

# Mont's Crossing

DEVELOPMENT PLAN FOR:

## SITE DATA

ADDRESS: 590 Olentangy River Road, Columbus, OH 43215  
 TAX IDENTIFICATION: 618-1218, 618-1219  
 ZONING DISTRICT: R-1 (Residential, Single-Family, Limited Front Setback)  
 PREVIOUS ZONINGS: R-1, L (Limited Residential)

PROPOSED USE: Single Family Dwelling (SF)  
 OFFICE ADDRESS: 4381 W. Lane  
 RIGHT OF WAY BOUNDARY: Olentangy River Road  
 3,185' x 2,810'  
 562' x 2,810' (Lot A) and 562' x 2,810' (Lot B)  
 and adjacent to several streets (S.R. 315, S.R. 316, S.R. 317, S.R. 318)

THE 110' Single Family Dwelling (SF) Development  
 211' x 2,810' (Lot A) and 211' x 2,810' (Lot B)  
 211' x 2,810' (Lot C) and 211' x 2,810' (Lot D)  
 211' x 2,810' (Lot E) and 211' x 2,810' (Lot F)  
 211' x 2,810' (Lot G) and 211' x 2,810' (Lot H)  
 211' x 2,810' (Lot I) and 211' x 2,810' (Lot J)

EXISTING UTILITIES:  
 Sewer: Olentangy River Road 30' line  
 Water: Public Water 22' line  
 Gas: Public Gas 18' line  
 Electric: Public Electric 18' line  
 Storm: Public Storm 18' line

OPEN SPACE:  
 (Per Code Required) 1.58 ACRES  
 Open Space: 1.58 ACRES  
 (See Table 11.1.1)

PREPARED BY:  
 3 copies per dwelling unit  
 2 copies (SF) per building unit to providing groups. Working in  
 drawing per provided by code.

NOTES:  
 Single Family Dwelling on public road. Further revisions by City of Columbus.  
 All lot dimensions indicated are based on last platting and may be subject to correction  
 with recording. Engineering notes, zoning, and other notes are available for review at 1200 North  
 Madison Road, Columbus, OH 43215. (614) 262-3333. Contact the Planning, Zoning, and  
 Community Development Department for more information.

DATE: 6/19/06  
 DRAWN: [signature]  
 CHECKED: [signature]  
 APPROVED: [signature]  
 TITLE: [signature]

GRAPHIC SCALE  
 0 10 20 30 40 50  
 FEET  
 0 10 20 30 40 50  
 METERS

Z05-031

**SITE DATA**

**ADDRESS:** 5598 Olentangy River Road, Columbus, OH 43235  
**TAX DISTRICT/PARCEL:** 010-151293, 010-151295

**EXISTING ZONING:** RR, Rural Residential, LRR, Limited Rural Residential R-1, Residential and R, Rural Residential

**PROPOSED ZONING:** L-R-1, Limited Residential

**PROPOSED USE:** Single-Family Dwellings (10)

**GROSS ACREAGE** 4.509 +/- Acres

**Right of Way Dedication –  
 Olentangy River Road** 0.128 +/- Acres

**NET ACREAGE:** 4.381 +/- Acres

**NET ACREAGE, net of Reserve A and B and right  
 of way for internal street (0.543 +/- Ac.):** 2.778 +/- Acres

**DENSITY:**

**Ten (10) Single Family Dwellings**

2.21 +/- dwelling units / gross acre  
 2.28 +/- dwelling units / net acre (Olentangy  
 River Road)  
  
 3.59 +/- dwelling units/net acre net  
 of non-required open space and on-site street  
 dedication

**YARDS/LOTS:**

**Setback:**

**Olentangy River Road:** 30 feet  
**Internal Public Street:** 25 feet

**Lot Area: Minimum** 9,500 sq ft

**OPEN SPACE:**

(Not Code Required)

<b>Open Space:</b>	<b>1.06 +/- acres</b>
<b>Reserve A:</b>	<b>0.06 +/- Acres</b>
<b>(See Text 2.B.3)</b>	
<b>Reserve B:</b>	<b>1.00 +/- Acres</b>

**PARKING:**

**Required:** 2 spaces per dwelling unit  
**Provided:** 2 garage spaces per dwelling unit in attached garage. Parking in driveway also permitted by code.

**REFUSE:**

Single Family Dwellings on public street. Refuse collection by City of Columbus.

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2005**

1. **APPLICATION:** **Z05-031**  
**Location:** **5598 OLENTANGY RIVER ROAD (43235)**, being 4.72±\* acres located east of the intersection of Olentangy River Road and Meeklyn Drive, (010-151293).  
**Existing Zoning:** R, Rural, RR, Rural Residential, LRR, Limited Rural Residential, and R-1, Residential Districts.  
**Request:** L-R-1, Limited Residential District.  
**Proposed Use:** Single-family residential development.  
**Applicant(s):** Bigler Company, Ltd.; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 4.72±\* acre site is developed with a single-family dwelling and is currently zoned in the R, Rural, RR, Rural Residential, LRR, Limited Rural Residential, and R-1, Residential Districts. The applicant requests the L-R-1, Limited Residential District to develop 12\*\* single-family dwellings. Two reserves totaling 1.14\* acres are also proposed, one of which contains 1.08\* acres that will remain undisturbed to protect the ravine and flood plain that is located along the eastern boundary of the site.
- Single-family dwellings zoned in the R, Rural and LRR, Limited Rural Residential District are located north of the site. Single-family residential development in the R, Rural District is located south and west of the site. State Route 315 borders the site to the east.
- The site is within Subarea 29 of *The Northwest Plan* (1991), which recommends single-family residential development.
- The limitation text commits to a development plan that reflects the lot layout and location of the reserves, and provides development standards that address minimum net floor area for living quarters, exterior building materials, street trees, a minimum two-car garage for each dwelling unit, a conservation easement to further protect the ravine in Reserve B of the open space, a temporary sales office, and a provision for the Board of Zoning to hear any and all variance requests to the limitation text and development plan.
- The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

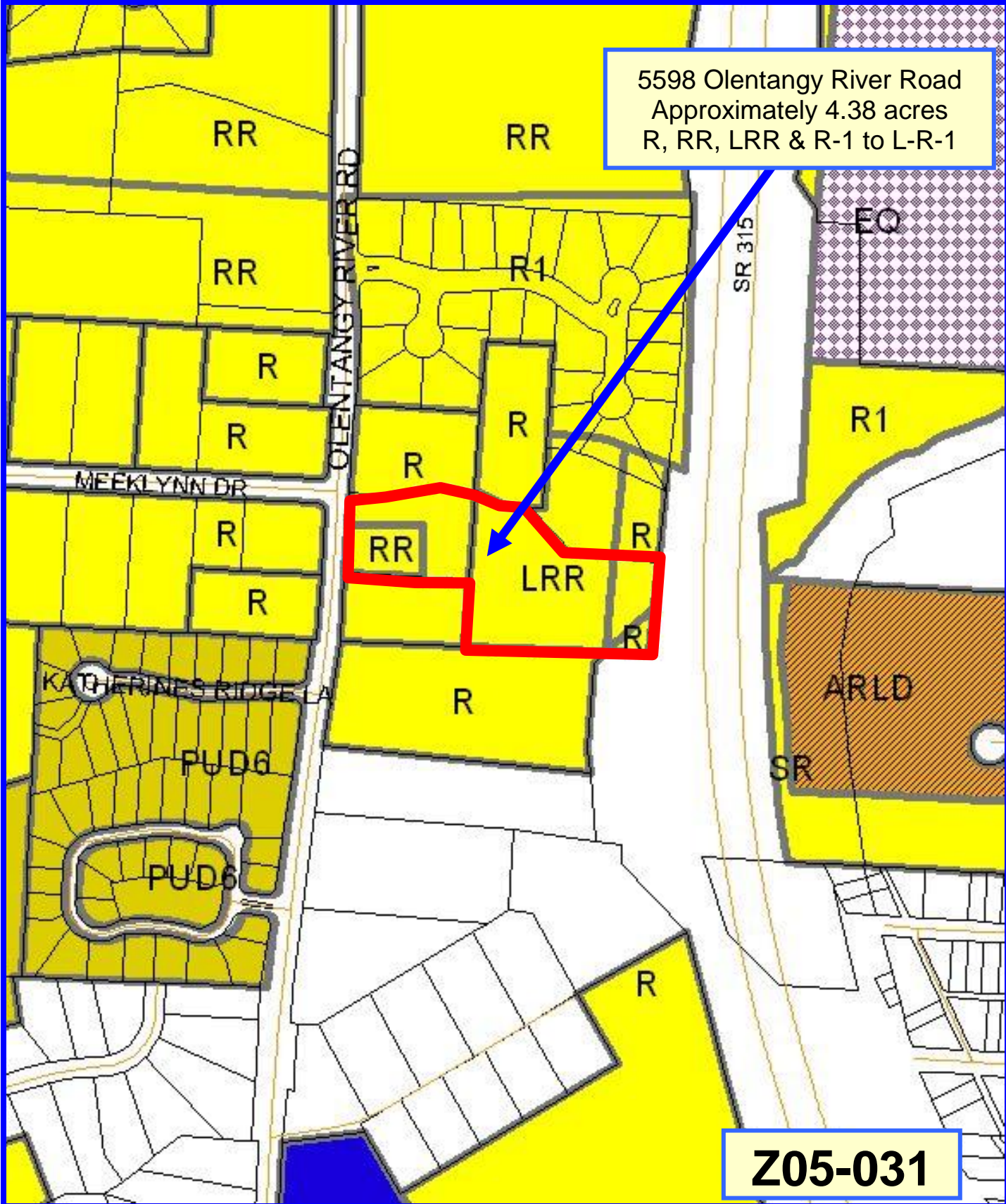
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-R-1, Limited Residential District will allow 12\*\* single-family dwellings with two reserves totaling 1.14\* acres, including 1.08\* acres that will remain undisturbed to protect the ravine and flood plain that is located along the eastern boundary of the site. The limitation text commits to a development plan, includes a conservation easement to further protect the ravine in Reserve B, and provides customary development standards such as minimum net floor area for living quarters, exterior building material commitments, street trees, and a minimum two-car garage for each dwelling unit. The proposal is consistent with the recommendation of *The Northwest Plan* (1991), and the zoning and development patterns of the area.

\*The actual acreage of the site was reduced to 4.509± acres to remove all of the private drive along the northern boundary of the site, and to slightly reduce the area that included Reserve B from 1.08 acres to 1.00 acres. After right-of-way dedication, the actual acreage of the site is 4.381± acres.

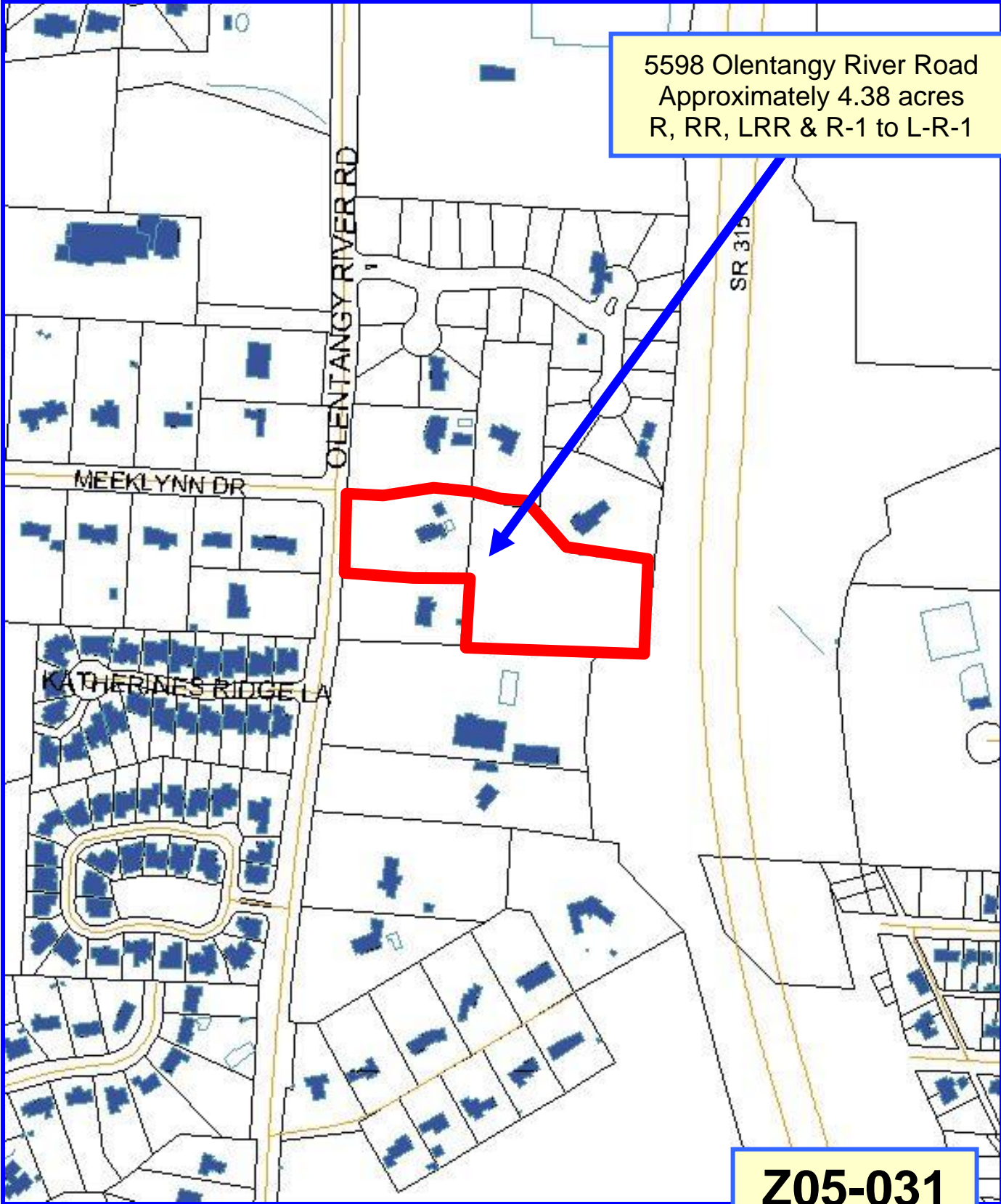
\*\*On June 19, 2006, the Applicant reduced the number of single-family lots from 12 to 10. The site plan and limitation text have been revised accordingly.





5598 Olentangy River Road  
Approximately 4.38 acres  
R, RR, LRR & R-1 to L-R-1

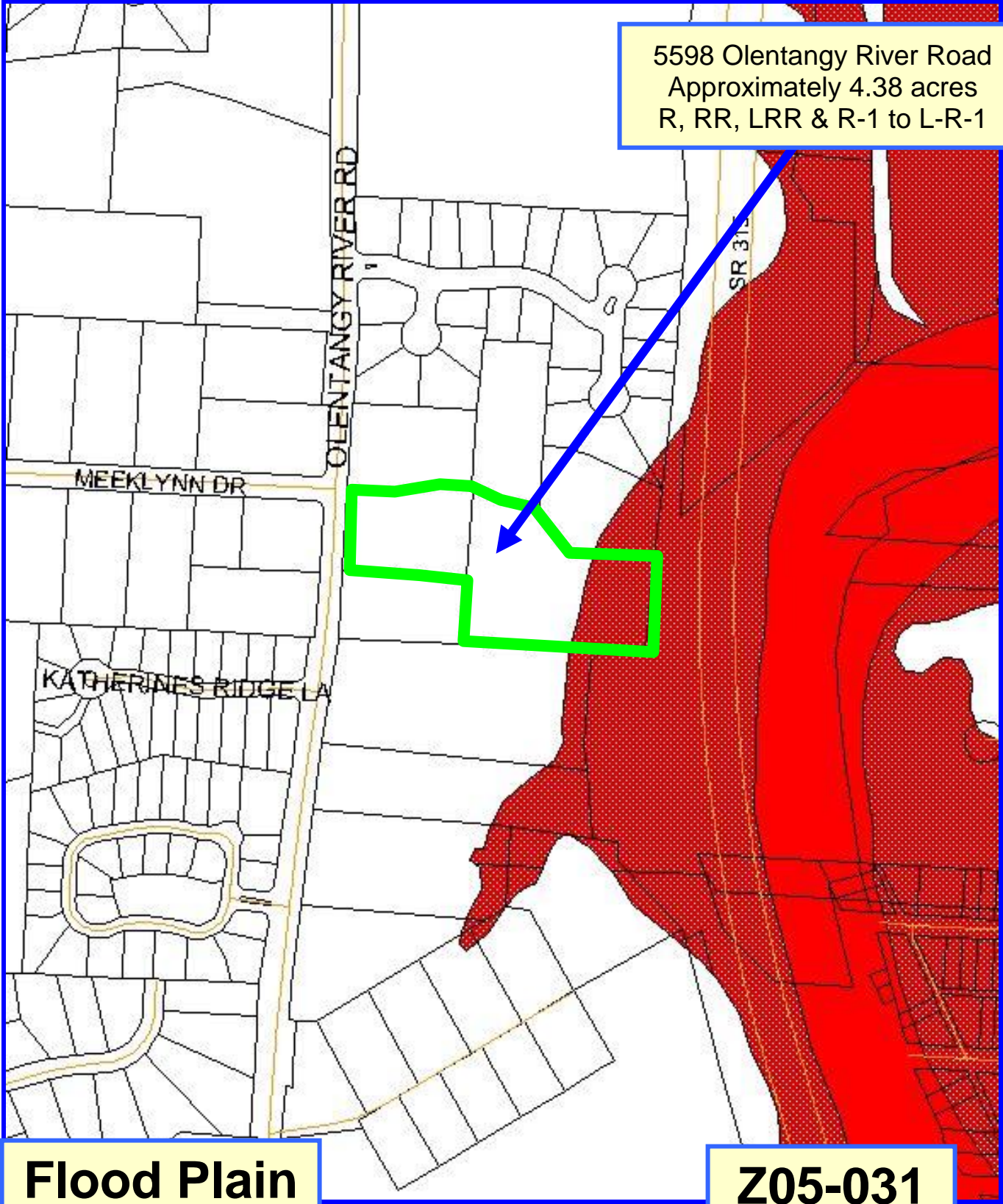
**Z05-031**



5598 Olentangy River Road  
Approximately 4.38 acres  
R, RR, LRR & R-1 to L-R-1

**Z05-031**





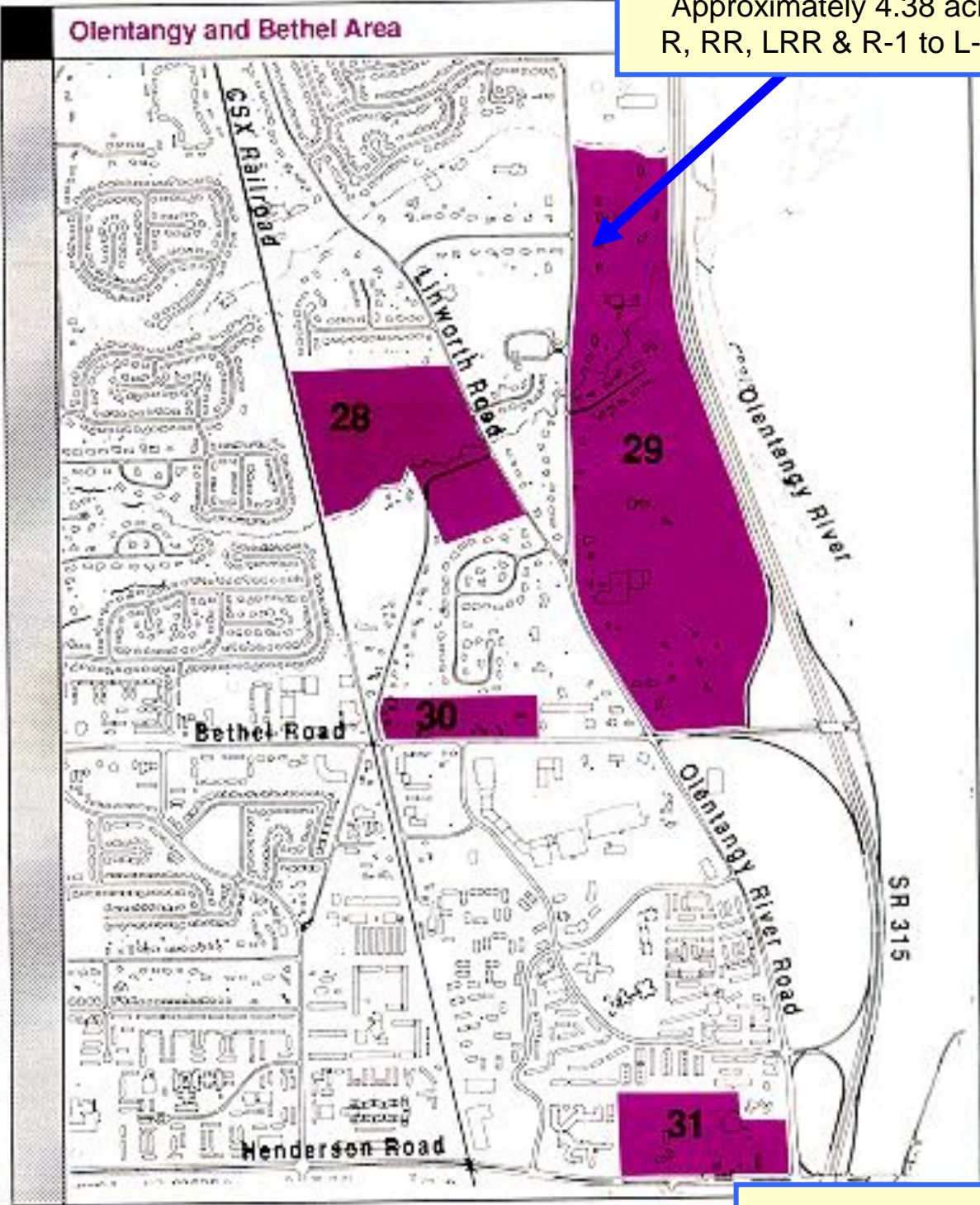
5598 Olentangy River Road  
Approximately 4.38 acres  
R, RR, LRR & R-1 to L-R-1

**Flood Plain**

**Z05-031**



5598 Olentangy River Road  
Approximately 4.38 acres  
R, RR, LRR & R-1 to L-R-1



*The Northwest Plan (1991)*

**Z05-031**

**Subarea 29:**

This is a very large, 150± acre tract of land that fronts on the State Route 315 freeway. For the most part, the subarea has developed as single-family homes on large lots; however, additional development includes a church, the Olentangy Nature Trail, a police substation, an arts and crafts store (currently closed), and two garden centers/nurseries. It is anticipated that portions of the subarea will experience redevelopment pressures. Some of the subarea is located in Sharon Township and zoned under Franklin County jurisdiction. The existing zoning for city of Columbus land is Rural (R), Rural Residential (RR), and Institutional (I). West of the subarea the adjacent development is large-lot, single-family homes.

- Support low-intensity planned office development as the most appropriate land use for the portion of the subarea located at the Bethel Road and State Route 315 interchange. Retail commercial uses are not appropriate.
- Support single-family residential as the best, long-term land use for the land north of the development at the interchange.

***The Northwest Plan (1991)***



City of Columbus  
Mayor Michael B. Coleman

### Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS  
**STANDARDIZED RECOMMENDATION FORM**

Group Name: Northwest Civic Association Meeting Date: 9/8/05  
Case Number: 205-031 Case Type:  Council Variance  Rezoning  
Zoning Address: 5598 Olentangy River Rd. Applicant: Bigler Company, Ltd.  
Person(s) Representing the Applicant: Attorney Don Plank & David Perry

Conditions Requested by Group (Add continuation sheet if needed): Area Commissions see note at bottom.	Applicant Response	
	Yes	No
1. <u>Eliminate 2 Units</u>	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

**Recommendation**  
 Approval  Disapproval  Conditional Approval (list conditions and applicant response above)  
Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Requested the applicant eliminate 2 units. Surrounding neighbors very concerned with the density of this rezoning

Recommending Commission / Association Vote: For 8 Against 2  
Signature / Title of Authorized Representative: Deanne Laska, Zoning Chair  
Daytime Phone Number: 685-1150

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval". Recommendations for "conditional approval" will be treated as a disapproval if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending area commission.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**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 # Z05-031

Being first duly cautioned and sworn (NAME) Donald Plank, Esq.  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich Street, 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 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. Bigler Company, Ltd. 5600 Olentangy River Road Columbus, Ohio 43235 No. of Employees: 6 C/o Patrick Bigler (614) 326-0117	2. _____
3. _____	4. _____

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 9th day of January, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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



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