

PETITION FOR ORGANIZATION
OF A NEW COMMUNITY AUTHORITY

RECEIVED
FRANKLIN COUNTY
COMMUNITY DEVELOPMENT
2008 JUN 27 PM 4:47

TO THE CITY COUNCIL
OF CITY OF COLUMBUS, OHIO:

Pursuant to Chapter 349 of the Ohio Revised Code, M/I Homes of Central Ohio, LLC, an Ohio limited liability company, Dominion Homes, Inc., an Ohio corporation, and Homewood Corporation, an Ohio corporation (each a "Developer" and collectively, the "Developers"), hereby petition for creation of a new community authority (the "Authority"). The Developers are the "developer" within the meaning of Section 349.01(E) of the Ohio Revised Code for the new community district described in paragraph 3 below.

The Developers further state as follows:

1. The Authority is named "The Central College Community Development Authority".
2. The principal office of the Authority shall be located at Department of Development, 50 West Gay Street, 3rd Floor, Columbus, Ohio 43215, or such other location as may hereafter be determined by the Board of Trustees of the Authority.
3. Attached to this petition are maps (Exhibit A-1) and legal descriptions (Exhibit A-2) of those parcels comprising the new community district (the "District"), including a full and accurate description of the boundaries of the District, which is located entirely within the City of Columbus (the "City") and Franklin County. All properties within such boundaries will be included in the District. The total acreage to be included in the District will be approximately 364.3± acres, all of which acreage is owned or controlled (within the meaning of Section 349.01(E) of the Ohio Revised Code) by the Developers. The property to be included in the District is capable of development as one functionally interrelated community.
4. Attached to this petition as Exhibit B is a statement setting forth the zoning regulations adopted for the area within the boundaries of the District for comprehensive development as a new community. The area within the boundaries of the District lies within the zoning jurisdiction of the City. Certified copies of the applicable adopted zoning regulations are included as part of Exhibit B.
5. Attached to this petition as Exhibit C is a current plan indicating the proposed development program (the "Program") for the District; the land acquisition and land development activities, community facilities, and services which it is proposed the Authority will undertake under the Program; the proposed method of financing these activities and services; and the projected total population of the District.
6. Consistent with Section 349.04 of the Ohio Revised Code, the Board of Trustees governing the Authority should consist of seven (7) members, with three (3) of those members to be citizen members appointed by the City Council of the City (the "Council"), one member by Dominion Homes, Inc., one member by M/I Homes of

Central Ohio, LLC, one member by Homewood Corporation, and one member to be appointed by the Council to serve as a representative of local government.

7. Attached to this petition as Exhibit D is a preliminary economic feasibility analysis, including the area development pattern and demand, location and proposed District size, present and future socio-economic conditions, public services provision, financial plan, and a statement of the Developers' management capability.

8. The development will comply with all applicable environmental laws and regulations.

9. For purposes of the establishment of the Authority, the City is the only "proximate city" as that term is defined in Section 349.01(M) of the Ohio Revised Code.

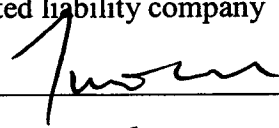
Attached Exhibits A-1, A-2, B, B-1, B-2, B-3, C, C-1, D and D-1 are part of this Petition.

Words and terms not defined herein shall have the meanings given in Section 349.01 of the Ohio Revised Code unless the context requires a different meaning.

The Developers hereby request that the Council, as the organizational board of commissioners under Section 349.03 of the Ohio Revised Code, determine that this Petition complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code, and further requests that the Commissioners fix the time and place of a hearing on this petition for the establishment of the Authority. Pursuant to Section 349.03(A) of the Ohio Revised Code, that hearing must be held not less than thirty (30) nor more than forty-five (45) days after the filing of this Petition pursuant to Section 349.03 of the Ohio Revised Code on this ___ day of _____, 2008.

IN WITNESS WHEREOF, M/I Homes of Central Ohio, LLC, has caused this Petition for Organization of The Central College Community Development Authority to be executed by its duly authorized representative as of the day and year first above written.

M/I HOMES OF CENTRAL OHIO, LLC,
an Ohio limited liability company

By: _____ 

Print Name: Timothy C Hill Jr

Title: VP

IN WITNESS WHEREOF, Dominion Homes, Inc., has caused this Petition for Organization of The Central College Community Development Authority to be executed by its duly authorized representative as of the day and year first above written.

DOMINION HOMES, INC., an Ohio corporation

By: Matthew J. Callahan

Print Name: Matthew J. Callahan

Title: V.P. of Land Development

IN WITNESS WHEREOF, The Homewood Corporation has caused this Petition for Organization of The Central College Community Development Authority to be executed by its duly authorized representative as of the day and year first above written.

HOMEWOOD CORPORATION,
an Ohio corporation

By: 

Print Name: John Bain

Title: CEO

Proximate City Approval for Petition for Organization of The Central College Community
Development Authority

The City of Columbus, Ohio, by Ordinance No. 0976 - 2008, passed by the City Council on June 16, 2008, has authorized Andrea Blevins the City Clerk, to sign this petition, and the petition is herewith signed, as evidence of that approval.

City of Columbus, Ohio

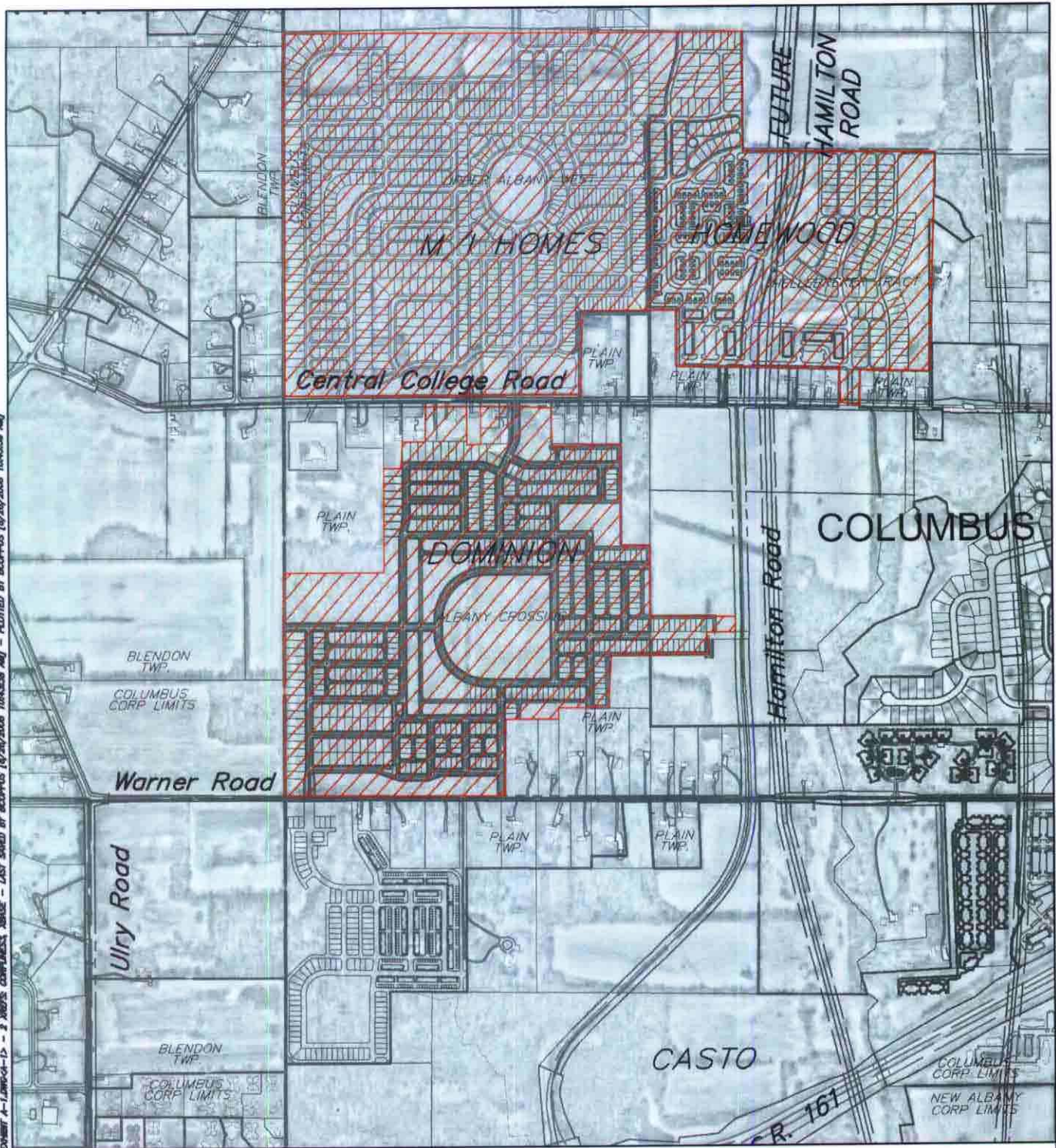
By: Andrea Blevins

City Clerk

EXHIBIT A-1

Map of New Community District

\\comcast\work\project\2004\104339 AM - 2 YEARS COMPASS MAKE - LAST SHED BY RECORDS [6/26/2008 10:43:39 AM] - PLOTTED BY RECORDS [6/26/2008 10:43:39 AM]



CENTRAL COLLEGE COMMUNITY
DEVELOPMENT AUTHORITY

EXHIBIT A-1



Evans, Mechwal, Masterton & Tibor, Inc.
Engineers • Surveyors • Planners • Scientists
1520 New Albany Road, Columbus, OH 43254
Phone: 614.778.1832 Fax: 614.778.4880
H C M E A T I V I

Date: May, 2008

Scale: NTS

Job No: 2004-1304

Sheet: 1 of 1

EXHIBIT A-2

Legal Description of New Community District

4980 CENTRAL COLLEGE ROAD (43081), being 153.8± acres located on the north side of Central College Road, 292± feet east of Sandimark Place, and being more particularly described as follows:

ZONING SUBAREA - NEIGHBORHOOD CENTER - 26.7± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 26.7 acres of land more or less, said 26.7 acres being more particularly bounded and described as follows:

Beginning, for reference, at the Franklin County Geodetic Survey Monument Number 1576, in the centerline of Central College Road;

thence with the centerline of said Central College Road the following courses and distances:

South 86° 49' 53" East, a distance of 634.96 feet to a point;

South 86° 49' 32" East, a distance of 419.33 feet to a point;

South 86° 49' 45" East, a distance of 260.00 feet to a point;

South 86° 31' 10" East, a distance of 110.00 feet to a point;

South 86° 29' 28" West, a distance of 250.86 feet to the True point of Beginning;

thence North 03° 24' 34" East, a distance of 1257.90 feet to a point;

thence North 81° 49' 13" West, a distance of 22.15 feet to a point;

thence North 74° 10' 27" West, a distance of 49.91 feet to a point;

thence North 67° 01' 35" West, a distance of 29.47 feet to a point;

thence North 03° 38' 37" East, a distance of 217.26 feet to a point;

thence South 86° 29' 45" East, a distance of 198.28 feet to a point;

thence South 03° 03' 35" West, a distance of 217.15 feet to a point of curvature;

thence with a curve to the left, having a central angle of 64° 14' 15", a radius of 230.00 feet, an arc length of 257.87 feet, and a chord which bears North 35° 37' 22" East, a distance of 244.57 feet to a point;

thence North 03° 30' 15" East, a distance of 73.02 feet to a point;

thence South 86° 59' 45" East, a distance of 720.51 feet to a point;

thence South 03° 27' 49" West, a distance of 944.41 feet to a point;

thence North 86° 29' 28" West, a distance of 501.96 feet to a point;

thence South 03° 16' 27" West, a distance of 622.42 feet to a point;

thence North 86° 29' 28" West, a distance of 451.52 feet to the True Point of Beginning and containing 26.7 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural District,

To: NC, Neighborhood Center District.

ZONING SUBAREA - NEIGHBORHOOD GENERAL - 75.7± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 75.7 acres of land more of less, said 75.7 acres being more particularly bounded and described as follows:

Beginning, for reference, at the Franklin County Geodetic Survey Monument Number 1576, in the centerline of Central College Road;

thence with the centerline of said Central College Road the following courses and distances:

South 86° 49' 53" East, a distance of 634.96 feet to a point;

South 86° 49' 32" East, a distance of 419.33 feet to a point;

South 86° 49' 45" East, a distance of 260.00 feet to a point;

South 86° 31' 10" East, a distance of 110.00 feet to a point;

South 86° 29' 28" West, a distance of 250.86 feet to a point;

thence North 03° 24' 34" East, a distance of 367.20 feet to the True Point of Beginning;

thence N 86° 38' 58" West, a distance of 238.79 feet to a point of curvature;

thence with a curve to the left, having a central angle of 44° 48' 01", a radius of 126.89 feet, an arc length of 99.22 feet, and a chord which bears South 70° 46' 44" West, a distance of 96.71 feet to a point;

thence South 51° 16' 01" West, a distance of 46.16 feet to a point of curvature;

thence with a curve to the right, having a central angle of 43° 02' 24", a radius of 125.00 feet, an arc length of 93.90 feet, and a chord which bears South 71° 59' 03" West, a distance of 91.71 feet to a point;

thence North 03° 29' 47" East, a distance of 766.00 feet to a point;

thence North 86° 29' 38" West, a distance of 744.15 feet to a point;

thence South 03° 35' 52" West, a distance of 768.23 feet to a point of curvature;

thence with a curve to the left, having a central angle of 25° 27' 23", a radius of 174.78 feet, an arc length of 77.66 feet, and a chord which bears South 16° 19' 33" West, a distance of 77.02 feet to a point;

thence North 66° 52' 57" West, a distance of 33.75 feet to a point;

thence North 86° 29' 45" West, a distance of 261.55 feet to a point;

thence North 03° 20' 39" East, a distance of 710.97 feet to a point;

thence North 11° 22' 24" East, a distance of 38.51 feet to a point;

thence North 30° 08' 30" East, a distance of 33.17 feet to a point;

thence North 31° 02' 15" East, a distance of 26.43 feet to a point;

thence North 37° 31' 57" West, a distance of 24.78 feet to a point;

thence North 26° 31' 32" West, a distance of 27.03 feet to a point;

thence North 03° 31' 24" West, a distance of 24.22 feet to a point;

thence North 03° 35' 17" East, a distance of 663.11 feet to a point;

thence North 03° 14' 16" East, a distance of 27.23 feet to a point;

thence North 23° 41' 59" East, a distance of 26.38 feet to a point;

thence North 45° 04' 32" East, a distance of 27.78 feet to a point;

thence North 29° 19' 10" West, a distance of 27.73 feet to a point;

thence North 30° 25' 37" West, a distance of 29.80 feet to a point;

thence North 12° 21' 29" West, a distance of 32.70 feet to a point;

thence North 03° 03' 35" East, a distance of 314.29 feet to a point;

thence South 86° 56' 25" East, a distance of 278.68 feet to a point;

thence North 49° 15' 18" East, a distance of 143.65 feet to a point;

thence North 03° 03' 35" East, a distance of 222.39 feet to a point;

thence South 86° 56' 25" East, a distance of 192.53 feet to a point;

thence South 03° 03' 35" West, a distance of 514.80 feet to a point;

thence South 86° 56' 25" East, a distance of 279.64 feet to a point;

thence North 03° 03' 35" East, a distance of 511.29 feet to a point;

thence South 86° 56' 25" East, a distance of 1097.74 feet to a point;

thence South 03° 03' 35" West, a distance of 247.48 feet to a point;
thence South 40° 26' 30" East, a distance of 102.76 feet to a point;
thence South 86° 56' 25" East, a distance of 302.53 feet to a point;
thence South 03° 03' 35" West, a distance of 188.20 feet to a point;
thence South 86° 26' 25" East, a distance of 144.09 feet to a point;
thence South 03° 27' 49" West, a distance of 446.15 feet to a point;
thence South 03° 27' 49" West, a distance of 9.63 feet to a point;
thence North 86° 59' 45" West, a distance of 720.51 feet to a point,
thence South 03° 30' 15" West, a distance of 73.02 feet to a point of curvature;
thence with a curve to the right, having a central angle of 64° 14' 15", a radius of 230.00 feet, an arc length of 257.87 feet, and a chord which bears South 35° 37' 22" West, a distance of 244.57 feet to a point;
thence North 03° 03' 35" East, a distance of 217.15 feet to a point;
thence North 86° 29' 45" West, a distance of 198.28 feet to a point;
thence South 03° 38' 37" West, a distance of 217.26 feet to a point;
thence South 67° 01' 35" East, a distance of 29.47 feet to a point;
thence South 74° 10' 27" East, a distance of 49.91 feet to a point;
thence South 81° 49' 13" East, a distance of 22.15 feet to a point;
thence South 03° 24' 34" West, a distance of 890.70 feet to the True Point of Beginning and containing 75.7 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural District,

To: NG, Neighborhood General District.

ZONING SUBAREA - NEIGHBORHOOD EDGE - 50.1± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 50.1 acres of land more of less, said 50.1 acres being more particularly bounded and described as follows:

Beginning at the Franklin County Geodetic Survey Monument Number 1576, in the centerline of Central College Road;

thence North 03° 28' 29" East, a distance of 2658.86 feet to a point;

thence South 87° 52' 30" East, a distance of 1303.64 feet to a point;

thence South 85° 19' 03" East, a distance of 1323.06 feet to a point;
thence South 03° 27' 49" West, a distance of 632.83 feet to a point;
thence North 86° 26' 25" West, a distance of 144.09 feet to a point;
thence North 03° 03' 35" East, a distance of 188.20 feet to a point;
thence North 86° 56' 25" West, a distance of 302.53 feet to a point;
thence North 40° 26' 30" West, a distance of 102.76 feet to a point;
thence North 03° 03' 35" East, a distance of 247.48 feet to a point;
thence North 86° 56' 25" West, a distance of 1097.74 feet to a point;
thence South 03° 03' 35" West, a distance of 511.29 feet to a point;
thence North 86° 56' 25" West, a distance of 279.64 feet to a point;
thence North 03° 03' 35" East, a distance of 514.80 feet to a point;
thence North 86° 56' 25" East, a distance of 192.53 feet to a point;
thence South 03° 03' 35" West, a distance of 222.39 feet to a point;
thence South 49° 15' 18" West, a distance of 143.65 feet to a point;
thence North 86° 56' 25" West, a distance of 278.68 feet to a point;
thence South 03° 03' 35" West, a distance of 314.29 feet to a point;
thence South 12° 21' 29" East, a distance of 32.70 feet to a point;
thence South 30° 25' 37" East, a distance of 29.80 feet to a point;
thence South 29° 19' 10" East, a distance of 27.73 feet to a point;
thence South 45° 04' 32" West, a distance of 27.78 feet to a point;
thence South 23° 41' 59" West, a distance of 26.38 feet to a point;
thence South 03° 14' 16" West, a distance of 27.23 feet to a point;
thence South 03° 35' 17" West, a distance of 663.11 feet to a point;
thence South 03° 31' 24" East, a distance of 24.22 feet to a point;
thence South 26° 31' 32" East, a distance of 27.03 feet to a point;
thence South 37° 31' 57" East, a distance of 24.78 feet to a point;
thence South 31° 02' 15" West, a distance of 26.43 feet to a point;

thence South 30° 08' 30" West, a distance of 33.17 feet to a point;

thence South 11° 22' 24" West, a distance of 38.51 feet to a point;

thence South 03° 20' 39" West, a distance of 710.97 feet to a point;

thence South 86° 29' 45" East, a distance of 261.55 feet to a point;

thence South 66° 52' 57" East, a distance of 33.75 feet to a point of curvature;

thence with a curve to the right, having a central angle of 25° 27' 23", a radius of 174.78 feet, an arc length of 77.66 feet, and a chord which bears North 16° 19' 33" East, a distance of 77.02 feet to a point;

thence North 03° 35' 52" East, a distance of 768.23 feet to a point;

thence South 86° 29' 38" East, a distance of 744.15 feet to a point;

thence South 03° 29' 47" West, a distance of 766.00 feet to a point of curvature;

thence with a curve to the left, having a central angle of 38° 04' 32", a radius of 125.00 feet, an arc length of 93.90 feet, and a chord which bears North 71° 59' 03" East, a distance of 91.71 feet to a point;

thence North 51° 16' 01" East, a distance of 46.16 feet to a point of curvature;

thence with a curve to the right, having a central angle of 44° 48' 01", a radius of 126.89 feet, an arc length of 99.22 feet, and a chord which bears North 70° 46' 44" East, a distance of 96.71 feet to a point;

thence South 86° 38' 58" East, a distance of 238.79 feet to a point;

thence South 03° 24' 34" West, a distance of 367.20 feet to a point;

thence North 86° 29' 28" West, a distance of 250.86 feet to a point;

thence North 86° 31' 10" West, a distance of 110.00 feet to a point;

thence North 03° 21' 02" East, a distance of 220.05 feet to a point;

thence North 86° 49' 53" West, a distance of 260.00 feet to a point;

thence South 03° 21' 02" West, a distance of 220.04 feet to a point

thence North 86° 49' 32" West, a distance of 419.33 feet to a point;

thence North 86° 49' 53" West, a distance of 634.96 feet to the Point of Beginning and containing 50.1 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural District,

To: NE, Neighborhood Edge District.

ZONING SUBAREA - RURAL RESIDENTIAL - 1.3± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 1.3 acre of land more or less, said 1.3 acre being more particularly bounded and described as follows:

Beginning for reference at the Franklin County Geodetic Survey Monument Number 1576, in the Centerline of Central College Road,

thence South $86^{\circ} 49' 53''$ East, a distance of 634.96 feet to a point;

thence South $86^{\circ} 49' 45''$ East, a distance of 419.33 feet to the True Point of Beginning for this description;

thence North $03^{\circ} 21' 02''$ East, a distance of 220.71 feet to a point;

thence South $86^{\circ} 49' 53''$ East, a distance of 258.79 feet to a point;

thence South $03^{\circ} 20' 56''$ West, a distance of 220.05 feet to a point;

thence North $86^{\circ} 49' 45''$ West, a distance of 260.02 feet to the point of Beginning and containing 1.3 acres of land, more or less.

4955 CENTRAL COLLEGE ROAD (43081), being 125.1± acres located on the south side of Central College Road, 2800± east of Lee Road, and being more particularly described as follows:

ZONING SUBAREA - NEIGHBORHOOD CENTER, 14.07± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Townsend Construction Company in Instrument Number 200309030279897 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference at Franklin County Geodetic Survey Monument No. 5511 in the centerline of Warner Road;

thence South 86° 28' 00" East, with said centerline of Warner Road, a distance of 843.20 feet to a point;

thence North 03° 32' 00" East, a distance of 586.20 feet to The True Point of Beginning;

thence across said Townsend Construction Company tract the following courses:

North 03° 15' 57" East, a distance of 1228.48 feet to a point;

northerly with an arc of a curve to the right, having a radius of 200.00 feet, a central angle of 11° 31' 49", an arc length of 40.25 feet, having a chord that bears North 09° 01' 45" East, a chord distance of 40.18 feet to a point;

North 14° 47' 39" East, a distance of 16.67 feet to a point;

South 86° 44' 10" East, a distance of 700.63 feet to a point;

South 03° 15' 50" West, a distance of 256.00 feet to a point;

North 86° 44' 10" West, a distance of 102.00 feet to a point;

Southwesterly with an arc of a curve to the left, having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears South 48° 15' 50" West, a chord distance of 494.97 feet to a point;

South 03° 15' 50" West, a distance of 72.79 feet to a point;

Southeasterly with an arc of a curve to the left, having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears South 41° 44' 10" East, a chord distance of 494.97 feet;

South 86° 44' 10" East, a distance of 102.00 feet to a point;

South 03° 15' 50" West, a distance of 256.00 feet to a point;

North 86° 44' 10" West, a distance of 708.04 feet to the True Point of Beginning, and containing 14.07 acres of land, more or less.

This description is prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural, District,

To: NC, Neighborhood Center District.

ZONING SUBAREA - NEIGHBORHOOD GENERAL, 79.93± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Townsend Construction Company in Instrument Number

200309030279897 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument No. 5511 in the centerline of Warner Road;
thence South 86° 28' 00" East, with said centerline of Warner Road, a distance of 796.74 feet to The True Point of Beginning;

thence across said Townsend Construction Company tract the following courses:

North 03° 11' 34" East, a distance of 586.00 feet to a point;

South 86° 44' 10" East, a distance of 757.97 feet to a point;

North 03° 15' 50" East, a distance of 256.00 feet to a point;

North 86° 44' 10" West, a distance of 102.00 feet to a point;

northwesterly with the arc of a curve to the right having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears North 41° 44' 10" West, a chord distance of 494.97 feet to a point;

North 03° 15' 50" East, a distance of 72.79 feet to a point;

northwesterly with the arc of a curve to the right having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears North 48° 15' 50" East, a chord distance of 494.97 feet to a point;

South 86° 44' 10" East, a distance of 102.00 feet to a point;

North 03° 15' 50" East, a distance of 256.00 feet to a point;

North 86° 44' 10" West, a distance of 700.63 feet to a point;

South 14° 47' 39" West, a distance of 16.67 feet to a point;

southerly with the arc of a curve to the left, having a radius of 200 feet, a central angle of 11° 31' 49", an arc length of 40.25 feet, and a chord that bears South 09° 01' 45" West, a chord distance of 40.18 feet to a point;

South 03° 15' 37" West, a distance of 206.97 feet to a point;

North 86° 44' 03" West, a distance of 124.24 feet to a point;

North 03° 25' 12" East, a distance of 746.75 feet to a point;

South 86° 49' 36" East, a distance of 134.75 feet to a point;

North 03° 25' 12" East, a distance of 190.00 feet to a point;

South 86° 49' 36" East, a distance of 165.00 feet to a point;

North 03° 25' 12" East, a distance of 280.97 feet to a point;

South 86° 49' 36" East, a distance of 79.47 feet to a point;

South 86° 47' 54" East, a distance of 220.00 feet to a point;

South 03° 32' 06" West, a distance of 299.89 feet to a point;

South 86° 29' 28" East, a distance of 100.00 feet to a point;

North 03° 32' 06" East, a distance of 300.00 feet to a point;

South 86° 29' 28" East, a distance of 502.52 feet to a point;

South 03° 30' 32" West, a distance of 300.00 feet to a point;

South 86° 29' 28" East, a distance of 500.00 feet to a point

South 03° 36' 10" West, a distance of 737.36 feet to a point;

South 87° 07' 59" East, a distance of 210.00 feet to a point;

South 03° 33' 54" West, a distance of 470.10 feet to a point;

South 41° 26' 58" East, a distance of 5.96 feet to a point;

South 86° 27' 50" East, a distance of 468.87 feet to a point;

South 03° 40' 47" West, a distance of 116.96 feet to a point

southeasterly with the arc of a curve to the right having a radius of 12.00 feet, a central angle of 90° 12' 09", an arc length of 18.89 feet, a chord that bears South 41° 25' 18" East, a chord distance of 17.00 feet to a point;

South 86° 31' 23" East, a distance of 217.24 feet to a point;

southerly with the arc of a curve to the right having a radius of 5950.00 feet, a central angle of 00° 32' 30", an arc length of 56.24 feet, a chord that bears South 03° 12' 59" West, a chord distance of 56.24 feet to a point;

North 86° 27' 50" West, a distance of 378.86 feet to a point;

South 03° 32' 10" West, a distance of 125.00 feet to a point;

North 86° 27' 50" West, a distance of 618.53 feet to a point;

South 03° 33' 54" West, a distance of 350.00 feet to a point;

North 86° 27' 50" West, a distance of 367.79 feet to a point;

South 02° 58' 58" West, a distance of 79.47 feet to a point;

North 86° 28' 06" West, a distance of 381.11 feet to a point;

South 03° 30' 25" West, a distance of 580.43 feet to a point;

North 86° 27' 43" West, a distance of 118.16 feet to a point;

North 86° 27' 48" West, a distance of 150.28 feet to a point ;

North 86° 28' 00" West, a distance of 514.18 feet to the True Point of Beginning, and containing 79.93 acres of land more or less.

This description was prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural and R-2F Residential Districts,

To: NG, Neighborhood General District.

ZONING SUBAREA - NEIGHBORHOOD EDGE, 30.41± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Karl Ayers and Sandra Ayers by deed of record in Official Record 4251113 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning for Reference at Franklin County Geodetic Survey Monument No. 5511 in the centerline of Warner Road;

thence North 03° 27' 46" East, a distance of 1602.90 feet to a point;

thence South 86° 49' 28" East, a distance of 716.17 feet to a point;

thence South 86° 37' 16" East, a distance of 124.24 feet to a point;

thence South 03° 15' 57" West, a distance of 1021.51 feet to a point;

thence North 86° 44' 10" West, a distance 49.94 feet to a point;

thence South 03° 11' 34" West, a distance of 585.98 feet to a point;

thence North 86° 28' 00" West, a distance of 796.73 feet to the Point of Beginning, and containing 30.41 acres of land, more or less.

This description was prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural, District,

To: NE, Neighborhood Edge District.

ZONING SUBAREA - CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT, 0.67± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Townsend Construction Company in Instrument Number 200309030279897 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning at the northeasterly corner of said Townsend Construction Company tract, being in the westerly right-of-way line of Hamilton Road of record in Plat Book 100, Page 3;

thence South 02° 08' 02" West, with said westerly right-of-way line of Hamilton Road, a distance of 44.50 feet to a point;

thence southwesterly, with the arc of a curve to the right having a radius of 5943.28 feet, a central angle of 00° 48' 45", an arc length of 84.29 feet, a chord that bears South 02° 32' 23" West, and a chord distance of 84.29 feet to a point;

thence North 86° 31' 23" West, a distance of 217.24 feet to a point;

thence northwesterly with the arc of a curve to the right having a radius of 12.00 feet, a central angle of 90° 12' 09", an arc

length of 18.89 feet, a chord that bears North $41^{\circ} 25' 18''$ West, and a chord distance of 17.00 feet to a point;

thence North $03^{\circ} 40' 47''$ East, a distance of 116.96 feet to a point;

thence South $86^{\circ} 27' 50''$ East, a distance of 226.40 feet to the Point of Beginning, and containing 0.67 acre of land, more or less.

5372 CENTRAL COLLEGE ROAD (43081), being 86.1 85.4± acres located on the north side of Central College Road, 3040± feet west of Harlem Road, and being more particularly described as follows:

**NEIGHBORHOOD GENERAL (NG)
ZONING DESCRIPTION
5.3 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United

States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning in the westerly line of said "Jo-El Acres", being located South 03° 38' 04" West, a distance of 629.26 feet from the northwesterly corner of Lot 97 therein;

The following seven (7) courses through said "Jo-El Acres":

1. Thence South 86° 23' 09" East, a distance of 527.76 feet, to a point;
2. Thence South 02° 50' 43" West, a distance of 63.12 feet to a point;
3. Thence along the arc of a curve to the left, having a central angle of 29° 00' 05", a radius of 250.00 feet, an arc length of 126.54 feet, and a chord bearing of South 11° 39' 13" East, a chord distance of 125.20 feet to a point;
4. Thence South 26° 09' 22" East, a distance of 93.41 feet, to a point;
5. Thence South 62° 48' 47" West, a distance of 239.30 feet to a point;
6. Thence along the arc of a curve to the right, having a central angle of 30° 48' 04", a radius of 500.00 feet, an arc length of 268.79 feet, and a chord bearing of South 78° 12' 49" West, a chord distance of 265.57 feet to a point;
7. Thence North 86° 23' 09" West, a distance of 146.55 feet to a point in the westerly line of said "Jo-El Acres";

Thence North 03° 38' 04" East, along said westerly line, a distance of 458.02 feet to the Point of Beginning, containing 5.3 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

To Rezone From: R, Rural District,

To: NG, Neighborhood General District.

**TOWN CENTER (TC)
ZONING DESCRIPTION
9.7 9.0 ACRES**

~~Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:~~

~~Beginning at the southwesterly corner of Lot 65 of said "Jo-El Acres;~~

~~Thence North 03° 19' 11" East, along the westerly line of said "Jo-El Acres, a distance of 402.38 feet to a point at an angle therein;~~

~~The following two (2) courses through said "Jo-El Acres":~~

1. Thence South $85^{\circ} 44' 45''$ East, a distance of 969.70 feet to a point;
2. Thence South $03^{\circ} 37' 14''$ West, a distance of 409.27 feet, to a point in the southerly line of said "Jo-El Acres";

The following nine (9) courses along the southerly lines of said "Jo-El Acres":

1. Thence North $85^{\circ} 01' 09''$ West, a distance of 101.96 feet to a point;
2. Thence South $05^{\circ} 35' 32''$ West, a distance of 250.39 feet to a point in the centerline of Central College Road;
3. Thence North $85^{\circ} 08' 23''$ West, along said centerline, a distance of 59.01 feet to a point;
4. Thence North $05^{\circ} 06' 27''$ East, a distance of 250.49 feet to a point;
5. Thence North $85^{\circ} 18' 00''$ West, a distance of 441.79 feet to a point;
6. Thence South $03^{\circ} 25' 51''$ West, a distance of 250.65 feet to a point in the centerline of Central College Road;
7. Thence North $85^{\circ} 35' 39''$ West, along said centerline, a distance of 61.18 feet to a point;
8. Thence North $03^{\circ} 25' 22''$ East, a distance of 251.25 feet to a point;
9. Thence North $85^{\circ} 37' 13''$ West, a distance of 301.18 feet to the Point of Beginning, containing 9.7 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot 65 of said "Jo-El Acres", being the easterly line of that 3.0 acre tract as conveyed to Steven and Cindy Dunbar;

Thence North $03^{\circ} 19' 11''$ East, along the westerly line of said "Jo-El Acres", a distance of 402.38 feet to a point at an angle therein;

Thence across said "Jo-El Acres", the following courses and distances:

1. South $85^{\circ} 44' 45''$ East, a distance of 969.70 feet to a point;
2. South $03^{\circ} 37' 14''$ West, a distance of 409.27 feet, to a point in the southerly line of said "Jo-El Acres";

Thence partly across said Homewood tract and partly with the southerly line of said "Jo-El Acres", the following courses and distances:

1. North $85^{\circ} 01' 09''$ West, a distance of 132.52 feet to a point;
2. North $85^{\circ} 18' 00''$ West, a distance of 502.96 feet to a point; and

3. North $85^{\circ} 37' 13''$ West, a distance of 331.79 feet to the POINT OF BEGINNING and containing 9.0 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

To Rezone From: R, Rural District,

To: TC, Town Center District.

**NEIGHBORHOOD EDGE (NE)
ZONING DESCRIPTION
10.4 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at the northwesterly corner of Lot 97 of said "Jo-El Acres";

Thence South $86^{\circ} 02' 01''$ East, along a northerly line of said "Jo-El Acres", a distance of 665.81 feet to a point at the northeasterly corner of Lot 98 therein;

Thence South $02^{\circ} 54' 26''$ West, along an easterly line of said "Jo-El Acres", a distance of 853.53 feet to a point;

The following six (6) courses through said "Jo-El Acres":

1. Thence along the arc of a curve to the left, having a central angle of $05^{\circ} 38' 11''$, a radius of 750.00 feet, an arc length of 73.78 feet, and a chord bearing of South $65^{\circ} 37' 52''$ West, a chord distance of 73.75 feet to a point;
2. Thence South $62^{\circ} 48' 47''$ West, a distance of 4.04 feet, to a point;
3. Thence North $26^{\circ} 09' 22''$ West, a distance of 93.41 feet to a point;
4. Thence along the arc of a curve to the right, having a central angle of $29^{\circ} 00' 05''$, a radius of 250.00 feet, an arc length of 126.54 feet, and a chord bearing of North $11^{\circ} 39' 19''$ West, a chord distance of 125.20 feet to a point;
5. Thence North $02^{\circ} 50' 43''$ East, a distance of 63.12 feet to a point;
6. Thence North $86^{\circ} 23' 09''$ West, a distance of 527.76 feet to a point in the westerly line of said "Jo-El Acres";

Thence North $03^{\circ} 38' 04''$ East, along said westerly line, a distance of 629.26 feet to the Point of Beginning, containing 10.4 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

To Rezone From: R, Rural District,

To: NE, Neighborhood Edge District.

**NEIGHBORHOOD EDGE (NE)
ZONING DESCRIPTION
11.8 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at the northeasterly corner of Lot 116 of said "Jo-El Acres";

Thence along the easterly line of said "Jo-El Acres", the following nine (9) courses:

1. Thence South $04^{\circ} 41' 18''$ West, a distance of 309.54 feet, to a point;
2. Thence South $61^{\circ} 09' 14''$ East, a distance of 106.75 feet, to a point;
3. Thence South $44^{\circ} 21' 12''$ East, a distance of 119.01 feet to a point;
4. Thence South $14^{\circ} 50' 55''$ East, a distance of 102.63 feet to a point;
5. Thence South $38^{\circ} 17' 25''$ East, a distance of 101.67 feet to a point;
6. Thence South $68^{\circ} 15' 40''$ West, a distance of 85.05 feet to a point;
7. Thence North $50^{\circ} 16' 39''$ West, a distance of 265.23 feet to a point;
8. Thence North $87^{\circ} 17' 37''$ West, a distance of 27.53 feet to a point;
9. Thence South $03^{\circ} 37' 14''$ West, a distance of 1079.96 feet to a point at the southeasterly corner of Lot 8 in said "Jo-El Acres";

Thence North $85^{\circ} 07' 48''$ West, along the southerly line of said "Jo-El Acres, a distance of 297.13 feet to a point;

The following five (5) courses through said "Jo-El Acres":

1. Thence North $03^{\circ} 37' 14''$ East, a distance of 290.27 feet to a point;
2. Thence along the arc of a curve to the left, having a central angle of $23^{\circ} 49' 38''$, a radius of 500.00 feet, an arc length of 207.93 feet, and a chord bearing of North $08^{\circ} 17' 35''$ West, a chord distance of 206.44 feet to a point;
3. Thence along the arc of a curve to the right, having a central angle of $54^{\circ} 56' 43''$, a radius of 350.00 feet, an arc length of 335.64 feet, and a chord bearing of North $07^{\circ} 15' 58''$ East, a chord distance of 322.93 feet to a point;
4. Thence along the arc of a curve to the left, having a central angle of $30^{\circ} 03' 02''$, a radius of 500.00 feet, an arc length of 262.24 feet, and a chord bearing of North $19^{\circ} 42' 49''$ East, a chord distance of 259.24 feet to a point;
5. Thence North $04^{\circ} 41' 18''$ East, a distance of 500.50 feet to a point in a northerly line of said "Jo-El Acres";

Thence South $85^{\circ} 53' 43''$ East, a distance of 277.01 feet to the Point of Beginning, containing 11.8 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

To Rezone From: R, Rural District,

To: NE, Neighborhood Edge District.

**NEIGHBORHOOD GENERAL (NG)
ZONING DESCRIPTION
20.7 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning in a northerly line of said "Jo-El Acres", being located North 85° 53' 43" West, a distance of 984.46 feet from the northeasterly corner of Lot 116 therein;

Thence South 85° 53' 43" East, along said northerly line, a distance of 707.45 feet to a point;

The following five (5) courses through said "Jo-El Acres":

1. Thence South 04° 41' 18" West, a distance of 500.50 feet, to a point;
2. Thence along the arc of a curve to the right, having a central angle of 30° 03' 02", a radius of 500.00 feet, an arc length of 262.24 feet, and a chord bearing of South 19° 42' 49" West, a chord distance of 259.24 feet to a point;
3. Thence along the arc of a curve to the left, having a central angle of 54° 56' 43", a radius of 350.00 feet, an arc length of 335.64 feet, and a chord bearing of South 07° 15' 58" West, a chord distance of 322.93 feet to a point;
4. Thence along the arc of a curve to the right, having a central angle of 23° 49' 38", a radius of 500.00 feet, an arc length of 207.93 feet, and a chord bearing of South 08° 17' 35" East, a chord distance of 206.44 feet to a point;
5. Thence South 03° 37' 14" West, a distance of 290.27 feet to a point in the southerly line of said "Jo-El Acres";

Thence North 85° 07' 48" West, along said southerly line, a distance of 273.02 feet to a point;

The following nine (9) courses through said "Jo-El Acres":

1. Thence North 03° 37' 14" East, a distance of 287.06 feet to a point;
2. Thence along the arc of a curve to the left, having a central angle of 23° 49' 38", a radius of 227.00 feet, an arc length of 94.40 feet, and a chord bearing of North 08° 17' 35" West, a chord distance of 93.72 feet to a point;
3. Thence along the arc of a curve to the right, having a central angle of 15° 08' 49", a radius of 623.00 feet, an arc length of 164.70 feet, and a chord bearing of North 12° 37' 59" West, a chord distance of 164.22 feet to a point;

4. Thence along the arc of a curve to the right, having a central angle of 29° 05' 12", a radius of 800.00 feet, an arc length of 406.13 feet, and a chord bearing of North 66° 46' 25" West, a chord distance of 401.78 feet to a point;
5. Thence North 50° 15' 11" West, a distance of 72.42 feet, to a point;
6. Thence North 50° 39' 54" West, a distance of 110.06 feet to a point;
7. Thence North 24° 11' 20" East, a distance of 422.02 feet to a point;
8. Thence along the arc of a curve to the left, having a central angle of 17° 03' 28", a radius of 1000.00 feet, an arc length of 297.72 feet, and a chord bearing of North 15° 39' 36" East, a chord distance of 296.62 feet to a point;
9. Thence North 07° 07' 52" East, a distance of 100.22 feet to the Point of Beginning, containing 20.7 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

To Rezone From: R, Rural District,

To: NG, Neighborhood General District.

**NEIGHBORHOOD CENTER (NC)
ZONING DESCRIPTION
28.2 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, and all of the 0.857 acre tract as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at the southwesterly corner of lot 72 of said "Jo-El Acres";

Thence North 03° 38' 04" East, along the westerly line of said "Jo-El Acres", a distance of 911.19 feet to a point;

The following four (4) courses through said "Jo-El Acres":

1. Thence South 86° 23' 09" East, a distance of 146.55 feet, to a point;
2. Thence along the arc of a curve to the left, having a central angle of 30° 48' 04", a radius of 500.00 feet, an arc length of 268.79 feet, and a chord bearing of North 78° 12' 49" East, a chord distance of 265.57 feet to a point;
3. Thence North 62° 48' 47" East, a distance of 243.33 feet, to a point;
4. Thence along the arc of a curve to the right, having a central angle of 05° 38' 11", a radius of 750.00 feet, an arc length of 73.78 feet, and a chord bearing of North 65° 37' 52" East, a chord distance of 73.75 feet to a point in a easterly line of said "Jo-El Acres";

Thence South 02° 54' 26" West, along said easterly line, a distance of 6.08 feet to a point in a northerly line in said "Jo-El Acres";

Thence South 85° 53' 43" East, along said northerly line, a distance of 389.85 feet to a point;

The following nine (9) courses through said "Jo-El Acres":

1. Thence South $07^{\circ} 07' 52''$ West, a distance of 100.22 feet to a point;
2. Thence along the arc of a curve to the right, having a central angle of $17^{\circ} 03' 28''$, a radius of 1000.00 feet, an arc length of 297.72 feet, and a chord bearing of South $15^{\circ} 39' 36''$ West, a chord distance of 296.62 feet to a point;
3. Thence South $24^{\circ} 11' 20''$ West, a distance of 422.02 feet, to a point;
4. Thence South $50^{\circ} 39' 54''$ East, a distance of 110.06 feet to a point;
5. Thence South $50^{\circ} 15' 11''$ East, a distance of 72.42 feet to a point;
6. Thence along the arc of a curve to the left, having a central angle of $29^{\circ} 05' 12''$, a radius of 800.00 feet, an arc length of 406.13 feet, and a chord bearing of South $66^{\circ} 46' 25''$ East, a chord distance of 401.78 feet to a point;
7. Thence along the arc of a curve to the left, having a central angle of $15^{\circ} 08' 49''$, a radius of 623.00 feet, an arc length of 164.70 feet, and a chord bearing of South $12^{\circ} 37' 59''$ East, a chord distance of 164.22 feet to a point;
8. Thence along the arc of a curve to the right, having a central angle of $23^{\circ} 49' 38''$, a radius of 227.00 feet, an arc length of 94.40 feet, and a chord bearing of South $08^{\circ} 17' 35''$ East, a chord distance of 93.72 feet to a point;
9. Thence South $03^{\circ} 37' 14''$ West, a distance of 287.06 feet to a point in the southerly line of said "Jo-El Acres", being the northerly line of said 0.857 acre tract;

Thence South $85^{\circ} 07' 48''$ East, along said lines, a distance of 69.54 feet to a point at the northeasterly corner of said 0.857 acre tract;

Thence South $03^{\circ} 49' 53''$ West, along the easterly line of said 0.857 acre tract, a distance of 247.78 feet to a point in the centerline of Central College Road at the southeasterly corner thereof;

Thence North $85^{\circ} 02' 04''$ West, along said centerline, a distance of 150.51 feet to a point at the southwesterly corner of said 0.857 acre tract;

Thence North $05^{\circ} 04' 10''$ East, along the westerly line of said 0.857 acre tract, a distance of 248.74 feet to a point at the northwesterly corner thereof and in the south line of said "Jo-El Acres";

Thence North $85^{\circ} 01' 09''$ West, along said southerly line, a distance of 196.74 feet to a point;

The following two (2) courses through said "Jo-El Acres":

1. Thence North $03^{\circ} 37' 14''$ East, a distance of 409.27 feet to a point;
2. Thence North $85^{\circ} 44' 45''$ West, a distance of 969.70 feet to a point at an angle in the westerly line of said "Jo-El Acres";

Thence North $84^{\circ} 59' 58''$ West, along said westerly line, a distance of 200.76 feet to the Point of Beginning, containing 28.2 acres, more or less.

EXHIBIT B

Zoning Regulations Applicable to New Community District

A. Land Rezoned by Ordinances 1396-2004 and 1759-2005.

4980 Central College Road (43081), the 153.8± acres located along the north side of Central College Avenue, 292± feet east of Sandimark Place, is currently zoned as NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and RR, Rural Residential Districts. Columbus City Council Ordinances 1396-2004 and 1759-2005 approved these zoning categories and certified copies of these ordinances are attached as Exhibit B-1.

B. Land Rezoned by Ordinance 1403-2004 and 1760-2005.

4955 Central College (43081), the 125.1± acres located along the south side of Central College Road, 2800± feet east of Lee Road, is currently zoned as NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts for TND single-family and multi-family residential development and transitional office use. Columbus City Council Ordinances 1403-2004 and 1760-2005 approved these zoning categories and certified copies of the ordinances are attached as Exhibit B-2.

C. Land Rezoned by Ordinance 0340-2006.

5372 Central College Road (43081), the 85.4± acres located on the north side of Central College Road, 3040± feet west of Harlem Road, is currently zoned NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center and TC, Town Center Districts. Columbus City Council Ordinance 0340-2006 approved these zoning categories and a certified copy of the ordinance is attached as Exhibit B-3.



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 1396-2004

30-Day

File Number: 1396-2004 **File Type:** Ordinance **Status:** Passed
Version: 1 **Controlling Body:** Zoning Committee
File Name: REZONING Z04-014: 4980 CENTRAL COLLEGE ROAD (43081). **Introduced:** 7/7/2004
Requester: Dev Zoning Drafter **Cost:** **Final Action:** 8/2/2004
Auditor Cert #: **Auditor:** When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Don Bier, 645-0712

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1396-04 passed by The Council of The City of Columbus, Ohio 7-26-2004, as shown by the records now on file in this office.

Paul Andrew Owens
City Clerk

Mayor's Action		Council Action	
_____	_____	_____	_____
Mayor	Date	Date Passed/ Adopted	President of Council
_____	_____	_____	_____
Veto	Date		City Clerk

Title:
 To rezone 4980 CENTRAL COLLEGE ROAD (43081), being 153.8± acres located on the north side of Central College Road, 292± feet east of Sandimark Place, **From:** R, Rural District, **To:** NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and RR, Rural Residential Districts (Z04-014). AMENDED BY ORD NO. 2178-2004 (PASSED ON 12/13/2004)

Sponsors:
Indexes:

Attachments: ORD1396-2004 TND 1-6.doc, ORD1396-2004 TND 2-6.doc, ORD1396-2004 TND 3-6.doc, ORD1396-2004 TND 4-6.doc, ORD1396-2004 TND 5-6.doc, ORD1396-2004 TND 6-6.doc, ORD1396-2004 TND Principles.doc, ORD1396-2004 Staff Rpt Z02-074.doc, ORD1396-2004 Staff Rpt

Z04-014.doc, ORD1396-2004 zone.doc, ORD1396-2004 gis.doc, ORD1396-2004 aerial.doc,
 ORD1396-2004 RFBLA 1.doc, ORD1396-2004 RFBLA 2.doc, ORD1396-2004 Disclosure.doc,
 ORD1396-2004 Labels.doc, ORD1396-2004 Data Form.xls

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Zoning Drafter	7/12/04	Sent for Approval	Dev Zoning Inbox			
1	Dev Zoning Reviewer	7/12/04	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	dh/cp/rpm					
1	Dev Zoning Drafter	7/12/04	Sent for Approval	DEVELOPMENT DIRECTOR			
1	DEVELOPMENT DIRECTOR	7/13/04	Reviewed and Approved	Dev Zoning Drafter			
1	Dev Zoning Drafter	7/13/04	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Columbus City Council	7/19/04	Read for the First Time				
1	Zoning Committee	7/26/04	Approved				Pass
1	COUNCIL PRESIDENT	7/26/04	Signed				
1	MAYOR	8/2/04	Signed				
1	CITY CLERK	8/2/04	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

REZONING APPLICATION: Z04-014.

APPLICANT: M/I Homes of Central Ohio, LLC; c/o Jeffrey L. Brown, Attorney; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.

PROPOSED USE: TND residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on May 6, 2004.

ROCKY FORK / BLACKLICK ACCORD RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant's request for the NC, Neighborhood Center, NG, Neighborhood General, NE and Neighborhood Edge Districts for TND attached and detached single-family residential development and the RR, Rural Residential District to renovate an existing nineteenth century single-family dwelling is consistent with *Rocky Fork/Blacklick Accord* (2003) land use recommendations for the West Village sub-area. The applicant filed rezoning application Z02-074 in October, 2002 and then filed application Z04-014 in February, 2004

to amend the original rezoning application by adding 13.7± acres to the request. Both applications were presented to the Rocky Fork / Blacklick Accord Implementation Panel and the City of Columbus Development Commission. The NC, Neighborhood Center District (26.7± acres) is requested for a total of 154 dwelling units at a density of 6.0± units per acre. The NG, Neighborhood General District (75.7±) is requested for a total of 454 single-family dwellings at a density of 5.4± units per acre. The NE, Neighborhood Edge District (50.1± acres) is requested for a total of 159 single-family dwellings at a density of 3.8± units per acre. The overall density proposed for the 152.5± acre TND portion of this site is 5.03± dwelling units per acre. The site includes six "Village Greens" that range in size from 0.7± to 2.6± acres in size. The three northern village greens encompass existing wooded areas. The remaining open space establishes a deep setback along Central College Road where ponds and a bicycle path will be located. All streets within this development will be publicly dedicated. Multiple street connections are provided to adjacent proposed TND developments. The Applicant also requests the RR, Rural Residential District (1.3± acres) on behalf of a property owner who proposes to renovate an existing nineteenth century brick dwelling. Additional applications (Z04-056, Z03-109, Z03-104) to rezone approximately 276 acres for TND development have been filed directly north, east and south of this site. These applications propose a total of 1,371 single- and multi-family residential dwellings and up to 150,000 square feet of non-residential and commercial land uses. These sites extend north to Walnut Street and east to Rocky Fork Creek on the north side of Central College Road, and to Harlem Road south of Central College Road.

Title

To rezone 4980 CENTRAL COLLEGE ROAD (43081), being 153.8± acres located on the north side of Central College Road, 292± feet east of Sandimark Place, From: R, Rural District, To: NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and RR, Rural Residential Districts (Z04-014). AMENDED BY ORD NO. 2178-2004 (PASSED ON 12/13/2004)

Body

WHEREAS, application #Z04-014 is on file with the Building Services Division of the Department of Development requesting rezoning of 153.8± acres, from R, Rural District, to NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and RR, Rural Residential Districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Rocky Fork / Blacklick Accord Panel recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the applicant's request for the NC, Neighborhood Center, NG, Neighborhood General, NE and Neighborhood Edge Districts for TND attached and detached single-family residential development and the RR, Rural Residential District to renovate an existing nineteenth century single-family dwelling is consistent with *Rocky Fork/Blacklick Accord* (2003) land use recommendations for the West Village sub-area. The applicant filed rezoning application Z02-074 in October, 2002 and then filed application Z04-014 in February, 2004 to amend the original rezoning application by adding 13.7± acres to the request. Both applications were presented to the Rocky Fork / Blacklick Accord Implementation Panel and the City of Columbus Development Commission. The NC, Neighborhood Center District (26.7± acres) is requested for a total of 154 dwelling units at a density of 6.0± units per acre. The NG, Neighborhood General District (75.7±) is requested for a total of 454 single-family dwellings at a density of 5.4± units per acre. The NE, Neighborhood Edge District (50.1± acres) is requested for a total of 159 single-family dwellings at a density of 3.8± units per acre. The overall density proposed for the 152.5± acre TND portion of this site is 5.03± dwelling units per acre. The site includes six "Village Greens" that range in size from 0.7± to 2.6± acres in size. The three northern village greens encompass existing wooded areas. The remaining open space establishes a deep setback along Central College Road where ponds and a bicycle path will be located. All streets within this development will be publicly dedicated. Multiple street connections are provided to adjacent proposed TND developments. The Applicant also requests the RR, Rural Residential District (1.3± acres) on behalf of a property owner who proposes to renovate an existing nineteenth century brick dwelling. Additional

applications (Z04-056, Z03-109, Z03-104) to rezone approximately 276 acres for TND development have been filed directly north, east and south of this site. These applications propose a total of 1,371 single- and multi-family residential dwellings and up to 150,000 square feet of non-residential and commercial land uses. These sites extend north to Walnut Street and east to Rocky Fork Creek on the north side of Central College Road, and to Harlem Road south of Central College Road; now, therefore,

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

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4980 CENTRAL COLLEGE ROAD (43081), being 153.8± acres located on the north side of Central College Road, 292± feet east of Sandimark Place, and being more particularly described as follows:

ZONING SUBAREA - NEIGHBORHOOD CENTER - 26.7± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 26.7 acres of land more or less, said 26.7 acres being more particularly bounded and described as follows:

Beginning, for reference, at the Franklin County Geodetic Survey Monument Number 1576, in the centerline of Central College Road;

thence with the centerline of said Central College Road the following courses and distances:

South 86° 49' 53" East, a distance of 634.96 feet to a point;

South 86° 49' 32" East, a distance of 419.33 feet to a point;

South 86° 49' 45" East, a distance of 260.00 feet to a point;

South 86° 31' 10" East, a distance of 110.00 feet to a point;

South 86° 29' 28" West, a distance of 250.86 feet to the True point of Beginning;

thence North 03° 24' 34" East, a distance of 1257.90 feet to a point;

thence North 81° 49' 13" West, a distance of 22.15 feet to a point;

thence North 74° 10' 27" West, a distance of 49.91 feet to a point;

thence North 67° 01' 35" West, a distance of 29.47 feet to a point;

thence North 03° 38' 37" East, a distance of 217.26 feet to a point;

thence South 86° 29' 45" East, a distance of 198.28 feet to a point;

thence South 03° 03' 35" West, a distance of 217.15 feet to a point of curvature;

thence with a curve to the left, having a central angle of 64° 14' 15", a radius of 230.00 feet, an arc length of 257.87 feet, and a chord which bears North 35° 37' 22" East, a distance of 244.57 feet to a point;

thence North 03° 30' 15" East, a distance of 73.02 feet to a point;

thence South 86° 59' 45" East, a distance of 720.51 feet to a point;

thence South 03° 27' 49" West, a distance of 944.41 feet to a point;

thence North 86° 29' 28" West, a distance of 501.96 feet to a point;

thence South 03° 16' 27" West, a distance of 622.42 feet to a point;

thence North 86° 29' 28" West, a distance of 451.52 feet to the True Point of Beginning and containing 26.7 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural District,

To: NC, Neighborhood Center District.

ZONING SUBAREA - NEIGHBORHOOD GENERAL - 75.7± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 75.7 acres of land more or less, said 75.7 acres being more particularly bounded and described as follows:

Beginning, for reference, at the Franklin County Geodetic Survey Monument Number 1576, in the centerline of Central College Road;

thence with the centerline of said Central College Road the following courses and distances:

South 86° 49' 53" East, a distance of 634.96 feet to a point;

South 86° 49' 32" East, a distance of 419.33 feet to a point;

South 86° 49' 45" East, a distance of 260.00 feet to a point;

South 86° 31' 10" East, a distance of 110.00 feet to a point;

South 86° 29' 28" West, a distance of 250.86 feet to a point;

thence North 03° 24' 34" East, a distance of 367.20 feet to the True Point of Beginning;

thence N 86° 38' 58" West, a distance of 238.79 feet to a point of curvature;

thence with a curve to the left, having a central angle of 44° 48' 01", a radius of 126.89 feet, an arc length of 99.22 feet, and a chord which bears South 70° 46' 44" West, a distance of 96.71 feet to a point;

thence South 51° 16' 01" West, a distance of 46.16 feet to a point of curvature;

thence with a curve to the right, having a central angle of 43° 02' 24", a radius of 125.00 feet, an arc length of 93.90 feet, and a chord which bears South 71° 59' 03" West, a distance of 91.71 feet to a point;

thence North 03° 29' 47" East, a distance of 766.00 feet to a point;

thence North 86° 29' 38" West, a distance of 744.15 feet to a point;

thence South 03° 35' 52" West, a distance of 768.23 feet to a point of curvature;

thence with a curve to the left, having a central angle of 25° 27' 23", a radius of 174.78 feet, an arc length of 77.66 feet, and a chord which bears South 16° 19' 33" West, a distance of 77.02 feet to a point;

thence North 66° 52' 57" West, a distance of 33.75 feet to a point;

thence North 86° 29' 45" West, a distance of 261.55 feet to a point;

thence North 03° 20' 39" East, a distance of 710.97 feet to a point;

thence North 11° 22' 24" East, a distance of 38.51 feet to a point;

thence North 30° 08' 30" East, a distance of 33.17 feet to a point;

thence North 31° 02' 15" East, a distance of 26.43 feet to a point;

thence North 37° 31' 57" West, a distance of 24.78 feet to a point;

thence North 26° 31' 32" West, a distance of 27.03 feet to a point;

thence North 03° 31' 24" West, a distance of 24.22 feet to a point;

thence North 03° 35' 17" East, a distance of 663.11 feet to a point;

thence North 03° 14' 16" East, a distance of 27.23 feet to a point;

thence North 23° 41' 59" East, a distance of 26.38 feet to a point;

thence North 45° 04' 32" East, a distance of 27.78 feet to a point;

thence North 29° 19' 10" West, a distance of 27.73 feet to a point;

thence North 30° 25' 37" West, a distance of 29.80 feet to a point;

thence North 12° 21' 29" West, a distance of 32.70 feet to a point;

thence North 03° 03' 35" East, a distance of 314.29 feet to a point;

thence South 86° 56' 25" East, a distance of 278.68 feet to a point;

thence North 49° 15' 18" East, a distance of 143.65 feet to a point;

thence North 03° 03' 35" East, a distance of 222.39 feet to a point;

thence South 86° 56' 25" East, a distance of 192.53 feet to a point;

thence South 03° 03' 35" West, a distance of 514.80 feet to a point;

thence South 86° 56' 25" East, a distance of 279.64 feet to a point;

thence North 03° 03' 35" East, a distance of 511.29 feet to a point;

thence South 86° 56' 25" East, a distance of 1097.74 feet to a point;

thence South 03° 03' 35" West, a distance of 247.48 feet to a point;
thence South 40° 26' 30" East, a distance of 102.76 feet to a point;
thence South 86° 56' 25" East, a distance of 302.53 feet to a point;
thence South 03° 03' 35" West, a distance of 188.20 feet to a point;
thence South 86° 26' 25" East, a distance of 144.09 feet to a point;
thence South 03° 27' 49" West, a distance of 446.15 feet to a point;
thence South 03° 27' 49" West, a distance of 9.63 feet to a point;
thence North 86° 59' 45" West, a distance of 720.51 feet to a point,
thence South 03° 30' 15" West, a distance of 73.02 feet to a point of curvature;
thence with a curve to the right, having a central angle of 64° 14' 15", a radius of 230.00 feet, an arc length of 257.87 feet, and a chord which bears South 35° 37' 22" West, a distance of 244.57 feet to a point;
thence North 03° 03' 35" East, a distance of 217.15 feet to a point;
thence North 86° 29' 45" West, a distance of 198.28 feet to a point;
thence South 03° 38' 37" West, a distance of 217.26 feet to a point;
thence South 67° 01' 35" East, a distance of 29.47 feet to a point;
thence South 74° 10' 27" East, a distance of 49.91 feet to a point;
thence South 81° 49' 13" East, a distance of 22.15 feet to a point;
thence South 03° 24' 34" West, a distance of 890.70 feet to the True Point of Beginning and containing 75.7 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural District,

To: NG, Neighborhood General District.

ZONING SUBAREA - NEIGHBORHOOD EDGE - 50.1± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 50.1 acres of land more or less, said 50.1 acres being more particularly bounded and described as follows:

Beginning at the Franklin County Geodetic Survey Monument Number 1576, in the centerline of Central College Road;

thence North 03° 28' 29" East, a distance of 2658.86 feet to a point;

thence South 87° 52' 30" East, a distance of 1303.64 feet to a point;

thence South 85° 19' 03" East, a distance of 1323.06 feet to a point;
thence South 03° 27' 49" West, a distance of 632.83 feet to a point;
thence North 86° 26' 25" West, a distance of 144.09 feet to a point;
thence North 03° 03' 35" East, a distance of 188.20 feet to a point;
thence North 86° 56' 25" West, a distance of 302.53 feet to a point;
thence North 40° 26' 30" West, a distance of 102.76 feet to a point;
thence North 03° 03' 35" East, a distance of 247.48 feet to a point;
thence North 86° 56' 25" West, a distance of 1097.74 feet to a point;
thence South 03° 03' 35" West, a distance of 511.29 feet to a point;
thence North 86° 56' 25" West, a distance of 279.64 feet to a point;
thence North 03° 03' 35" East, a distance of 514.80 feet to a point;
thence North 86° 56' 25" East, a distance of 192.53 feet to a point;
thence South 03° 03' 35" West, a distance of 222.39 feet to a point;
thence South 49° 15' 18" West, a distance of 143.65 feet to a point;
thence North 86° 56' 25" West, a distance of 278.68 feet to a point;
thence South 03° 03' 35" West, a distance of 314.29 feet to a point;
thence South 12° 21' 29" East, a distance of 32.70 feet to a point;
thence South 30° 25' 37" East, a distance of 29.80 feet to a point;
thence South 29° 19' 10" East, a distance of 27.73 feet to a point;
thence South 45° 04' 32" West, a distance of 27.78 feet to a point;
thence South 23° 41' 59" West, a distance of 26.38 feet to a point;
thence South 03° 14' 16" West, a distance of 27.23 feet to a point;
thence South 03° 35' 17" West, a distance of 663.11 feet to a point;
thence South 03° 31' 24" East, a distance of 24.22 feet to a point;
thence South 26° 31' 32" East, a distance of 27.03 feet to a point;
thence South 37° 31' 57" East, a distance of 24.78 feet to a point;
thence South 31° 02' 15" West, a distance of 26.43 feet to a point;

thence South 30° 08' 30" West, a distance of 33.17 feet to a point;

thence South 11° 22' 24" West, a distance of 38.51 feet to a point;

thence South 03° 20' 39" West, a distance of 710.97 feet to a point;

thence South 86° 29' 45" East, a distance of 261.55 feet to a point;

thence South 66° 52' 57" East, a distance of 33.75 feet to a point of curvature;

thence with a curve to the right, having a central angle of 25° 27' 23", a radius of 174.78 feet, an arc length of 77.66 feet, and a chord which bears North 16° 19' 33" East, a distance of 77.02 feet to a point;

thence North 03° 35' 52" East, a distance of 768.23 feet to a point;

thence South 86° 29' 38" East, a distance of 744.15 feet to a point;

thence South 03° 29' 47" West, a distance of 766.00 feet to a point of curvature;

thence with a curve to the left, having a central angle of 38° 04' 32", a radius of 125.00 feet, an arc length of 93.90 feet, and a chord which bears North 71° 59' 03" East, a distance of 91.71 feet to a point;

thence North 51° 16' 01" East, a distance of 46.16 feet to a point of curvature;

thence with a curve to the right, having a central angle of 44° 48' 01", a radius of 126.89 feet, an arc length of 99.22 feet, and a chord which bears North 70° 46' 44" East, a distance of 96.71 feet to a point;

thence South 86° 38' 58" East, a distance of 238.79 feet to a point;

thence South 03° 24' 34" West, a distance of 367.20 feet to a point;

thence North 86° 29' 28" West, a distance of 250.86 feet to a point;

thence North 86° 31' 10" West, a distance of 110.00 feet to a point;

thence North 03° 21' 02" East, a distance of 220.05 feet to a point;

thence North 86° 49' 53" West, a distance of 260.00 feet to a point;

thence South 03° 21' 02" West, a distance of 220.04 feet to a point;

thence North 86° 49' 32" West, a distance of 419.33 feet to a point;

thence North 86° 49' 53" West, a distance of 634.96 feet to the Point of Beginning and containing 50.1 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural District,

To: NE, Neighborhood Edge District.

ZONING SUBAREA - RURAL RESIDENTIAL - 1.3± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 1.3 acre of land more or less, said 1.3 acre being more particularly bounded and described as follows:

Beginning for reference at the Franklin County Geodetic Survey Monument Number 1576, in the Centerline of Central College Road,

thence South 86° 49' 53" East, a distance of 634.96 feet to a point;

thence South 86° 49' 45" East, a distance of 419.33 feet to the True Point of Beginning for this description;

thence North 03° 21' 02" East, a distance of 220.71 feet to a point;

thence South 86° 49' 53" East, a distance of 258.79 feet to a point;

thence South 03° 20' 56" West, a distance of 220.05 feet to a point;

thence North 86° 49' 45" West, a distance of 260.02 feet to the point of Beginning and containing 1.3 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural District,

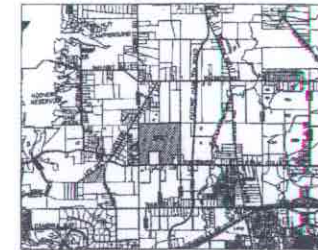
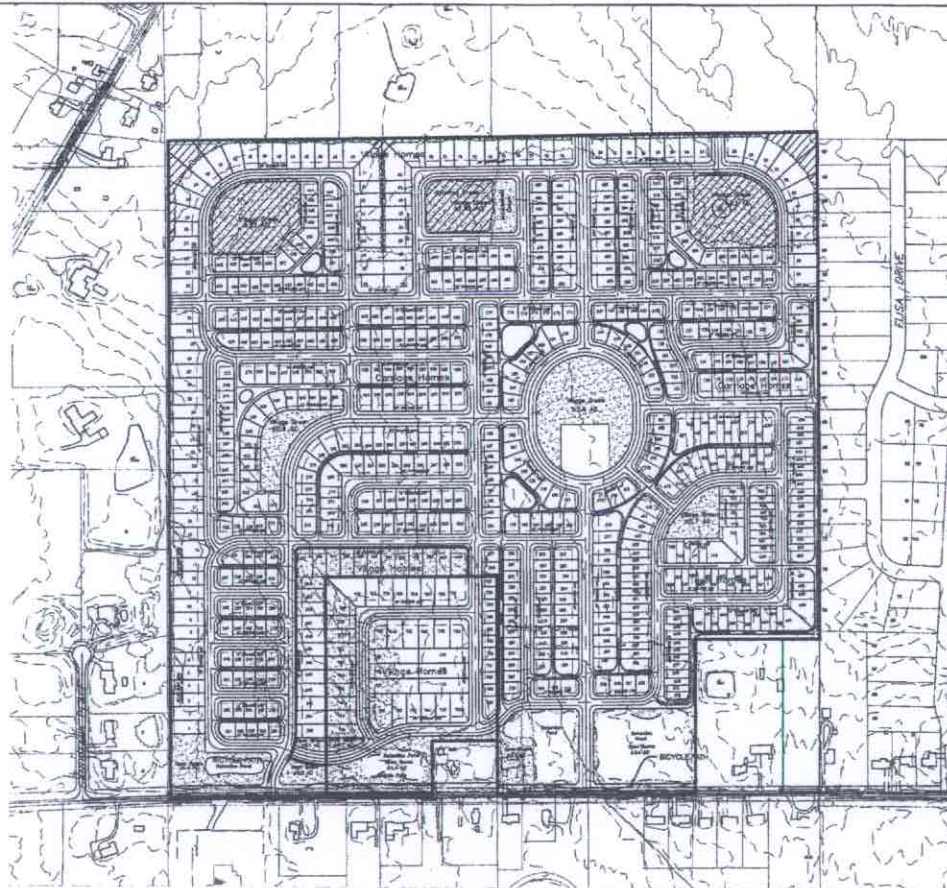
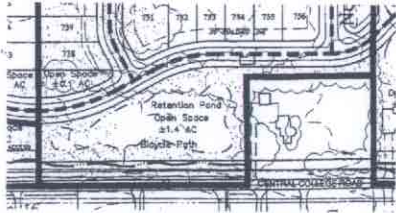
To: RR, Rural Residential District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and RR, Restricted Rural Districts on this property.

SECTION 3. 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 Division and shall register a copy of the approved NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts and Application among the records of the Building Services Division as required by Section 3320.13 of the Columbus City Codes, said plans being titled "**SHEET 1 OF 6: DEVELOPMENT PLAN,**" "**SHEET 2 OF 6: NATURAL FEATURES,**" "**SHEET 3 OF 6: ZONING DISTRICTS,**" "**SHEET 4 OF 6: CIVIC SPACES,**" "**SHEET 5 OF 6: THOROUGHFARE PLAN / BICYCLE PATH,**" "**SHEET 6 OF 6: REGIONAL LAND USE,**" and TND statement of principles titled, "**HURSEY / CRING TRACT, STATEMENT ADDRESSING TND PRINCIPLES, M / I HOMES OF CENTRAL OHIO, LLC,**" all signed on May 26, 2004 by Jeffrey L. Brown, attorney for the Applicant.

SECTION 4. The continuing applicability of this zoning ordinance to the real property described herein is contingent upon the development by the city, within 180 days of the approval of this ordinance, of an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies, and the agreement by the applicant to participate in such financing plan in an equitable proportion.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



LOCATION MAP
No Scale

SITE DATA(HURSEY)

TND SITE DATA:

- 1) Total Acres: 139.8 Ac.
- 2) Residential Units 720
- 3) Neighborhood Center:
154 Units
± 6.0 DU/Ac.
- 4) Neighborhood General:
443 Units
± 5.3 DU/Ac.
- 5) Neighborhood Edge:
123 Units
± 4.0 DU/Ac.
- 6) Total Density ± 5.15 DU/Ac.

SITE DATA(CRING)

TND SITE DATA:

- 1) Total Acres: 12.5 Ac.
- 2) Residential Units 47
- 3) Neighborhood Edge:
36 Units
± 3.2 DU/Ac.
- 3) Neighborhood General:
11 Units
± 9.2 DU/Ac.
- 6) Total Density ± 3.8 DU/Ac.

SITE DATA(TOTAL)

TND SITE DATA:

- 1) Total Acres: 152.3 Ac.
- 2) Residential Units 767
- 3) Neighborhood Center:
154 Units
± 6.0 DU/Ac.
- 4) Neighborhood General:
454 Units
± 5.4 DU/Ac.
- 5) Neighborhood Edge:
159 Units
± 3.8 DU/Ac.
- 6) Total Density ± 5.04 DU/Ac.

204-014
Final copy
Don Bierly
7-6-04

Jeffrey L. Burr
May 26, 2004



REVISIONS DATE DESCRIPTION 10/04 JAMES P. & DON BIERLY		EMHT ENGINEERING, MECHANICAL & ARCHITECTURE, INC. 2000 W. STATE ST., SUITE 200 COLUMBUS, OHIO 43261 (614) 461-1111	PREPARED FOR M/I HOMES 13000 W. STATE ST. COLUMBUS, OHIO 43240	LOCATED IN: ALTAMON LAND TITLE SURVEY QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 18 UNITED STATES MILITARY LANDS TOWNSHIP OF PLAIN, FRANKLIN COUNTY, OHIO	PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO DEVELOPMENT PLAN FOR HURSEY / CRING AMENDMENT DEVELOPMENT PLAN	DATE: FEBRUARY 6, 2004 SCALE: 1" = 20'	JOB NO.: 2303-0302 SHEET: 1/5
---	--	---	--	--	---	---	----------------------------------



204-014
Final Copy
Don Bler Jr
7-7-04

Don Bler Jr
July 2, 2004



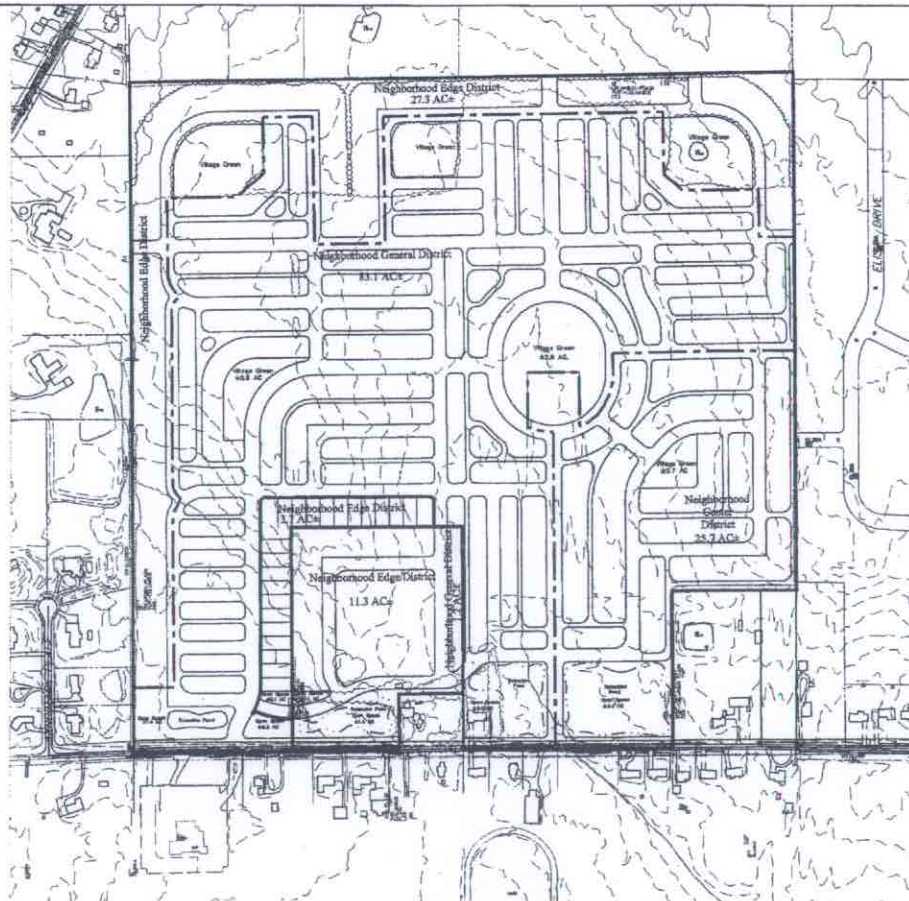
NO.	DATE	BY	REVISION



LOCATED IN
A CROSS-LAND TITLE SURVEY
QUARTER 10, TOWNSHIP 2, RANGE 18
UNITED STATES MILITARY LANDS
TOWNSHIP 19, RANGE 18, COUNTY 1965

NATURAL FEATURES
HURSEY
NATURAL FEATURES

DATE	BY	REVISION



SITE DATA(CRING)

TND SITE DATA:

- 1) Total Acres: 12.5 Ac.
- 2) Residential Units: 47
- 3) Neighborhood Edge:
 - 36 Units
 - ± 3.2 DU/Ac.
- 3) Neighborhood General:
 - 11 Units
 - ± 9.2 DU/Ac.
- 6) Total Density ± 3.8 DU/Ac.

SITE DATA(HURSEY)

TND SITE DATA:

- 1) Total Acres: 139.8 Ac.
- 2) Residential Units: 720
- 3) Neighborhood Center:
 - 154 Units
 - ± 6.0 DU/Ac.
- 4) Neighborhood General:
 - 443 Units
 - ± 5.3 DU/Ac.
- 5) Neighborhood Edge:
 - 123 Units
 - ± 4.0 DU/Ac.
- 6) Total Density ± 5.15 DU/Ac.

SITE DATA(TOTAL)

TND SITE DATA:

- 1) Total Acres: 152.3 Ac.
- 2) Residential Units: 767
- 3) Neighborhood Center:
 - 154 Units
 - ± 6.0 DU/Ac.
- 4) Neighborhood General:
 - 454 Units
 - ± 5.4 DU/Ac.
- 5) Neighborhood Edge:
 - 159 Units
 - ± 3.8 DU/Ac.
- 6) Total Density ± 5.04 DU/Ac.

204-014
Final Copy
Don Bleigh
7-7-04

Jeffrey A. Bues
May 26, 2004



NO.	REVISIONS

EMHT
ENGINEERING, ARCHITECTURE, SURVEYING & CONSULTING
2701 HILL STREET
COLUMBUS, OHIO 43221
TEL: 614.291.1100
FAX: 614.291.1101

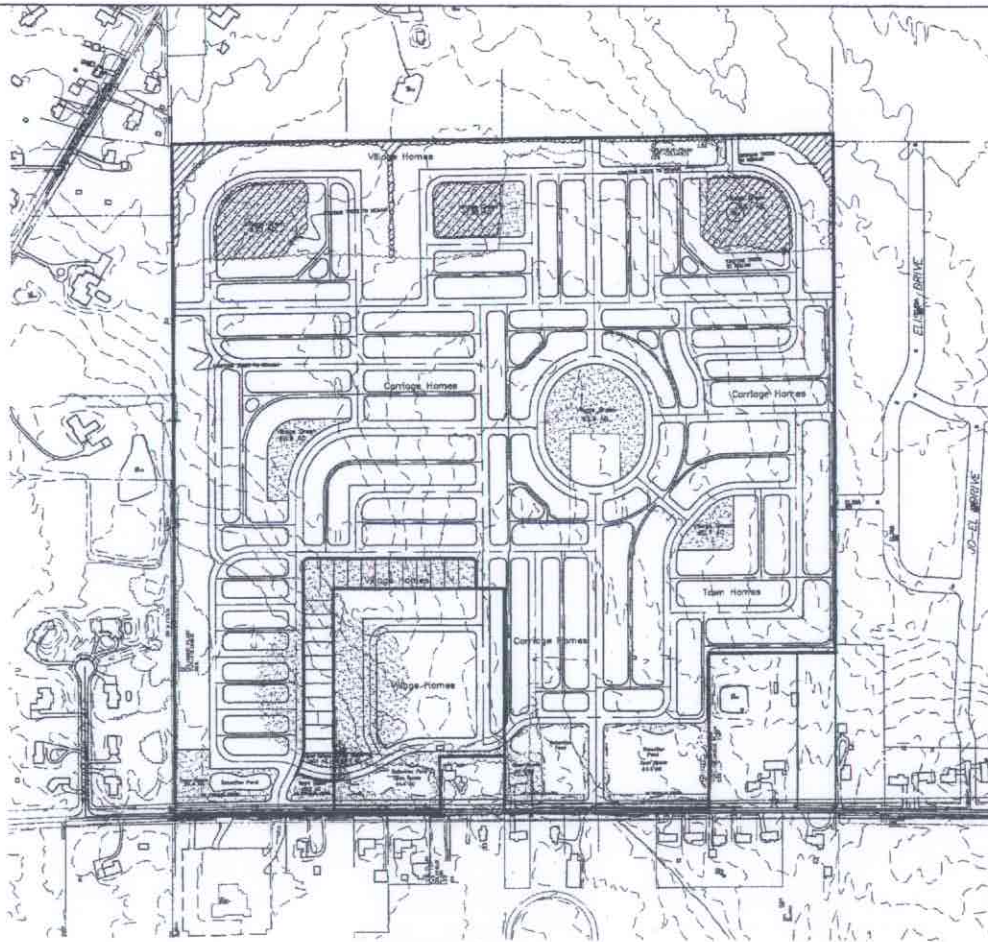
PREPARED FOR
M/I HOMES
10000 Old
COLUMBUS, OHIO 43240

LOCATED IN
ALTAPACMI LAND TITLE SURVEY
QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18
UNITED STATES MILITARY LANDS
TOWNSHIP OF PLAIN, FRANKLIN COUNTY, OHIO

PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO
ZONING DISTRICTS
HURSEY / CRING AMENDMENT
ZONING DISTRICTS

Date	2/24/04	Sheet	0503-0233
Date	FEBRUARY 3, 2004	Sheet	3/6
Scale	1" = 50'	Sheet	3/6

ORD 1596-2004; Z04-014



**CIVIC SPACES
HURSEY**
TND SITE DATA:
 Green Acreage ±10.45 Ac.
 Total Site Acreage: ±139.8 Ac.
 Total Open Space (Ac): ±17.9 Ac.
 Total Open Space (%): 12.9%
 Civic Bldg. Site (Ac): ±1.0 Ac.

**CIVIC SPACES
CRING**
TND SITE DATA:
 Green Acreage ±1.4 Ac.
 Total Site Acreage: ±12.5 Ac.
 Total Open Space (Ac): ±1.4 Ac.
 Total Open Space (%): 11.2%

**CIVIC SPACES
TOTAL**
TND SITE DATA:
 Green Acreage ±12.85 Ac.
 Total Site Acreage: ±152.3 Ac.
 Total Open Space (Ac): ±21.6 Ac.
 Total Open Space (%): 14.2%
 Civic Bldg. Site (Ac): ±1.0 Ac.

204-014
 Final Copy
 Don Bierly
 7-7-04

Jeffery & Ryan
 May 26, 2004



DATE	DESCRIPTION	REVISIONS

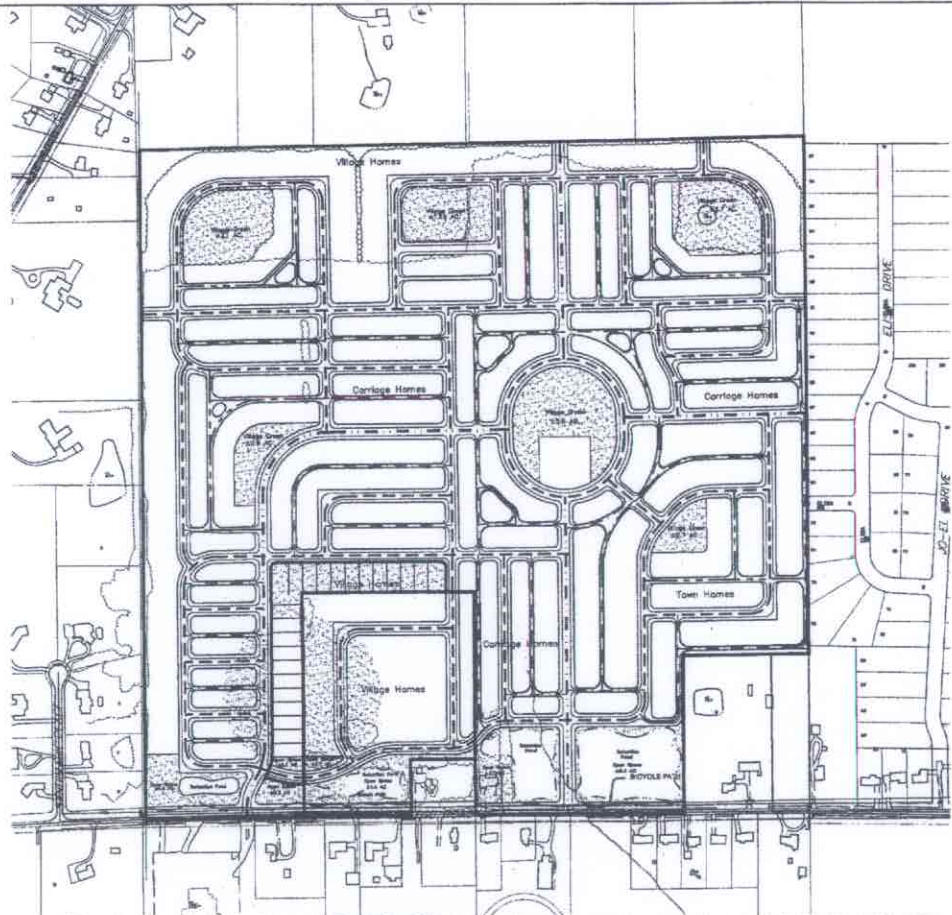


LOCATED IN:
 ALTAIR/CM LAND TITLE HURSEY
 QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 11
 UNITED STATES MILITARY LANDS
 TOWNSHIP OF PLAIN, FRANKLIN COUNTY, OHIO

PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO
 CIVIC SPACES
 FOR
HURSEY / CRING AMENDMENT
 CIVIC SPACES

Date	2004 0222
Drawn	4/8
Scale	1" = 20'
Sheet	2004 0222

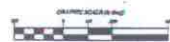
ORD 1596-2004; Z04-U14



THOROUGHFARE PLAN
ROAD TYPES:
 BICYCLE/
 PEDESTRIAN PATH: PT-00-08
 LANE: LA-16-12
 LANE: LA-22-20
 STREET: ST-52-26
 COLLECTOR STREET: CO-60-32

204-04
 Final Copy
 Don Biehl
 7-7-04

Jeffrey S. B...
 May 26, 2004



NO.	DESCRIPTION	DATE

EMHT
 ENGINEERING & ARCHITECTURE
 100 N. HURON
 ANN ARBOR, MI 48106
 TEL: 734.769.1234
 FAX: 734.769.1235

PROPOSED FOR

MI HOMES
 10000 W. HURON
 ANN ARBOR, MI 48106

LOCATED IN:
 ALTAGRAM LAND TITLE SURVEY
 QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
 UNITED STATES MILITARY LANDS
 TOWNSHIP OF PLAIN, FRANKLIN COUNTY, OHIO

PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO
 THOROUGHFARE PLAN/BICYCLE PATH
 FOR
HURSEY / CRING AMENDMENT
 THOROUGHFARE PLAN/BICYCLE PATH

DATE	BY
FEBRUARY 5, 2004	2003 0223
1" = 300'	5/8"



CEMETERY

1/3 MILE PEDESTRIAN
SHED COMMERCIAL
FRONTAGE

NO.	REVISION

EMHT
ENGINEERING, ARCHITECTURE & DESIGN
DANIEL W. HANCOCK, ARCHITECT & DESIGN, INC.
111 HILL STREET
BATAVIA, OHIO 45310
TELEPHONE (513) 471-1100
FACSIMILE (513) 471-1100

PREPARED FOR
H/I HOMES
A Division of
Columbia, Inc. OH

LOCATED IN:
ALTAACEN LAND TITLE SURVEY
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
TOWNSHIP OF PLAIN, FRANKLIN COUNTY, OHIO

204-014
Final Copy
Don Biehn
7-7-04

PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO
REGIONAL LAND USE
FOR
HURSEY / CRING AMENDMENT
REGIONAL LAND USE

DATE	BY	SCALE	SHEET
FEBRUARY 5, 2004	2003-0223	1" = 400'	6/6

*Johnny & Brian
Mar 26, 2004*

Hursey / Cring Tract
Statement Addressing TND Principles
M/I Homes of Central Ohio, LLC

The Hursey / Cring Site is approximately 153.2 acres and is located in the City of Columbus in northeast Franklin County. The TND application filed by M/I Homes of Central Ohio, LLC, is consistent with the TND principles found in Columbus City Code Section 3320.01.

It is intended that this development incorporate the principles of the Traditional Neighborhood Development Ordinance into the design and planning effort.

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

The density of this site is 5.04 du/ac, slightly above the minimum density requirement. The plan outlines a mix of residential housing units, with different density ranges. The proposed density, as well as the internal circulation system supporting access to and from the site provides interconnectivity creating a transit supportive neighborhood.

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

Street interconnectivity, rural setbacks, bicycle paths, and centrally located parks and greens define the neighborhood. With this design, no home will be farther than a quarter mile from a green space.

A bike trail/path will be built along the north side of Central College as indicated on the bicycle path detail on the development plan. The interconnected street grid and green space distribution promotes pedestrian flow throughout the development.

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

This site will be comprised of Neighborhood Center, Neighborhood General, and Neighborhood Edge to accommodate a variety of housing types, serving a range of incomes and age groups.

- 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.*

With the exception of a potential daycare site, there are no commercial uses planned for this development. The retail/business component will be found in surrounding commercial nodes within the immediate area.

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

As previously mentioned, though and consideration is being given to the inclusion of a daycare center within the centrally located 2.4 acre Village Green site as an amenity to neighborhood residents requiring childcare service. Additionally, many small neighborhood greens and parks have been planned throughout the development as indicated on the development plan. A substantial setback preserving the rural corridor has been provided along Central College Road within which a bicycle path will be constructed.

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

As previously mentioned, this tract has a considerable setback from Central College Road providing usable open space amenities. In addition, the development will consist of six open space areas, as well as the Central College Road setback amenity with usable open space and a bicycle path.

- 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 lengths of automobile trips.*

The thoroughfare plan for the development indicates the roadway connection that will serve the residents. The roadways are designed to provide access within the development and to points outside via streets that are curvilinear and laid out to reduce traffic speed thereby encouraging pedestrian and bicycle traffic through the site.

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

The streetscape for the development as a whole defines the thoroughfares and is characterized by a variety of house types. In all cases, the streets will be defined by the homes, which will generally have tight setbacks to promote a pedestrian oriented streetscape.

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

The site plan indicates the differentiation of block sizes according to intensity of uses for the various housing components supports the above TND principles.

mihursey.sts
5/24/04 dd7

By: 
M/I Homes of Central Ohio, LLC

May 26, 2004

STAFF REPORT FOR Z02-074 REZONING APPLICATION

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2004

14. **APPLICATION:** Z02-074
Location: 5026 CENTRAL COLLEGE ROAD (43081), being 139.8± acres located on the north side of Central College Road, 292± feet east Sandimark Place (Rocky Fork/Blacklick Accord; 460-266125).
Existing Zoning: R, Rural, Residential District.
Request: NG, Neighborhood General District, NE, Neighborhood Edge District and NC, Neighborhood Center District.
Proposed Use: Traditional Neighborhood Development.
Applicant(s): M/I Homes of Central Ohio, LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Columbus, Ohio 43215.
Property Owner(s): Wayne, Gale, Forest & Kathleen Hursey; 5026 Central College Road, Westerville, Ohio 43081.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- o The majority of the 139.8±-acre site is farmland. One lot fronting Central College Road is developed with a single-family dwelling. The applicant requests the NC, Neighborhood Center (154 dwelling units), NG, Neighborhood General (467 dwelling units) and NE, Neighborhood Edge (99 dwelling units) Districts. The three TND districts include 720 dwelling units with an overall density of 5.15 dwelling units per acre and 17.98± acres or 12.9% of the total site committed to park/civic space. The development will be served entirely by public streets.
- o Single-family dwellings in Clinton Township are located to the north. A single-family dwelling in Clinton Township and undeveloped single-family subdivision zoned in the R, Rural District are located to the east. A single-family dwelling zoned in the R, Rural District and church and single-family dwellings in Clinton Township are located to the south across Central College Road. Single-family dwellings in Clinton Township are located to the west.
- o The site is located within the boundaries of the *Rocky Fork/Blacklick Accord (2003)*. The Rocky Fork/Blacklick Accord Implementation Panel recommendation for conditional approval is included in this report. At the time this report was prepared the applicant had successfully addressed non-traffic related Rocky Fork/Blacklick Accord Implementation Panel conditions and was working with the Transportation Division to complete elements of the Traffic Impact Study. By letter the applicant has committed to complete the traffic study and create a community authority as a funding mechanism for traffic improvements prior to taking this zoning request to Columbus City Council.
- o The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

STAFF REPORT FOR Z02-074 REZONING APPLICATION

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant's request for the NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts is consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the West Village, which includes a mix of the primarily residential Edge and Neighborhood Districts, and the Center District to build on existing commercial and multi-family zoning at the intersection of Central College and Hamilton Roads. The proposed development would include a total of 720 dwelling units in the NC (154 multi-family dwelling units), NG (467 single-family dwelling units) and NE (99 dwelling units) with an overall density of 5.15 dwelling units per acre. A total of 17.98± acres or 12.9% of the 139.8±-acre site will be park/civic space and all streets in the development will be public.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 6, 2004**

- 3. APPLICATION: Z04-014**
- Location:** 4980 CENTRAL COLLEGE ROAD (43081), being 13.74± acres located on the north side of Central College Road, 970± feet east of Sandimark Place (Rocky Fork/Blacklick Accord Panel; 221-000008).
- Existing Zoning:** R, Rural District.
- Request:** RR, Restricted Rural, NE, Neighborhood Edge, and NG, Neighborhood General Districts.
- Proposed Use:** Residential development.
- Applicant(s):** M/I Homes of Central Ohio, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Property Owner(s):** The Applicant.
- Planner:** Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- o The 13.74± acre site consists of farmland and one single-family dwelling zoned in the R, Rural District. The applicant wishes to rezone 12.5± acres to the NE, Neighborhood Edge and NG, Neighborhood General Districts to add 47 single-family and carriage homes to zoning request Z02-074, a 139.8± acre TND development located north, east and west of this site that received recommendations for approval from the Rocky Fork/Blacklick Accord Panel, City of Columbus Staff and the Development Commission in March, 2004. The combined TND development will include a maximum of 768 single-family and multi-family dwelling units and total density of 5.04 dwelling units per acre in the Neighborhood Edge (159 dwelling units, 3.8± D.U. / ac), Neighborhood General (454 dwelling units, 5.4± D.U. / ac) and Neighborhood Center (154 dwelling units, 6.0± D.U. / ac) zoning districts. The balance of the site would be zoned to the RR, Rural Residential District to establish a 1.2± acre lot for an existing single-family dwelling.
- o This site is bordered on the north, east and west by farm fields that are in the process of being rezoned for TND residential development (Z02-074). To the south across Central College Road are single-family dwellings in Plain Township and land zoned in the R, Residential District that is being rezoned for TND residential development (Z03-104).
- o The *Rocky Fork/Blacklick Accord* implementation panel recommended conditional approval of this rezoning request on March 18, 2004. There are five conditions: identify landscaping treatment on Central College and make it as rural as possible, try to limit detention pond size to increase active open space and provide a walking path around the pond that connects to the bike path, try to control outdoor lighting by limiting height to 18 feet, utilize sensor lighting on individual homes, include the 12.5 acres in the community authority, and try to reduce the total lot count by two to increase space north of the proposed new roadway that connects to the west entry street.
- o The proposed NE, Neighborhood Edge and NG, Neighborhood General Districts will serve to amend zoning application Z02-074 that surrounds this site. A pond will be added to open space fronting Central College Road and all streets will be public. To comply with TND zoning code, lots 543–566 on the adjacent Hursey Development Plan for rezoning Z02-074 will be changed from the NE, Neighborhood Edge District to the NG, Neighborhood General District at the time of Regulating Plan Review. The applicant committed to complete the regional traffic study and

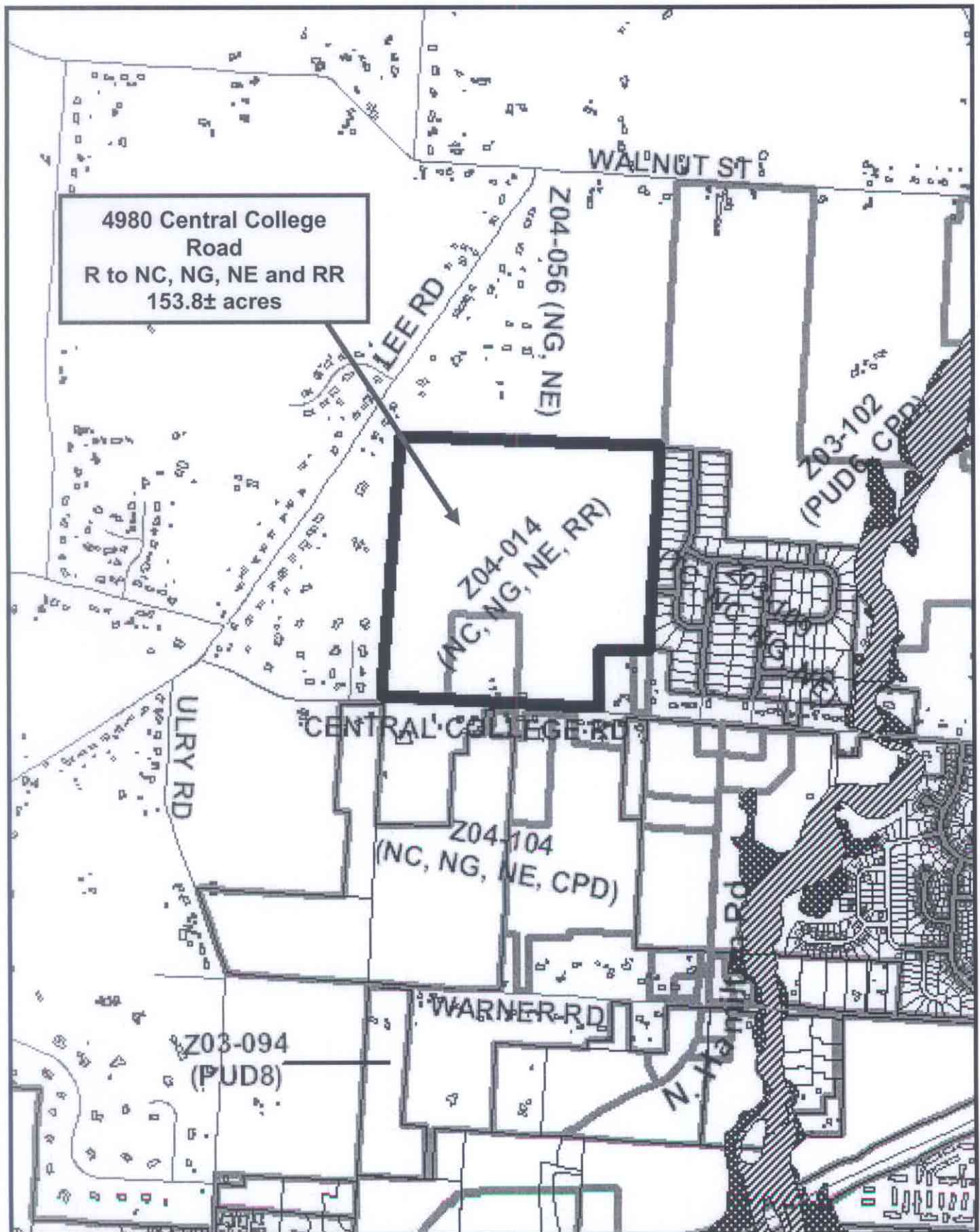
STAFF REPORT FOR REZONING APPLICATION Z04-014 TO AMEND APPLICATION Z02-074

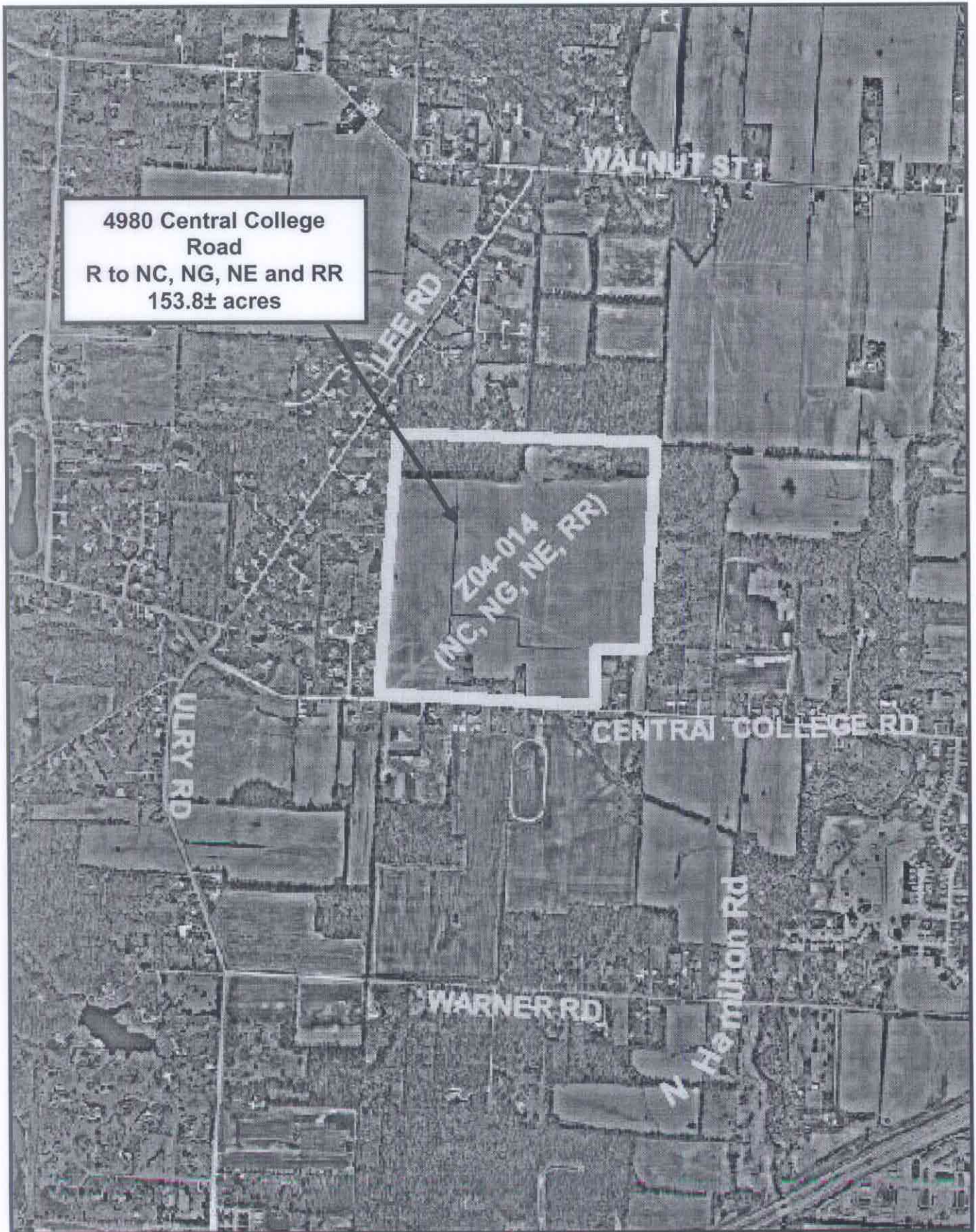
create a community authority as a funding mechanism for traffic improvements prior to re-zoning Z02-074 to Columbus City Council. The same written commitment will be required for this site. Staff recommends that Rocky Fork conditions that the applicant try to limit lighting to a maximum height of 18 feet and use sensor lighting on individual homes be extended to the entire 152.3± Hursey/Cring development tract (Z02-074 and Z04-014).

- o The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant's request for the NG, Neighborhood General and NE, Neighborhood Edge Districts to add 47 residential dwelling units to the Hursey Development Plan (Z02-074) is consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the West Village. The requested RR, Rural Residential District to create a lot for an existing single-family dwelling is also consistent with the Plan. The *Rocky Fork/ Blacklick Accord* Implementation Panel recommended conditional approval of this rezoning as it did for application Z02-074. The additional 47 dwelling units will increase the maximum number of dwelling units permitted to 768 while slightly reducing total density, from 5.14 to 5.04 dwelling units per acre. The applicant committed to complete the regional traffic study and create a community authority as a funding mechanism for traffic improvements associated with re-zoning Z02-074 prior to taking the re-zoning request to Columbus City Council and will be required to do so for Z04-014 as well. This application makes no changes to civic space and minor changes to street design.





4980 Central College
Road
R to NC, NG, NE and RR
153.8± acres

Z04-014
(NC, NG, NE, RR)

Rocky Fork / Blacklick Accord Implementation Panel Record of Action for Z02-074 (11/20/03)

November 20, 2003

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

I. Call to Order

Meeting opened at 7:00 pm at New Albany Village Hall with the following members present: Bill Carleton, Bill McKinney, David Olmstead, Eileen Pewitt, Andrew Show, and Franz Geiger. Doug Burnip and Tedd Hardesty were absent.

Staff members present were Ken Klare, Kevin Wheeler and Jason Sudy.

II. Record of Proceedings

MOTION: That the Record of Proceedings from October 16, 2003 be approved.
MOTION BY: Show / seconded by McKinney
RESULT: Approved. (4-0-2) Carleton & Geiger abstaining.

III. Old Business

A. Infrastructure Follow-up. Steve McClary, Columbus Planning Administrator, commented on Mayor Coleman's new growth principle, 'pay as you grow', that new development should pay for itself and have funding for schools as part of their policy. The Planning Division will staff a task force on how to carry out principles of capital funding.

IV. Application Reviews

1. 5026 Central College Road (Z02-074) (Hursey Tract)

Review & Action of Columbus rezoning application to develop 139.8 acres located on the north side of Central College Road, abutting the township line on the west

Zoning Request: To rezone from R, Rural to NE, Neighborhood Edge; NG, Neighborhood General; & NC, Neighborhood Center of TND code

Proposed Use: One & Two family dwellings — 753 du's @ 5.4 du/ac

Applicant: M/I Homes; c/o Ben Hale

Applicant Presentation: Mr. Hale relayed his conversations about using a TIF and any other mechanism, such as a community authority, to help fund necessary public improvements. Further suggesting that if all applicants participated things would be get done. Mr. Hale proceeded to describe the project. Northern greens will help preserve existing trees. Project includes more traditional single-family homes with front-loading garages, townhouses with alleys, and twin singles; which have all been well received in the marketplace. It complies with the TND point system.

Staff Input: Mr. Klare commented that the northern section occurred within an existing tree stand. Mr. Sudy raised a concern that the proposal doesn't provide for an east-west connection to Lee Road.

Panel Discussion: Mr. Geiger concerned with transition along western edge, asked about the size of the trees and further requested a more substantial buffer be given the abutting large lot subdivision. Mr. McKinney concerned with the loss of trees, not only in this development but also possibly with the adjacent development, questioned how much of the woods would be retained. Of about 10-12 wooded acres, an attempt will be made to retain trees within the 4 acres of greens. Mr. McKinney didn't see any need to eliminate any woods. Applicant assured the Panel that the planting of street trees would exceed the number loss. Mr. Show requested they work with staff on landscaping items 3.2.3 and 3.2.4.

No use or funding has been identified for a civic building; only the site plan location has been identified. An association will maintain the green spaces. Mr. Olmstead expressed the need for some stub streets; to work out tree appropriation on the north, hopefully preserving more of those; for connectivity with other parcels and the regional

Rocky Fork / Blacklick Accord Implementation Panel Record of Action for Z02-074 (11/20/03)

trail, and to participate in collective infrastructure financing mechanism. Mr. Hale commented that Central College Road would need a third lane for turning. He also said they will sign a TIF agreement to help fund a metro park.

Public Comment: None.

MOTION: To approve subject to: 1) the Accord checklist issues be worked out to the satisfaction of staff; 2) that street connections be worked out to the satisfaction of staff; 3) that tree preservation be worked out to the satisfaction of staff; 4) that trail connectivity is to the satisfaction of staff; 5) that a community authority be formed/participated in by the applicant; 6) that this approval is conditioned upon the approval of the revision to the Accord Plan by both the Columbus City Council and the New Albany Village Council; 7) that developer comply with any request made by the City of Columbus related to a TIF (Tax Increment Financing); and 8) that a significant landscape buffer be established between the existing residential (to the west) and this new development.

MOTION BY: Olmstead / seconded by Carleton

RESULT: Approved. (6-0)

ROCKY FORK - BLACKLICK ACCORD

IMPLEMENTATION PANEL

RECORD OF PROCEEDINGS - excerpt

March 18, 2004

Application Review

1. 4980 Central College Road (Z04-014) (Hursey/Cring Amendment)

Review & Action of Columbus rezoning application to develop 13.7 acres located on the north side of Central College Road, approximately 630' east of the Blendon township line

Zoning Request: To rezone from R, Rural to RR, Rural Residential and NE, Neighborhood Edge; & NG, Neighborhood General of TND code

Proposed Use: Single family dwellings - 48 du's @ 3.5 du/ac

Applicant: M/I Homes; c/o Jack Reynolds

Applicant Presentation: Mr. Reynolds presented the infill property to the overall development previously approved and known as the Hursey Tract. A plan was submitted showing an alteration that extends the southern east-west road to connect to the entry road on the Hursey tract. The existing brick farmhouse will remain on its own 1.2 acre site. Some Neighborhood General homes would be reclassified as Neighborhood Edge because they would not use an alley. The 1.4 acre open space along Central College Road will contain some existing trees, a large retention pond and an east-west bike path.

Staff Input: Staff explained that the 1.2 acre remaining farmhouse, though not part of the TND, should be considered as part of this application. It would positively influence the checklist from the perspective of retaining rural character and cultural aspects.

Panel Discussion: Mr. Hardesty questioned the desirability of the 0.2 acre open space on the northern edge of the connecting road. Existing trees and intersection alignment influenced the layout. Does open space requirement for the overall development site meet the thirty percent standard? No, it is more like 13%.

Staff responded to some markings of the checklist. Setback wasn't considered the sole criteria for establishing rural character. TND controls the size caliper of a tree. Mr. Carleton asked they commit to community authority. He also questioned what trees will be kept. Mr. Show asked the applicant if he would agree to make the lighting question marks become a 'yes'. Some motion sensor lighting can drop to a 30% illumination based on a timer; but will activate to full illumination when sensing movement. Streetlights need not be higher than 18', according to the applicant. Mr. Burnip queried staff on the designation of Not Applicable on several items.

Mr. Hardesty suggested a smaller retention area would allow for a more useable open space and possibly saves existing trees. Mr. Show suggested removal of two lots to increase useable open space. Mr. Kosling preferred to keep the necessary retention area, and possibly eliminating several lots. It was also asked if the 1.2 acre farm is sufficiently "screened" by the retention of the existing tree row.

Public Comment: None.

MOTION: To approve the application as presented with the following stipulations: that the treatment of the setback area be to the satisfaction of staff; control outdoor lighting to the satisfaction of staff; that streetlights be limited to a height of 18'; that dimmable motion sensor lighting is encouraged for individual lighting; that the elimination of two lots be studied; and that the applicant participate in any established community authority.

MOTION BY: Hardesty / seconded by Carleton

RESULT: Conditionally approved. (6-0)



PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 204-014

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>M/I Homes of Central Ohio, LLC</u>	<u>3 Easton Oval, Suite 500, Columbus, OH 43219</u>
<u>Wayne, Forest, Gale & Kathleen Hursey</u>	<u>5026 Central College Road, Westerville, OH 43081</u>
<u>Diane Cring</u>	<u>2543 North County Road 605, Sunbury, OH 43074</u>

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of May, in the year 2004

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



PAULA V. PRICE
Notary Public, State of Ohio
My Commission Expires 07-13-07

Notary Seal Here

APPLICANT

M/I Homes of Central Ohio, LLC
3 Easton Oval, Suite 500
Columbus, OH 43219

PROPERTY OWNER

M/I Homes of Central Ohio, LLC
3 Easton Oval, Suite 500
Columbus, OH 43219

AREA COMMISSION

Rockyfork – Blacklick Accord
C/o Ken Klare
109 North Front Street
Columbus, OH 43215

ATTORNEY

Jeffrey L. Brown
37 W. Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Cardinal Title Holding Co.
250 E. Broad Street, Suite 1100
Columbus, OH 43215-3708

Johan Hellebrekers
7440 Lee Road
Westerville, OH 43081-8234

Marjorie Bevelhymer, TR
5159 Central College Road
Westerville, OH 43081

Jack Davis & Betty Davis, TR
4787 Central College Road
Westerville, OH 43081

Townsend Construction Co.
250 E. Broad Street, Suite 1100
Columbus, OH 43215-3708

Dominion Homes, Inc.
5501 Frantz Road
Dublin, OH 43017

David A. Burt & Melissa E. Burt
7304 Lee Road
Westerville, OH 43081

Charles R. & Janice L. Carroll
7318 Lee Road
Westerville, OH 43081

Samuel F. Cox
7310 Lee Road
Westerville, OH 43081

Robert E. Porter
7276 Lee Road
Westerville, OH 43081

James Roullard &
Melanie Roullard
854 Curleys Court
Columbus, OH 43235

George A. Gummer TR &
Paula J. Bummer
7076 Sandimark Place
Westerville, OH 43081

Jan L. Pickering
7066 Sandimark Place
Westerville, OH 43081

Douglas Roberts
7056 Sandimark Place
Westerville, OH 43081

John E. & Judy A. Kyees
7300 Lee Road
Westerville, OH 43081

Steven L. Dunbar & Cindy L. Ward
5180 Central College Road
Westerville, OH 43081

Robert N. Phillips
5091 E. Walnut Street
Westerville, OH 43081

Sam Saeed & Lois Saeed
4885 Central College Road
Westerville, OH 43081

Robert N. Phillips
5091 E. Walnut Street
Westerville, OH 43081

Margaret Clouse
5143 Central College Road
Westerville, OH 43081

Bradley J. Shockey
P.O. Box 245
New Albany, OH 43054

Carrie C. Johnson
7647 Harlem Road
Westerville, OH 43081

Larry L. & Tracie L. Evans
5139 Central College Road
Westerville, OH 43081

Walter S. & Betty J. McKnight
5125 Central College Road
Westerville, OH 43081

Christine A. Glaser
724 NW 19th Street
High Springs, FL 32643

Larry & Kay L. Grandey
4901 Central College Road
Westerville, OH 43081

Kevin P. Price
571 Lighthouse Court
Westerville, OH 43082

David H. & Karin M. Kratoville
5142 Central College Road
Westerville, OH 43081

New Albany Christian Church
P.O. Box 494
New Albany, OH 43054

Dennis & Shirley Swetnam
7476 Lee Road
Westerville, OH 43081

Timothy S. Davidheiser
7568 Lee Road
Westerville, OH 43081

Diane Cring
2543 N. County Road 605
Sunbury, OH 43074

M/I Homes of Central Ohio, LLC
5026 Central College Road
Westerville, OH 43081

Carl & Ila Souder, TR
1047 Sebastian Road
Barefoot Bay, FL 32976

mi-hursey.lbl
zip disk 2004 (05/24/04) jth

City Council Data Form

CvZNo	Z04-014	Area Comm	Rocky Fork / Blacklick Accord Panel. Recommended approval on 11/20/03 for Z02-074 Recommended approval on 3/18/04 for Z04-014
Ordinance	ORD 1396-2004	Dev Comm	Approval (4-0) on January 8, 2004 for Z02-074 Approval (6-0) on May 6, 2004 for Z04-014 Note: original application amended w/ Z04-014
Applicant	M/I Homes of Central Ohio, LLC; c/o Jeff Brown, Attorney; Smith and Hale	Neighborhood Support	Mixed: one neighbor expressed concern about NE lot size along west property line adjacent to large lot residential development.
Address	4980 Central College Road Columbus, OH 43081	<i>Yes, No, Unresponsive (Pick one)</i>	
Applicant phone	614-221-4255	Area Plan	Rocky Fork / Blacklick Accord (2003)
Applicant fax	614-221-4409	Compliance w Area Plan	Yes - consistent w/ plan recommendation for for NC, NG and NE TND land-uses; Ken Klare concluded RR is also appropriate.
Final Action	(leave blank)	Proposed Use	Detached and attached single-family residential development.
Vote	(leave blank)	Reason for Rejection	(leave blank)
Vote Date	(leave blank)		
Staff Recommendation	Approval		



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 1759-2005

30-Day

File Number: 1759-2005

File Type: Ordinance

Status: Passed

Version: 1

Controlling Body: Zoning Committee

File Name: AMENDMENT Z04-014C, 4980 CENTRAL COLLEGE ROAD (43081)

Introduced: 10/13/2005

Requester: Dev Zoning Drafter

Cost:

Final Action: 11/9/2005

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Walter Green, 645-2485

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1759-05 passed by The Council of The City of Columbus, Ohio 11-7, 20 05, as shown by the records now on file in this office.

[Signature]
City Clerk

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title:

To amend Ordinance #1396-2004, passed on July 26, 2004 (Z04-014), for property located at **4980 CENTRAL COLLEGE ROAD (43081)**, by amending Section 4 of the ordinance to extend the deadline for the City of Columbus to complete an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies to December 31, 2005 (Z04-014C).

Sponsors:

Indexes:

Attachments: Z04-014C Data Form.xls

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	10/13/05	Sent for Approval	Dev Zoning Inbox			
1	Dev Zoning Reviewer	10/14/05	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	dh/cp/rpm					
1	Dev Drafter	10/14/05	Sent for Approval	DEVELOPMENT DIRECTOR			
1	DEVELOPMENT DIRECTOR	10/14/05	Reviewed and Approved	Dev Zoning Drafter			
1	Dev Drafter	10/14/05	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Zoning Committee	11/7/05	Approved				Pass
1	Zoning Committee	11/7/05	Waived the 2nd Reading				Pass
1	COUNCIL PRESIDENT	11/7/05	Signed				
1	MAYOR	11/8/05	Signed				
1	CITY CLERK	11/9/05	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

AMENDMENT: Z04-014C

Ordinance #1396-2004, passed on July 26, 2004 (Z04-014), rezoned 153.8± acres located at 4980 Central College Road from the R, Rural District to the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and RR, Rural Residential Districts for TND attached and detached single-family residential development and the RR, Rural Residential District to renovate an existing nineteenth century single-family dwelling. Ordinance #2178-2004, passed on December 13, 2004 (Z04-014A), amended Ordinance #1396-2004 (Z04-014) to extend the deadline to develop an economic development plan and a financing plan for public improvements and services to June 30, 2005. Ordinance #0995-2005, passed on July 27, 2005 (Z04-014B), amended Ordinance #1396-2004 to extend the deadline to September 30, 2005. This legislation will amend Ordinance #1396-2004, passed July 26, 2004, to modify Section 4 by extending the deadline for the City of Columbus to develop an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies to December 31, 2005.

CITY DEPARTMENT'S RECOMMENDATION: Approval.

Title

To amend Ordinance #1396-2004, passed on July 26, 2004 (Z04-014), for property located at **4980 CENTRAL COLLEGE ROAD (43081)**, by amending Section 4 of the ordinance to extend the deadline for the City of Columbus to complete an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies to December 31, 2005 (Z04-014C).

Body

WHEREAS, Ordinance #1396-2004, passed on July 26, 2004 (Z04-014), established the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and the RR, Rural Residential Districts on property located at **4980 CENTRAL COLLEGE ROAD (43081)**; and

WHEREAS, Ordinance #2178-2004, passed on December 13, 2004 (Z04-014A), amended Section 4 of said Ordinance to extend the deadline for the City of Columbus to develop an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies, from 180 days after the ordinance was passed, to June 30, 2005; and

WHEREAS, Ordinance #0995-2005, passed on July 27, 2005 (Z04-014B), amended Section 4 of said Ordinance to extend the deadline for the City of Columbus to develop an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies, from June 30, 2005 to September 30, 2005; and

WHEREAS, it is necessary to amend Section 4 of Ordinance #1396-2004 to extend the deadline for the City of Columbus to develop an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies to December 31, 2005; and

WHEREAS, this amendment modifies Section 4 of Ordinance #1396-2004, and affects only the required completion date for an economic development plan and financing plan for public improvements and services to which this zoning ordinance applies and in no other way alters Ordinance #1396-2004, now therefore:

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

SECTION 1. That Section 4 of Ordinance #1396-2004, passed on July 26, 2004 (Z04-014), be amended to read as follows:

SECTION 4. The continuing applicability of this zoning ordinance to the real property described herein is contingent upon the development by the city, by December 31, 2005, of an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies, and the agreement by the applicant to participate in such financing plan in an equitable proportion.

SECTION 2. That the existing Section 4 of Ordinance #1396-2004, passed on July 26, 2004 (Z04-014), as amended by Ordinance #2178-2004, passed on December 13, 2004 (Z04-014A) and as amended by Ordinance #0995-2005, passed on July 27, 2005 (Z04-014B), is hereby repealed.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

City Council Data Form

CvZNo	Z04-014C AMENDMENT	Area Comm	Rocky Fork / Blacklick Accord Panel. Not routed for amendment.
Ordinance	ORD #1759-2005	Dev Comm	Not routed for amendment.
Applicant	Bldg. Services Div., Development Dept., c/o Greg Davies, Deputy Director, Regional Growth, Michael Reese, Dep. Chief of Staff, Mayor's Office	Neighborhood Support	Not applicable. <i>Yes, No, Unresponsive</i> <i>(Pick one)</i>
Address	4980 Central College Road Columbus, OH 43081	Area Plan	Rocky Fork / Blacklick Accord (2003)
Applicant phone	614-645-5630, Greg Davies 614-645-7671, Michal Reese	Compliance w Area Plan	Z04-014 complies with RFBA plan. Amendment does not affect compliance with the RFBA plan.
Applicant fax		Proposed Use	To amend Section 4 to extend the date by which the city must establish economic development and financing plans to December 31, 2005.
Final Action	(leave blank)	Reason for Rejection	(leave blank)
Vote	(leave blank)		
Vote Date	(leave blank)		
Staff Recommendation	Approval		



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 1403-2004

30-Day

File Number: 1403-2004

File Type: Ordinance

Status: Passed

Version: 1

Controlling Body: Zoning Committee

File Name: REZONING Z03-104: 4955 CENTRAL COLLEGE ROAD (43081).

Introduced: 7/8/2004

Requester: Dev Zoning Drafter

Cost:

Final Action: 8/2/2004


Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Don Bier, 645-0712.

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1403-04 passed by The Council of The City of Columbus, Ohio 7-26, 20 04, as shown by the records now on file in this office.

Seal 
City Clerk

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title:

To rezone 4955 CENTRAL COLLEGE ROAD (43081), being 125.1± acres located on the south side of Central College Road, 2800± feet east of Lee Road, **From:** R, Rural and R-2F, Residential Districts, **To:** NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts (Z03-104). AMENDED BY ORD NO. 2182-2004 (PASSED ON 12/13/2004)

Sponsors:

Indexes:

Attachments: ORD1403-2004 TND regional plan.doc, ORD1403-2004 TND existing cond.doc, ORD1403-2004 TND plan.doc, ORD1403-2004 TND principles.doc, ORD1403-2004 CPD plan.doc, ORD1403-2004 Staff

Rpt.doc, ORD1403-2004 zone.doc, ORD1403-2004 gis.doc, ORD1403-2004 aerial.doc, ORD1403-2004 RFBLA plan.doc, ORD1403-2004 Rock Fork motion.doc, ORD1403-2004 Disclosure.doc, ORD1403-2004 Labels.doc, Z03-104 Data Form.xls

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Zoning Drafter	7/12/04	Sent for Approval	DEVELOPMENT DIRECTOR			
1	Dev Zoning Drafter	7/12/04	Sent for Approval	Dev Zoning Inbox			
1	Dev Zoning Reviewer	7/12/04	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	dh/cp/rpm					
1	Dev Zoning Drafter	7/12/04	Sent for Approval	DEVELOPMENT DIRECTOR			
1	DEVELOPMENT DIRECTOR	7/13/04	Reviewed and Approved	Dev Zoning Drafter			
1	Dev Zoning Drafter	7/13/04	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Columbus City Council	7/19/04	Read for the First Time				
1	Zoning Committee	7/26/04	Approved				Pass
1	COUNCIL PRESIDENT	7/26/04	Signed				
1	MAYOR	8/2/04	Signed				
1	CITY CLERK	8/2/04	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

REZONING APPLICATION: Z03-104

APPLICANT: Dominion Homes, Inc.; c/o John P. Kennedy, Attorney; Crabbe, Brown and James, LLP; 500 South Front Street. Suite 1200; Columbus, Ohio 43215.

PROPOSED USE: TND residential development, and CPD, Commercial Planned Development District for C-2, Commercial District uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on January 8, 2004.

ROCKY FORK / BLACKLICK ACCORD RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant's request for the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts is

consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the West Village, which includes a mix of the primarily residential Edge and Neighborhood Districts, and the Center District to build on existing commercial and multi-family zoning districts located at the intersection of Central College and North Hamilton Roads. The proposed development includes a total of 607 dwelling units in the NC, Neighborhood Center (14± acres; 136 multi-family dwelling units), NG, Neighborhood General (80± acres; 364 single-family dwellings) and NE, Neighborhood Edge (30± acres; 55 single-family dwellings). A total of 599 dwelling units are proposed with an overall density of 4.9 units per acre. The site design includes a large centrally located park (12.3± acres), a wooded preserve (7.2± acres), a No Build / Tree Preservation Zone along the west property line and deep setbacks along Central College and Harlem Roads. A small CPD zoning district (0.77± acres) fronts North Hamilton Road to permit transitional office uses between Neighborhood General residential development and North Hamilton Road commercial uses. Streets connecting to Central College, Harlem and North Hamilton Roads will be publicly dedicated and a public stub street is provided to the west.

Title

To rezone **4955 CENTRAL COLLEGE ROAD (43081)**, being 125.1± acres located on the south side of Central College Road, 2800± feet east of Lee Road, **From:** R, Rural and R-2F, Residential Districts, **To:** NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts (Z03-104). AMENDED BY ORD NO. 2182-2004 (PASSED ON 12/13/2004)

Body

WHEREAS, application #Z03-104 is on file with the Building Services Division of the Department of Development requesting rezoning of 125.1± acres from R, Rural and R-2F, Residential Districts to NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Rocky Fork / Blacklick Accord Panel recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because applicant's request for the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts is consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the West Village, which includes a mix of the primarily residential Edge and Neighborhood Districts, and the Center District to build on existing commercial and multi-family zoning districts located at the intersection of Central College and North Hamilton Roads. The proposed development includes a total of 607 dwelling units in the NC, Neighborhood Center (14± acres; 136 multi-family dwelling units), NG, Neighborhood General (80± acres; 364 single-family dwellings) and NE, Neighborhood Edge (30± acres; 55 single-family dwellings). A total of 599 dwelling units are proposed with an overall density of 4.9 units per acre. The site design includes a large centrally located park (12.3± acres), a wooded preserve (7.2± acres), a No Build / Tree Preservation Zone along the west property line and deep setbacks along Central College and Harlem Roads. A small CPD zoning district (0.77± acres) fronts North Hamilton Road to permit transitional office uses between Neighborhood General residential development and North Hamilton Road commercial uses. Streets connecting to Central College, Harlem and North Hamilton Roads will be publicly dedicated and a public stub street is provided to the west; now, therefore,

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

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4955 CENTRAL COLLEGE ROAD (43081), being 125.1± acres located on the south side of Central College Road, 2800± east of Lee Road, and being more particularly described as follows:

ZONING SUBAREA - NEIGHBORHOOD CENTER, 14.07± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Townsend Construction Company in Instrument Number 200309030279897 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference at Franklin County Geodetic Survey Monument No. 5511 in the centerline of Warner Road;

thence South 86° 28' 00" East, with said centerline of Warner Road, a distance of 843.20 feet to a point;

thence North 03° 32' 00" East, a distance of 586.20 feet to The True Point of Beginning;

thence across said Townsend Construction Company tract the following courses:

North 03° 15' 57" East, a distance of 1228.48 feet to a point;

northerly with an arc of a curve to the right, having a radius of 200.00 feet, a central angle of 11° 31' 49", an arc length of 40.25 feet, having a chord that bears North 09° 01' 45" East, a chord distance of 40.18 feet to a point;

North 14° 47' 39" East, a distance of 16.67 feet to a point;

South 86° 44' 10" East, a distance of 700.63 feet to a point;

South 03° 15' 50" West, a distance of 256.00 feet to a point;

North 86° 44' 10" West, a distance of 102.00 feet to a point;

Southwesterly with an arc of a curve to the left, having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears South 48° 15' 50" West, a chord distance of 494.97 feet to a point;

South 03° 15' 50" West, a distance of 72.79 feet to a point;

Southeasterly with an arc of a curve to the left, having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears South 41° 44' 10" East, a chord distance of 494.97 feet;

South 86° 44' 10" East, a distance of 102.00 feet to a point;

South 03° 15' 50" West, a distance of 256.00 feet to a point;

North 86° 44' 10" West, a distance of 708.04 feet to the True Point of Beginning, and containing 14.07 acres of land, more or less.

This description is prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural, District,

To: NC, Neighborhood Center District.

ZONING SUBAREA - NEIGHBORHOOD GENERAL, 79.93± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Townsend Construction Company in Instrument Number

200309030279897 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument No. 5511 in the centerline of Warner Road;

thence South 86° 28' 00" East, with said centerline of Warner Road, a distance of 796.74 feet to The True Point of Beginning;

thence across said Townsend Construction Company tract the following courses:

North 03° 11' 34" East, a distance of 586.00 feet to a point;

South 86° 44' 10" East, a distance of 757.97 feet to a point;

North 03° 15' 50" East, a distance of 256.00 feet to a point;

North 86° 44' 10" West, a distance of 102.00 feet to a point;

northwesterly with the arc of a curve to the right having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears North 41° 44' 10" West, a chord distance of 494.97 feet to a point;

North 03° 15' 50" East, a distance of 72.79 feet to a point;

northwesterly with the arc of a curve to the right having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears North 48° 15' 50" East, a chord distance of 494.97 feet to a point;

South 86° 44' 10" East, a distance of 102.00 feet to a point;

North 03° 15' 50" East, a distance of 256.00 feet to a point;

North 86° 44' 10" West, a distance of 700.63 feet to a point;

South 14° 47' 39" West, a distance of 16.67 feet to a point;

southerly with the arc of a curve to the left, having a radius of 200 feet, a central angle of 11° 31' 49", an arc length of 40.25 feet, and a chord that bears South 09° 01' 45" West, a chord distance of 40.18 feet to a point;

South 03° 15' 37" West, a distance of 206.97 feet to a point;

North 86° 44' 03" West, a distance of 124.24 feet to a point;

North 03° 25' 12" East, a distance of 746.75 feet to a point;

South 86° 49' 36" East, a distance of 134.75 feet to a point;

North 03° 25' 12" East, a distance of 190.00 feet to a point;

South 86° 49' 36" East, a distance of 165.00 feet to a point;

North 03° 25' 12" East, a distance of 280.97 feet to a point;

South 86° 49' 36" East, a distance of 79.47 feet to a point;

South 86° 47' 54" East, a distance of 220.00 feet to a point;

South 03° 32' 06" West, a distance of 299.89 feet to a point;

South 86° 29' 28" East, a distance of 100.00 feet to a point;

North 03° 32' 06" East, a distance of 300.00 feet to a point;

South 86° 29' 28" East, a distance of 502.52 feet to a point;

South 03° 30' 32" West, a distance of 300.00 feet to a point;

South 86° 29' 28" East, a distance of 500.00 feet to a point

South 03° 36' 10" West, a distance of 737.36 feet to a point;

South 87° 07' 59" East, a distance of 210.00 feet to a point;

South 03° 33' 54" West, a distance of 470.10 feet to a point;

South 41° 26' 58" East, a distance of 5.96 feet to a point;

South 86° 27' 50" East, a distance of 468.87 feet to a point;

South 03° 40' 47" West, a distance of 116.96 feet to a point

southeasterly with the arc of a curve to the right having a radius of 12.00 feet, a central angle of 90° 12' 09", an arc length of 18.89 feet, a chord that bears South 41° 25' 18" East, a chord distance of 17.00 feet to a point;

South 86° 31' 23" East, a distance of 217.24 feet to a point;

southerly with the arc of a curve to the right having a radius of 5950.00 feet, a central angle of 00° 32' 30", an arc length of 56.24 feet, a chord that bears South 03° 12' 59" West, a chord distance of 56.24 feet to a point;

North 86° 27' 50" West, a distance of 378.86 feet to a point;

South 03° 32' 10" West, a distance of 125.00 feet to a point;

North 86° 27' 50" West, a distance of 618.53 feet to a point;

South 03° 33' 54" West, a distance of 350.00 feet to a point;

North 86° 27' 50" West, a distance of 367.79 feet to a point;

South 02° 58' 58" West, a distance of 79.47 feet to a point;

North 86° 28' 06" West, a distance of 381.11 feet to a point;

South 03° 30' 25" West, a distance of 580.43 feet to a point;

North 86° 27' 43" West, a distance of 118.16 feet to a point;

North 86° 27' 48" West, a distance of 150.28 feet to a point ;

North 86° 28' 00" West, a distance of 514.18 feet to the True Point of Beginning, and containing 79.93 acres of land more or less.

This description was prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural and R-2F Residential Districts,

To: NG, Neighborhood General District.

ZONING SUBAREA - NEIGHBORHOOD EDGE, 30.41± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Karl Ayers and Sandra Ayers by deed of record in Official Record 4251113 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning for Reference at Franklin County Geodetic Survey Monument No. 5511 in the centerline of Warner Road;

thence North 03° 27' 46" East, a distance of 1602.90 feet to a point;

thence South 86° 49' 28" East, a distance of 716.17 feet to a point;

thence South 86° 37' 16" East, a distance of 124.24 feet to a point;

thence South 03° 15' 57" West, a distance of 1021.51 feet to a point;

thence North 86° 44' 10" West, a distance 49.94 feet to a point;

thence South 03° 11' 34" West, a distance of 585.98 feet to a point;

thence North 86° 28' 00" West, a distance of 796.73 feet to the Point of Beginning, and containing 30.41 acres of land, more or less.

This description was prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural, District,

To: NE, Neighborhood Edge District.

ZONING SUBAREA - CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT, 0.67± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Townsend Construction Company in Instrument Number 200309030279897 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning at the northeasterly corner of said Townsend Construction Company tract, being in the westerly right-of-way line of Hamilton Road of record in Plat Book 100, Page 3;

thence South 02° 08' 02" West, with said westerly right-of-way line of Hamilton Road, a distance of 44.50 feet to a point;

thence southwesterly, with the arc of a curve to the right having a radius of 5943.28 feet, a central angle of 00° 48' 45", an arc length of 84.29 feet, a chord that bears South 02° 32' 23" West, and a chord distance of 84.29 feet to a point;

thence North 86° 31' 23" West, a distance of 217.24 feet to a point;

thence northwesterly with the arc of a curve to the right having a radius of 12.00 feet, a central angle of 90° 12' 09", an arc

length of 18.89 feet, a chord that bears North 41° 25' 18" West, and a chord distance of 17.00 feet to a point;
thence North 03° 40' 47" East, a distance of 116.96 feet to a point;
thence South 86° 27' 50" East, a distance of 226.40 feet to the Point of Beginning, and containing 0.67 acre of land, more or less.

This description was prepared from existing records and is for zoning purposes.

To Rezone From: R-2F, Residential District,

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts on this property.

SECTION 3. 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 Division and shall register a copy of the approved NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts and Application among the records of the Building Services Division as required by Sections 3320.13 of the Columbus City Codes; and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Building Services Division as required by Section 3311.12 of the Columbus City Codes, said plans being titled "**REGIONAL CONTEXT DIAGRAM / ACCORD ANALYSIS PLAN**," dated October 31, 2003, "**EXISTING CONDITIONS PLAN**," dated April 28, 2004, "**TND DEVELOPMENT PLAN (INCLUDES: DISTRICTS, CONCEPTUAL BICYCLE ROUTE, CONCEPTUAL THOROUGHFARE PLAN & CIVIC SPACES / BUILDING SITES)**," dated April 27, 2004, , statement of TND principles titled "**ALBANY CROSSING TND PRINCIPLES STATEMENT, DOMINION HOMES**," dated June 8, 2004, CPD site plan titled "**CPD PLAN, ALBANY CROSSING**," and CPD text titled "**DEVELOPMENT TEXT, 4955 CENTRAL COLLEGE ROAD, CPD, COMMERCIAL PLANNED DEVELOPMENT, 0.67± ACRES**," dated June 8, 2004, all documents being signed on June 8, 2004 by John P. Kennedy, attorney for the Applicant, and the CPD text reading as follows:

DEVELOPMENT TEXT, 4955 CENTRAL COLLEGE ROAD, CPD, COMMERCIAL PLANNED DEVELOPMENT, 0.77± ACRES

EXISTING DISTRICT: L-R-2, LIMITED RESIDENTIAL.

PROPOSED DISTRICT: CPD, COMMERCIAL PLANNED DEVELOPMENT.

PROPERTY ADDRESS: 4955 CENTRAL COLLEGE ROAD.

APPLICANT: DOMINION HOMES, INC.; c/o CRABBE, BROWN & JAMES, LLP; John P. Kennedy, Attorney; 500 S. Front Street, Suite 1200; Columbus, Ohio 43215; Phone: (614) 228-5511; Fax: (614) 229-4559; JKennedy@cbjlawyers.com.

DATE OF TEXT: June 8, 2004.

APPLICATION NO.: Z03-104.

INTRODUCTION:

The subject property ("Site") consists of 0.77± acre, located directly east of the area proposed for TND zoning in this same rezoning application. The Applicant wishes to create this one-acre CPD to permit the small neighborhood-scale commercial or office use(s). This Site has frontage along Hamilton Road (extended), and will be situated directly north of a similarly-sized one-acre tract that is also the subject of a pending rezoning application, to permit a CPD with small-scale

C-2 uses. This Text contains development standards consistent with the overall proposed development, the goals of the Rocky Fork-Blacklick Accord standards, and those standards proposed by other pending rezoning applications in the vicinity.

1. **PERMITTED USES:** All uses permitted in Columbus City Code Chapter 3353, C-2 Commercial District.

2. **DEVELOPMENT STANDARDS:** The applicable development standards shall be as specified in Chapter 3353, C-2 Commercial District, except as specifically set forth herein, by provisions intended to create an overlay-type environment.

A. Density, Height, Lot and/or Setback Commitments.

1. The minimum building setback along Hamilton Road shall be 50-feet.
2. The minimum parking setback along Hamilton Road, shall be 30-feet
3. Lot Coverage for Building and Pavement for this sub-area shall not exceed seventy (70%) percent.

B. Access, Loading, Parking and/or other Traffic Related Commitments.

Code-required parking may be reduced with the administrative approval of the Transportation Division upon submission of appropriate and applicable data regarding shared parking, or other demonstration of parking needs being less than the calculated Code-required parking.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

A street tree row shall be established along Hamilton Road. The street tree row shall contain one (1) tree for every 30-feet of lineal frontage. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the Columbus Forester. The trees shall be approximately evenly spaced and planted adjacent to the right-of-way, unless the City Forester and Transportation Division approve of planting trees in the right-of-way.

3. All parking areas adjacent to Hamilton Road shall have headlight screening parallel to the frontage, with a minimum height of 36-inches measured from the elevation of the nearest section of the adjacent parking area. Said headlight screening shall be in the form of an evergreen hedge, earth mounding or wall. The height of headlight screening may be reduced as needed adjacent to curb cuts or to provide adequate vision clearance.
4. All trees and landscaping shall be well maintained. Weather permitting, dead items shall be replaced within six months.
5. The minimum size of trees at the time of planting shall be as follows: Deciduous - 2 ½ inches; Ornamental - 1 ½ inches; Evergreens - 6-feet.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. There shall be no roof-mounted mechanical equipment or utility hardware unless said mechanicals are screened by decorative cornices. Ground-mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.
2. Building illumination shall be permitted, provided such light source is concealed. No colored light shall be used to light the exterior of any building.
3. Building materials shall be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS and/or glass. Vinyl and other materials are permitted as long as they are natural in appearance. Vinyl siding shall be limited to an upgraded quality and a thickness of .044 mils or greater.

4. The primary roof of all buildings shall be pitched or sloped with a minimum slope of 6:12.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. All parking lot or ground mounted lighting shall use fully shielded cut-off fixtures (down lighting), except there may be accent lighting (up lighting) on landscaping in the front of structures, provided the fixtures are screened with landscaping to prevent glare.
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to insure aesthetic compatibility.
3. Except for decorative lighting, all other light poles shall be metal or fiberglass and such light poles shall be of the same color. Light poles in the parking lots shall not exceed a maximum of 20-feet in height.
4. Building-mounted area lighting within the parcel shall utilize fully shielded cut-off style fixtures and be designed in such a way to minimize off-site light spillage.
5. All new or relocated utility lines shall be installed underground, unless a public utility does not permit underground installation in a particular location or instance.
6. All lighting shall be positioned as to not be directed toward any residential area.

F. Graphics and Signage Commitments.

1. All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-2, Commercial District. Any variance to the applicable requirements of the C-2 district shall be submitted to the Columbus Graphics Commission.
2. All ground-mounted signage shall be monument-style, except for incidental on-premise mounted directional signs, if any.

G. Miscellaneous.

1. Pedestrian access, sidewalks and/or bikeways within the development will be provided to connect to areas outside of the development, and designed and located in cooperation with the Columbus Recreation and Parks Department and the Transportation Division of the Department of Public Service.
2. To facilitate pedestrian movement, pavement for pedestrian circulation purposes may be placed in and across perimeter landscaped setback areas between or to adjacent properties.
3. Bicycle parking will be provided.

H. General Provisions.

1. CPD Site Plan Revision Allowance: The Site shall be developed in general accordance with the site plan submitted herewith. The site plan may be slightly adjusted to reflect engineering, topographical, or other Site data, developed at the time development or engineering plans are completed. Any slight adjustments to the plan shall be reviewed and approved by the Director of the Department of Development, or his/her designee, upon submission of appropriate data regarding the proposed adjustment.
2. Forum for Variance: The Board of Zoning Adjustment shall be the body to hear any and all variance requests to Site development standards, including any and all specific Site development standards contained in this ordinance.
3. During the construction and marketing phases of this development (both residential and commercial), the Developer may utilize this sub-area (in conjunction with or in addition to any model homes) as a sales office. Such sales office may

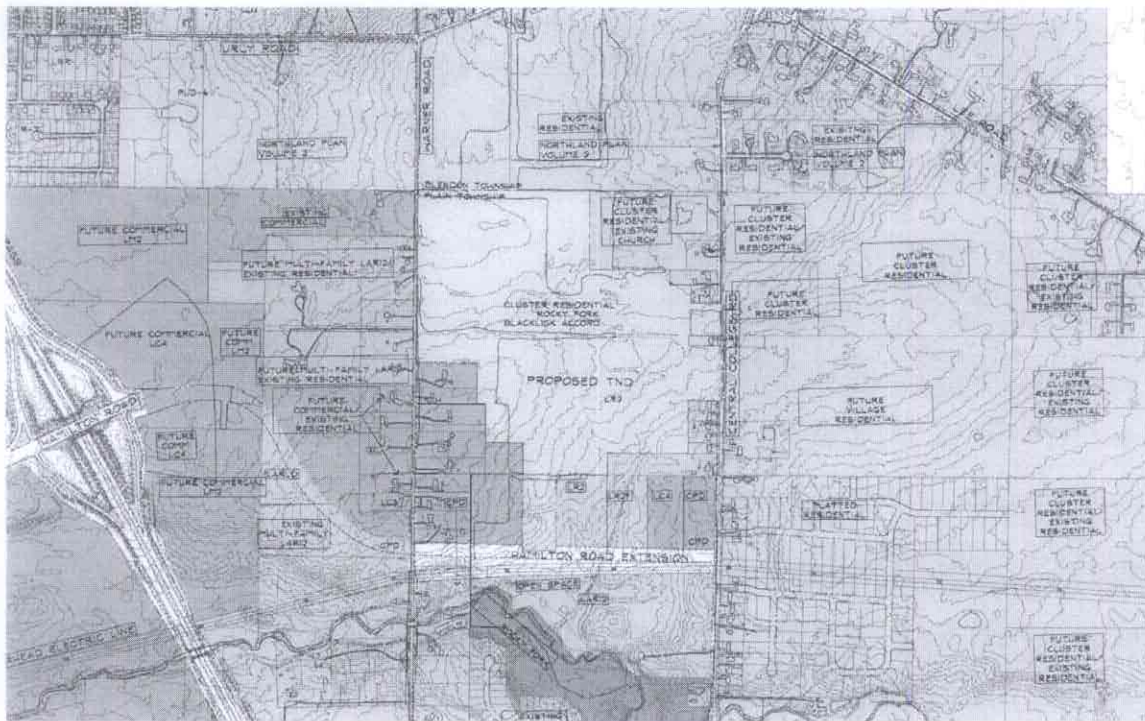
utilize modular buildings which will not be required to comply with Sections C, D2, D3 or G of this CPD development text.

I. CPD Requirements.

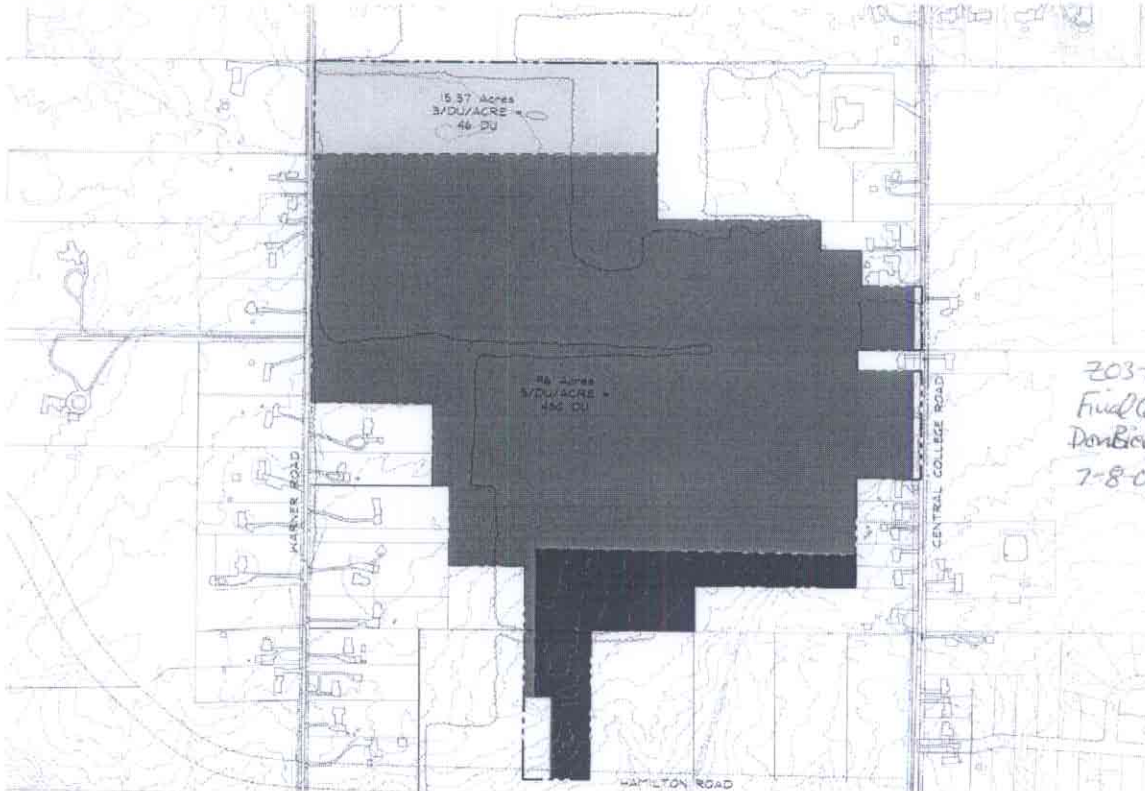
1. Natural environment: The Site is a vacant field.
2. Surrounding land use: Vacant fields and residential lots in Franklin County currently bound most of the Site. Area to the west is zoned for single and multi-family uses, with commercial components at the intersections of Central College, Warner and Hamilton Roads. The proposed development is small CPD commercial, and is intended to effectuate compatibility with the proposed surrounding developments.
3. Transportation and circulation: Access to the site will be provided from Central College, Warner and Hamilton Roads.
4. Visual form of the environment: The visual form will be determined by the developer at the time of development.
5. View and visibility: The development of the Site and the contemplated setbacks for buildings and access points take into account visibility and safety of the motorist and pedestrian.
6. Proposed development: Commercial development with uses permitted in C-2 Commercial District.
7. Behavior patterns: Several developments planned for this area will establish the behavior and traffic patterns in this area, likely in accordance with the Regional Traffic Study commissioned by the City of Columbus and Franklin County.
8. Emissions: The developer expects no unusual emissions from this property.

SECTION 4. The continuing applicability of this zoning ordinance to the real property described herein is contingent upon the development by the city, within 180 days of the approval of this ordinance, of an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies, and the agreement by the applicant to participate in such financing plan in an equitable proportion.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



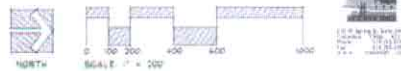
Regional Context Diagram SCALE: 1" = 400'



Accord Analysis Plan

DOMINION ALBANY CROSSING
The Dominion Companies October 31, 2003

John
 6.8.04





VIEW 1A' LOOKING AT EXISTING DIRT ENTRY
 VIEW 1B' LOOKING DOWN CENTRAL COLLEGE RD
 VIEW 1C' LOOKING AT EXISTING HOPES
 VIEW 1D' LOOKING AT EXISTING HOME
 VIEW 1E' LOOKING DOWN CENTRAL COLLEGE RD
 VIEW 1F' LOOKING DOWN CENTRAL COLLEGE RD



VIEW 2A' LOOKING AT EXISTING HOME
 VIEW 2B' LOOKING AT EXISTING SPECIMEN TREES
 VIEW 2C' LOOKING DOWN EASTSIDE TREELINE
 VIEW 2D' LOOKING AT EXISTING HOME
 VIEW 2E' LOOKING DOWN HARRIS RD AND TREELINE
 VIEW 2F' LOOKING AT EXISTING HOME



VIEW 3A' LOOKING DOWN TREELINE



VIEW 3B' LOOKING INTO HOOPS



VIEW 3C' LOOKING AT TREELINE



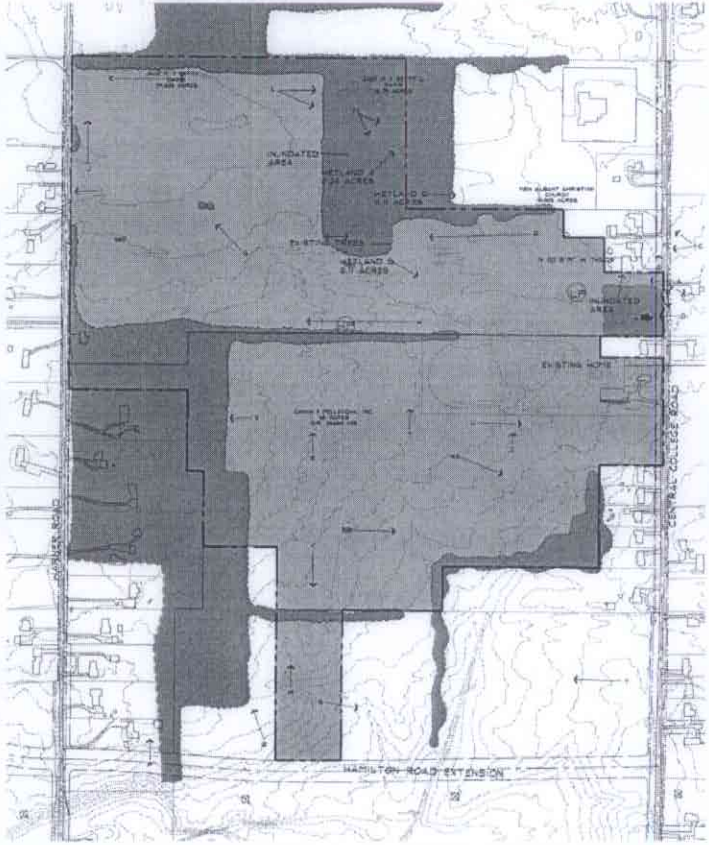
VIEW 3D' LOOKING TOWARDS EXISTING TREE ROW TO THE SOUTH



VIEW 3E' LOOKING NORTH TOWARDS HAMILTON ROAD AND CENTRAL COLLEGE INTERSECTION



VIEW 3F' LOOKING AT HOME/VEHICLE ENTRANCE



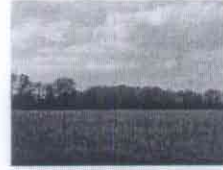
VIEW 4A' LOOKING AT EXISTING HOOPS EDGE



VIEW 4B' LOOKING AT EXISTING VETLAND



VIEW 4C' LOOKING AT EXISTING HOPES ALONG HARRIS ROAD



VIEW 4D' LOOKING WEST TOWARDS EXISTING TREE ROW



VIEW 4E' LOOKING AT EXISTING TREE ROW TO THE WEST



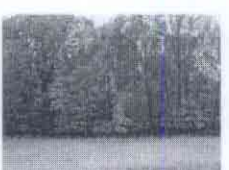
VIEW 4F' LOOKING SOUTH



VIEW 5A' LOOKING EAST TOWARDS HAMILTON ROAD



VIEW 5B' LOOKING WEST



VIEW 5C' LOOKING AT ADJACENT HOPES ALONG THE SOUTHERN PROPERTY LINE



VIEW 5D' LOOKING WEST



VIEW 5E' LOOKING NORTH AT EXISTING HOPES ALONG CENTRAL COLLEGE ROAD



VIEW 5F' LOOKING NORTH AT EXISTING HOPES ALONG CENTRAL COLLEGE ROAD

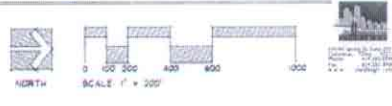


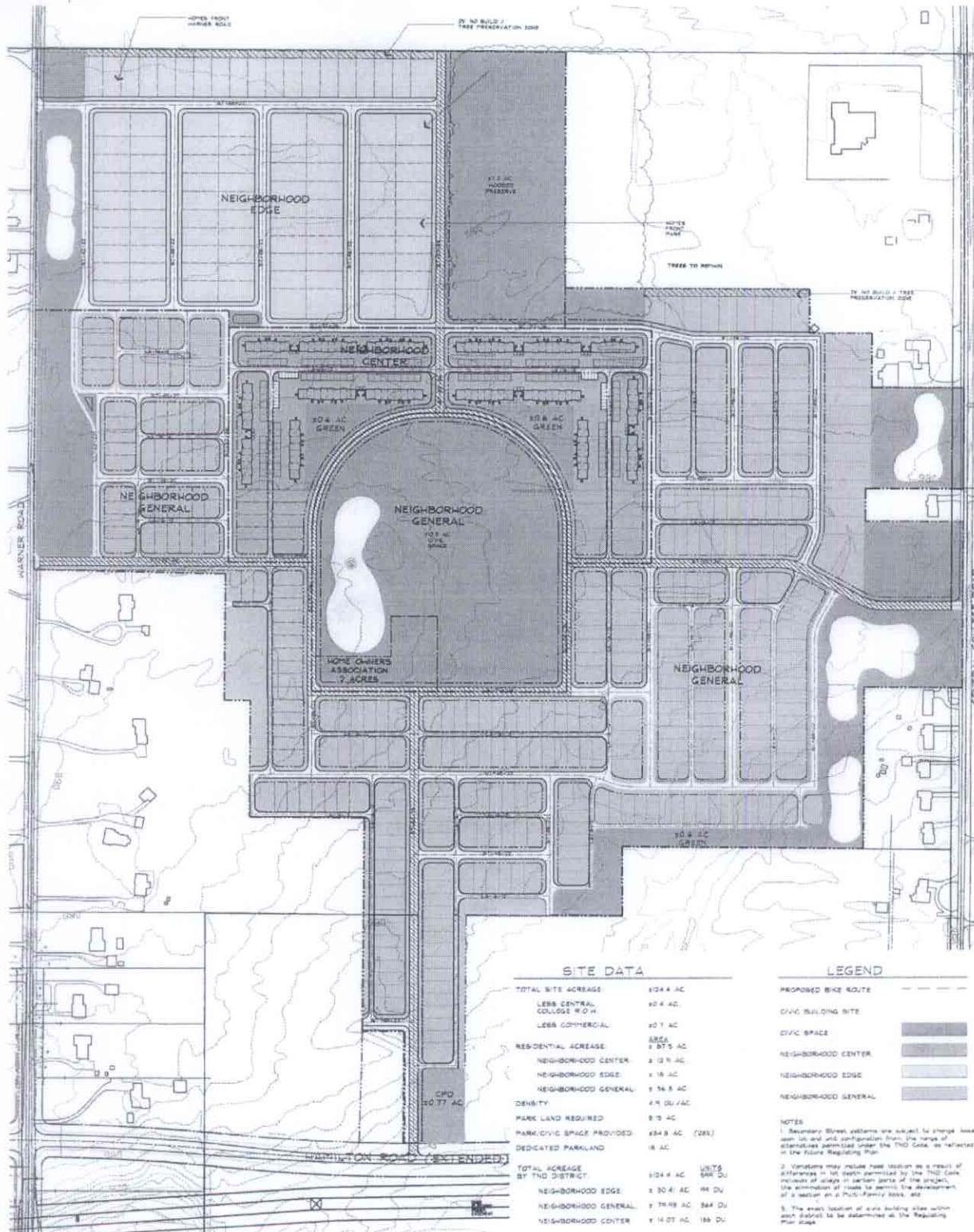
Z03-104, Final Copy
 Don Bierer 7/8/04

Existing Conditions Plan

DOMINION ALBANY CROSSING
 THE DEVELOPER APRIL 28, 2004

John
 6.8.04





SITE DATA

TOTAL SITE ACREAGE	1024 AC
LESS CENTRAL COLLEGE R.O.W.	102.4 AC
LESS COMMERCIAL	10.7 AC
RESIDENTIAL ACREAGE	810.9 AC
NEIGHBORHOOD CENTER	112.9 AC
NEIGHBORHOOD EDGE	11.16 AC
NEIGHBORHOOD GENERAL	116.8 AC
DENSITY	4.9 DU/AC
PARK LAND REQUIRED	8.75 AC
PARK/CIVIC SPACE PROVIDED	134.8 AC (22%)
DEDICATED PARKLAND	18 AC
TOTAL ACREAGE BY TND DISTRICT	1024 AC
NEIGHBORHOOD EDGE	11.16 AC 114 DU
NEIGHBORHOOD GENERAL	116.8 AC 584 DU
NEIGHBORHOOD CENTER	112.07 AC 184 DU

LEGEND

- PROPOSED BIKE ROUTE - - - - -
- CIVIC BUILDING SITE
- CIVIC SPACE
- NEIGHBORHOOD CENTER
- NEIGHBORHOOD EDGE
- NEIGHBORHOOD GENERAL

- NOTES**
1. Secondary Street systems are subject to change based upon lot and unit configuration from the range of alternatives permitted under the TND Code, as reflected in the Future Regulating Plan.
 2. Variations may include base station as a result of differences in lot depth permitted by the TND Code, inclusion of alleys in certain parts of the project, the acquisition of lots to permit the development of a section on a Public-Private basis, etc.
 3. The exact location of civic building sites within each district to be determined at the Regulating Plan stage.

TND Development Plan (Includes: Districts, Conceptual Bicycle Route, Conceptual Thoroughfare Plan & Civic Spaces/Building Sites)

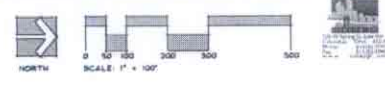


ALBANY CROSSING

The Dominion Companies April 27, 2004

*Z03-104, Final Copy
Don Bier Jr 7-8-04*

*Miller
6.8.04*



Albany Crossing TND Principles Statement Dominion Homes

Albany Crossing is approximately 125 acres and is located in the northeast corner of Franklin County adjacent to New Albany. The site is enclosed by Central College Road to the North, Warner Road to the South, and Hamilton Road to the west. This will incorporate the principles of Traditional Neighborhood Development Article 3320.011. The development ideal set forth by this document is the creation of transit-supportive, mixed-use neighborhoods that foster pedestrian activity and a sense of community

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

The proposed density for this site is just below 5 d.u. /ac at 4.9 du/ac. and is designed to be density supportive of public transit through a tightly clustered development in the center of the proposed site area. This development provides an appropriate transition from the higher density residential and commercial uses to the east along Hamilton Road.

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

From east to west and north to south, no units in this neighborhood are more than 1/3 of a mile from the central organizational park and highest density.

- 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.*

Three distinct streetscape types as well as more than 16 different varieties of home models serve a range of incomes and age groups. The streetscapes are characterized by detached and attached homes with detached garages and attached garages that are accessed by a lane and homes with attached garages accessed from the street. Attached Townhomes and detached single-family homes accessed by lanes serve a large price range and homes accessed by streets will serve a higher and third price range.

Albany Crossing TND Principles Statement Dominion Homes

- 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.*

This particular TND addresses the transect districts of Neighborhood Edge, Neighborhood General and Neighborhood Center. In conjunction with this TND development, the site includes a small, .77± acre commercial planned district, which permits Neighborhood and Office Commercial C2 uses.

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

The site design is based around a central community park. A community clubhouse with a tot lot and swimming facilities will be located within this area for use by the surrounding neighborhood. The clubhouse has been located to provide the terminal view the primary site entry off Hamilton Road. More than 11 acres of the central green will be dedicated to the City of Columbus for parks and recreation.

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

Civic spaces of various sizes are dispersed throughout the site. The site design includes a 6.7-acre wooded reserve, several greens and the main 12.3-acre community park. Most of these civic spaces are located in such a manner to have the houses fronting on the open space thereby reinforcing their significance.

- 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.*

Thoroughfare types include a hierarchy of streets, closes and lanes as well as sidewalks and a bicycle route. All streets and lanes are interconnected with entrances to the neighborhood from Central College Road, Warner Road and Hamilton Road.

Albany Crossing TND Principles Statement Dominion Homes

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

The building frontages define the thoroughfare streetscape. The majority of the neighborhood is characterized by homes with garages attached at the rear accessed from lanes. This effectively masks parking throughout the neighborhood, with the exception of on-street guest parking.

The remaining portion of the neighborhood is characterized by homes with attached garages accessed from the street. These larger homes are located in the portion of the site that provides a transition to currently undeveloped land that falls within the edge category on the Rocky Fork Blacklick Accord.

Buildings mask parking lots that are located behind the townhomes. The proposed lots can be used as supplemental and overflow parking above and beyond the on street parking provided for guests.

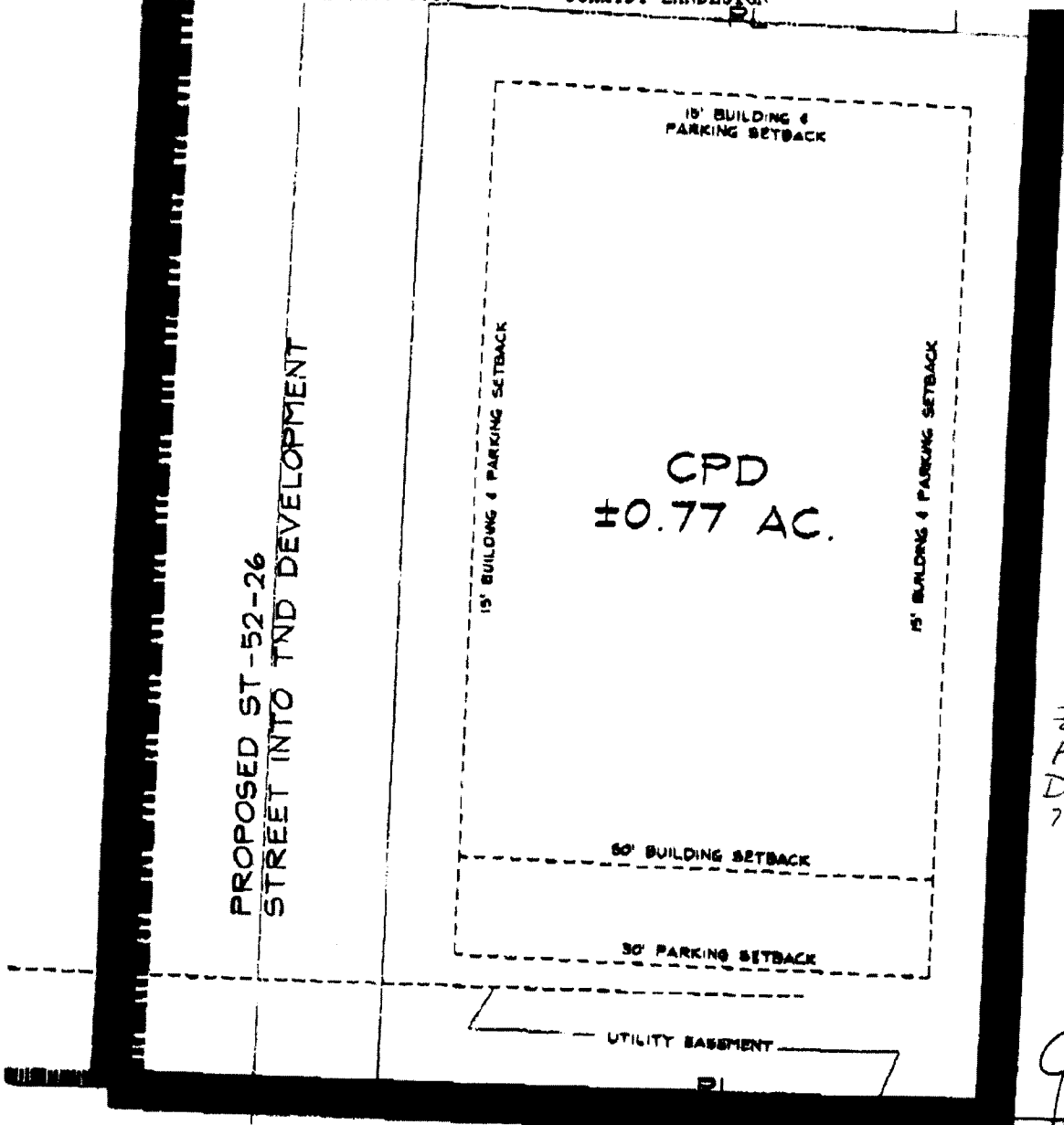
I. Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.

Block size is consistent with the transect diagrams illustration for Neighborhood Edge and Neighborhood General. The Neighborhood Edge, has a block length of approximately 700', and is located along northeast portion of the developed area within the site. The remainder of the site consists of Neighborhood General and has a smaller block length of approximately 500'.

Z03-104
Final Copy
Don Bier
7-8-04



6-8-04



Z03104
Final Copy
Don Brier
7-8-04

JK Kennedy
6.8.04

HAMILTON ROAD (EXTENDED)

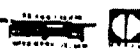
SITE DATA

TOTAL SITE AREA: 0.77 AC
MINIMUM LOT COVERAGE: 10%

- NOTES:
- 1. LANDSCAPE SPECIFICATIONS: 1' DECIDUOUS STREET TREE PER 30 FT. ALONG HAMILTON ROAD.
 - 2. HAMILTON ROAD PARKING DESIGNING 50' CONTINUOUS BUFFER.
 - 3. MINIMUM PLANT SIZE 2 1/2" DIAMETER, ORNAMENTAL 1 1/2" EVERGREEN.

CPD PLAN

ALBANY CROSSING



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2004**

- 15. APPLICATION: Z03-104**
Location: 4955 CENTRAL COLLEGE ROAD (43081), being 125.5± acres located on the south side of Central College Road, 2800± east of Lee Road (010-261451)
Existing Zoning: R, Rural and R-2F, Residential Districts.
Request: NC, Neighborhood Center; NG, Neighborhood General; NE, Neighborhood Edge; and CPD, Commercial Planned Development Districts.
Proposed Use: Multi-family and single-family housing and commercial development.
Applicant(s): Dominion Homes, Inc.; c/o John P. Kennedy, Atty.; Crabbe, Brown and James, LLP.
Property Owner(s): Townsend Construction Co.; c/o Crabbe, Brown and James, LLP..
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

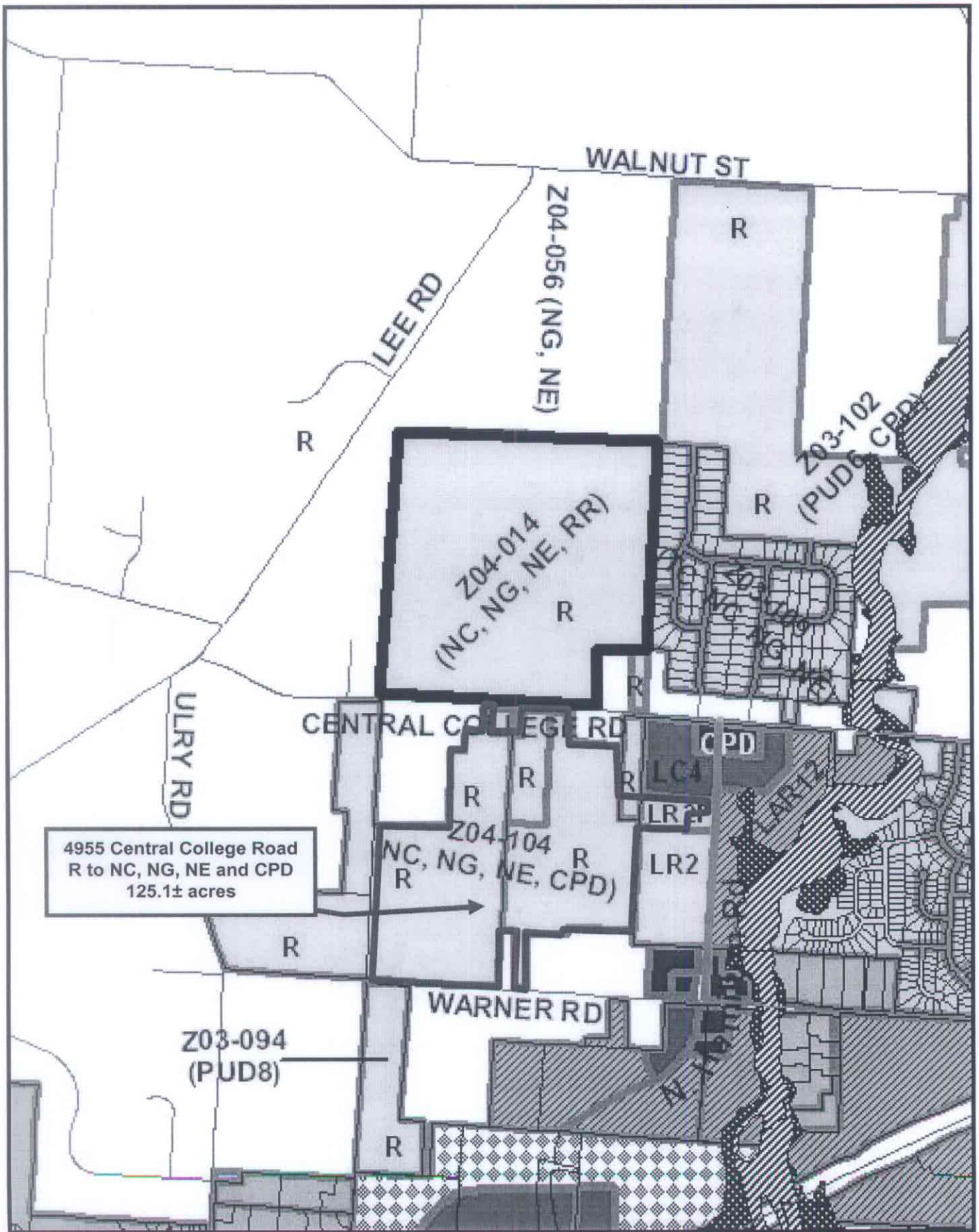
- o The majority of the 125.5±-acre site is farmland. Several parcels are developed with single-family dwellings along Central-College Road. The applicant requests the NC, Neighborhood Center District (108 units at 9.6 units/acre) for multi-family development, and the NG, Neighborhood General (444 units at 6.7 units/acre) and NE, Neighborhood Edge (55 units at 4.0 units/acre) Districts for single-family development. The 0.77±-acre CPD, Commercial Planned Development District site initially will be developed for marketing and later be converted to a day care center. The three TND districts include 607 dwelling units with an overall density of 4.8 dwelling units per acre and 31.3± acres or 25% of the total site committed to park/civic space. A total of 18 acres will be dedicated to parkland. The interior of the site will be served by a mixture of public and private streets.
- o Single-family dwellings in Clinton Township and a 140±-acre tract zoned in the R, Rural District are located to the north. Zoning request Z02-074 has been submitted to rezone the 140±-acre tract to the NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts. To the east are single-family dwellings in Clinton Township and a 140±-acre tract that is the subject of zoning request Z03-009, which requests the L-AR-12, Limited Apartment Residential District for multi-family development and CPD, Commercial Planned Development District for commercial Development. To the south along Warner Road are farmland and single-family dwellings in Clinton Township and the R, Rural District. Farmland and single-family dwellings zoned in the R, Rural District are located to the west
- o The site is located within the boundaries of the *Rocky Fork/Blacklick Accord (2003)*. The Rocky Fork/Blacklick Accord Implementation Panel recommendation for conditional approval is included in this report. At the time this report was prepared the applicant had addressed non-traffic related Rocky Fork/Blacklick Accord Implementation Panel conditions and was working with the Transportation Division to complete elements of the Traffic Impact Study. The CPD text restricts the use of this district to a marketing facility or day care center and includes development standards for building and parking setbacks, maximum lot coverage, street trees, headlight screening, building design and materials, lighting and graphics restrictions, and sidewalks. The

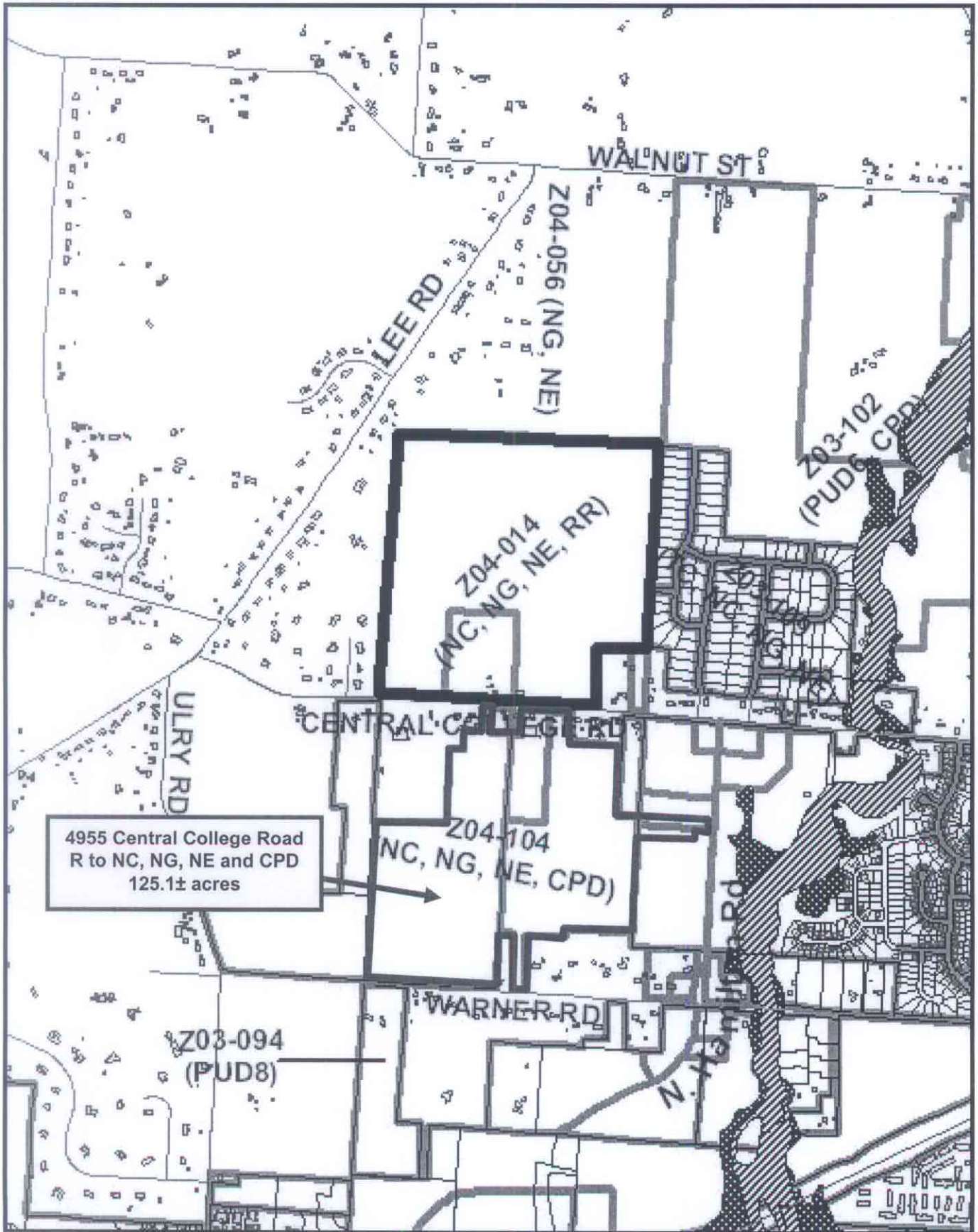
CPD site plan will be included in the supplemental staff report to the Development Commission.

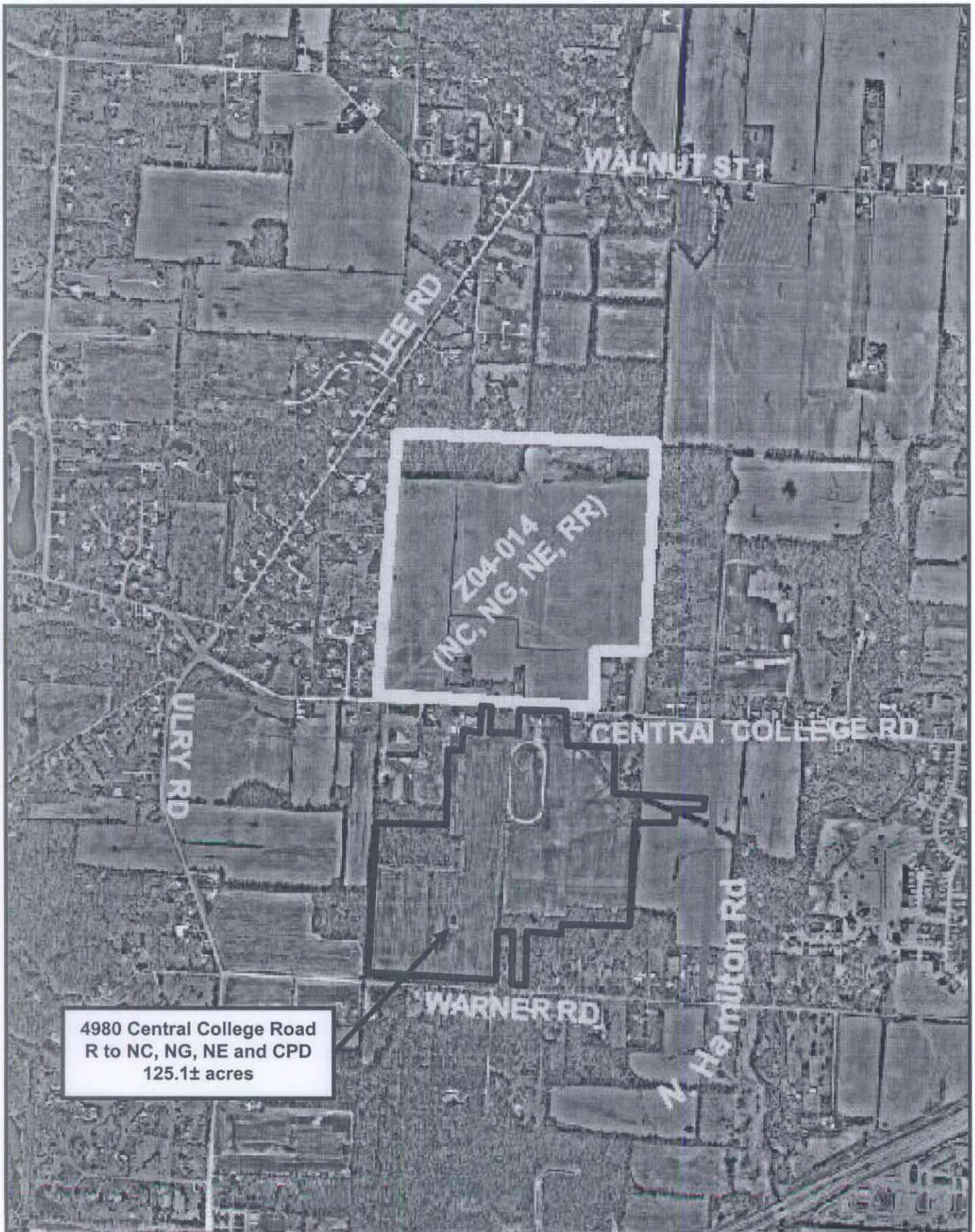
- o The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

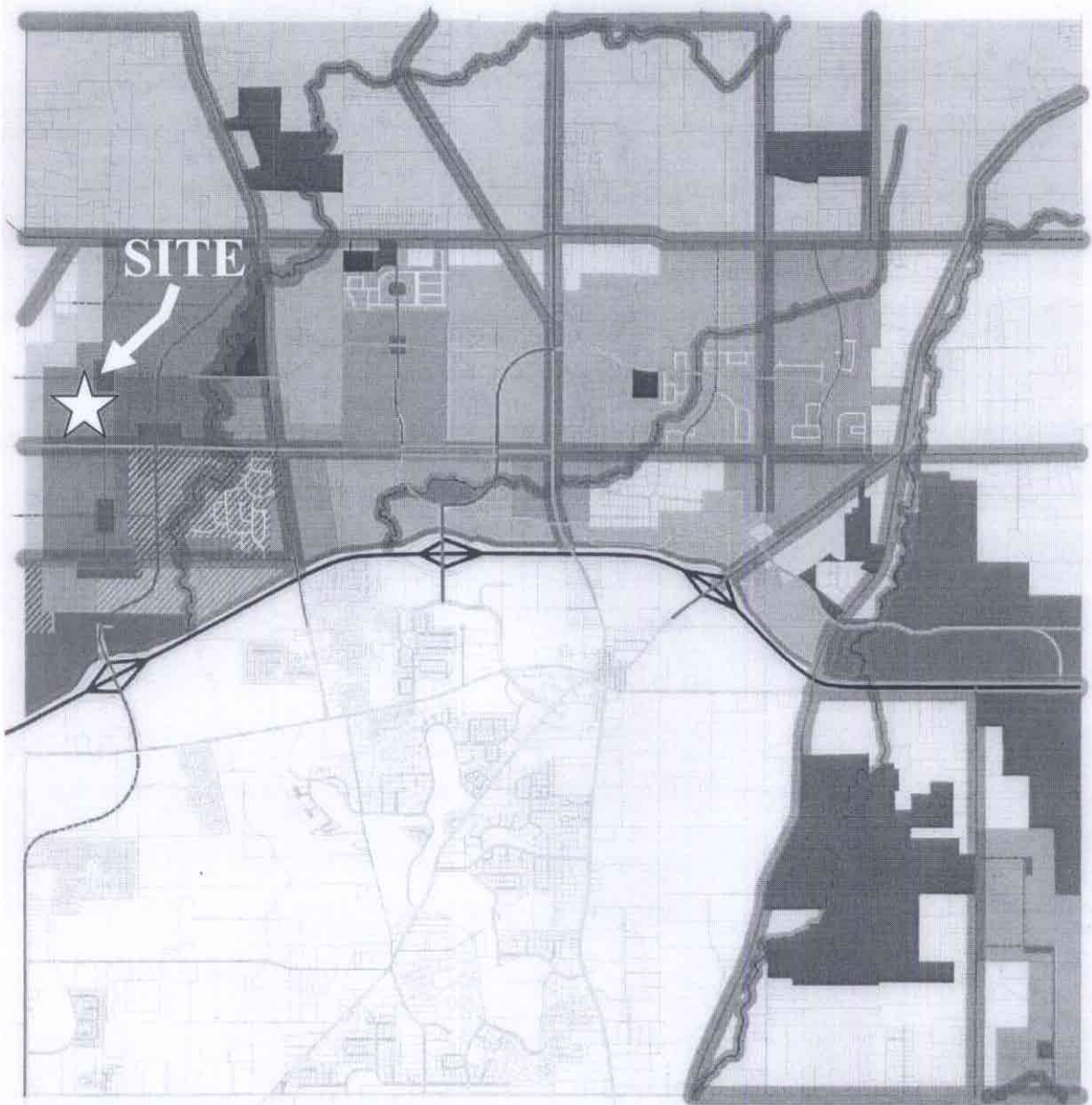
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicants request for the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts is consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the West Village, which includes a mix of the primarily residential Edge and Neighborhood Districts, and the Center District to build on existing commercial and multi-family zoning at the intersection of Central College and Hamilton Roads. The proposed development would include a total of 607 dwelling units in the NC (105 multi-family dwelling units), NG (444 single-family dwelling units) and NE (55 dwelling units) with an overall density of 4.8 dwelling units per acre. A total of 31.3± acres or 25% of the 125.5±-acre site will be park/civic space. The site also includes 0.77±-acres in the CPD district to be used for marketing and then as a child day care center.









Legend

- | | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

Preexisting zoning represented by hatching.

***Rocky Fork/Blacklick
Accord (2003)***

RECORD OF PROCEEDINGS

November 20, 2003

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

I. Call to Order

Meeting opened at 7:00 pm at New Albany Village Hall with the following members present: Bill Carleton, Bill McKinney, David Olmstead, Eileen Pewitt, Andrew Show, and Franz Geiger. Doug Burnip and Tedd Hardesty were absent.

Staff members present were Ken Klare, Kevin Wheeler and Jason Sudy.

II. Record of Proceedings

MOTION: That the Record of Proceedings from October 16, 2003 be approved.
MOTION BY: Show / seconded by McKinney
RESULT: Approved. (4-0-2) Carleton & Geiger abstaining.

III. Old Business

A. Infrastructure Follow-up. Steve McClary, Columbus Planning Administrator, commented on Mayor Coleman's new growth principle, 'pay as you grow', that new development should pay for itself and have funding for schools as part of their policy. The Planning Division will staff a task force on how to carry out principles of capital funding.

IV. Application Reviews

4. **4955 Central College Road** (Z03-104 revision to Z01-090 & Z03-009)
Review & Action of Columbus rezoning application to develop 125.5 acres between Warner Road and Central College Road, abutting the township line on the west
Zoning Request: To rezone from R, Rural & LR-2F, Limited Residential to NG, Neighborhood

General; & NE, Neighborhood Edge of TND Code; & CPD, Commercial Planned
Development

Proposed Use: Single-family & Multi-family dwellings; and Commercial — 607 du's @ 4.8
du/ac; C-2 offices

Applicant: Dominion Homes; c/o John Kennedy

Applicant Presentation: Mr. Kennedy introduced Forrest Gibson of Schmidt Landesign to present the revised plans, which now includes an abutting 62 acre tract to the east and a one acre commercial site along Hamilton Road. Plan accommodates east-west and north-south roads interrupted by a central public park. However, a community center (1200sf pool changing house) for use by the subdivision residents will be located within this public community park. The wooded area remains as a tree preservation reserve along the north edge of the east-west connector road. Over 400 units of multi-family (6-8 unit bldg's) rim one edge of the park. Open space provides a setback along Central College and Warner Roads. In response to a Panel comment about the use of grid patterns, curved streets are used. Right angle roads will allow movement through the site but at slower speeds. Eleven acres of dedicated parkland are provided. There will be a mandatory homeowners association. Applicant addressed some of the checklist questions.

When asked how they would respond to the community authority proposal explained by Mr. Hale, Mr. Kennedy said it might be premature because it isn't the only vehicle and it is up to City Council to establish the best approach. But, he would commit to work with the city in good faith on its policy of using such tools as community authority to assist with the cost associated with this area. It was noted that the level of M/I's commitment was to participate in a community authority, not just work on its establishment.

Staff Input: Overall, plan responds well to the Accord. The question on densities resulted from the method of calculation. With an illustrative site plan, the numbers are more relevant for comparative purposes.

Panel Discussion: Mr. Olmstead liked the center park. Applicant further explained the blank yellow areas were left to allow flexibility, but are currently considered as open space. Mr. Show questioned the 4'-6' depth of porches and suggested their depth be increased to 6'-8'. He thought the community center was too small. He also suggested the roofline on the ends of the large multi-unit use hip instead of a gable form.

Public Comment: None.

MOTION: To approve this application subject to: 1) the applicant participating and negotiating in a funding mechanism as approved by the city of Columbus for the parkland area (establishment of metro park north of Walnut) and other necessary public infrastructure in the area; 2) the approval of the Accord Plan (revisions) by the Columbus City Council and the New Albany Village Council; and furthermore, 3) that it is highly recommended that the applicant look at altering the roofline of the six-unit townhouse condominium buildings and setting back the garages by three feet.

MOTION BY: Geiger / seconded by Pewitt

RESULT: Approved. (6-0)

(Mr. Geiger left the meeting)



PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 203-104

Being first duly cautioned and sworn (NAME) Laura MacGregor Conek, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Townsend Construction Co., c/o CRABBE, BROWN & JAMES, LLP</u>	<u>500 S. Front St., Suite 1200, Columbus, OH 43215</u>
<u>Dominion Homes, Inc., c/o CRABBE, BROWN & JAMES, LLP</u>	

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of November, in the year 2003

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here

RITA MARTIN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 09-24-05

MARJORIE G. BEVELHYMER
5159 CENTRAL COLLEGE RD
WESTERVILLE OH 43081

LLOYD & LYVONNE SHAW
5030 WARNER ROAD
WESTERVILLE OH 43081

JOHN & ANDREA STOUGHTON
5130 WARNER ROAD
WESTERVILLE OH 43081

EUGENE & MYRA CARTY
5068 WARNER ROAD
WESTERVILLE OH 43081

RONALD L. VANCE
5100 WARNER ROAD
WESTERVILLE OH 43081

MARGARET M. CLOUSE
5143 CENTRAL COLLEGE RD
WESTERVILLE OH 43081

VIRGINIA R. JAMES
5135 CENTRAL COLLEGE RD
WESTERVILLE OH 43081

DONALD & MIRIAM JORDAN
5050 WARNER ROAD
WESTERVILLE OH 43081

CARRIE C. JOHNSON
7647 HARLEM ROAD
WESTERVILLE OH 43081

LARRY & TRACIE EVANS
5139 CENTRAL COLLEGE RD
WESTERVILLE OH 43081

WALTER & BETTY MCKNIGHT
5125 CENTRAL COLLEGE RD
WESTERVILLE OH 43081

MICHAEL & PATSY PARKER
5150 WARNER RD
WESTERVILLE OH 43081

KARL & SANDRA AYERS
6769 VIENNA WOODS TRAIL
DAYTON OH 45459

KEN KLARE
RFBA
109 N. FRONT STREET
COLUMBUS OH 43215

JOHN P. KENNEDY, ESQ.
CRABBE, BROWN & JAMES
500 S. FRONT ST., SUITE 1200
COLUMBUS OH 43215

LAURA MacGREGOR COMEK
CRABBE, BROWN & JAMES
500 S. FRONT ST., SUITE 1200
COLUMBUS OH 43215

CHRISTINE A. GLASER
5025 CENTRAL COLLEGE RD
WESTERVILLE OH 43081

DIANE L. CRING
2543 N. COUNTY ROAD 605
SUNBURY OH 43074

CENT. COLLEGE PARTNERS
39 E. WHITTIER STREET
COLUMBUS OH 43206

City Council Data Form

CvZNo	Z03-104	Area Comm	Rocky Fork / Blacklick Accord Panel. Recommended approval on 11/20/03.
Ordinance	ORD 1403-2004	Dev Comm	Approval (4-0) on January 8, 2004.
Applicant	Dominion Homes, Inc. c/o John Kennedy, Attorney; Crabbe, Brown and James	Neighborhood Support	Unresponsive; no speakers at D.C. meeting.
Address	4955 Central College Road Columbus, OH 43081	<i>Yes, No, Unresponsive (Pick one)</i>	
Applicant phone	614-228-5511	Area Plan	Rocky Fork / Blacklick Accord (2003)
Applicant fax	614-229-4559	Compliance w Area Plan	Yes - consistent w/ Plan recommendation for land uses.
Final Action	(leave blank)	Proposed Use	Single- and multi-family TND residential uses and C-2, Commercial uses in CPD zoning district.
Vote	(leave blank)	Reason for Rejection	(leave blank)
Vote Date	(leave blank)		
Staff Recommendation	Approval		



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 1760-2005

30-Day

File Number: 1760-2005

File Type: Ordinance

Status: Passed

Version: 1

Controlling Body: Zoning Committee

File Name: AMENDMENT Z03-104C, 4955 CENTRAL COLLEGE ROAD (43081)

Introduced: 10/13/2005

Requester: Dev Zoning Drafter

Cost:

Final Action: 11/9/2005

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Walter Green, 645-2485

Floor Action (Clerk's Office Only)

~~I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1760-05 passed by The Council of The City of Columbus, Ohio 11-7, 2005, as shown by the records now on file in this office.~~

Seal *Andrea Boush*
City Clerk

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title:

To amend Ordinance #1403-2004, passed on July 26, 2004 (Z03-104), for property located at 4955 CENTRAL COLLEGE ROAD (43081), by amending Section 4 of the ordinance to extend the deadline for the City of Columbus to complete an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies to December 31, 2005 (Z03-104C).

Sponsors:

Indexes:

Attachments: Z03-104C Data Form.xls

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	10/13/05	Sent for Approval	Dev Zoning Inbox			
1	Dev Zoning Reviewer	10/14/05	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	dh/cp/rpm					
1	Dev Drafter	10/14/05	Sent for Approval	DEVELOPMENT DIRECTOR			
1	DEVELOPMENT DIRECTOR	10/14/05	Reviewed and Approved	Dev Zoning Drafter			
1	Dev Drafter	10/14/05	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Zoning Committee	11/7/05	Approved				Pass
1	Zoning Committee	11/7/05	Waived the 2nd Reading				Pass
1	COUNCIL PRESIDENT	11/7/05	Signed				
1	MAYOR	11/8/05	Signed				
1	CITY CLERK	11/9/05	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

AMENDMENT: Z03-104C

Ordinance #1403-2004, passed on July 26, 2004 (Z03-104), rezoned 125.1± acres located at 4955 Central College Road from the R, Rural and R-2F, Residential Districts to the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts for TND single-family and multi-family residential development and transitional office use. Ordinance #2182-2004, passed on December 13, 2004 (Z03-104A), amended Ordinance #1403-2004 (Z03-104) to extend the deadline to develop an economic development plan and a financing plan for public improvements and services to June 30, 2005. Ordinance #0997-2005, passed on June 27, 2005 (Z03-104B), amended Ordinance #1403-2004 (Z03-104) to extend the deadline to September 30, 2005. This legislation will amend Ordinance #1403-2004, passed July 26, 2004, to modify Section 4 by extending the deadline for the City of Columbus to develop an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies to December 31, 2005.

CITY DEPARTMENT'S RECOMMENDATION: Approval.

Title

To amend Ordinance #1403-2004, passed on July 26, 2004 (Z03-104), for property located at **4955 CENTRAL**

COLLEGE ROAD (43081), by amending Section 4 of the ordinance to extend the deadline for the City of Columbus to complete an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies to December 31, 2005 (Z03-104C).

Body

WHEREAS, Ordinance #1403-2004, passed on July 26, 2004 (Z03-104), established the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts on property located at **4955 CENTRAL COLLEGE ROAD (43081)**; and

WHEREAS, Ordinance #2182-2004, passed on December 13, 2004 (Z03-104A), amended Section 4 of said Ordinance to extend the deadline for the City of Columbus to develop an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies from 180 days after the ordinance was passed, to June 30, 2005; and

WHEREAS, Ordinance #0997-2005, passed on June 27, 2005 (Z03-104B), amended Section 4 of said Ordinance to extend the deadline for the City of Columbus to develop an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies from June 30, 2005 to September 30, 2005; and

WHEREAS, it is necessary to amend Section 4 of Ordinance #1403-2004 to extend the deadline for the City of Columbus to develop an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies to December 31, 2005; and

WHEREAS, this amendment modifies Section 4 of Ordinance #1403-2004, and affects only the required completion date for an economic development plan and financing plan for public improvements and services to which this zoning ordinance applies and in no other way alters ordinance #1403-2004, now therefore:

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

SECTION 1. That Section 4 of Ordinance #1403-2004, passed on July 26, 2004 (Z03-104), be amended to read as follows:

SECTION 4. The continuing applicability of this zoning ordinance to the real property described herein is contingent upon the development by the city, by December 31, 2005, of an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies, and the agreement by the applicant to participate in such financing plan in an equitable proportion.

SECTION 2. That the existing Section 4 of Ordinance #1403-2004, passed on July 26, 2004 (Z03-104), as amended by Ordinance #2182-2004, passed on December 13, 2004 (Z03-104A), as amended by Ordinance #0997-2005, passed on June 27, 2005 (Z03-104B), is hereby repealed.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

City Council Data Form

CvZNo	Z03-104C AMENDMENT	Area Comm	Rocky Fork / Blacklick Accord Panel. Not routed for amendment.
Ordinance	ORD 1760-2005	Dev Comm	Not routed for amendment.
Applicant	Bldg. Services Div., Development Dept., c/o Greg Davies, Deputy Director, Regional Growth, Michael Reese, Dep. Chief of Staff, Mayor's Office	Neighborhood Support	Not applicable. <i>Yes, No, Unresponsive</i> <i>(Pick one)</i>
Address	4955 Central College Road Columbus, OH 43081	Area Plan	Rocky Fork / Blacklick Accord (2003)
Applicant phone	614-645-5630, Greg Davies 614-645-7671, Michal Reese	Compliance w Area Plan	Z03-104 complies with RFBA plan. Amendment does not affect compliance with the RFBA plan.
Applicant fax		Proposed Use	To amend Section 4 to extend the date by which the city must establish economic development and financing plans to December 31, 2005.
Final Action	(leave blank)	Reason for Rejection	(leave blank)
Vote	(leave blank)		
Vote Date	(leave blank)		
Staff Recommendation	Approval		



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 0340-2006

30-Day

File Number: 0340-2006

File Type: Ordinance

Status: Passed

Version: 2

Controlling Body: Zoning Committee

File Name: Rezoning # Z03-109, 5372 CENTRAL COLLEGE ROAD (43081)

Introduced: 2/9/2006

Requester: Dev Zoning Drafter

Cost:

Final Action: 9/20/2006

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Shannon Pine, 645-2208

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 0340-06 passed by The Council of The City of Columbus, Ohio 9-18, 20 06, as shown by the records now on file in this office.

[Handwritten Signature]
City Clerk

Mayor's Action

Council Action

_____	_____	_____	_____
Mayor	Date	Date Passed/ Adopted	President of Council
_____	_____	_____	_____
Veto	Date		City Clerk

Title:

To rezone 5372 CENTRAL COLLEGE ROAD (43081), being 86.1 85.4± acres located on the north side of Central College Road, 3040± feet west of Harlem Road, From: R, Rural District, To: NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center and TC, Town Center Districts (Rezoning # Z03-109).

Sponsors:

Indexes:

Attachments: ORD0340-2006AttachmentsAmended.pdf, ORD0340-2006Labels.doc, ORD0340-2006DataSheet.xls

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Zoning Drafter	7/11/06	Sent for Approval	Dev Zoning Inbox			
1	Dev Zoning Reviewer	7/11/06	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	cp/rpm					
1	Dev Reviewer	7/11/06	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	mfb					
1	Dev Zoning Drafter	7/12/06	Sent for Approval	DEVELOPMENT DIRECTOR			
1	DEVELOPMENT DIRECTOR	7/12/06	Reviewed and Approved	Dev Zoning Drafter			
1	Dev Zoning Drafter	7/12/06	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Zoning Committee	7/24/06	Waived the 2nd Reading				Pass
1	Zoning Committee	7/24/06	Tabled to Certain Date				Pass
	Action Note:	TABLED UNTIL 09/11/06					
1	Zoning Committee	9/11/06	Taken from the Table				Pass
1	Zoning Committee	9/11/06	Tabled to Certain Date				Pass
	Action Note:	TABLED UNTIL 09/18/06					
1	Zoning Committee	9/18/06	Taken from the Table				Pass
2	Zoning Committee	9/18/06	Amended as submitted to the Clerk				Pass
2	Zoning Committee	9/18/06	Approved as Amended				Pass
2	COUNCIL PRESIDENT	9/18/06	Signed				
2	MAYOR	9/20/06	Signed				
2	CITY CLERK	9/20/06	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation
Rezoning Application Z03-109

APPLICANT: Homewood Corporation; c/o Laura MacGregor Comek, Atty.; Crabbe, Brown and James LLP; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.

PROPOSED USE: Traditional neighborhood development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on May 6, 2004.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested NE, Neighborhood Edge, NG, Neighborhood General, NC, Neighborhood Center, and TC, Town Center Districts are consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the "West Village". The proposal includes a mix of primarily Neighborhood Edge and Neighborhood General Districts, and the Town Center District to build on existing commercial and multi-family zoning located south of intersection of Central College and Hamilton Roads. This rezoning allows 467 residential units with a total density of ~~5.42~~ 5.47± D.U. / acre, with up to 150,000 square feet of commercial development in the Town Center District. It also provides 20.6± acres of civic space including an 8.0± acre park located along Rocky Fork Creek, and accommodates the extension of Hamilton Road north through the site. The proposal is consistent with the Plan recommendations and the zoning and development patterns of the area.

Title

To rezone 5372 CENTRAL COLLEGE ROAD (43081), being ~~86.1~~ 85.4± acres located on the north side of Central College Road, 3040± feet west of Harlem Road, From: R, Rural District, To: NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center and TC, Town Center Districts (Rezoning # Z03-109).

Body

WHEREAS, application #Z03-109 is on file with the Building Services Division of the Department of Development requesting rezoning of ~~86.1~~ 85.4± acres from R, Rural District to NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center, and TC, Town Center Districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested NE, Neighborhood Edge, NG, Neighborhood General, NC, Neighborhood Center, and TC, Town Center Districts are consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the "West Village". The proposal includes a mix of primarily Neighborhood Edge and Neighborhood General Districts, and the Town Center District to build on existing commercial and multi-family zoning located south of intersection of Central College and Hamilton Roads. This rezoning allows 467 residential units with a total density of ~~5.42~~ 5.47± D.U. / acre, with up to 150,000 square feet of commercial development in the Town Center District. It also provides 20.6± acres of civic space including an 8.0± acre park located along Rocky Fork Creek, and accommodates the extension of Hamilton Road north through the site. The proposal is consistent with the Plan recommendations and the zoning and development patterns of the area; now, therefore,

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

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

5372 CENTRAL COLLEGE ROAD (43081), being ~~86.1~~ 85.4± acres located on the north side of Central College Road, 3040± feet west of Harlem Road, and being more particularly described as follows:

NEIGHBORHOOD GENERAL (NG) ZONING DESCRIPTION 5.3 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United

States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning in the westerly line of said "Jo-El Acres", being located South 03° 38' 04" West, a distance of 629.26 feet from the northwesterly corner of Lot 97 therein;

The following seven (7) courses through said "Jo-El Acres":

1. Thence South 86° 23' 09" East, a distance of 527.76 feet, to a point;
2. Thence South 02° 50' 43" West, a distance of 63.12 feet to a point;
3. Thence along the arc of a curve to the left, having a central angle of 29° 00' 05", a radius of 250.00 feet, an arc length of 126.54 feet, and a chord bearing of South 11° 39' 13" East, a chord distance of 125.20 feet to a point;
4. Thence South 26° 09' 22" East, a distance of 93.41 feet, to a point;
5. Thence South 62° 48' 47" West, a distance of 239.30 feet to a point;
6. Thence along the arc of a curve to the right, having a central angle of 30° 48' 04", a radius of 500.00 feet, an arc length of 268.79 feet, and a chord bearing of South 78° 12' 49" West, a chord distance of 265.57 feet to a point;
7. Thence North 86° 23' 09" West, a distance of 146.55 feet to a point in the westerly line of said "Jo-El Acres";

Thence North 03° 38' 04" East, along said westerly line, a distance of 458.02 feet to the Point of Beginning, containing 5.3 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

To Rezone From: R, Rural District,

To: NG, Neighborhood General District.

**TOWN CENTER (TC)
ZONING DESCRIPTION
9.7 9.0 ACRES**

~~Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:~~

~~Beginning at the southwesterly corner of Lot 65 of said "Jo-El Acres;~~

~~Thence North 03° 19' 11" East, along the westerly line of said "Jo-El Acres, a distance of 402.38 feet to a point at an angle therein;~~

~~The following two (2) courses through said "Jo-El Acres":~~

1. ~~Thence South 85° 44' 45" East, a distance of 969.70 feet to a point;~~
2. ~~Thence South 03° 37' 14" West, a distance of 409.27 feet, to a point in the southerly line of said "Jo-El Acres";~~

The following nine (9) courses along the southerly lines of said "Jo-El Acres":

1. ~~Thence North 85° 01' 09" West, a distance of 101.96 feet to a point;~~
2. ~~Thence South 05° 35' 32" West, a distance of 250.39 feet to a point in the centerline of Central College Road;~~
3. ~~Thence North 85° 08' 23" West, along said centerline, a distance of 59.01 feet to a point;~~
4. ~~Thence North 05° 06' 27" East, a distance of 250.49 feet to a point;~~
5. ~~Thence North 85° 18' 00" West, a distance of 441.79 feet to a point;~~
6. ~~Thence South 03° 25' 51" West, a distance of 250.65 feet to a point in the centerline of Central College Road;~~
7. ~~Thence North 85° 35' 39" West, along said centerline, a distance of 61.18 feet to a point;~~
8. ~~Thence North 03° 25' 22" East, a distance of 251.25 feet to a point;~~
9. ~~Thence North 85° 37' 13" West, a distance of 301.18 feet to the Point of Beginning, containing 9.7 acres, more or less.~~

This description was prepared from record data, and is for zoning purposes only.

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot 65 of said "Jo-El Acres", being the easterly line of that 3.0 acre tract as conveyed to Steven and Cindy Dunbar;

Thence North 03° 19' 11" East, along the westerly line of said "Jo-El Acres", a distance of 402.38 feet to a point at an angle therein;

Thence across said "Jo-El Acres", the following courses and distances:

1. **South 85° 44' 45" East, a distance of 969.70 feet to a point;**
2. **South 03° 37' 14" West, a distance of 409.27 feet, to a point in the southerly line of said "Jo-El Acres";**

Thence partly across said Homewood tract and partly with the southerly line of said "Jo-El Acres", the following courses and distances:

1. **North 85° 01' 09" West, a distance of 132.52 feet to a point;**
2. **North 85° 18' 00" West, a distance of 502.96 feet to a point; and**

3. North 85° 37' 13" West, a distance of 331.79 feet to the POINT OF BEGINNING and containing 9.0 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

To Rezone From: R, Rural District,

To: TC, Town Center District.

**NEIGHBORHOOD EDGE (NE)
ZONING DESCRIPTION
10.4 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at the northwesterly corner of Lot 97 of said "Jo-El Acres";

Thence South 86° 02' 01" East, along a northerly line of said "Jo-El Acres", a distance of 665.81 feet to a point at the northeasterly corner of Lot 98 therein;

Thence South 02° 54' 26" West, along an easterly line of said "Jo-El Acres", a distance of 853.53 feet to a point;

The following six (6) courses through said "Jo-El Acres":

1. Thence along the arc of a curve to the left, having a central angle of 05° 38' 11", a radius of 750.00 feet, an arc length of 73.78 feet, and a chord bearing of South 65° 37' 52" West, a chord distance of 73.75 feet to a point;
2. Thence South 62° 48' 47" West, a distance of 4.04 feet, to a point;
3. Thence North 26° 09' 22" West, a distance of 93.41 feet to a point;
4. Thence along the arc of a curve to the right, having a central angle of 29° 00' 05", a radius of 250.00 feet, an arc length of 126.54 feet, and a chord bearing of North 11° 39' 19" West, a chord distance of 125.20 feet to a point;
5. Thence North 02° 50' 43" East, a distance of 63.12 feet to a point;
6. Thence North 86° 23' 09" West, a distance of 527.76 feet to a point in the westerly line of said "Jo-El Acres";

Thence North 03° 38' 04" East, along said westerly line, a distance of 629.26 feet to the Point of Beginning, containing 10.4 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

To Rezone From: R, Rural District,

To: NE, Neighborhood Edge District.

**NEIGHBORHOOD EDGE (NE)
ZONING DESCRIPTION
11.8 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at the northeasterly corner of Lot 116 of said "Jo-El Acres";

Thence along the easterly line of said "Jo-El Acres", the following nine (9) courses:

1. Thence South 04° 41' 18" West, a distance of 309.54 feet, to a point;
2. Thence South 61° 09' 14" East, a distance of 106.75 feet, to a point;
3. Thence South 44° 21' 12" East, a distance of 119.01 feet to a point;
4. Thence South 14° 50' 55" East, a distance of 102.63 feet to a point;
5. Thence South 38° 17' 25" East, a distance of 101.67 feet to a point;
6. Thence South 68° 15' 40" West, a distance of 85.05 feet to a point;
7. Thence North 50° 16' 39" West, a distance of 265.23 feet to a point;
8. Thence North 87° 17' 37" West, a distance of 27.53 feet to a point;
9. Thence South 03° 37' 14" West, a distance of 1079.96 feet to a point at the southeasterly corner of Lot 8 in said "Jo-El Acres";

Thence North 85° 07' 48" West, along the southerly line of said "Jo-El Acres, a distance of 297.13 feet to a point;

The following five (5) courses through said "Jo-El Acres":

1. Thence North 03° 37' 14" East, a distance of 290.27 feet to a point;
2. Thence along the arc of a curve to the left, having a central angle of 23° 49' 38", a radius of 500.00 feet, an arc length of 207.93 feet, and a chord bearing of North 08° 17' 35" West, a chord distance of 206.44 feet to a point;
3. Thence along the arc of a curve to the right, having a central angle of 54° 56' 43", a radius of 350.00 feet, an arc length of 335.64 feet, and a chord bearing of North 07° 15' 58" East, a chord distance of 322.93 feet to a point;
4. Thence along the arc of a curve to the left, having a central angle of 30° 03' 02", a radius of 500.00 feet, an arc length of 262.24 feet, and a chord bearing of North 19° 42' 49" East, a chord distance of 259.24 feet to a point;
5. Thence North 04° 41' 18" East, a distance of 500.50 feet to a point in a northerly line of said "Jo-El Acres;

Thence South 85° 53' 43" East, a distance of 277.01 feet to the Point of Beginning, containing 11.8 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

To Rezone From: R, Rural District,

To: NE, Neighborhood Edge District.

**NEIGHBORHOOD GENERAL (NG)
ZONING DESCRIPTION
20.7 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning in a northerly line of said "Jo-El Acres", being located North 85° 53' 43" West, a distance of 984.46 feet from the northeasterly corner of Lot 116 therein;

Thence South 85° 53' 43" East, along said northerly line, a distance of 707.45 feet to a point;

The following five (5) courses through said "Jo-El Acres":

1. Thence South 04° 41' 18" West, a distance of 500.50 feet, to a point;
2. Thence along the arc of a curve to the right, having a central angle of 30° 03' 02", a radius of 500.00 feet, an arc length of 262.24 feet, and a chord bearing of South 19° 42' 49" West, a chord distance of 259.24 feet to a point;
3. Thence along the arc of a curve to the left, having a central angle of 54° 56' 43", a radius of 350.00 feet, an arc length of 335.64 feet, and a chord bearing of South 07° 15' 58" West, a chord distance of 322.93 feet to a point;
4. Thence along the arc of a curve to the right, having a central angle of 23° 49' 38", a radius of 500.00 feet, an arc length of 207.93 feet, and a chord bearing of South 08° 17' 35" East, a chord distance of 206.44 feet to a point;
5. Thence South 03° 37' 14" West, a distance of 290.27 feet to a point in the southerly line of said "Jo-El Acres";

Thence North 85° 07' 48" West, along said southerly line, a distance of 273.02 feet to a point;

The following nine (9) courses through said "Jo-El Acres":

1. Thence North 03° 37' 14" East, a distance of 287.06 feet to a point;
2. Thence along the arc of a curve to the left, having a central angle of 23° 49' 38", a radius of 227.00 feet, an arc length of 94.40 feet, and a chord bearing of North 08° 17' 35" West, a chord distance of 93.72 feet to a point;
3. Thence along the arc of a curve to the right, having a central angle of 15° 08' 49", a radius of 623.00 feet, an arc length of 164.70 feet, and a chord bearing of North 12° 37' 59" West, a chord distance of 164.22 feet to a point;

4. Thence along the arc of a curve to the right, having a central angle of 29° 05' 12", a radius of 800.00 feet, an arc length of 406.13 feet, and a chord bearing of North 66° 46' 25" West, a chord distance of 401.78 feet to a point;
5. Thence North 50° 15' 11" West, a distance of 72.42 feet, to a point;
6. Thence North 50° 39' 54" West, a distance of 110.06 feet to a point;
7. Thence North 24° 11' 20" East, a distance of 422.02 feet to a point;
8. Thence along the arc of a curve to the left, having a central angle of 17° 03' 28", a radius of 1000.00 feet, an arc length of 297.72 feet, and a chord bearing of North 15° 39' 36" East, a chord distance of 296.62 feet to a point;
9. Thence North 07° 07' 52" East, a distance of 100.22 feet to the Point of Beginning, containing 20.7 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

To Rezone From: R, Rural District,

To: NG, Neighborhood General District.

**NEIGHBORHOOD CENTER (NC)
ZONING DESCRIPTION
28.2 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 2, Range 16, United States Military Lands, being part of the "Jo-El Acres", a subdivision of record in Plat Book 46, Page 6, and all of the 0.857 acre tract as conveyed to Homewood Corporation in Instrument Number 200505060086828, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at the southwesterly corner of lot 72 of said "Jo-El Acres";

Thence North 03° 38' 04" East, along the westerly line of said "Jo-El Acres", a distance of 911.19 feet to a point;

The following four (4) courses through said "Jo-El Acres":

1. Thence South 86° 23' 09" East, a distance of 146.55 feet, to a point;
2. Thence along the arc of a curve to the left, having a central angle of 30° 48' 04", a radius of 500.00 feet, an arc length of 268.79 feet, and a chord bearing of North 78° 12' 49" East, a chord distance of 265.57 feet to a point;
3. Thence North 62° 48' 47" East, a distance of 243.33 feet, to a point;
4. Thence along the arc of a curve to the right, having a central angle of 05° 38' 11", a radius of 750.00 feet, an arc length of 73.78 feet, and a chord bearing of North 65° 37' 52" East, a chord distance of 73.75 feet to a point in a easterly line of said "Jo-El Acres";

Thence South 02° 54' 26" West, along said easterly line, a distance of 6.08 feet to a point in a northerly line in said "Jo-El Acres";

Thence South 85° 53' 43" East, along said northerly line, a distance of 389.85 feet to a point;

The following nine (9) courses through said "Jo-El Acres":

1. Thence South $07^{\circ} 07' 52''$ West, a distance of 100.22 feet to a point;
2. Thence along the arc of a curve to the right, having a central angle of $17^{\circ} 03' 28''$, a radius of 1000.00 feet, an arc length of 297.72 feet, and a chord bearing of South $15^{\circ} 39' 36''$ West, a chord distance of 296.62 feet to a point;
3. Thence South $24^{\circ} 11' 20''$ West, a distance of 422.02 feet, to a point;
4. Thence South $50^{\circ} 39' 54''$ East, a distance of 110.06 feet to a point;
5. Thence South $50^{\circ} 15' 11''$ East, a distance of 72.42 feet to a point;
6. Thence along the arc of a curve to the left, having a central angle of $29^{\circ} 05' 12''$, a radius of 800.00 feet, an arc length of 406.13 feet, and a chord bearing of South $66^{\circ} 46' 25''$ East, a chord distance of 401.78 feet to a point;
7. Thence along the arc of a curve to the left, having a central angle of $15^{\circ} 08' 49''$, a radius of 623.00 feet, an arc length of 164.70 feet, and a chord bearing of South $12^{\circ} 37' 59''$ East, a chord distance of 164.22 feet to a point;
8. Thence along the arc of a curve to the right, having a central angle of $23^{\circ} 49' 38''$, a radius of 227.00 feet, an arc length of 94.40 feet, and a chord bearing of South $08^{\circ} 17' 35''$ East, a chord distance of 93.72 feet to a point;
9. Thence South $03^{\circ} 37' 14''$ West, a distance of 287.06 feet to a point in the southerly line of said "Jo-El Acres", being the northerly line of said 0.857 acre tract;

Thence South $85^{\circ} 07' 48''$ East, along said lines, a distance of 69.54 feet to a point at the northeasterly corner of said 0.857 acre tract;

Thence South $03^{\circ} 49' 53''$ West, along the easterly line of said 0.857 acre tract, a distance of 247.78 feet to a point in the centerline of Central College Road at the southeasterly corner thereof;

Thence North $85^{\circ} 02' 04''$ West, along said centerline, a distance of 150.51 feet to a point at the southwesterly corner of said 0.857 acre tract;

Thence North $05^{\circ} 04' 10''$ East, along the westerly line of said 0.857 acre tract, a distance of 248.74 feet to a point at the northwesterly corner thereof and in the south line of said "Jo-El Acres";

Thence North $85^{\circ} 01' 09''$ West, along said southerly line, a distance of 196.74 feet to a point;

The following two (2) courses through said "Jo-El Acres":

1. Thence North $03^{\circ} 37' 14''$ East, a distance of 409.27 feet to a point;
2. Thence North $85^{\circ} 44' 45''$ West, a distance of 969.70 feet to a point at an angle in the westerly line of said "Jo-El Acres";

Thence North $84^{\circ} 59' 58''$ West, along said westerly line, a distance of 200.76 feet to the Point of Beginning, containing 28.2 acres, more or less.

This description was prepared from record data, and is for zoning purposes only.

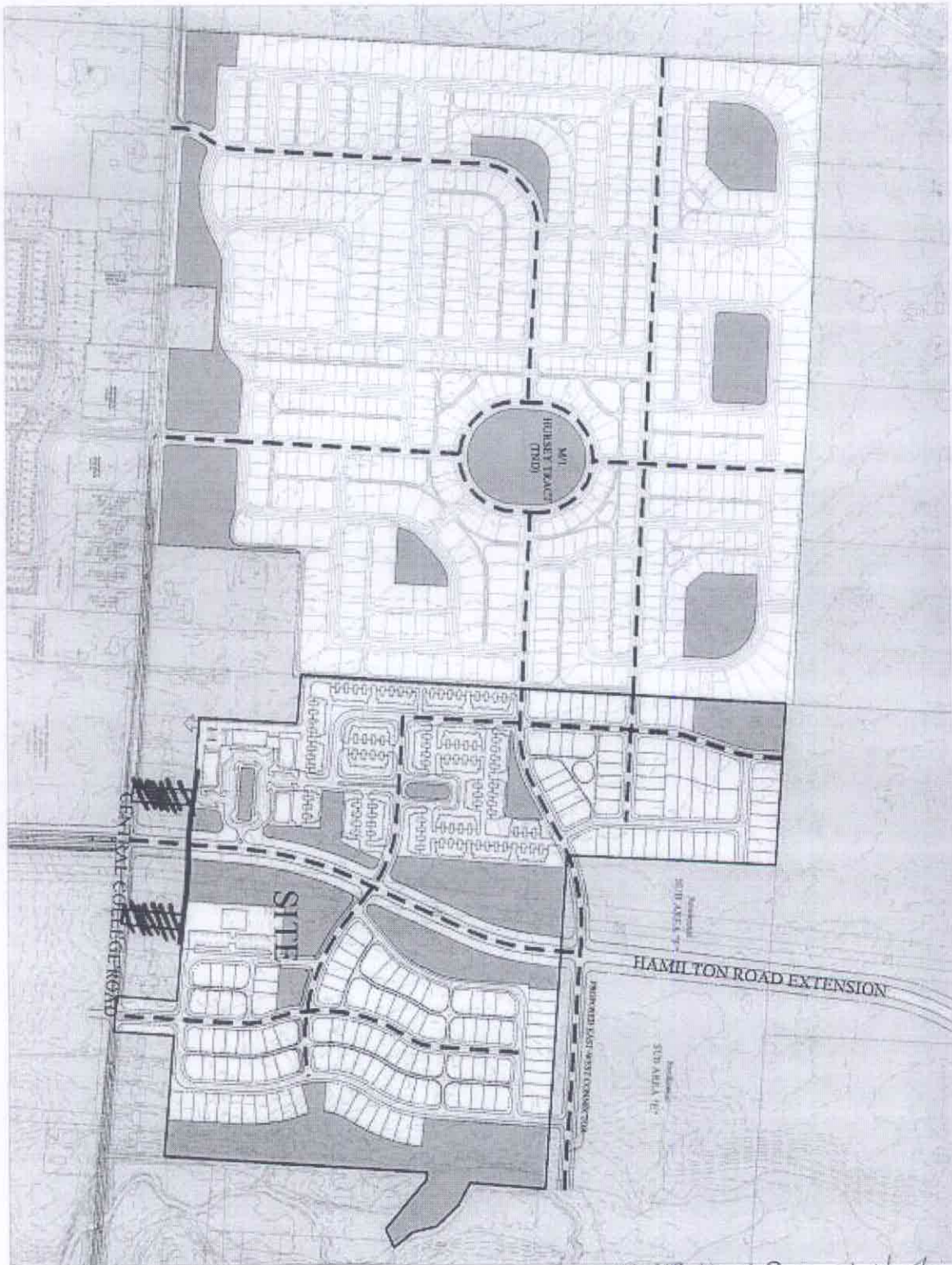
To Rezone From: R, Rural District,

To: NC, Neighborhood Center District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the NE, Neighborhood Edge, NG, Neighborhood General, NC, Neighborhood Center, and TC, Town Center Districts on this property.

SECTION 3. 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 Division and shall register a copy of the approved NE, Neighborhood Edge, NG, Neighborhood General and NC, Neighborhood Center, and TC, Town Center Districts and Application among the records of the Building Services Division as required by Sections 3320.13 of the Columbus City Codes; said plans being titled, "REGIONAL LAND USE PLAN 1," "REGIONAL LAND USE PLAN 2," "NATURAL FEATURES PLAN," "EXISTING PLATTED SUBDIVISION AERIAL OVERLAY," "AERIAL OVERLAY," "SITE PLAN," "CIVIC SPACES PLAN," "ZONING DISTRICT PLAN," "THOROUGHFARE PLAN," and "THOROUGHFARE DETAILS," signed on September 15, 2006, and TND principles statement titled, "STATEMENT ADDRESSING TND PRINCIPLES," all signed on January 25, 2006, by Laura MacGregor Comek, attorney for the Applicant.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



Development Plan For:

HELLEBRECKERS

REGIONAL LAND USE PLAN 2

DATE: 1/25/06
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS



NOT TO SCALE

② of 10

SCALE: 1" = 100'
 DATE: 1/25/06
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS

203-109 Final Received 1/25/06
 by Shannon F. Rine

[Handwritten signature]
 1-25-06
 9-15-06



EMHT
 ENGINEERING & ARCHITECTURE
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 (303) 733-1100
 WWW.EMHT.COM



Development Plan For:

HELLEBREKERS

NATURAL FEATURES PLAN

*203-109 Final Received 1/25/06
by Shannon F. Paine*



DECLARATION
I, the undersigned, being the duly qualified engineer or architect, hereby certify that I am the author of the design and content of the above title plan and that I am a duly licensed professional engineer or architect in the State of California.

Scale: 1" = 100'

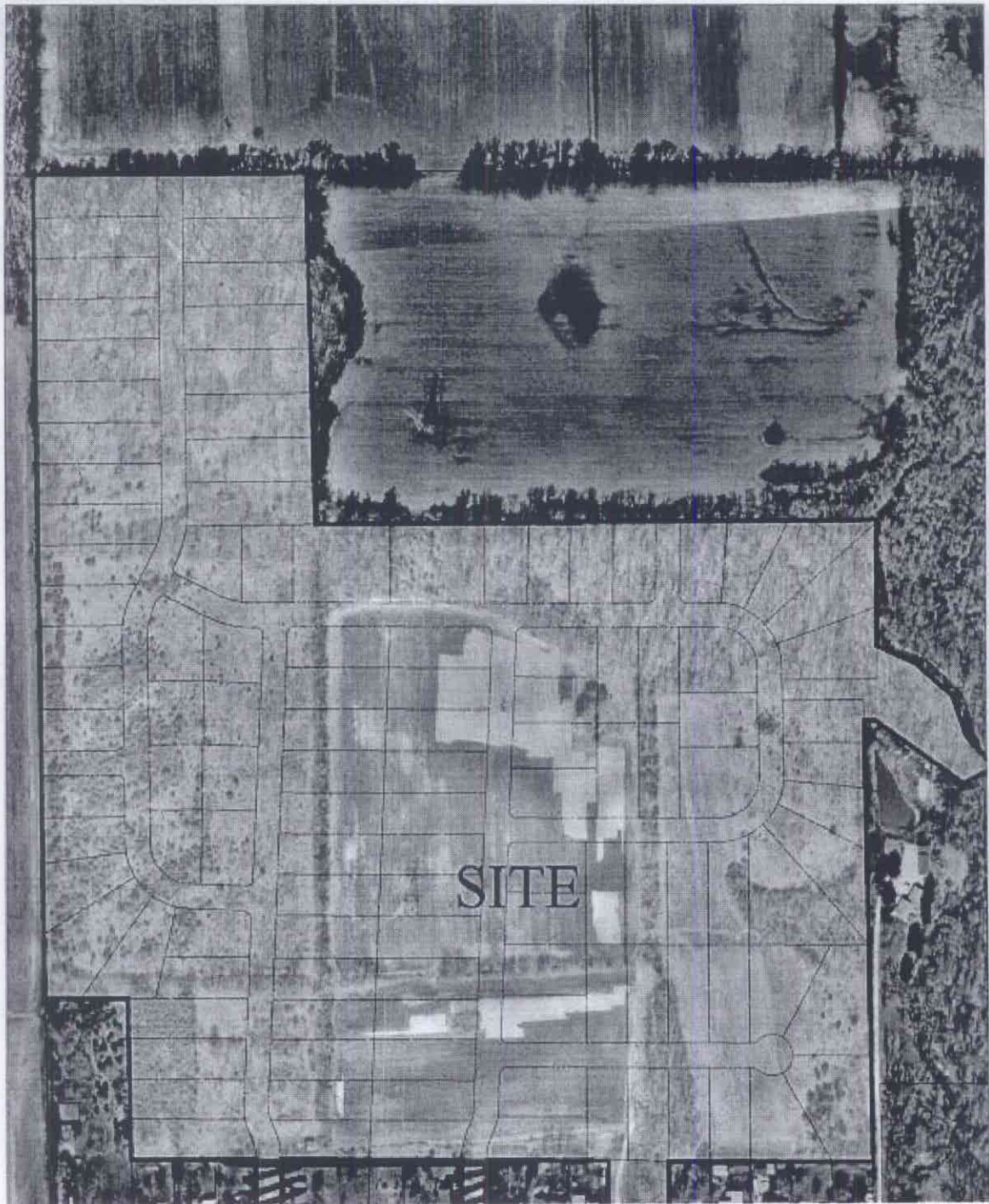
3 of 10

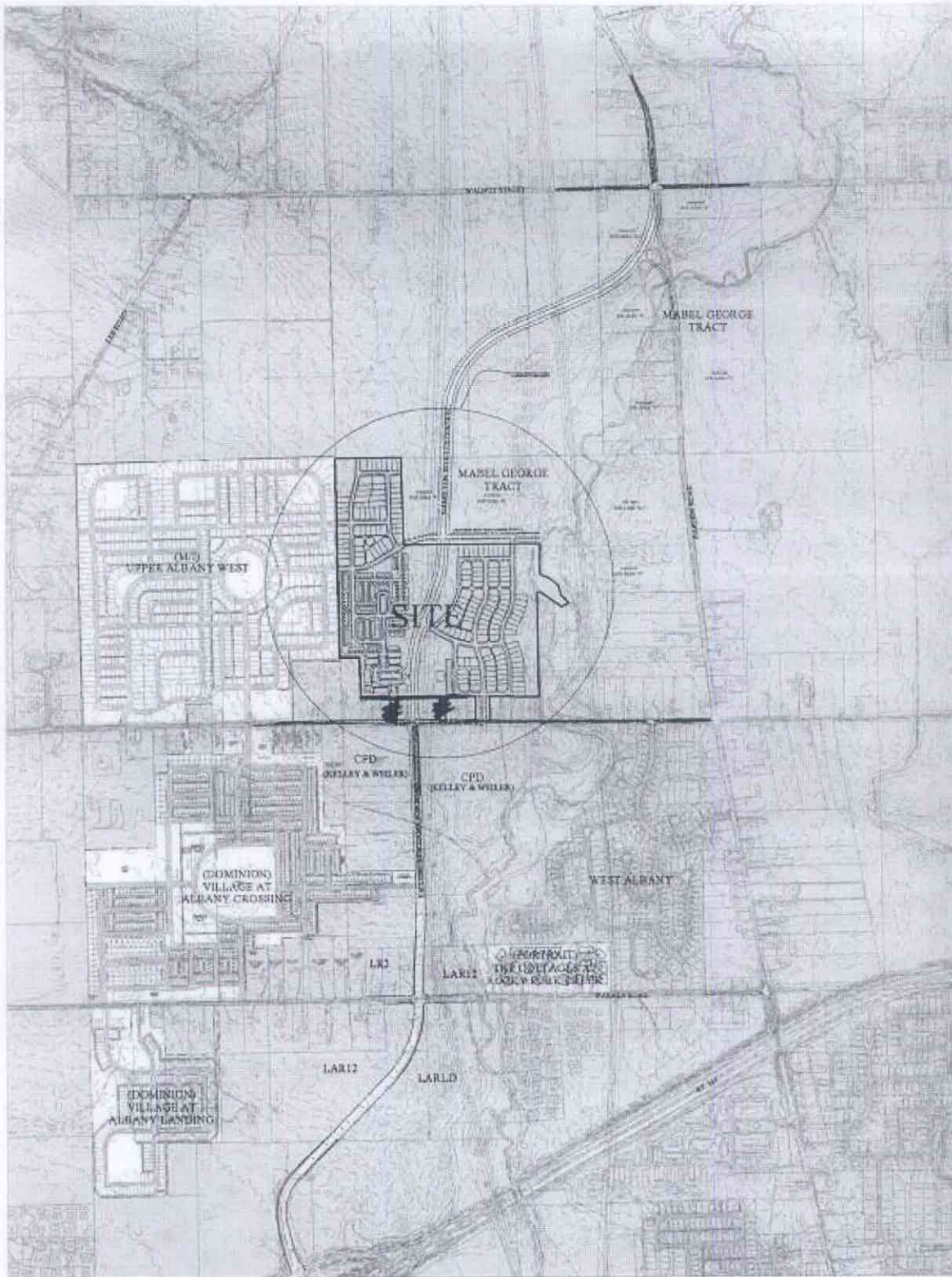
DAVID J. JAMES, P.E.
DUSTIN J. HARRIS, P.E.
BRIAN F. HARRIS, P.E.
BRIAN F. HARRIS, P.E.
BRIAN F. HARRIS, P.E.
BRIAN F. HARRIS, P.E.
BRIAN F. HARRIS, P.E.

*EMHT
1-25-06
7-16-06*



EMHT
10000 10th Street, Suite 100
San Diego, CA 92121
619-594-1100
www.emht.com





Homewood

10/11/06
10/12/06



Dot 10

Development Plan For:

HELLEBREKERS

REGIONAL LAND USE PLAN 1

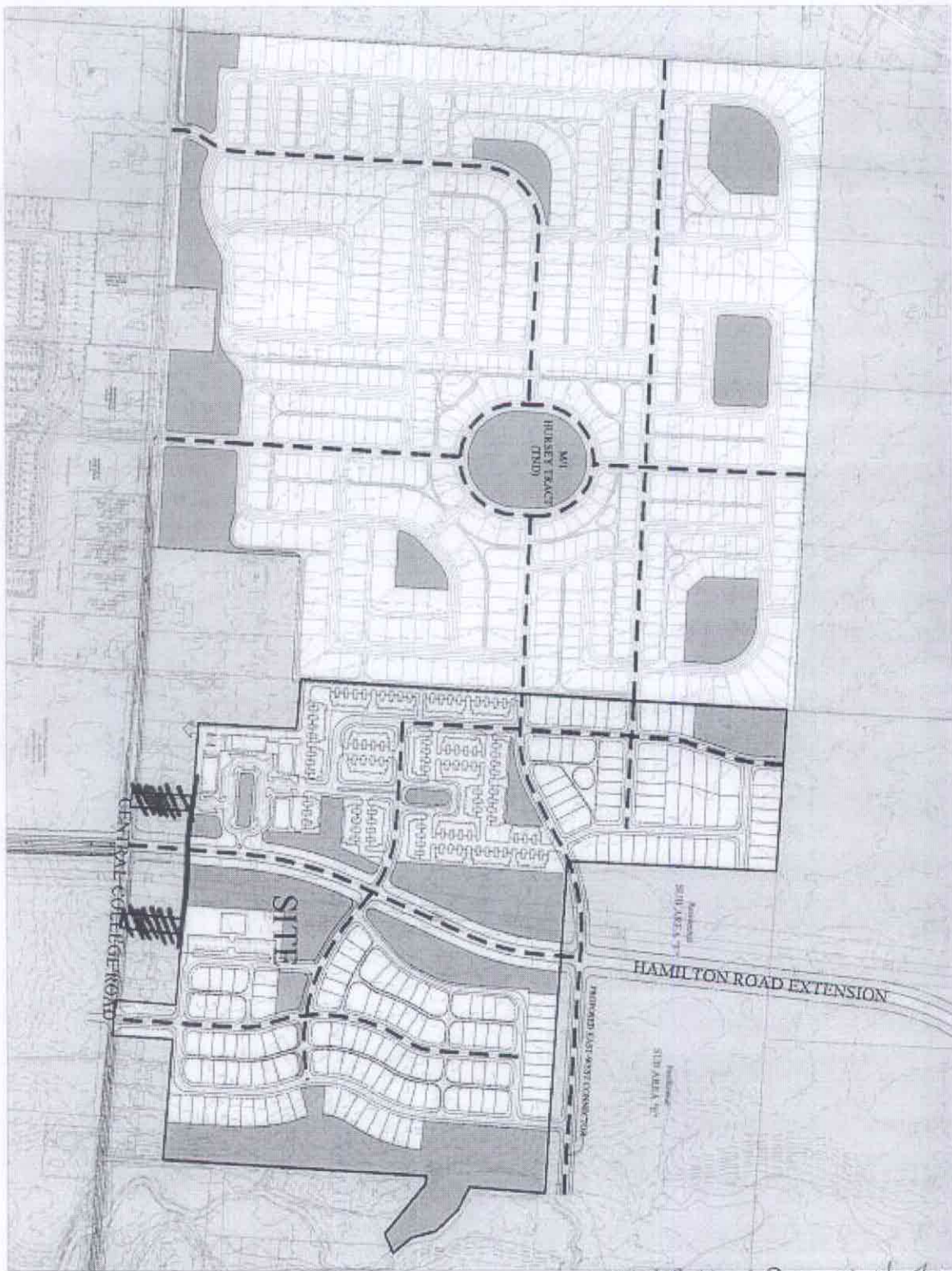
10/11/06
10/12/06
10/13/06
10/14/06
10/15/06
10/16/06
10/17/06
10/18/06
10/19/06
10/20/06
10/21/06
10/22/06
10/23/06
10/24/06
10/25/06
10/26/06
10/27/06
10/28/06
10/29/06
10/30/06
10/31/06
11/01/06
11/02/06
11/03/06
11/04/06
11/05/06
11/06/06
11/07/06
11/08/06
11/09/06
11/10/06
11/11/06
11/12/06
11/13/06
11/14/06
11/15/06
11/16/06
11/17/06
11/18/06
11/19/06
11/20/06
11/21/06
11/22/06
11/23/06
11/24/06
11/25/06
11/26/06
11/27/06
11/28/06
11/29/06
11/30/06
12/01/06
12/02/06
12/03/06
12/04/06
12/05/06
12/06/06
12/07/06
12/08/06
12/09/06
12/10/06
12/11/06
12/12/06
12/13/06
12/14/06
12/15/06
12/16/06
12/17/06
12/18/06
12/19/06
12/20/06
12/21/06
12/22/06
12/23/06
12/24/06
12/25/06
12/26/06
12/27/06
12/28/06
12/29/06
12/30/06
12/31/06

203-109 Final Received
11/25/06 by Shannon Roney

1-25-06
9-15-06

EMHT

10/11/06
10/12/06
10/13/06
10/14/06
10/15/06
10/16/06
10/17/06
10/18/06
10/19/06
10/20/06
10/21/06
10/22/06
10/23/06
10/24/06
10/25/06
10/26/06
10/27/06
10/28/06
10/29/06
10/30/06
10/31/06
11/01/06
11/02/06
11/03/06
11/04/06
11/05/06
11/06/06
11/07/06
11/08/06
11/09/06
11/10/06
11/11/06
11/12/06
11/13/06
11/14/06
11/15/06
11/16/06
11/17/06
11/18/06
11/19/06
11/20/06
11/21/06
11/22/06
11/23/06
11/24/06
11/25/06
11/26/06
11/27/06
11/28/06
11/29/06
11/30/06
12/01/06
12/02/06
12/03/06
12/04/06
12/05/06
12/06/06
12/07/06
12/08/06
12/09/06
12/10/06
12/11/06
12/12/06
12/13/06
12/14/06
12/15/06
12/16/06
12/17/06
12/18/06
12/19/06
12/20/06
12/21/06
12/22/06
12/23/06
12/24/06
12/25/06
12/26/06
12/27/06
12/28/06
12/29/06
12/30/06
12/31/06



Homewood

Development Plan For:

HELLEBREKERS

REGIONAL LAND USE PLAN 2

203-109 Final Received 1/25/06
by Shannon F. Reine



NOT TO SCALE

② of 10

DATE PREPARED: 12/15/05
DATE REVIEWED: 1/25/06
DATE APPROVED: 1/25/06
DATE REVISION: 1/25/06
DATE REVISION: 1/25/06

[Handwritten signatures and dates]
1-25-06
9-15-06

EMHT

DATE: 12/15/05
BY: [Signature]
CHECKED: [Signature]
DATE: 1/25/06
BY: [Signature]
CHECKED: [Signature]
DATE: 1/25/06
BY: [Signature]
CHECKED: [Signature]



Homewood

2007-07-06
 www.homewood.com
 10000 Central Coast Blvd, Suite 100, Irvine, CA 92618



Development Plan For
HELLEBREKERS
 NATURAL FEATURES PLAN

THIS DOCUMENT IS
 UNLAWFUL TO REPRODUCE OR
 TRANSMIT IN ANY FORM OR
 BY ANY MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING
 PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL
 SYSTEM.

3 of 10

203-109 Final Received Vastok
 by Harmon & Pine

July 1-25-06
July 7-16-06

EMHT

EMHT is a registered trademark of
 Environmental Management
 Technology, Inc. (EMHT).
 10000 Central Coast Blvd, Suite 100, Irvine, CA 92618
 949.452.1234



PENTON COLLEGE PARK

Homewood



LEGEND

- Proposed Residential
- Proposed Commercial
- Proposed Industrial
- Proposed Office
- Proposed Retail
- Proposed Community Center
- Proposed School
- Proposed Church
- Proposed Public Facility
- Proposed Utility
- Proposed Transportation
- Proposed Open Space
- Proposed Water
- Proposed Sewer
- Proposed Gas
- Proposed Electric
- Proposed Telecommunications
- Proposed Other



4 of 10

Development Plan For:

HELLEBREKERS

EXISTING PLATTED SUBDIVISION AERIAL OVERLAY

DATE PREPARED: 1/25/06
 DATE REVIEWED: 1/25/06
 DATE APPROVED: 1/25/06
 BY: [Signature]

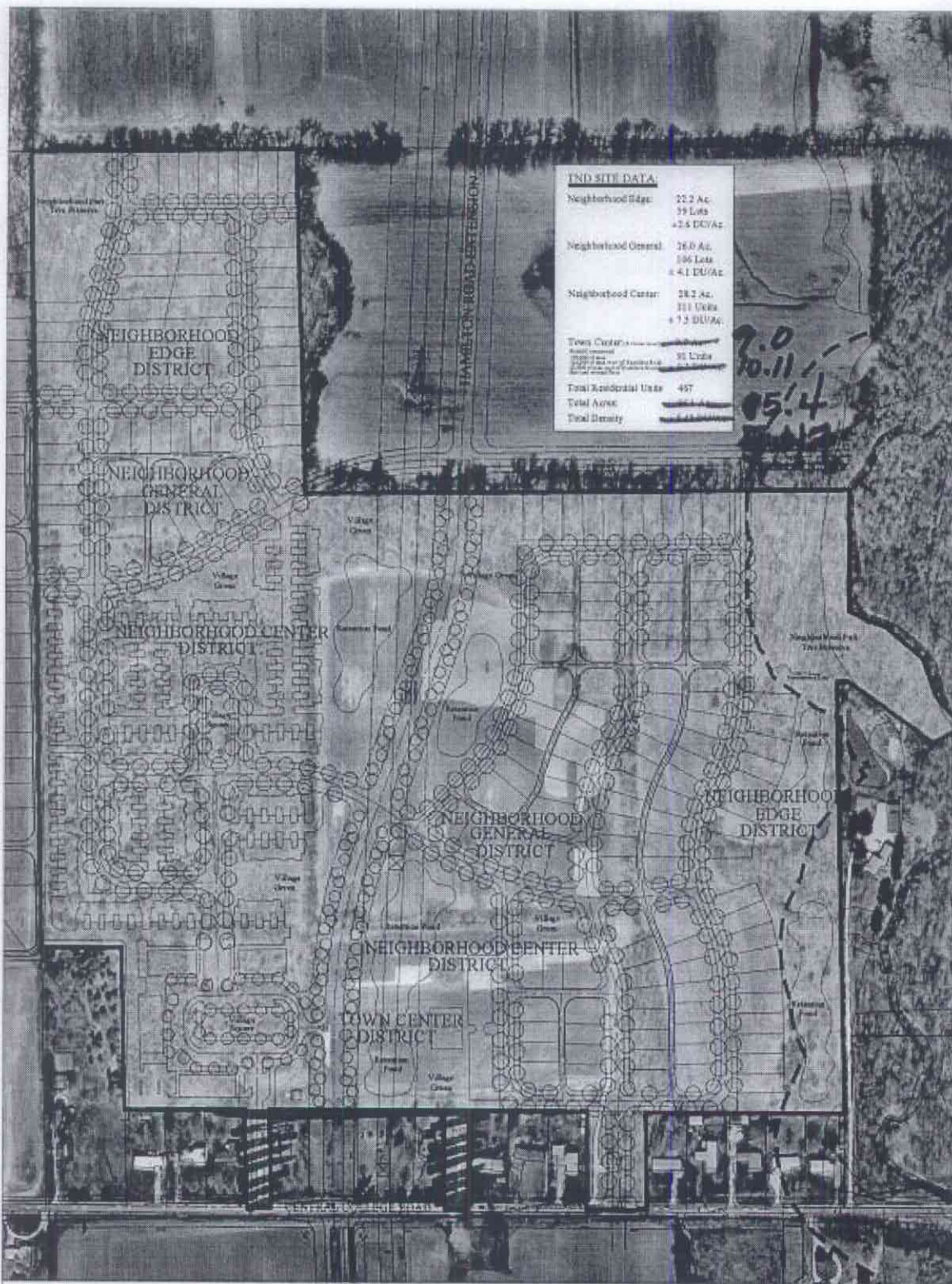
203-109 Final Received 1/25/06
 by Shannon J. Pung

[Signature]
 1-25-06
 1-25-06

EMHT

EMHT ENGINEERS ARCHITECTS
 1000 PINE STREET
 SUITE 200
 PHILADELPHIA, PA 19106
 (215) 561-1000
 WWW.EMHT.COM

REGISTERED PROFESSIONAL ENGINEERS



TND SITE DATA

Neighborhood Edge:	22.2 Ac. 39 Lots +2.6 DU/Ac
Neighborhood General:	28.0 Ac. 196 Lots + 4.1 DU/Ac
Neighborhood Center:	28.2 Ac. 111 Units + 3.9 DU/Ac
Town Center:	91 Units
Total Residential Units:	497
Total Acres:	108.4
Total Density:	4.58

Handwritten notes:
20.0
20.11
05.4
1.12



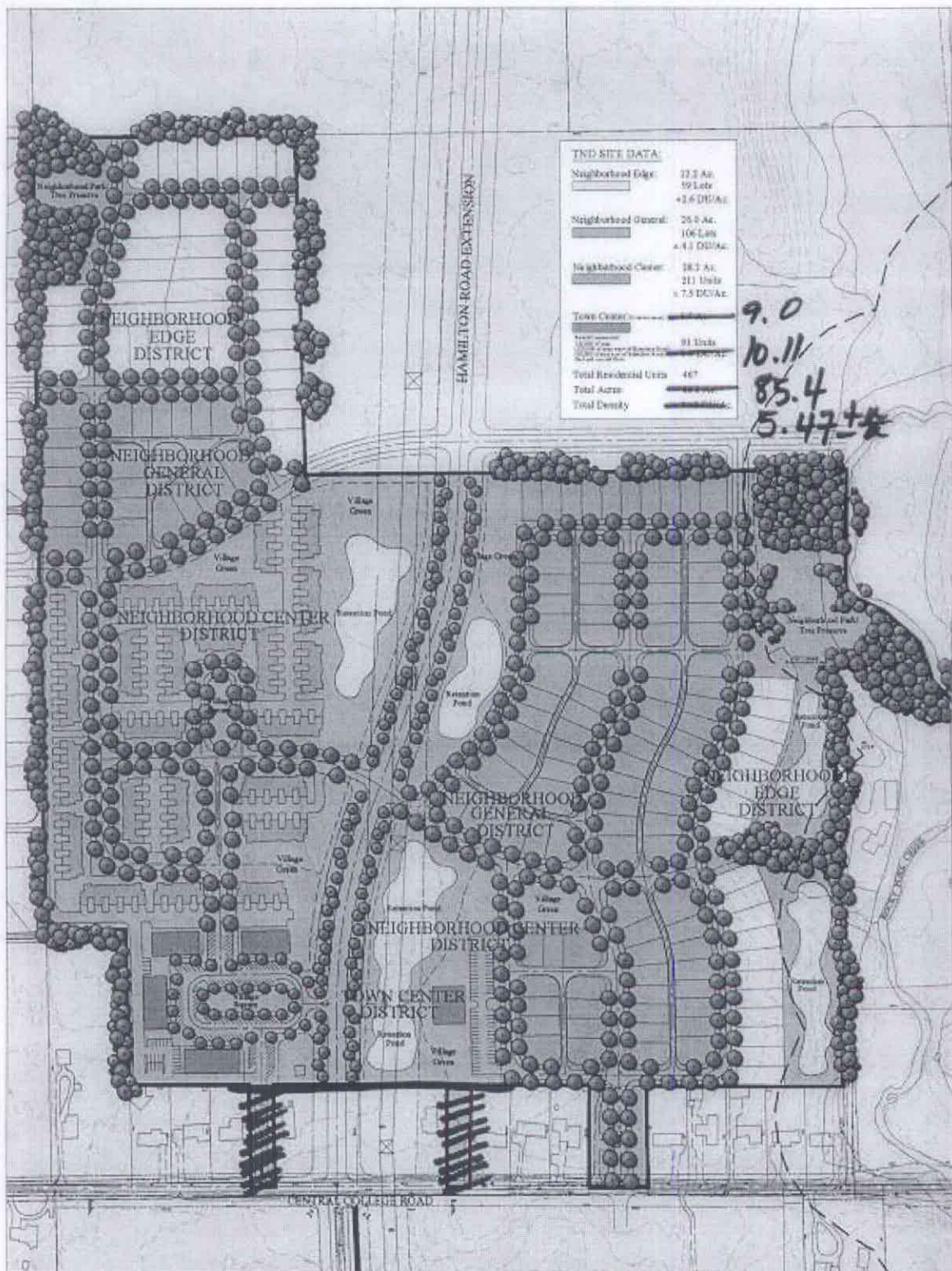
Development Plan For:
HELLEBREKERS
AERIAL OVERLAY

THIS DOCUMENT IS THE PROPERTY OF THE CITY OF HAMILTON. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO 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.



Handwritten: 5 of 10

Handwritten notes:
203-109 Final Received 1/25/06
by Shannon L. Rump
Smiley
1-25-06
Smiley
7-15-06



Development Plan For: **HELLEBREKER**

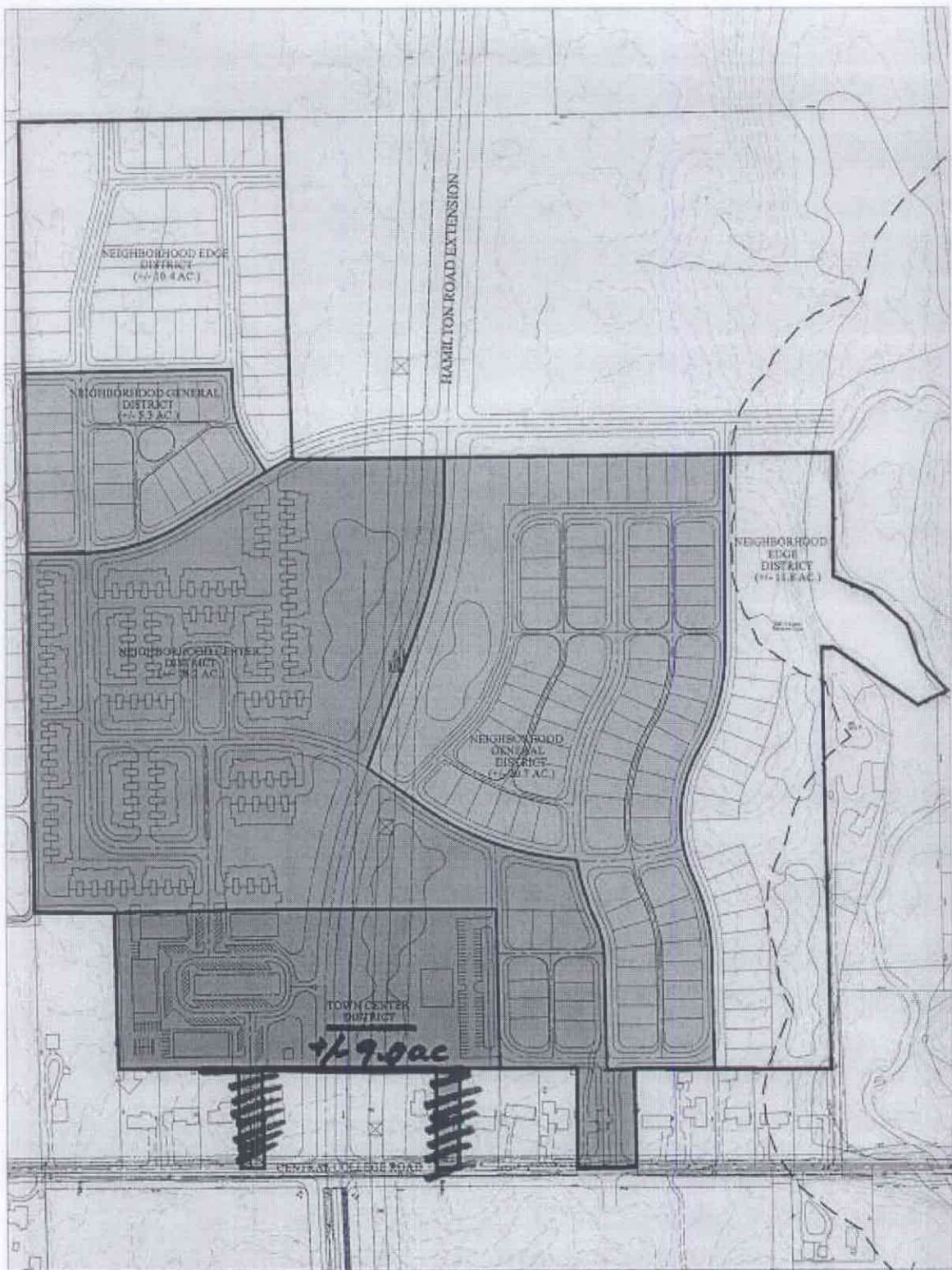
SITE PLAN

203-109 Final Received 1/25/06 by Shannon Pump

EMHT

9.15.06 1.25.06

(6 of 10)



Homewood
 DISTRICTS
 1. NEIGHBORHOOD GENERAL DISTRICT
 2. NEIGHBORHOOD CENTER DISTRICT
 3. NEIGHBORHOOD EDGE DISTRICT
 4. TOWN CENTER DISTRICT

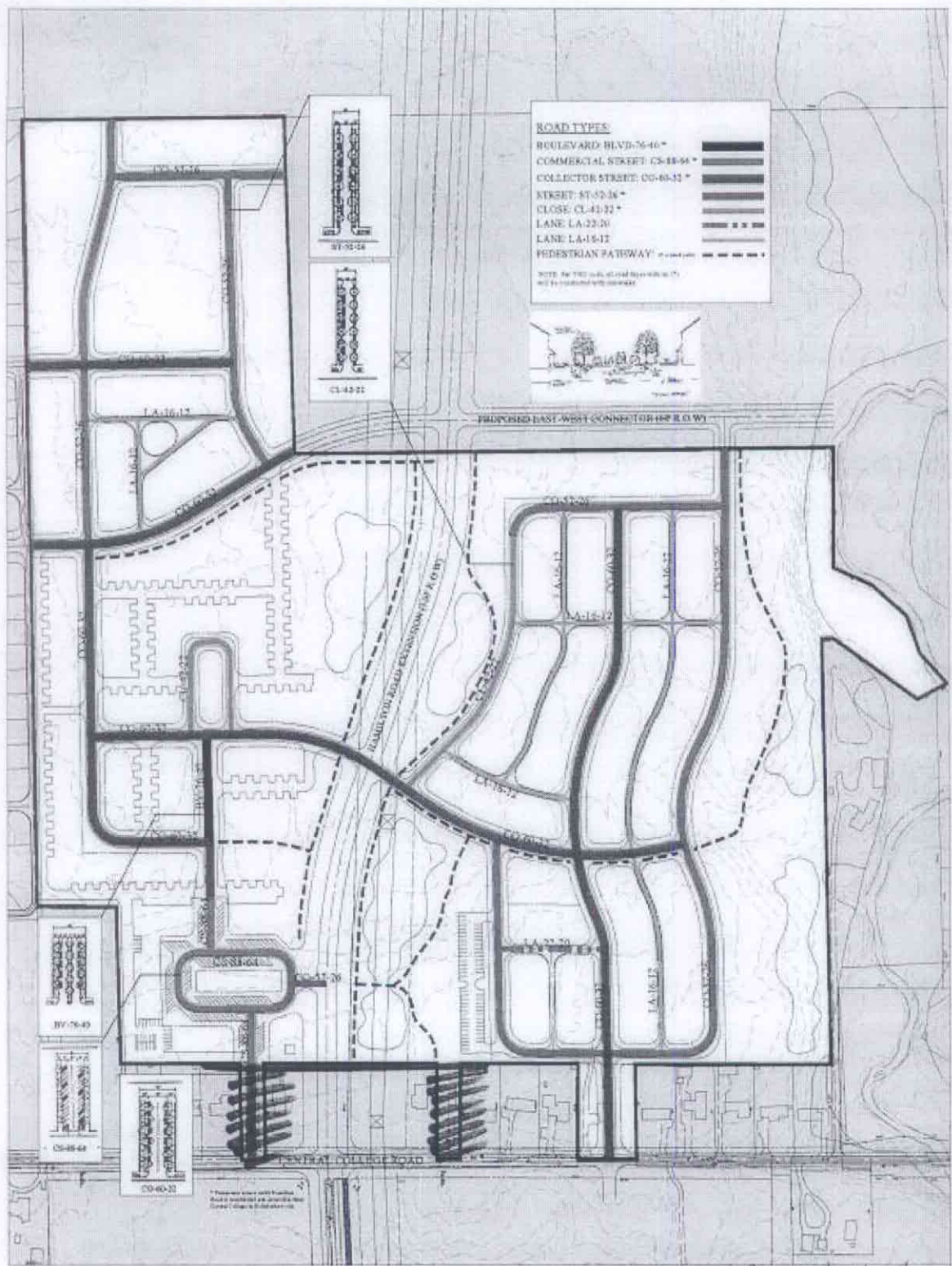
Development Plan For: **HELLEBREKER**
 ZONING DISTRICTS BY
 203-109 Final Received 1/25/06
 by *Hammerf King*

8 of 10

DATE OF ORIGINAL PLAN: 1/25/06
 DATE OF THIS PLAN: 1/25/06
 BY: [Signature]

Smiley
 1-25-06
 9-15-06

EMHT
 ENGINEERING & ARCHITECTURE
 1000 S. 10th Street, Suite 100
 Lincoln, NE 68502
 (402) 441-1111
 www.emht.com



Development Plan For: 203-109 Final Received 1/25/06
 by *Sharon King*

HELLEBREKERS
 THOROUGHFARE / PEDESTRIAN PATHWAY PLAN



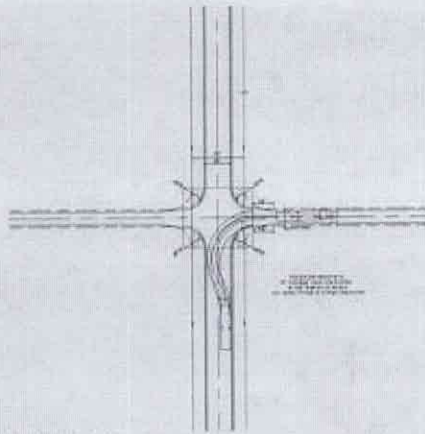
9 of 10

SEE EXHIBIT AND
 SUPPLEMENTAL SHEETS FOR
 COMPLETE PLAN
 SHEET NO. 203-109-01
 SHEET NO. 203-109-02
 SHEET NO. 203-109-03
 SHEET NO. 203-109-04
 SHEET NO. 203-109-05
 SHEET NO. 203-109-06
 SHEET NO. 203-109-07
 SHEET NO. 203-109-08
 SHEET NO. 203-109-09
 SHEET NO. 203-109-10

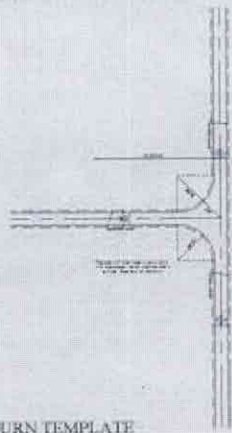
Smiley
 1.25.06
 9.15.06



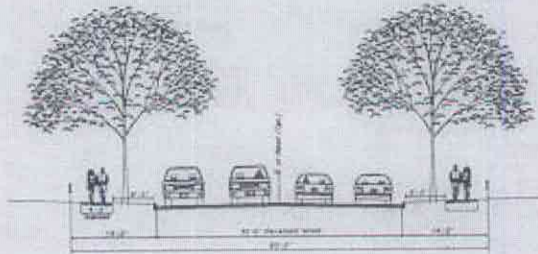
EMHT ENGINEERING & ARCHITECTURE
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.751.1000
 FAX: 303.751.1001
 WWW.EMHT.COM



STREET TO LANE TURN TEMPLATE
NOT TO SCALE



LANE TO LANE TURN TEMPLATE
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE



NOT TO SCALE

Development Plan For:
HELLEBREKERS
THOROUGHFARE DETAILS

DATE PREPARED: 1.25.06
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
PROJECT NO.: 203-109

10 of 10

203-109 Final Received
1/25/06
by [Signature]
EMHT
1.25.06
09.15.06



EMHT

Hellebrekers
Statement Addressing TND Principles
Homewood Corporation
 Revised January 26, 2004
 Revised March 15, 2004
 Revised January 17, 2006

The Hellebrekers Property is approximately 86 acres, located north of Central College Road and west of Rocky Fork Creek ("Site"). It is immediately east of the Hursey Property (rezoned by MI Homes to TND), and west and south of the George Property (previously submitted for rezoning to PUD-8/CPD.) The Site was previously platted with single-family lots, but was never built and includes three properties along Central College that provide access to the larger overall site.

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

The Community Plan Update to the Rocky Fork-Blacklick Accord recommends Hamilton Road to be extended through this Site, bisecting it almost in half. Homewood Corporation has incorporated this recommendation into its Development Plan. A large overhead power line bisects the Site as well, in almost the same alignment as the Hamilton Road extension.

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

The plan provides for a mix of residential product types and a mixed-use Town Center. Density transitions from higher density uses adjacent to the MI development on the west to lower density, larger lot single-family development to the north and east. With the planned mix of residential housing types of different density ranges, we will achieve an overall density of 5.43 dwelling units per acre. This density is a transit-supportive density.

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

Since the Site is bisected by the Hamilton Road extension, we feel we have two neighborhoods. That separation notwithstanding, the largest neighborhood park (8 acres) and village greens (2.2 and 3.0 acres) located east of Hamilton Road, are generally a walking distance of 1200 feet or less for the residents located at the furthest point away from these areas within this development. The walking distance to reach any of the parks or village greens is approximately 400 feet or less for any resident. Additional neighborhood parks and greens are located on

the west side of Hamilton Road providing additional areas of open space for the residents of this development.

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

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

Several housing types will be available within this development: an attached townhouse product, detached residential homes with and without alleys, and potential for housing units to be incorporated within commercial buildings in the Town Center. Housing units may be located above retail or as stand alone buildings within the Town Center. The diversity of housing stock will provide a range of housing prices that are anticipated to appeal to differing income and age levels.

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

CPD zoning exists at the southeast and southwest intersections of Hamilton Road and Central College. The applicant does not have control of the northeast and northwest corners of that intersection, but has made a commitment for a town center area just north of that intersection.

Larger commercial uses are concentrated south of this Site, at the interchange of SR 161 and Hamilton Road. These areas provide many other opportunities for service and employment uses.

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

Several sites have been located throughout the plan that could accommodate a civic building. In the Neighborhood Center, a small green has been designed and located to provide both of visual and physical links to the green in the Town Center west of Hamilton Road. This green could incorporate a civic building and swimming pool. The Town Center both east and west of Hamilton Road could

provide a combined commercial/civic building. The large Village Green east of Hamilton Road and north of the Town Center would be an ideal location for a civic building or structure, or an area for cultural and recreational activities for the entire neighborhood.

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

A variety of civic spaces are dispersed throughout the Site. Along Hamilton Road are a series of linear greens totaling approximately 10 acres. These greens parallel the road, creating a green corridor with retention ponds and pathways to link to the adjacent residential units and Town Center. A portion of this acreage is a large 3-acre Village Green located east of Hamilton Road between the Neighborhood General and Town Center Districts. This Village Green may be utilized as a place for active recreation. This Village Green provides a physical connection via a 6' pedestrian path that extends from the Green to the 8 acre Neighborhood Park along the creek.

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

Along Rocky Fork Creek, a setback of 250' from the centerline of the creek has been maintained to protect the stream. This setback has been increased in other areas along the creek to create an 8 acre area that will serve as a neighborhood park and tree preservation area. This park will also provide visual interest and access to the creek corridor.

On the west side of Hamilton Road in the northwest portion of the Site, a 1.5 acre park has been reserved as another tree preservation area. Within the Neighborhood Center are two greens totaling .7 acres. The central green has been reserved for a civic building and swimming pool. These two greens will visually connect to the Village Square within the Town Center.

Civic spaces provided total 20.6 acres, or 23% of the gross Site area.

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

A variety of thoroughfare types have been provided, including alleys, local and collector streets, commercial and arterial streets, as well as bicycle paths and sidewalks. All thoroughfares are interconnected within this development and to

adjacent developments, to encourage walking and reduce the number and length of automobile trips.

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

Per the City of Columbus, right-of-way of 120' has been indicated on all plans for the extension of Hamilton Road through the entire Site.

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

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

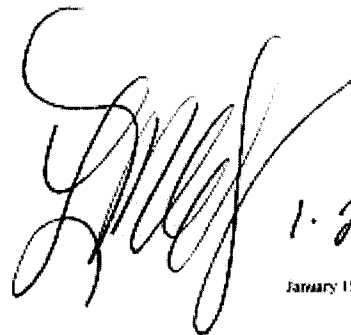
The streetscape defines the thoroughfares, and is characterized by a variety of house types. In all cases, the streets will be defined by the homes or commercial buildings. These will generally have light setbacks to promote a pedestrian oriented streetscape. Some of the homes (Neighborhood Edge) will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

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

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

Z03-109
Final Received 1/25/06
by Shannon J. Rump

222783


1.25.06
January 15, 2006

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 6, 2004**

- 2. APPLICATION: Z03-109**
- Location:** 5372 CENTRAL COLLEGE ROAD (43081), being 85.4± acres located on the north side of Central College Road, 3040± feet west of Harlem Road (Rocky Fork/Blacklick Accord; 010-237894).
- Existing Zoning:** R, Rural District.
- Request:** NE, Neighborhood Edge, NG, Neighborhood General, NC, Neighborhood Center, and TC, Town Center Districts.
- Proposed Use:** Single and multi-family residential development.
- Applicant(s):** Homewood Corp.; c/o George McCue, Atty.; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.
- Property Owner(s):** Johan L. Hellebreakers; c/o George McCue, Atty.; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.
- Planner:** Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- o The 85.4± acre site consists of farmland and one single-family dwelling zoned in the R, Rural District. The applicant wishes to rezone the site to the NE, Neighborhood Edge (54 dwelling units; 2.5± D.U./ac.), NG, Neighborhood General (111 dwelling units; 4.4± D.U./ac.), NC, Neighborhood Center (206 dwelling units; 7.4± D.U./ac.) and TC, Town Center (100 dwelling units; 8.9± D.U./ac.) Districts to develop 471 residential units with a total density of 5.48± D.U. / ac., and 20.6± acres provided for village greens, squares, a plaza and 7.9± acre park located along Rocky Fork Creek. The development also includes up to 150,000 square feet of commercial development in the Town Center District. All streets in the development will be public.
- o Farmland zoned in the R, Rural District is located to the north. Undeveloped land zoned in the R, Rural District and Plain Township and a single-family dwelling in Plain Township are located to the west. Rocky Fork Creek is also located along the western border of the site. Single-family dwellings in Plain Township are located to the south. Also, to the south across Central College Road is undeveloped land zoned in the C-4, Commercial District. The 152.3 acre Hursey TND development is located to the west (Z02-074).
- o The *Rocky Fork/Blacklick Accord* implementation panel recommended conditional approval of this rezoning request on March 18, 2004. The panel board order reads as follows: "To accept the plan as presented with the criteria (stipulation) to work with the city to keep the east-west connecting road on the north boundary open; to remove the one lot from within the 250' creek setback; and to commit to participate in a funding mechanism for infrastructure improvements."
- o The applicant's exhibits do not show any civic building sites. This project meets the requirement for a 250 foot setback from Rocky Fork Creek. Hamilton Road will be extended north through this site. The applicant's exhibits do not show any civic building sites. The 152.3± acre Hursey site to the west (Z02-074; Z04-014) is being rezoned to develop a maximum of 768 single-family and multi-family dwellings with a total density of 5.04± D.U. / ac. in the Neighborhood Edge, Neighborhood General and Neighborhood Center zoning districts. Neighborhood Edge, General

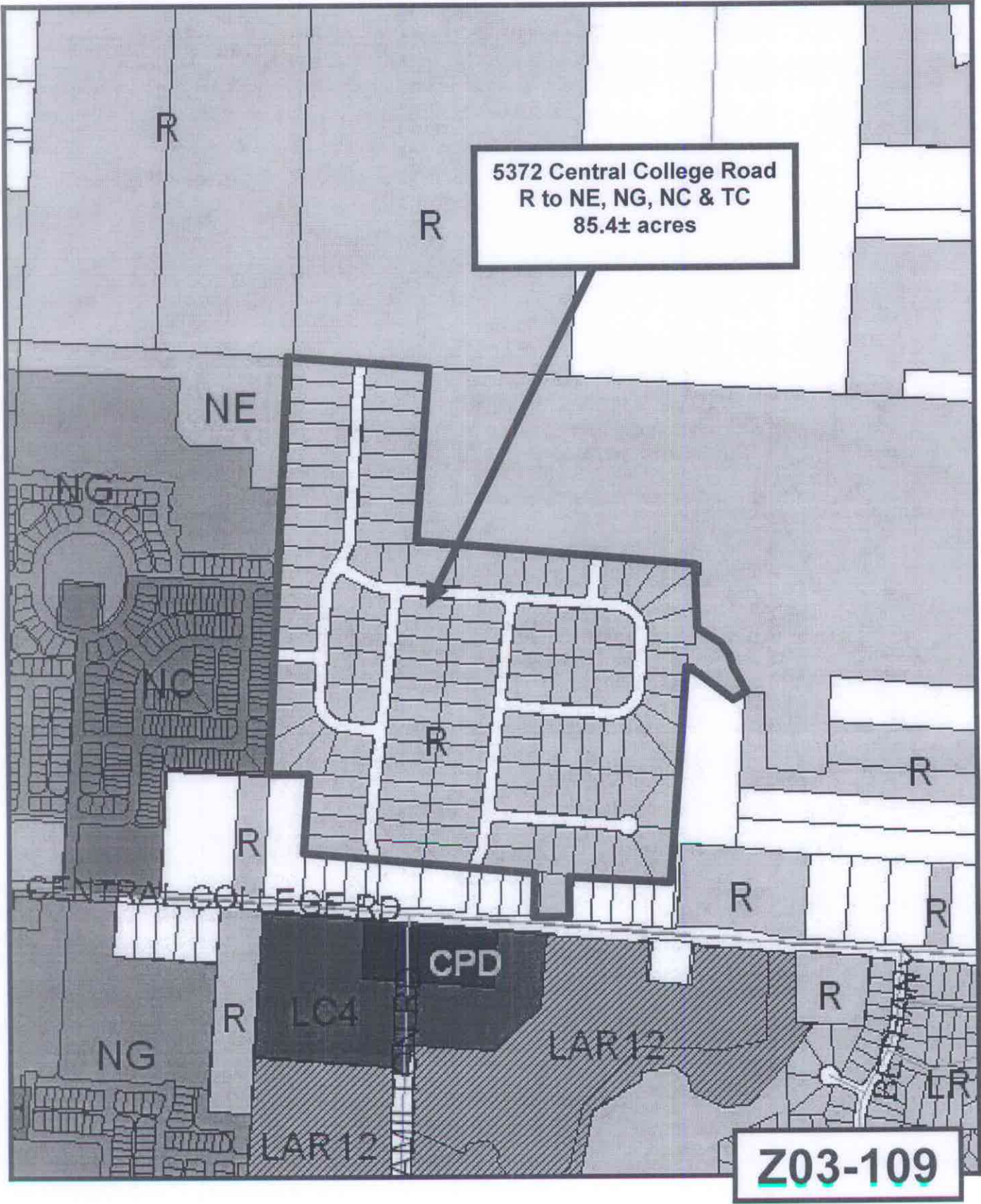
and Center Districts for these developments are aligned to one another.

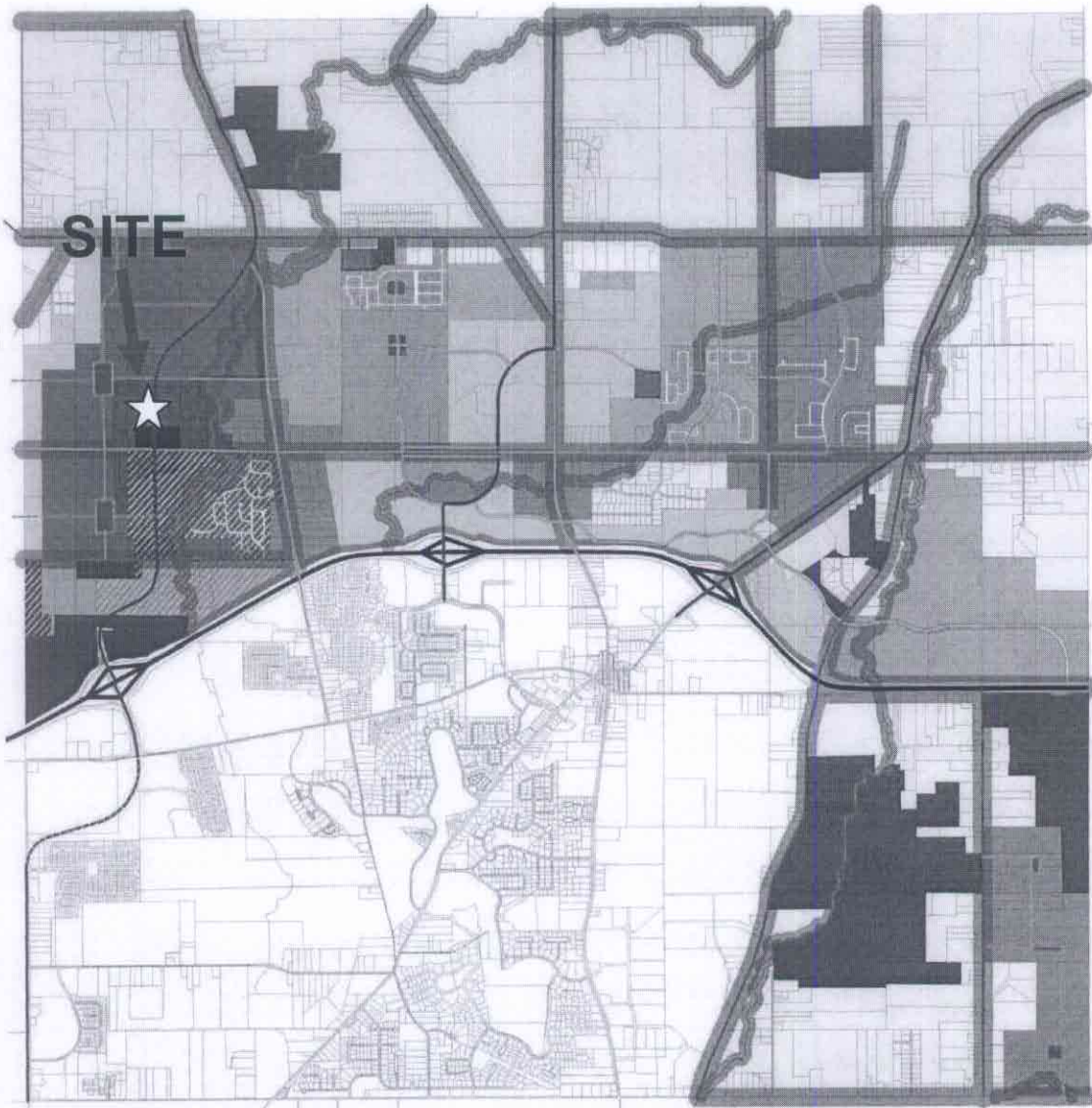
The Department of Recreation and Parks and applicant have agreed to a tentative list of civic spaces that will be dedicated to Recreation and Parks, however, acceptance of the 3.0± village green and southern portion of the 7.9± acre park will depend on the percentage of surface water established with final engineering. A regional traffic study applicable to this and other large development sites in the Rocky Fork area has not been completed. The applicant has agreed to conduct such site specific traffic study as may be needed after the regional study is done, and to defer presenting this rezoning to Columbus City Council until these traffic studies are completed and a funding mechanism acceptable to the City of Columbus has been identified and proposed (see letter included in this report). Certain required TND exhibits must be revised to list the maximum amount of commercial development permitted. Staff has advised the applicant that the Regional Context Plan must be revised to accurately portray existing and proposed development in the Rocky Fork region and some TND exhibits will need to be revised to present data for commercial development in the Town Center District. The Hellebreker site was previously platted but not developed. Procedures to deal with existing lots and public right-of-way will need to be determined prior to consideration of the rezoning by City Council.

- o The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicants request for the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and TC, Town Center Districts is consistent with recommendations of the *Rocky Fork/Blacklick Accord (2003)* for the West Village, which includes a mix of the primarily residential Edge and Neighborhood residential districts, and the Center District to build on existing commercial and multi-family zoning located south of intersection of Central College and Hamilton Roads. This rezoning would allow the NE, Neighborhood Edge (54 dwelling units; 2.5± D.U./ac.), NG, Neighborhood General (111 dwelling units; 4.4± D.U./ac.), NC, Neighborhood Center (206 dwelling units; 7.4± D.U./ac.) and TC, Town Center (100 dwelling units; 8.9± D.U./ac.) Districts to develop 471 residential units with a total density of 5.48± D.U. / ac., up to 150,000 square feet of commercial development in the Town Center District, and provide 20.6± acres for village greens, squares, a plaza and 7.9± acre park located along Rocky Fork Creek. Hamilton Road will be extended north through this site. All streets in this development will be public. The applicant has agreed to conduct a site specific traffic study, if necessary, after the regional study is completed, and not to send this rezoning to Columbus City Council until the traffic studies are completed and a funding mechanism acceptable to the City of Columbus has been identified and proposed.





Legend

- | | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

Preexisting zoning represented by hatching.

Recommended Land Uses



2003 Land Use Map

12-2-03

Rocky Fork/Blacklick Accord (2003)

Z03-109

LAW OFFICES

Crabbe, Brown & James LLP

500 SOUTH FRONT STREET
SUITE 1200
COLUMBUS, OHIO 43215

TELEPHONE 614.228.5511
FAX 614.229.4559

Email: lcomek@cbjlawyers.com

www.CBJLawyers.com

WRITER'S DIRECT DIAL NUMBER

229.4557

June 15, 2006

J. ROTH CRABBE (1906-1989)
CHARLES E. BROWN (1927-2004)

VINCENT J. LODICO
STEVEN B. AYERS
JEFFREY M. BROWN
LARRY H. JAMES
JOHN P. KENNEDY
BRIAN E. HURLEY
RICHARD D. WETZEL, JR.
LUIS M. ALCALDE
JOHN C. ALBERT
GEORGE R. McCUE, III
MICHAEL R. HENNEY
ROBERT C. BUCHBINDER
STEVEN A. DAVIS
MICHAEL T. SHANNON
ROBERT J. GERRING+
CHRISTINA L. COEL*
DANIEL J. HURLEY
LAURA McGRGOR COMEK

BETH G. WAYNE
STEVEN E. MILLER
PHILIP A. TEMPLETON
AMANDA C. BAKER
MATTHEW R. PLANEY
JEFFREY D. HOUSER-
STEPHEN D. BROWN
EILEEN R. BOWER

-Also Admitted in Indiana
+Also Admitted in Kentucky
*Also Admitted in Michigan & Georgia
^Also Admitted in California & Louisiana

OF COUNSEL
ANDY DOUGLAS
MARK E. KERNS
BRIAN R. MCGRAW

GOLDMAN & BRAUNSTEIN, LLP
William A. Goldman
Michael Braunstein*

KOPBCH & O'GRADY, LLC
David A. Kopeck
Michael P. O'Grady

CINCINNATI OFFICE
30 GARFIELD PLACE, STE. 740
CINCINNATI, OHIO 45202
TELEPHONE 513.784.1525
FAX 513.784.1250

CLEVELAND OFFICE
1280 W. THIRD STREET
CLEVELAND, OHIO 44113
TELEPHONE 216.574.2516

LANCASTER OFFICE
111 S. BROAD STREET, STE. 209
LANCASTER, OHIO 43130
TELEPHONE 740.689.1743
FAX 740.689.1746

URBANA OFFICE
118 SCIOTO STREET
URBANA, OHIO 43078
TELEPHONE 937.652.4000

COPY

Via Regular U.S. Mail

Patti Austin
Transportation Division
109 N. Front Street, Third Floor
Columbus, Ohio 43215

Via Regular U.S. Mail

Jessica Green
Engineer-in-Training
Transportation Division
109 N. Front Street, Third Floor
Columbus, Ohio 43215

Re: Hellebreker Zoning
Application No: Z03-109
Traffic Access Study

Dear Patti and Jessica:

This correspondence is a follow-up to our meeting of Friday, January 27, 2006 and our subsequent discussions regarding the finalized Hellebreker TAS.

As discussed, Homewood Corporation is an original party and signatory to the North East MOU, which MOU sets the primary traffic commitments for the Hellebreker Development and regional improvements as determined by the NorthEast Regional Traffic Study conducted and published by EMH&T.

Page Two
June 15, 2006

In addition, Homewood engaged EMH&T to conduct a site access study (SAS), to specifically identify traffic issues for their development. To the extent that many improvements related to the Hellebreker development are regional in nature (ie. Hamilton Road extension, site access point #3, and the like), those have been addressed in the MOU.

Your review of the SAS raised a few site specific questions regarding:

- a. the intersection of Hamilton Road and Upper West Albany Road;
- b. the purpose/mootness of the scenarios studied in our SAS; and
- c. the timing of improvements as relate to the site's ultimate development.

First, regarding the intersection of Hamilton Road and Upper West Albany Road, this correspondence will confirm our agreement that the intersection is not located on the Hellebreker site and therefore does not require further review or study. In response to your specific question about turn lane capacity, Beth Sliemers of EMH&T has indicated - and you have confirmed - that Hamilton Road with 5 lanes and a median, can be converted to accommodate a northbound left turn lane, by removal of the center median. We've agreed that Homewood has no role in that intersection specifically, and that further access studies would be conducted at the time those properties are submitted for rezoning.

Second, with regard to the several scenarios studied in the SAS. The scenarios were developed to illustrate the differences between required improvements, based on a variety of assumptions. The primary scenario studied based on assumption, was the construction of Hamilton Road, and its ultimate improvement(s) without the necessity to extend the road through the site.

These scenarios were set before the NE MOU was conducted or approved, and were intended to reflect an allocated cost/responsibility for certain improvements. Homewood's full participation in the NE MOU process has rendered both scenarios 1 and 2 moot. The specific goal of the NE MOU, to which Homewood is an original party, is to develop the site and entire region, per scenario 3.

As we discussed, scenario 1 is moot, and will not be built. As such, no further study or commitment is required of Homewood in that regard.

Focusing then on scenario 3, and the timing of construction that will balance the need for Hamilton Road versus the need for a signalized intersection at site access point 1. As we've discussed, Homewood will agree to a preliminary maximum build out (calculated in vehicle

Page Three
June 15, 2006

trips), until the construction of Hamilton Road takes place. For reference to construction of Hamilton Road construction in this letter commitment refers to the stretch of road which begins at Central College Road and ends at the first signalized intersection (as agreed upon and depicted on the Homewood Development Plan). This preliminary maximum will serve to manage the tension between full construction of the road (as needed) and an otherwise unnecessary signal at access point 1 (based on full 2030 build outs for the region).

Beth Sliemers of EMH&T has calculated the preliminary maximum trip generation of all single family (180 units); all condominiums (193 units); and 15,000 square feet of commercial. This generation (attached hereto) reflects Homewood's full build out of residential development, with some commercial. (Recall, the signal is not warranted until and unless the site has full build out, including commercial, and does not yet have Hamilton Road up to the first signalized intersection). This preliminary calculation should serve to address the balance of your concerns regarding site access one.

We have further agreed that Homewood may build in excess of this preliminary maximum, if an actual trip calculation/generation study is submitted and approved by the Department of Transportation. This trip generation must illustrate that continued build out (under actual conditions) does not warrant a signal at access point 1.

This correspondence is intended to memorialize these mutual agreements and permit Homewood to obtain final City Council passage of its proposed rezoning.

If you have any questions, or if I can provide any additional information, please feel free to contact me. Otherwise, I would ask that you forward your approval to Shannon Pine at Council Activities Staff, so that we may proceed forward with the final zoning approval for the Hellebreker Development.

As always, thank you for your time and consideration of this matter.

Very truly yours,
CRABBE, BROWN & JAMES, LLP


Laura MacGregor Comek

LMC:cs
cc: J.C. Hanks
John Bain
George McCue
Linda Menerey
Beth Sliemers

**Signal Warrant at Site Drive 1/Central College Road without Hamilton Road Extension
ALL RESIDENTIAL LAND USES, EXCEPT APARTMENTS, PLUS 15,000 SF RETAIL**

Trip Generation Calculations						
Land Use	Square Feet or Units	Time Period	% of Total Site Land Use	Total Trips	Trips In	Trips Out
Single Family-Detached Housing	180 units	ADT	100%	1,786	893	893
		PM Peak		182	115	67
		AM Peak		135	34	101
Condo/Townhouse	193 units	ADT	100%	1,122	561	561
		PM Peak		103	69	34
		AM Peak		87	15	72
Apartments	0 units	ADT	0%	0	0	0
		PM Peak		0	0	0
		AM Peak		0	0	0
Shopping Center	15,000 sf	ADT	10%	884	442	442
		PM Peak		82	See Below	See Below
		AM Peak		20	See Below	See Below
		PM Primary Trips		53	26	27
		PM Pass-By Trips		29	14	15
AM Primary Trips	15	9	6			
AM Pass-By Trips	5	3	2			
TOTAL TRIPS		ADT		3,792	1,896	1,896
		PM Peak		367	224	143
		AM Peak		242	61	181

Signal Warrant Calculations			
	TOTAL	SBRT	SBLT
Maximum Outbound Trips	181	---	---
8th Highest Hour (55%)	100	---	---
Outbound Distribution	100%	62%	38%
Outbound Turning Movements	100	62	38
Outbound Turning Movements (with 50% RT Reduction)	69	31	38
Minimum Side Street Volume Needed To Meet Signal Warrant 1, Condition B	70		
Signal Warranted?*	NO		

- *Signal Warrant Based on:
- 1) One-Lane Approach on Major Street (Central College Road)
 - 2) Two-Lane Approach on Minor Street (Site Drive 1)
 - 3) High-Speed Conditions on Major Street (Central College Road Speed Limit = 50 mph)
 - 4) Assumption that Major Street Volume Requirements are Met for Condition B (Minimum of 525 veh/hr for 8 Hours)

LAW OFFICES

Crabbe, Brown & James LLP

500 SOUTH FRONT STREET
SUITE 1200
COLUMBUS, OHIO 43215

TELEPHONE 614.228.5511
FAX 614.229.4559

Email: lcomek@cbjlawyers.com

www.CBJLawyers.com

WRITER'S DIRECT DIAL NUMBER

229.4557

July 14, 2005

J. ROTH CRABBE (1906-1989)
CHARLES E. BROWN (1927-2004)

VINCENT J. LODICO
STEVEN B. AYERS
JEFFREY M. BROWN
LARRY H. JAMES
JOHN P. KENNEDY
BRIAN E. HURLEY
RICHARD D. WETZEL, JR.
LUIS M. ALCALDE
JOHN C. ALBERT
GEORGE R. McCUE, III
MICHAEL R. HENRY
ROBERT C. BUCHBINDER
STEVEN A. DAVIS
MICHAEL T. SHANNON
ROBERT J. GEHRING+
CHRISTINA L. CORL*
DANIEL J. HURLEY
LAURA MacGREGOR COMBK

OF COUNSEL
ANDY DOUGLAS
MARK E. KERNS
BRIAN R. McGRAW
GOLDMAN & BRAUNSTEIN, LLP
William A. Goldman
Michael Braunstein*

~Also Admitted in Indiana
+Also Admitted in Kentucky
*Also Admitted in Michigan & Georgia
^Also Admitted in California & Louisiana

BETH G. WAYNE
STEVEN E. MILLER
PHILLIP A. TEMPLETON
JAMES L. ERVIN, JR.
AMANDA C. BAKER
MATTHEW R. PLANEY
JEFFREY D. HOUSER~
STEPHEN D. BROWN
EILEEN R. BOWER

CINCINNATI OFFICE
30 GARFIELD PLACE, STE. 740
CINCINNATI, OHIO 45202
TELEPHONE 513.784.1525
FAX 513.784.1250

CLEVELAND OFFICE
1280 W. THIRD STREET
CLEVELAND, OHIO 44113
TELEPHONE 216.574.2516

LANCASTER OFFICE
111 S. BROAD STREET, STE. 209
LANCASTER, OHIO 43130
TELEPHONE 740.689.1743
FAX 740.689.1746

URBANA OFFICE
118 SCIOTO STREET
URBANA, OHIO 43078
TELEPHONE 937.652.4000

Patti Austin
Department of Transportation
City of Columbus
109 N. Front Street, Room 320
Columbus, Ohio 43215

**Re: Homewood/Hellebrekers Rezoning
5372 Central College
Application No: Z03-109**

Dear Patti:

Thank you for taking time to meet with me on May 25, 2005. This correspondence will confirm our discussion regarding Homewood Corporation's required traffic commitments, as relate to the city's requested traffic improvements, and their responsibility under the Pay As We Grow program.

As we discussed, the North East Regional Traffic Study prepared by EMHT calls for Hamilton Road extended to be 5 lanes wide, through the entire Hellebreker site. In addition, there will be an east west connector that is planned to partially cross through the site. The east west connector, and Hamilton Road extension have been shown on the TND site plans submitted in connection with the rezoning process, and will be updated and finalized in accordance with the final design specifications from EMHT.

Patti Austin
July 14, 2005
Page 2

As you know, Homewood Corporation has also engaged EMHT to conduct a site specific traffic analysis that identifies the improvements specifically generated by the Homewood Development and necessary roadway improvements, for various scenarios of development. In essence, the traffic analysis indicates that the Homewood/Hellebreker development does not need Hamilton Road extended in order to provide access to the site. The traffic analysis also indicates that Hamilton Road extended through the site would only require a two lane construction, with certain turn lanes.

In connection with the Northeast Area traffic meetings and the Pay As We Grow program, Homewood Corporation understands that each developer in this Northeast Pay As We Grow Area will be responsible for its own, development specific (ie., front door) impacts. Other traffic impacts which are designated as "regional" improvements will be covered by the proposed TIF or, if paid for by the Developer, will be credited against the per unit Pay As We Grow fee of \$2300, which fee would otherwise be collected at the time of building permit.

For Homewood's Hellebreker project the front door/development specific impacts would be:

- a west bound right turn land from Central College Road on to the as yet unnamed road located east of Hamilton Road,
- Hamilton Road as a two lane road with certain turn lanes as specifically required by the site specific traffic analysis,
- a 2 lane east west connector road, and
- all internal road/alley ways.

To the extent that the Regional Traffic Impact Study reflects (or City Transportation Division requires) construction of the above improvements in excess of 2 lanes (or with longer more additional turn lanes, as determined by the site specific traffic analysis) those improvements are considered "regional" improvements. If Homewood Corporation were to make said improvements, then Homewood Corporation, its successors or assigns, shall receive a credit against the \$2,300 per unit Pay As We Grow fee, and a refund (including interest) from TIF proceeds of payments made which are greater than the Pay As We Grow requirements. Homewood will continue to work with the City and EMHT to establish the construction cost estimates associate with such calculations.

Finally, as we discussed, it is our understanding that the City/County would like Homewood to acquire additional right of way to facilitate the proposed roadways and roadway extensions to the extent that Homewood does not currently own or control such land. Based upon our various

Patti Austin
July 14, 2005
Page 3

discussions, we understand that the cost of acquiring said right of way is a "regional" cost. Consequently, Homewood will receive a credit against the \$2,300 per unit Pay As We Grow fee for funds expended by it to acquire the right of way. Should these cumulative credits result in an amount that exceed their total per unit fee, Homewood will receive a refund from the proceeds of the TIF funds, collected from the TIF District at a rate to be determined, including a standard interest rate.

Very truly yours,
CRABBE, BROWN & JAMES, LLP


Laura MacGregor Comek, Esq.

LMC:lag

cc: George R. McCue, Esq.



City Of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

June 22, 2006

Laura MacGregor Comek, Esq.
Crabbe, Brown & James LLP
500 South Front Street
Suite 1200
Columbus, Ohio 43215

Re: Homewood/Hellebrekers Rezoning
5372 Central College Road
Z03-109

Dear Ms. Comek:

This is in response to your letter on the subject property dated June 15, 2006. You addressed three issues in the letter that the Transportation Division would like to respond to.

The first issue is the concern with the intersection of Hamilton Road and Upper West Albany Road. I am assuming this is the same road that was called Upper Albany Crossing in the Hellebreker Tract Site Access Study. Our concern that a significant amount of site traffic will use this intersection goes away with the retraction of Scenarios 1 and 2. It is agreed that this is no longer an issue with the Homewood – Hellebreker site.

The second concern was the problems caused by Scenarios 1 and 2. You've agreed on behalf of your client that Scenarios 1 and 2 are retracted and no longer options. We will focus on Scenario 3.

The third issue is the amount of development permitted relative to Hamilton Road improvements. We have agreed that a certain amount of development can take place before Hamilton Road is extended north of Central College Road and the intersection is signalized. The signal warrant analysis at the Site Drive 1 submitted with your letter is acceptable with the condition that the Site Drive 1 has two approach lanes to Central College Road to allow the right turn reduction, as assumed in the analysis. If the uses and/or the number of units change, the signal warrant analysis must be resubmitted for review. The signal warrant analysis you have submitted proposes to develop 180 single family detached houses, 193 condo/townhouse units, and 15,000 square feet of shopping center. Also, we have agreed with your request that if the amount of development proposed in the signal warrant analysis is met and improvements to Hamilton Road have

614-645-8290 **Director's Office**
614-645-8281 **Fleet Management Division**
614-645-7620 **Refuse Collection Division**
614-645-8376 **Transportation Division**

90 West Broad Street, 3rd Floor Columbus, Ohio 43215-9009
423 Short Street Columbus, Ohio 43215-5614
2100 Alum Columbus, Ohio 43207-1714
109 North Front Street, 3rd Floor Columbus, Ohio 43215-9023

FAX: 645-7805
FAX: 645-7347
FAX: 645-3053
FAX: 645-6938

not been installed, the Transportation Division would review a request and new signal warrant analysis to allow the Homewood – Hellebreker site to continue developing the site. To repeat what our concerns are, we need to prevent Site Drive 1 from warranting a signal. This is because a signal is planned to be installed at the intersection of Hamilton Road and Central College Road in the future and the distance between Hamilton Road and Site Drive 1 is too small to allow a signal at Site Drive 1.

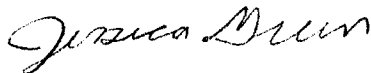
I believe that this letter concurs with your letter dated June 15, 2006. I would also like to respond to your letter dated July 14, 2005 on the subject site addressed to Patti Austin. Though the Transportation Division is in overall agreement with the letter, I would like to make sure we are clear on a couple of issues.

The first issue is the development specific (“front door”) impacts. Please be aware that any signal that is warranted at site drives, specifically Site Drive 3, is a development specific impact. Homewood would be fully responsible for the installation of this signal. Also, if the east and west legs of the intersection are private streets, Homewood would be fully responsible for maintenance costs of the signal.

The second issue is a possible refund to Homewood. The Transportation Division does agree that any northeast regional improvements made by Homewood will be credited against their Northeast Area Pay As We Grow payment and if those improvements exceed the total Northeast Area Pay As We Grow payments made by Homewood, they will be entitled to a refund. However, the timing of the refund will be dependent upon having funds from TIF proceeds to reimburse Homewood. Also, the Transportation Division does not decide on whether interest will be paid with the refund. That decision will be made by the City Auditor’s Office.

Please let me know if you have further questions or comments. If you are in agreement with this letter, I will forward it to Shannon Pine along with Transportation’s recommendation for approval of the zoning application.

Sincerely,



Jessica Green, EIT
Transportation Division

JSG/paa

Cc: Patricia A. Austin, P.E.

LAW OFFICES

Crabbe, Brown & James LLP500 SOUTH FRONT STREET
SUITE 1200
COLUMBUS, OHIO 43215TELEPHONE 614.228.5511
FAX 614.229.4559Email: kcomek@cbjlawyers.comwww.CBJLawyers.com

WRITERS DIRECT DIAL NUMBER

229.4557

June 15, 2006

J. ROTH CRABBE (1906-1989)
CHARLES E. BROWN (1917-2004)VINCENT J. LOGROD
STEVEN B. AYERS
JEFFREY M. BROWN
LARRY H. JAMES
JOHN P. KENNEDY
BRIAN E. HURLEY
RICHARD D. WETZEL, JR.
LEIS M. ALCALDE
JOHN C. ALBERT
GEORGE R. McCUE, III
MICHAEL R. HENRY
ROBERT C. BUCHBINDER
STEVEN A. DAVIS
MICHAEL T. SHANNON
ROBERT J. GEHRING*
CHRISTINA L. CORLE*
DANIEL J. HURLEY
LAURA MacGREGOR COMEKBETH G. WAYNE
STEVEN E. MILLER
PHILLIP A. TEMPLETON
AMANDA C. BAKER
MATTHEW R. PLANCY
JEFFREY D. HOUSER
STEPHEN D. BROWN
EILEEN R. BOWER*Also Admitted in Indiana
*Also Admitted in Kentucky
*Also Admitted in Michigan & Georgia
*Also Admitted in California & LouisianaVia Regular U.S. MailMaureen Lorenz
City of Columbus
Recreation and Parks
200 Greenlawn Avenue
Columbus, Ohio 43215OF COUNSEL
ANDY DOUGLAS
MARK E. KERNS
BRIAN R. MCGRAWGOLDMAN & BRAUNSTEIN, LLP
William A. Goldman
Michael BraunsteinKOPECH & O'GRADY, LLC
David A. Kopeck
Michael P. O'GradyCINCINNATI OFFICE
30 GARFIELD PLACE, STE. 740
CINCINNATI, OHIO 45202
TELEPHONE 513.744.1525
FAX 513.744.1529CLEVELAND OFFICE
1310 W. THIRD STREET
CLEVELAND, OHIO 44113
TELEPHONE 216.574.2516LANCASTER OFFICE
111 S. BROAD STREET, STE. 209
LANCASTER, OHIO 43130
TELEPHONE 740.689.1743
FAX 740.689.1746URBANA OFFICE
118 SCOTO STREET
URBANA, OHIO 43078
TELEPHONE 937.652.4000

COPY

Re: Hellebreker Zoning
Application No: Z03-109
Our File No: 10841-30182

Dear Maureen:

This correspondence will serve as a follow-up to our meeting of April 5, 2006 regarding the final detail issues of the Hellebreker proposed rezoning. This correspondence will confirm that you've raised the following issues:

1. Maintenance of a 250 ft. set-back from the stream corridor;
2. Acceptance of the 8.0± acre area (set-back from stream corridor);
3. Acceptance of the 1.5 ± acre wooded lot in the most northwest corner of the site.

In response to your requests, we can offer the following:

- a. Yes, Homewood has maintained the 250' buffer along Rocky Fork Creek. See Site Plan attached.

Page Two
June 15, 2006

- b. Yes, Homewood will dedicate the 8.0± and 1.5± acres, in full satisfaction of the parkland dedication ordinance requirement of 6.8± acres.
- c. In addition to this acreage dedication, Homewood has agreed to utilize safety shells and "natural plantings" in the construction of its retention pond(s), that are located in the 250 foot stream corridor set-back.

These commitments should fully satisfy your question and requirements of the developer in this regard. I would ask that you submit an email to Shannon Pine to confirm your agreement and acceptance of the same. As you know we plan to push this matter forward for Council before the August recess.

Thank you again for your assistance in working with us through this process. We'll look forward to receiving your email.

Very truly yours,
CRABBE BROWN & JAMES, LLP


Laura MacGregor Comack, Esq.

LMC:es
cc: George McCue, Esq. without enclosure
✓ Shannon Pine with enclosure

ROCKY FORK - BLACKLICK ACCORD

IMPLEMENTATION PANEL

RECORD OF PROCEEDINGS

February 19, 2004

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

I. Call to Order

Meeting opened at 7:05 pm at New Albany Village Hall with the following members present: Doug Burnip, Bill Carleton, Paul Kosling, Tedd Hardesty, Eileen Pewitt, and Franz Geiger. Andrew Show was absent.

Staff members present were Ken Klare, Kevin Wheeler, and Jason Sudy.

Panel welcomed Mr. Kosling as a new Panel member representing the Village of New Albany.

II. Record of Proceedings

MOTION: That the Record of Proceedings from December 18, 2003 be approved.

MOTION BY: Carleton / seconded by Pewitt

RESULT: Approved. (3-0)

III. Old Business

A. Nothing reported.

IV. Application Reviews**1. 5372 Central College Road (Z03-109) (Hellebrekers)**

Conceptual Review of Columbus rezoning application to develop 86.1 acres located on the north side of Central College Road, just west of Rocky Fork Creek

Zoning Request: To rezone from R, Rural to NE, Neighborhood Edge; NG, Neighborhood General; & NC, Neighborhood Center of TND code

Proposed Use: One & Multi- family dwellings and retail/apartments — 472 du's @ 5.5 du/ac

Applicant: *Homewood Homes; c/o George McCue*

Applicant Presentation: Mr. McCue highlighted changes from the conceptual plan presented in January. Changes included: an expanded town center to the east of Hamilton Road; expanded creek preserve to 250'; provided area large enough for recreational uses; and relocated tree preserve to northwest corner. Additionally, many of the checklist questions were answered. Linda Menerey, plan designer, further explained changes graphically displayed on the site plan. There will be both sidewalks and a bikepath in parts of the open space area. A larger centralized park occurs just north of the town center and attempts to visually connect across Hamilton Road. Linkages were explained. An illustrative sketch of how the entire town center might develop was

shown. District boundaries were gerrymander to conform to code provisions; however, the built environment wouldn't change. Exact right-of-way, access points, and location of major arterials will not be known until the city and county regional traffic analysis is done. Homewood is participating in that study and is also committed to the establishment of a community authority. Applicant agreed not to move forward until the completion of the study and the funding mechanism for Hamilton Road is established.

Staff Input: Ken concurred that the main concerns raised by the Panel in December had been addressed. Those specifically being: providing a larger centralized park just north of the town center to better integrate parkland and increase its usability; providing connectivity via a bikepath; increasing the open space in the multi-family section; moving the green space in the northwest corner; and enhancing the town center by increasing it to the east side of Hamilton Road and incorporating upper level housing. Staff contacted the applicant for the Hursey tract regarding possible conjoining of open space in the northwest corner, but hasn't received a response to date. Ken noted (at this time and during the motion) that the site plan did not illustrate the clubhouse and pool mentioned in the text and that the two locations identified could be problematic. The first site is very small and located on the main east-west arterial. The second location in the southern open space just north of the town center on the west side of Hamilton Road might negatively impact the Panel's desire for a stronger east-west connectivity across Hamilton Road. The most northern lot along the creek was within the 250' preserve. Ken urged the Panel to give due consideration to insuring that the "missing link" parcel for Hamilton Road be directly tied to this development proposal.

Kevin had concern that the northern east-west connector appeared only on half their property. The applicant's response was that there is some uncertainty regarding the road because of the pending traffic study. The alignment shown was an attempt to preserve significant trees. Jason asked for the applicant's commitment to building the road or to participate in fair share funding for its construction. Applicant reiterated his commitment to participate in the traffic study, its results, and the funding mechanism. Kevin wanted clarification on stormwater retention requirements. Kevin also mentioned the lot within the creek corridor. Kevin asked where public park dedication would be. He said it is important to continue public lands along the Rocky Fork creek. His last point was a reiteration of what Ken stated regarding the importance of the connection off Hamilton Road to Central College Road. Jason asked if the bikepath could continue south towards Central College Road. Linda Menerey remarked that because there was another property along the creek, it was unknown at this time where a bikepath system might eventually be located.

Panel Discussion: Mr. Burnip questioned some of the road widths, particularly the east-west connector and through the more dense section. Recognizing the importance of Hamilton Road, Mr. Kosling commented that a treed boulevard would be appropriate. The design of the roadway within the 120' right-of-way is unknown at this time. To maintain the rural character expressed by the Accord, the applicant proposes to use a more naturalized planting of trees along the areas adjacent to Hamilton Road. Mr. Hardesty recommended that whatever the treatment along Hamilton Road is used, it should be consistent throughout the area. Mrs. Pewitt liked the changes that moved the retention ponds from above to along Hamilton Road. Mr. Hardesty appreciated the town center sketch but questioned the western access point to Central College. This entry is viewed as temporary and timing is at issue. Mr. Burnip had a question regarding the land use adjacencies and the alley along the western boundary. It was reported there will be like units and that there will most likely be two alleys, not a shared alley.

Public Comment: None.

MOTION: To accept the plan as presented with the criteria (stipulation) to work with the city to keep the east-west connecting road on the north boundary open; to remove the one lot from within the 250' creek setback; and to commit to participate in a funding mechanism for infrastructure improvements.

MOTION BY: Carleton / seconded by Pewitt

RESULT: Conditionally approved. (6-0)

2. 4871 Warner Road (Z03-094) (Albany Landing)

V. New Business

A. Upcoming Agendas. The next regularly scheduled meeting is March 18th.

VI. Adjournment

With there being no further business, the meeting was adjourned at 8:40 pm.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

PROJECT DISCLOSURE STATEMENT



Parties having a 5% or more interest in the project that is the subject of this application. **THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

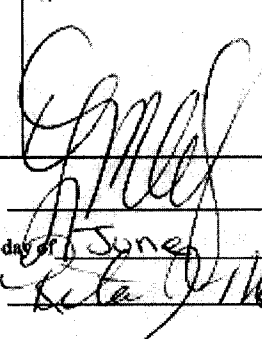
STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 203-109

Being first duly cautioned and sworn (NAME) Laura MacGregor Conek, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

<p>1. Homewood Corporation Attn: J.C. Hanks 750 Northlawn Drive Columbus, Ohio 43214 (614) 451-9999 Columbus-Based Employees: 48</p>	<p>2.</p>
<p>3.</p>	<p>4.</p> 

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21st day of June, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Sent Here



RITA J. MARTIN
Notary Public, State of Ohio
My Commission Expires 11-02-10

ORD # 0340-2006

Z03-109

Surrounding Property Owners:

MELINDA & RONALD MURPHY
5430 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

CURTIS B. CHRISTIAN
5378 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

MC FARLAND FAMILY, TRUSTEES
5214 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

CHRIST COMMUNITY CHURCH
5531 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

LLOYD & BEATRICE CARLYLE
564 JAMESON STREET
ASHVILLE OH 43103

MABEL M. GEORGE, TRUSTEE
ATTN: JUDY WOLFE
6840 HAVENSPORT ROAD
CARROLL OH 43112

UPPER ALBANY WEST HOA
9054 COTTER STREET
LEWIS CENTER OH 43035

Applicant/Property Owner:

MEWOOD CORP.
750 NORTHLAWN DRIVE
COLUMBUS OH 43214

ANDREW T. MARGRAFF
5500 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

SANDRA & WILLIAM CLARY
5420 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

WARREN & PATRICIA RICKETTS
5388 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

5290 CENTRAL COLLEGE, LLC
5290 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

DEBORAH L. SARTORI
5400 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

JAMES & ANNA HORNE
5352 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

CARL & ILA SOUDER, TRUSTEES
1047 SEBASTIAN ROAD
BAREFOOT BAY FL 32976

HEATHER H. GREENE
6180 UPPER ALBANY CROSSING
WESTERVILLE OH 43081

Attorney for Applicant/Owner:

LAURA MACGREGOR COMEK
CRABBE, BROWN & JAMES, LLP
500 S. FRONT ST., SUITE 1200
COLUMBUS OH 43215

STEVEN DUNBAR & CINDY WARD
5180 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

DONALD & COLLEEN BOYD
5410 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

ELSIE A. KIRKPATRICK
5244 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

JACK & VIRGINIA FREET
5230 CENTRAL COLLEGE ROAD
WESTERVILLE OH 43081

MOREQUITY, INC.
PO BOX 3788
EVANSVILLE IN 47736

M/I HOMES OF CENTRAL OHIO
3 EASTON OVAL, SUITE 540
COLUMBUS OH 43219

ROBERT N. PHILLIPS
5091 E. WALNUT STREET
WESTERVILLE OH 43081

CAROL J. JONES
6186 UPPER ALBANY CROSSING
WESTERVILLE OH 43081

Area Commission Rep.:

KEN KLARE – RFBA
CITY OF COLS DIV OF PLANNING
109 NORTH FRONT STREET
COLUMBUS OH 43215

City Council Data Form

CvZNo	Z03-109	Area Comm	Rocky Fork/Blacklick Accord
Ordinance	0340-2006	Dev Comm	Approval (6-0) on May 6, 2004
Applicant	Homewood Corporation c/o Laura MacGregor Comek, Atty.	Neighborhood Support	Yes
Address	5372 Central College Road	Area Plan	<i>Rocky Fork/Blacklick Accord (2003)</i>
Applicant phone	(614) 229-4557	Compliance w Area Plan	Yes
Applicant fax	(614) 229-4559	Proposed Use	Traditional neighborhood development
Final Action	(leave blank)	Reason for Rejection	(leave blank)
Vote	(leave blank)		
Vote Date	(leave blank)		
Staff Recommendation	Approval		

EXHIBIT C

Proposed Current Development Program

A. Proposed New Community Development Program

The Rocky Fork/Blacklick Accord (the "Accord"), incorporated herein by reference and which encompasses the geographic area included in the District, is intended to serve as a guide for public and private sector decision-making regarding the development of the District and the surrounding area. The District Boundaries are shown on the map attached as Exhibit A of this petition. The District's development program (the "Program") is intended to comply with the goals of the Accord and the "Pay As We Grow" policy of the City.

The primary goal of the Program is to provide guidance for the mix of land uses and the associated community facilities and infrastructure necessary to fulfill the future needs of this growing portion of Central Ohio. Among the key elements of the Program are design strategies to protect natural resources and preserve the rural character of the area, achieving a balance of residential and commercial development and keeping open spaces interconnected by clustering development, designation of well-located commercial land that will contribute to the community tax base, and identification of needed infrastructure and civic facilities. Many of these Program provisions were influenced by the open dialogue with neighboring jurisdictions and citizens that occurred during the planning process.

The Program provides for protection of significant corridors of open space along the existing rural roads and the designation of park sites and stream corridors to protect natural features and provide for recreational opportunities. The Program also provides for the development of roadway improvements by the Developers in conjunction with the development of the Developers' property and for the provision of sewer improvements by the City in accordance with existing plans. The Program utilizes open space as an organization element and a compact form of development in town and village clusters with defined edges such as green belts and natural corridors to ensure that open areas remain connected and to encourage an appropriate mix of land uses and housing opportunities.

The current Program presents an arrangement of land uses meeting the zoning regulations of Title 33 of the Columbus City Codes.

B. Land Acquisition and Land Development Activities

The Developers have acquired control by deed or purchase contract of the land in the District. A map of the acquired land can be found at Exhibit A-1 to this petition and legal descriptions of the acquired land can be found at Exhibit A-2 to this petition. All zoning has been, or is in the process of being, approved for the development of the District, as documented at Exhibit B-1, Exhibit B-2 and Exhibit B-3 to this petition. The Developers have acquired all land for their developments within the District beginning incrementally in 2003.

The Program calls for the development of several residential neighborhoods in the District that will offer a wide range of housing styles and prices. Home building activity in the District began in 2005. When completed, the District will contain approximately 1,848 new residential units with an average price ranging from approximately \$135,000 to \$205,000. A portion of the District will also be developed as commercial property to serve the needs of the residents of the District.

A plat/map reflecting the Master Plan for development in the proposed District is Exhibit C-1 to this petition.

C. Proposed Community Facilities and Services

The Authority is expected to oversee and finance the construction of Land Development and Community Facilities in the District in support of the Developers' mixed-use development. The Land Development and Community Facilities intended to be financed or otherwise paid by the Authority include, but are not limited to, improvements to or the construction, reconstruction or installation of roads, streets, curbs, gutters, sidewalks, street lighting, storm drainage facilities and sanitary sewer systems within or benefiting the District, and the construction of neighborhood buildings or structures, recreation facilities, natural resource facilities such as parks, streetscapes and other open space, or other community facilities that will benefit District and non-District residents. Also included are a new school facility and related site up to approximately 12.2 acres to serve the residents of the District and other area residents.

The Authority will provide such other community facilities and services as are determined by the Authority and as are permitted under Chapter 349 of the Ohio Revised Code from time to time.

D. Proposed Method of Financing the Community Facilities and Services

Community facilities and services will be financed using receipts from a community development charge (the "Charge") paid by parcel owners following the issuance of a certificate of occupancy for the buildings constructed on a parcel. Further discussion of the financial plan for the District is included in Exhibit D to this petition.

E. The Projected Total Population of the New Community

The current Program projects that the total population upon full development of the new community will be approximately 4,500 based on average household size data from the U.S. Census Bureau.

EXHIBIT C-1

Plat/Map Reflecting the Master Plan

SITE DATA(HURSEY)

TND SITE DATA:

- 1) Total Acres: 139.8 Ac.
- 2) Residential Units: 720
- 3) Neighborhood Center: 154 Units
± 6.0 DU/Ac.
- 4) Neighborhood General: 443 Units
± 5.3 DU/Ac.
- 5) Neighborhood Edge: 123 Units
± 4.0 DU/Ac.
- 6) Total Density: ± 5.15 DU/Ac.

SITE DATA(CRING)

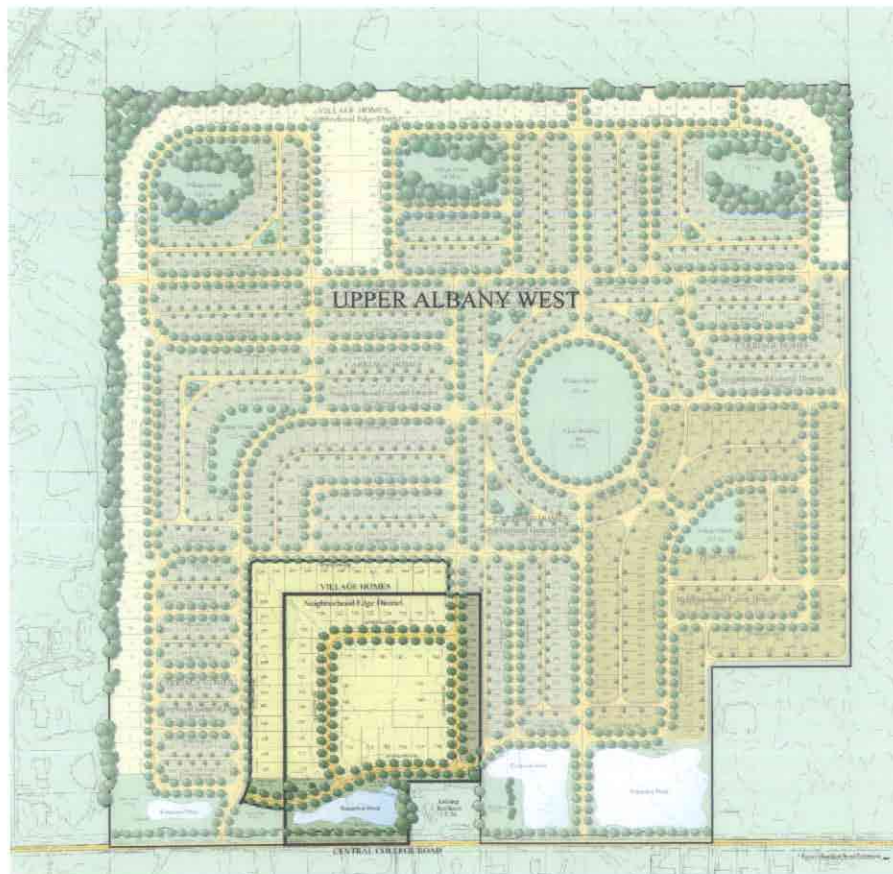
TND SITE DATA:

- 1) Total Acres: 12.5 Ac.
- 2) Residential Units: 47
- 3) Neighborhood Edge: 36 Units
± 3.2 DU/Ac.
- 4) Neighborhood General: 11 Units
± 9.2 DU/Ac.
- 6) Total Density: ± 3.8 DU/Ac.

SITE DATA(TOTAL)

TND SITE DATA:

- 1) Total Acres: 152.3 Ac.
- 2) Residential Units: 767
- 3) Neighborhood Center: 154 Units
± 6.0 DU/Ac.
- 4) Neighborhood General: 454 Units
± 5.4 DU/Ac.
- 5) Neighborhood Edge: 159 Units
± 3.8 DU/Ac.
- 6) Total Density: ± 5.04 DU/Ac.



OVERALL PLAN
Scale: 1" = 200'



LOCATION MAP
Not to Scale



CRING BLOWUP
Scale: 1" = 100'

PREPARED FOR:

DATE: MARCH 11, 2014

Village Homes Neighborhood Edge

Carriage Homes Neighborhood Center

Town Homes Neighborhood Center

Zoning Exhibit For:

HURSEY/CRING AMENDMENT

SITE PLAN

Scale: 1" = 100'

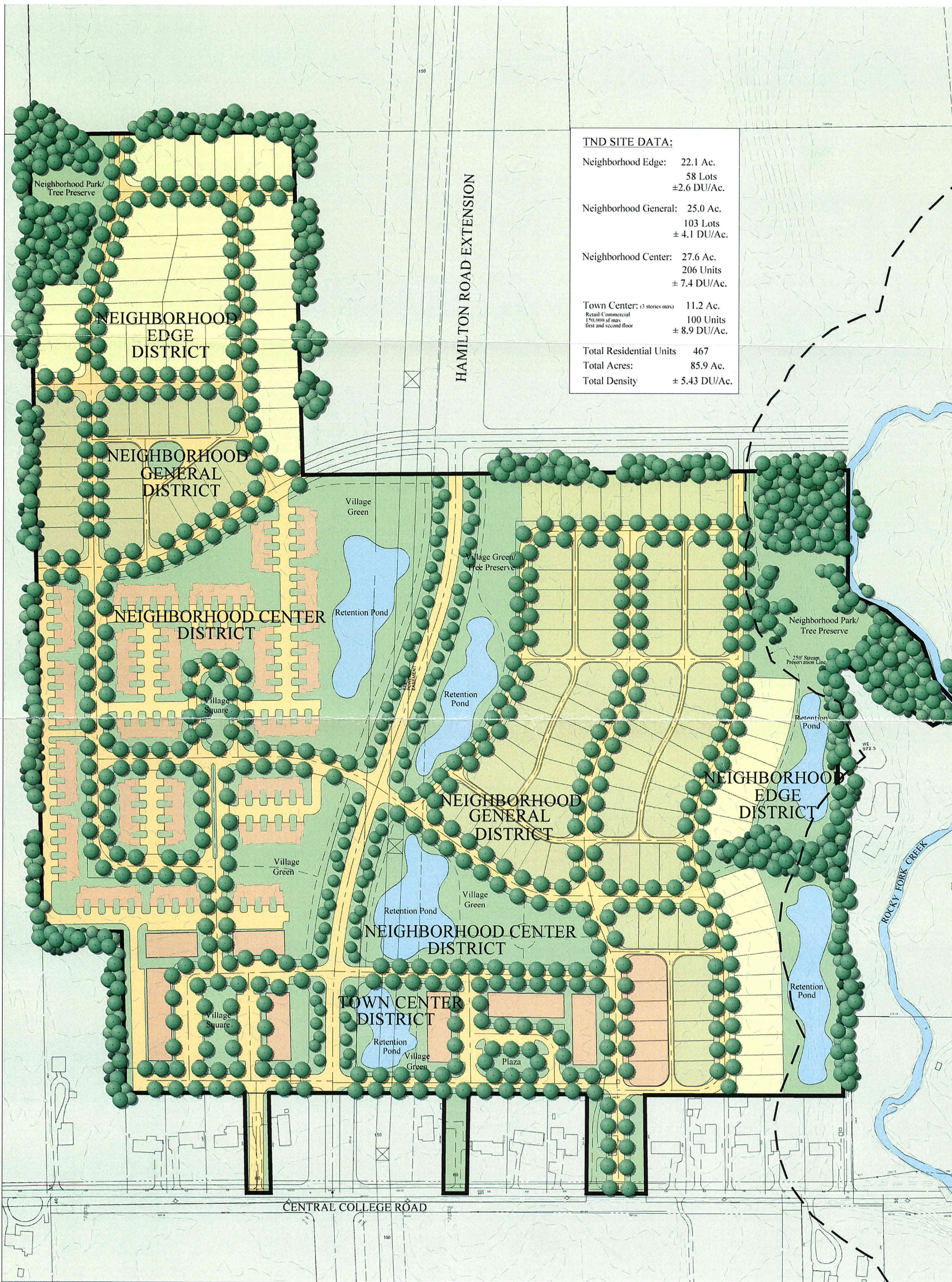
EMW ENGINEERING & ARCHITECTURE

10000 W. 10th Street, Suite 100, Denver, CO 80202

TEL: 303.733.8800 FAX: 303.733.8801

WWW.EMWENGINEERING.COM

DISCLAIMER



DISCLAIMER
 This plan is a conceptual representation of the development and is not intended to be used for construction purposes and is not intended to be used for any other purpose. The developer is not responsible for any errors or omissions in this plan. The developer is not responsible for any errors or omissions in this plan.

Development Plan For: HELLEBREKERS

SITE PLAN

DATE: DECEMBER 1, 2003
 REVISED: JANUARY 8, 2004
 REVISED: FEBRUARY 5, 2004
 REVISED: FEBRUARY 19, 2004
 REVISED: MARCH 15, 2004
 REVISED: APRIL 1, 2004
 REVISED: APRIL 20, 2004



EXHIBIT D

Preliminary Economic Feasibility Analysis

A. Area Development Pattern and Demand

Currently, much of the land in the vicinity of the District is primarily agricultural or rural in character with portions already or currently in the process of being developed in accordance with the Accord to achieve a balance of residential and commercial development.

Demographic patterns in the Columbus Metropolitan Statistical Area (MSA) indicate a demand for a community similar to the one proposed in the District. Despite stagnant or declining populations throughout much of the northeast and midwest regions of the United States, the Columbus Chamber of Commerce reports a 12.4% growth in population for Columbus in the 1990s. Growth projections developed by the Mid-Ohio Regional Planning Commission show a continuing population increase, with an additional 573,800 residents expected by the year 2030, resulting in a 36% increase over the population of the region in 2000. In addition, office parks and office buildings continue to be built and planned in northeast Franklin County, including along the State Route 161 corridor located just to the south of the District. The development of the District will contribute to the housing supply needed to satisfy the demand generated by increases in population and local job opportunities.

B. Location and Proposed District Size:

The Developers have assembled approximately 364.3± acres of land in the northeast quadrant of Columbus that will be included in the District. The location of the property is shown on the map that is Exhibit A-1 to this petition.

C. Present and Future Socio-Economic Conditions

(i) Employment Centers

Major employment concentrations in the Columbus area include downtown and the northern section of the I-270 beltway. The District is located just outside the northeast corridor of I-270, providing the planned developments with easy access to the growing centers of employment in Columbus. The Columbus Chamber of Commerce reports continued growth in office buildings in the nearby northern portion of Franklin County, including Polaris Centers of Commerce, Busch Corporate Center, Easton Town Center, and ArlinGate Business Park. Major businesses such as Limited Brands are also located near the northeast corridor, and major employers such as The Ohio State University, Nationwide, Huntington Bancshares, Inc., NetJets Incorporated and Ross Products Division of Abbott Laboratories are accessible to the District.

(ii) Area Amenities

Located just outside the I-270 outer belt, the residents in the District will have easy access to activities and attractions located throughout the Columbus Metropolitan Area. The District is in close proximity to retail centers located in both Westerville and New Albany, including Easton Town Center and Polaris Fashion Place as well as Port Columbus International Airport. Local recreational attractions include Alum Creek State Park, Blendon Woods Metro Park, Inniswood Metro Gardens and the Hoover Reservoir, all located in the northeast metropolitan area.

(iii) Economic Patterns

As indicated by the chambers of commerce for Columbus, Westerville, and New Albany, there continues to be strong growth of office centers and business developments in the northeast portion of Franklin County. In addition, development along I-270, led by companies such as Limited Brands, continues to strengthen the opportunities for jobs and development near the District.

The Columbus Chamber reports expected modest increases in jobs for Central Ohio during the upcoming year and the Mid-Ohio Regional Planning Commission reports an expected increase of 385,000 jobs, or 48%, between 2000 and 2030. Major job growth is expected to occur in Franklin and Delaware counties, with modest growth in the other surrounding counties.

D. Public Services Provision

(i) Freeways and Roads

The District is located in the northeast quadrant of Columbus. Located to the northeast of I-270, residents of the District will have easy access to the greater Columbus metropolitan area. Road improvements within the District are anticipated as part of the Program, including the reconstruction of Central College Road, the widening of Harlem Road, and improvements to and/or the construction, reconstruction or installation of curbs, gutters and/or sidewalks along Central College Road, Warner Road, Lee Road, Uly Road and Hamilton Road.

In conjunction with the development of the District, the Developers will contribute land and construct regional road improvements valued in excess of \$3.9 million dollars benefiting the District including right-of-way improvements along major thoroughfares and as required for the Hamilton Road extension. The Developers will also provide land contributions for local public roads in the interior of the projects on the Developers' property. Funding obtained through the various Tax Increment Financing Districts and the Charge will be used to complete regional roadway improvement projects benefiting the District.

Public and private infrastructure, including sidewalks and bike paths, created by the Developers will be subject to review and approval by the City or Franklin County, as appropriate.

(ii) Zoning and Other Accommodations

The Developers have obtained the rezoning and other accommodations required for its planned development of the District. The current zoning regulations provide for developments in primarily Neighborhood Center, Neighborhood General, and Neighborhood Edge Districts. Some areas are zoned as Town Center and Planned Unit Development Districts.

(iii) Provision of Public Services by Local Government Jurisdictions

The District is located in Franklin County and in the local general government jurisdiction of the City. The City will provide police protection, fire and emergency medical services and public road maintenance for the District developments. The City also administers zoning within its jurisdictions.

Pursuant to agreements with the City, funds raised by the Charge may be directed towards the payment of capital improvements and associated operating and maintenance costs for public services (including, but not limited to, police, fire and refuse collection services) as well as towards community facilities to serve the residents and property in the District.

(iv) Schools

The District's property lies in the Columbus Public School District. The District will have a positive financial impact on the School District and its facilities. The tax revenue generated by the District's developments and potentially Charge revenue will benefit the School District.

A site on the northern edge of the District (up to approximately 12.2 acres) is expected to be reserved for the construction of a new public school facility and/or the creation of park within the boundaries of the District (the "School/Park Site"). If and to the extent expressly authorized by the Memorandum of Understanding dated February 23, 2006, by and among the City and the Developers, as that document may be amended from time to time, the School/Park Site may be transferred to the Authority and the purchase price of the School/Park Site may be paid from Charge revenue.

(v) Utilities

Sewer and Water. The City will provide sewer and water services to the District. Solid waste disposal will also be provided by or through the City.

Electric, Gas and Telephone Service. Electric, gas, and telephone services are provided by American Electric Power, Columbia Gas, and SBC Communications, Inc., respectively and are generally already available at the subject sites. The utility companies' practice is to incur the costs to bring the services to the site if they are not already available. The Developers may, however, incur some minor costs to take existing electrical and telephone lines underground to

enhance the appearance of the community. Cable or satellite television is provided by or through various private providers.

E. Financial Plan: Charge Revenues

(i) Disclosures to Homeowners

Home buyers are informed of the proposed Authority and the Charge during the sales process as required by section 349.07 of the Ohio Revised Code.

(ii) Charge Covenant Filing

The Amended and Restated Declaration of Covenants and Restrictions for The Central College Community Development Authority (the "Declaration") has been or will be filed with the Franklin County Recorder for the purpose of creating covenants running with the land to establish the obligation of current and future landowners to pay the Charge once the Authority is formed and the Charge is implemented by the Authority's board of trustees. The Declaration has been or will be filed on all property owned by the Developers that is proposed to be included in the District.

The maximum annual amount of the Charge for each parcel of property in the District established by the Declaration is .004 times the assessed valuation of such parcel of Property (i.e. 4 mills; four cents for each one thousand dollars, \$1000, of assessed valuation). Assessed valuation is 35% of the true value of the property assessed on the tax duplicate of the Franklin County Auditor. Although the Charge can be less than the maximum of 4 mills under certain circumstances, it cannot be increased as to any portion of the District without the written consent of (a) each Developer owning any parcels in the District, (b) not less than 66% of the number of owners of all parcels in that portion of the District, (c) the Authority, and (d) the City.

(iii) Method of Projecting Charge Revenues

Charge revenues have been projected based on anticipated development plans and expected home and property values that will be created as those plans are implemented. The currently projected Charge revenues are attached as Exhibit D-1.

(iv) Apportioning Charge Revenues

Charge revenues will be appropriated for the payment of Land Development and Community Facilities, including capital improvements and associated operating and maintenance costs for public services and which may include the School/Park Site, to serve the residents and property in the District. Charge revenues will be paid (i) to or at the direction of the City, or to a trustee designated by the City, for the payment of capital improvements and associated operating and maintenance costs for public services, including, but not limited to, police, fire and refuse collection services, and Land Development and Community Facilities to serve the residents and property in the District, together with reasonable and appropriate costs of creating and

establishing and expanding, and ongoing expenses of operating, the District, the Authority and the New Community Development Program for the District (collectively, the “Operating Costs”), and (ii) any amounts not necessary for costs described above in (i) will be available for the Authority to spend on Operating Costs, Land Development and Community Facilities (including, but not limited to, the School/Park Site”) as it deems appropriate. Strong consideration will be given to apportioning Charge revenues to capital improvement projects and operations costs for schools serving the residents of the District depending on land availability and acquisition costs, and coordination with the schools on their capital and operating resources. The Authority expects to enter into one or more agreements with the City to provide for the assignment of the applicable Charge revenues to the City or a party designated by the City.

(v) Charge Collections

Charge collections will be administered under the direction of the board of trustees of the Authority. Charges are payable annually or semiannually on due dates to be determined by the Authority. As permitted by Section 349.07 of the Ohio Revised Code, the Authority may certify Charges to the Franklin County Auditor, who will enter the Charges on the tax list and duplicate of real property and certify the Charges to the Franklin County Treasurer for collection with the tax bills. Delinquent Charges will be collected in the same manner provided for the collection of delinquent real property taxes.

F. Developer’s Management Capability

(i) M/I Homes of Central Ohio, LLC

Founded in 1976, M/I Homes is one of the nation’s leading homebuilders. The Company has sold over 70,000 homes under the M/I Homes and Showcase Homes trade names. During the past 30 years, M/I Homes has established an exemplary reputation based on a strong commitment to superior service, innovative design, quality construction and premier locations.

M/I Homes serves a broad segment of the housing market including first-time, move-up, luxury and empty-nester buyers. Listed on the New York Stock Exchange, the Company’s stock is traded under the ticker symbol MHO. In the year 2006, M/I Homes closed more than 4,000 homes nationwide accounting for more than \$1.3 billion in revenue.

M/I Homes and its affiliates sell homes in ten geographic markets: Columbus and Cincinnati, Ohio; Indianapolis, Indiana; Chicago, Illinois; Charlotte and Raleigh, North Carolina; Tampa and Orlando, Florida; and Virginia and Maryland suburbs of Washington, DC. M/I Homes is the number one homebuilder in the Columbus, Ohio, market and ranks in the top ten builders in several of its other homebuilding markets.

(ii) Dominion Homes, Inc.

Dominion Homes is a leading builder of high-quality homes and condominiums in Central Ohio (the Columbus Metropolitan Statistical Area) and in the Louisville and Lexington,

Kentucky, and Jeffersonville, Indiana Metropolitan Statistical Area markets. The company's customer-driven focus targets primarily entry-level and move-up home buyers. Dominion Homes offers a variety of homes and condominiums that are differentiated by price, size, included features and available options. The homes range in price from approximately \$100,000 to \$400,000 and in size from approximately 1,000 to 3,500 square feet.

Dominion Homes traces its homebuilding roots to 1952 when Donald A. Borrer, Dominion's founder, built his first home in Columbus, Ohio. The Borrer family grew the homebuilding business and operated it as part of the homebuilding and related divisions of BRC Properties Inc. ("BRC"). Dominion Homes was organized as an Ohio corporation in October 1993 under the name Borrer Corporation in anticipation of its initial public offering, which was completed in March 1994. In connection with the initial public offering, Dominion Homes acquired from BRC, its predecessor company and largest shareholder, its homebuilding operations. BRC is primarily owned and is controlled by the Borrer family. In May 1997, the company changed its name to Dominion Homes, Inc.

Dominion's principal corporate offices are located at 4900 Tuttle Crossing Blvd., Dublin, Ohio 43016-5555. The telephone number of the principal corporate offices is (614) 356-5000 and the web site address is www.dominionhomes.com.

(iii) Homewood Corporation

Homewood Corporation has been one of Central Ohio's leading homebuilders since 1963, delivering more than 12,500 single family and 8,000 multi-family units to the market. The Company's motto, "More Home for the Money" embodies the founding principle of providing superior value through quality materials, craftsmanship and service. Homewood Corporation builds and sells affordable and semi-custom homes ranging in price from approximately \$140,000 to \$450,000 in more than 35 communities throughout Central Ohio.

Homewood Corporation's principal corporate offices are located at 2700 E. Dublin-Granville Road, Columbus, Ohio 43231. The telephone number of the principal corporate offices is (614) 898-7200 and the web site address is www.homewood-homes.com.

EXHIBIT D-1

Projected Charge Revenues

Central College Community Development Authority

June 13, 2008

Summary of Estimated Charge Revenue

Year	TOTAL PROJECTED NCA REVENUE
2005	\$0.00
2006	\$0.00
2007	\$0.00
2008	\$0.00
2009	\$112,638.37
2010	\$204,653.81
2011	\$263,332.85
2012	\$325,721.87
2013	\$393,868.25
2014	\$452,587.18
2015	\$498,453.32
2016	\$542,277.44
2017	\$558,515.15
2018	\$567,917.43
2019	\$584,954.95
2020	\$584,954.95
2021	\$584,954.95
2022	\$602,503.60
2023	\$602,503.60
2024	\$602,503.60
2025	\$620,578.71
2026	\$620,578.71
2027	\$620,578.71
2028	\$639,196.07
2029	\$500,665.08
2030	\$394,828.72
2031	\$334,505.76
2032	\$257,775.14
2033	\$188,072.67
2034	\$121,497.97
2035	\$65,088.40
2036	\$30,615.49
2037	\$11,563.61
2038	\$0.00
2039	\$0.00
TOTAL	\$11,887,886.38