

Acreage

Neighborhood Center (NC) [Subarea B, Section 1]
Neighborhood General (NG) [Subarea B, Section 2]
Neighborhood Edge (NE) [Subarea B, Section 3]
District (D) [Subarea B, Section 4]

with park 13.1968 Ac.

62.6684 Ac.
92.8735 Ac.
16.3418 Ac.
6.2058 Ac.
178.0695 Ac.

Gross Acreage

Public Streets

Set back from Gender Rd. (Green Space)

Total Net Acreage (Total Acreage - Public Streets)

Dwelling Units

Neighborhood Center (NC) [Subarea B, Section 1]
Neighborhood General (NG) [Subarea B, Section 2]
Neighborhood Edge (NE) [Subarea B, Section 3]
District (D) [Subarea B, Section 4]

800 DU
416 DU
45 DU
50 DU

Total Dwelling Units Permitted

(8 DU + Total Net Acreage)

Total Dwelling Units

1364 DU
1364 DU

Total Open Space Required

(1364 DU x 750sf open space/DU)

Total Open Space

23.5 Ac.
23.8 Ac.

WHITE ASH

PROJECT STATISTICS

COLUMBUS, OHIO

REGIONAL SECTIONS	PROJECT TOTALS	NEIGHBORHOOD SECTIONS				THOROUGHFARES		OVERLAYS	DISTRICTS
LOCAL ZONES		SUBAREA B SECTION 2 (NG)	SUBAREA B SECTION 2 (NG)	SUBAREA B SECTION 1 (NC)	SUBAREA A TOWN CENTER (TC)	PUBLIC	PRIVATE (Hwy, alley & paths)	CIVIC OPEN SPACE	DISTRICT

◀ R U R A L I I T R A N S E C T I I U R B A N ▶

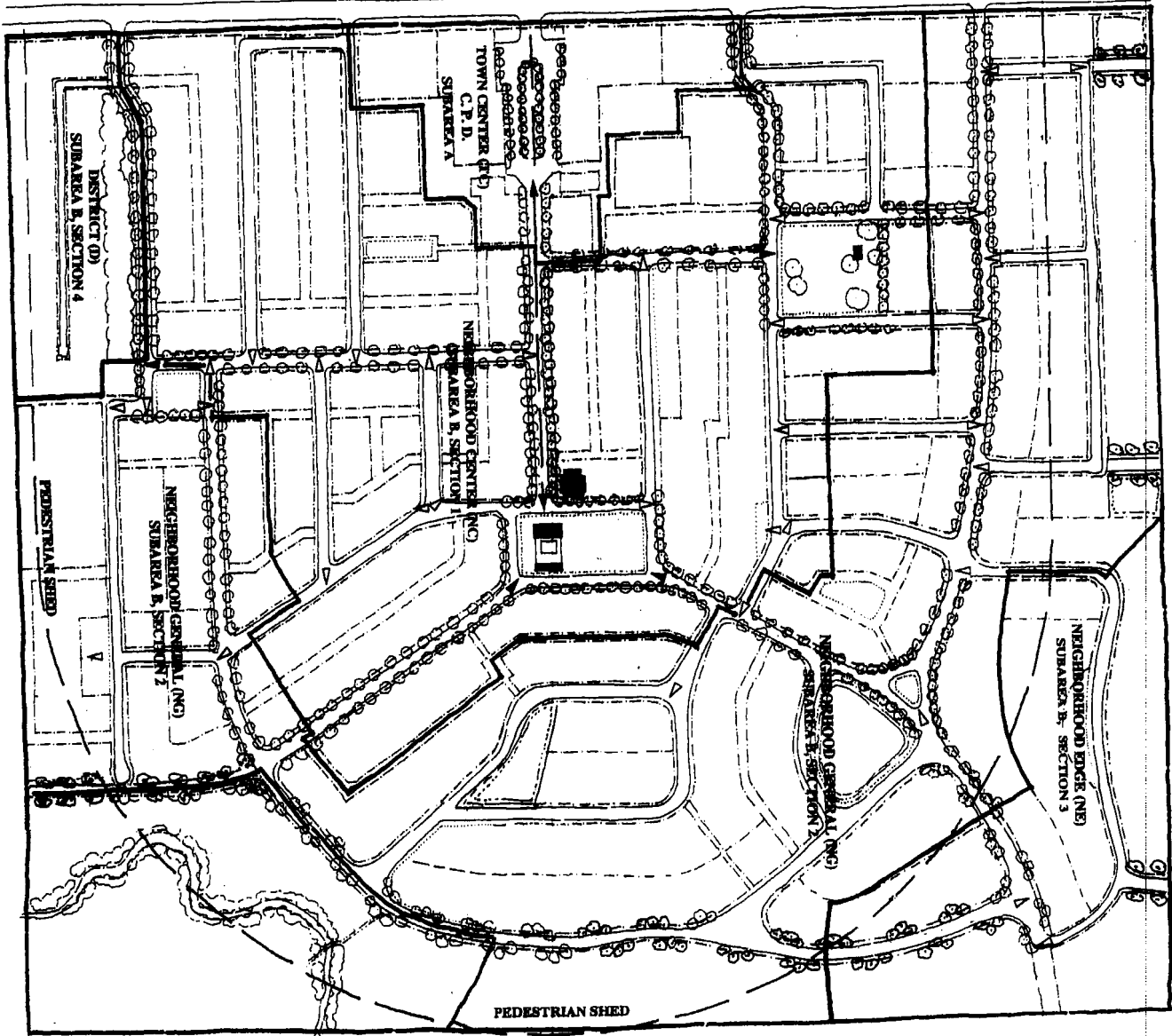
ALLOCATION	n/a	8.5 %	48.0 %	33.4 %	5.1 %	n/a	n/a	12.4 %	3.9 %
GROSS ACRES	191.28 acres	16.34 acres	53.94 acres	63.86 acres	9.68 acres	12.8 acres	35.6 acres	23.8 acres	7.56 acres

166.9

* These numbers may change depending on final Engineering and a proforma from Division of Traffic Engineering and Planning.

* This is the maximum number of units permitted without subtracting public right-of-way. Final permitted number of units will depend on actual approved public streets subtracted from gross acreage and multiplied by 8 units per acre.

OLUMBUS, OHIO
THE REGULATING PLAN, THE USE STANDARDS & THE BUILDING STANDARDS
TOWN CENTER AND MASTERPLAN



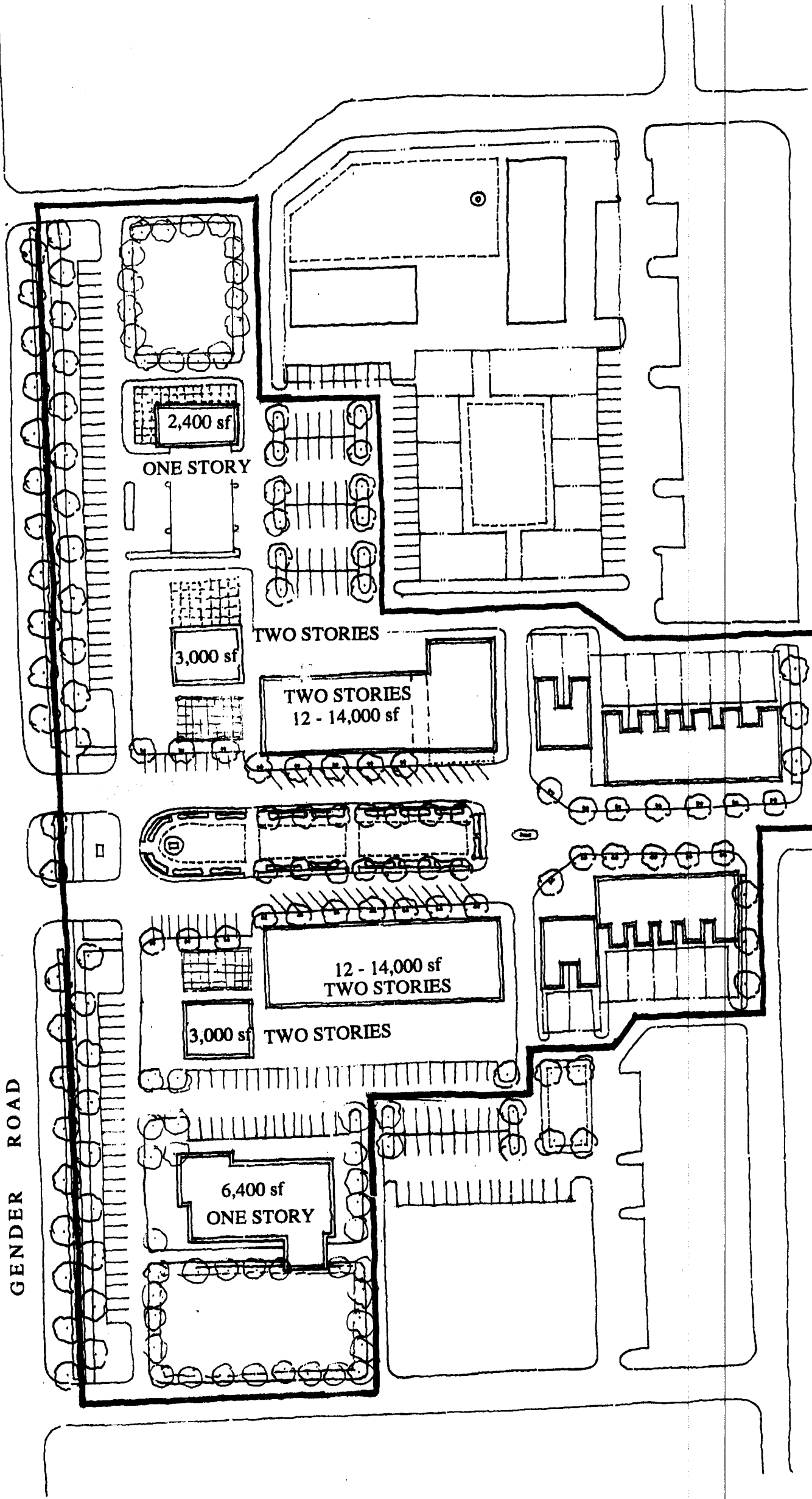
The Regulating Plan

Table with 10 columns: Zone, Subarea, Section, Use, Density, Height, etc. This table provides detailed zoning regulations for different areas of the town center.

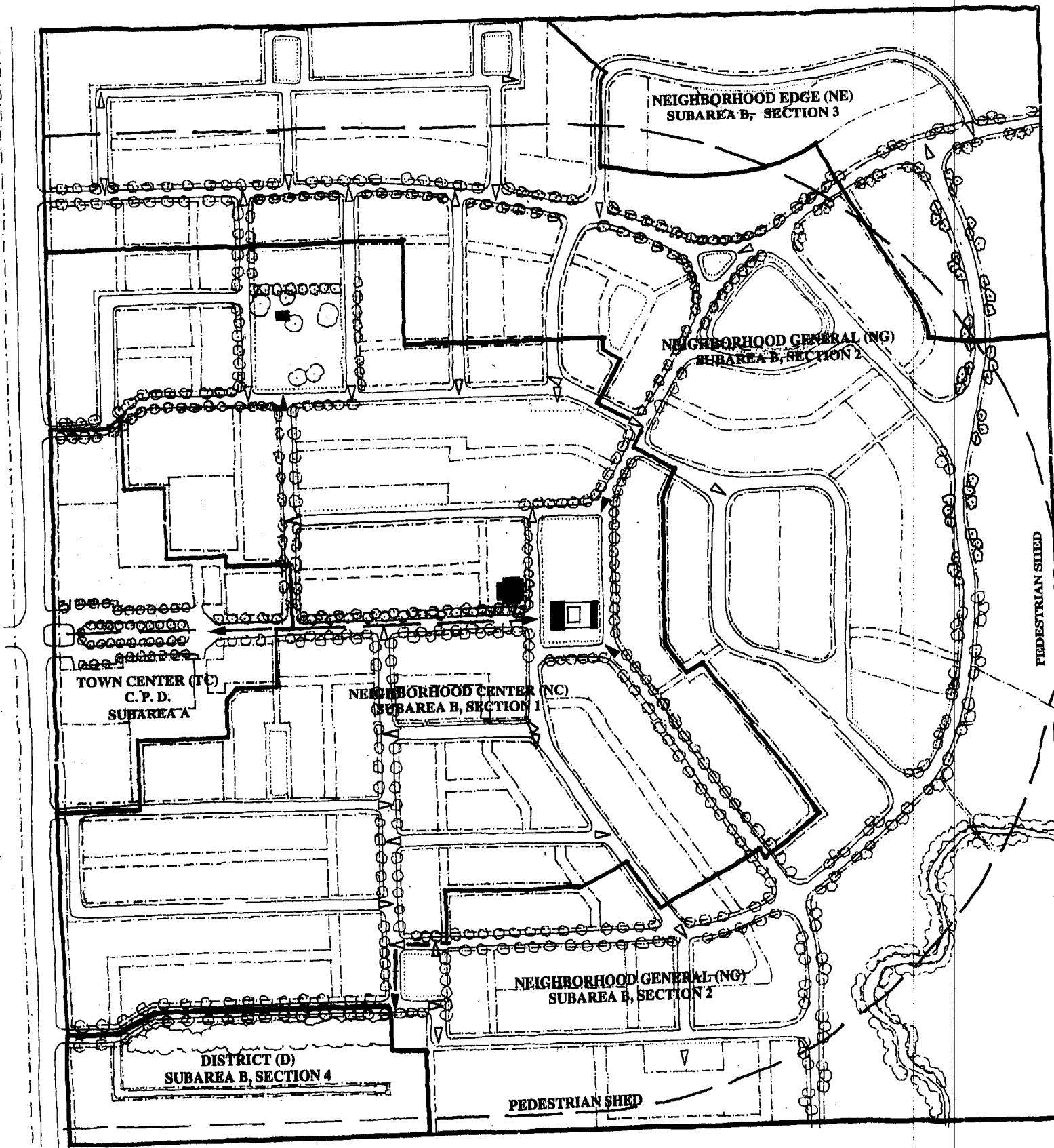
Table with 10 columns: Zone, Subarea, Section, Use, Density, Height, etc. This table provides detailed zoning regulations for different areas of the town center.

A building located at a boundary line may be required by the Regulating Plan to receive the side with an articulation of the facade.
► Required Side Articulation (articulation of the building facade required)
▷ Recommended Side Articulation (articulation of the building facade recommended)

Tiger Construction, Inc.
By: Herbert F. Pfeiffer



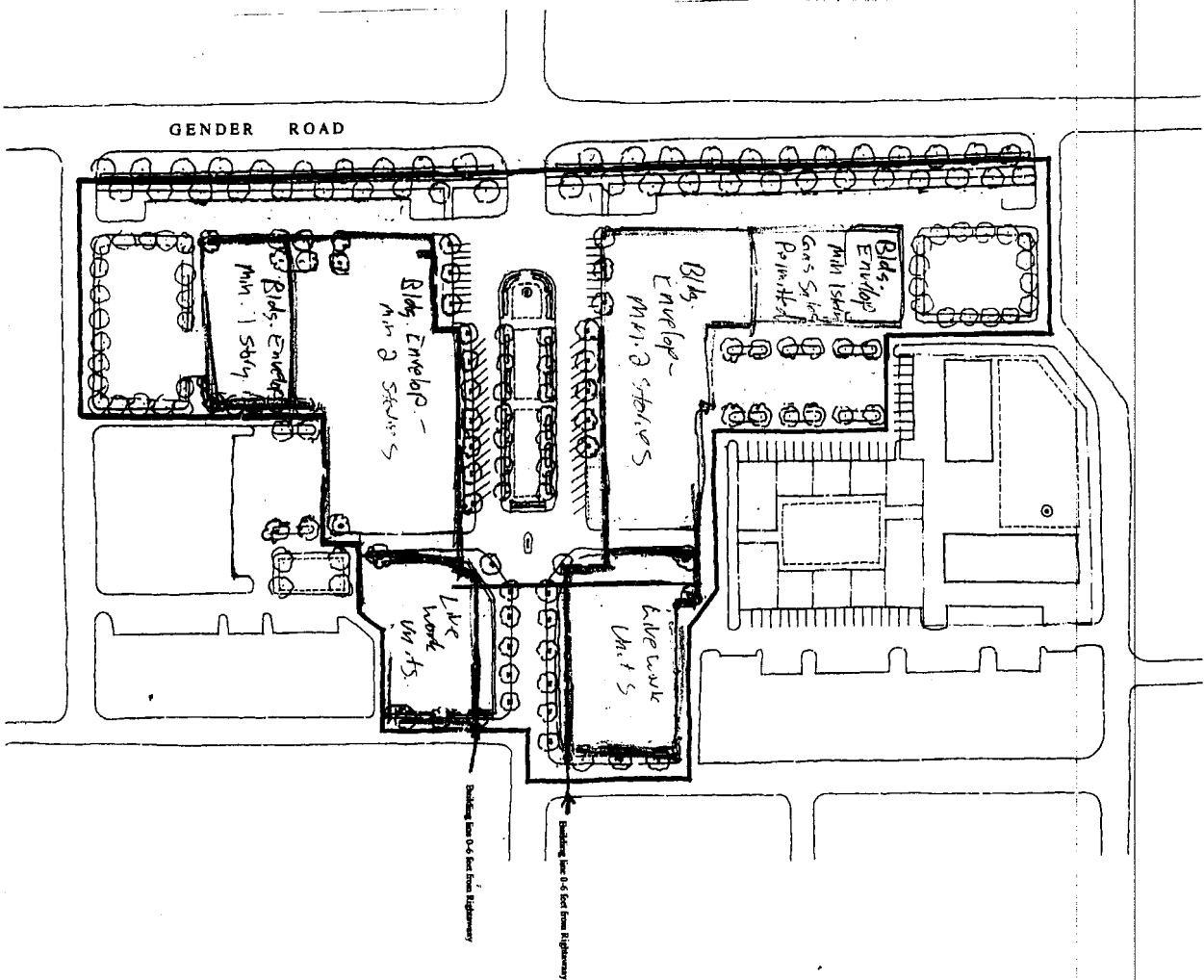
THE REGULATING PLAN, THE USE STANDARDS



The Regulating Plan
WHITE ASH
Columbus, Ohio

1" = 200'





“
The Town Center Plan
”
WHITE ASH



White Ash Microsphaera (CTD) Project Tools	9.68 Ac
CTD Area	44,800 sf
Commercial Area	40 DU
Neural Architecture above Commercial Space	15

Live Work Units
Live work units are structures intended to have first floor commercial and second floor residential. A council variance can be submitted to change residential use on first floor or provide a combination of commercial space and residential space within a single unit or each unit.

Part 1:
Commercial Use @ 4 required spaces per 1,000 sq ft
Residential Use @ 2 required spaces per DU
Live/Work Units @ 2 required spaces per Live/Work

Total Parking Spaces Required

(Subject to final square footage)

171.2 spaces
80.0 spaces
26.0 spaces
277.2 spaces
277.2 spaces

WHITE ASH
COLUMBUS, OHIO

PROJECT STATISTICS

[illegible]

- The Townhouse shall be two family, three family, four family, or apartment house of no more than six units providing all units have entrances on street frontage or first floor, or townhouses as defined in C.C.C. 303.20.
- MF - Medium-density apartment houses, multiunit/dwelling developments, or apartment complex does hereby provide that each building has between eight and sixteen units per building.
- The number of Units in Subarea B, Section 4, "District (D)" can be increased from 50 Units to 10 Units per acre, providing that the equal number is subtracted in Subarea B, Section 1, (NC).

June 6, 2000

Tiger Construction, Inc.

By: Herbert J. Pfeiffer

Prepared for
 Roland E. Reed and
 Tiger Construction, Inc.
 219 Winchester Cemetery Road
 Canal Winchester, OH 43110
 614.837.6552

Prepared by
Dunry Plaster-Zybock
& Company
320 Pinebush Lane
Gaithersburg, MD 20878
301 846 6223

THE TOWN CENTER PLAN

(CPD)

White Ash Masterplan (CPD) Project Tools

CPD Area

9.68 Ac

Commercial Area

44,800 sf

Rental Apartments above Commercial Space

40 DU

Live/Work Units

15

Live work units are structures intended to have first floor commercial and second floor residential. A council variance can be submitted to change residential use on first floor or provide a combination of commercial space and residential space within a single unit or each unit.

Parking

Commercial Use @ 4 required spaces per 1000 sf
Residential Use @ 2 required spaces per DU
Live/Work Units @ 2 required spaces per Live/Work

171.2 spaces

80.0 spaces

26.0 spaces

Total Parking Spaces Required

277.2 spaces

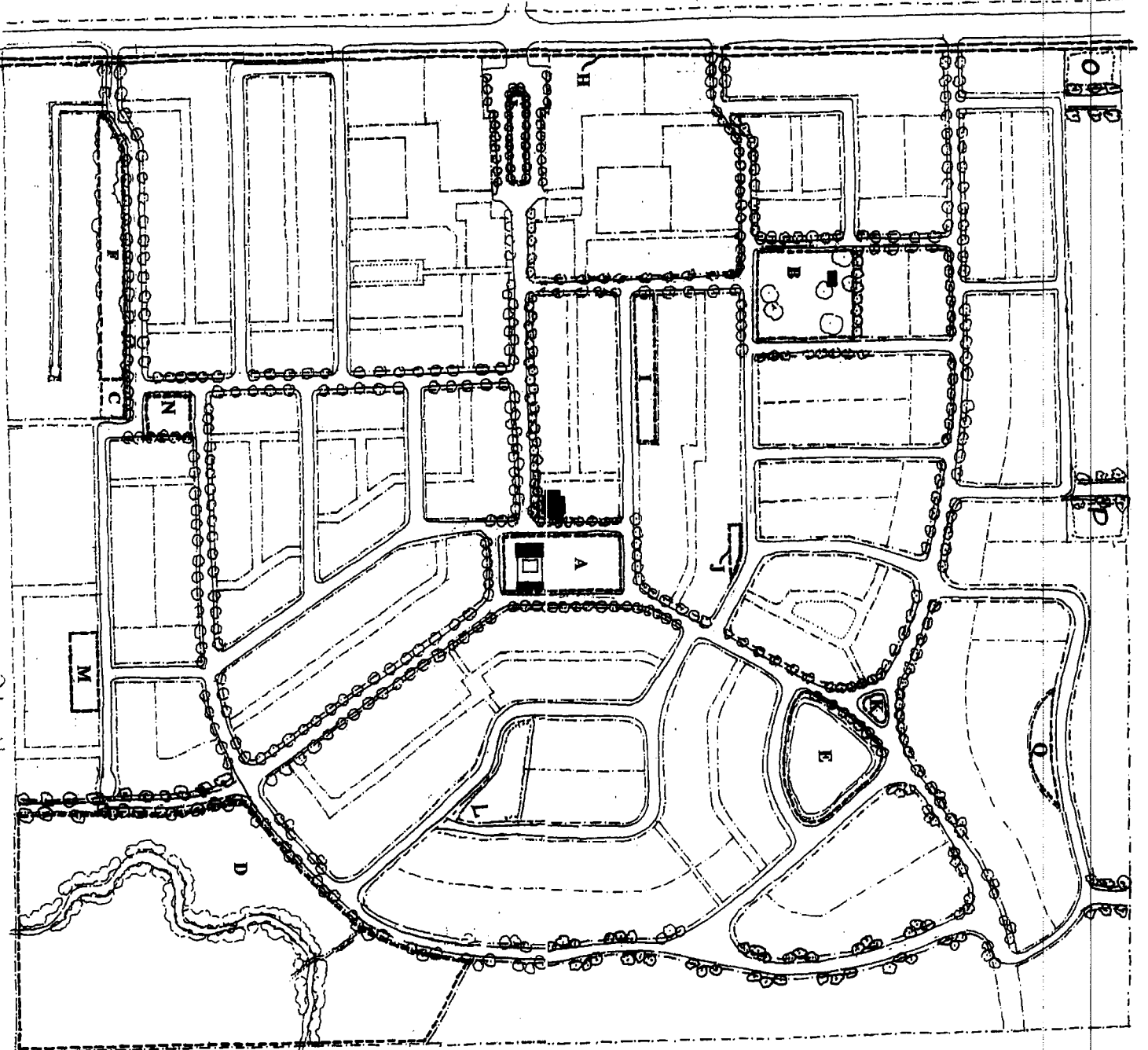
Total Parking Spaces Provided

277.2 spaces

(Subject to final square footage)

COLUMBUS, OHIO

TOWN CENTER AND MASTERPLAN



"The Open Space Plan"

Whole Area Open Space Totals	
Total Dwelling Units Permitted (\pm DU = Total Net Acres) \times 100	1564 DU
Total Dwelling Units	1564 DU
Open Space	23.5 A
(1564 DU \times 7500 open space/DU)	23.5 A
Total Open Space	23.5 A

[illegible]

See next page.

Amended 7/3/10

Tiger Construction, Inc.
By: Robert J. Peltz
6/30/24

WHITE ASH

COLUMBUS, OHIO

6. CIVIC OPEN SPACES


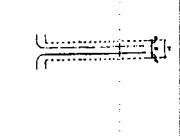
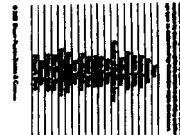
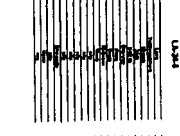
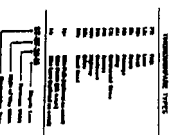
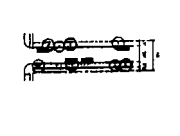

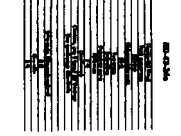

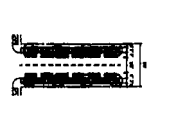


- A. Civic Open Space "A" (a 1.2 acre square) shall include a Clubhouse with a meeting room, and an exercise room with exercise equipment; and shall be completed before the completion of half of the total dwelling units that it serves.
- B. Civic Open Space "B" (a 1.4 acre green) shall include the majority of the existing large trees and possibly, one or more of the existing building. The existing buildings shall be examined by the applicant's architect or structural engineer and the City's Historic Preservation Office, and if it is deemed reasonable, one or more of the existing buildings shall be altered to prevent deterioration. Restoration of one or more of the buildings to serve a useful civic purpose may be undertaken by the developer at the sole option of the developer or by a third party with the permission of the developer.
- C. Civic Open Space "C" (a 0.3 acre square) may include, at the Developers sole option, a building to serve a useful civic purpose.
- D. Civic Open Space "D" (a 14.3 acre park) This park shall also include picnic facilities and benches. It may include recreational equipment and other furnishings. A storm water pond will be built on this property. After these improvements have been made by the developer, Civic Open Space "D" shall be made public-owned and maintained by the City.
- E. Civic Open Space "E," (a 1.4 acre pond) shall contain water at all times.
- F. Civic Open Space "F" (a 1.6 acre park) shall include 100 feet (measured from the centerline of the street) of the existing tree stand. The park may be selectively cleared to remove unsightly dead and damaged plant material. After selectively clearing, the developer may, at the developer's sole option, add plant material.
- G. Civic Open Space "G" (a 0.3 acre square) shall include grass, a perimeter boxwood hedge, White Ash trees planted in grates in the sidewalk on both sides of the surrounding thoroughfares, benches, trash cans, bike racks and a drinking fountain. This square shall not include additional landscaping (unless approved by the Business Owners Association), but may include additional furnishings, with the exception of play equipment. Civic Open Space "G" shall be owned and maintained by the Business Owners Association (BOA).
- H. Civic Open Space "H", (a 15' wide, 1.0 acre green) paralleling Gender Road (typically used as a mounded "buffer") shall include a 6-foot bike lane, grass, White Ash trees planted in a single row paralleling but between (staggered) the trees lining Gender Road, and a dark brown or black opaque-stained, 4-foot high, 3-rail wood fence. In the event the trees lining Gender Road within the right of way have not been planted or located prior to the planting of the trees in "H," the White Ash trees shall be planted 40' on center. In any event, the trees in "H" shall not exceed 40' on center. This green shall be completed prior to the issuance of the first commercial occupancy permit.
- I. Civic Open Spaces "J", "K", "L", "M", "N", "O", "P" and "Q" (squares of between 0.1 and 0.5 acres) shall include grass, trees of the same type as the adjacent street trees, benches, and trash cans, and may include additional landscaping and other furnishings. Civic Open Spaces "K", "L", "M", "O" and "P" are playgrounds and ~~shall~~ include play equipment for toddlers and/or pre-school children as they are furthest from the Clubhouses and the Regional Park. *may*

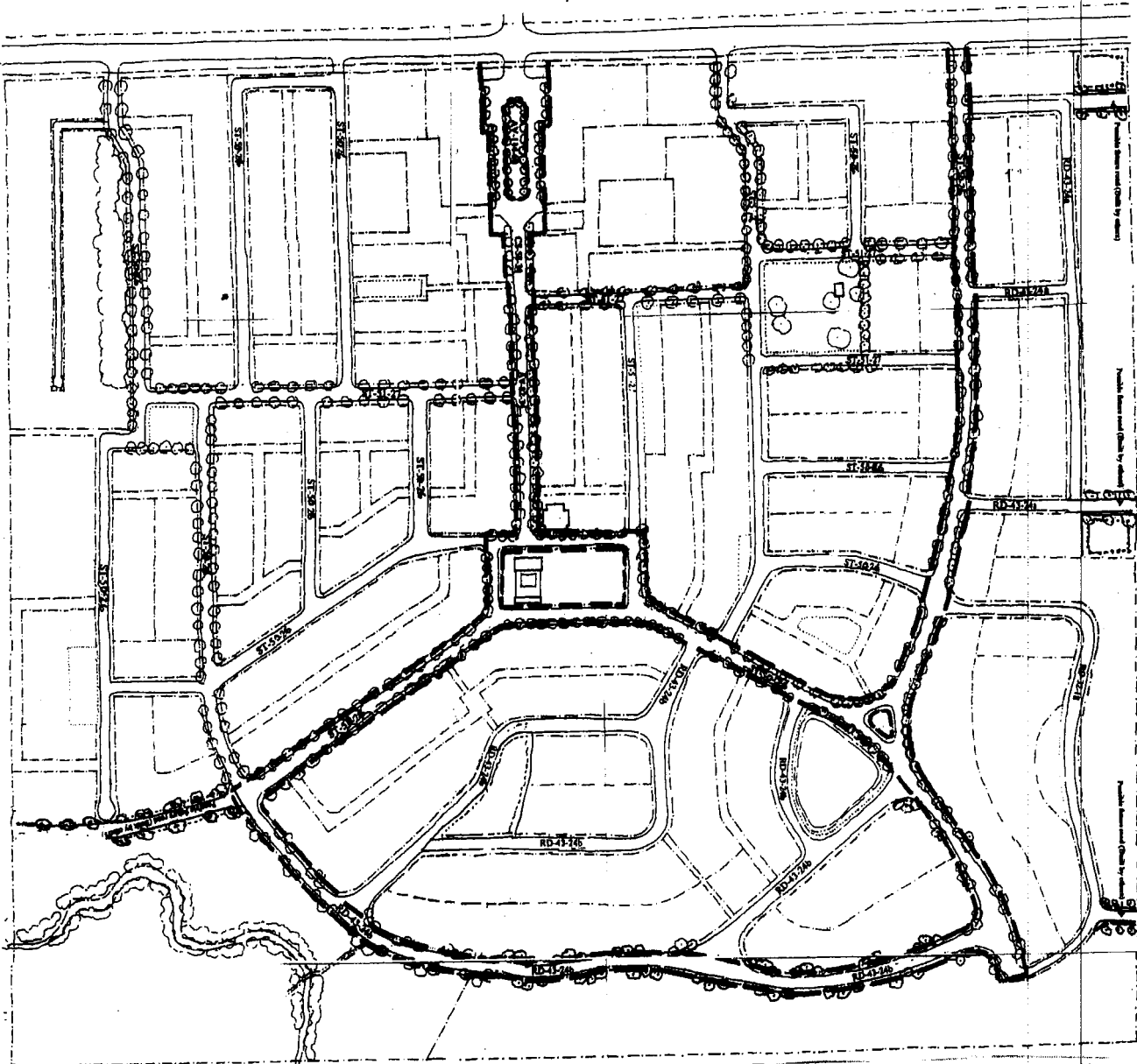
* In the final Engineering plan the "open space" areas may vary in a small amount to fit the overall plan; however, the open space shall remain the same 23.8 acres

[Handwritten signature]

*new page
Amended 7/31/00*

(19a)

Main Plan COLUMBUS, OHIO		THOROUGHFARE STANDARDS THE TOWN CENTER	
			
			
			
			
			
			


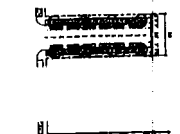
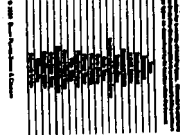







1" = 200'

WHITE ASH

Columbus, Ohio



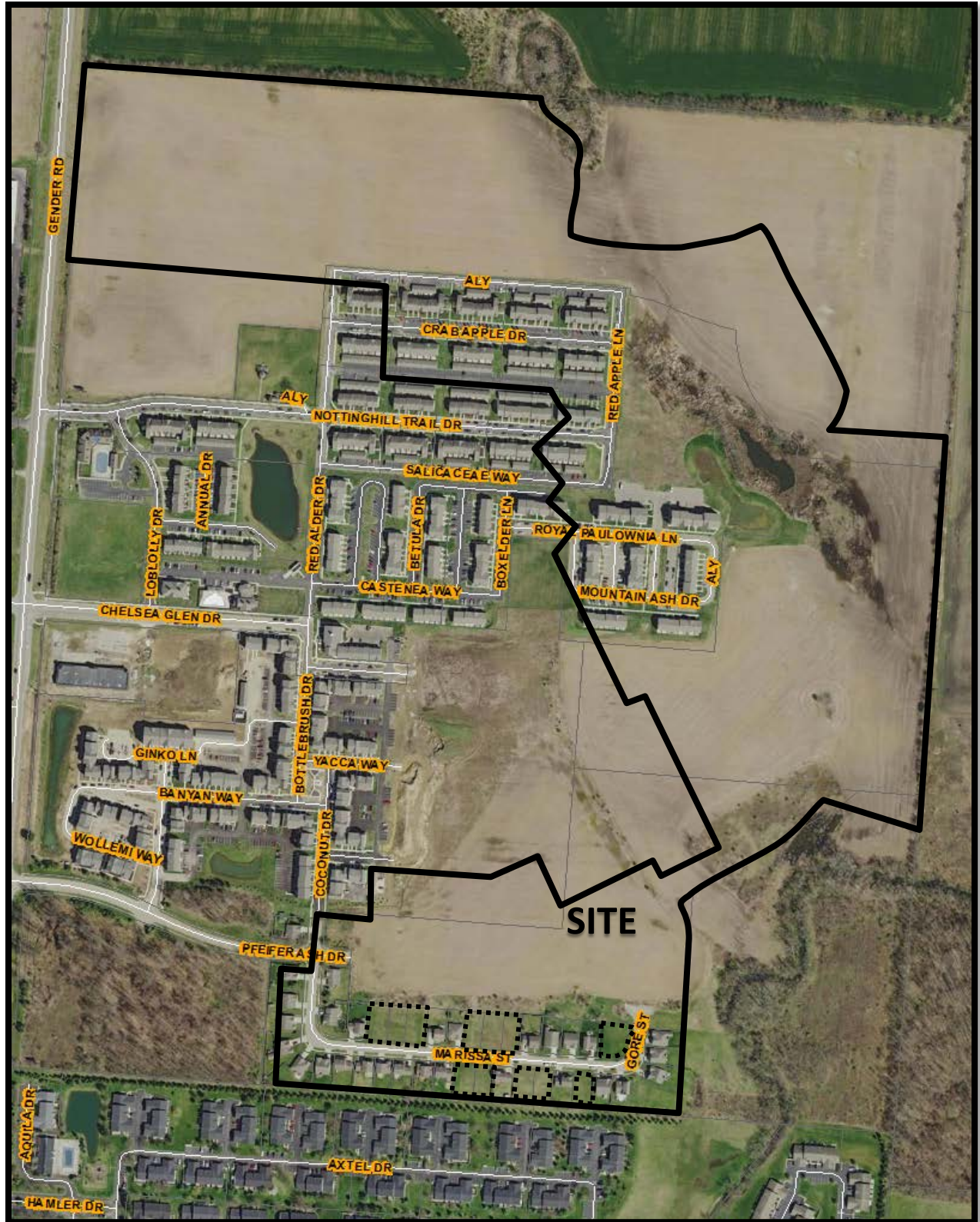
Main Plan COLUMBUS, OHIO		THOROUGHFARE STANDARDS THE TOWN CENTER	
			
			
			
			

Public Thoroughfares

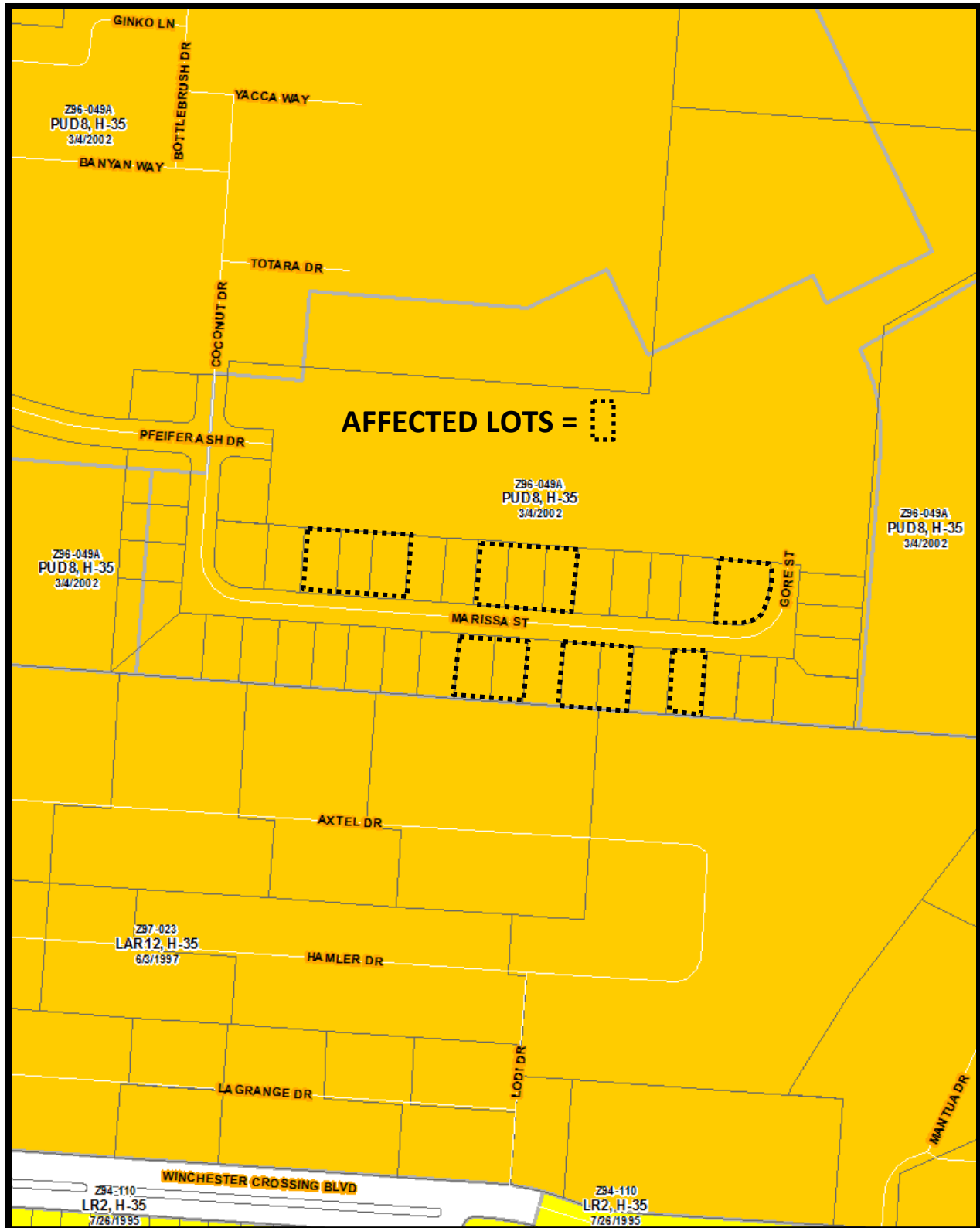
Tiger Construction, Inc.

By: *Robert J. Pridemore*
6/30/2000

Z96-049B
4800 Gender Road
Approximately 79.68 acres
.....PUD-8



Z96-049B
4800 Gender Road
Approximately 79.68 acres



Z96-049B
4800 Gender Road
Approximately 79.68 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number: Z96-049B

Address: 4800 Gender Road

Group Name: Greater South East AC

Meeting Date: 6-26-2018

Specify Case Type:

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

☒ Approval

☐ Disapproval

NOTES:

Commission views styles are compatible for
the development. The potential for high values
is modest concern for existing residents in
regards to property taxes.

Vote:

7 votes Yes; 1 vote No

Signature of Authorized Representative:

L. Schacht
SIGNATURE

ZONING CHAIR, GSEAC
RECOMMENDING GROUP TITLE

6144965482
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Rezoning Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: 296-049BSTATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) TIM BRADER
 of (COMPLETE ADDRESS) 7965 N. HIGH ST. STE 20, COLUMBUS, OH 43235
 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>TIGER CONSTRUCTION INC</u> <u>650 WINCHESTER PIKE</u> <u>CANAL WINCHESTER, OH 43110</u> <u>SANDEE RIGGS 614-512-2169</u>	2. <u>FISCHER HOMES</u> <u>7965 N. HIGH ST.</u> <u>COLUMBUS, OH 43235</u> <u>TIM BRADER 614-499-9579</u>
3. <u>LESS THAN 5 EMPLOYEES</u>	4. <u>60 +/- EMPLOYEES</u>

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11 day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

03-26-2022*This Project Disclosure Statement expires six months after date of notarization.*

ANNE SOFRANKO
 Notary Public, State of Ohio
 My Commission Expires 03-26-2022

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