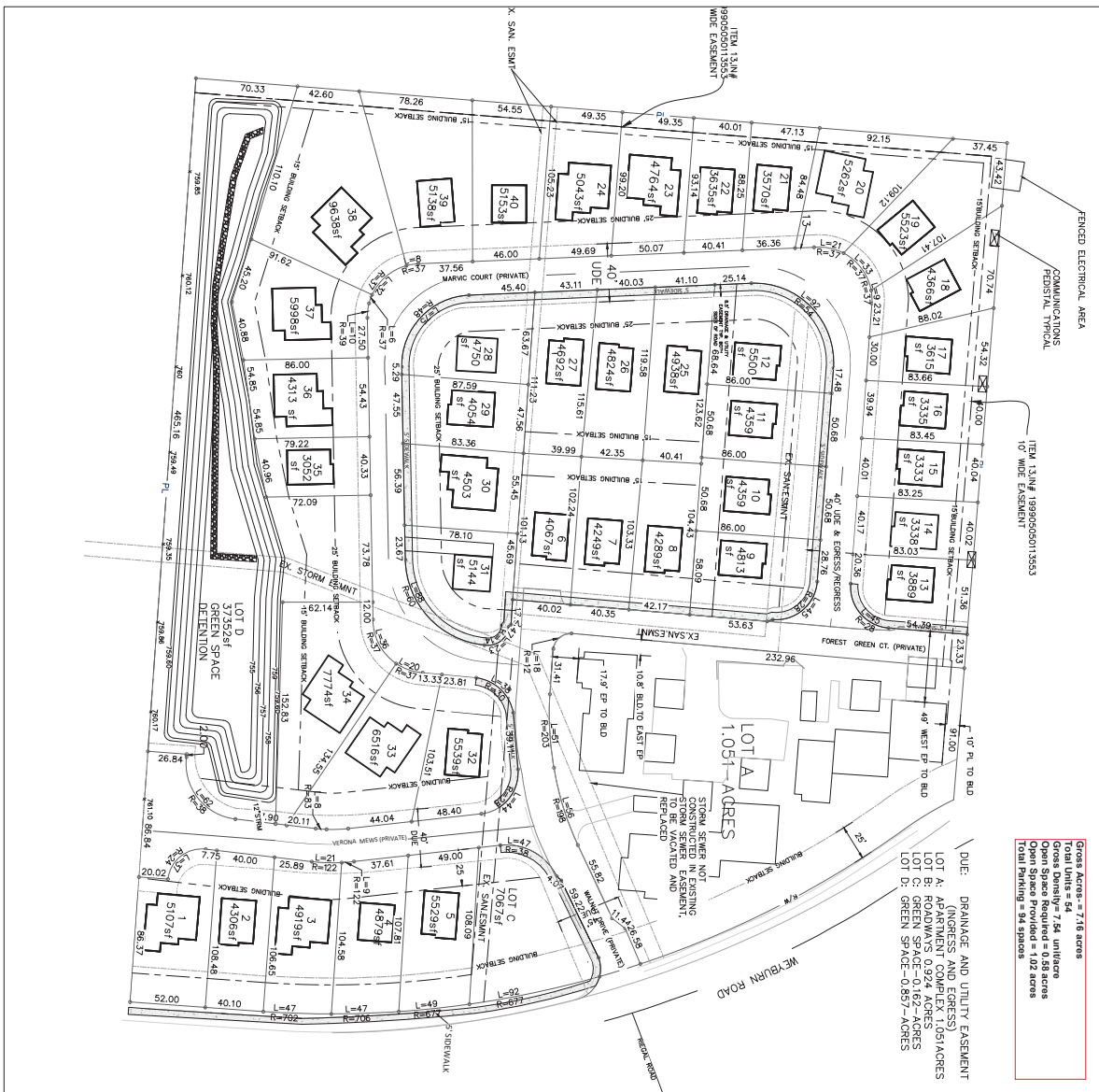


FINAL SITE PLAN RECEIVED 9.18.21 SHEET 1 OF 1 Z21-061



Gross Acres = 716 acres
 Total Units = 54
 Gross Density = 7.54 units/acre
 Open Space = 102.24 acres
 Open Space Provided = 102 acres
 Total Parking = 94 spaces

DUE: DRAINAGE AND UTILITY EASEMENT (INGRESS AND EGRESS) PLACED
 LOT A: ASH ROADWAY'S 0.924 ACRES
 LOT B: ROADWAY'S 0.924 ACRES
 LOT C: GREEN SPACE-0.162-ACRES
 LOT D: GREEN SPACE-0.857-ACRES

2480-2484 FOREST GREEN CT 43232
 7.533 ACRES ZONED ARLD
 PID 010-027889

PROPOSED DEVELOPMENT: 40 SINGLE FAMILY HOMES
 ALLOWABLE DENSITY: 104 UNITS / 7.533ACRES = 13.81 D.U./ACRE
 EXISTING: 14 UNITS
 PROPOSED: ADDITIONAL 40 (TOTAL 54 UNITS) = 7.2D.U./ACRE
 2.0 PARKING SP PER UNIT
 LOT SIZE MIN 2500 SF.

SE HOME (VS 3 FAM MIN)
 40' LOT WIDTH (AND 30' AT STREET ROW) VS 50' /40'
 15% REAR YARD VS 25%

FLOOD ZONE X-
 MINIMAL FLOOD HAZARD
 PANEL #39049C0321

DATE EFF 6-16-11
 NOTE: BIKE PARKING AVAILABLE WITHIN EA. GARAGE.

SITE TREES: PROVIDE AT LEAST 1 TREE PER LOT.

PRE-DEVELOPED
 1.05 ACRES IS NOT INCLUDED IN DISTURBED CALCULATIONS.

3.11 ACRES GRASS
 3.11 WOODED WITH GROUND COVER POST-DEVELOPED

NEW ROAD= 0.637-ACRES
 HOUSES PATIO AND DRIVEWAYS=1.296-ACRES

GRASS = 4.28-ACRES
 PHASE 1: LOTS 1-8
 PHASE 2: LOTS 9-18
 PHASE 3: LOTS 19-28
 PHASE 4: LOTS 29-40

PRODUCT TYPE:
 2-STY-33
 RANCH-7
 COTTAGE-4

General Notes	
LOT-A: EXISTING APARTMENT COMPLEX OF 1,051-ACRES	LOT-B: ROAD NETWORK TO BE PLATTED AT 0.920-ACRES.
LOT-C: PARKING OR OPEN SPACE OF 0.162-ACRES	LOT D: STORM WATER DETENTION FACILITY OF 0.857-ACRES
6' HIGH OPAQUE PRIVACY FENCE SOUTH PROPERTY LINE ONLY.	
PLANT TREES EVERY 50' IF NONE EXISTS (ONLY ON SOUTH PROPERTY LINE)	
No.	Revision/Issue
MICHAEL RIDGE ENGINEERING, LLC	
FOREST GREEN SUBDIVISION	
Project: 2021.01	Title: 2/7
Date: 09/18/2021	Scale: 1"=40'

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2021**

9. **APPLICATION:** **Z21-061**
 Location: **2480-2484 FOREST GREEN CT. (43232)**, being 7.53± acres located on the west side of Weyburn Road, 1,360± feet north of Refugee Road (010-027889; Mideast Area Commission).
 Existing Zoning: ARLD, Apartment Residential District.
 Request: PUD-8, Planned Unit Development District (H-35).
 Proposed Use: Residential development.
 Applicant(s): Eric Ward, 7049 Riverside Drive; Dublin, OH 43016.
 Property Owner(s): Fair Enough, LLC; 274 Marconi Boulevard, Suite 400; Columbus, OH 43215.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

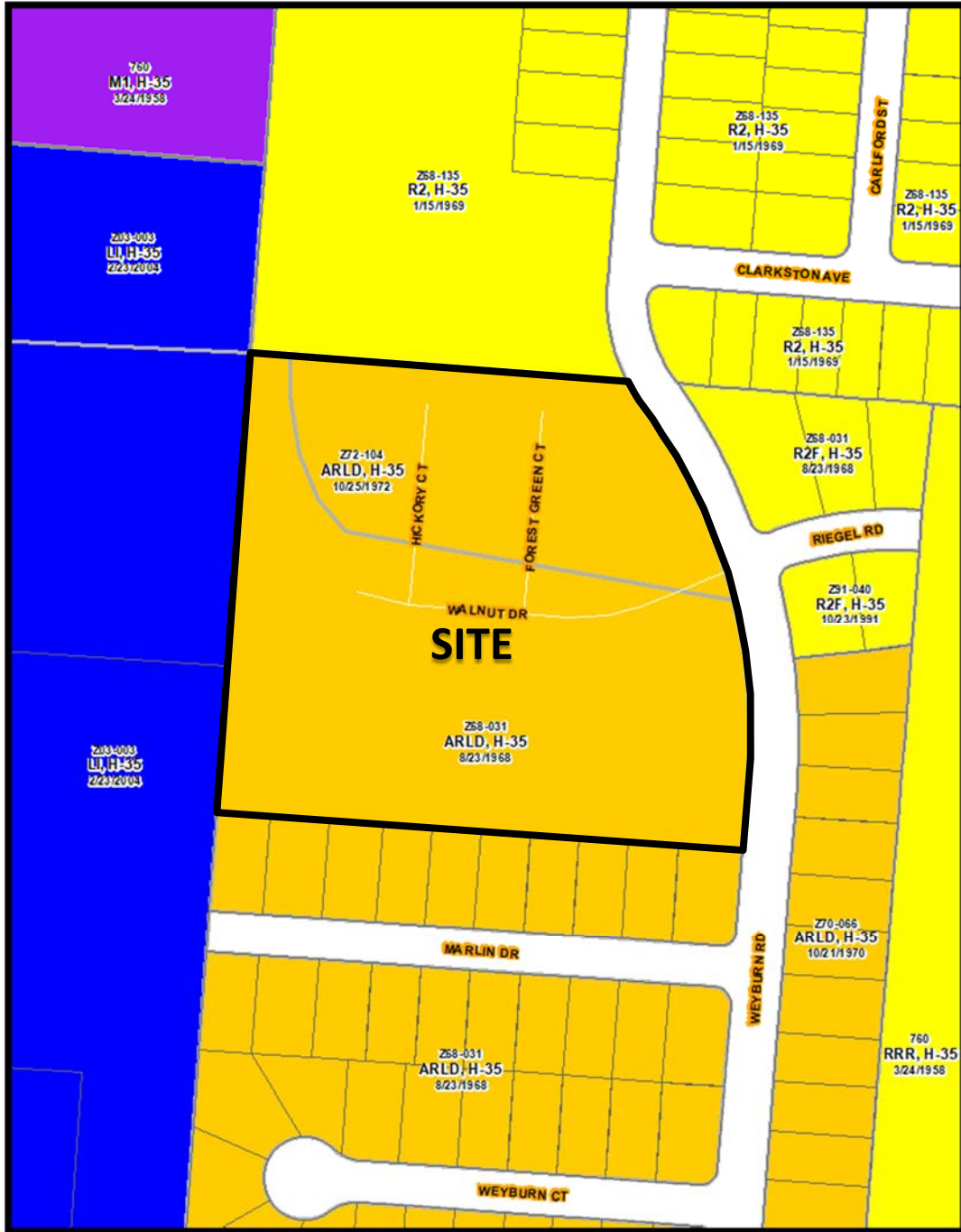
BACKGROUND:

- The site consists of one parcel partially developed with two 5-unit apartment buildings and a 4-unit dwelling in the ARLD, Apartment Residential District. The requested PUD district will permit the existing development to remain with the rest of the parcel to be developed with 44 platted single-unit dwellings, resulting in a total of 59 dwellings on 7.53 acres (7.84 du/acre).
- North of the site is Easthaven Park in the R-2, Residential District. East of the site are single-unit dwellings in the R-2F, Residential District and ARLD, Apartment Residential District. South of the site are single-unit dwellings in the ARLD, Apartment Residential District. West of the site is a school and religious facility in the I, Institutional District.
- The site is located in an area that does not have a Council adopted land use plan, however, the area is subject to the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Mideast Area Commission whose recommendation is for approval.
- The PUD text establishes use restrictions, including the maximum number of new dwellings units permitted, and supplemental development standards that address building setbacks, lot area, lot width, side yards, rear yards, fronting, traffic access and street layout, sidewalks, street trees, tree preservations, open space, and building materials and design, and includes a commitment to develop the site as demonstrated on the submitted site plans. Additionally, the text includes variances to lot area, lot width, fronting, and rear yards for the new platted single-unit dwellings.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval~~ ***Approval.**

The requested PUD-8, Planned Unit Development District permits both the existing residential development to remain and 44 new single-unit dwellings on platted lots. The PUD text includes appropriate use restrictions and development standards that address both the existing and new residential development. While the site is not subject to a Council adopted land use plan, the request was reviewed against C2P2 Design Guidelines. The submitted text and site plan commit to building materials and design, tree preservation and sidewalk connections, consistent with C2P2 Design Guidelines. While the proposed use is supportable, the Division of Traffic Management requests a revised site plan showing sidewalks to be constructed on at least one side of each private street, and a connection to the existing sidewalk network along Weyburn Road by means of a new sidewalk along at least one side of Walnut Drive. Additionally, at the time this report was written, Zoning Staff had not yet seen a revised site plan containing an open space data table demonstrating the amount and location of code required open space in a PUD-8 development.

*** The applicant has submitted a final site plan that shows the sidewalks constructed on at least one side of each private street with a connection to the existing sidewalk network along Weyburn Road and code required open space as requested by the Division of Traffic Management and Zoning Staff, respectively.**



Z21-061
2480-2484 Forest Green Ct.
Approximately 7.53 acres
ARLD to PUD-8



Z21-061
2480-2484 Forest Green Ct.
Approximately 7.53 acres
ARLD to PUD-8



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number Z21-061

Address 2480-2484 Forest Green Ct

Group Name Mid east Area Commssion

Meeting Date July 13, 2021 & July 19, 2021

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Good luck with your project!

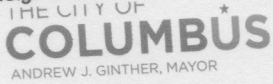
Vote Unanimously approved

Signature of Authorized Representative Sharon Partee

Recommending Group Title Zoning Chair, MAC

Daytime Phone Number 614-456-9409

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-061

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

Being first duly cautioned and sworn (NAME) Eric Ward
of (COMPLETE ADDRESS) 7049 Riverside Dr. Dublin OH 43016

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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Fair Enough, LLC Bill Frank 614 204-2544 274 Marconi Blvd. Suite 400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 10th day of June, in the year 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

October 25, 2025
My Commission Expires

Notary Seal Here



ANTHONY GEORGES CHOUERY
Notary Public, State of Ohio
My Commission Expires:
October 25, 2025

This Project Disclosure Statement expires six (6) months after date of notarization.