



PUD PLAN

SOUDER PHILLIPS FARMS

PREPARED FOR CIMINELLO'S INC.

DATE: 12/12/19

12/13/19

1.10.20

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215

p (614) 487-1964 www.farisplanninganddesign.com

SUB-AREA A

Architecture
Page 1 of 13



YLOS 1-10-20

Smart Series Ashland



Elevation C



Elevation A



Elevation B

Square Feet: 1,440-1,512

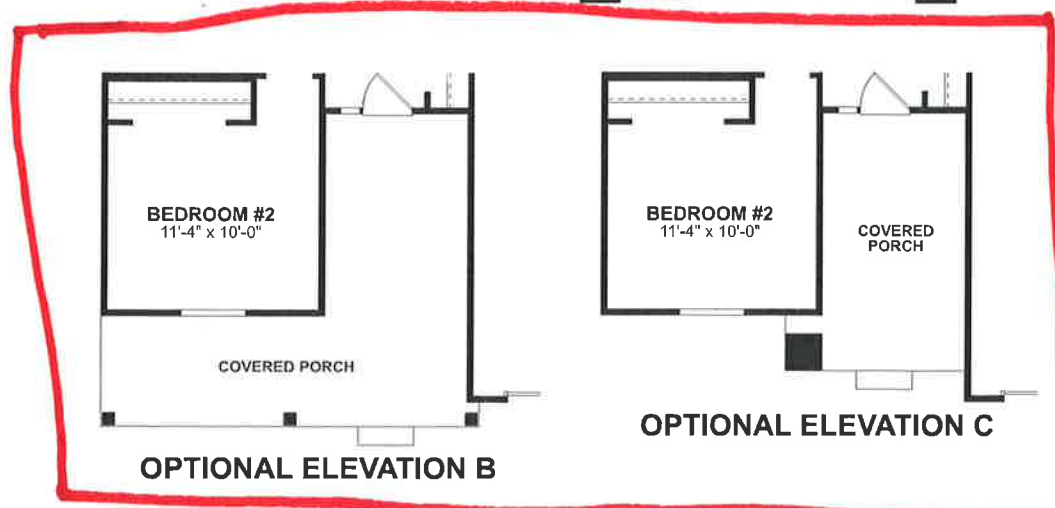
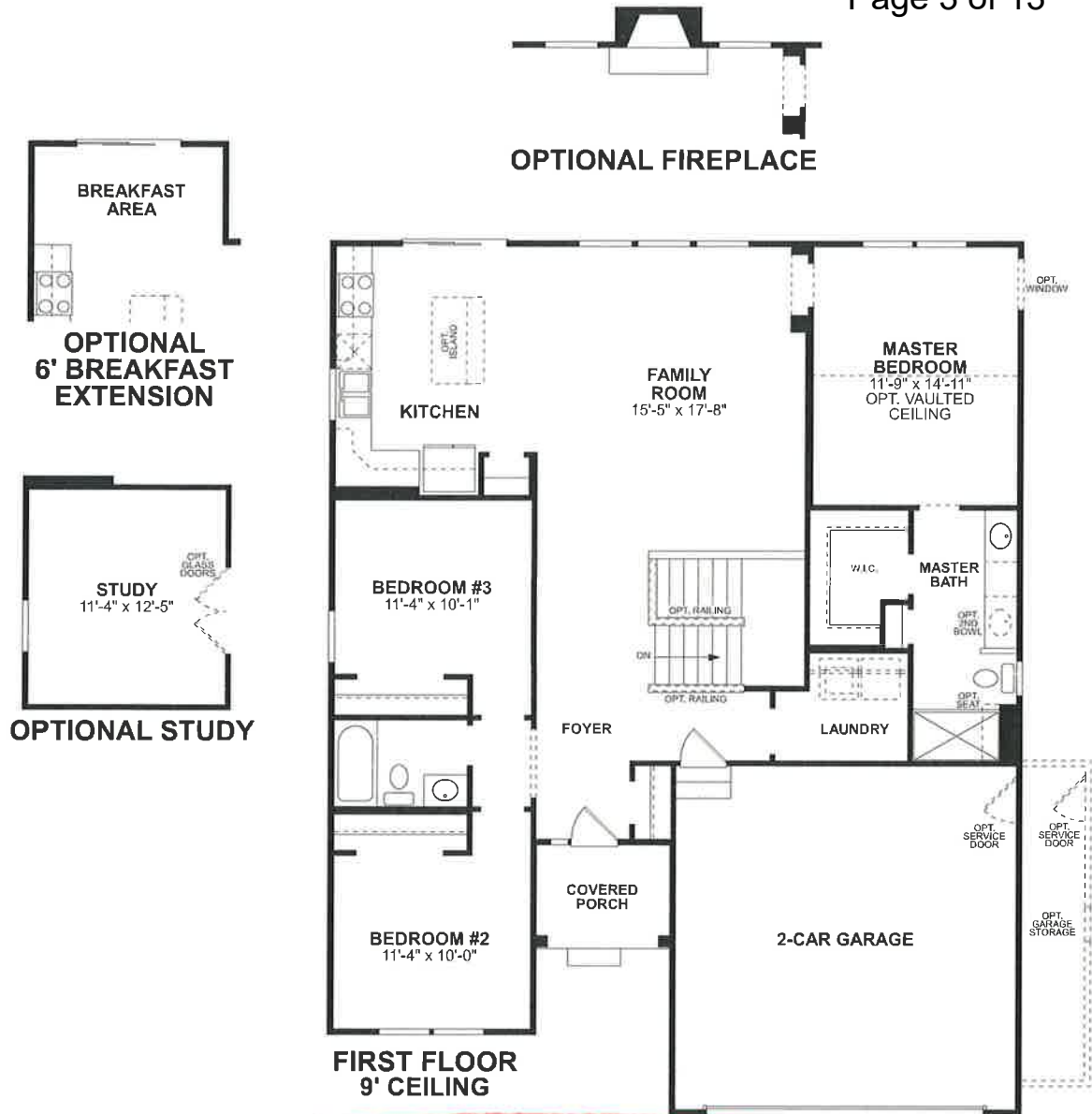
Bedrooms: 3

Full Baths: 2

Half Baths: 0

Garages: 2

Stories: 1



Because we are constantly improving our product, we reserve the right to revise, change, and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustration purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and calculated from inside of partition. Printed 5-18



1.10.20

SUB-AREA A Architecture
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Smart
Series Bexley



Elevation C



Elevation A



Elevation B

Square Feet: 1,711
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2

SUB-AREA A Architecture
Page 5 of 13

Smart
Series Dearborn



Elevation A



Elevation B

**optional porch
required**

Square Feet: 1,948-1,978

Bedrooms: 3-4

Full Baths: 2

Half Baths: 1

Garages: 2

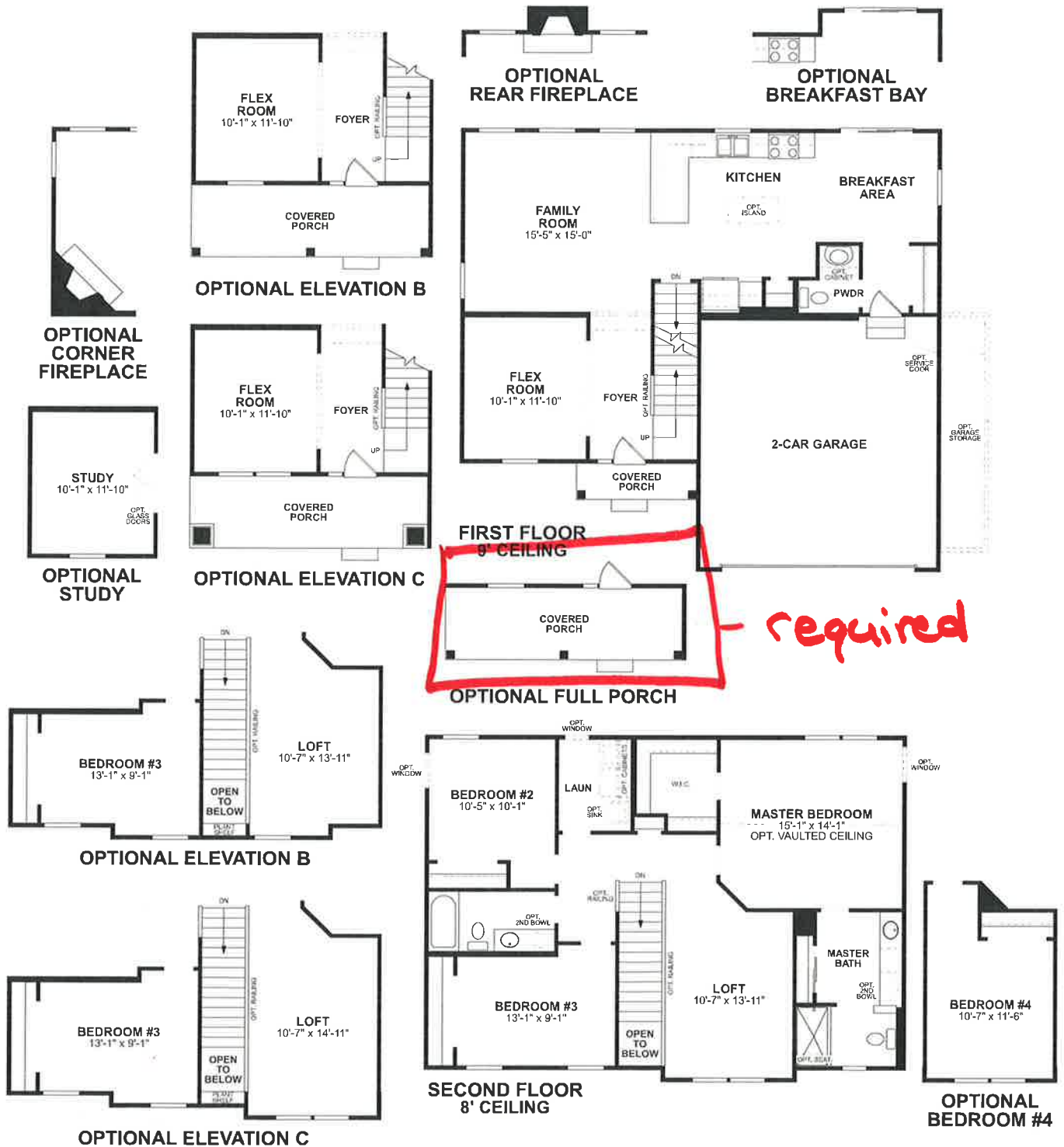
Stories: 2


M/I HOMES

Welcome to Better

SUB-AREA A Architecture

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1.10.20

SUB-AREA A Architecture
Page 7 of 13

Smart
Series Erie



Elevation C



Elevation A



Elevation B

*optional porch
required*

Square Feet: 2,161-2,499

Bedrooms: 3-4

Full Baths: 2

Half Baths: 1

Garages: 2

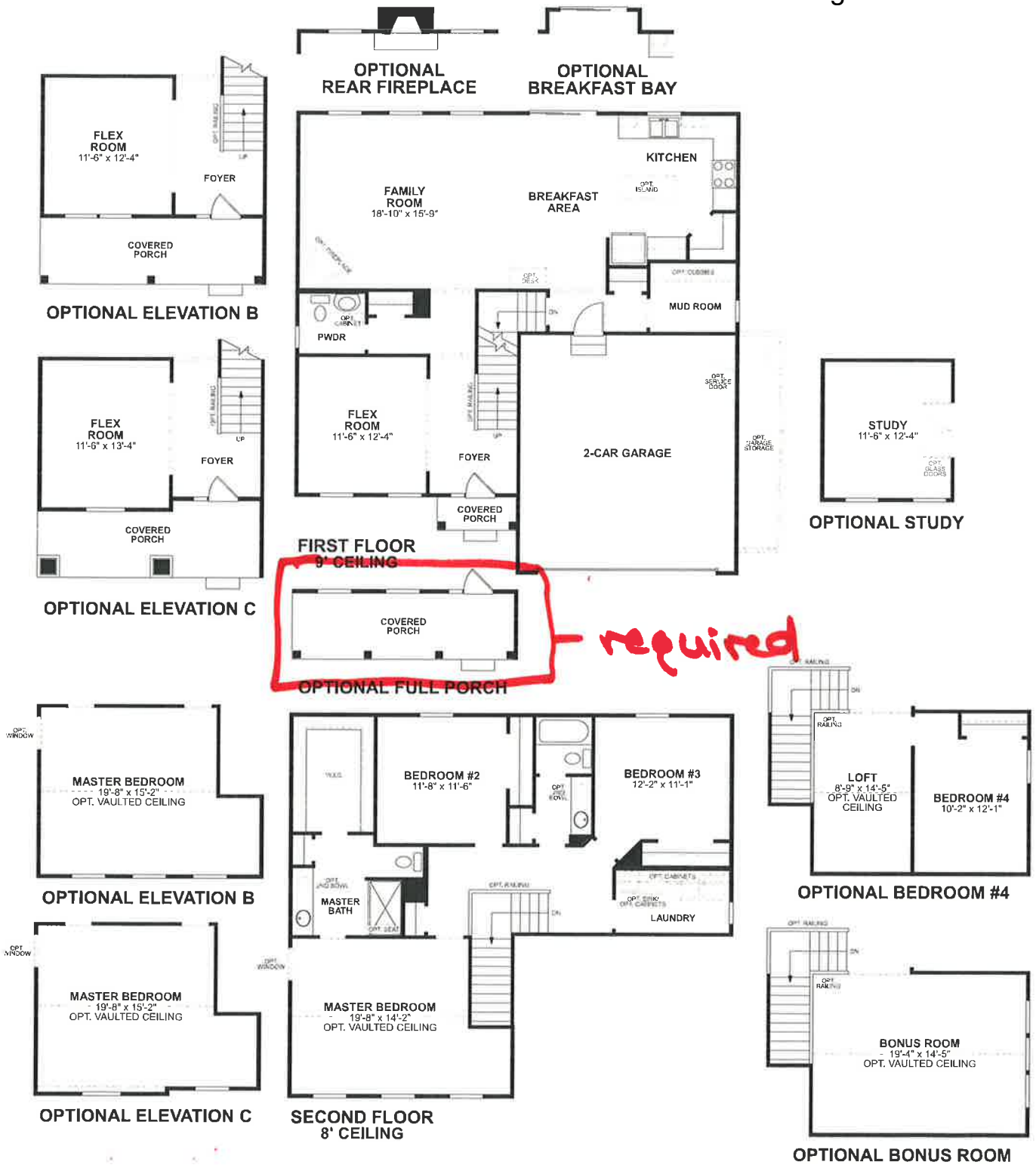
Stories: 2


M/I HOMES

Welcome to Better

SUB-AREA A Architecture

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SUB-AREA A Architecture
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Smart
Series Findlay



Elevation A



Elevation B



Elevation C

Square Feet: 2,3112-2,336
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

Smart Series Fremont



Elevation A



Elevation B

Square Feet: 1,523-1,976

Bedrooms: 3-4

Full Baths: 2-3

Half Baths: 0

Garages: 2

Stories: 2

Smart Series Hilliard



Elevation C - Shown w/Opt Stone Watertable



Elevation A



Elevation B

Square Feet: 2,207
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2

Smart Series Riverside



Elevation C



Elevation A



Elevation B

Square Feet: 1,805-1,932
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1

Smart Series Worthington



Elevation C - Shown w/Opt Stone Watertable



Elevation A



Elevation B

Square Feet: 2,406-2,862

Bedrooms: 3

Full Baths: 2

Half Baths: 1

Garages: 2-3

Stories: 2

SUB-AREA B

Architecture



Jeff
1-10-20



SUB-AREA C

Architecture

Handwritten signature 1.10.20

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 13, 2018**

- 8. APPLICATION: Z18-050**
Location: **5091 EAST WALNUT STREET (43081)**, being 153.7± acres located on the south side of East Walnut Street, 160± feet east of Lee Road (010-271873, 010-271874, and 010-267724; Rocky Fork-Blacklick Accord).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Single and multi-unit residential development.
Applicant(s): Ciminello's Inc.; c/o Laura MacGregor Comek, Atty.; 501 South High Street; Columbus, OH 43215.
Property Owner(s): Carl and ILA Souder Co. Trs.; 1047 Sebastian Road, Barefoot Bay, FL 32976; and Robert N. Phillips; 2101 South York Road; Alexandria, OH 43001.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 153.7± acre site consists of three parcels developed with single-unit dwellings and agricultural uses. The applicant is requesting the PUD-6, Planned Unit Development District to permit the development of a maximum of 765 mixed-residential units (4.98 units/acre gross density). Up to 300 units will be contained within single-, two-, three-, or four-unit dwellings on public streets in in Sub-area A, and up to of 628 apartment units are proposed on private streets in Sub-areas B and C, with the over-all total number of units not to exceed 765. A minimum of 32 acres of open space is provided, and the PUD-6 district also provides for a 10-acre school site, with the number of units being reduced to 715 if the school development occurs.
- To the north and east of the site are single-unit dwellings and undeveloped/agricultural land in Plain Township. To the west are single-unit dwellings in Plain Township, and undeveloped parkland in the R, Rural District. To the south are single-unit dwellings in the NE, Neighborhood Edge District, and undeveloped land slated for multi-unit residential development in the PUD-4, Planned Unit Development District. To the west are single-unit dwellings and a cemetery in Plain Township, and undeveloped parkland in the R, Rural District.
- The site is located within the boundaries of the *Rocky Fork – Blacklick Accord* (2003), which recommends “West Village Edge” and “West Village Neighborhood” development. Densities are recommended to be between 1-5 du/ac, with 30% open space and design guidelines that follow either Traditional Neighborhood Development (TND) code or the Village Residential District standards of the Plan. As a whole, the proposed use and densities are generally consistent with the Plan’s recommendations. There are a mix of housing types ranging from single- to multi-unit residences, a proposed school, active and passive open spaces, and appropriate internal

interconnectivity. The proposal maintains 30% open space, limits density to 5 units/acre (gross) and follows a combination of TND code and Village Residential District standards.

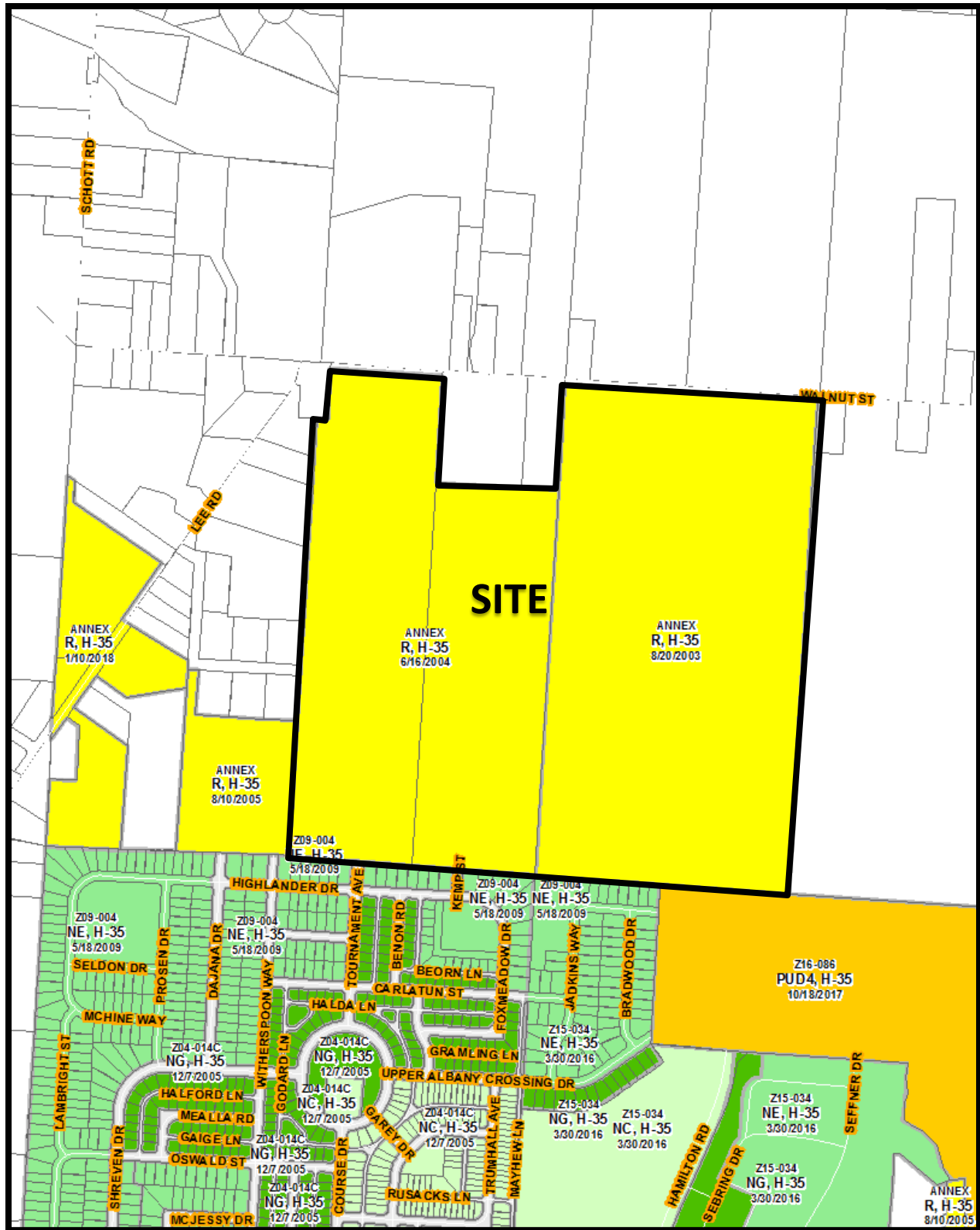
- The site is located within the boundaries of The Rocky Fork Blacklick Accord whose recommendation is for approval of the requested PUD-6, Planned Unit Development District. The recommendation notes that tree preservation is included, but the PUD Plan will need to distinguish where these areas are, and the PUD Text will need to be updated to incorporate appropriate commitments addressing these areas.
- The PUD plan depicts the intended development, open space and landscaping, streets and access, and the proposed school site. The light green areas of Subarea A will only be developed with single-unit dwellings, and the Plan will need to be modified to indicate a color-key. The PUD text provides commitments for use restrictions, R-4 development standards for Sub-area A, and ARLD development standards for Sub-areas B and C, density, setbacks, access and street details, sidewalks/paths, street trees, landscaping, street lights, open space, and building materials and design.
- The traffic provisions initially requested by the Traffic Management Division and the Franklin County Engineer's Office that have not been included in the PUD Text are listed below. Upon completion of the submitted traffic impact study, additional traffic-related commitments will also need to be incorporated into the text.
 - 1.) Right-of-way dedication of 40 feet from the centerline of Walnut Street (per county) and a total of 120 feet along the proposed alignment of Hamilton Road will be required per CCC 4309.17.
 - 2.) The traffic impact study associated with this area of development has been submitted and is in review with the City of Columbus and the Franklin County Engineer's Office. Additional commitments will be added to the development text upon review and approval of the traffic impact study prior to this application being heard by City Council.
 - 3.) Access to Walnut Street is under the jurisdiction of the Franklin County Engineers Office. The Franklin County Engineers Office has the following additional comments:
 - Under each subarea's Access, Parking, and/or other Traffic Related Commitments the following needs to be changed/included:
 - Access to Walnut St is under the jurisdiction of the Franklin County Engineer's Office. Any proposed access to Walnut St shall be reviewed and approved by the Franklin County Engineer's Office.
 - Walnut St is listed as a Local Collector on the Franklin County 2020 Thoroughfare Plan. This requires 80' of total R/W or 40' of half R/W from the centerline. This R/W dedication shall occur along the entire Walnut St frontage of the property. This shall be dedicated in fee to the County. If the existing R/W is in highway easement, this shall also be dedicated in fee to the County.
 - No entry features should be proposed within the Thoroughfare Plan R/W or within the sight distance triangles of the proposed accesses along Walnut St.
 - Outside of any additional roadway improvements warranted by the traffic impact study, Walnut Street along the property's frontage shall be brought up to the 3-lane, left turn, undivided typical section as shown in the Northeast Area Plan Traffic Impact Study, Figure 22.

- 4.) A maximum of 255 units that can access Walnut Street shall be constructed prior to an extension of Hamilton Road through this site.
 - 5.) In items 3.B.1 and 3.B.2 under Subarea A and items 3.B.1 under Subareas B and C, remove the reference to Traffic Management.
 - 6.) Access to Tournament Avenue and Kemp Street will need to be restricted to emergency, pedestrian, and bicycle access only until direct access can be obtained to Hamilton Road via an extension of Hamilton Road through this site.
- The *Columbus Thoroughfare Plan* identifies Hamilton Road, which is proposed to be extended through the southeast corner of the site, as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline. The *Franklin County 2020 Thoroughfare Plan* identifies Walnut Street as a Local Collector requiring a minimum of 40 feet of right-of-way from centerline.

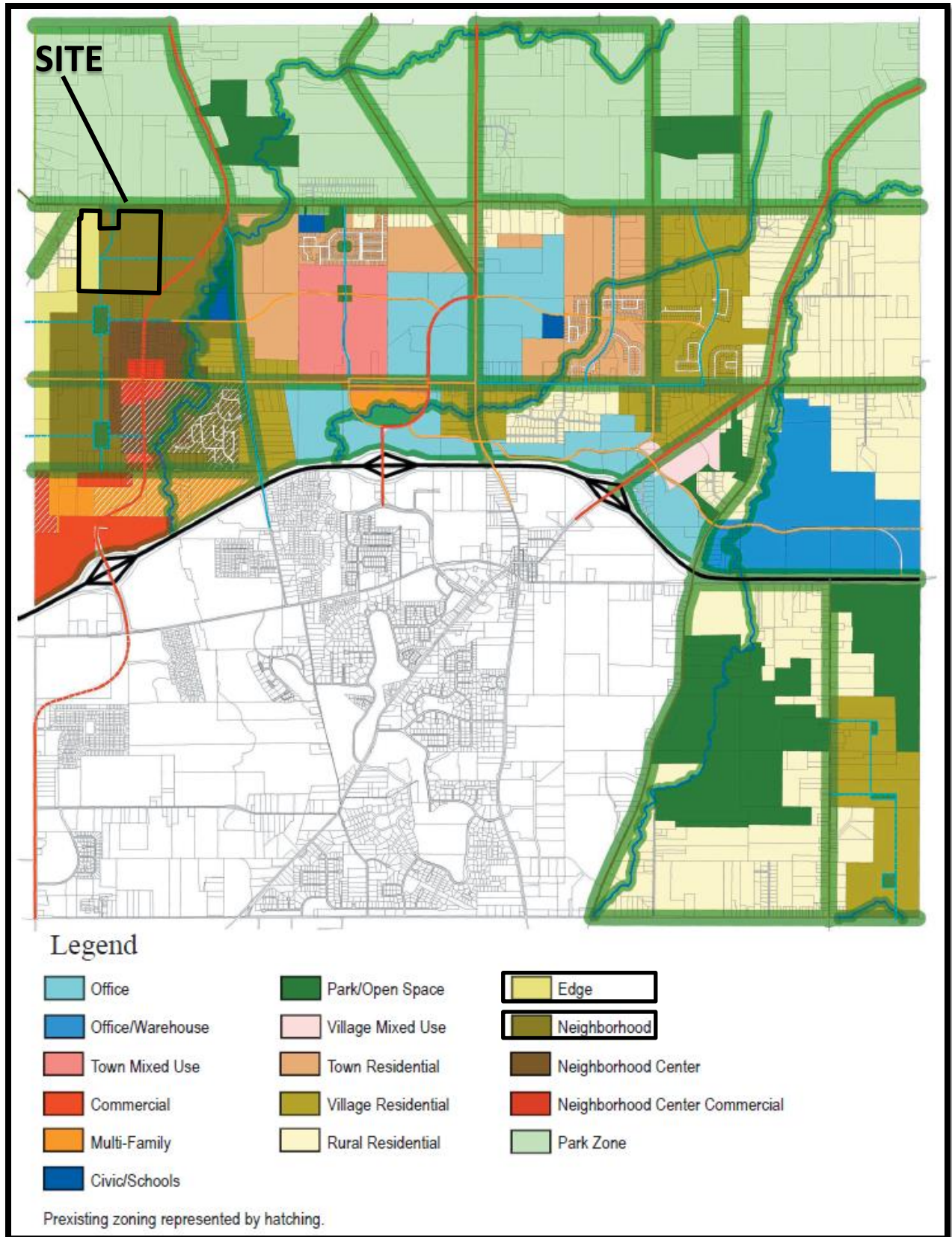
CITY DEPARTMENTS' RECOMMENDATION: Approval.*

The requested PUD-6, Planned Unit Development District will allow a maximum of 765 units on with a minimum of 32 acres of open space. The proposal is consistent the land use recommendations of *The Rocky Fork Blacklick Accord*, and has received a recommendation of approval from the implementation panel as the single and multi-unit residential development protects and compliments critical natural resources along Rocky Fork Creek. Staff will recommend approval upon receiving the requested traffic-related commitments, as approved by the Department of Public Service and the Franklin County Engineer's Office, and tree preservation provisions, as approved by applicable staff reviewing agencies.

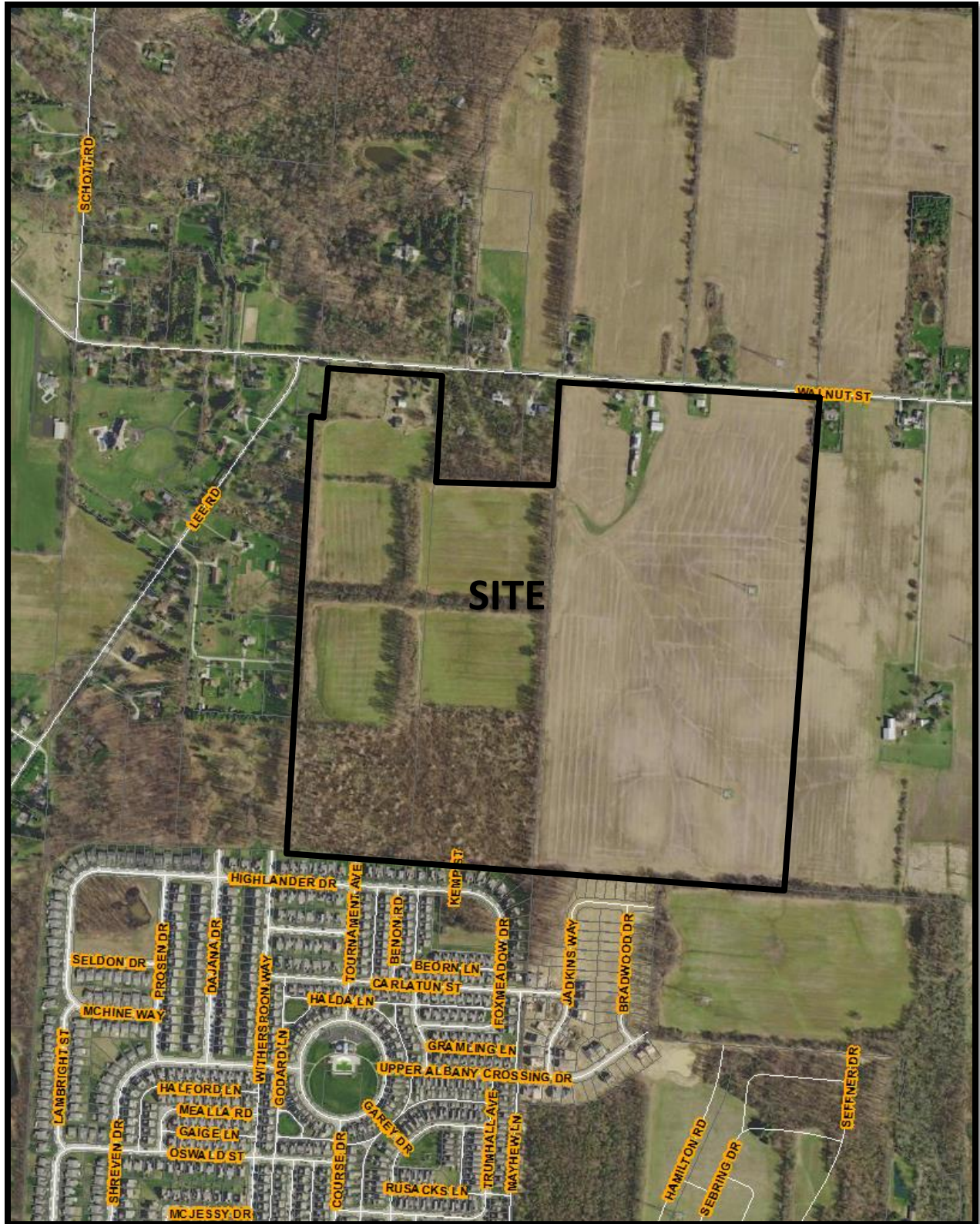
The requested traffic commitments and tree preservation provisions have been included in the PUD Text.



Z18-050A
5091 East Walnut Street
Approximately 153.7 acres
PUD-6 to PUD-6



Z18-050A
 5091 East Walnut Street
 Approximately 153.7 acres



Z18-050A
5091 East Walnut Street
Approximately 153.7 acres
PUD-6 to PUD-6

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
September 20, 2018
RECORD OF PROCEEDINGS**

5091 Walnut Street (Z18-050):

Review and action regarding a Columbus application to rezone a site generally located south of Walnut Street, West of Harlem Road and immediately north of the Albany Crossing housing development.

<i>Acreage:</i>	<i>153 ac</i>
<i>Current Zoning:</i>	<i>Rural District</i>
<i>RFBA District:</i>	<i>West Village Neighborhood & West Village Edge</i>
<i>Proposed Zoning:</i>	<i>PUD-6, Planned Unit Development 6</i>
<i>Applicant(s):</i>	<i>Ciminello's Inc c/o Joe Ciminello</i>
<i>Property Owner(s):</i>	<i>Robert N. Phillips, Carl L. Souder & Ila M. Souder</i>

STAFF COMMENTS:

The purpose of the City's TND code and the Accord's design guidelines is to promote more walkable, pedestrian scale communities with a network of open spaces and a mix of uses. Interconnectivity, and the provision for multiple opportunities for residents to interact in, and around their neighborhood is emphasized. The RFBA also emphasizes that single-family houses should front onto public open spaces and not back on to public parks or roads. Open space should be treated as "civic" space with large open spaces organized near the center of developments.

As a whole, the proposed use and densities are generally consistent with the plan's recommendations. The applicant has worked with staff to incorporate elements of the TND code and Village Residential District's design guidelines into the site plan. This has resulted in a design that is more consistent with the plan's recommendations. Staff is encouraged by the proposal's commitment to tree preservation, bike and pedestrian pathways, interconnectivity within the proposed development, external connectivity to neighboring developments, and a diversity of housing types. Additionally, the proposal's score of 82% demonstrates a level of consistency with the plan's recommendations.

MOTION:

To recommend approval of a rezoning application within the Accord study area with the following conditions:

- 1) Provide a school site plan for review by staff.
- 2) Require that duplexes, triplexes, and fourplexes have a unifying color and materiality.

- 3) State that the architecture in the development should match the architecture in the surrounding area.
- 4) Require that flat roofs only be permitted as long as they include highly detailed or decorative cornices.

RESULT:

This motion was approved unanimously (5-0).

Mr. Paul	Yes
Mr. Lachey	Yes
Mr. Cooper	Yes
Mr. Chappellear	Yes
Mr. Herskowitz	Yes

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

DEPARTMENT OF BUILDING
AND ZONING SERVICES

*** CONDITIONED UPON COMMITMENTS BY APPLICANT**

Date: December 13, 2018

Application #: Z18-050	Requested: PUD-6	Address: 5091 East Walnut Street						
MR. WEEKS FL. COMM. # Support: _____ Opposition: (3)	Length of Testimony: 1:02 6:12.5 → 6:24	Staff _____	Approval <input checked="" type="checkbox"/> CONDITIONAL	Disapproval _____				
	Development Commission Vote: (4) Yes (1) No (0) Abstain	Position: _____	Conditional Approval _____					
Area Comm/ Civic Assoc: _____	Approval <input checked="" type="checkbox"/>	Disapproval _____						
Conditional Approval _____								
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	Y Ingwersen	NO Anderson	Y Cooley	ABSENT Conroy	Y Onwukwe	ABSENT Golden	
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Land Use								
Use Controls			-					
Density or Number of Units			+					
Lot Size								
Scale								
Environmental Considerations			-					
Emissions								
Landscaping or Site Plans								
Buffering or Setbacks								
Traffic Related Commitments			-					
Other Infrastructure Commitments			-					
Compliance with City Plans								
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation								
Governmental or Public Input			-					
MEMBER COMMENTS:								
FITZPATRICK: UNCERTAINTY WITH TRAFFIC COMMITMENTS IS BORING, BUT THIS LAND USE PROPOSAL APPEARS TO BE APPROPRIATE. TRAFFIC COMMITMENTS MUST BE CONFIRMED AND ACCEPTED BY TRAFFIC OFFICIALS PRIOR TO EXECUTING THIS DEVELOPMENT'S PROPOSED LAND USE.								
INGWERSEN: ALTHOUGH CONDITIONAL, REMAIN, THIS IS A WORKING PROJECT, WITH MOMENTUM, AND ALL CONDITIONS MUST GO TO THE PROJECT.								
ANDERSON: I fear the concept of conditional approval, and the text is far from complete. I applaud the effort of the applicant to work w/ neighborhood.								
COOLEY: AS LONG AS THE CONDITIONS OF THE PRESENTATION, TRAFFIC IMPACT & CONNECTIVITY TO SURROUNDING INFRASTRUCTURE IS MANAGED TO THE SATISFACTION OF COLUMBUS & FRANKLIN CO. ALSO THE EXISTING CHALLENGES BETWEEN THIS SITE AND THOSE TO THE WEST NEED TO BE SUCCESSFULLY DECOVERED.								
CONROY:								
ONWUKWE:								
GOLDEN:								

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 #:

218-050A

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Laura Mac Gregor Cornick
17 S. High St. Suite 400 Cols 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 (include contact name and number)

Business or individual's address; City, State Zip Code

Number of Columbus based employees

(Limited to 3 lines per box)

1. <u>Phillips Farm LLC</u> <u>250 W. Old Wilson Bridge Rd</u> <u>Suite 140</u> <u>Worthington Oh 43085</u>	2. <u>All Homes of Central Ohio LLC</u> <u>3 Easton Oval</u> <u>Cols. Oh 43219</u>
3.	4.

☐ 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 January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

March 22, 2020



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

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