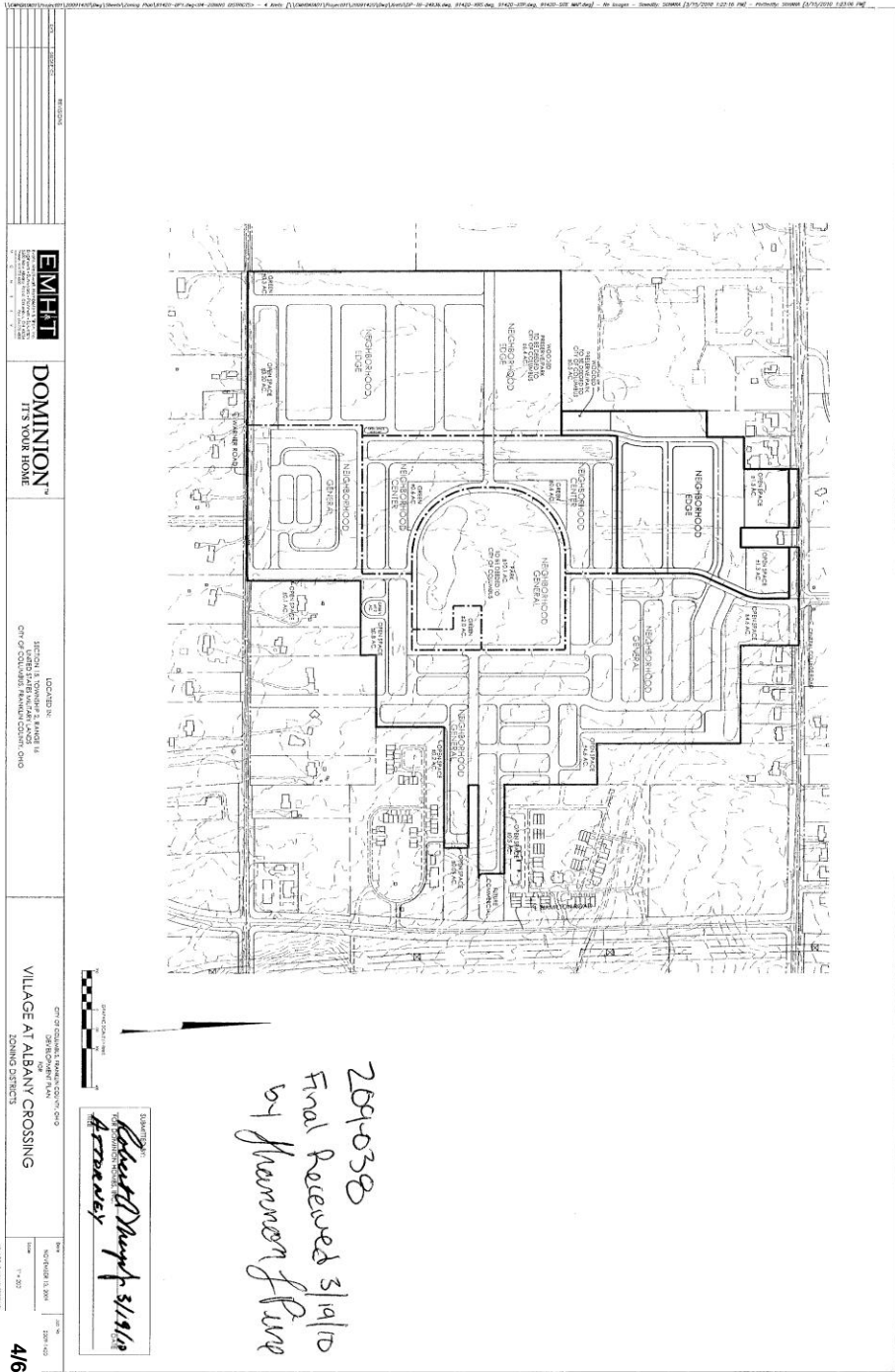
2010-03-20  
Final Received 3/19/10  
by *Monmouth Group*



DESIGNED BY  
*Churchman & Partners*  
DATE: 3/14/10

*2010-038  
Final Received 3/14/10  
by Shannon Fline*

		<b>DOMINION™</b> IT'S YOUR HOME		LOCATION: SECTION 14, TWP 14N, R14E, J14 CITY OF COLUMBIANA, OHIO		DEVELOPER: VILLAGE AT ALBANY CROSSING CITY OF COLUMBIANA, OHIO		SCALE: 1" = 20'	
		<b>DOMINION™</b> IT'S YOUR HOME		LOCATION: SECTION 14, TWP 14N, R14E, J14 CITY OF COLUMBIANA, OHIO		DEVELOPER: VILLAGE AT ALBANY CROSSING CITY OF COLUMBIANA, OHIO		SCALE: 1" = 20'	



**EMHIT**  
 ENGINEERING & ARCHITECTURE  
 10000 W. 12TH AVENUE, SUITE 100  
 DENVER, CO 80202

**DOMINION™**  
 IT'S YOUR HOME

LOCATED IN:  
 SECTION 1, TOWNSHIP 2 RANGE 14  
 CITY OF COLUMBIANA, FARMINGTON, OHIO

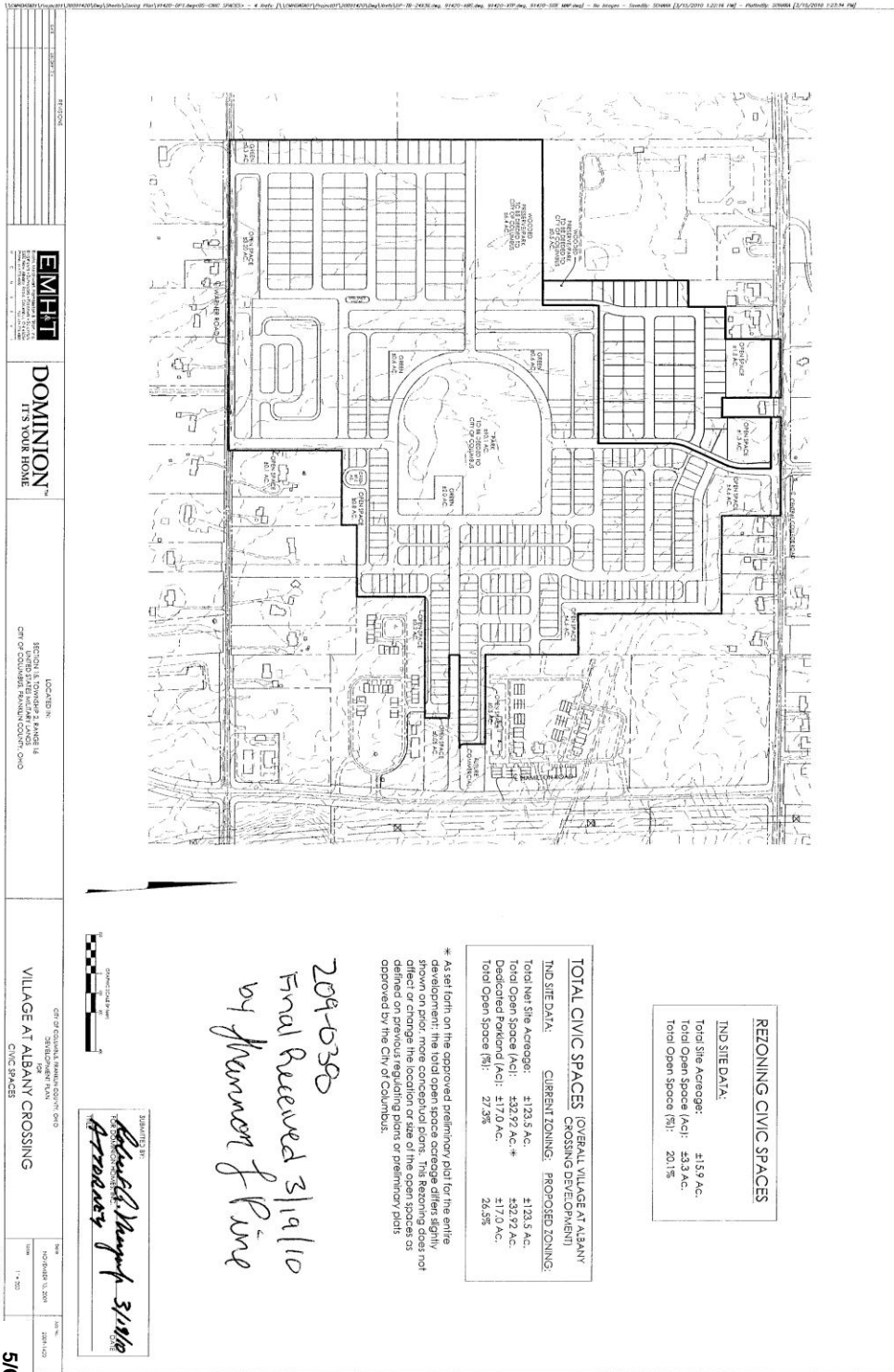
CITY OF COLUMBIANA, OHIO  
 256 RICHMOND ROAD  
 VILLAGE AT ALBANY CROSSING  
 ZONING DISTRICT 3

DATE: 11-20  
 SHEET NO: 4/6

SCALE: 1" = 20'  
 NORTH

DESIGNED BY: *Robert Murphy* 3/19/10  
 DRAWN BY: *ATC/MLV*

209-038  
 Final Received 3/19/10  
 by Shannon Fine



REZONING CIVIC SPACES	
IND SITE DATA:	
Total Site Acreage:	415.9 AC.
Total Open Space (Ac):	432.2 AC.
Total Open Space (%):	20.1%

TOTAL CIVIC SPACES (OVERALL VILLAGE AT ALBANY CROSSING DEVELOPMENT)			
IND SITE DATA:	CURRENT ZONING:	PROPOSED ZONING:	
Total Net Site Acreage:	4123.5 AC.	4123.5 AC.	
Total Open Space (Ac):	432.2 AC.*	432.2 AC.	
Dedicated Perkland (Ac):	117.0 AC.	117.0 AC.	
Total Open Space (%):	27.3%	26.5%	

\* As set forth on the approved preliminary plan for the entire development, the total open space acreage differs slightly shown on prior, more conceptual plans. This Rezoning does not affect or change the location or size of the open spaces as defined on previous regulating plans or preliminary plans approved by the City of Columbus.

209-0380  
 Final Received 3/19/10  
 by Jennifer F Pine



Submitted by:  
*Elizabeth Murphy 3/19/10*  
 Attorney

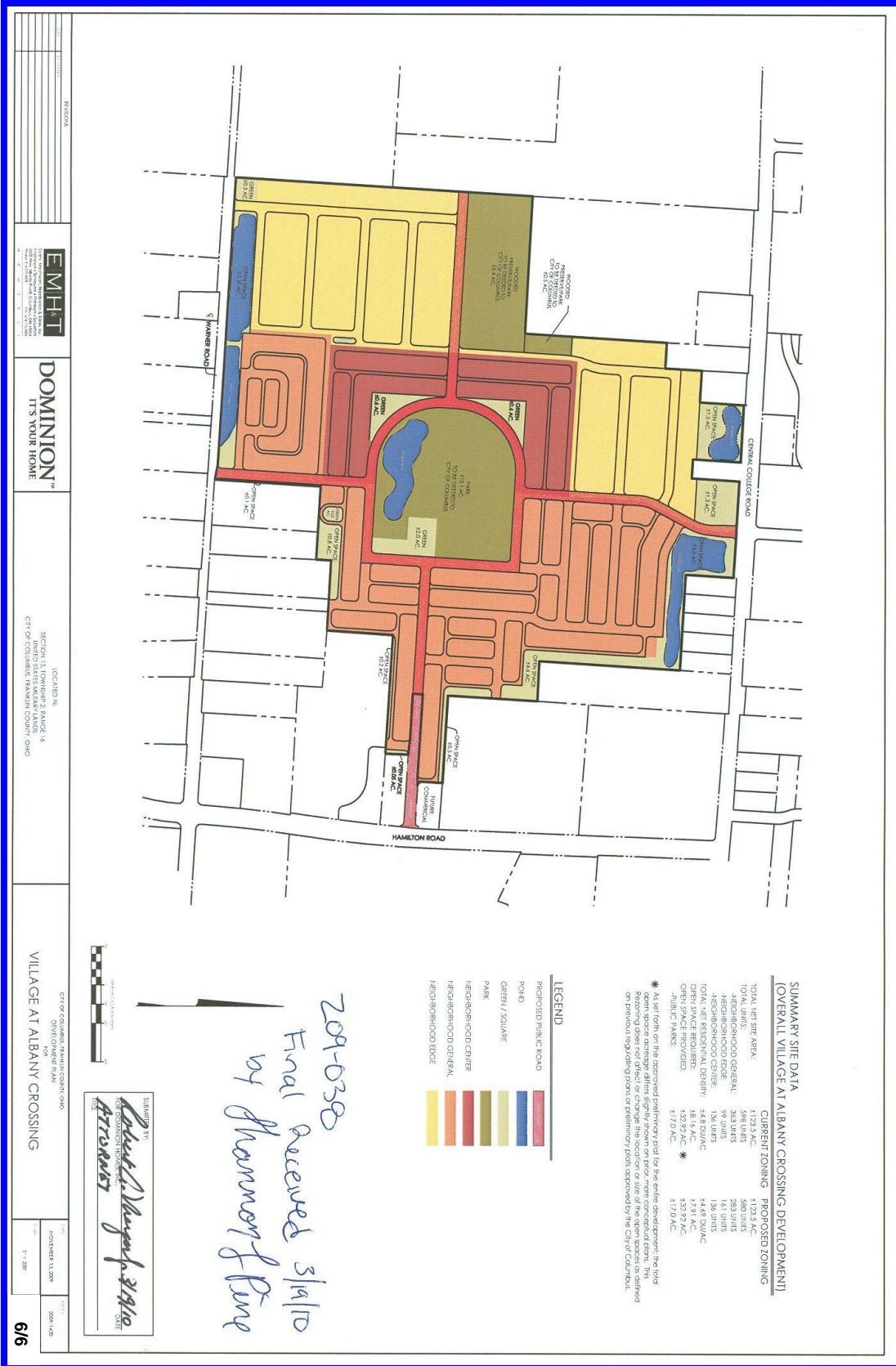


**DOMINION™**  
 IT'S YOUR HOME

SECTION 18, TOWNSHIP 2 RANGE 14  
 LOCATED IN:  
 CITY OF COLUMBUS, OHIO

VILLAGE AT ALBANY CROSSING  
 CIVIC SPACES

DATE: 3/19/10  
 SCALE: 1" = 100'  
 SHEET NO. 5/6



**Albany Crossing Amendment  
TND Principles Statement  
Dominion Homes, Inc.**

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This Statement is submitted pursuant to Section 3320.13(C) of the Columbus Zoning Code (the "Code"), and is to address consistency of this Rezoning Application with the Traditional Neighborhood Code ("TND") principles set forth in Section 3320.011 of the Code.

This Application addresses 15.9 +/- acres of the original 125± acre TND and CPD development put forth by Dominion Homes and approved by Columbus City Council on July 26, 2004 (Ordinance No. 1403-2004; Z03-1043), and known as the Village at Albany Crossing. This TND development is one of several developments in the northeast area of Columbus approved in 2004 as the first group of developments under the City's "Pay As We Grow" development program.

The larger Albany Crossing development includes provides for a complimentary mixed-use neighborhood that fosters pedestrian activity and a sense of community. It includes a future commercial site at the development's access to Hamilton Road, a large central park area, additional open spaces throughout, and a combination of dwelling unit types, including more conventional single family development in the Neighborhood Edge District, smaller single family homes served by alleys in the Neighborhood General District, a separate area of alley-based single family development specifically designed to serve an older, empty-nester population, also in the Neighborhood General District (with variances approved by the Board of Zoning Adjustment), and attached townhomes in the Neighborhood Center District.

The purpose of this application is to modify 15.9 +/- acres in the northeast corner of the site to support additional more conventional single family development in the Neighborhood Edge District. The 15.9 acres is currently included in the Neighborhood General District, and proposed for development with single family homes served by alleys. The rezoning, if approved, will represent a slight down-zoning, reducing the overall number of units permitted on the overall Albany Crossing site by 18, from 598 to 580. It will also result in a more balanced overall mix of unit types by reducing the alley-based single family development from slightly over sixty percent of the total units to slightly under fifty percent of the total number of units. The Applicant believes the change will also permit it to better meet future market demands.

- A. *The basic increment of planning is the transit-supportive, mixed-rise neighborhood of a minimum density of five units per acre.*

The proposed density for the 15.9 acres proposed for rezoning is 3.89 units/acres, down from approximately five units/acre currently. The rezoning would reduce the overall Albany Crossing density slightly, from 4.8 units/ acre to 4.69 du/acre. The regulating plan for Albany Crossing shows Neighborhood Edge (conventional single family homes) along the north and west boundaries of the 15.9 +/- acres; this rezoning will effectively change the rest of the 15.9 +/- acres to Neighborhood Edge as well.

**Albany Crossing  
TND Principles Statement  
Dominion Homes**

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The larger Albany Crossing development is designed to be density supportive of public transit through a generally compact development pattern, including higher density development around the center park area and higher density single family alley-based development generally to the eastern part of the development. Overall, the Albany Crossing development provides an appropriate transition from the higher density residential and commercial uses to the east along Hamilton Road. The rezoning of the 15.9 acres actually improves the transition and functional relationships in the northwestern area of the site.

- B. *The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

From east to west and north to south, no units in this neighborhood are more than 1/3 of a mile from the central park, and smaller open spaces are located throughout the community.

- C. *A variety of housing stock serves a range of incomes and age groups and includes backyard apartments, apartments above shops and residential units adjacent to work places.*

The several development and residential unit types serve a range of incomes and age groups. The streetscapes are characterized by detached and attached homes, with both detached garages and attached garages, and accessed both by lanes (alleys) and (as to attached garages in the Neighborhood Edge District) streets. The proposed zoning change will more evenly balance the differing available unit types.

- D. *A variety of business types are accommodated, from retail and professional offices to live-work" units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.*

The Albany Crossing development addresses the transect districts of Neighborhood Edge, Neighborhood General and Neighborhood Center. In conjunction with this TND development, the site includes a small, .77+ acre commercial planned district, which permits Neighborhood and Office Commercial C2 uses.

- E. *Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.*

The overall Albany Crossing site is based around a central community park. A community clubhouse with a tot lot and swimming facilities is located



**Albany Crossing  
TND Principles Statement  
Dominion Homes**

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within this area for use by the surrounding neighborhood. The clubhouse has been located to provide the terminal view the primary site entry off Hamilton Road. More than 11 acres of the central green have been dedicated to the City of Columbus for parks and recreation. The 15.9 acres that is involved with this rezoning includes a natural area of .5 acres, which is part of the over 32 acres of park/open space area in the overall Albany Crossing development.

- F. *A variety of civic spaces take the form of parks, greens, squares and plazas.*

Civic spaces of various sizes are dispersed throughout the site. The site design includes a 6.7-acre wooded reserve, several greens and the main 10.1-acre community park. A significant portion of the civic spaces are located so that homes front/face them, thereby reinforcing their significance. This rezoning will not reduce the open space for the larger Albany Crossing development, and since it provides for fewer overall units, actually increases the per-unit open space area.

- G. *A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips.*

Thoroughfare types include a hierarchy of streets, closes and lanes as well as sidewalks and a bicycle route. All streets and lanes are interconnected with entrances to the neighborhood from Central College Road, Warner Road and Hamilton Road.

- H. *Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.*

The building frontages define the thoroughfare streetscape. Even after approval of this rezoning, a significant portion of the Albany Crossing development will be characterized by homes with garages at the rear, accessed from lanes. In the area devoted to townhomes, buildings are oriented to mask parking lots that are located behind the townhomes. Supplemental and overflow parking is available on street. The Neighborhood Edge areas are characterized by larger homes with attached garages accessed from the street. These areas are located in the portion of the overall site that provides a transition to land to the west that falls within the edge category on the Rocky Fork Blacklick Accord.

- I. *Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.*

Block size is consistent with the transact diagrams illustration for

**Albany Crossing  
TND Principles Statement  
Dominion Homes**

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Neighborhood Edge and Neighborhood General. The Neighborhood Edge has a block length of approximately 700', and is located along northeast portion of the developed area within the site. The remainder of the site consists of Neighborhood General and has a smaller block length of approximately 500'.

Dominion Homes, Inc., Applicant

By: Robert A. Meyer

Its: ATTORNEY

Date: 3/19/10

209-038  
Final Received 3/19/10  
by: Shannon Fin

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 11, 2010**

- 3. APPLICATION: Z09-038 (ACCELA # 09335-00000-00331)**  
**Location:** **5005 CENTRAL COLLEGE ROAD (43081)**, being 15.9± acres located at the southwest corner of Central College Road and Course Drive (010-263088).  
**Existing Zoning:** NG, Neighborhood General District.  
**Request:** NE, Neighborhood Edge District.  
**Proposed Use:** Single-family residential development.  
**Applicant(s):** Dominion Homes, Inc.; c/o Robert A. Meyer, Jr., Atty.; Porter, Wright, Morris & Arthur LLP; 41 South High Street; Columbus, Ohio 43215.  
**Property Owner(s):** Dominion Homes, Inc.; 4900 Tuttle Crossing Boulevard; Columbus, Ohio 43016.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov).

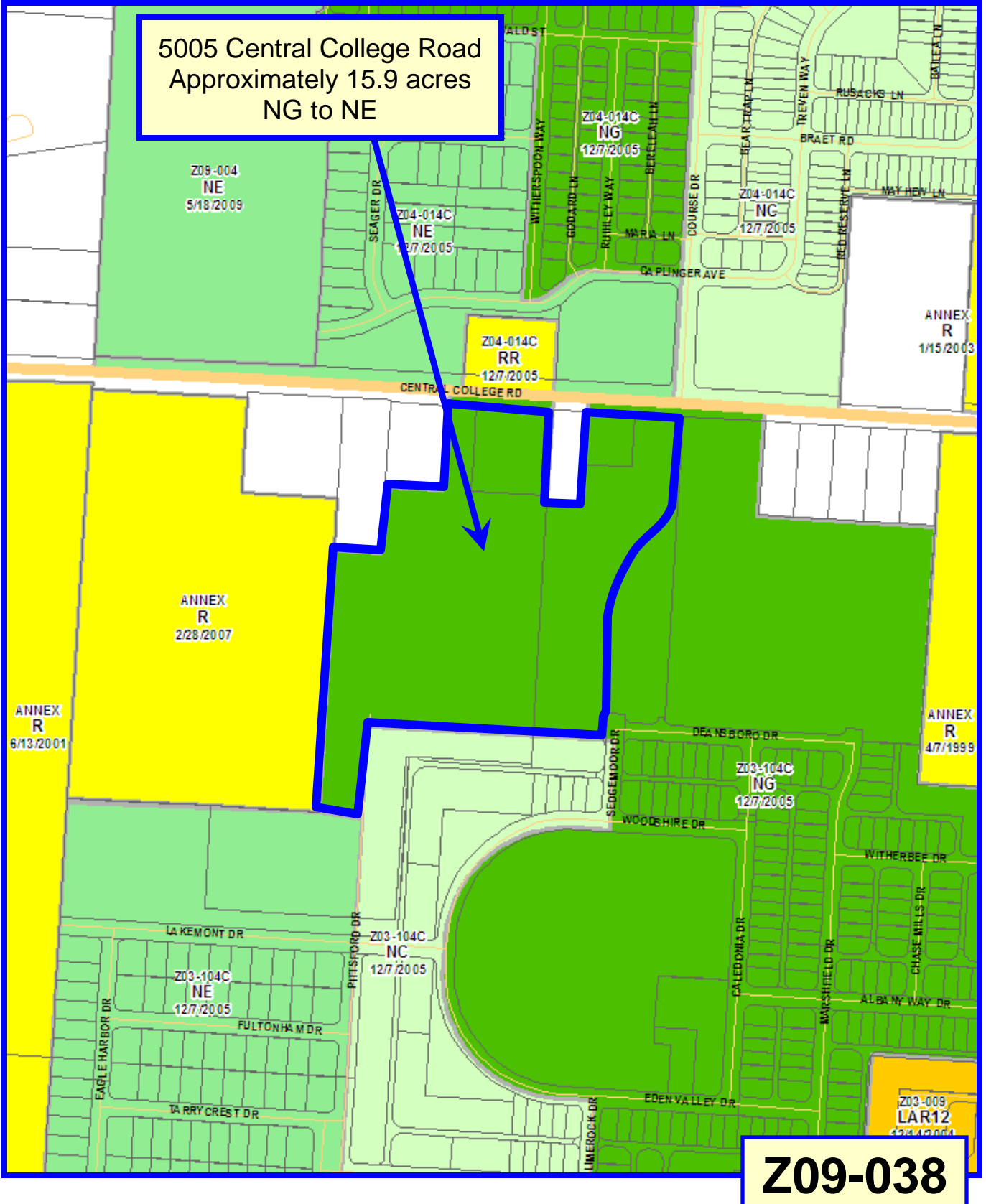
**BACKGROUND:**

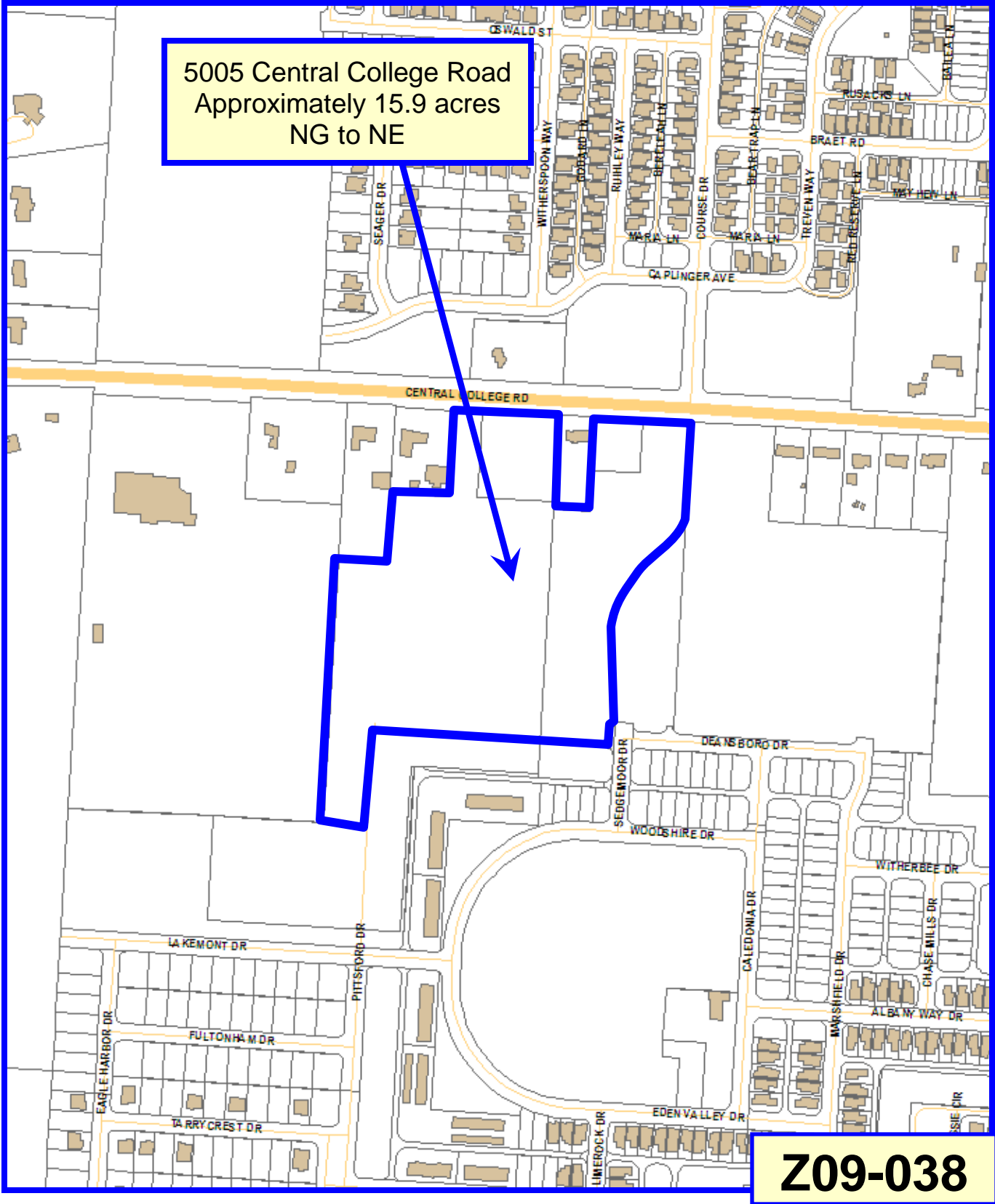
- o The 15.9± acre site is undeveloped and zoned in the NG, Neighborhood General District (Z03-104C). The applicant requests a rezoning to the NE, Neighborhood Edge District. The proposal includes a decrease in density from 80 to 68 dwelling units and changes the internal circulation by removing alleys. A companion Council Variance (CV09-032) is under consideration to vary the garage setback and tree planting pattern requirements in the NE District.
- o To the north across Central College Road is a single-family dwelling zoned in the RR, Rural Residential District and designated open space/retention pond areas zoned in the NE, Neighborhood Edge District. To the east is undeveloped land zoned in the NG, Neighborhood General District, and single-family dwellings in Plain Township. To the south are multi-family and single-family dwellings zoned in the NC, Neighborhood Center District. Single-family dwellings in Plain Township are located to the west.
- o The proposed Neighborhood Edge District will result in a decrease of twelve dwelling units and will replace alley-based dwellings with front-loaded garage dwellings. The applicant has also committed to providing bike racks in civic spaces and the proposed development will contain a sidewalk system to address Columbus Healthy Places comments.
- o A new Regulating Plan will be submitted for review after approval of the rezoning application. The location of the bike racks will be determined at this time.

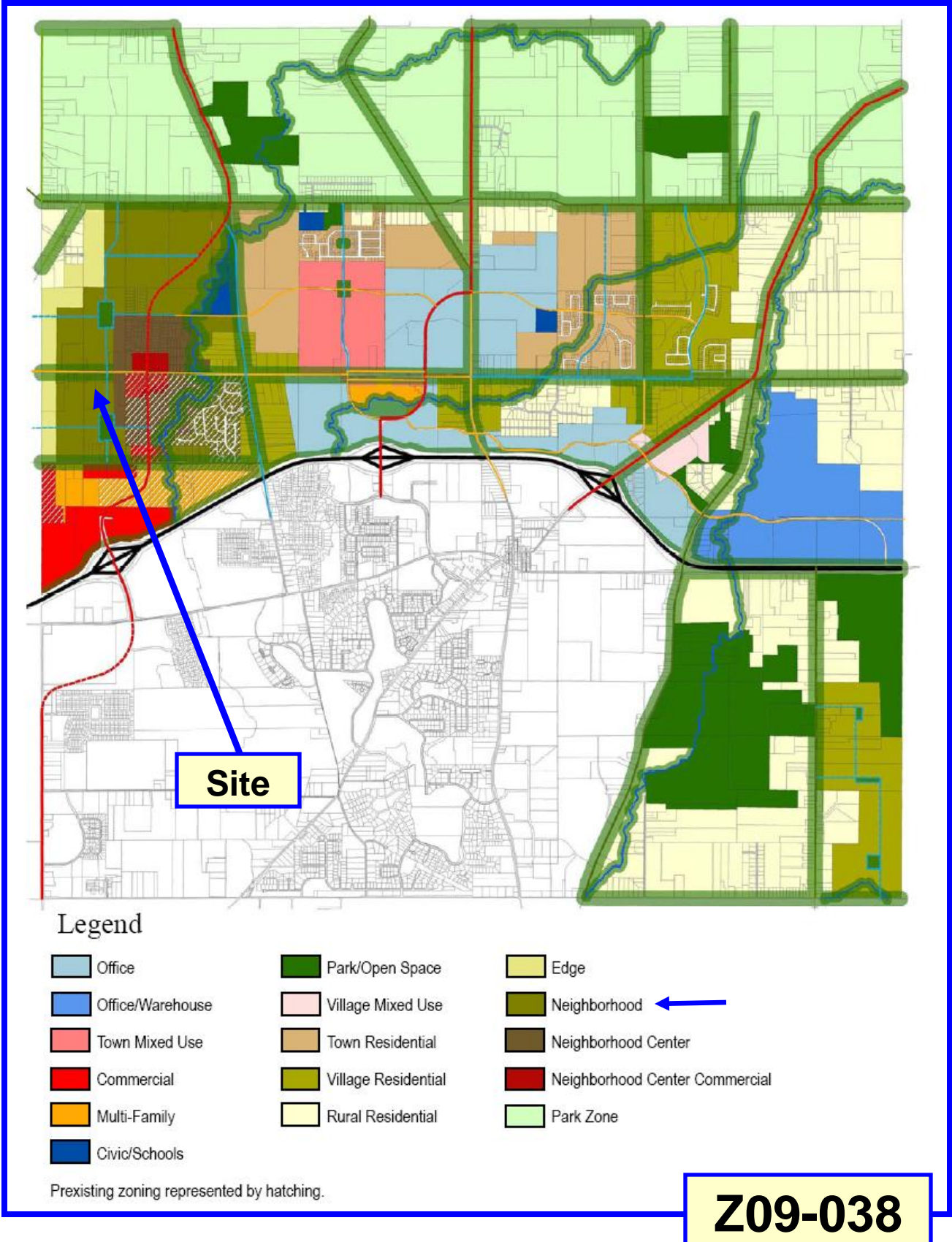
- o The proposal remains consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* (2003), which identifies Traditional Neighborhood Development in the Neighborhood designation for this location. The Accord implementation panel recommended approval of this rezoning request on January 21, 2010.
- o The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs.
- o The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested NE, Neighborhood Edge District will result in a decrease in density from 80 to 68 dwelling units and changes to the internal circulation by removing alley-based dwelling units. The request is consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* (2003), and with the zoning and development patterns of the area.







## RECORD OF PROCEEDINGS

January 21, 2010

7:00 PM  
New Albany Village Hall  
99 West Main Street, New Albany

### I. Call to Order

Meeting opened at 7:00 pm at New Albany Village Hall with the following members present: Doug Burnip, Don Ballard, Derek Benseler, Ron Lachey, Andrew Show and Ray Silverstein. Doug Burnip chaired the meeting. Staff member present was Devayani Puranik.

### II. Record of Proceedings

The record of proceedings from the October 25, 2009 meeting was approved unanimously, with a spelling correction of Mr. Benseler's name. Mr. Ballard moved to approve those minutes. Mr. Lachey seconded the motion.

### III. Old Business

Mr. Show asked staff about possible time line for developing commercial standards in spring or summer.

### IV. Cases/Public Hearings

#### 1. 5005 Central College Rd (Z09-038/ CV09-032)

*Review and Action of a Columbus rezoning application to develop 16.9 acres located on the south side of Central College Road and west side Hamilton Road within Village at Albany Crossing subdivision.*

*Zoning Request: To rezone from Traditional Neighborhood Development (TND) – NG, Neighborhood General District, to TND-NE, Neighborhood Edge District.*

*Proposed Use: Single-family residential*

*Applicant: Dominion Homes; c/o Robert A Meyer, Jr, Atty*

Staff Report: Columbus planner Devayani Puranik began Power Point presentation explaining location of proposed application. The overall project was described with visuals of existing zoning and requested rezoning within the Village at Albany Crossings subdivision. Ms. Puranik explained two related variances and noted that there are no concerns from staff's point of view regarding compatibility to existing development. The requested rezoning density is within the recommended range of RFBA Neighborhood district and the requested variances are similar to previously approved variances for existing Neighborhood Edge zoning within the same subdivision. There are no specific issues regarding requested rezoning.

Applicant Presentation: Rob Meyer, attorney for the applicant, explained the overall project and noted that there will be two variances associated with the development. The first is to eliminate the requirement for garages to be recessed 2 feet from the front façade of the main building to allow garages to project a maximum of 8 feet forward of the building façade on a maximum of 40 percent of the units built within the site.



The second one to vary requirements of the Thoroughfare Standards Table by increasing the spacing between street trees to include a random pattern with trees a maximum spacing between trees of 60 feet. The Developer shall install at least the equivalent of one street tree per thirty (40) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Developer may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within the site.

Mr. Meyer explained that the developer is not intending to cut down the total number of trees but seeks some flexibility depending on site situations and visual quality.

He also explained that the rezoning request is an outcome of current market condition and more demand for traditional single family units within Neighborhood Edge zoning than current Neighborhood General zoning for alley based condominium units.

Mr. Meyer confirmed that new development will create better mix of housing types for the subdivision as well as their potential buyers

Panel Discussion: Panel asked the staff about the difference between TND NG district and NE district. Staff answered that there is a difference between density and type of units- alley based versus traditional single family units. Panel asked staff about previous variances and if they were approved. Staff confirmed that these variances were approved by BZA. Panel members confirmed with staff about the space west of proposed development would be green space.

Mr. Show had a question about comparable pricing for proposed units. Mr. Meyer mentioned that per his belief, the proposed single family units will be higher end than the alley based condominium units while answering the question asked by panel member.

Panel members discussed aesthetic quality of the garage doors as well as usability of proposed porch in case of projecting garages. Mr. Meyer mentioned that per his belief the porch width would be as much as for a usable porch.

Panel members discussed about the land use designation of the properties to the west of this property and compatibility of requested rezoning within the area.

**MOTION:** To approve the rezoning, and associated variances

**MOTION BY:** Andrew Show, seconded by Ray Silverstein

**RESULT:** Approval (6-0)

V. *New Business*

VI. *Adjournment*

With there being no further business, the meeting was adjourned at 8:00 pm.

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 # 209-038

Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr.  
of (COMPLETE ADDRESS) Porter, Wright, Morris & Arthur LLP, 41 South High Street, Columbus, OH 43215  
deposes and states that (he/she) is the ~~APPLICANT/APPlicant~~ 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

1. Dominion Homes, Inc. 4900 Tuttle Crossing Blvd. Dublin, OH 43016  40 Employees Contact: Robert A. Meyer, Jr. 614/227-2096	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Robert A. Meyer, Jr.

Subscribed to me in my presence and before me this 16<sup>th</sup> day of November, in the year 2009

SIGNATURE OF NOTARY PUBLIC Mary A. Rossi

My Commission Expires: \_\_\_\_\_

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

Mary A. Rossi  
Notary Public, State of Ohio  
My Commission Expires 11-05-12



Notary Seal Here