



Legislation Text

File #: 1160-2007, Version: 3

Rezoning Amendment Z00-018D

Ordinance #1278-01, passed July 30, 2001 rezoned 233± acres located on the north side of Central College Road to CPD, Commercial Planned Development, NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts, and included a 3.5± acre tract in the NE, Neighborhood Edge District which had not yet completed annexation into the City of Columbus. Ordinance #1645-01 passed November 12, 2001 repealed the prior ordinance, rezoned the property and deleted the 3.5± acre tract. The 3.5± acre tract has now been annexed into the City of Columbus. This ordinance reinstates the 3.5± acre tract into the Neighborhood Edge District, and replaces the legal descriptions and exhibits to reflect the change. All other aspects of Ordinance #1645-01 will remain in effect.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance #1645-01 passed November 12, 2001 (Z00-018C) for property located at **6224 CENTRAL COLLEGE ROAD (43054)**, by amending the legal descriptions in Section 2 and exhibits in Section 4 to add a 3.5± acre tract into the NE, Neighborhood Edge District **and to declare an emergency.** (Z00-018D)

WHEREAS, Ordinance #1278-01, passed July 30, 2001 (Z00-018B) established the CPD, Commercial Planned Development, NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts on property located at **6224 CENTRAL COLLEGE ROAD (43054)**, being 233± acres located on the north side of Central College Road to, and included a 3.5± acre tract in the NE, Neighborhood Edge District which had not yet completed annexation into the City of Columbus; and

WHEREAS, Ordinance #1645-01, passed November 12, 2001 (Z00-018C), repealed Ordinance #1278-01, passed July 30, 2001 (Z00-018B) to remove the 3.5± acre tract in the NE, Neighborhood Edge District which had not been annexed into the City of Columbus, and reestablished the CPD, Commercial Planned Development, NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts on 230± acres located at **6224 CENTRAL COLLEGE ROAD (43054)**; and

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; and

WHEREAS, it is necessary to amend Ordinance #1645-01 to replace the legal descriptions in Section 2 and exhibits in Section 4 to reintroduce the 3.5± acre tract into the NE, Neighborhood Edge District; and

WHEREAS, the Rocky Fork Blacklick Accord Panel has approved these amendments, and

WHEREAS, all other aspects of Ordinance #1645-01 are unaffected by this amendment and remain in effect, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That Section 2 of Ordinance 1645-01 passed November 12, 2001 (Z00-018C), be hereby repealed and replaced with a new Section 2 reading as follows:

SECTION 2. That the **Official Zoning Map of the City of Columbus**, ~~attached to Ordinance No. 1620-77, passed September 19, 1977, as adopted by Ordinance No. 0179-03, passed February 24, 2003, and as subsequently amended, be, and the same~~ is hereby revised by changing the zoning of the property as follows:

6224 CENTRAL COLLEGE ROAD (43054), being 230233± acres located on the north side of Central College Road, 1200 +/- feet west of New Albany Road East, and being more particularly described as follows:

ZONING DESCRIPTION

SUBAREA I

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Township 1, Range 16, United States Military Lands, and described as follows:

Beginning at the intersection of the easterly line of said Section 7 with the northerly right-of-way line of Central College Road;

thence North 85 deg. 59' 39" West, with said northerly right-of-way line, a distance of 100.00 feet to the True Point of Beginning;

thence North 85 deg. 59' 39" West, continuing with said northerly right-of-way line, a distance of 1256.65 feet to a point;

thence North 03 deg. 37' 34" East, a distance of 469.77 feet to a point on a curve;

thence with a curve to the left, having a central angle of 2SO 03' 24" and a radius of 500.00 feet, a chord bearing and distance of North 69 deg. 41' 56" East, 242.40 feet to a point of tangency;

thence North 55 deg. 40' 13" East, a distance of 720.00 feet to a point;

thence South 34 deg. 19' 47" East, a distance of 690.00 feet to a point of curvature;

thence with a curve to the right, having a central angle of 37 deg. 58' 13" and a radius of 203.47 feet, a chord bearing and distance of South 15 deg. 20' 40" East, 132.38 feet to a point of tangency;

thence South 03 deg. 38' 11" West, a distance of 350.00 feet to the True Point of Beginning and containing 20.61 acres of land, more or less.

To Rezone From: R, Rural District,

To: CPD, Commercial Planned Development District.

ZONING DESCRIPTION

SUBAREA 2

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Township 1, Range 16, United States Military Lands, and described as follows:

Beginning at the intersection of the easterly line of said Section 7 with the northerly right-of-way line of Central College Road;

thence North 85 deg. 59' 39" West, with said northerly right-of-way line, a distance of 100.00 feet to a point; thence North 03 deg. 38' 11" East, a distance of 350.00 feet to a point of curvature;

thence with a curve to the left, having a central angle of 37 deg. 58' 13" and a radius of 203.47 feet, a chord bearing and distance of North 15 deg. 20' 40" West, 132.38 feet to a point of tangency;

thence North 34 deg. 19' 47" West, a distance of 690.00 feet to a point;

thence South 55 deg. 40' 13" West, a distance of 720.00 feet to a point of curvature;

thence with a curve to the right, having a central angle of 28 deg. 03' 24" and a radius of 500.00 feet, a chord bearing and distance of South 69 deg. 41' 56" West, 242.40 feet to a point; thence North 03 deg. 37' 34" East, a distance of 1502.23 feet to a point; thence South 86 deg. 22' 24" East, a distance of 465.00 feet to a point; thence North 48 deg. 37' 34" East, a distance of 440.00 feet to a point; thence North 03 deg. 31' 34" East, a distance of 235.00 feet to a point; thence North 23 deg. 37' 34" East, a distance of 90.00 feet to a point;

thence South 66 deg. 22' 24" East, a distance of 37.59 feet to a point of curvature;

thence with a curve to the left, having a central angle of 19 deg. 59' 09" and a radius of 775.42 feet, a chord bearing and distance of South 76 deg. 21' 59" East, 269.11 feet to a point of tangency; thence South 86 deg. 21' 34" East, a distance of 249.79 feet to a point in said easterly section line; thence South 03 deg. 38' 11" West, with said easterly section line, a distance of 2552.00 feet to the Point of Beginning and containing 49.82 acres of land, more or less.

To Rezone From: R, Rural District,

To: CPD, Commercial Planned Development District.

ZONING DESCRIPTION
NEIGHBORHOOD GENERAL

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Township 1, Range 16, United States Military Lands, and described as follows:

Beginning, for reference, at the Intersection of the easterly line of said Section 7 with the southerly right-of-way line of Walnut Street;

thence South 03 deg. 38' 11" West, with said easterly section line, a distance of 815.86 feet to a point;

thence North 86 deg. 21' 49" West, a distance of 150.00 feet to the True Point of Beginning;

thence South 03 deg. 38' 11" West, a distance of 810.00 feet to a point;

thence North 86 deg. 12' 53" West, a distance of 1890.00 feet to a point;

thence North 03 deg. 30' 49" East, a distance of 400.00 feet to a point;

thence South 86 deg. 12' 53" East, a distance of 270.00 feet to a point;

thence North 03 deg. 30' 49" East, a distance of 180.00 feet to a point;

thence North 47 deg. 35' 41" East, a distance of 318.72 feet to a point;

thence South 86 deg. 12' 53" East, a distance of 1400.00 feet to the True Point of Beginning and containing 32.03 acres of land, more or less.

To Rezone From: R, Rural District,

To: NG, Neighborhood General District

ZONING DESCRIPTION
NEIGHBORHOOD CENTER

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Township 1, Range 16, United States Military Lands, and described as follows:

Beginning, for reference, at the intersection of the easterly line of said Section 7 with the southerly right-of-way line of Walnut Street;

thence South 03 deg. 38' 11" West, with said easterly section line, a distance of 1776.25 feet to the True Point of Beginning;

thence South 03 deg. 38' 11" West, continuing with said easterly section line, a distance of 1005.00 feet to a point;

thence North 86 deg. 21' 34" West, a distance of 249.79 feet to a point of curvature;

thence with a curve to the right, a central angle of 19 deg. 59' 09" and a radius of 775.42, and a chord bearing and distance of North 76 deg. 21' 59" West, 269.11 feet to a point;

thence North 66 deg. 22' 24" West, a distance of 37.59 feet to a point;

thence South 23 deg. 37' 34" West, a distance of 90.00 feet to a point;

thence South 03 deg. 37' 34" West, a distance of 235.00 feet to a point;

thence South 48 deg. 37' 34" West, a distance of 440.00 feet to a point;

thence North 86 deg. 22' 24" West, a distance of 465.00 feet to a point;

thence North 03 deg. 37' 34" East, a distance of 680.00 feet to a point;

thence North 86 deg. 21' 34" West, a distance of 1347.92 feet to a point;

thence North 03 deg. 45' 13" East, a distance of 16.34 feet to a point;

thence North 03 deg. 27' 39" East, a distance of 894.25 feet to a point;

thence North 03 deg. 30' 49" East, a distance of 251.29 feet to a point;

thence North 88 deg. 18' 57" East, a distance of 43.54 feet to a point;

thence South 58 deg. 33' 53" East, a distance of 30.72 feet to a point;

thence South 03 deg. 51' 19" East, a distance of 32.11 feet to a point;

thence South 63 deg. 36' 30" West, a distance of 51.29 feet to a point;

thence South 21 deg. 29' 38" West a distance of 20.20 feet to a point;

thence South 03 deg. 30' 05" East, a distance of 88.91 feet to a point;

thence South 12 deg. 48' 56" East, a distance of 40.31 feet to a point;

thence South 01 deg. 26' 40" West, a distance of 28.05 feet to a point;

thence South 19 deg. 04' 27" East, a distance of 14.74 feet to a point;

thence South 47 deg. 18' 53" East, a distance of 8.96 feet to a point;

thence North 88 deg. 45' 25" East, a distance of 11.66 feet to a point;

thence North 59 deg. 45' 45" East, a distance of 21.12 feet to a point;

thence North 54 deg. 26' 16" East, a distance of 70.10 feet to a point;
thence South 78 deg. 31' 38" East, a distance of 16.55 feet to a point;
thence South 29 deg. 22' 47" East, a distance of 18.60 feet to a point;
thence South 15 deg. 00' 17" West, a distance of 14.68 feet to a point;
thence South 56 deg. 36' 55" West, a distance of 14.27 feet to a point;
thence South 69 deg. 27' 40" West, a distance of 17.32 feet to a point;
thence South 21 deg. 49' 21" West, a distance of 9.55 feet to a point;
thence South 67 deg. 47' 56" East, a distance of 19.44 feet to a point;
thence South 45 deg. 35' 10" East, a distance of 42.17 feet to a point;
thence North 79 deg. 14' 17" East, a distance of 12.20 feet to a point;
thence North 58 deg. 19' 59" East, a distance of 15.78 feet to a point;
thence North 36 deg. 53' 31" East, a distance of 24.31 feet to a point;
thence North 27 deg. 56' 25" East, a distance of 27.92 feet to a point;
thence North 61 deg. 50' 28" East, a distance of 17.06 feet to a point;
thence South 83 deg. 50' 02" East, a distance of 19.99 feet to a point;
thence North 60 deg. 47' 43" East, a distance of 69.84 feet to a point;
thence South 85 deg. 06' 32" East, a distance of 74.20 feet to a point;
thence South 76 deg. 37' 06" East, a distance of 62.99 feet to a point;
thence South 88 deg. 40' 15" East, a distance of 66.95 feet to a point;
thence South 03 deg. 30' 49" West, a distance of 60.00 feet to a point;
thence South 86 deg. 12' 53" East, a distance of 2175.00 feet to the True Point of Beginning and containing 68.87 acres of land, more or less.

To Rezone From: R, Rural District,

To: NC, Neighborhood Center District.

ZONING DESCRIPTION
NEIGHBORHOOD EDGE/PARK

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Township 1, Range 16, United States Military Lands, and described as follows:

Beginning, for reference, at the intersection of the easterly line of said Section 7 with the southerly right-of-way line of Walnut Street;

thence North 68 deg. 12' 53" West, with said southerly right-of-way line, a distance of 1237.06 feet to the True Point of Beginning;

thence South 03 deg. 30' 49" West, a distance of 520.00 feet to a point of curvature;

thence with a curve to the right, having a central angle of 11 deg. 19' 40" and a radius 500.00 feet, a chord bearing and distance of South 09 deg. 10' 39" West, 98.69 feet to a point;

thence North 85 deg. 19' 51" West, a distance of 100.96 feet to a point;

thence North 72 deg. 11' 43" West, a distance of 111.17 feet to a point;

thence South 86 deg. 27' 56" West, a distance of 96.29 feet to a point:

thence South 76 deg. 20' 05" West, a distance of 109.82 feet to a point;

thence South 49 deg. 52' 35" West, a distance of 66.12 feet to a point;

thence South 43 deg. 39' 39" West, a distance of 74.79 feet to a point:

thence South 59 deg. 26' 31" West, a distance of 32.17 feet to a point:

thence South 33 deg. 42' 43" West, a distance of 18.15 feet to a point;

thence South 50 deg. 51' 02" West, a distance of 43.85 feet to a point;

thence South 68 deg. 23' 07" West, a distance of 33.08 feet to a point;

thence North 86 deg. 12' 53" West, a distance of 96.45 feet to a point;

thence North 03 deg. 30' 49" East, a distance of 560.16 feet to a point;

thence South 86 deg. 12' 53" East, a distance of 168.21 feet to a point;

thence North 03 deg. 46' 47" East, a distance of 256.00 feet to a point in said southerly right-of-way line;

thence South 86 deg. 12' 53" East, with said southerly right-of-way line, a distance of 162.62 feet to a point;

thence South 03 deg. 37' 28" West, a distance of 566.68 feet to a point;

thence South 86 deg. 51' 01" East, a distance of 256.94 feet to a point;

thence North 03 deg. 37' 37" East, a distance of 563.83 feet to a point in said southerly right-of-way line;

thence South 86 deg. 12' 53" East, with said southerly right-of-way line, a distance of 120.43 feet to the True Point of Beginning and containing 6.60 acres of land, more or less.

To Rezone From: R, Rural District,

To: NE, Neighborhood Edge District.

ZONING DESCRIPTION
NEIGHBORHOOD EDGE

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Township 1, Range 16, United States Military Lands, and described as follows:

Beginning at the intersection of the easterly line of said Section 7 with the southerly right-of-way line of Walnut Street;

thence South 03 deg. 38' 11" West, with said easterly section line, a distance of 1776.25 feet to a point;

thence North 86 deg. 12' 53" West, a distance of 2175.00 feet to a point;

thence North 03 deg. 30' 49" East, a distance of 60.00 feet to a point;

thence North 86 deg. 40' 15" West, a distance of 66.95 feet to a point;

thence North 76 deg. 37' 06" West, a distance of 62.99 feet to a point;

thence North 85 deg. 06' 32" West, a distance of 74.20 feet to a point;

thence South 60 deg. 47' 43" West, a distance of 69.84 feet to a point;

thence North 83 deg. 50' 02" West, a distance of 19.99 feet to a point;

thence South 61 deg. 50' 28" West, a distance of 17.06 feet to a point;

thence South 27 deg. 56' 25" West, a distance of 27.92 feet to a point;

thence South 36 deg. 53' 31" West, a distance of 24.31 feet to a point;

thence South 56 deg. 19' 59" West, a distance of 15.78 feet to a point;

thence South 79 deg. 14' 17" West, a distance of 12.20 feet to a point;

thence North 45 deg. 35' 10" West, a distance of 42.17 feet to a point;

thence North 67 deg. 47' 56" West, a distance of 19.44 feet to a point;

thence North 21 deg. 49' 21" East, a distance of 9.55 feet to a point;

thence North 69 deg. 27' 40" East, a distance of 17.32 feet to a point;

thence North 56 deg. 36' 55" East, a distance of 14.27 feet to a point;

thence North 15 deg. 00' 17" East, a distance of 14.68 feet to a point;

thence North 29 deg. 22' 47" West, a distance of 18.60 feet to a point;

thence North 78 deg. 31' 38" West, a distance of 16.55 feet to a point;

thence South 54 deg. 26' 16" West, a distance of 70.10 feet to a point;

thence South 59 deg. 45' 45" West, a distance of 21.12 feet to a point;

thence South 88 deg. 45' 25" West, a distance of 11.66 feet to a point;

thence North 47 deg. 18' 53" West, a distance of 6.96 feet to a point;

thence North 19 deg. 04' 27" West, a distance of 14.74 feet to a point;

thence North 01 deg. 26' 40" East, a distance of 28.05 feet to a point;

thence North 12 deg. 48' 56" West, a distance of 40.31 feet to a point;

thence North 03 deg. 30' 05" West, a distance of 88.91 feet to a point;

thence North 21 deg. 29' 38" East, a distance of 20.20 feet to a point;

thence North 63 deg. 36' 30" East, a distance of 51.29 feet to a point;

thence North 03 deg. 51' 19" West, a distance of 32.11 feet to a point;

thence North 58 deg. 33' 53" West, a distance of 30.72 feet to a point;

thence South 88 deg. 18' 57" West, a distance of 43.54 feet to a point;

thence North 03 deg. 30' 49" East, a distance of 701.41 feet to a point;

thence South 86 deg. 12' 53" East, a distance of 861.45 feet to a point;

thence North 68 deg. 23' 07" East, a distance of 33.06 feet to a point;

thence North 50 deg. 51' 02" East, a distance of 43.85 feet to a point;

thence North 33 deg. 42' 43" East, a distance of 18.15 feet to a point;

thence North 59 deg. 26' 31" East, a distance of 32.17 feet to a point;

thence North 43 deg. 39' 39" East, a distance of 74.79 feet to a point;

thence North 49 deg. 52' 35" East, a distance of 66.12 feet to a point;

thence North 76 deg. 20' 05" East, a distance of 109.82 feet to a point;

thence North 86 deg. 27' 56" East, a distance of 96.29 feet to a point;

thence South 72 deg. 11' 43" East, a distance of 111.17 feet to a point;

thence South 85 deg. 19' 51" East, a distance of 100.96 feet to a point on a curve;

thence with a curve to the left, having a central angle of 11 deg. 19' 40" and a radius 500.00 feet, a chord bearing and distance of North 09 deg. 10' 39" East, 98.69 feet to a point of tangency;

thence North 03 deg. 30' 49" East, a distance of 520.00 feet to a point in said southerly right-of-way line;

thence South 36 deg. 12' 53" East, with said southerly right-of-way line, a distance of 186.14 feet to a point;

thence South 03 deg. 46' 15" West, a distance of 652.99 feet to a point;

thence South 85 deg. 57' 38" East, a distance of 678.20 feet to a point;

thence North 21 deg. 03' 06" East, a distance of 319.93 feet to a point;

thence North 03 deg. 46' 39" East, a distance of 74.99 feet to a point;

thence North 13 deg. 29' 47" West, a distance of 288.52 feet to a point in said southerly right-of-way line;

thence South 86 deg. 12' 53" East, with said southerly right-of-way line, a distance of 363.32 feet to the Point of Beginning and containing 73.55 acres of land, more or less.

Excepting therefrom, the following described area:

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Township 1, Range 16, United States Military Lands, and described as follows:

Beginning, for reference, at the intersection of the easterly line of said Section 7 with the southerly right-of-way line of Walnut Street;

thence South 03 deg. 38' 11" West, with said easterly section line, a distance of 815.86 feet to a point;

thence North 86 deg. 21' 49" West, a distance of 150.00 feet to the True Point of Beginning;

thence South 03 deg. 38' 11" West, a distance of 810.00 feet to a point;

thence North 86 deg. 12' 53" West, a distance of 1890.00 feet to a point;

thence North 03 deg. 30' 49" East, a distance of 400.00 feet to a point;

thence South 86 deg. 12' 53" East, a distance of 270.00 feet to a point;

thence North 03 deg. 30' 49" East, a distance of 180.00 feet to a point;

thence North 47 deg. 35' 41" East, a distance of 318.72 feet to a point;

thence South 86 deg. 12' 53" East, a distance of 1400.00 feet to the True Point of Beginning and containing 32.03 acres of land, more or less.

Containing 41.52 acres of land, more or less.

To Rezone From: R, Rural District,

To: NE, Neighborhood Edge District.

ZONING DESCRIPTION
NEIGHBORHOOD EDGE/SCHOOL

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Township 1, Range 16, United States Military Lands, and described as follows:

Beginning, for reference, at the intersection of the easterly line of said Section 7 with the southerly right-of-way line of Walnut Street;

thence North 86 deg. 12' 53" West, with said southerly right-of-way line, a distance of 2481.68 feet to the True Point of Beginning;

thence South 03 deg. 46' 47" West, a distance of 256.00 feet to a point;

thence South 86 deg. 12' 53" East, a distance of 536.41 feet to a point;

thence South 03 deg. 30' 49" West, a distance of 560.16 feet to a point;

thence North 86 deg. 12' 53" West, a distance of 765.00 feet to a point;

thence North 03 deg. 30' 49" East, a distance of 560.00 feet to a point:

thence South 86 deg. 13' 46" East, a distance of 168.58 feet to a point:

thence North 03 deg. 46' 47" East, a distance of 256.12 feet to a point in said southerly right-of-way line;

thence South 86 deg. 12' 53" East, with said southerly right-of-way line, a distance of 60.01 feet to the True Point of Beginning and containing 10.19 acres of land, more or less.

To Rezone From: R, Rural District,

To: NE, Neighborhood Edge District.

ZONING DESCRIPTION
NEIGHBORHOOD EDGE

Situated in the State of Ohio, County of Franklin, Township of Plain, being part of the northeast quarter of Section Seven (7), Township Two (2), Range Sixteen, United States Military Lands, and being part of a 74.266 acre tract (3.511 acres residual) conveyed to Francis R. and Ruth L. Schleppe in Official Record (O.R.) 18807 F-12, Franklin County Recorders Office;

All records referred to are those of record in the Franklin County Recorders Office;

Beginning for reference at Franklin County Engineers monument number 6619 at the intersection of the centerlines of Walnut St. (60 feet wide) and of Harlem Rd.;

Thence North 89 deg. 52' 01" East, 2133.11 feet, along the centerline of the said Walnut St., to a found ½" iron pin, being the northwest corner of a 1.108 acre tract conveyed to Elmer J. Trombley, Jr. and Beverly Trombley in Deed Book (D.B.) 3741, pg. 384 and the northeast corner of a 64.77 acre tract conveyed to Kevin B. and Valerie A. Karikomi in O.R. 19718 G-12;

Thence South 89 deg. 59' 32" East, 1098.82 feet, along the centerline of the said Walnut St. and the north line of the said 1.108 acre tract, to a set railroad spike, being a northeast corner a 70.755 acre tract (deed calculated) conveyed to the Schleppe Family Investments, L.P. in O.R. 31029 I-14 and being the TRUE POINT OF BEGINNING;

Thence South 89 deg. 59' 32" East, 256.96 feet, along the centerline of the said Walnut St. and a north line of the said 74.266 acre tract, to a point referenced by a found "P-K" nail (0.18' N, 0.12' E), being the northeast corner of the said 74.266 acre tract and the northwest corner of a 80.656 acre tract (deed calculated) conveyed to Ronald F. Schleppe, Trustee in D.B. 3775, pg. 117;

Thence South 00 deg. 06' 09" East, 593.83 feet, along the east line of the said 74.266 acre tract and the west line of the said 80.656 acre tract, to a point referenced by a found ¾" iron pipe (0.00'N, 0.03' E), being a northeast corner of the said 70.755 acre tract;

Thence South 89 deg. 22' 17" West, 256.94 feet, along a north line of the said 70.755 acre tract and crossing the said 74.266 acre tract, to a found ¾" iron pipe, being a corner of the said 70.755 acre tract;

Thence North 00 deg. 06' 18" West, 596.68 feet, along a east line of the said 70.755 acre tract and crossing the said 74.266 acre tract, to the True Point of Beginning, containing 152,947 square feet or 3.511 acres, according to a survey by J&J Surveying Services, Inc. in May of 1998 and in February and March of 2000.

The basis of bearings for this instrument is the centerline of Walnut St. as being South 89 deg. 59' 32' East, assumed, and is used to denote angles only.

All iron pins set are 5/8" in diameter, 30" long with a cap stamped "J&J SURVEYING".

To Rezone From: R, Rural District,

To: NE, Neighborhood Edge District.

SECTION 2. That Section 4 of Ordinance 1645-01 passed November 12, 2001 (Z00-018C), be hereby repealed and replaced with a new Section 4 reading as follows:

SECTION 4. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Section and shall register a copy of the approved CPD, Commercial Planned Development. NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts and Application among the records of the Building Services Section as required by Section 3370.03 and by Section 3311.12 of the Columbus City Codes; said text being titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT AND CONSISTENCY STATEMENT**," dated July 9, 2001 and said plans being titled, "**REGIONAL CONTEXT DIAGRAM**," "**NATURAL FEATURES PLAN**," "**ZONING DISTRICTS PLAN**," "**CIVIC SPACES PLAN**," "**THOROUGHFARE PLAN**," "**CONCEPTUAL BIKE PLAN**" and "**CONCEPTUAL DEVELOPMENT PLAN**," and "**CPD EXHIBIT**," signed by Jeffrey L. Brown, Attorney for the Applicant, dated ~~September 19, 2001~~ **June 20, 2007**, and "**CPD EXHIBIT**," signed by **Jeffrey L. Brown, Attorney for the Applicant**, dated **September 19, 2001** and reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT AND
CONSISTENCY STATEMENT
CENTRAL COLLEGE: 70.75 ACRES
ZONING TEXT

PROPOSED DISTRICTS: CPD
PROPERTY ADDRESS: 6240 Central College Road
OWNER: The Slane Company
APPLICANT: The Slane Company
DATE OF TEXT: 7/9/01
APPLICATION NUMBER: Z00-018C

1. **INTRODUCTION:** These properties were annexed to the city of Columbus in 1995 and 1996. Access to this area of the City is primarily provided by the New Albany Expressway, which has an interchange located south of this site. The ground between this site and the interchange was rezoned in 1998 in Zoning Case Z95-102. This zoning application continues to mixed development nature Z95-102 amidst significant wetlands preservation zones. The subareas in this application have been planned in conjunction with the land adjoining to the west of Subareas 1 and 2 which are included in a separate zoning application Z00-018B.

The subject area is being divided into subareas to reflect zoning classifications and standards that are thought to be appropriate for each subarea. The development will occur over an extended period of time and it will be necessary from time to time to modify the development standards and to provide for additional uses that could not be foreseen but are compatible with the uses allowed in each subarea.

Any subarea may be the subject of a zoning application filed with the City of Columbus and nothing contained herein shall prevent the current or future owners of the property from filing and processing a zoning application on any subarea.

Access to this area is primarily provided by the New Albany Expressway, which has an interchange located south of this site, and by a roadway to be constructed which will connect the interchange to a widened Central College Road.

Subarea 1 20.61 +/- Acres (CPD)

1.1 Subarea 1 is located on the north side of Central College Road east zoning application Z00-018B. The N/S Road shown on Exhibit C is to be constructed on subarea 1.

1.2 **PERMITTED USES:** The following uses shall be permitted within Subarea 1: Those uses listed in Chapter 3355 (C-4, Community Scale Commercial Development) of Columbus City Code.

Excepting therefrom:

- a. Adult bookstore, adult motion picture theater or adults only entertainment establishment
- b. Armory
- c. Automobile salesroom, now or used car lot, motor vehicle sales or leasing
- d. Billboards (except for temporary billboards advertising adjacent residential developer)
- e. Bowling alley
- f. Commercial radio transmitting or television station and appurtenances
- g. Funeral parlor
- h. Poultry killing (not to exclude a poultry shop where killing is not performed on site)
- i. Stable
- j. Tinsmith

1.3 DEVELOPMENT STANDARDS Except as otherwise noted above and therein, the applicable development standards of Chapter 3355, C-4, shall apply to Subarea 1.

1A. Density, Height, Lot and/or Setback commitments

1. Setback (build-to lines) from N/S Road shall be 55 feet from the easterly right-of-way line of such N/S road for all buildings, parking, loading and maneuvering areas An Entrance Green will be preserved on either side of the N/S road at Central College consistent with Exhibit D accompanying this text.
2. Building locations on Exhibit G shall be considered build-to lines as opposed to minimum setbacks, so that to the extent buildings are developed, such buildings shall be constructed so as to substantially front on such lines. At least fifty percent of the subarea Central College road frontage at the setback line shall be occupied by either building or brick walls which are at least five feet in height.
3. Setback (build-to lines) from Central College Road shall be 80' for all buildings and parking, loading, and maneuvering areas.
4. Setback from all other publicly dedicated interior streets shall be zero for all buildings and parking, loading, and maneuvering areas.
5. Lot coverage for building and paved areas shall not exceed seventy percent at the lot area.
6. The height district shall be 60' for Subarea 1.
7. Attached is Exhibit G for Subarea 1. All development shall be in general conformance with Exhibit G, However building sizes may vary depending on tenant demand.
8. The maximum density of this subarea shall not exceed 10,000 square feet per acre. Structures occupied by a single tenant or multiple tenants within Subarea 1 shall not exceed a building footprint of 40,000 square feet.

1B. Access, Loading, Parking and/or other Traffic related commitments.

1. Prior to the occupancy of any building in this subarea Central College Road shall be constructed as a boulevard (including sidewalks) along the subarea's frontage as far westward as permitted by the City's Division of Traffic Engineering. The roadway specification shall match the existing portion of improved Central Collage Road to the east.
2. The North / South Road shall be five lanes (and shall include sidewalks) in width from Central College Road north to first driveway.
3. The proposed street alignments are schematic and subject to change.
4. Drive-through windows shall be permitted within this subarea provided that a drive-through window is not fronting and adjoining public road (Central College, and the North / South Road).

5. Due to the mixed-use nature of the proposed development it is impossible to have each use on its own tax parcel with all its required parking and loading spaces. In addition, the mixture of the proposed uses will make it appropriate to consider the effect of a shared parking analysis on determining the required number of parking spaces.

The following parking ratios shall be provided unless varied by a shared parking analysis or by the Board of Zoning Adjustment:

Retail parking space for every 250 sq. ft. of gross floor area
Restaurant parking space for every 75 sq. ft. of gross floor area

Office (general and medical) 1 parking space for every 333 sq. ft. of gross floor area.

In order to arrive at the final required parking figure, it is necessary to reduce the parking demand for each use by recognizing three reduction factors that are used in the ULI shared parking analysis. The reduction factors are vacancy allowance non-auto transportation (walk, COTA, cab, bike) and captive market allowance (% of people visiting more than one business).

<u>Reduction Factor</u>	<u>Retail</u>	<u>Restaurant</u>	<u>Office</u>
Vacancy	2%	0%	9%
Non-auto transportation	4%	4%	4%
Captive market allowance	18%	15%	15%

The parking figures calculated from the ratios are then reduced by the appropriate reduction factor for each use to arrive at the total required number of parking spaces. Division of Traffic Engineering may also give the applicant credit for on street parking spaces along public roads if the Division determined that such a request is in line with the proposed development.

If the applicant wished to provide fewer parking spaces than calculated by the above method then the applicant shall prepare a shared parking analysis for the proposed project pursuant to the requirements of the Division of Traffic Engineering. The Division of Traffic Engineering shall review this shared parking analysis and if the division approves the study then the applicant shall provide the number of parking spaces shown in the study. If the division does not approve the study, then the applicant may file a variance request with the Board of Zoning Adjustment.

1C. Buffering, Landscaping, Open space and/or Screening commitments

1. Landscaping within the parking and building setbacks along Central College shall be rural in character and based on the following standard:

a. Within the parking and building setbacks there shall be a minimum 3' high continuously uniform earth mound except for (i) areas of ingress and egress for roadways; (ii) at the perimeter of the Entrance Green; and (iii) in areas where preservation of trees prohibits such mounding. The mound shall have a 3:1 slope (minimum), starting at the setback line, with a minimum crest at the top of the mound of 5' in width. From the crest, the mound shall slope upward or downward to meet existing grade at the right-of-way line. A 4-rail horse fence shall be installed within said setback area.

b. In lieu of the berming and landscaping a pond may be established along the perimeter of the subarea. If a pond is established, it must contain landscaping, a minimum of 3 feet in height to provide screening of the parking area.

2. Reasonable and good faith efforts will be made to preserve existing trees and tree rows. Additionally, standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

3. "Entrance Greens" shall not have a berm but shall maintain the same, or similar grade as the natural grade of the adjoining right-of-way. The "Entrance Green" may contain landscaping, benches, entry features, monuments and/or a water feature(s) some of which may be a structure it more than six feet in height.

4. Any surface parking lot adjacent to a public street shall be screened from its respective right-of-way with a minimum 3' high continuous planting hedge, fence, wall or earth mound or any combination thereof.

5. The developer shall install street trees forty feet on center within the parking setback along all public streets.
6. Tree plantings shall be required within site parking and service areas. The number of trees shall be determined by the following applicable ratios at total inches of tree caliper (minimum of 2 1/2 inch caliper per tree) to total site coverage by buildings and pavement.
 - a. 0 to 20,000 square feet: 6 Inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement;
 - b. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet;
 - c. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.
7. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 2 1/2 inch caliper or greater may onset 2/3 of this requirement.
8. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.
9. All loading docks shall be screened from public right-of-way to a minimum height of six (6) feet by either landscaping, fencing, walls or buildings used individually or in combination thereof.
10. Unless otherwise specified minimum size of all trees at installation shall be 2 1/2" caliper for deciduous shade trees, 5' high for evergreen and 1 1/2" caliper for ornamental trees.
11. The landscaping required in this section shall count toward satisfying the landscaping requirements contained in Chapter 3342 of the Columbus City Code and the landscaping requirements of this section may be satisfied or onset by the preservation of existing vegetation.
12. All trees and landscaping shall be well maintained. Dead items, weather permitting shall be replaced within six months.
13. Seasonable and good faith efforts will be made to preserve existing trees occurring within this subarea. Consideration will be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of these wooded areas. Additionally, standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

ID. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All external lighting in Subarea 1 shall be out-off type (down lighting) or decorative fixtures and shall provide no light spillage to offsite parcels. Buildings and landscaping at entry location may be up-lit or down-lit provided that landscaping lighting does not spill over into the public right-of-way.
2. All external outdoor lighting fixtures shall be from the same or similar manufacturers type to insure compatibility.
3. Parking lot lighting standards shall not exceed 20 feet in height. The type of light shall be color corrected High Pressure Sodium (HPS).
4. All new or relocated utility lines shall be installed underground.
5. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view from ground level by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view from ground level by wall, fence or landscape material utilizing the same material or character of the building.

1E. Graphics and Signage commitments.

All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District classification and any variance to those requirements shall be submitted to the Columbus Graphics Commission.

1F. Miscellaneous commitments:

Natural Environment

The site is a farm field and is located on the north side of Central College Road.

Existing Land Use

The site is presently being farmed.

Circulation

Access to the site will be from Central College Road and the proposed N/S Road.

Visual Form / Visibility

The form of the development will be sensitive to the natural features of the site. In addition, size and character of all structures will be in context with the local area and comply with all standards set forth in this development text.

Proposed Development

The size, type and character of the proposed development will meet the zoning, land use and standards set forth in this development text.

Traffic Behavior Patterns

It is anticipated that most traffic will access the site from the south. Additional traffic will come from developments to the east. As development occurs on this site, traffic patterns will change along Central College Road.

Emissions

Noise and other vehicular emissions will be dependent on land use and potential users.

IH. Architectural Standards - Commercial

1.1. Building Massing:

a) All buildings and portions thereof shall retain traditional building massing and shall incorporate elements and forms to reduce the scale of the buildings. Relevant examples of this may include the Perimeter Center in Dublin, Ohio, or the Kroger Center on New Albany Road in Columbus, Ohio. These examples disguise the predictable "big box" massing with an overlay of smaller definable massing with appropriate hierarchy and scale.

b) Flat roofs are permitted but must utilize strong cornices.

c) Building designs and massings shall incorporate the appropriate screening of rooftop mechanical systems. The methods for screening shall be consistent with the architecture and shall be of a consistent material.

2. Building Materials: Generally, the quantity of materials selected for a building shall be minimized. A single material selection for the independent building components of roof, wall and accents is permitted (i.e. Architectural Grade shingle roof with Brick Masonry wail with E.I.F.S. Cornice and Accents).

a) Exterior Walls: The predominant exterior wall materials shall be natural such as brick, pre-cast or wood. Synthetic material may be used only if they are natural in appearance. Metal and E.I.F.S. shall be allowed as accent features only.

b) Prefabricated metal buildings untreated masonry block structures, and buildings featuring an exterior finish entirely of glass are not permitted.

c) Poured concrete exterior walls are prohibited.

3. Fenestration:

a) It is recognized that these buildings will have service areas, and or loading docks. While these areas may not have the same degree of finish as a main entry, the "building materials" requirements of this limitation text shall apply thereto.

b) Additional buildings, whether attached or detached, shall be of similar design, materials and construction. Blank facades shall be prohibited. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged.

c) The use of reflective or mirrored glass shall be prohibited.

Subarea 2 49.82 +/- Acres (CPD)

2.1 Subarea 2 is located on the east side of N/S Road, north of Subarea 1.

2.2 PERMITTED USES:

1. The following uses shall be permitted within Subarea 2 Those uses listed in Chapter 3353 (C-2, Office Commercial Development, of the Columbus City Code) and restaurants within a permitted building.

2.3 DEVELOPMENT STANDARDS: Except as otherwise noted above and therein, the applicable development standards of Chapter 3353, C2, shall apply to Subarea 2.

2A. Density, Height, Lot and/or Setback commitments

1. Setback (build-to line) from the west property line, north of Subarea 1 shall be a minimum of 35 feet for buildings if no service drive is constructed.

2. Building locations on Exhibit C shall be considered "build-to" lines as opposed to minimum setbacks. so that to the extent buildings are developed, such buildings shall be constructed so as to substantially "front" on such lines. At least fifty percent of the subareas north south road frontage at the setback line shall be occupied by either building or brick walls with at least five feet in height.

3. The building line (build-to line) from the E/W road shall be 35 feet for buildings if no service drive is constructed.

4. Setback (build-to line) from all other publicly dedicated roads shall be 25 feet for all buildings and parking, loading, and maneuvering areas.

5. Setback from the east property line of the subarea shall be 25 feet for building and parking, loading and maneuvering areas.

6. The maximum density of this subarea shall not exceed 10,000 square feet per acre. Structures occupied by a single tenant or multiple tenants within Subarea 2 shall net exceed a building footprint of 40,000 square feet.

7. Lot coverage for building and paved areas shall not exceed seventy percent of the lot area.

8. The height district shall be 60' for Subarea 2.

9. Attached Exhibit G for Subarea 2. All development shall be in general conformance with Exhibit G. However building sizes may vary depending on tenant demand.

2B. Access, Loading, Parking and/or other Traffic related commitments.

1. Prior to the occupancy of any building in this subarea Central College Road shall be constructed as a boulevard including sidewalks along the subarea's frontage as far westward as permitted by the City's Division of Traffic Engineering. The roadway specification shall match the existing portion of improved Central College Road to the east.
2. The North / South Road shall be three lanes in width (and shall include sidewalks) along the frontage of Subarea 2.
3. The proposed street alignments are schematic and subject to change.
4. The parking requirement for office (general and medical) shall be one parking space per 333 square feet of gross floor area.

2C. Buffering, Landscaping, Open space and/or Screening commitments.

1. Landscaping within the parking and building setbacks along Central College shall be rural in character and based on the following standard:

- a. Within the parking and building setbacks there shall be a minimum 3' high continuously uniform earth mound except for (i) areas of ingress and egress for roadways; (ii) at the perimeter of the Entrance Green; and (iii) in areas where preservation of trees prohibits such mounding. the mound shall have a 3:1 slope (minimum) starting at the setback line, with a minimum crest at the top of the mound of 5' in width. From the crest, the mound shall slope upward or downward to meet existing grade at the right-of-way line. A 4-rail horse fence shall be installed within said setback area.
 - b. In lieu of the berming and landscaping, a pond may be established along the perimeter of the subarea. If a pond is established, it must contain landscaping, a minimum of 3 feet in height to provide screening of the parking area.
2. Any surface parking lot adjacent to a public street shall be screened from its respective right-of-way with a minimum 3' high continuous planting hedge, fence, wall or earth mound or any combination thereof.
 3. The developer shall install street trees forty feet on center within the parking setback along all public streets.
 4. Unless otherwise specified minimum size of all trees shall be 2 1/2" caliper for deciduous 5' high for evergreens, and 1 1/2" caliper for ornamental trees.
 5. Tree plantings shall be required within site parking and service areas. The number of trees shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 1/2" caliper per tree) to total site coverage by buildings and pavement.
 - a. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement;
 - b. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet;
 - c. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.
 6. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.
 7. All loading docks shall be screened from public right-of-way to a minimum height of six (6) feet by either landscaping, fencing, walls or buildings used individually or in combination thereof.
 8. Unless otherwise specified minimum size of all trees at installation shall be 2 1/2" caliper for deciduous shade trees, 5' high for evergreen and 1 1/2" caliper for ornamental trees.

9. The landscaping required in this section shall count toward satisfying the landscaping requirements contained In Chapter 3342 of the Columbus City Code and the landscaping requirements of this section may be satisfied or offset by the preservation of existing vegetation.

10. The Schleppe ditch runs through this subarea, The developer will use reasonable and good faith efforts to maintain this ditch from the east right-of-way of the north/south road east to the first road or rive across the ditch The developer shall have the right to fill the ditch from the road crossing east to the east property line subject to approval, if required, of the OEPA and/or the Army Corp of Engineers.

11. The landscaping required in this section shall count toward satisfying the landscaping requirements of Chapter 3342 of the Columbus City Code and the landscaping requirements of this section may be satisfied or offset by the preservation of existing vegetation.

12. All trees and landscaping shall be well maintained. Dead items, weather permitting shall be replaced within six months.
13. Reasonable and good faith efforts will be made to preserve existing trees within tree rows occurring within this subarea. Consideration will be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of these wooded areas. The developer will use reasonable good faith efforts to accomplish this goal. Additionally, standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

2D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All external lighting In Subarea 2 uses shall be cut-off type fixtures (down lighting), and shall provide no light spillage to offsite parcels. However, landscaping at entry locations may be up-lit or down-lit, provided that landscaping lighting does not spill over into the public right-of-way.

2. An external outdoor lighting fixtures within a given use group shall be from the same or similar manufacturer's type to insure compatibility.

3. Parking lot lighting standards shall not exceed 20 feet in height. The type f light shall b color orcted high pressure sodium (HP).

4. All new or relocated utility lines shal be installed underground.

5. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view from ground level by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view from ground level by wall, fence or landscape material utilizing the same material or character of the building.

2E. Graphics and Signage commitments.

All signage and graphics shall conform to Article 15 of the Columbus City Graphics Codes, as it applies to the C-2 District and any variance to those sign requirements shah be submitted to the Columbus Graphics Commission.

2F. Architectural Standards - Commercial Building Massing:

a) All buildings and portions thereof shall retain traditional building massing and shall incorporate elements and forms to reduce the scale of the buildings.

b) Flat roofs are permitted but must utilize strong cornices.

c) Building designs and massings shall incorporate the appropriate screening of rooftop mechanical systems. The methods for screening shall be consistent with the architecture and shall be of a consistent material.

2. Building Materials: Generally, the quantity of materials selected for a building shall be minimized. A single material

selection for the independent building components of roof, wall and accents is permitted (i.e. Architectural Grade shingle roof with Brick Masonry wall with E.I.F.S. Cornice and Accents).

- a) Exterior Walls: The predominant exterior wall materials shall be natural such as brick, pre-cast or wood. Synthetic material may be used only if they are natural in appearance. Metal and E.I.F.S. shall be allowed as accent features only.
- b) Prefabricated metal buildings, untreated masonry block structures, and buildings featuring an exterior finish entirely of glass are not permitted.
- c) Poured concrete exterior walls are prohibited.

3. Fenestration:

- a) It is recognized that these buildings will have service areas, and or loading docks. While these areas may not have the same degree of finish as a main entry, the "building materials" requirements of this limitation text shall apply thereto.
- b) Additional buildings, whether attached or detached, shall be of similar design, materials and construction. Blank facades shall be prohibited. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged.
- c) The use of reflective or mirrored glass shall be prohibited.

CONSISTENCY STATEMENT

The community that this rezoning will create is an integrated substantially self-sufficient neighborhood where its constituents may live, work, play, shop, and be educated within its own boundaries. The principles of such a traditional neighborhood development are listed below:

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

This development has a mix of uses including single-family residential, multi-family residential, educational facilities, parks, and shopping opportunities. In addition, the adjacent office uses are integrated successfully so that the employment opportunities are readily available to the residents of the community even as pedestrians. The applicant is in contact with the Central Ohio Transit Authority and expects that the residential and employment populations to be well served by transit facilities.

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

The mixed use neighborhood created will fulfill a major portion to the thoroughfare plan of the Rocky Fork / Blacklick Accord Master Plan by the construction of major roads traversing east/west and north/south through the development. The major intersection at these roads is the center of the neighborhood and an easy one-half mile walk from all residences and employment centers.

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

The residential community includes at least two (2) different types of single-family homes and numerous levels of rental homes ranging from 1- to 2-bedroom units.

D. A variety of business types are accommodated, from retail and professional offices to "live-work" units and outbuildings for start up 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.

Employment opportunities will abound with retail shops, education facilities, and small and large offices in the adjacent site

(s).

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

At least six (6) sites are proposed for civic buildings. These buildings include a daycare facility, an elementary school, two (2) retail shopping buildings, and two (2) recreational/clubhouse buildings which will include swimming pool and other recreation amenities.

F. A variety of civic space takes the form of parks, greens, squares and plazas.

The neighborhood will be enhanced by the generous use of civic spaces from the park protecting the existing stream, the greens central to the single-family community, and the squares in the center of the neighborhood.

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.

The thoroughfare network is diverse and friendly to pedestrians, bicycles and automobiles within the neighborhood and to adjacent neighborhoods.

H. Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots. Buildings of all types front the public and private thoroughfares and screen effectively the aggregated parking areas.

I. Smaller block sizes reflecting intensity of use for each district will serve to support the above principles. (See Transect diagram)

The blocks shorten as progressing from the least dense Neighborhood Edge district to the most intense Neighborhood Center district.

SECTION 3. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.~~