



PUD SITE DATA

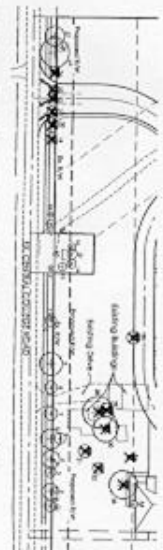
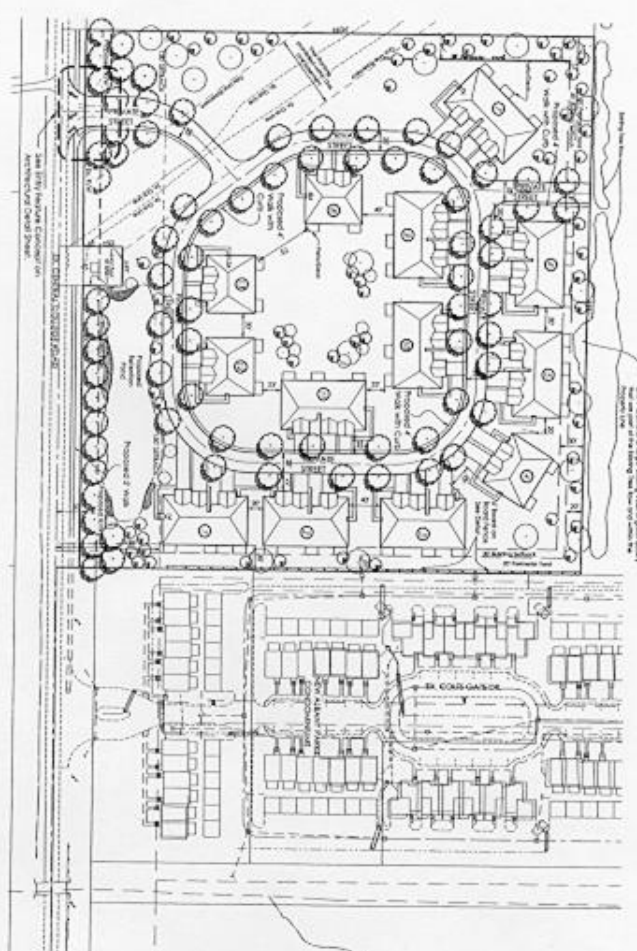
PROJECT NAME: VILLAS AT WEST ALBANY
PROJECT ADDRESS: 2720 WEST 22ND AVENUE
PROJECT CITY: COLUMBUS, OHIO 43221
PROJECT COUNTY: FRANKLIN COUNTY, OHIO
PROJECT ZIP: 43221
PROJECT OWNER: FORMAT HOMES-CHD, LLC
PROJECT ARCHITECT: EMHIT, INC.
PROJECT ENGINEER: JAMES W. HARRIS, P.E.
PROJECT DATE: 11/10/06

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING ORDINANCES AND THE OHIO CONSTITUTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS SUBDIVISION ORDINANCES AND THE OHIO CONSTITUTION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS PLANNING COMMISSION ORDINANCES AND THE OHIO CONSTITUTION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS PUBLIC WORKS DEPARTMENT ORDINANCES AND THE OHIO CONSTITUTION.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS POLICE DEPARTMENT ORDINANCES AND THE OHIO CONSTITUTION.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS FIRE DEPARTMENT ORDINANCES AND THE OHIO CONSTITUTION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS HEALTH DEPARTMENT ORDINANCES AND THE OHIO CONSTITUTION.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS SOCIAL SERVICES DEPARTMENT ORDINANCES AND THE OHIO CONSTITUTION.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS COMMUNITY DEVELOPMENT DEPARTMENT ORDINANCES AND THE OHIO CONSTITUTION.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ECONOMIC DEVELOPMENT DEPARTMENT ORDINANCES AND THE OHIO CONSTITUTION.

LEGEND:

- 1. Street Line
- 2. Threshold Line
- 3. Easement Line
- 4. Easement Area
- 5. Easement Area
- 6. Easement Area
- 7. Easement Area
- 8. Easement Area
- 9. Easement Area
- 10. Easement Area



NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	Lot Area	100	SQ. FT.	100
2	Lot Area	100	SQ. FT.	100
3	Lot Area	100	SQ. FT.	100
4	Lot Area	100	SQ. FT.	100
5	Lot Area	100	SQ. FT.	100
6	Lot Area	100	SQ. FT.	100
7	Lot Area	100	SQ. FT.	100
8	Lot Area	100	SQ. FT.	100
9	Lot Area	100	SQ. FT.	100
10	Lot Area	100	SQ. FT.	100

DAVID R. PERRY
 CIVIL ENGINEER
 2/1/06

DANA KITT
 2/1/06

FINAL RECEIVED: Dana Kitt 2/1/06

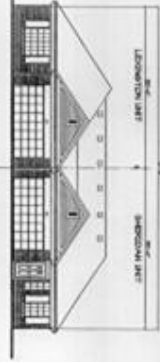
VILLAS AT WEST ALBANY
 City of Columbus, Franklin County, Ohio
Z05-068

PUD-4 PLAN

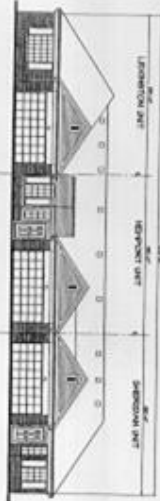
FORMAT HOMES-CHD, LLC



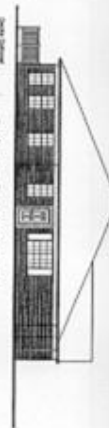
Front Elevation
2 - Unit Building



Front Elevation
3 - Unit Building



End Elevation (Side elevation, no porch)



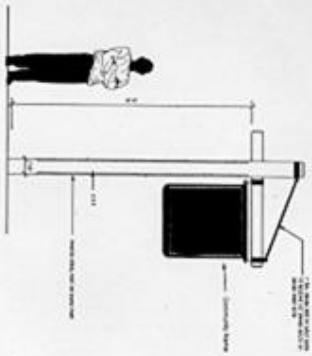
Rear Elevation
2 - Unit Building



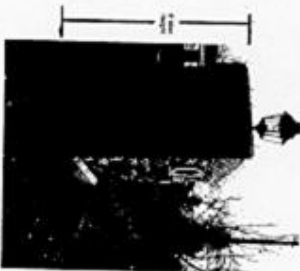
Rear Elevation
3 - Unit Building



End Elevation (Side elevation, with porch)



ENTRANCE SIGN



Z05-068

ENTRANCE FEATURE

(Original: 3/24/06; Revised: 2/1/06)

Daniel R. ...
2/1/06

Daniel R. ...
2/1/06

2/1/06

VILLAS AT WEST ALBANY

City of Columbus, Franklin County, Ohio

Z05-068

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2006**

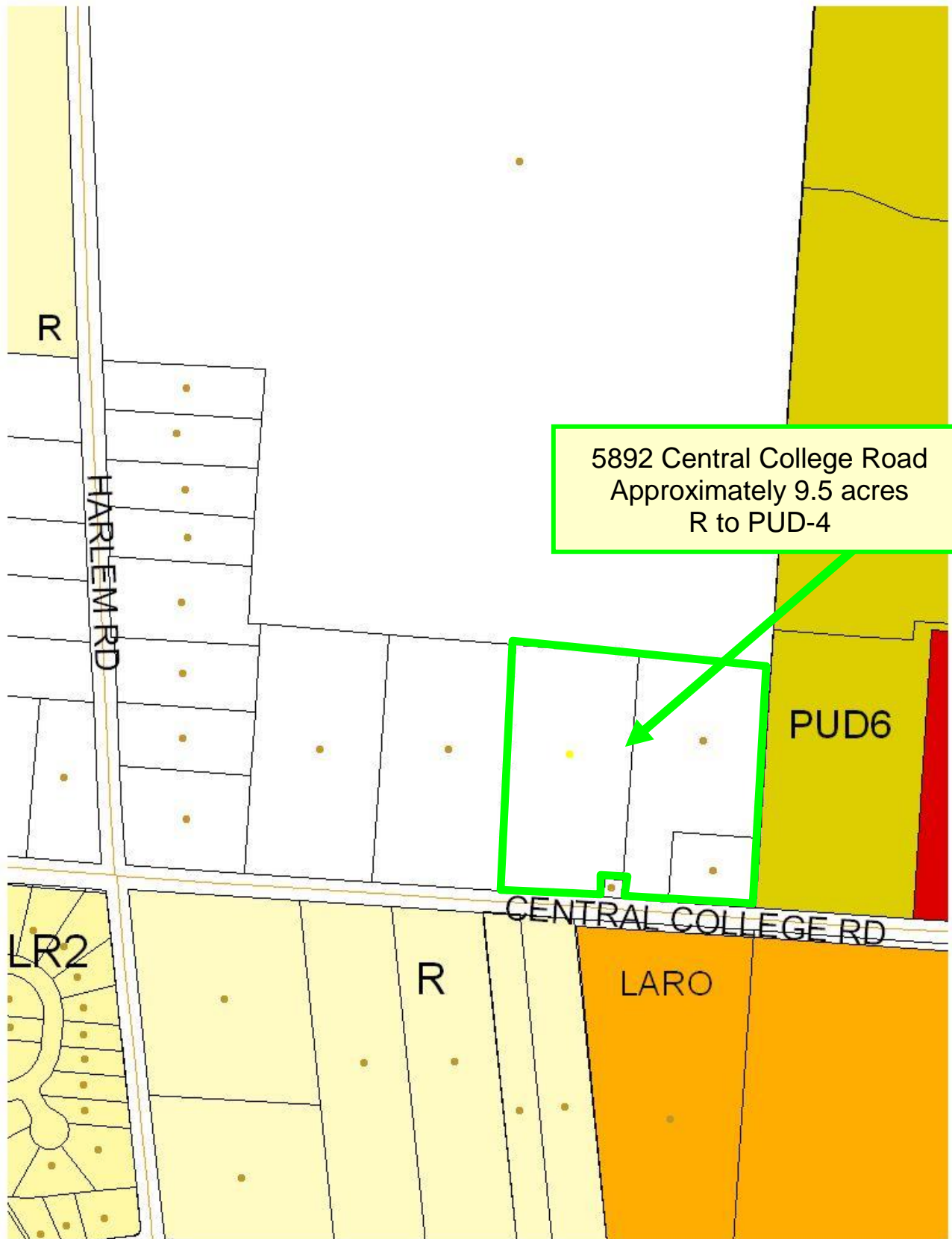
- 6. APPLICATION: Z05-068**
- Location:** **5892 CENTRAL COLLEGE ROAD (43081)**, being 9.5± acres located on the north side of Central College Road, 1,000± feet east of Harlem Road (220-000096).
- Existing Zoning:** R, Rural District (pending annexation).
- Request:** PUD-4, Planned Unit Development District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Portrait Homes – Ohio LLC; c/o Dave Perry, The Dave Perry Company; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** William and Phyllis Snedegar; c/o Dave Perry, The Dave Perry Company; 145 East Rich Street; Columbus, OH 43215.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

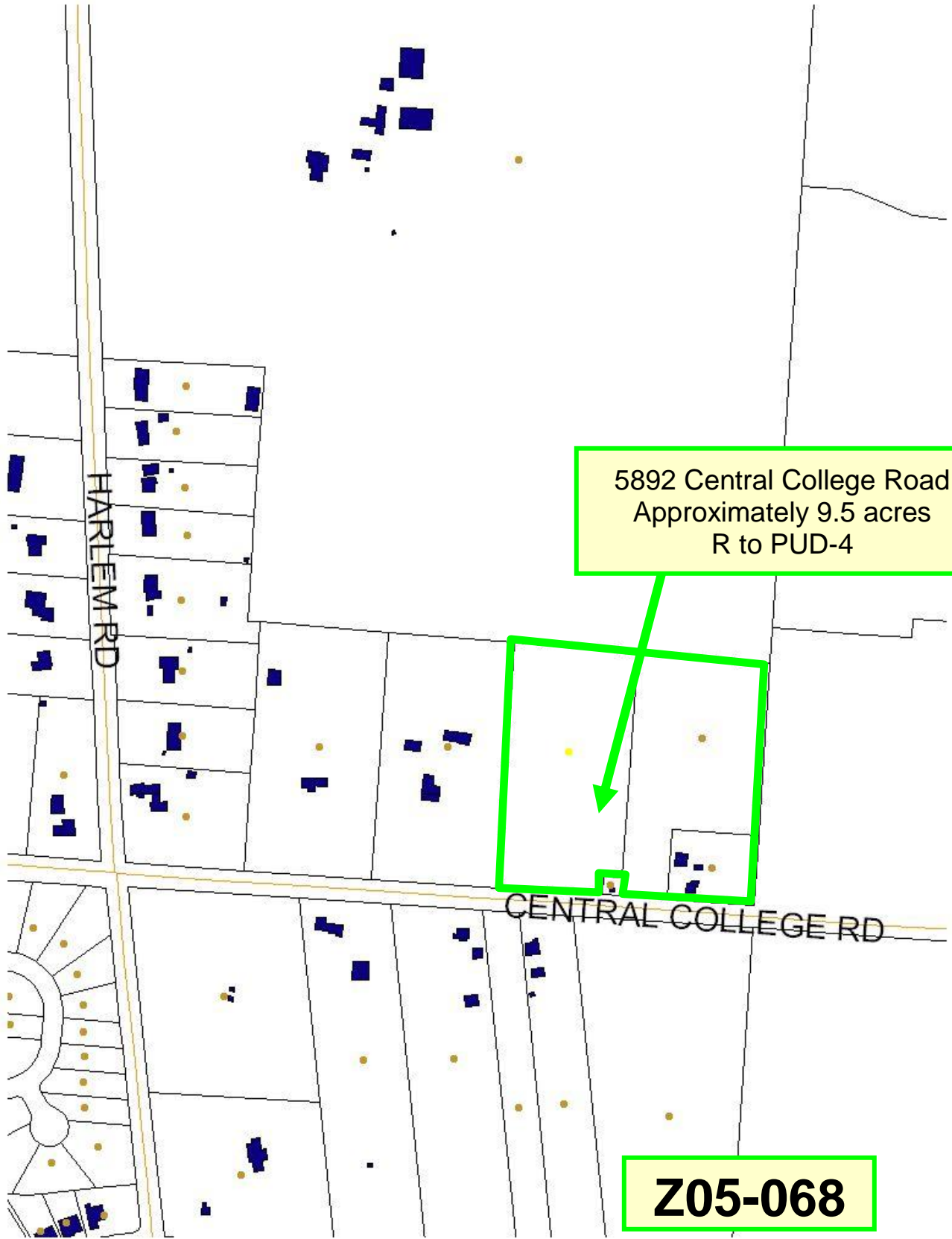
BACKGROUND:

- The applicant is requesting the PUD-4, Planned Unit Development District to develop 35 single-family condominiums with 3.0 acres of open space and a 0.3 acre right-of-way dedication which equates to a net density of 3.8 dwelling units per acre. The site is within the planning area of the *Rocky Fork / Blacklick Accord (2004)*.
- To the north is vacant land in Plain Township. To the south across Central College Road is vacant land in the L-AR-O, Limited Apartment Residential-Office District and a single-family dwelling in Plain Township. To the east are multi-family dwellings zoned in the PUD-6, Planned Unit Development District. To the west is a single-family dwelling located in Plain Township.
- The site is within the boundaries of the *Rocky Fork – Blacklick Accord (2004)*. The Accord Implementation Panel recommended Approval of the proposed re-zoning on December 15, 2005.
- The PUD notes commit to street trees, exterior building materials, and lighting commitments. The PUD-4 Plan shows an entrance feature. This should be labeled conceptual and it should be made clear that it is subject to Zoning Clearance.
- 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.

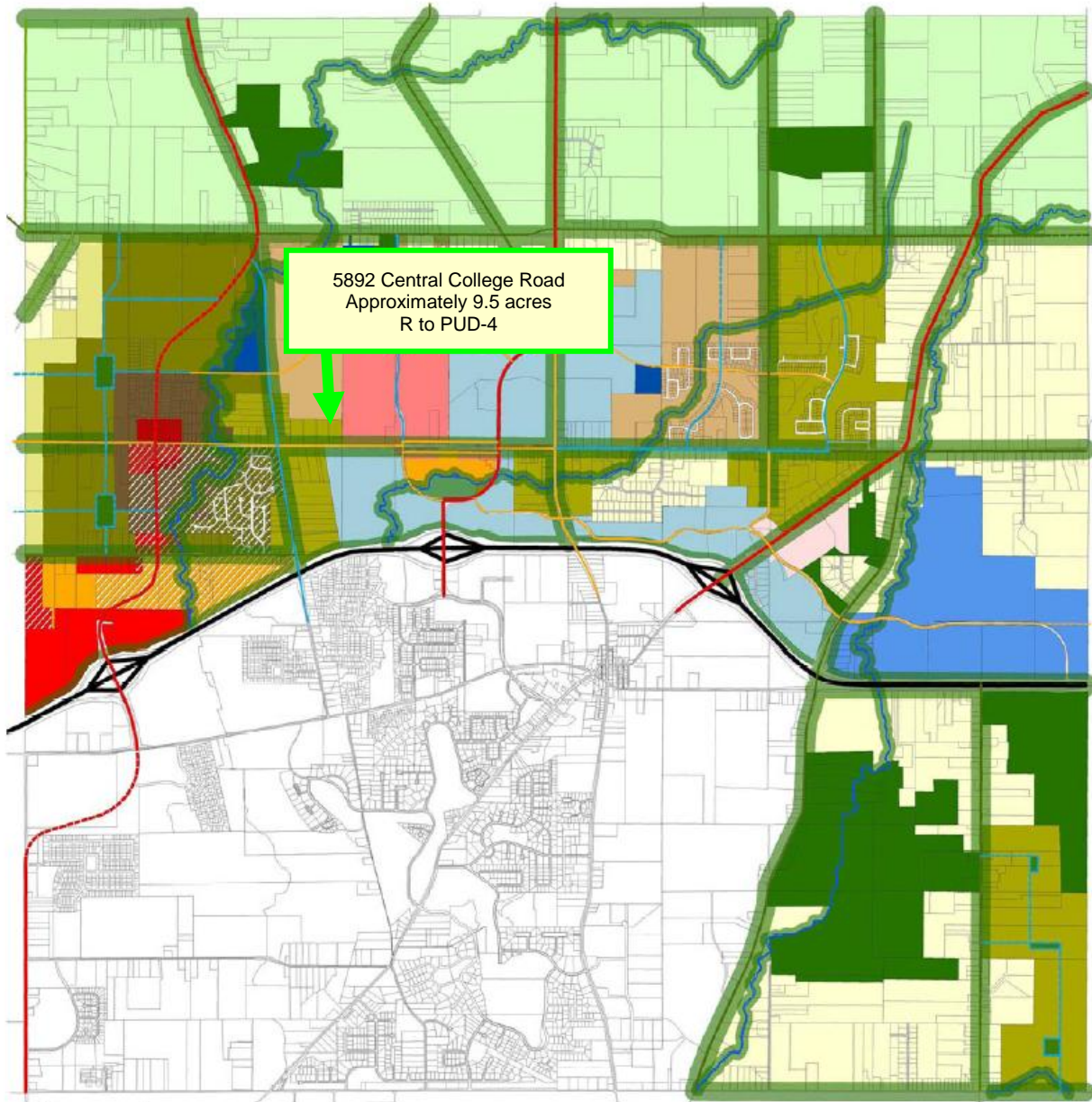
- The requested PUD-4, Planned Unit Development District to develop a maximum of 35 dwelling units on private streets with a proposed net density of 3.8 dwelling units per acre is consistent with the development patterns of the area and with the December 15, 2005 recommendation of the Rocky Fork Blacklick Accord Implementation Panel.





5892 Central College Road
Approximately 9.5 acres
R to PUD-4

Z05-068



Legend

- | | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

Preexisting zoning represented by hatching.

Z05-068

Hitt, Dana

From: Klare, Ken E.
Sent: Tuesday, December 20, 2005 11:22 AM
To: Hitt, Dana
Cc: 'dave@daveperryco.com'
Subject: 5892 Central College Road_Z05-068 _ RFBA

Dana—

On December 15th, the RFBA recommended approval of the rezoning request Z05-068 by Portrait Homes for 35 units on 9.2 acres at 5892 Central College Road. The Accord calls for no more than 18 units, however the Panel thought the site layout, the text commitments, and the following rationale made this an acceptable project. As part of their motion they rationalized that a.) this small site would be surrounded by higher densities, b.) stepping down the densities made sense as a way of transitioning to the lower densities of the Village District, and c.) that consideration be given to the site's location along Central College Road, which is projected to be widened anticipating its function as a major arterial.

If you'd like further information, please let me know.

--ken



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 # 205-068

Being first duly cautioned and (NAME) Donald Plank
 of (COMPLETE ADDRESS) 1000 & Brahm, 145 E. Rich Street, Columbus, OH 43215
 deposes and states that (his) 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. William and Phyllis Snedegar 4608 Central College Road Westerville, Ohio 43081 No. of Employees: 0 C/o William Snedegar, C/o Steve 798-8099	2. Portrait Homes - Ohio, LLC 5850 Venture Drive, Suite B Dublin, Ohio 43017 3 Columbus based employees C/o Steve Barnard (614) 798-8099
3.	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 19th day of December, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08



Project Disclosure Statement expires six months after date of notarization.

STACEY L. DANZA
 Notary Public, State of Ohio
 My Commission Expires 11-05-08