

SITE STATISTICS:

NET DEVELOPMENT AREA	100.00 AC
TOTAL DEVELOPMENT AREA	100.00 AC
TOTAL LOT AREA	100.00 AC
TOTAL LOT FRONTAGE	100.00 AC
TOTAL LOT DEPTH	100.00 AC
TOTAL LOT WIDTH	100.00 AC
TOTAL LOT HEIGHT	100.00 AC
TOTAL LOT PERIMETER	100.00 AC
TOTAL LOT AREA	100.00 AC
TOTAL LOT FRONTAGE	100.00 AC
TOTAL LOT DEPTH	100.00 AC
TOTAL LOT WIDTH	100.00 AC
TOTAL LOT HEIGHT	100.00 AC
TOTAL LOT PERIMETER	100.00 AC

DEVELOPMENT STANDARDS:

MINIMUM LOT AREA: 100.00 AC

MINIMUM LOT FRONTAGE: 100.00 AC

MINIMUM LOT DEPTH: 100.00 AC

MINIMUM LOT WIDTH: 100.00 AC

MINIMUM LOT HEIGHT: 100.00 AC

MINIMUM LOT PERIMETER: 100.00 AC

MINIMUM LOT AREA: 100.00 AC

MINIMUM LOT FRONTAGE: 100.00 AC

MINIMUM LOT DEPTH: 100.00 AC

MINIMUM LOT WIDTH: 100.00 AC

MINIMUM LOT HEIGHT: 100.00 AC

MINIMUM LOT PERIMETER: 100.00 AC

STANDARD NOTES:

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

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9. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

10. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

PAD NOTES:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS AND FRANKLIN COUNTY.

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204-032 Final Received 3/28/05 by Shannon King

Approved by
March 28, 2005

EMMET
ENGINEERS & ARCHITECTS
1121 N. HIGHWAY 101, SUITE 100
COLUMBUS, OHIO 43260
614.291.1111

M.H. HOYMERS
CITY ENGINEER

THE LAKES AT TAYLOR STATION
CITY OF COLUMBUS, FRANKLIN COUNTY
DEVELOPMENT PLAN

THE LAKES THAT TAYLOR STATION
DEVELOPMENT PLAN
SITE STATISTICS, DEVELOPMENT STANDARDS, STANDARD NOTES AND PUD NOTES

SITE STATISTICS:

TOTAL RESIDENTIAL ACREAGE:	92.7 AC. ±
SINGLE FAMILY DETACHED:	373
SINGLE FAMILY ATTACHED:	112
TOTAL NUMBER OF LOTS:	485
DENSITY:	5.2 DWELLING UNITS/ACRE
ZONING:	PUD-8
OPEN SPACE REQUIRED:	6.7 AC.
OPEN SPACE PROVIDED:	20.2 AC.

DEVELOPMENT STANDARDS:

SINGLE FAMILY DETACHED (SUBAREA "A")

LOT SIZE:

MINIMUM WIDTH:	44'
MINIMUM DEPTH:	100'
BUILDING LINE:	20' MINIMUM (from the reserve)
SIDE YARD SETBACK:	3' MINIMUM (8' TOTAL)
REAR YARD SETBACK:	20' MINIMUM
MAXIMUM BUILDING HEIGHT:	35' (MIDPOINT OF ROOF)

SINGLE FAMILY ATTACHED - TOWNHOMES (SUBAREA "B")

FEE SIMPLE LOT DEVELOPMENT

LOTS:

MINIMUM WIDTH:	16'
MINIMUM DEPTH:	85'

SETBACKS:

BUILDING LINE:

GARAGE FACING STREET:	20' from the reserve
GARAGE & STRUCTURE NOT FACING STREET:	12' from the reserve

SIDE YARD SETBACK:

MINIMUM:	0' (Attached units)
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MINIMUM BUILDING

SEPERATION:	20'
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REAR YARD SETBACK:

MINIMUM:	15'
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BUILDING: (3 TO 8 UNIT BUILDINGS)

MINIMUM NET FOR AREA

FOR LIVING QUARTERS:	1,100 SQUARE FEET
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MINIMUM BUILDING WIDTH:	16'
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MAXIMUM BUILDING HEIGHT:	45' (MIDPOINT OF ROOF)
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STANDARD NOTES:

NOTE "A":

SubArea "B" shall be developed as an Attached Single Family Home Development by the developer and/or his successors and assigns.

NOTE "B":

Open Space to be owned & maintained by the owner, developer or the Association of Homeowners for the purpose of passive recreation. There shall be no privately owned structures constructed in the open

space except by the Association of Homeowners. Construction of utilities and/or stormwater facility shall be permitted in the Open Space as shown on this plan.

NOTE "C":

A 30' Landscape Buffer shall be provided in the rear of the lots along the south property line. Trees shall be planted to provide six trees per 100 feet with a mix of three evergreen, one ornamental and two shade trees. Evergreen trees shall be a minimum of 5' tall, ornamental trees shall be a 1.5" caliper and shade trees shall be 2.5" caliper. Refer to PUD Note 16 for the maintenance and replacement requirements. The 30' Landscape Buffer shall be a No-Build-Zone that does not exclude utilities.

NOTE "D":

All lots/units within SubArea "A" and "B" will have individual trash pickup from the City of Columbus Division of Refuse subject to review and approval of the City of Columbus Division of Refuse.

NOTE "E":

The layout within SubArea "B" is conceptual and is subject to modification in accordance with the PUD Development Plan.

NOTE "F":

All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

NOTE "G":

The developer shall contribute a total of \$514,600.00 for roadway improvements. Of this amount, the developer shall be directly responsible for the payment of \$240,550.00 in cost related to turn lanes into its proposed development from Taylor Station Road. The developer shall be responsible for the construction of this improvement. The balance of the developer's contribution to other area roadway improvements shall be remitted to the City of Columbus at the time its first building permit is applied for and received from the city for its development on The Lakes at Taylor Station property.

NOTE "H":

All water lines and services shall be master metered.

ADDITIONAL NOTES:

A 2' mound shall be constructed in coordination with landscaping outlined in Note "C" within the 30' landscape buffer located on lots. Said mound and landscaping shall be constructed as part of Section 1 construction.

A 6' mound shall be constructed in coordination with landscaping outlined in Note "C". Said mound may be installed on adjacent parcel provided appropriate permissions have been obtained. Said mound and landscaping shall be constructed as part of Section 1 construction.

PUD NOTES:

1.) THE STREET ALIGNMENTS SHALL BE DEVELOPED AS SHOWN ON THIS PLAN, HOWEVER THEY ARE SUBJECT TO REFINEMENT WITH FINAL ENGINEERING AND MAY BE ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER SITE DATA ESTABLISHED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THE STREET ALIGNMENT UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

2.) HOMES MAY BE USED AS MODEL HOMES FOR THE PURPOSE OF MARKETING AND SALES. A MANUFACTURED MODULAR BUILDING OR A MODEL HOME MAY BE USED AS A SALES OFFICE DURING THE DEVELOPMENT OF THE PROJECT AND THE CONSTRUCTION OF HOMES THEREIN.

3.) WITHIN SUBAREA "A" THE DEVELOPER SHALL INSTALL ONE STREET TREE PER LOT AND THREE STREET TREES PER CORNER LOT. STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS. WITHIN SUBAREA "B" THE DEVELOPER SHALL INSTALL ONE TREE PER LOT AND THREE TREES PER CORNER LOT. DUE TO THE NUMBER OF CURB CUTS WITHIN SUBAREA "B" ONLY, STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS TO THE GREATEST EXTENT POSSIBLE. IF THE REQUIRED NUMBER OF TREES CAN NOT BE UTILIZED SPECIFICALLY FOR STREET TREES WITHIN SUBAREA "B", THE DEVELOPER SHALL USE SAID TREES WITHIN OTHER AREAS OF SUBAREA "B". STREET TREES SHALL BE 2.5" CALIPER MINIMUM AND THE SPECIES SHALL NOT BE MIXED ON INDIVIDUAL STREETS.

4.) COACH LIGHTS ON THE INDIVIDUAL HOMES WILL BE PROVIDED IN PLACE OF STREET LIGHTS FOR ALL PRIVATE STREETS.

5.) CONCRETE SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER ON BOTH SIDES OF ALL PRIVATE STREETS, EXCEPT FOR SINGLE-LOADED STREETS, WHICH SHALL HAVE SIDEWALKS ON THE HOUSE SIDE OF THE STREET ONLY. WITHIN SUBAREA "B" SIDEWALKS WILL ALLOW FOR PEDESTRIAN ACCESS THROUGH THE DEVELOPMENT AND WILL CONNECT TO THE SIDEWALKS WITHIN SUBAREA "A".

6.) ALL STREETS AS SHOWN SHALL BE PRIVATE AND SHALL BE AT LEAST 22 FEET IN WIDTH OR AS OTHERWISE SHOWN HEREON. INTERSECTION DETAILS INCLUDING TURNING RADII AND TAPERS WILL COMPLY WITH THE TND STANDARDS ON PRIVATE STREETS.

7.) THE BOARD OF ZONING ADJUSTMENT (BZA) SHALL BE THE VENUE TO VARY DEVELOPMENT STANDARDS, INCLUDING ANY AND ALL SPECIFIC SITE DEVELOPMENT STANDARDS DEPICTED ON THIS SITE PLAN.

8.) SUBAREA "A"

THE MINIMUM BUILDING SETBACK FROM ALL PRIVATE STREETS WITHIN SUBAREA "A" SHALL BE 45 FEET FROM THE CENTERLINE OF THE STREET. A MINIMUM SIDE YARD BUILDING SETBACK ON CORNER LOTS SHALL BE 45 FEET FROM THE CENTERLINE OF ALL PRIVATE STREETS. PORCHES MAY ENCROACH 3 FEET WITHIN THE BUILDING SETBACK OF ALL PRIVATE STREETS.

SUBAREA "B"

THE MINIMUM BUILDING SETBACK FROM ALL PRIVATE STREETS WITHIN SUBAREA "B" SHALL BE 42 FEET FROM THE CENTERLINE OF THE STREET. A MINIMUM SIDE YARD BUILDING SETBACK ON CORNER LOTS SHALL BE 34 FEET FROM THE CENTERLINE OF ALL PRIVATE STREETS. STOOPS MAY ENCROACH 5 FEET WITHIN THE BUILDING SETBACK OF ALL PRIVATE STREETS.

9.) THE OPEN SPACE HEREON AS WELL AS THE TOT LOT IMPROVEMENTS WILL FULFILL 50 % OF THE PARKLAND REQUIREMENTS FOR THE CITY OF COLUMBUS RECREATION AND PARKS. THE REMAINING BALANCE OF THE PARKLAND DEDICATION SHALL BE PAID IN FEE IN LIEU OF PARKLAND DEDICATION IN THE AMOUNT OF \$191,400.00 (3.19 ACRES X \$60,000.00) AT THE TIME OF FINAL PLATTING.

10.) ALL SINGLE FAMILY HOMES WITHIN SUBAREA "A" SHALL HAVE A TWO CAR GARAGE. WITHIN ALL OF SUBAREAS "A" AND "B" THE GARAGE FOOTPRINTS SHALL NOT EXCEED 720 SQUARE FEET AND THE GARAGE HEIGHT SHALL NOT EXCEED 15 FEET. IN SUBAREA "B" THERE SHALL BE A TWO CAR GARAGE OR A ONE CAR GARAGE WITH A PARKING SPACE IN FRONT OF THE GARAGE A MINIMUM OF 9'X18' WHICH DOES NOT BLOCK THE SIDEWALK OR CIRCULATION AISLE.

11.) PARKING RESTRICTIONS SHALL BE CONTROLLED BY APPROPRIATE SIGNAGE DISPLAYED WITHIN THE DEVELOPMENT. PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET IF SAID STREET IS LESS THAN 26' IN WIDTH OR BOTH SIDES OF THE STREET IF SAID STREET IS 26' OR WIDER. NO PARKING SHALL BE PERMITTED ON EITHER SIDE OF ANY STREET WITHIN 25' OF STREET INTERSECTIONS. FIRE HYDRANTS SHALL BE LOCATED ON THE SIDE OF THE STREET WHERE NO PARKING IS PERMITTED. ENFORCEMENT BY THE CONDOMINIUM/HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED BY THE RULES AND REGULATIONS OF THE CONDOMINIUM/HOMEOWNER ASSOCIATION. THE FINAL DESIGN/LAYOUT OF ALL ONSITE PARKING IS SUBJECT TO REVIEW AND APPROVAL OF THE TRANSPORTATION DIVISION.

12.) SIGNAGE REGULATING PARKING SHALL BE INSTALLED CONSISTENT WITH CITY SIGNAGE REQUIREMENTS FOR PRIVATE STREETS, AND PARKING REQUIREMENTS SHALL BE ENFORCED THROUGH AN AGREEMENT BETWEEN THE ASSOCIATION OF HOMEOWNERS AND A PRIVATE TOWING COMPANY. SUCH AGREEMENT, TOGETHER WITH THE ASSOCIATION'S GOVERNING DOCUMENTS, SHALL BE FILED WITH THE DIVISION OF FIRE, FIRE PREVENTION BUREAU CONSISTENT WITH COLUMBUS CITY CODE 3320.15 (A) (10).

13.) PARKING IS NOT ALLOWED ANYWHERE BUT IN GARAGES, OR ON PRIVATE STREETS AS DESIGNATED ON THE ZONING CLEARANCE DRAWING, ON STREETS AS SET FORTH IN NOTE 11 ABOVE, AND IN DRIVEWAYS WHERE APPLICABLE. IN CONJUNCTION WITH NOTE 11 ABOVE, THE OWNER, DEVELOPER, THEIR SUCCESSORS AND ASSIGNS (INCLUDING THE ASSOCIATION OF HOMEOWNERS) MUST PROVIDE AND MAINTAIN ADEQUATE AND PROPER SIGNAGE TO DESIGNATE ALL NO PARKING ZONES.

14.) THE OWNER, DEVELOPER AND OR THE ASSOCIATION OF HOMEOWNERS MUST ESTABLISH AND MAINTAIN AN AGREEMENT (S) WITH PRIVATE TOWING COMPANY (S). WHICH AGREEMENTS AUTHORIZE THE PRIVATE TOWING COMPANY (S) TO REMOVE/TOW ANY VEHICLES PARKING IN RESTRICTED AREAS ASSOCIATED WITH PRIVATE STREETS. THERE MAY BE ONE OR MORE SUCH AGREEMENTS WITH ONE OR MORE TOWING COMPANY (S), FOR ANY TIMES/LENGTHS, TERMS, ETC., AS THE ASSOCIATION DETERMINES, SO LONG AS AT LEAST ONE SUCH AGREEMENT SHALL ALWAYS AT ALL TIMES BE IN FORCE FOR THE PURPOSES OF ENFORCEMENT/REMOVAL/TOWING AS REQUIRED ABOVE. TOWING AGREEMENTS SHALL BE FILED WITH THE DIVISION OF FIRE, FIRE PREVENTION BUREAU UPON EXECUTION OF CONTRACT.

15.) THE OWNER, DEVELOPER, OR THE ASSOCIATION OF HOMEOWNERS, AS APPLICABLE, SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE AND SPECIFIC PURPOSES OF ENFORCEMENT OF PARKING RESTRICTIONS AND THE ISSUANCE OF CITATIONS AND OR REMOVAL OF VEHICLES PARKED IN VIOLATION OF POSTED PARKING RESTRICTIONS ON PRIVATE STREETS.

16.) LANDSCAPE BUFFERS IN SUBAREA "A" ALONG THE SOUTH PROPERTY LINE SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS. THE REPLACEMENT OF TREES OR ANY OTHER LANDSCAPING MATERIALS LOCATED WITHIN THESE BUFFERS SHALL BE THE RESPONSIBILITY OF THE OWNER, DEVELOPER OR THE ASSOCIATION OF HOMEOWNERS. LANDSCAPE BUFFERS LOCATED WITHIN THE OPEN SPACES/COMMON AREAS OF SUBAREAS "A" AND "B" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TREE AND LANDSCAPING MATERIAL REPLACEMENT WITHIN THE OPEN SPACE/COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE OWNER, DEVELOPER OR THE ASSOCIATION OF HOMEOWNERS.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 10, 2005**

- 5. APPLICATION: Z04-032**
- Location:** **408 TAYLOR STATION ROAD (43205)**, being 92.74± acres located on the east side of Taylor Station Road, 2000± feet north of East Broad Street (520-121089).
- Existing Zoning:** M-1 Manufacturing District.
- Request:** PUD-8, Planned Unit Development District.
- Proposed Use:** Single-family and multi-family residential development.
- Applicant(s):** M/I Homes of Central Ohio, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

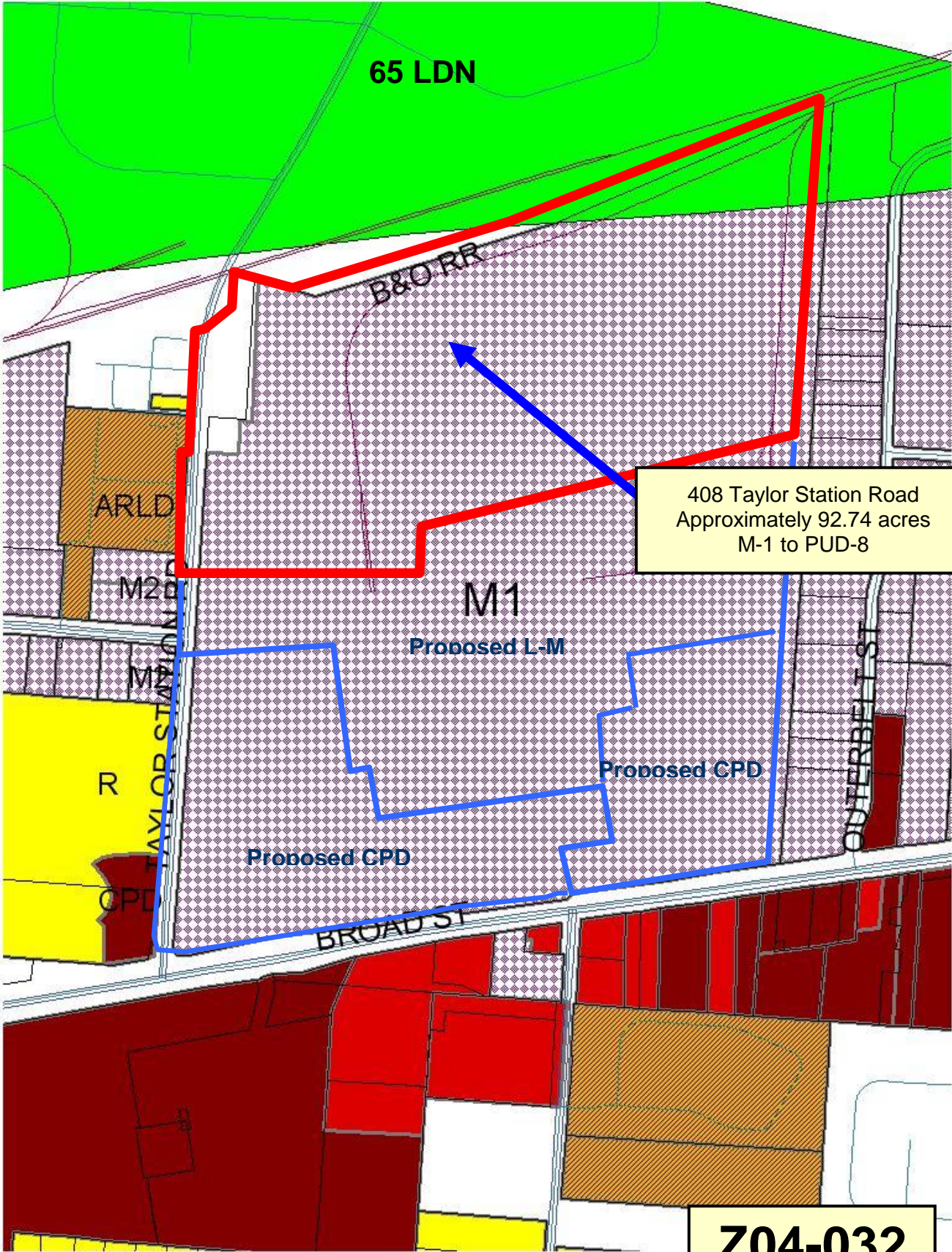
- The 92.74± acre site is the northern third of the former Lucent Technologies site, currently zoned in the M-1, Manufacturing District, and primarily undeveloped with the exception of athletic fields and minor accessory structures. The applicant is requesting the PUD-8, Planned Unit Development District to develop a maximum of 373 single-family dwellings and 112 multi-family residential units on private streets with a density of 5.2 units per acre and 20.02± acres of open space.
- Railroad tracks and industrial and warehousing uses in the City of Gahanna are located north of the site. Undeveloped land and office/warehouse uses in the M-2, Manufacturing District are east of the site. To the south of the site is the southern two-thirds of the former Lucent Technologies site, currently zoned in the M-1, Manufacturing District, and primarily developed with a large industrial building and a variety of minor accessory structures. This site is pending rezoning to the CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts (Application # Z04-036), for hospital-related, commercial, and industrial uses. Multi-family residential development zoned in the ARLD, Apartment Residential District and single-family residential development in the R, Rural District or Jefferson Township is located west of the site across Taylor Station Road.
- The PUD-8 development plan and associated notes provide development standards that address street alignments, model homes, sidewalks, decorative street lamps, open space, building setbacks, parking restrictions, street trees, a 30-foot landscape buffer along the southern and eastern property lines that border the proposed L-M District, and a provision for the Board of Zoning to hear any and all variance requests to the PUD plan.
- The site is located within the “Extended Study Area” of the *East Broad Street Study* that

was conducted in 2000. The Study examined the rapid growth along the East Broad Street corridor with regard to the traffic impacts that development has had in the area. The Study recommends implementing various access management strategies including the widening of East Broad Street, the installation of additional traffic signals, and developing additional east-west connectors, particularly on the north side of East Broad Street, to help ease the traffic burden on East Broad Street. Although the Study makes no specific land use recommendation for this site, the "Extended Study Area" anticipates that undeveloped parcels will be developed in the established pattern and the preferred future development is, "classified as 'neighborhood based' that would serve the residential population already existing in the area." The Study's land use recommendations include encouraging low vehicle trip generating uses but that whatever resulting mixture of land uses occurs, the overall impacts on the East Broad Street Corridor must be considered. This development will potentially provide substantial roadway improvements to both Taylor Station Road and East Broad Street.

- A portion of the site lies within the 65 LDN, and is subject to the requirements of Chapter 3384 of the Columbus Zoning Code.
- The *Columbus Thoroughfare Plan* identifies Taylor Station Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

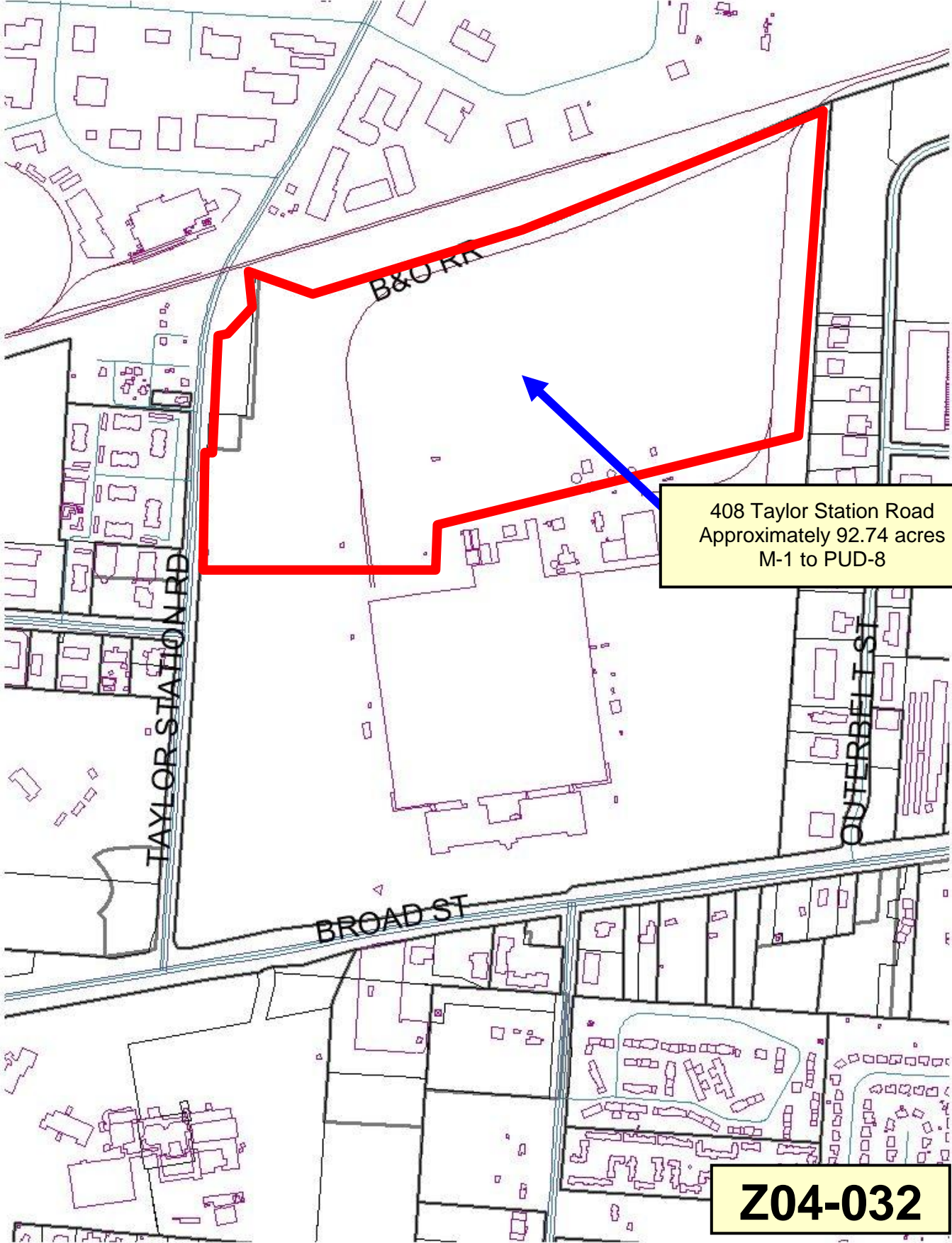
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant is requesting the PUD-8, Planned Unit Development District to develop 485 residential units on private streets with a net density of 5.2 units/acre and 20.2 acres of open space. The PUD plan and notes provide customary development standards such as sidewalks, decorative street lamps, parking restrictions, street trees, and a 30-foot landscaped buffer area along the southern property line that abuts the proposed L-M, Limited Manufacturing District. The proposed PUD, Planned Unit Development District offers a viable redevelopment of a vacant industrial site that is compatible with the zoning and development patterns of the area.



408 Taylor Station Road
Approximately 92.74 acres
M-1 to PUD-8

Z04-032



408 Taylor Station Road
Approximately 92.74 acres
M-1 to PUD-8

Z04-032



Z04-032



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 # 204-032

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, Columbus, OH 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>M/I Homes of Central Ohio, LLC</u>	<u>3 Easton Oval, Suite 500, Columbus, OH 43219</u>

SIGNATURE OF AFFIANT [Handwritten Signature]
Subscribed to me in my presence and before me this 24th day of September, in the year 2005
SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]
My Commission Expires: 9/5/05

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



NATALIE C. PATRICK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 5, 2005