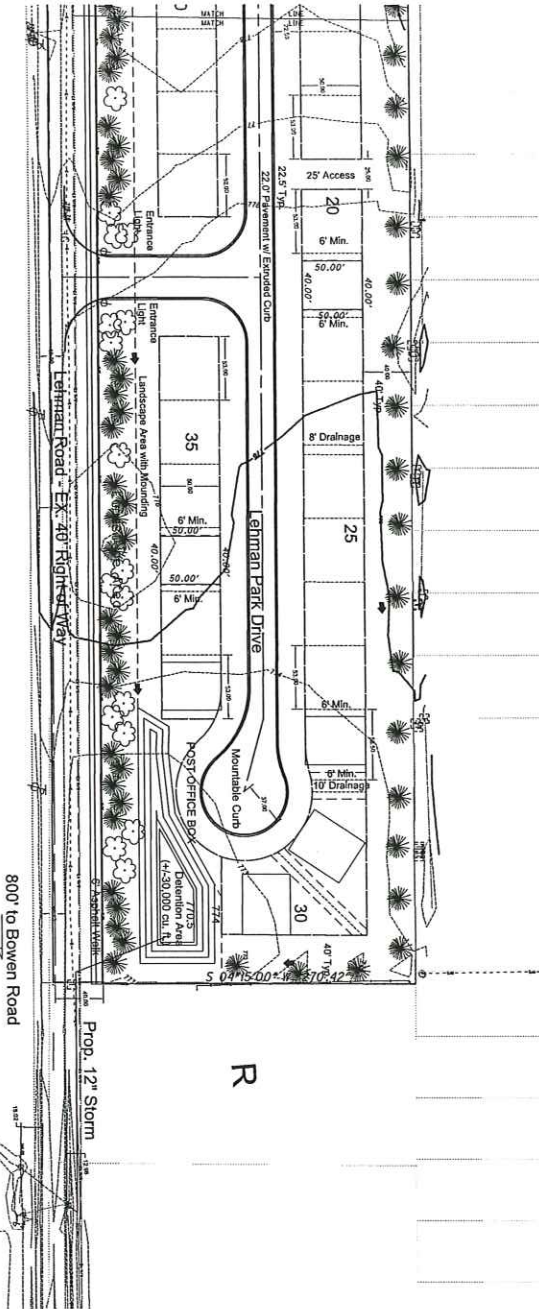


Lehman Park



12.39 Ac. GIS (539708 sq. ft.) 1.31 Ac. Pavement (57,200 sq. ft.)
 51 Units 2,500 sq. ft. Impermeable (2.93 Ac.)
 Density: 4.1 units/acre
 PUD 6 - 0.94 Ac. Green Space Required - 1.50 Acres Provided as
 Detention Area and Landscape Buffer along Lehman Road
 Height: 32', 25' Rear, 20' Front, 6' Sideyards
 No on-site dumpsters
 Note: this project will comply with sections 3321.01, 3321.07,
 3321.03, 3312.21, 3312.39, 3312.43, and 3312.45 - as applicable
 Parkland Dedication requirements per CC 3318 will be met
 FEMA Zone X per 39049C0456K, June 17, 2008

Zoning change Zoning to PUD 6

PRELIMINARY - NOT FOR CONSTRUCTION - 4/9/2018

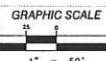


These drawings are the property of Diamond V. LLC. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Diamond V. LLC.

C3.1

LEHMAN PARK
 Subdivision

SITE DIMENSION PLAN



A (Ag.)

Z17-027 Final Received

4/9/2018 10:45

Handwritten signature

4/9/18



Entryway Typical
Scale: 1" = 10'

Final Received

4/9/2013

204

NORTH

Scale: 1" = 60'

Drawing Number: 1 of 1

Landscape Plan for Henn Brothers
Lehman Road Subdivision
Lehman Road Canal Winchester , Ohio

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
willsonlandscapeandturf.com

Lehman Park

- Dimensional shingle
- Vinyl siding with craftsman exterior designs
- Drystack stone water table front of homes
- Carriage style garage doors (windows are optional)
- Earth tone colors on exterior

Timothy How

Timothy How

4/09/2018

1 of 3

PRODUCT OFFERING

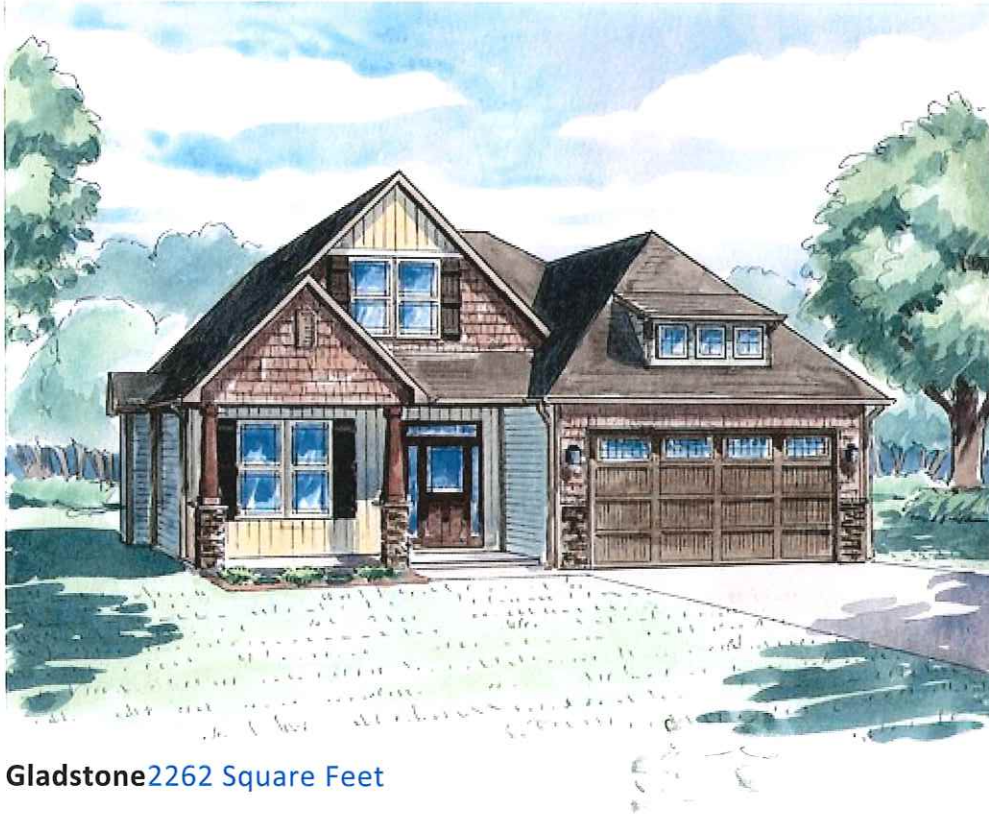


Craftsman A1498 Square Feet..

217-027 Final Received
4/9/2018

(3 of 5)

Lehman Park



Gladstone 2262 Square Feet



Mountain B 1565-2199 SQFT

Optional 4 bedrooms, dining or study

TH
2 of 3

Z17-027 Final Received
4/9/2018
(4) of (5)

Lehman Park



Skandia 1723-2343 SQFT



Portland A1682-2349 SQFT Optional 4 bedrooms and bonus room

TH
3 of 3

217-027 Final Received
4/9/2018
(5) of (5)

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2018**

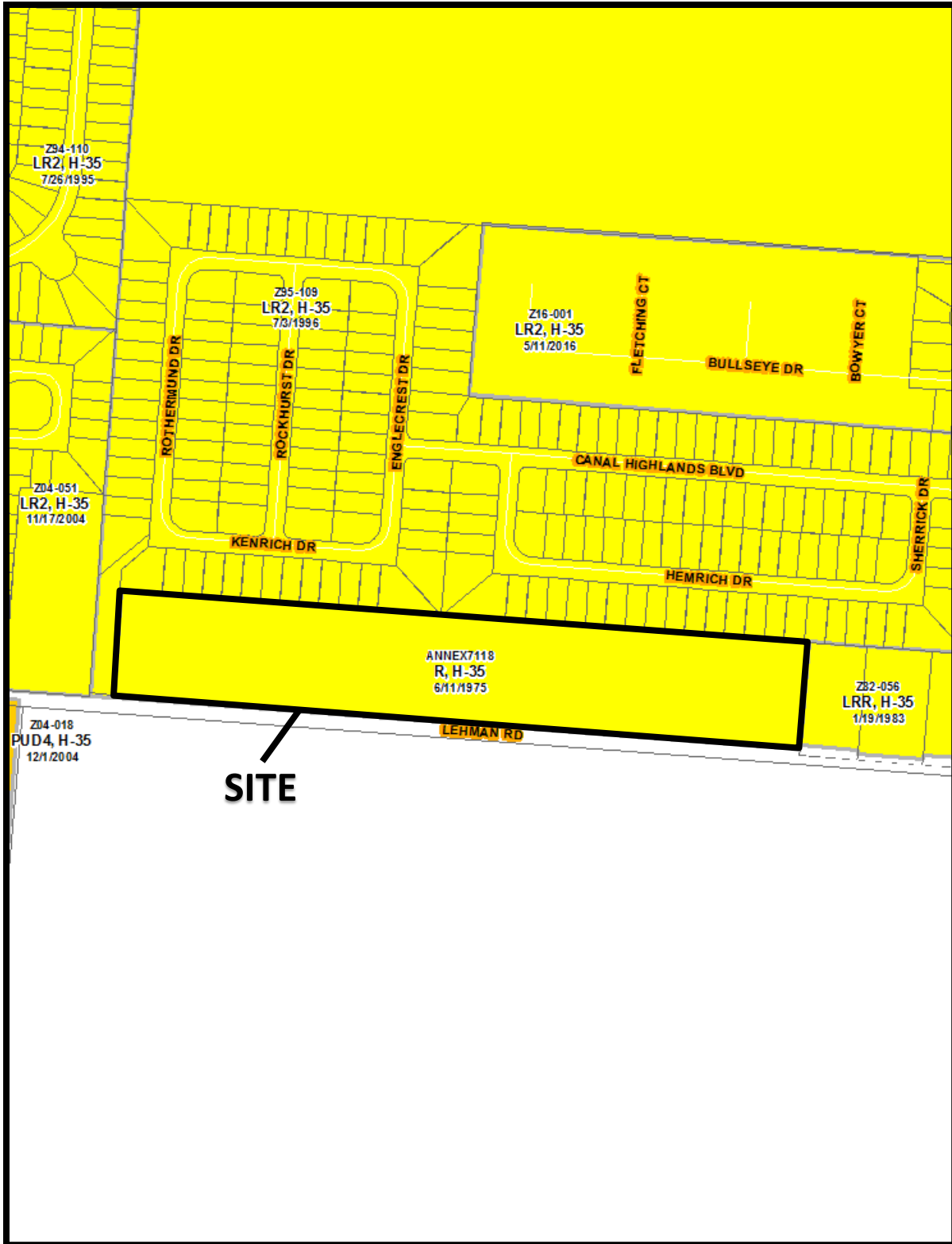
- 16. APPLICATION: Z17-027**
Location: **7280 LEHMAN ROAD (43110)**, being 1F.1 ± acres located on the north side of Lehman Road, 760± feet west of Bowen Road (490-169285; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Single-unit residential development.
Applicant(s): Timothy R. Henn; c/o David Ludwig, Agent; 8800 Lyra Drive, Suite 600; Columbus, OH 43240.
Property Owner(s): Larry Grant Lynd; P.O. Box 609; Lithopolis, OH 43136,
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel zoned in the R, Rural District. The applicant is requesting the PUD-6, Planned Unit Development District to permit the development of 51 detached single-unit dwellings (4.12 dwelling-units per acre) on private streets.
- Surrounding the site to the north and west are single-unit dwellings in the L-R-2, Limited Residential District. To the east are single-unit dwellings in the LRR, Limited Rural Residential District. To the south across Lehman Road is a farm in Madison Township.
- The site is within the boundaries of the *Southeast Area Plan* (2000), which recommends residential land uses at this location.
- The PUD-6 development text includes commitments to building setbacks, traffic access, open space, street trees, buffering, and screening. A variance to allow the 51 dwelling units to be on one lot is included in the development text. The PUD Plans depict the site layout and landscaping. Elevation renderings of the dwellings are also provided.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval of the requested PUD-6 district.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-6 Planned Unit Development District will permit a single-unit residential development on private streets with 51 units and 1.5 acres of open space. Staff prefers centralized open space areas, but recognizes the constraints with this site and the substantial landscaped buffer along Lehman Road. The request is consistent with the land use recommendation of the *Southeast Area Plan*, and is compatible with adjacent residential development.



Z17-027
7280 Lehman Road
Approximately 1%) + acres
R to PUD-6



Z17-027
7280 Lehman Road
Approximately 1%) + acres
R to PUD-6

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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

Case Number:

Z17-027

Address:

7280 LEHMAN RD, CANAL WINCHESTER OH

Group Name:

GREATER SOUTH EAST AREA COMMISSION 143116

Meeting Date:

MARCH 14, 2018

Specify Case Type:

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

Recommendation:
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

APPLICANT'S REPRESENTATIVES, TIMOTHY HENN & STEVE
LAMPHEAR, PRESENTED LETTER FROM MADISON TWP DATED
FEB 26, 2018 AND MORE EXTENSIVE EXPLANATION OF TRAFFIC
STUDY FINDINGS. DISCUSSION SURROUNDED TRAFFIC PRES-
SURES OF AREA ON LEHMAN RD. ADDITIONAL INFORM-
ATION ON DRAINAGE & LIGHTING WAS PROVIDED.
MOTION TO APPROVE APPLICATION PASSED.

Vote:

6-APPROVE; 2-ABSTAIN

Signature of Authorized Representative:

[Signature]

SIGNATURE

ZONING CHAIR - GSEAC

RECOMMENDING GROUP TITLE

614 496 5482

DAYTIME PHONE NUMBER

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 #: 217-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) TIMOTHY R. HENN
of (COMPLETE ADDRESS) 341 ASHMOORE CIR WEST POWELL OH. 43065
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. LARRY GRANT LYND "TRUSTEE" P.O. Box 609 Lithopolis, Ohio 43136 614-286-3222	2. TIMOTHY R. HENN 341 ASHMOORE CIRCLE WEST POWELL OH. 43065 614.915.7158
3. David Ludwig 8800 Lyra Dr. Suite 600 Columbus, OH 43240 614-638-4206	4. Diamond V. LLC 8205 SMITH CALHOUN RD. PLAIN CITY, OH. 43064 STEVE LAMPERT 614.620.0331

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of April, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



DANIELLE RICHARDS
Notary Public, State of Ohio
My Commission Expires Dec. 6th, 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