

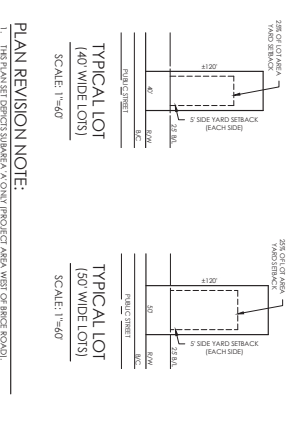
GRAPHIC SCALE

PLAN REVISION NOTE:

1. THIS PLAN IS THE SUBAREA 'A' ONLY PROJECT AREA WEST OF BRICE ROAD.
2. SUBAREA 'B' PROJECT AREA EAST OF BRICE ROAD IS SHOWN ON THE APPROVED ZONING PLAN - ORD #4552021-100.
3. 47% ACRES OF PARCEL AND SUBAREA 'C' FOR SUBAREA 'A', AS WELL AS SUBAREA 'B' IS LOCATED ON THE EAST SIDE OF BRICE ROAD AS SHOWN ON THE APPROVED ZONING PLAN - ORD #4552021-100.

11.1.2023 MG

DATE: August 2023
SCALE: 1" = 300'
JOB NO: 24011157
EXHIBIT: 1/10



DESIGN STANDARDS:

40' X 120' LOTS

50' X 120' LOTS

MINIMUM FRONT YARD SETBACK: 25 FT.

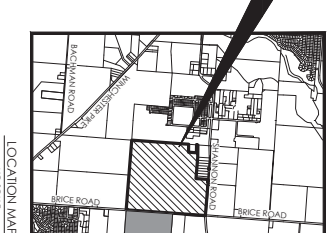
MINIMUM SIDE YARD SETBACK: 10 FT. TOTAL

MINIMUM REAR YARD SETBACK: 10 FT. TOTAL

MINIMUM BUILDING HEIGHT: 35 FT.

SITE STATISTICS - SUBAREA 'A' ONLY:

ZONING:	PDA
TOTAL ACRES:	46.7 ACRES
BRICE ROAD FRONTAGE:	1,651 ACRES
PROJECT AREA:	1,681 ACRES (1.4 + 1.3)
TOTAL NUMBER OF LOTS:	96
50' X 120' LOTS:	19 LOTS
TOTAL GROSS DENSITY:	42.3 LOTS/ACRE
DEVELOPABLE AREA:	42.3 ACRES (1,681, 92,071)
TOTAL NET DENSITY:	44.4 LOTS/ACRE (1,681, 92,071)
BRICE ROAD BUILDING SETBACK:	40 FEET FROM BRICE ROAD
SHANNON ROAD BUILDING SETBACK:	60 FEET FROM SHANNON ROAD
OPEN SPACE REQUIRED:	46.2 ACRES (1,003,500 SQ. FT. X 0.94 LOTS)
TOTAL RESERVE SPACE:	51.9 ACRES (1,032,500)
RESERVE 'A':	46.7 ACRES
RESERVE 'B':	40.2 ACRES
RESERVE 'C':	40.2 ACRES
RESERVE 'D':	40.2 ACRES
RESERVE 'E':	40.2 ACRES
RESERVE 'F':	40.2 ACRES
RESERVE 'G':	40.2 ACRES
RESERVE 'H':	40.2 ACRES
RESERVE 'I':	40.2 ACRES
RESERVE 'J':	40.2 ACRES
RESERVE 'K':	40.2 ACRES
RESERVE 'L':	40.2 ACRES
RESERVE 'M':	40.2 ACRES
RESERVE 'N':	40.2 ACRES
RESERVE 'O':	40.2 ACRES
RESERVE 'P':	40.2 ACRES
RESERVE 'Q':	40.2 ACRES
RESERVE 'R':	40.2 ACRES
RESERVE 'S':	40.2 ACRES
RESERVE 'T':	40.2 ACRES
RESERVE 'U':	40.2 ACRES
RESERVE 'V':	40.2 ACRES
RESERVE 'W':	40.2 ACRES
RESERVE 'X':	40.2 ACRES
RESERVE 'Y':	40.2 ACRES
RESERVE 'Z':	40.2 ACRES

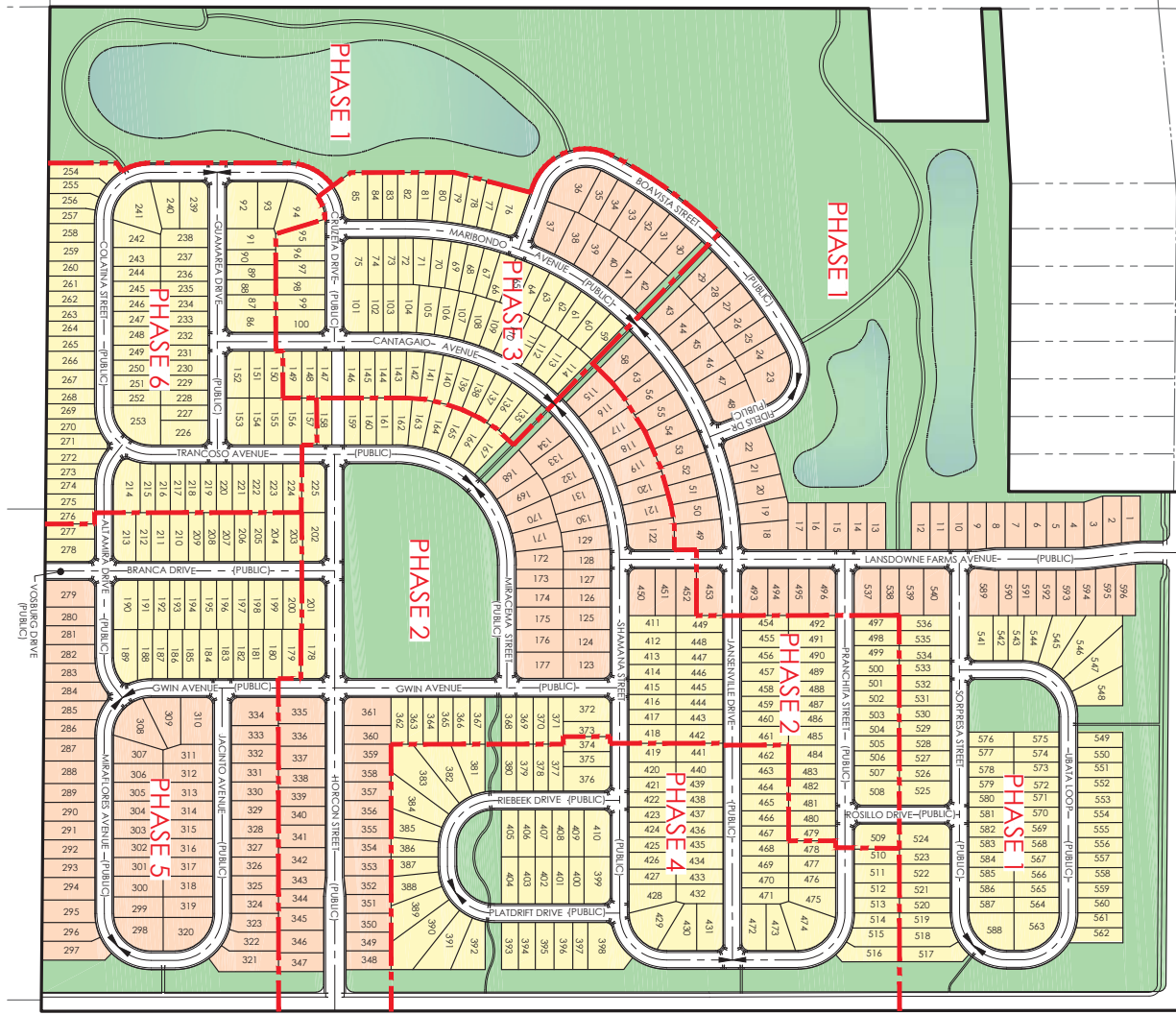


REVISIONS

MARK	DATE	DESCRIPTION
1	11/21/23	REVISED PER STAFF COMMENTS
2	04/02/23	REVISED PER STAFF COMMENTS
3	01/02/23	REVISED PER LAYOUT CHANGES

D-R HORTON
America's Designer
304
Suite 100
Westerville, Ohio 43081
Phone: (614) 891-8543

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
LANSLOWNE FARMS SUBAREA 'A'
INDEX PLAN



PHASE 1	68	50' LOTS
PHASE 2	77	60
PHASE 3	62	13
PHASE 4	84	0
PHASE 5	35	56
PHASE 6	79	0
596 Total		

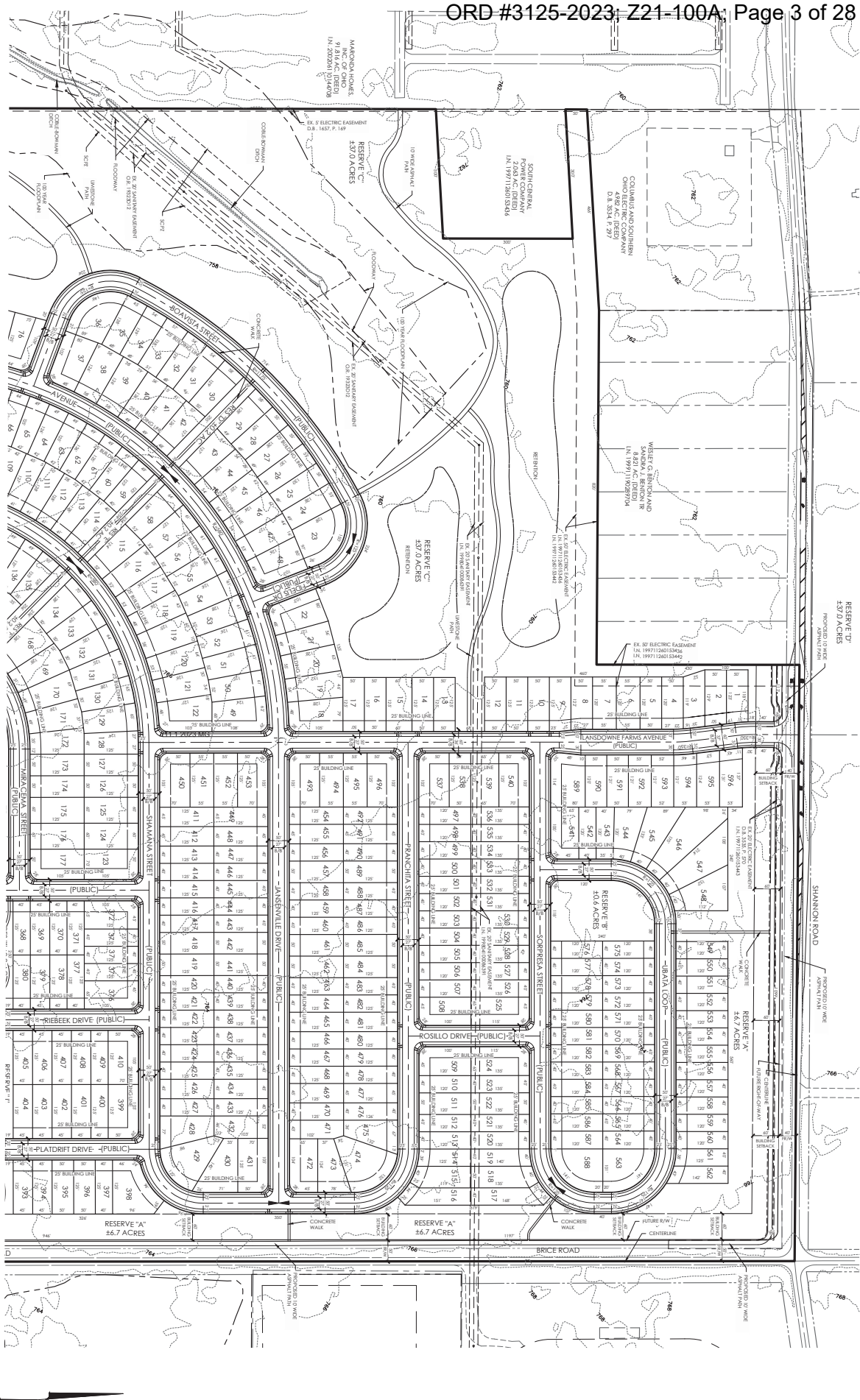
OPEN SPACE
 Owned and Maintained by HOA

40' LOTS - 405 (68%)
 50' LOTS - 191 (32%)
 50x120'

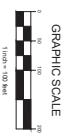


Final Exhibits Received 8:18:23 Sheet 2 of 10: Z21-100A

EXHIBIT 2/10	DATE 2/28/2023	SCALE As Shown		CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN LANSDONE FARMS SUBAREA 'A' PHASING PLAN	500 Palmetto Parkway Suite 100 Westerville, Ohio 43082 Phone: (614) 891-8545	REVISIONS <table border="1" style="width: 100%;"> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>13722</td> <td></td> <td>REVISED PER STAFF COMMENTS</td> </tr> <tr> <td>63922</td> <td></td> <td>REVISED PER STAFF COMMENTS</td> </tr> <tr> <td>63923</td> <td></td> <td>REVISED PER LAYOUT CHANGES</td> </tr> </table>	MARK	DATE	DESCRIPTION	13722		REVISED PER STAFF COMMENTS	63922		REVISED PER STAFF COMMENTS	63923		REVISED PER LAYOUT CHANGES
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63922		REVISED PER STAFF COMMENTS																
63923		REVISED PER LAYOUT CHANGES																
PROJECT NO. 24811857																		



11-1-2023.MWG



GRAPHIC SCALE
1" = 100'

DATE: 3/10

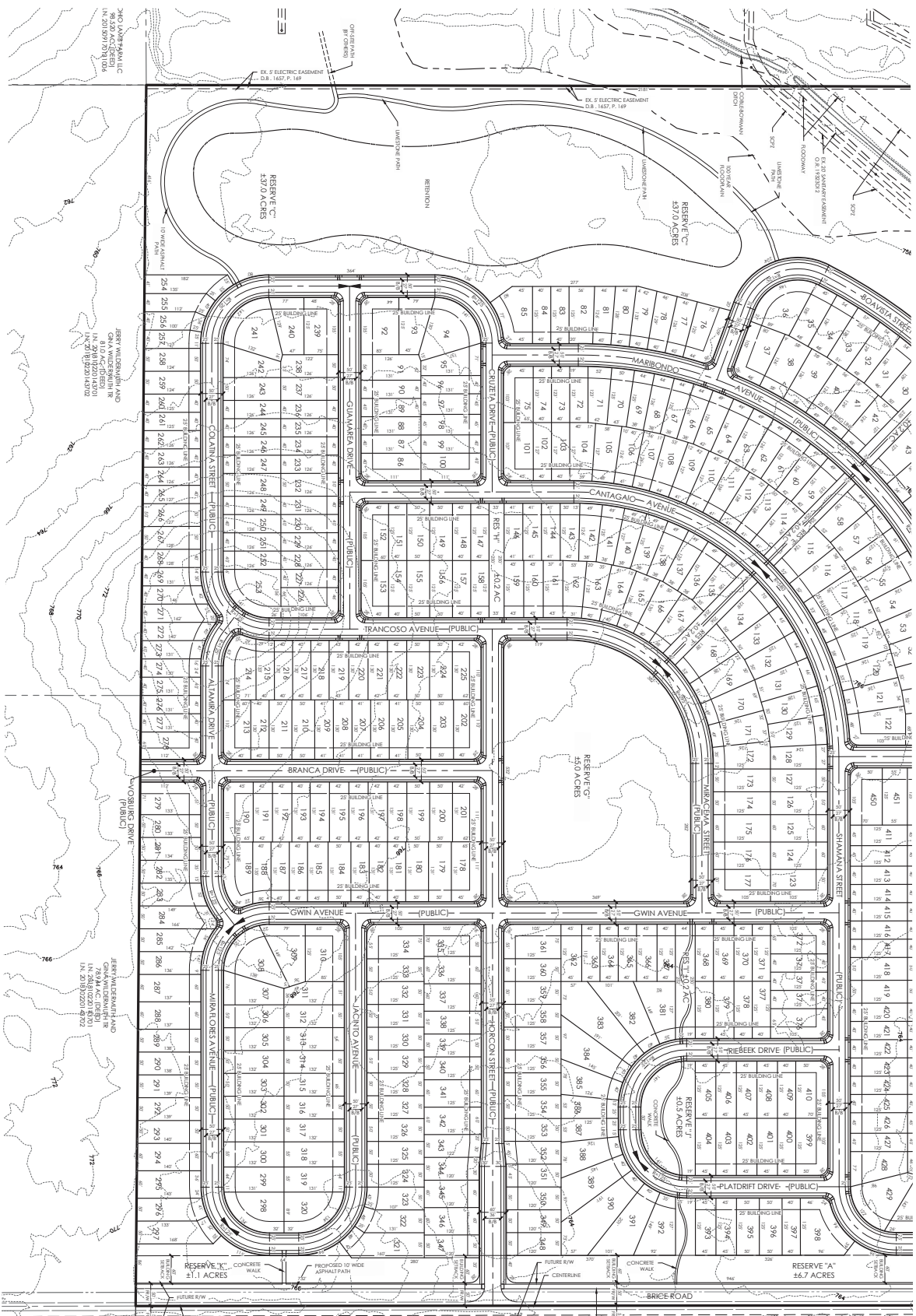
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1382		REVISED PER STAFF COMMENTS
1392		REVISED PER LAYOUT CHANGES



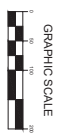
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
LANSDONE FARM SUBAREA 'A'
SITE PLAN



MARK	DATE	DESCRIPTION
1372		REVISED PER STAFF COMMENTS
1382		REVISED PER STAFF COMMENTS
1392		REVISED PER LAYOUT CHANGES



11.1.2023 MG



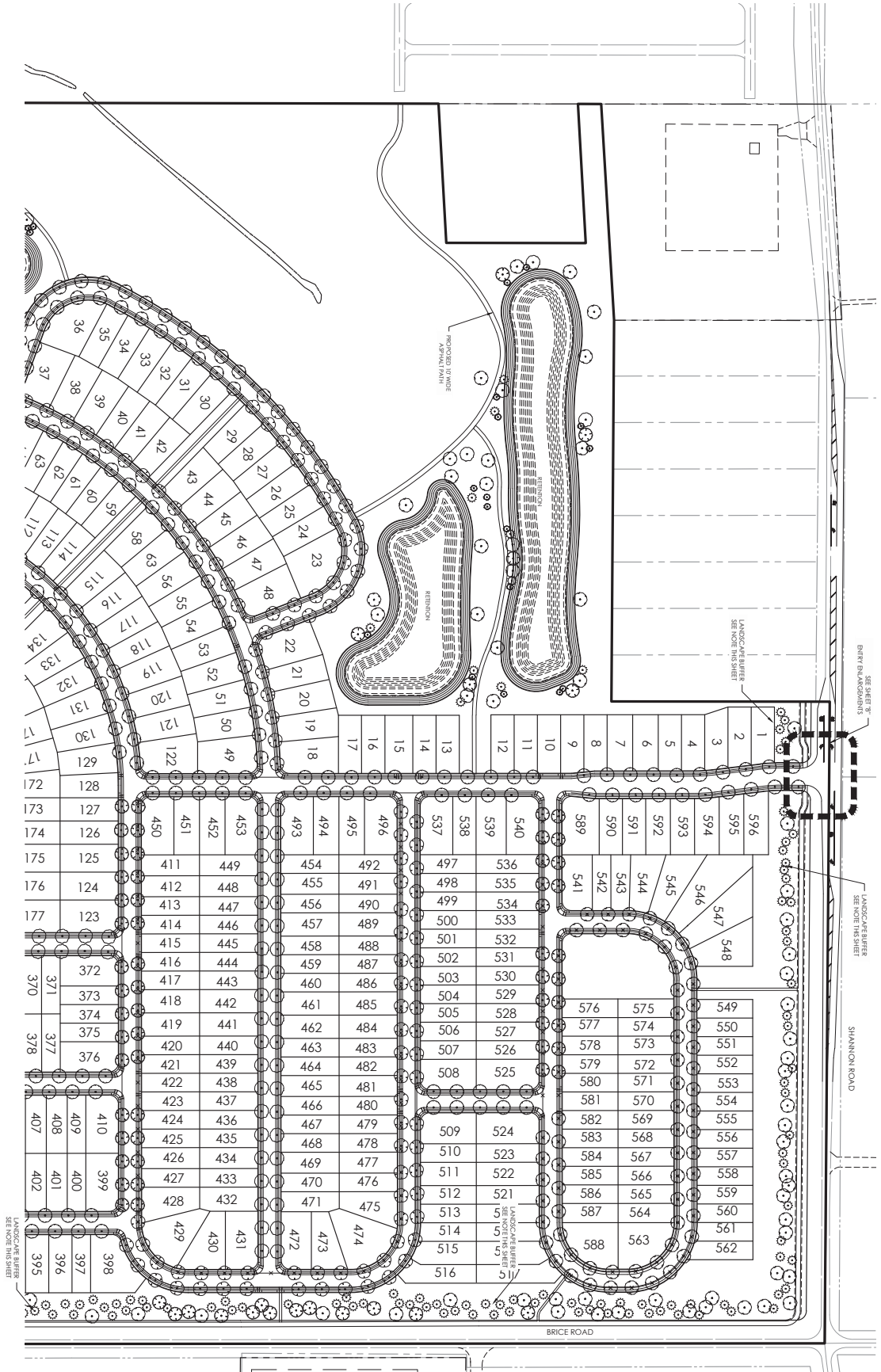
4/10



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
LANSLOWNE FARMS SUBAREA 'A'
SITE PLAN



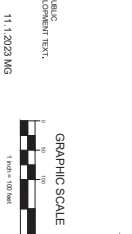
REVISIONS		
MARK	DATE	DESCRIPTION
1372		REVISED PER STAFF COMMENTS
6362		REVISED PER STAFF COMMENTS
1382		REVISED PER LAYOUT CHANGES



BUFFER PLANTING
 INSTALL ADJACENT TO SHANNON AND BRICE ROADS WHERE SHOWN ON THIS SHEET. BUFFER SHALL INCLUDE PLANTING OF VARIOUS SPECIES OF TREES AT THE FOLLOWING RATES: 10' BUFFER: 1 TREE PER 100' OF BUFFER. 20' BUFFER: 2 TREES PER 100' OF BUFFER.

OPEN SPACE PLANTINGS
 INSTALL PER THIS SHEET ALLOWING FOR MANAGEMENT AND MAINTENANCE TO ACCOMMODATE THESE ROADS. BUFFER SHALL INCLUDE PLANTING OF VARIOUS SPECIES OF TREES AT THE FOLLOWING RATES: 10' BUFFER: 1 TREE PER 100' OF BUFFER. 20' BUFFER: 2 TREES PER 100' OF BUFFER.

STREET TREES
 INSTALL STREET TREES ALONG PUBLIC AND PRIVATE STREETS PER DEVELOPMENT TENTATIVE.

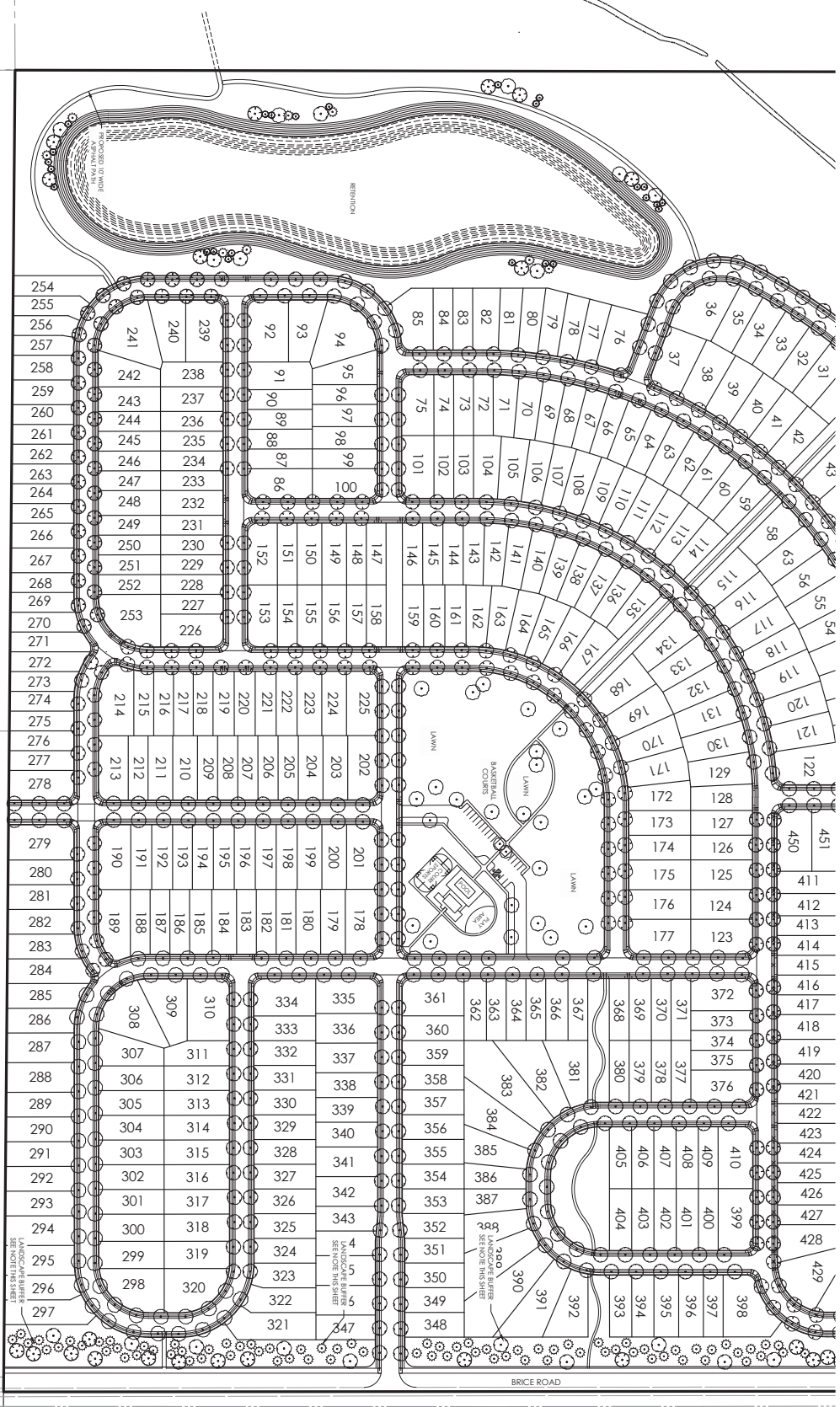


DATE	August, 2023
SCALE	1" = 100'
JOB NO.	24011157
EXHIBIT	5/10

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
LANSOWNE FARMS SUBAREA 'A'
 OVERALL LANDSCAPE PLAN

D-R HORTON
 America's Designer
 500 Pacific Parkway
 Suite 100
 Westerville, Ohio 43082
 Phone: (614) 891-8545

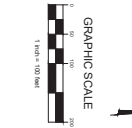
REVISIONS		
MARK	DATE	DESCRIPTION
1/17/22		REVISED PER STAFF COMMENTS
2/9/22		REVISED PER STAFF COMMENTS
3/16/22		REVISED PER LAYOUT CHANGES



BUFFER PLANTING
 MINIMAL ADJACENT TO MAINLAND AIRBORNE
 GENERAL WHERE HOMES BACK OR SIDE TO
 BUFFER OPEN SPACE PLANTING OR PLANTING
 HEIGHTS AND LANDSCAPE PLANTING
 ENOUGH TO SCREEN FROM NEIGHBORS
 ENOUGH TO SCREEN FROM NEIGHBORS
 ENOUGH TO SCREEN FROM NEIGHBORS

OPEN SPACE PLANTINGS
 MINIMAL PER THE SHEET ALLOWING FOR
 FINAL ENGINEERING
 DECISIONS SHADE TREES
 ENVIRONMENTAL TREES
 ENVIRONMENTAL TREES

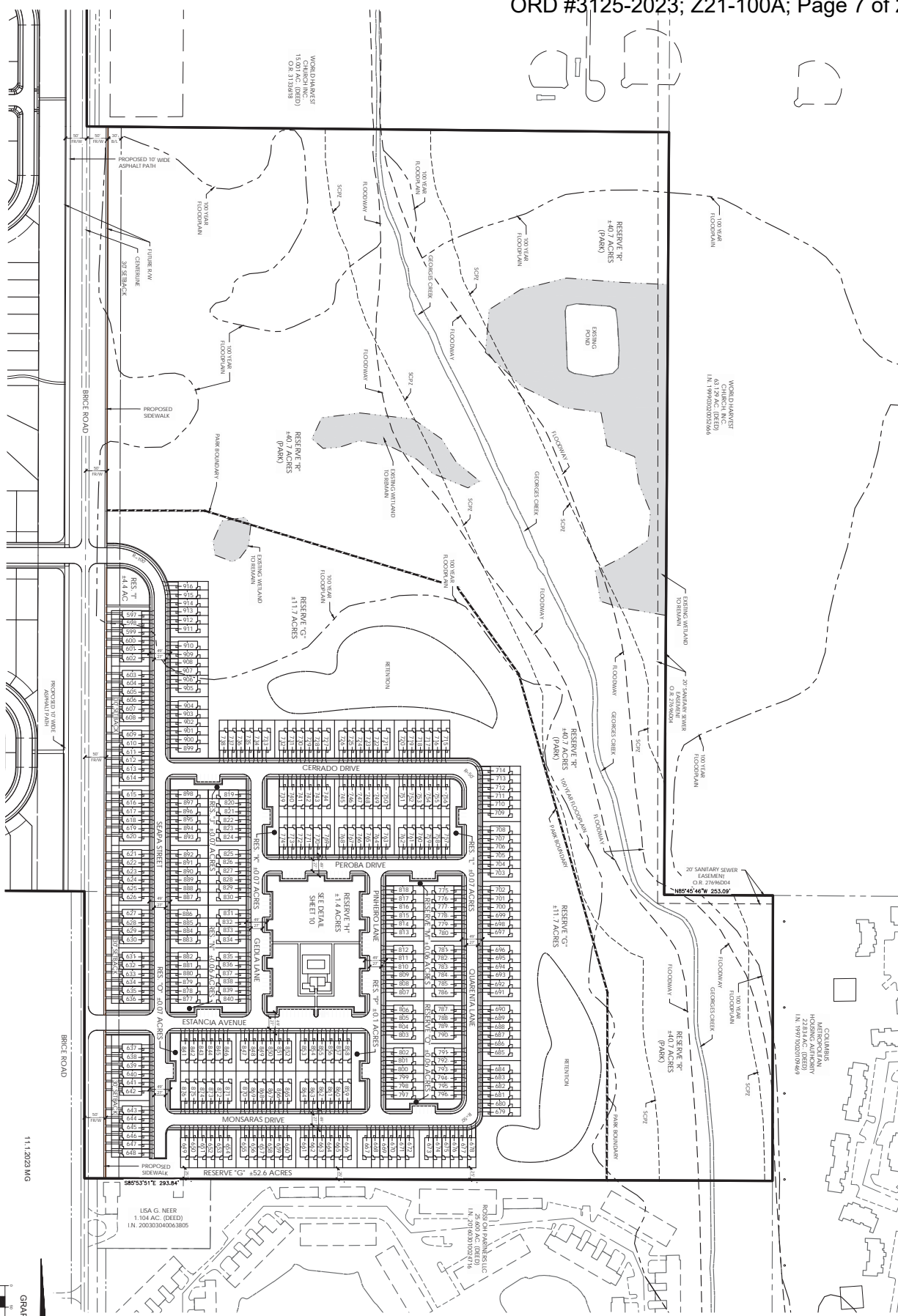
STREET TREES
 DECISIONS SHADE TREES
 DECISIONS PER APPROVED CITY
 AND PRIVATE STREET DEVELOPMENT TEXT.



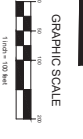
11.1.2023 M.G.
 6/10

Final Exhibits Received 8:18:23 Sheet 6 of 10: Z21-100A

	CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN LANSOWNE FARMS SUBAREA 'A' OVERALL LANDSCAPE PLAN	American's Designer FOR 500 Palmetto Parkway Suite 100 Westerville, Ohio 43082 Phone: (614) 891-8545	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>13722</td> <td></td> <td>REVISED PER STAFF COMMENTS</td> </tr> <tr> <td>63922</td> <td></td> <td>REVISED PER STAFF COMMENTS</td> </tr> <tr> <td>63923</td> <td></td> <td>REVISED PER LAYOUT CHANGES</td> </tr> </tbody> </table>	REVISIONS			MARK	DATE	DESCRIPTION	13722		REVISED PER STAFF COMMENTS	63922		REVISED PER STAFF COMMENTS	63923		REVISED PER LAYOUT CHANGES
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13722		REVISED PER STAFF COMMENTS																
63922		REVISED PER STAFF COMMENTS																
63923		REVISED PER LAYOUT CHANGES																
DATE: August, 2023 SCALE: 1" = 100' JOB NO.: 24011157 EXHIBIT: 6/10																		



Final Exhibits Received 8:18:23 Sheet 7 of 10: Z21-100A



GRAPHIC SCALE
1" = 100 FT
1" = 100 M

LISA G. NEER
1.104 AC. (DEED)
IN. 20030304068805

RESERVE "C" 45.6 ACRES

RESERVE "C" 40.7 ACRES

RESERVE "C" 44.4 AC

RESERVE "C" 41.7 ACRES

RESERVE "R" 40.7 ACRES (PARK)

RESERVE "R" 40.7 ACRES (PARK)

RESERVE "R" 40.7 ACRES (PARK)

RESERVE "R" 40.7 ACRES (PARK)

WORLD HANVEST
CHURCH INC.
1.0 AC. (DEED)
OR 813489

WORLD HANVEST
CHURCH INC.
61.79 AC. (DEED)
IN. 199802050584

20' SANITARY SEWER
EASEMENT
O.R. 2166048

COLUMBIA
METROCELAN
102583 AC. (DEED)
IN. 199702050949

ROSELYN HANFORD
26.60 AC. (DEED)
IN. 2016060202716

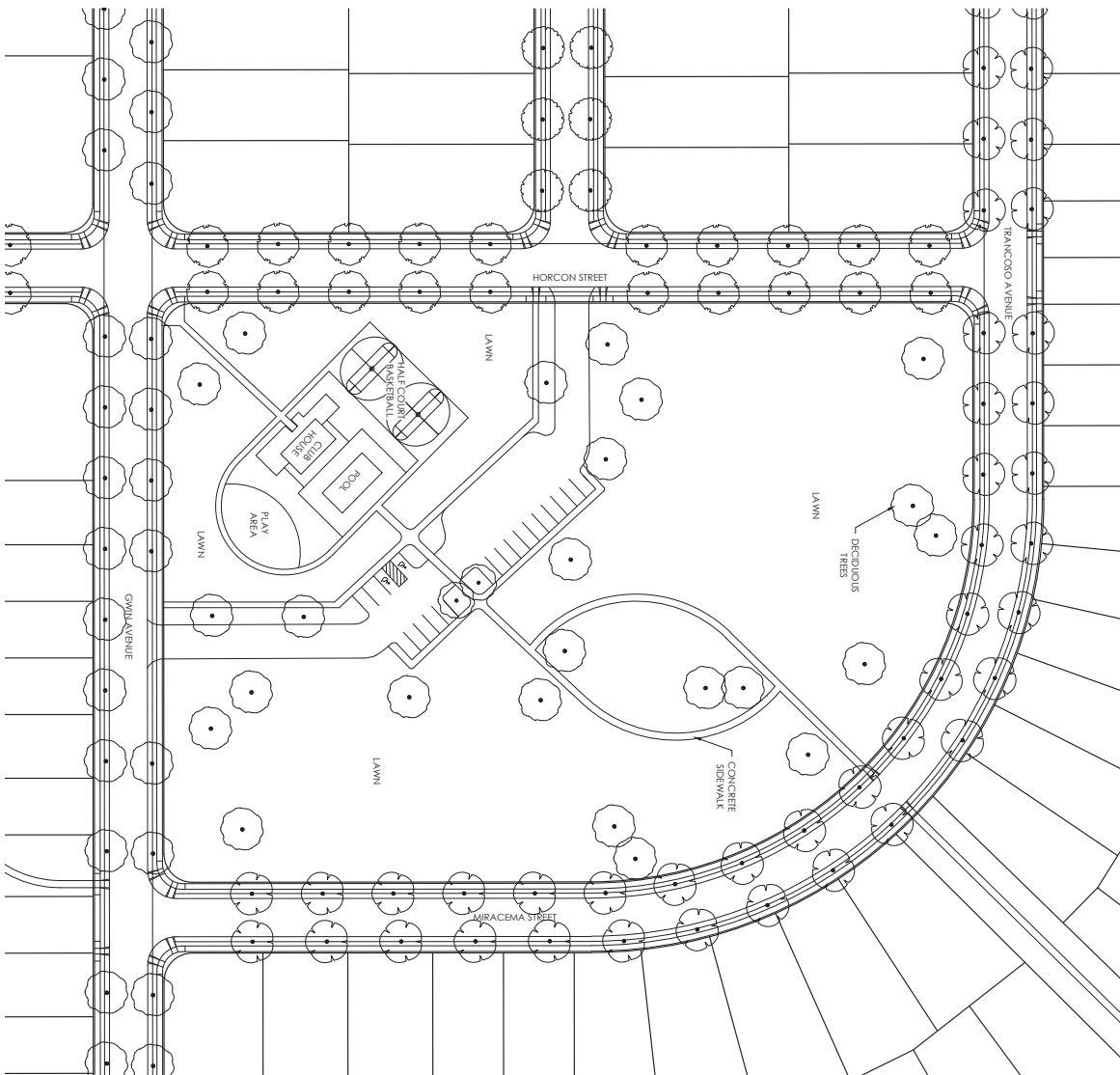
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
LANSDOWNE FARMS SUBAREA 'B'

D-R HORTON
America's Developer
500 Parkville Parkway
Suite 100
Westerville, Ohio 43082
Phone: (614) 891-8545

REVISIONS		
MARK	DATE	DESCRIPTION
1372		REVISED PER STAFF COMMENTS
6362		REVISED PER STAFF COMMENTS
6363		REVISED PER LAYOUT CHANGES

DATE	2/23/23
SCALE	As Shown
BY	2481187
EXAMINER	10/10

Final Exhibits Received 8:18:23 Sheet 8 of 10: Z21-100A



CENTRAL GREEN ENLARGEMENT (RESERVE 'C')
SCALE: 1"=40'

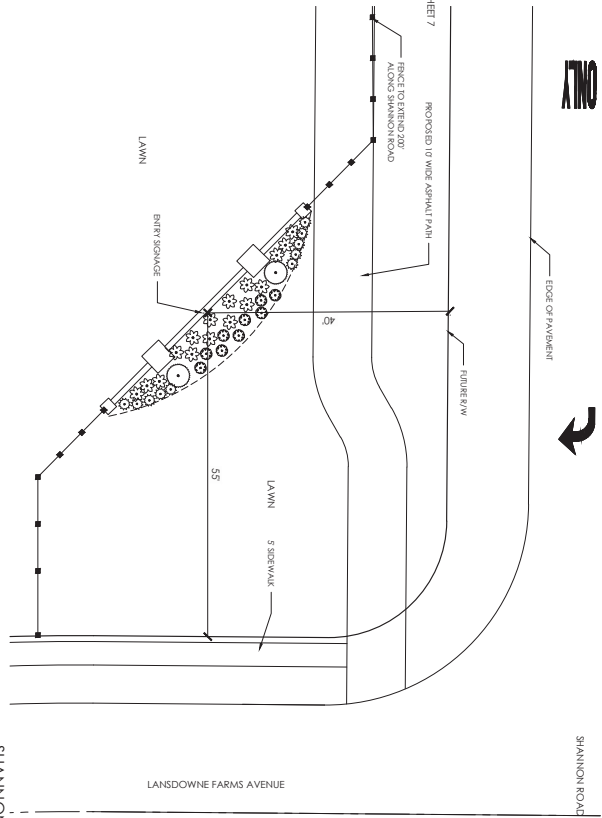
RESERVE 'C' NOTE:
THE ARTIST SHALL INSTALL AT THE CLUBHOUSE TREES AND SIDEWALKS BETWEEN THE CLUBHOUSE AND STREET THAT INCLUDE BENCHES AND SHADE TREES.



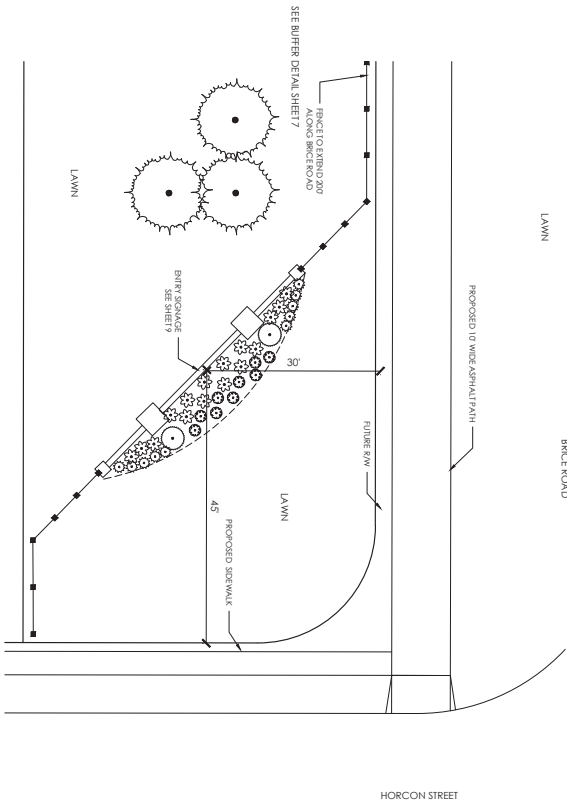
LAMP SOUTH SHEET 8

7/10 EXHIBIT	JOB NO. 24011157	DATE August, 2023	CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN FOR LANDSOWNE FARMS SUBAREA 'A' LANDSCAPE ENLARGEMENTS	 America's Designer 500 Pacific Parkway Suite 100 Westerville, Ohio 43082 Phone: (614) 891-8545	REVISIONS <table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>13722</td> <td></td> <td>REVISED PER STAFF COMMENTS</td> </tr> <tr> <td>63622</td> <td></td> <td>REVISED PER STAFF COMMENTS</td> </tr> <tr> <td>63621</td> <td></td> <td>REVISED PER LAYOUT CHANGES</td> </tr> </tbody> </table>	MARK	DATE	DESCRIPTION	13722		REVISED PER STAFF COMMENTS	63622		REVISED PER STAFF COMMENTS	63621		REVISED PER LAYOUT CHANGES
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63621		REVISED PER LAYOUT CHANGES															
11.1.2023 MG																	

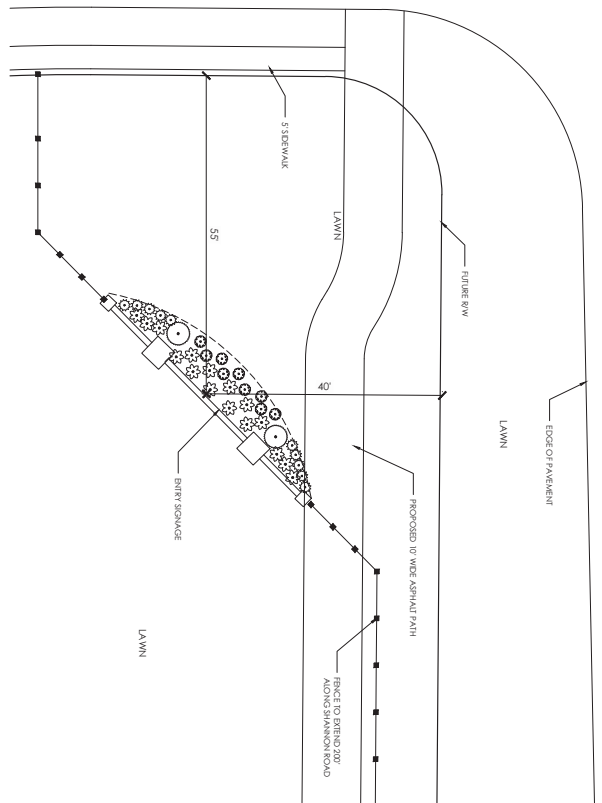
LAMP SOUTH SHEET 9



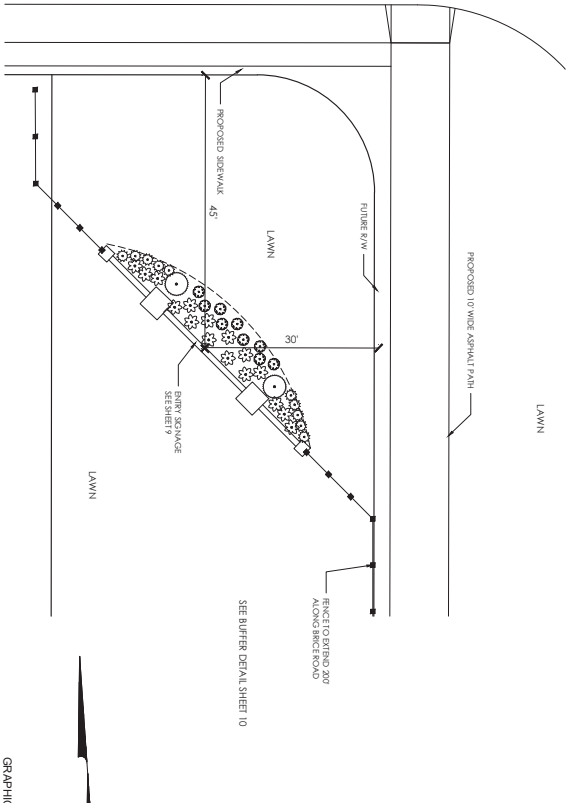
SHANNON ROAD
ENTRY ENLARGEMENT
SCALE: 1"=10'



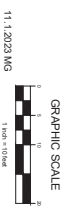
BRICE ROAD
ENTRY ENLARGEMENT (NORTH)
SCALE: 1"=10'



SHANNON ROAD
ENTRY ENLARGEMENT
SCALE: 1"=10'

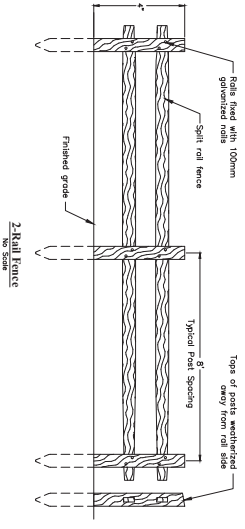
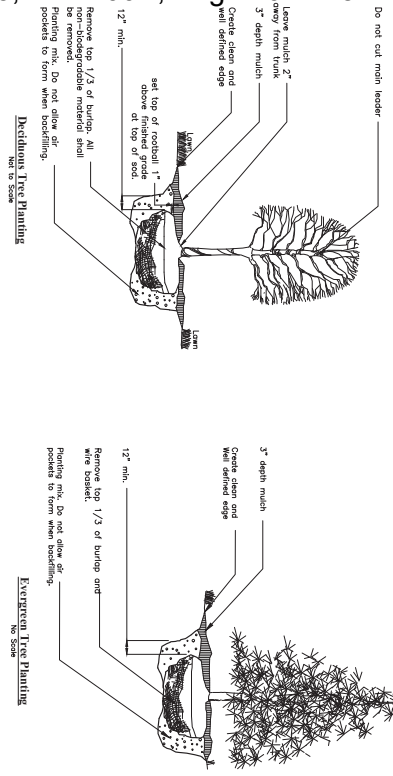


BRICE ROAD
ENTRY ENLARGEMENT (SOUTH)
SCALE: 1"=10'

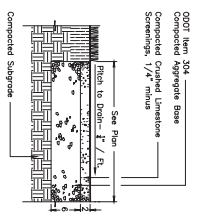


Final Exhibits Received 8:18:23 Sheet 9 of 10: Z21-100A

	CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN 808 LANSOWNE FARMS SUBAREA 'A' ENTRY ENLARGEMENTS	500 Parkside Parkway Suite 100 Westerville, Ohio 43082 Phone: (614) 891-8545	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>13732</td> <td></td> <td>REVISED PER STAFF COMMENTS</td> </tr> <tr> <td>63922</td> <td></td> <td>REVISED PER STAFF COMMENTS</td> </tr> <tr> <td>81821</td> <td></td> <td>REVISED PER LAYOUT CHANGES</td> </tr> </tbody> </table>	REVISIONS			MARK	DATE	DESCRIPTION	13732		REVISED PER STAFF COMMENTS	63922		REVISED PER STAFF COMMENTS	81821		REVISED PER LAYOUT CHANGES
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63922		REVISED PER STAFF COMMENTS																
81821		REVISED PER LAYOUT CHANGES																
DATE: August, 2023 SCALE: 1" = 10' JOB NO.: 240118157 EXHIBIT: 8/10																		



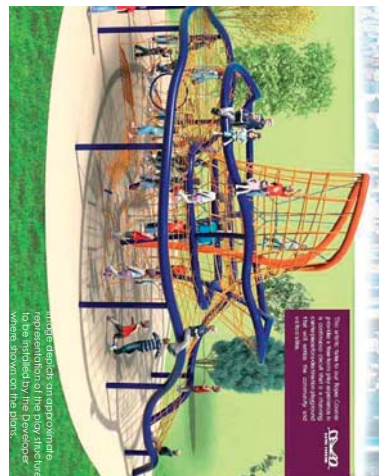
Crushed Limestone Path
Scale: None



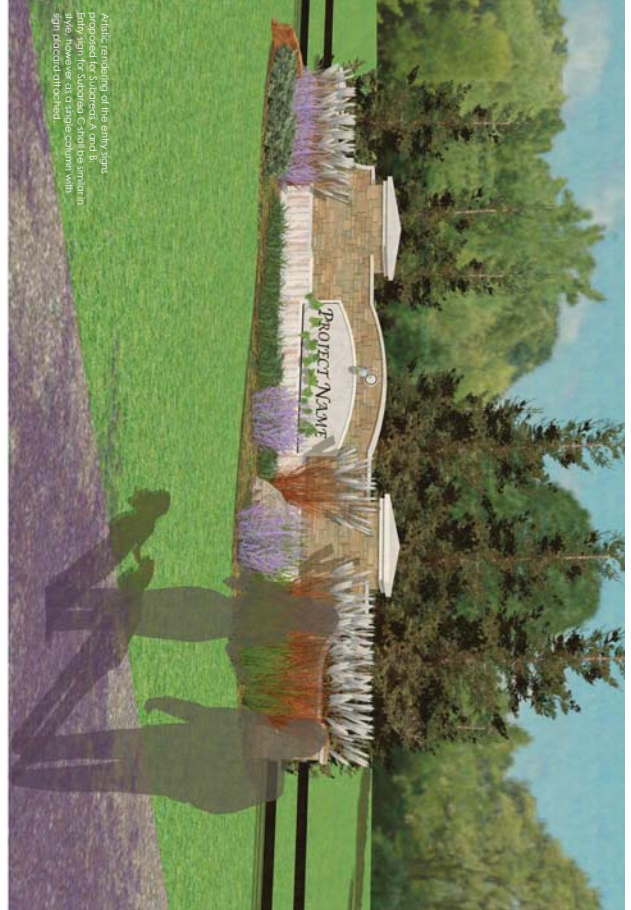
Crushed Limestone Path
Scale: None



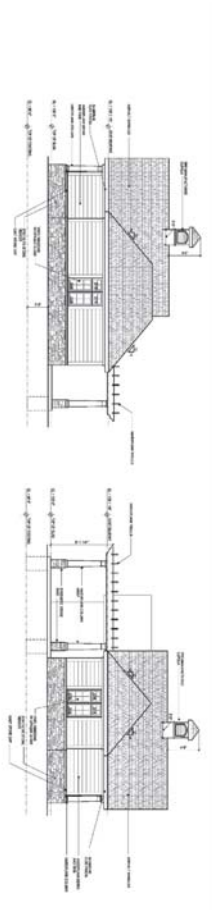
Basketball Courts
Scale: None



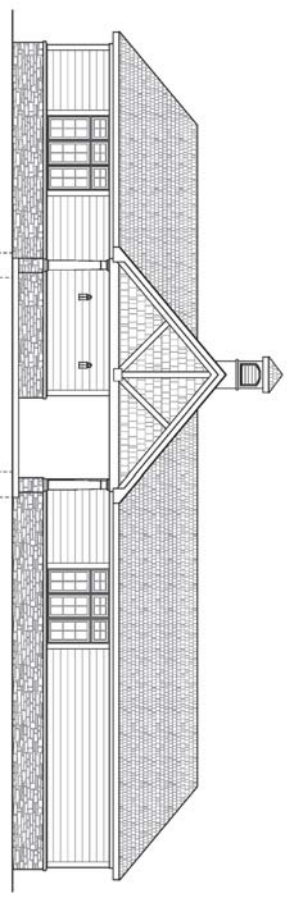
Play Structure
Scale: None



Entry Feature
Scale: None



Pavilion
Scale: None



Pool House
Scale: None

REVISIONS		
MARK	DATE	DESCRIPTION
	1/17/22	REVISED PER STAFF COMMENTS
	6/30/22	REVISED PER STAFF COMMENTS
	8/18/22	REVISED PER LAYOUT CHANGES

D-R HORTON
America's Designer
500 Parkside Drive, Suite 100
Westerville, Ohio 43081
Phone: (614) 891-8545

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
LANSDOWNE FARMS SUBAREA 'A'
TYPICAL DETAILS

MHI
Manning-Hartman Inc.
10000 North State Road, Columbus, OH 43240
Phone: (614) 291-1100

DATE	August, 2023
SCALE	As Shown
JOB NO.	240118157
EXHIBIT	9/10

LAMP SOUTH BUILDING RENDERINGS SHEET 1 OF 1



LAMP SOUTH BUILDING RENDERINGS SHEET 1 OF 2



LAMP SOUTH BUILDING RENDERINGS SHEET 1 OF 3



LAMP SOUTH BUILDING RENDERINGS SHEET 1 OF 4



LAMP SOUTH BUILDING RENDERINGS SHEET 1 OF 5



LAMP SOUTH BUILDING RENDERINGS SHEET 1 OF 6



LAMP SOUTH BUILDING RENDERINGS SHEET 1 OF 7



LAMP SOUTH BUILDING RENDERINGS SHEET 1 OF 8



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2022**

- 7. APPLICATION: Z21-100**
Location: **4001 BRICE RD. (43110)**, being 249.21± acres located at the southwest and southeast corners of Shannon Road and Brice Road (430-271266 and 3 others; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District (H-35).
Proposed Use. Single- and multi-unit residential development.
Applicant(s): D.R. Horton – Indiana, LLC; c/o Molly Gwin; 2 Miranova Place, Suite 700; Columbus, OH 43215.
Property Owner(s): Thomas R. and Barbara Lamp; 4300 Julian Road, SW; Lancaster, OH 43130.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 249.21± acre site consists of four parcels, is developed with a three single-unit dwellings, and is primarily used for agricultural uses in the R, Rural District. The requested PUD-6, Planned Unit Development District will permit the development of 916 units. The gross density of the overall PUD is 3.8 dwelling units per acre; however, the net density for this entire PUD District, net of dedicated right-of-way for streets is 4.3 dwelling units per acre. The site is divided into 4 Subareas (Subareas A, B, C, and D).
 - Subarea A is 17.9± acres, proposed for 94 dwelling units with a total of 3.58± acres of open space.
 - Subarea B is 32.2± acres, proposed for 164 single-unit dwellings with a total of 2.98± acres of open space.
 - Subarea C is 119.5± acres, proposed for 338 single-unit dwellings with a total of 43.84± acres of open space.
 - Subarea D is 79.6± acres, proposed for 320 dwelling units with a total of 14.10± acres of open space.
- To the north of the site is undeveloped land in Madison Township, and single-unit dwellings and farmland in the R, Rural District. To the south is farmland in Madison Township and a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the east is a religious facility in the L-R-4, Limited Residential District and a multi-unit residential development. To the west is a multi-unit residential development in the PUD-8, Planned Unit Development District.
- The site is located within the planning boundaries of the *South East Land Use Plan* (2018), which recommends “Low–Medium Density Residential (6-10 du/ac),” “Mixed Use 1 (<24 du/ac),” “Open Space,” and “Institutional” land uses for this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). The Plan does support a range of housing types and sensitive site design or cluster development, such as larger development which includes several different residential unit types and a central open space.

- Columbus Citywide Planning Policies (C2P2) Residential Design Guidelines recommend that:
 - new single and two-unit housing in high-density projects and multifamily development include a high level of architectural design, with high quality and durable materials, and that buildings be oriented to the street
 - homes with front porches, front facing garages (if proposed) set back at least two feet from the front elevation
 - open space be integrated into new development, serving as an organizational element, a central green space, connection to adjacent open space, protection of natural areas, and/or as a buffer along scenic roadways.
 - open space should include landscaping, trees and connections to sidewalks or trails as appropriate, and the development should address open space—buildings should front parks and open space
 - connectivity within and among developments to parks and open space should be a design priority

- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.

- The text includes development standards addressing setbacks, access, landscaping and screening, building design, lighting, and graphics provisions. A modification to Section 3345.11 (Site plan requirements for showing parcels for dwelling units and multiple family unit buildings), is included to allow detached or attached multi-unit dwellings under this text to not be on single, separate parcels, in order to support condominium ownership and site governance under Ohio Revised Code 5311.

- The *Columbus Multimodal Thoroughfare Plan* identifies Shannon Road as an Urban Community Connector requiring 80 feet of right-of-way and this portion of Brice Road as a Suburban Community Connector requiring 100 feet of right-of-way.

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

The requested PUD-6, Planned Unit Development District will facilitate mixed-residential development. Staff supports the proposal as it is compatible with the land use recommendations of the *South East Land Use Plan*.

The following comments from the Division of Traffic Management need to be addressed:

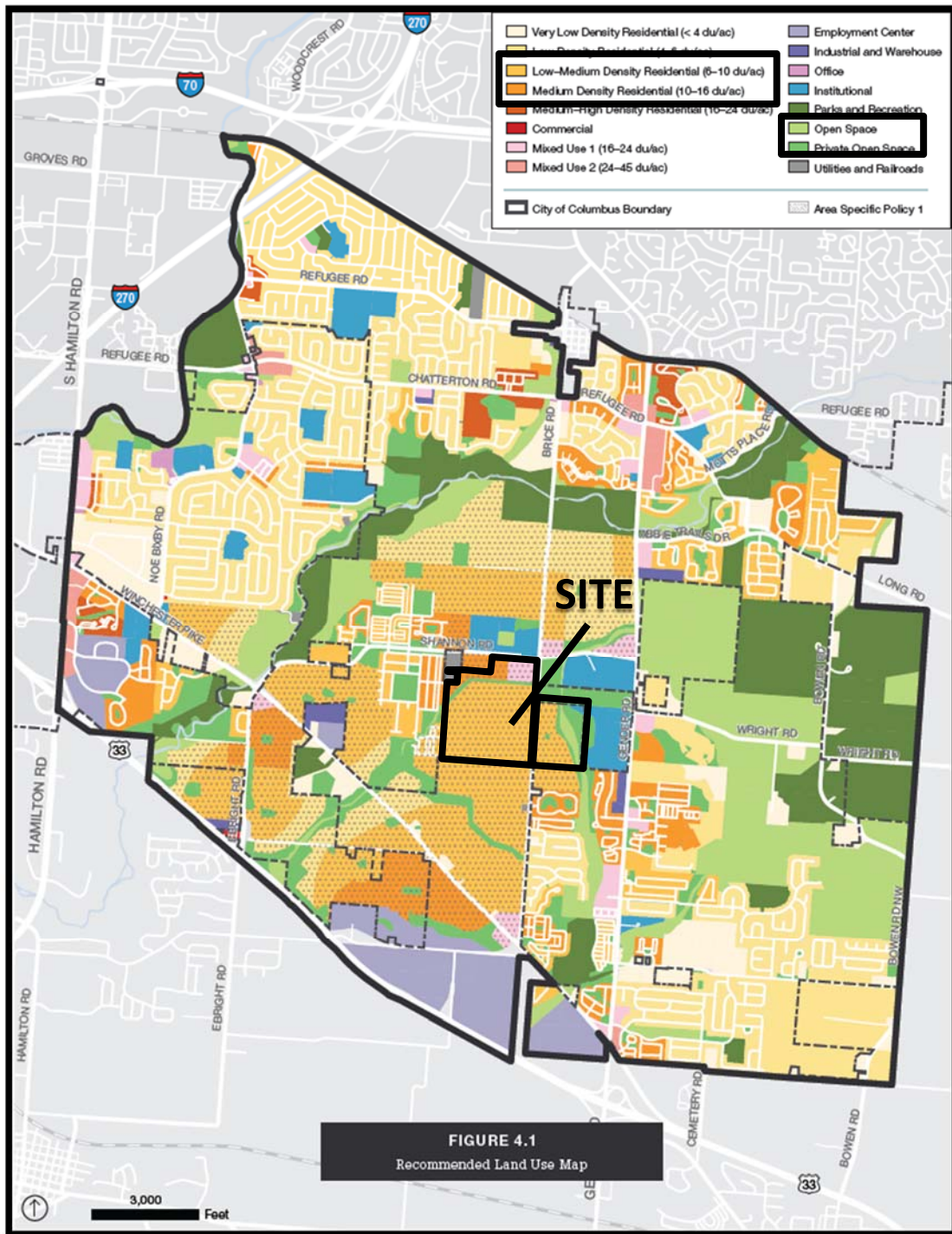
- There will need to be text revisions in the following sections that any mounding/landscaping shall be subject to the vision clearance requirements contained in 3321.05 and the Department of Public Service intersection sight distance triangle requirements: Open Space Subarea A, Open Space Subarea B, Open Space Subarea C, and General Standards (Subareas B and C) Item C.3.
- The traffic impact study is not fully complete. An updated traffic impact study will still need to be submitted. Review and approval of the updated traffic impact study will be needed from the City of Columbus and the Franklin County Engineer's Office.
- There may need to be reconfiguration of the site layout in the southwest corner of the intersection of Shannon Road and Brice Road to ensure that there would be adequate space to implement any improvements that might be identified in the traffic impact study at this intersection.

- It is requested that the language below be adjusted to the following: “The applicant commits to the requirements that will be required by the City of Columbus, Department of Public Service and the Franklin County Engineer’s Office that will be based on the final, approved traffic impact study. In general, the final, specific commitments will be expected to include roadway improvements and contributions to future improvements.

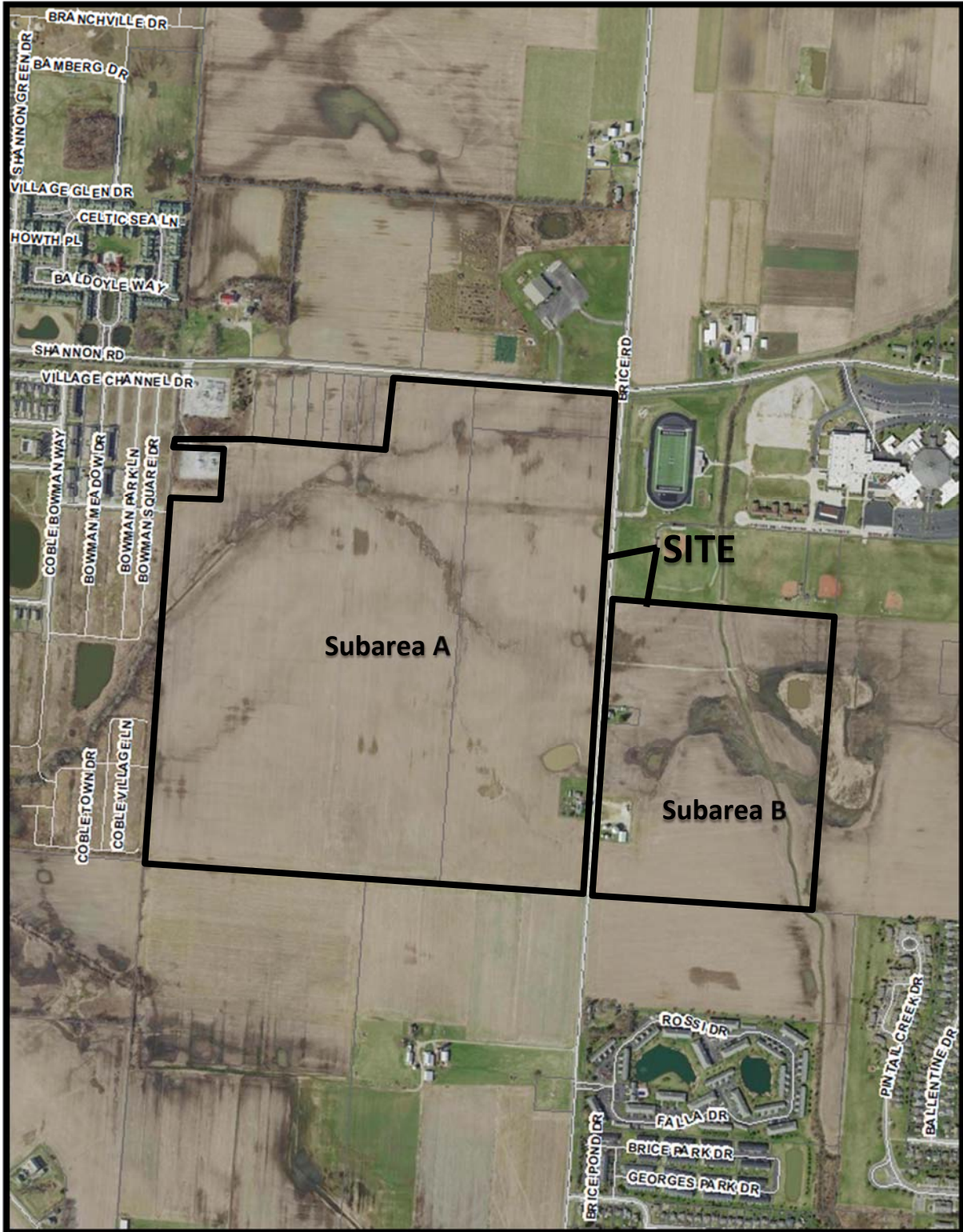
Once the comments from the Division of Traffic Management are addressed, Staff’s recommendation will be updated to approval.

***NOTE: The Division of Traffic Management’s comments have been addressed.**

South East Land Use Plan (2018)



Z21-100A
4001 Brice Rd.
Approximately 249.12 acres
PUD-6 to PUD-6



Z21-100A
4001 Brice Rd.
Approximately 249.12 acres
PUD-6 to PUD-6

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 / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z21-100A

Address 4001 BRICE ROAD

Group Name GREATER SOUTH EAST AREA COMM.

Meeting Date 10/24/2023

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 6 Yeses

Signature of Authorized Representative [Signature]

Recommending Group Title Zoning Chair

Daytime Phone Number 614 634 2726

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.

Case # 7

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Date: JULY 14, 2022

Application #: Z21-100		Requested: PUD-6		Address: 4001 BRICE RD (43110)			
# of Hearings: _____	Length of Testimony: 12 5:00 → 5:12		Staff: ___ Approval <u>X</u> Disapproval Position: ___ Conditional Approval				
# Speakers 0 Support: ___ Opposition: ___	Development Commission Vote: 5 Yes 0 No 1 Abstain		Area Comm/ <u>X</u> Approval ___ Disapproval Civic Assoc: ___ Conditional Approval				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	Y Ingwersen	ABSENT Anderson	Y Keyes-Shanklin	Y Conroy	NO Onwukwe	Y Golden
+ = Positive or Proper - = Negative or Improper							
Land Use	+				+	+	
Use Controls							
Density or Number of Units	Y				+	+	
Lot Size	+					+	
Scale							
Environmental Considerations	+						
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments	*TSD				-		
Other Infrastructure Commitments							
Compliance with City Plans						-	
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+						
Governmental or Public Input	+				+	-	
MEMBER COMMENTS:							
FITZPATRICK: APPLICANT HAS WORKED CLOSELY WITH CITY STAFF TO DEVELOP A HIGH QUALITY AND APPROPRIATE LAND USE. APPLICANT IS AMENABLE TO CONTRIBUTING TO THE IMPACT HIS PROJECT WILL HAVE ON THE AREA OVER 10 YEARS OF CONSTRUCTION							
INGWERSEN: APPROPRIATE RESIDENTIAL DEVELOPMENT OVER NEXT 5-10 YRS AND APPLICANT HAS MADE BOTH PRIVATE AND COMMUNITY COMMITMENTS AND HAS AGREED TO TRAFFIC PARTICIPATION(S) IN DEVELOPMENT COMMITMENT IN THE AREA							
ANDERSON:							
KEYES-SHANKLIN:							
CONROY: Traffic not frustrated but supportive of use - contingent on traffic should keep moving forward.							
ONWUKWE: Appropriate development but needs to satisfy all outstanding recommendations.							
GOLDEN:							

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 #: Z21-100A

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) Molly R. Gwin
of (COMPLETE ADDRESS) 2 Miranova Place, Suite 700 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 (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. D.R. Horton - Indiana, LLC 507 Executive Campus Drive Westerville, OH. 43082	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Molly R. Gwin

Sworn to before me and signed in my presence this 29TH day of AUGUST, in the year 2023

Jeff Alan Stankunas
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires _____

JEFF ALAN STANKUNAS
Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

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