

SITE STATISTICS:

Total Acres: 124.4 AC
 Total Lot Area: 10,440,000 sq ft
 Total Number of Units: 48 Units
 Gross Density: 39 Units/Acre
 Open Space: 15.67%
 Open Space (Revised) (60% of 15.67%): 1.48 AC
 Reserve A: 0.9 AC
 Reserve B: 0.3 AC
 Reserve C: 0.8 AC
 Total Reserve: 2.0 AC

DESIGN STANDARDS:
 (BASED ON SINGLE FAMILY - SUBAREA 1)

Minimum Lot Width: 30'
 Minimum Lot Depth: 50'
 Minimum Front Setback: 5.0000 ft
 Minimum Side Setback: 2.5'
 Minimum Rear Setback: 3.5'
 Minimum Building Height: 2.5'

DESIGN STANDARDS:
 (APPLICABLE TO SUBAREA 2)

Minimum Lot Width: 30'
 Minimum Lot Depth: 50'
 Minimum Front Setback: 5.0000 ft
 Minimum Side Setback: 2.5'
 Minimum Rear Setback: 3.5'
 Minimum Building Height: 2.5'

Z12-066 Final Received 1/10/13

Michael Pelham 1/10/13

NOTES:

- NOTE A: All streets shown hereon are to be graded and constructed according to the standards of the City of Columbus, Ohio.
- NOTE B: All lots shown hereon are to be graded and constructed according to the standards of the City of Columbus, Ohio.
- NOTE C: The owner shall be responsible for the construction of all reserves shown hereon. The owner shall also be responsible for the construction of all streets shown hereon.
- NOTE D: The owner shall be responsible for the construction of all utilities shown hereon.
- NOTE E: The owner shall be responsible for the construction of all landscaping shown hereon.
- NOTE F: The owner shall be responsible for the construction of all other improvements shown hereon.

BROADSTONE
 City of Columbus . Franklin County . Ohio

DEVELOPMENT PLAN

BORROR PROPERTIES
 690 STONING PARKWAY
 DUBLIN, OHIO 43007

DATE: 1/10/13
 REVISION: 1
 DRAWN: JLD
 CHECKED: JLD
 APPROVED: JLD

GRAPHIC SCALE

1" = 100' - 0"

1" = 50' - 0"

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 10, 2013**

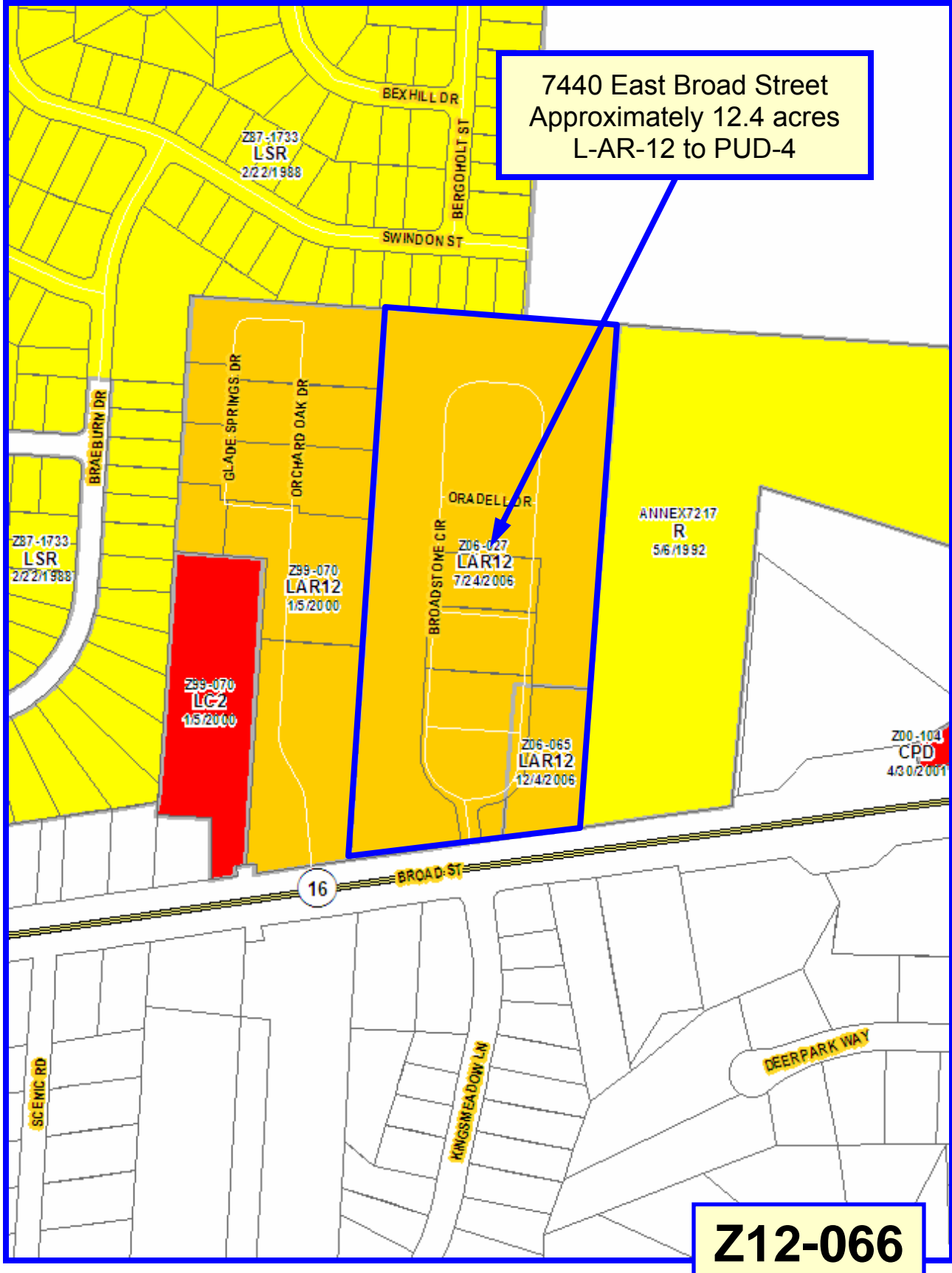
- 2. APPLICATION: Z12-066 (12335-00000-00678)**
Location: **7440 EAST BROAD STREET (43004)**, being 12.4± acres located on the north side of East Broad Street, at the intersection with Kingsmeadow Lane (440-281245; Far East Area Commission).
Existing Zoning: L-AR-12, Limited Apartment Residential District.
Request: PUD-4, Planned Unit Development District.
Proposed Use: Single and multi-unit residential development.
Applicant(s): Borror Properties; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Broadstone Condominiums LLC; 600 Stonehenge Parkway 2nd Flr.; Dublin, OH 43017.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 12.4± acre site is developed with three 3-unit dwellings zoned in the L-AR-12, Limited Apartment Residential District, and allows a maximum of 68 dwelling units at a density of 5.32 units/acre. The applicant requests the PUD-4, Planned Unit Development District to divide the undeveloped land into 39 single-unit lots for a total of 48 units (3.87 units/acre) with 2.0± acres of open space.
- To the north is a single-unit subdivision in the L-SR, Limited Suburban Residential District. To the east is a church in the R, Rural District. To the south across East Broad Street is a single-unit subdivision in Reynoldsburg. To the west is multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site is located within the boundaries of the *Broad-Blacklick Plan* (2011), which recommends medium density mixed residential development for this location.
- The site is located within the boundaries of the Far East Area Commission whose recommendation is for conditional approval of the requested PUD-4 District. At the time this report was prepared, not all of the conditions had been met.
- The PUD Notes commit to a site plan and provide development standards for total number of units, setbacks, parking/towing restrictions, sidewalks, street trees, landscaping, lighting controls, and minimum dwelling size commitments. Columbus Health Department Healthy Places features such as five foot wide public sidewalks and internal pedestrian connectivity through the site are also included.
- The Columbus Thoroughfare Plan identifies East Broad Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed the PUD-4, Planned Unit Development District will allow a mixture of three-unit and single-unit dwellings with a lower density than what is currently permitted. The PUD Notes provide customary development standards and carry over commitments from the current limitation text. The request is compatible with the zoning and development patterns in the area, and with the land use recommendations of the *Broad-Blacklick Plan*.



Plan Recommendations

7440 East Broad Street

Future Land Use Plan

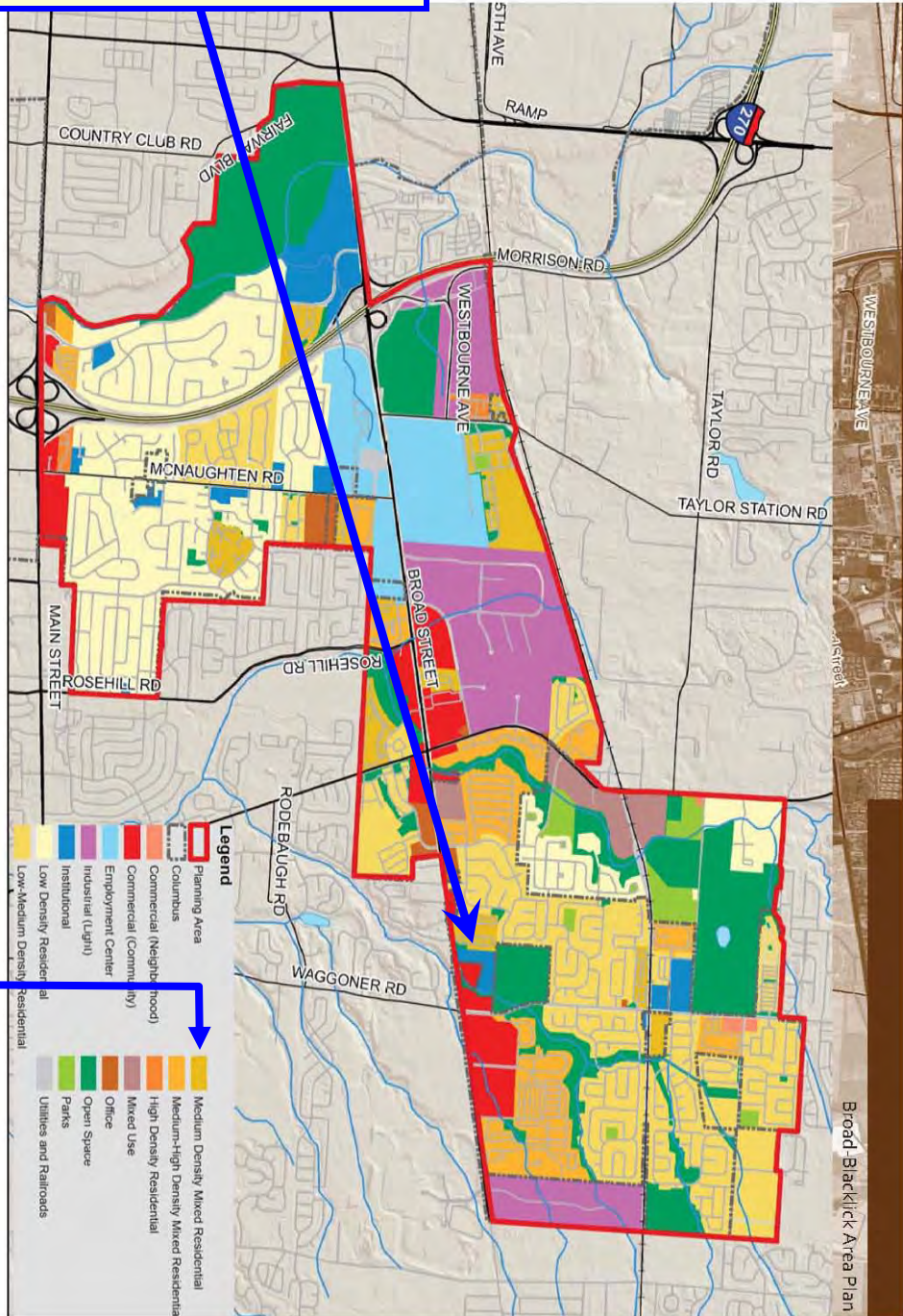


FIGURE 15: FUTURE LAND USE PLAN

City of Columbus
Department of Development
Planning Division
December 2010



Z12-066



7440 East Broad Street
Approximately 12.4 acres
L-AR-12 to PUD-4

Z12-066

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

APPLICANT: CSL COLUMBUS LLC

APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: Z12-066

DATE RECEIVED City of Columbus Dept Building & Zoning Service: 11/6/2012

AREA COMMISSION: FAR EAST AREA COMMISSION

DATE RECEIVED BY AREA COMMISSION:

LOCATION AND ZONING REQUEST:

Certified address: 7440 E. BROAD ST ZIP: 43004

Parcel Number for Certified Address: 440-281245, 440-289413, 440-289296,440-289092, 440-283218

**Current Zoning District: LAR-12 Requested Zoning District: PUD-6 Existing
Condo Units PUD-4
new builds**

Proposed Use or reason for rezoning request:

OF PROPOSED 3 UNIT CONDOMINIUM BUILDINGS PROPOSED IN 2006 FOR THIS SITE, ONLY 3 BUILDINGS WERE BUILT. THE DEVELOPER WANTS TO REZONE THE PARCELS FROM LAR-12 TO PUD-4 TO ALLOW FOR CONSTRUCTION OF SINGLE FAMILY UNITS with PUD-6 for the existing 9 Condo Units..

Proposed Height District: H-35

APPLICANT CONTACT: Applicant / Property Owner / Attorney-Agent

Name MICHALE SHANNON
Phone: 614-229-4506 **Fax** 614-229-4559 **Cell:**
Email: MSHANNON@CBJLAWYERS.COM

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:

NORTH: LSR
EAST: R
SOUTH: BROAD ST
WEST: LAR-12

PROBLEMS/COMMENTS:

SEE 1) 11-6-12 Z12-066, (2) SEE TRACIE DAVIS' DEPARTMENT OF BUILDING ZONING STAFF REPORT OF 11-27-12 (3) SEE REVISED Z12-066 APPLICATION of 12-6-12 SPLITTING PARCELS BETWEEN PUD-4 AND PUD-6 HOUSING.

ZONING COMMITTEE RECOMMENDATION:

BECAUSE OWNERS OF THE EXISTING 9 CONDOS HAVE EXPRESSED CONCERN THAT THE PUD-6 REZONING WOULD OPEN THE DOOR TO MULTI FAMILY UNITS AND THEREFOR DEPRECIATING THE VALUES OF THEIR PROPERTIES, PUD-6 IS UNACCEPTABLE UNLESS IT CONTAINS A RIDER STIPULATING ANY FUTURE DEVELOPMENT WOULD BE LIMITED TO THE PARAMETERS SET BY PUD-4

SITE VISITED: DATE: 12-2-12 LD MARSHALL / 12-8-12 W HAMNER

PICTURES: DATE: _____ BY:

APPLICATION: Z12-066 **PARCEL:** 440-281245, 440-289413, 440-289296, 440-289092, 440-283218

AREA COMMISSION: FAR EAST AREA COMMISSION

SCHEDULED TO BE PRESENTED TO FEAC ON: 12-11-12

Notification of Identifiable Civic Organization recognized by the City:

Organizations: BROAD STONE CONDO ASSOCIATION

TO BE NOTIFIED BY MIKE SHANNON'S OFFICE

BY:

Emailed date: _____ **Email Received Notification:** _____

Notification of Applicant or legal representative:

MIKE SHANNON

Email "Received"

Emailed Date: 12-07/12-10

Notification:

APPLICANT COMMENTS: 12-11-12 MEETING:

MR. MIKE SHANNON WAS ALLOWED TO ADDRESS IN LENGTH THE PLANS OF THE OWNERS AND ANSWER QUESTIONS FROM THE COMMISSION AS WELL AS DIRECTLY TO THE CONDO UNIT OWNERS. HE EXPRESSED THAT HE WAS NOT AUTHORIZED TO COMMIT TO A BASE SQ FOOTAGE OF MORE THAN 1200 BY THE OWNER.

CIVIC ORGANIZATION COMMENTS 12-11-12 MEETING:

THE EXISTING 9 CONDOS OWNERS WERE PRESENT AND EXPRESSED CONCERN THAT REZONING WOULD ALLOW FOR THE BUILDING OF "STARTER HOMES" WITH JUST 1200 SQ FT WHERE THE SQ FT OF THEIR CONDO UNITS RANGE FROM 1500 TO OVER 1700 PLUS BASEMENTS. THEY WERE NOT AWARE OF THE 12-6-7 REVISED APPLICATION AND WERE GIVEN A COPY. THEY WERE ADAMANT THAT THE ZONING INCLUDED A MINIMUM AREA OF 1500 SQ FT. THE COMMISSION GAVE ALL UNIT OWNERS CONSIDERABLE TIME TO VOICE THEIR FEELINGS AND COMMENTS.

APPLICATION: Z12-066 PARCEL: 440-281245, 440-289413, 440-289296,440-289092, 440-283218

AREA COMMISSION COMMENTS DECISION ACTIONS 12-11-12 MEETING:

BECAUSE OWNERS OF THE EXISTING 9 CONDOS HAVE EXPRESSED CONCERN THAT THE PUD-6 REZONING WOULD OPEN THE DOOR TO MULTI FAMILY UNITS AND THEREFOR DEPRECIATING THE VALUES OF THEIR PROPERTIES, PUD-6 IS UNACCEPTABLE EXCEPT TO ALLOW FOR THE EXISTING 9 CONDO UNITS. THE COMMISSION POINTED OUT TO THE UNIT OWNERS THAT, EVEN THOUGH THE MINIMUM SQ FOOTAGE OF ANY OF THE UNITS THAT THEY OWN WAS 1500, THE ORIGINAL BUILDER’S DESCRIPTION OF UNIT “TYPE” PROVIDED TO THE COMMISSION DURING THE MEETING, CONTAINED 1300 MINIMUM PER UNIT WITH A 2 CAR GARAGE AREA. MR SHANNON STATED THAT THE 12-6-12 REVISED TEXT APPLICATION HAD A TYPO THAT WILL BE CORRECTED TO SHOW PUD-4 FOR ALL BUT THE EXISTING 9 CONDO UNITS THAT NEED TO BE PUD-6. BASED ON THE DOCUMENT PROVIDED BY THE UNIT OWNERS STATE A MINIMUM FOOT PRINT OF 1300 SQFT, THE UNIT OWNERS WERE AGREABLE TO 1300. THE COMMISSION AGREED TO PRESENT THIS IN THEIR REPORT, BUT ADVISED THE UNIT OWNERS THAT THE COMMISSION COULD NOT PROMISE THIS WOULD BE ACCEPTABLE TO THE PROPERTY OWNER. IT WAS POINTED OUT THAT THE 9 UNITS DID NOT COMPLY WITH THE MINIMUM 12 UNITS TO BE RECOGNIZED AS A LEGAL CONDO ASSOCIATION. WHICH NULLIFIES ANY ASSOCIATION RULES, GUIDELINES AND RESTRICTIONS EXCEPT AS STATED IN THEIR OWN DEEDS.

THE COMMISSION VOTED ON APPROVAL BASED ON THE FOLLOWING:

- 1) THE 12-6-12 “CORRECTED” TEXT APPLICATION Z12-66 PUD-4 WITH PUD-6 LIMITED TO THE EXISTING 9 CONDO UNITS
- 2) WORDING INCLUDED IN THE APPLICATION THAT ANY NEW BUILDS WILL BE “ARCHITECTURALLY COMPATIBLE” WITH THE EXISTING CONDO UNIT’S DESIGN AND QUALITY AND THE “FRONT FAÇADES SHALL BE OF CONSISTANT MATERIAL” WITH THOSE OF THE EXISTING CONDO UNITS.
- 3) THE COMMISSION WILL RECOMMEND THAT NEW BUILDS HAVE A MINIMUM SQ FT OF 1300 PLUS 2 CAR GARAGE TO FOLLOW THE MINIMUM “TYPE” ORIGINALLY SPECIFIED IN THE CONDO PROJECT DEVELOPMENT PLANS.
- 4) ALL CONDITIONS AND PROVISIONS IN TRACI DAVIS’ LETTER OF 11-27-12

WITH 8 MEMBERS PRESENT AND BEING A QUORUM:

VOTES: FOR: 8 _ AGAINST: 0 ___ ABSTAINED: 0 ____ .

DATE: 12-11-12

Jennifer Chamberlain 12/12/12

DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT

DATE: TO: SHANNON PINE SPINE@COLUMBUS.GOV

DECISIONS NOTIFICATION CONFIRMED:

DATE:

BY:



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # 212-066

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, Columbus, Ohio 43215

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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Borror Properties 600 Stonehenge Parkway, 2nd Floor Dublin, Ohio 43017 (614) 356-5500	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 6th day of November, in the year 2012

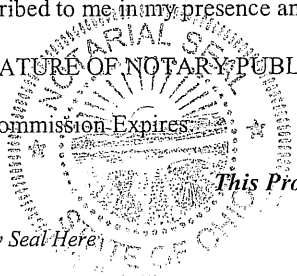
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

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

Notary Seal Here



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer