

Hellebrekers
Statement Addressing TND Principles
Homewood Corporation
April 12, 2013

The Hellebrekers Property is approximately 85.4 acres, located north of Central College Road and west of Rocky Fork Creek ("Site"). It is immediately east of the Upper Albany West Subdivision (rezoned by MI Homes to TND and R2), and west and south of the Mabel George Property. The Site was previously platted with single-family lots while in the County, but was never built. The Site was later annexed to the City of Columbus and includes three properties along Central College that provide access to the larger overall site.

Hamilton Road is planned to extend through this Site, bisecting it almost in half. A large overhead power line bisects the Site as well, in almost the same alignment as the Hamilton Road extension.

It is the intention of this development to incorporate the principles of the Traditional Neighborhood Development Ordinance, and the standards set forth in the Community Plan for the Rocky Fork-Blacklick Accord West Village. The precedent set forth by these documents shall be the creation of viable communities that focus on the pedestrian, as well as vehicular requirements.

A. *The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.*

The plan provides for a mix of residential product types, with density transitions from higher density uses adjacent to the MI development on the west to lower density, larger lot single-family development to the east along Rocky Fork Creek. With the planned mix of residential housing types of different density ranges, we will achieve an overall density of 5.94 dwelling units per acre. This density is considered a transit-supportive density.

B. *The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

Since the Site is bisected by the Hamilton Road extension, we feel we have two neighborhoods. However, the walking distance to reach any of the parks or village greens is approximately 400 feet or less for any resident. The largest neighborhood park (10.1 acres) and village greens (1.2 and 0.4 acres) located east of Hamilton Road, are generally a walking distance of 1200 feet or less for the residents located at the furthest point away from these areas within this

development. Additional open spaces, neighborhood park (1.8 acres), village square (2.0 acres), and green, are located on the west side of Hamilton Road providing additional areas of open space for the residents of this development.

The applicant has incorporated the road stubs from the adjacent Upper Albany and George properties, to provide an interconnected street grid and green space system that promotes pedestrian flows throughout this and the other developments. Sidewalks will carry pedestrians to neighboring parks and greens. A pedestrian pathway will be developed within the greens along Hamilton Road to further enhance pedestrian connections. It is possible that a future transit stop could be established by COTA along the Hamilton Road Corridor.

- C. *A variety of housing stock serves a range of incomes and age groups and includes backyard apartments and residential units adjacent to work places.***

Several housing types will be available within this development: an attached townhouse product, detached residential homes with and without alleys. The diversity of housing stock will provide a range of housing prices that are anticipated to appeal to differing income and age levels.

- D. *A variety of business types are accommodated, from retail and professional offices to outbuildings for startup businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.***

Relatively unrestricted CPD zoning exists at the southeast and southwest intersections of Hamilton Road and Central College. Larger commercial uses are concentrated south of this Site, at the interchange of SR 161 and Hamilton Road. These areas provide many additional opportunities for service and employment uses.

The applicant does not have control of the northeast and northwest corners of the intersection, and the Town Center district has been removed after meeting and consultation with the RFBLA.

- E. *Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.***

Several sites have been located throughout the plan that could accommodate a civic building. In the Neighborhood Center, a Village Square has been designed and located to provide both visual and physical links to the green and civic spaces west of Hamilton Road. This area could incorporate a civic building and swimming pool. The Village Green east of Hamilton Road, centrally located within the Neighborhood General, would be an ideal location for a civic building or structure, or an area for cultural and recreational activities for the entire neighborhood. Bike racks will be provided.

F. A variety of civic spaces take the form of parks, greens, squares and plazas.

A variety of civic spaces are dispersed throughout the Site. Along Hamilton Road are a series of linear greens totaling approximately 4.5 acres. These greens parallel the road, creating a green corridor with retention ponds and pathways to link to the adjacent residential units and Town Center. To the east and west of Hamilton Road are two open spaces, one centrally located in the Neighborhood Center as a Village Square, 2.0 acres, and the other located in the Neighborhood General as a Green, 1.2 acres. This Village Square and Green may be utilized as a place for passive/active recreation. A physical connection via a 6' pedestrian path is provided from the Village Square and Green to the 10.1 acre Neighborhood Park along the creek.

A landscape theme shall be developed within these linear open spaces along Hamilton Road on the east side as well as on the west side to create a unified frontage. Because a portion of this area is under the power line easement, we anticipate the landscape theme to incorporate a more rural landscape feel, consisting of randomly grouped ornamental trees, shrubs and low evergreens. However, this landscape should appear natural in character.

Along Rocky Fork Creek, a setback of 250' from the centerline of the creek has been maintained to protect the stream. This setback has been increased in other areas along the creek to create a 10.1 acre area that will serve as a neighborhood park and tree preservation area. This park will also provide visual interest and access to the creek corridor.

On the west side of Hamilton Road in the northwest portion of the Site, a 1.8 acre park has been reserved as another tree preservation area. Within the Neighborhood Center there is a 2.0 acre Village Square that may be utilized for a civic building and swimming pool.

Civic spaces provided total 22.57 acres, or 26.49% of the gross Site area.

- G. *A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips.***

A variety of thoroughfare types have been provided, including alleys, local and collector streets, commercial and arterial streets, as well as bicycle paths and sidewalks. All thoroughfares are interconnected within this development and to adjacent developments, to encourage walking and reduce the number and length of automobile trips.

All thoroughfares shall incorporate the required sidewalks, landscaping and lighting as specified by the TND Code, with the exception of the Hamilton Road landscape as noted above.

The Hamilton Road extension is a critical roadway through this property, and links development from the south to proposed development north. Per the City of Columbus, a right-of-way of 120' has been indicated on all plans.

The east west connector has also been shown on the plans to link the Upper Albany West and George Properties. The right of way shown for this roadway is 60' through the Upper Albany West, and has been extended through our Site at the same right-of-way.

- H. *Building frontages spatially delineate thoroughfares and civic spaces, and mask parking lots.***

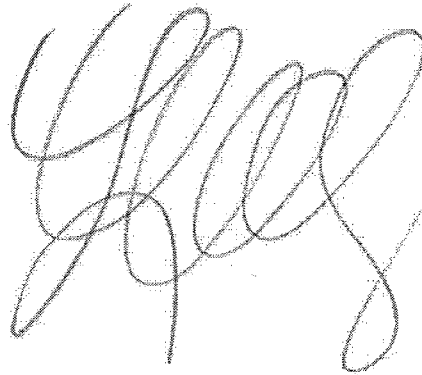
The streetscape defines the thoroughfares, and is characterized by a variety of house types. In all cases, the streets will be defined by the homes. These will generally have tight setbacks to promote a pedestrian oriented streetscape. Some of the homes (Neighborhood Edge) will feature garages set back from the front façade, or garages located behind the homes. A portion of the homes (Neighborhood General) will be serviced by garages accessed from lanes, which will mask the parking altogether. On-street parking will be provided for guests within the neighborhoods. Parking lots will be masked by vegetation or other suitable measures, to a height of 4 feet.

- I. *Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.***

Generally, all of the blocks are 600' in length or less, which serves to support the above principles.

J. Miscellaneous Commitments.

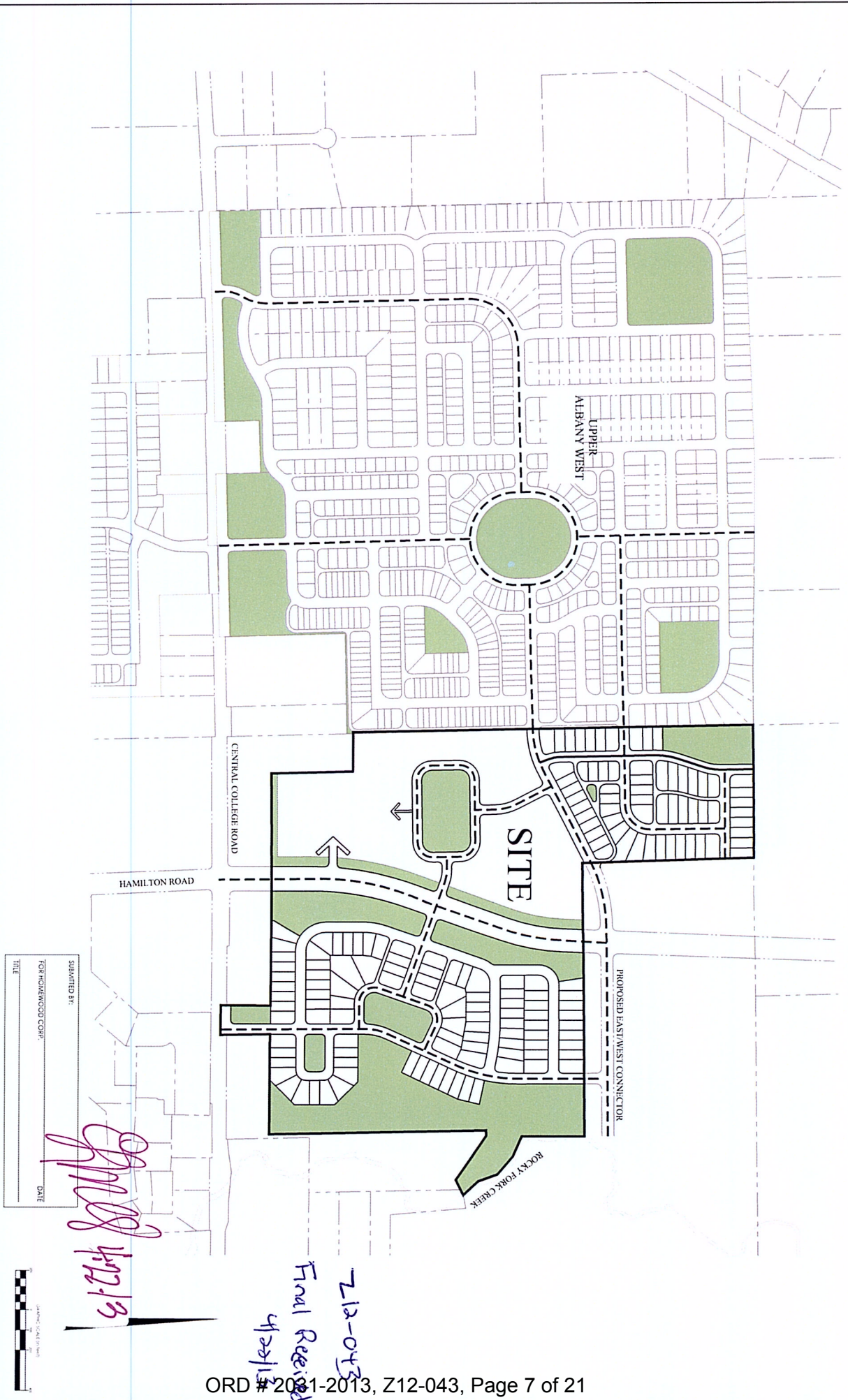
- Any connection to Upper Albany Crossing Dr. and/or Carlatun St. shall not be permitted until an extension to Hamilton Rd. north of Central College Rd. is constructed that provides access to the area comprising this rezoning application.
- At the proposed site access to Central College Rd. located approximately 700' east of the intersection of Central College Rd. & Hamilton Rd., the developer shall provide an eastbound left turn lane with a length of 161' (includes taper) at this access point. With the approval of the Department of Public Service, these improvements may be modified or a fee in lieu of construction may be permissible.
- At the proposed site access to Central College Rd. located approximately 700' east of the intersection of Central College Rd. & Hamilton Rd., if this access point is the only access point serving this development, a maximum of 200 dwelling units may utilize this access point as the sole means of ingress and egress for such dwelling units.

A large, stylized handwritten signature in dark ink, appearing to be 'G. H. S.' or similar, with a long horizontal stroke extending to the right.

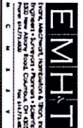
Z12-043

Final Received

4/22/13



REVISION	

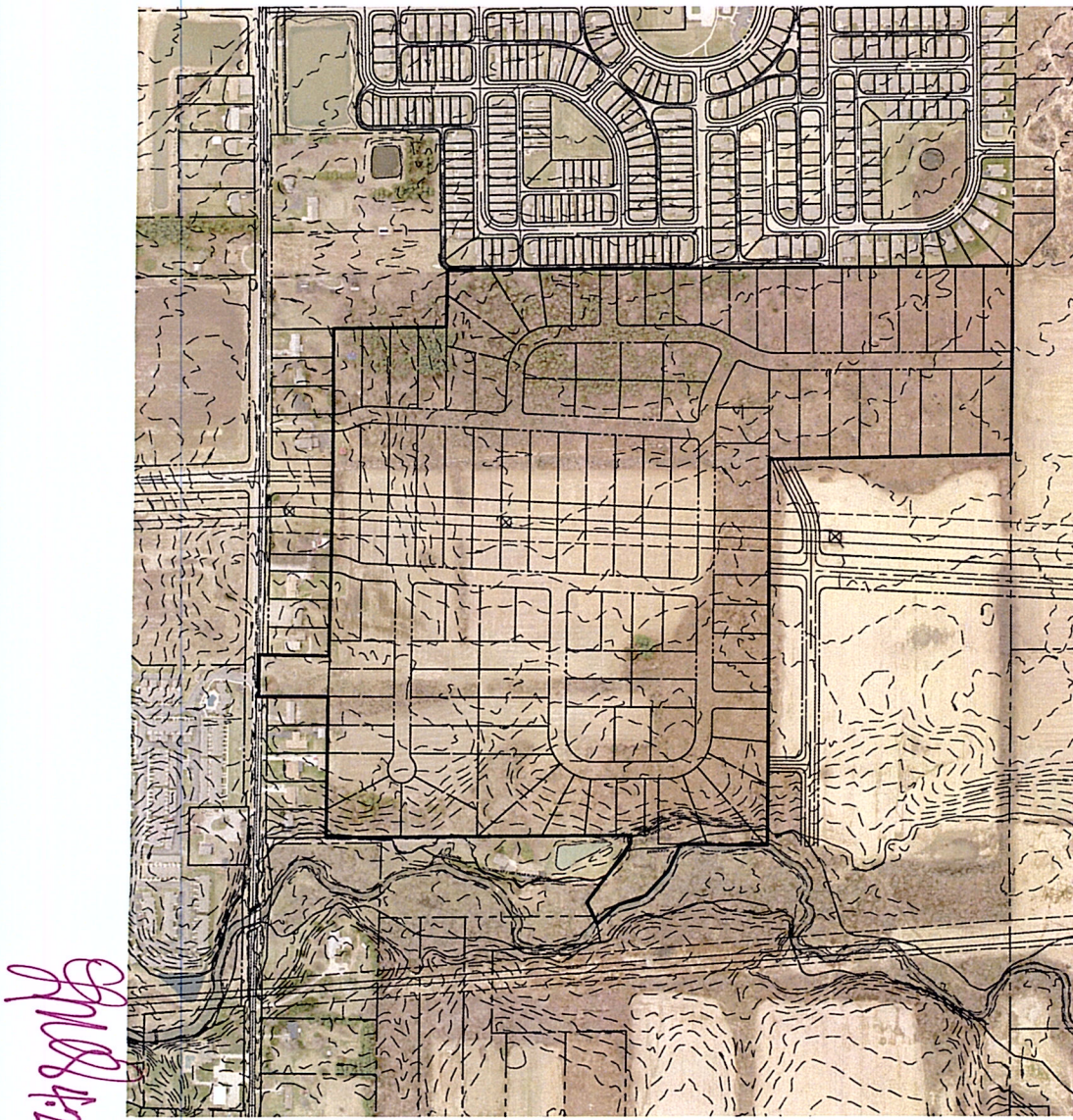


HOMWOOD CORPORATION
 10000 W. 12th Street, Suite 100
 Overland Park, KS 66211-2699

LOCATED IN:
 QUARTER TOWNSHIP 2, RANGE 2, RANGE 16
 UNITED STATES MAPS 1 AND 2
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
HELLEBREKERS
 NATURAL FEATURES

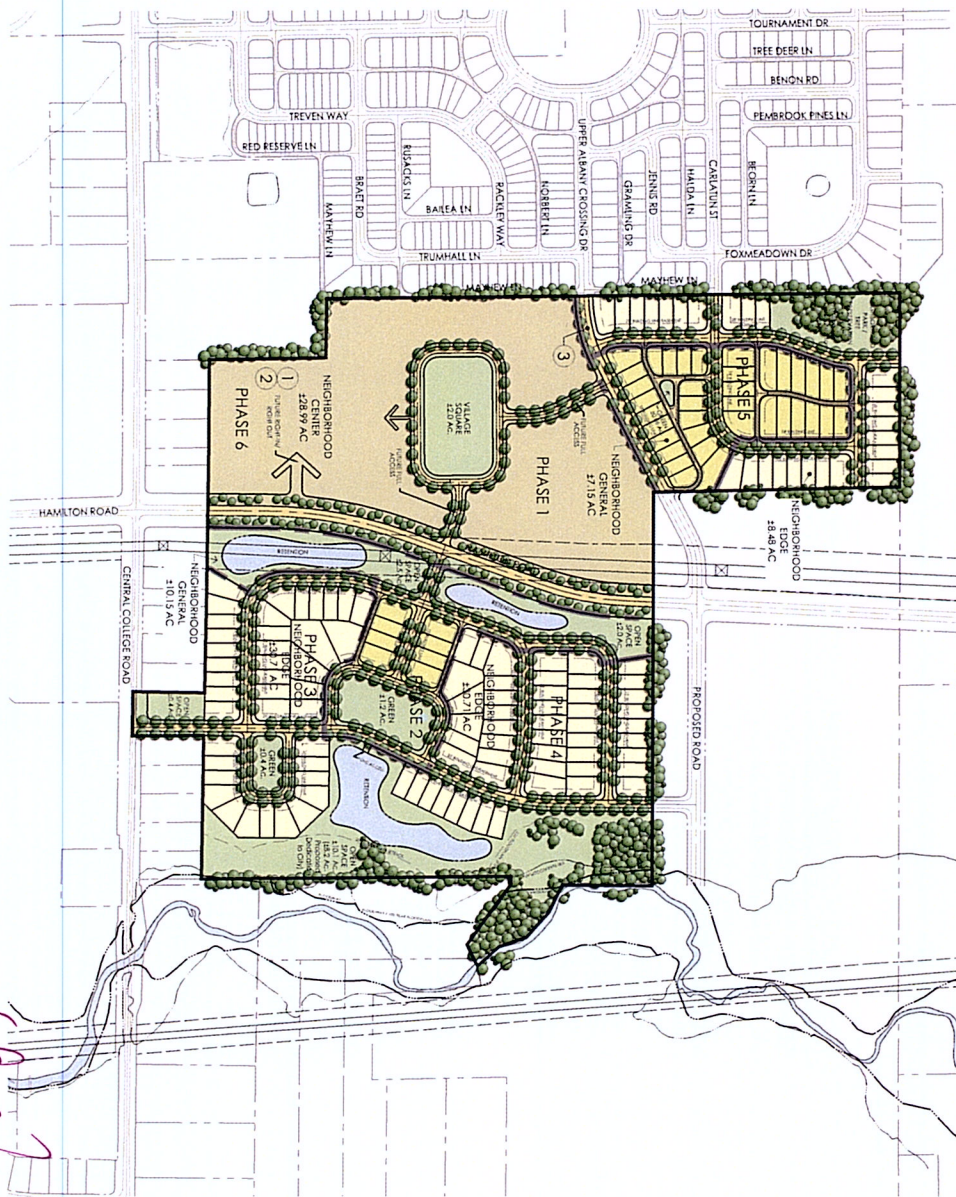
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DATE	3/17



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SUBMITTED BY: _____
 FOR: HOMWOOD CORP. _____
 DATE: _____

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 Final Received
 4/22/13



SITE DATA: OVERALL ZONING			
TND SITE DATA:	EXISTING	PROPOSED	DIFFERENCE
Total Acres:	95.40 A ±	95.40 A ±	0.00

Total Residential Units	467 Units	508 Units	+41 Units
Total Density	5.47 DU/Ac. \pm	5.94 DU/Ac. \pm	+0.47 DU/Ac.
Town Center			
Acres	80.0 \pm	0.0 \pm	80.0 \pm

Acres	Units	Density	Neighborhood Center
9.1 Units (Retail / Commercial 150,000 Sq. Ft)	0 Ac.	-9.1 Units (Retail / Commercial 150,000 Sq. Ft)	N/A
10.1 DU/Ac. ±	N/A	N/A	N/A

Acres	28.3 Ac. \pm	28.99 Ac. \pm	+0.67 Ac. \pm
Units	211 Units	347 Units	+136 Units
Density	7.5 DU/Ac. \pm	12.0 DU/Ac. \pm	+4.5 DU/Ac.

Neighborhood	General	Acres	Units	Density	Neighborhood Edge:
	26.0 Ac. \pm	17.3 Ac. \pm	-8.7 Ac. \pm		
	106 Lots	45 Lots	-61 Lots		
	4.1 Lots / Ac. \pm	2.6 Lots / Ac. \pm	-1.5 Lots / Ac.		

Acres	22.2 Ac. ±	39.19 Ac. ±	+16.99Ac. ±
Units	59 Lots	116 Lots	+57 Lots
Density	2.6 Lots / Ac. ±	2.9 Lots / Ac. ±	+0.3 Lots / Ac.

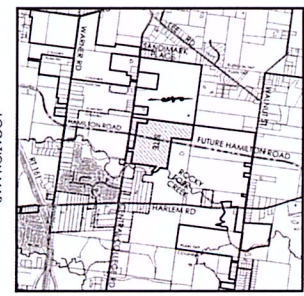
SUBMITTED BY: _____

FOR HOMEWOOD CORP. _____ DATE _____

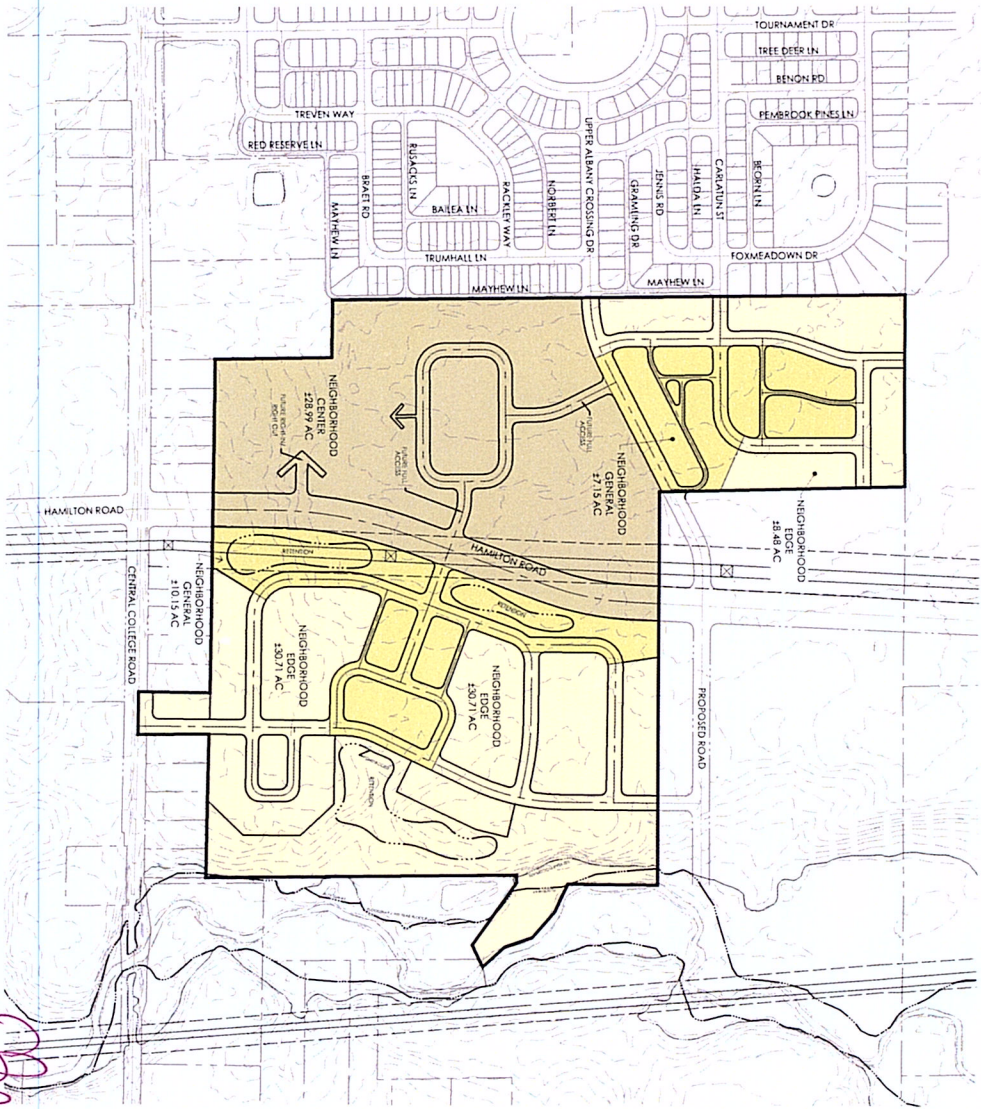
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LEGEND:

NOTES:



ORD # 2031-2013, Z12-043, Page 9 of 21






21a-043
Final Received 4/22/13

4-19-13

SITE DATA: OVERALL ZONING			
IND SITE DATA:	EXISTING	PROPOSED	DIFFERENCE
Total Acres:	85.49 Ac. ±	85.49 Ac. ±	0 Ac.
Total Residential Units	467 Units	508 Units	+41 Units
Total Density	5.47 DU/Ac. ±	5.94 DU/Ac. ±	+0.47 DU/Ac.
Town Center			
Acres	9.0 Ac. ±	0 Ac.	-9.0 Ac. ±
Units	91 Units (Retail / Commercial)		-91 Units (Retail / Commercial)
	150,000 Sq. Ft)		150,000 Sq. Ft)
Density	10.11 DU/Ac. ±	N/A	N/A
Neighborhood Center:			
Acres	26.3 Ac. ±	28.97 Ac. ±	+0.67 Ac. ±
Units	211 Units	347 Units	+136 Units
Density	7.5 DU/Ac. ±	12.0 DU/Ac. ±	+4.5 DU/Ac.
Neighborhood General:			
Acres	26.0 Ac. ±	17.3 Ac. ±	-8.7 Ac. ±
Units	106 Units	45 Units	-61 Units
Density	4.1 Lots / Ac. ±	2.6 Lots / Ac. ±	-1.5 Lots / Ac.
Neighborhood Edge:			
Acres	22.2 Ac. ±	39.19 Ac. ±	+16.99Ac. ±
Units	59 Units	116 Units	+57 Units
Density	2.6 Lots / Ac. ±	2.9 Lots / Ac. ±	+0.3 Lots / Ac.

LEGEND:

	NEIGHBORHOOD CENTER
	NEIGHBORHOOD GENERAL
	NEIGHBORHOOD EDGE

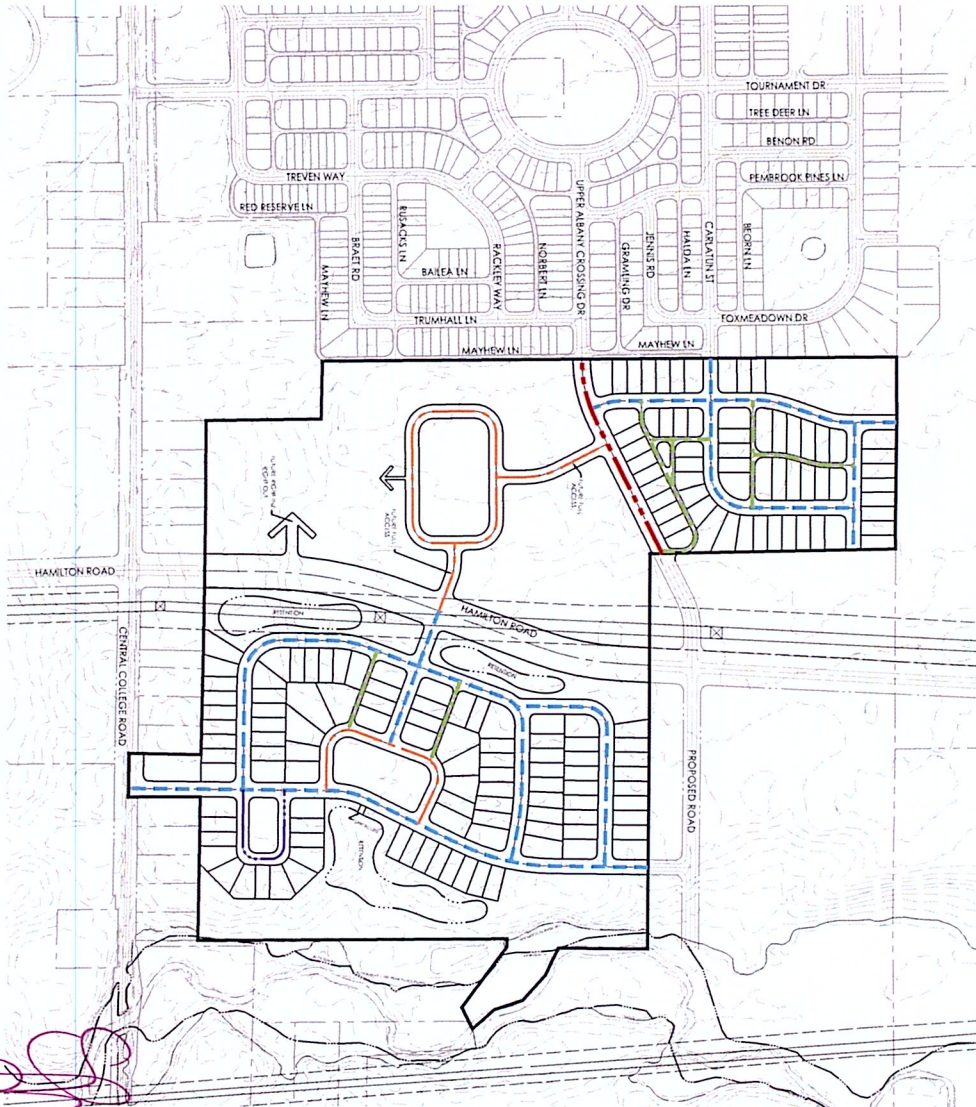
4.22.13

OPEN SPACE
RETENTION

CIVIC SPACES: REZONING ONLY			
TND SITE DATA:	EXISTING	PROPOSED	DIFFERENCE
Total Acres:	85.49 AC. ±	85.49 AC. ±	0 AC.
Total Residential Units	467 Units (302 ATTACHED 165 DETACHED)	508 Units (347 ATTACHED 161 DETACHED)	+41 Units (+45 ATTACHED -4 DETACHED)
Open Space:			
+ Parked/Designation Required	5.78 AC. ±	6.28 AC. ±	+0.48 AC.
Pedestrian/Designation Provided	9.5 AC. ±	10.0 AC. ±	+0.5 AC.
Green Acreage / Additional Open Space Provided	11.1 AC. ±	12.36 AC. ±	-0.64 AC.
Total Open Space Provided	20.6 AC. ±	22.33 AC. ±	+1.76 AC.
%	24.1 %	26.16 %	+2.06 %

+ REQUIRED OPEN SPACE IS CALCULATED BASED ON THE CITY OF COLUMBUS CODE CHAPTER 3318, PARKLAND DEDICATION, 5.5 ACRES OF OPEN SPACE PER 1000 PEOPLE, 2.48 PEOPLE PER DETACHED UNITS AND 2.13 PEOPLE PER ATTACHED UNITS.

Final Received
4/22/13



SUBMITTED BY: _____
FOR: HOMERWOOD CORP. _____ DATE _____
TITLE _____

(Continued from p. 10)

THOROUGHFARE PLAN

ROAD TYPES:

COLLECTOR: CO-40-32

STREET: ST-52-26

STREET: ST-48-22

CLOSE: CL-42-22

LANE: LA-16-12

Final Received
4/22/13

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 13, 2012**

1. **APPLICATION:** **Z12-043 (12335-00000-00438)**
 Location: **5372 CENTRAL COLLEGE ROAD (43081)**, being 85.4±
 acres located on the north side of Central College Road,
 3040± feet west of Harlem Road (Rocky Fork/Blacklick
 Accord; 010-237894).

 Existing Zoning: NE, Neighborhood Edge, NG, Neighborhood General,
 NC, Neighborhood Center, and TC, Town Center
 Districts.

 Request: NE, Neighborhood Edge, NG, Neighborhood General,
 and NC, Neighborhood Center Districts.

 Proposed Use: Single- and multi-unit residential development.
 Applicant(s): Homewood Corp.; c/o Laura MacGregor Comek, Atty.;
 500 South Front Street, 12th Floor; Columbus, Ohio
 43215.

 Property Owner(s): The Applicant.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

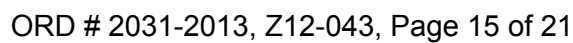
- The 85.4± acre site is undeveloped and zoned in the NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts. The applicant requests reallocation of the NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts, and elimination of the TC, Town Center District. The proposed changes include a decrease in land zoned in the Neighborhood General District and an increase in land zoned in the Neighborhood Center and Neighborhood Edge Districts. The modifications
- Farmland zoned in the R, Rural District is located to the north. Single-unit dwellings in the NG, Neighborhood General, and NE, Neighborhood Edge Districts are located to the west. *Rocky Fork Creek* and a single-unit dwelling in Plain Township are located along the eastern border of the site. Single-unit dwellings in Plain Township are located to the south. Also, to the south across Central College Road is undeveloped land zoned in the CPD, Commercial Planned Development and L-C-4, Limited Commercial Districts, and multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends Traditional Neighborhood Development in the Neighborhood, Neighborhood Center and Neighborhood Center Commercial designations for this location. Staff is supportive of the removal of the Town Center District with the close proximity of commercially-zoned land to the south of the site. The

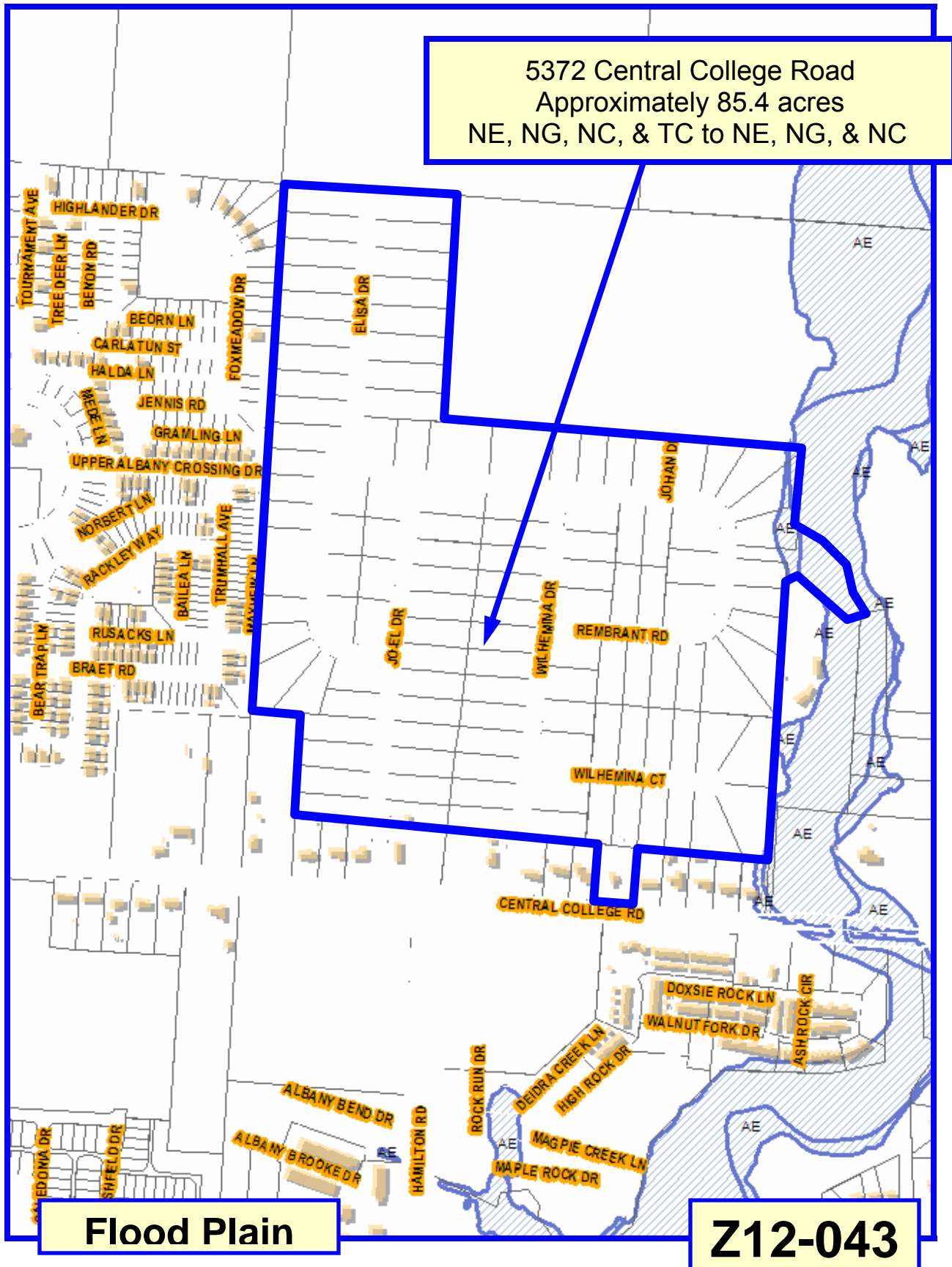
Rocky Fork/Blacklick Accord Implementation Panel voted to approve the request on September 20, 2012.

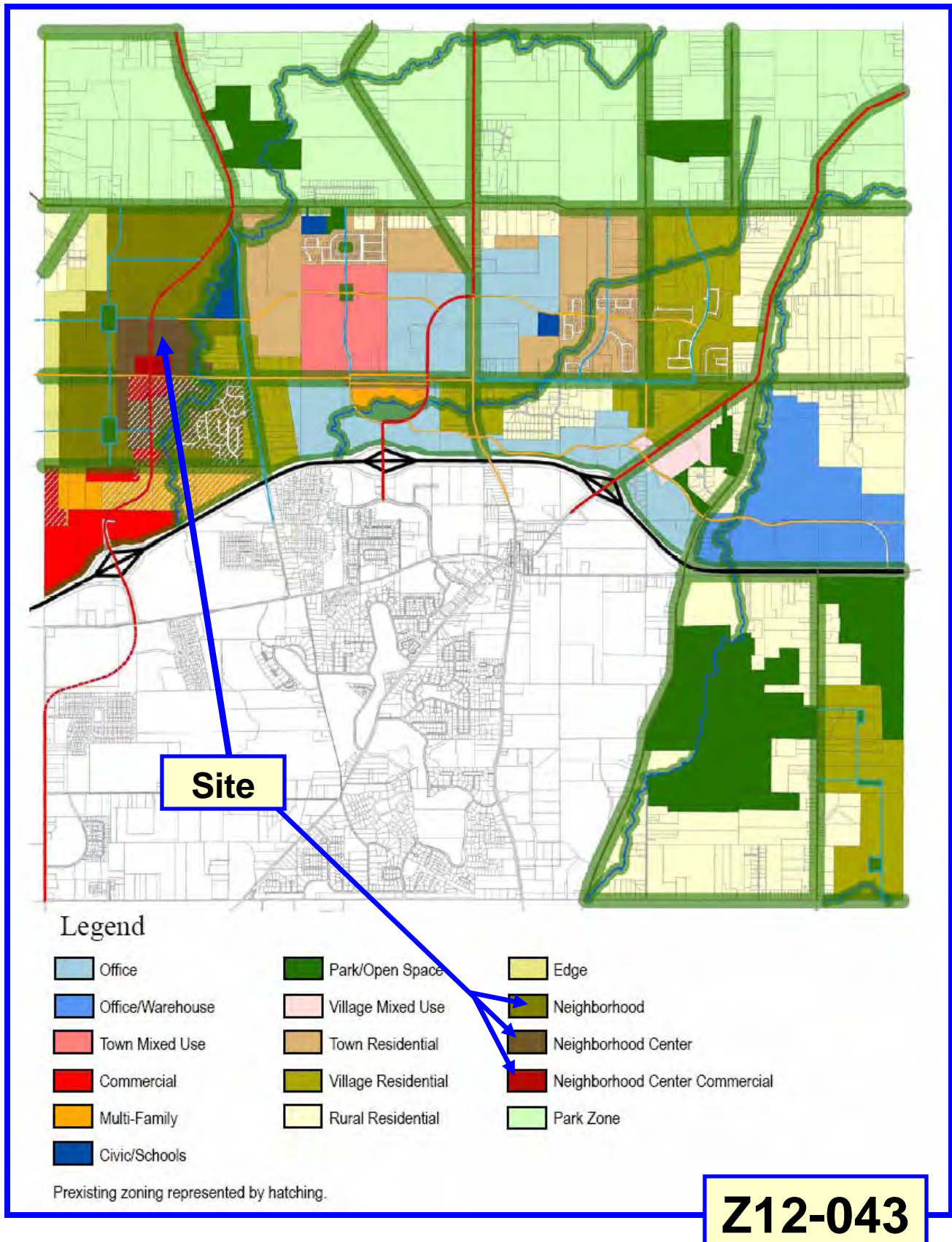
- The proposed TND will include a maximum of 508 residential units, which result in an overall increase of 41 units with a density change from 5.47 units/acre to 5.94 units/acre. The reallocation of the TND districts will result in an increase of open space of 1.76± acres, including further protection of the area west of *Rocky Fork Creek*. Sidewalks are required to be at least five feet wide, and bicycle racks will be provided at civic spaces as requested by the Columbus Healthy Places Program.
- The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs. The specifics of the funding requirements will need to be finalized prior to this application being submitted to City Council for consideration.
- 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, and North Hamilton Road, which is to be extended through the site, as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

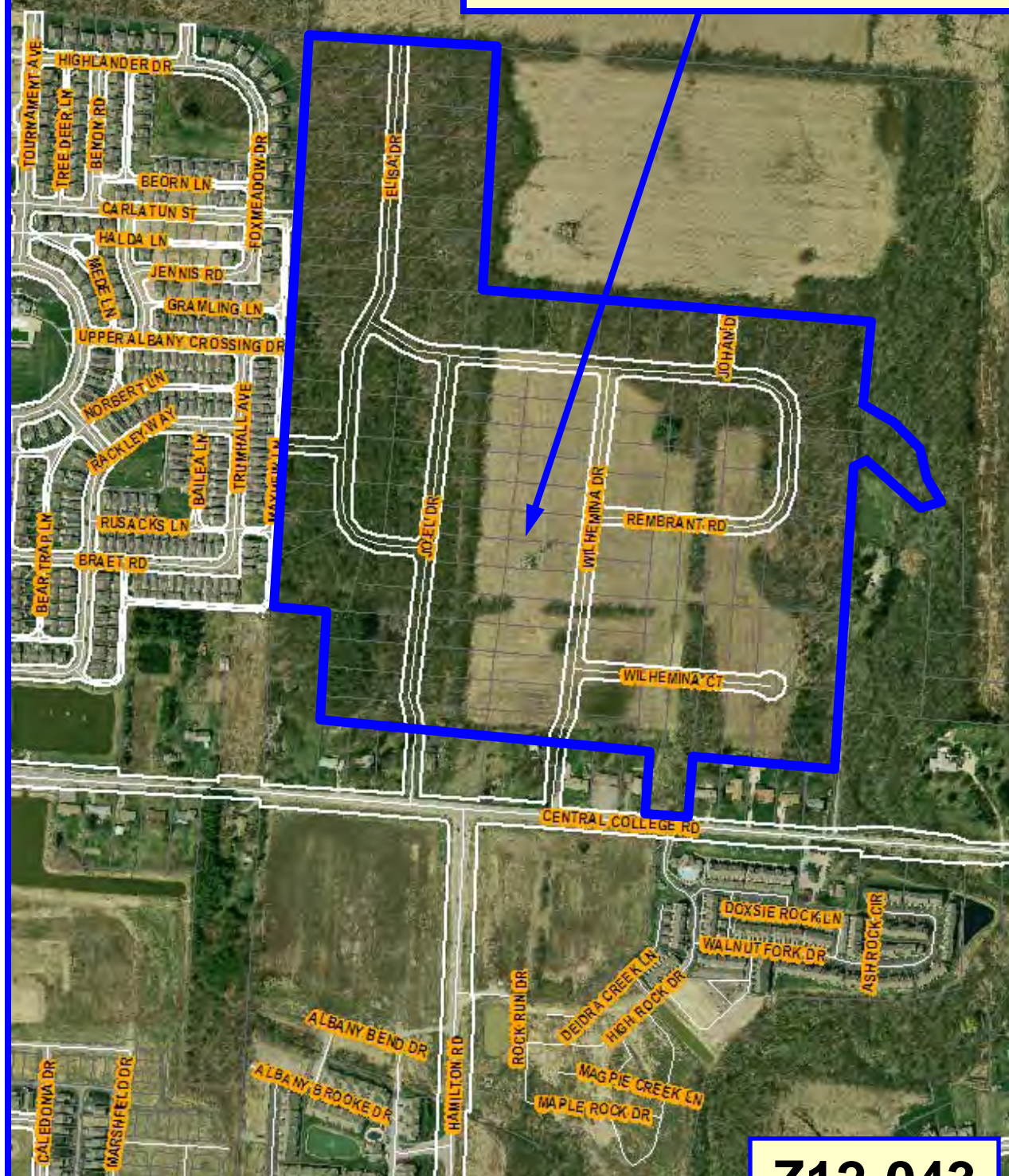
The reallocation of the TND districts will not negatively impact the existing surroundings and will allow the applicant to pursue their marketing and design objectives while maintaining the goals of Traditional Neighborhood Development. The proposal is consistent with TND principles and will result in increased open and civic space, greater protection of natural resources and additional revenue to complete needed infrastructure projects in the area.







5372 Central College Road
Approximately 85.4 acres
NE, NG, NC, & TC to NE, NG, & NC



Z12-043

RECORD OF PROCEEDINGS

SEPTEMBER 20, 2012

7:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 7:05 pm at New Albany Village Hall with the following members present: Don Ballard, Doug Burnip, Mike Chappelle, Ron Lachey, Meera Parthasarathy, and Gary Schmidt. Mr. Burnip chaired the meeting. Staff members present were Devayani Puranik, Stephen Mayer, and Ben Collins.

II. Record of Proceedings

August minutes will be presented at October meeting.

III. Old Business

IV. Cases/Public Hearings

1. 5372 Central College Road- (Z12-043)

Review and Action regarding a Columbus application to rezone an approximately 89.94 acre undeveloped land from TND-NC, NE, NG and TC to similar districts with reconfigured plan. This development is located on north side of Central College Road along Hamilton Road extension.

Proposed Use: Mixed Residential

Applicant: Homewood Corporation, c/o Laura Comek, Atty

Applicant Presentation: Ms. Laura Comek provided a list of items incorporated in the revision from August meeting presentation.

- TC district is eliminated and replaced with NC district.
- Setback area from the homes along Central College Road is provided. 30' setback is provided along northern edge of the home properties. (30' setback along southern property line)
- A concept plan for NC district is provided. Open space is doubled in the central area with TND style building configuration.
- Five' setback from western property line next to the alley is provided. It will be green mound area between two properties aligned, with two alleys on both sides.

Mr. Chappelle asked about the protection of the houses along Central College Road.

Ms. Comek said that they are providing 30' buffer space. They can't preserve additional trees in the buffer because the trees are not very mature and utilities will be going through that space.

Mr. Chappelle asked if it is possible to have single family houses behind the houses along Central College Road.

Ms. Comek said that they have tried to achieve a transition from existing TND development to the west. The setbacks and buffers are provided between existing houses (currently zoned commercial) and proposed development.

Mr. Chappelle said that those houses are in Plain Township. Central College Road widening, new sewer system, City of Columbus annexation will affect the property values of those houses. When those properties were bought,

the property to the north was zoned for single family housing anticipating around 600 people. The new proposal will have around 1,000 people.

Ms. Comek said that the current zoning already has 467 units and probably with RFBA standards, those parcels could be just setbacks from Central College Rd.

Ms. Comek said that they intending to move forward with sewer and Hamilton rd extension in next two to three years. They are expecting to build the multifamily units around same time. They will build Hamilton Rd to first intersection within their development to serve new multifamily development.

Mr. Chappellear asked if they were able to acquire the property along Central College Rd.

Ms. Comek said that they haven't been able to do that yet but they are working on it.

Ms. Comek said that the last issue that they were asked to address was redistribution of the NG lots. They have done that within northern portion of the site.

Ms. Comek said they will present the elevations to the panel when Homewoods is ready with their home product designs, even though they are not required by the code.

Mr. Schmidt said that it is very hard to approve such a large scale project without knowing anything about the building types.

Ms. Comek said that they will be back to present within next six months.

Mr. Ballard asked if there are any property owners in the audience.

Ms. Comek said that she has corresponded with a gentleman who was present at the last meeting and provided him the updates.

Mr. Burnip said that the staff had asked about the woodland areas.

Ms. Comek said that they have tried to preserve more mature tree cover along northwest corner. They will be maintaining that area as the undisturbed parkland. City Parks and Recreation agrees with that proposal. She also said that they are required to dedicate 6 acres as parkland but they are providing total of 23 acres.

Mr. Burnip asked about the tree planting in 30' setback along southern boundary. Ms. Comek said that they will not be able to preserve all trees but they will be replanting at least with 2.5" caliper trees and 5' minimum for evergreens. It will be mixture of deciduous and evergreen trees. But the neighbors will be consulted for the combination of type of the trees. New trend is to provide more deciduous trees.

Mr. Burnip asked if anyone in the audience wants to comment.

Ms. Comek thanked the panel.

MOTION: To approve

MOTION BY: Mr. Lachey, seconded by Mr. Ballard

RESULT: Approval (4-2)

(Mr. Schmidt and Mr. Chappellear voted No)

2. 6127 Harlem Road

Review and Action regarding a Columbus application to rezone an approximately 5.2 acres located near the northwest corner of Harlem and Warner Roads.

Proposed Use: Senior residential facility

Applicant: Otterbein Skilled Nursing and Rehab Neighborhood



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 # 712-043

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek
of (COMPLETE ADDRESS) 500 S. Front St., 12th fl., 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

1. <u>Homewood Corp.</u> <u>2700 E Dublin - Granville Rd.</u> <u>Cols., Oh 43231</u> #ees: <u>35</u>	2.
3. <u>attn: Jim Lipnos</u>	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 22nd day of April, in the year 2013



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

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

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