

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 216-001 Date Received: 1-4-16
Application Accepted by: TD + JS Fee: \$8,640
Comments: Assigned to Tim Dietrich, 645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5595 Bowen Road, Columbus, Ohio Zip: 43110

Is this application being annexed into the City of Columbus? Select one: YES NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 490-190833-00 & 490-266693-00

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): L-R-2, Limited Residential District Requested Zoning District(s): L-R-2, Limited Residential District

Area Commission or Civic Association: Greater Southeast Area Commission

Proposed Use or reason for rezoning request (continue on separate page if necessary):

Residential development

Proposed Height District: H-35 [per Columbus City Code Section 3309.14] Acreage: 17.9+/-

APPLICANT:

Name: Maronda Homes Inc. of Ohio Phone Number: 614-771-3868 Ext.: 14

Address: 3966 Brown Park Drive, Suite E City/State: Hilliard, OH Zip: 43026

Email Address: scheelma@maronda.com Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Maronda Homes, Inc. of Ohio Phone Number: 614-771-3868 Ext.: _____

Address: 3966 Brown Park Drive, Suite E City/State: Hilliard, Ohio Zip: 43026

Email Address: scheelma@maronda.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Christopher Jones or Paul T. Saba Phone Number: 513-533-2708 Ext.: _____

Address: 2623 Erie Avenue City/State: Cincinnati, OH Zip: 45208

Email Address: crj@sspfirm.com or PaulSaba@sspfirm.com Fax Number: 513-533-2718

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: 216-081

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mark Scheel, as agent for Maronda Homes, Inc. of Ohio

of (1) MAILING ADDRESS 3966 Brown Park Drive, Suite E, Hilliard, OH 43026

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 5595 Bowen Road, Canal Winchester, Ohio 43110

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1-4-16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Maronda Homes, Inc. of Ohio
3966 Brown Park Drive, Suite E
Hilliard, Ohio 43026-1164

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Maronda Homes, Inc. of Ohio, c/o Mark Scheel
614-771-3868 Ext. 14

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

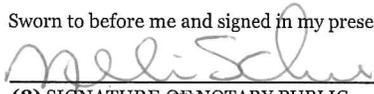
(5) Greater Southeast Area Commission
David L. Chambers, GSEAC Zoning Chair
7095 Winchester Crossing Blvd., Canal Winchester, OH 43110

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

(8) SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 29 day of December, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC


My Commission Expires 12/10/2018

Notary Seal Here



Melissa Scheel
Notary Public, State of Ohio
My Commission Expires 12-10-2018

This Affidavit expires six (6) months after the date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

APPLICANT

Maronda Homes, Inc. of Ohio
 c/o Mark Scheel
 3966 Brown Park Drive, Suite E
 Hilliard, Ohio 43026

AREA COMMISSION

Greater Southeast Area Commission
 c/o David L. Chambers, Zoning Chair
 7095 Winchester Crossing Boulevard
 Canal Winchester, Ohio 43110

SURROUNDING PROPERTY OWNERS

Abdoul Aziz Sekou-Mamadou and Victoria
 Sekou-Mamadou
 7458 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

Nationstar Mortgage, LLC
 8950 Cypress Waters Boulevard
 Coppell, Texas 75019

Renea N. Zorak
 7482 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

Jonathan Stepp and Amanda Stepp
 7494 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

Lindsey K. Stearns
 7506 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

PROPERTY OWNER

Maronda Homes, Inc. of Ohio
 c/o Mark Scheel
 3966 Brown Park Drive, Suite E
 Hilliard, Ohio 43026

Donald B. Foreman
 7462 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

AHM 2014-2 Borrower, LLC
 30601 Agoura Road, Suite 200
 Agoura Hills, California 91301

Timothy P. Johnley Trustee and Keira C.
 Johnley Trustee
 7486 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

Gehrig L. Riley II
 7498 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

Lucas Binegar
 7510 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

ATTORNEY

Christopher R. Jones or Paul T. Saba
 Stagnaro, Saba & Patterson, Co., L.P.A.
 2623 Erie Avenue
 Cincinnati, Ohio 45208

Gregory McMillin and Patricia JP McMillin
 7466 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

Christopher A. Randall and Patricia B.
 Randall
 7478 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

Robert M. Marsh
 7490 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

Chris M. Brooks
 5392 Bilberry Lane
 Westerville, Ohio 43110

John D. McCreary and Darlene D. McCreary
 7514 Canal Highlands Boulevard
 Canal Winchester, Ohio 43110

Ginger Wymer
7518 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Dale E. Bynner
7530 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Valeri K. Rayburn
7542 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Saul Colquitt Jr.
7554 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Ganim Real Estate 3, LLC
6449 Lake Trail Drive
Westerville, Ohio 43082

Kimberly J. Sullivan
5436 Englecrest Drive
Canal Winchester, Ohio 43110

Marcus A. Martin
4910 Whispering Falls Drive
Groveport, Ohio 43125

Brandon M. Kreitzburg and Stephanie D.
Kreitzburg
7446 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Board of Parks Commissioner of the
Columbus Franklin County Metro Parks
1069 W. Main Street
Westerville, Ohio 43081

Melody Burchett
7522 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Patricia S. Hernandez and Rosario Crusor
Chavez
7534 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Timothy C. Detty
7546 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Jennifer L. Carducci
7558 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Michelle R. Cleveland
5424 Englecrest Drive
Canal Winchester, Ohio 43110

Rafael Peguero
5442 Englecrest Drive
Canal Winchester, Ohio 43110

AMH 2015-1 Borrower, LLC
30601 Agoura Road, Suite 200
Agoura Hills, California 91301

Tarshalla Hanks
7450 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Jeremy C. Tickle
7566 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Alfred G. Marinacci
7526 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Eric V. Benton and Leisa T. Benton
7538 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Ryan Kowalczyk
7550 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Hiesha Johnson
7562 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Stephen D. Diltz
5430 Englecrest Drive
Canal Winchester, Ohio 43110

Latonya D. Harvey
5448 Englecrest Drive
Canal Winchester, Ohio 43110

Dwayne A. Martin and Melinda M. Martin
2364 N. High Street
Canal Winchester, Ohio 43110

Matthew T. Krause and Joanne Krause
7454 Canal Highlands Boulevard
Canal Winchester, Ohio 43110

Telhio Credit Union, Inc.
96 N. Fourth Street
Columbus, Ohio 43215

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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.

APPLICATION # 216-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mark Scheel, as agent for Maronda Homes, Inc. of Ohio
of (COMPLETE ADDRESS) 3966 Brown Park Drive, Suite E, Hilliard, Ohio 43026

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

<p>1. Maronda Homes, Inc. of Ohio 3966 Brown Park Drive, Suite E Hilliard, Ohio 43026-1164 Corporate HQ: <u>11 Timberglen Dr. Imperial, OH 43126</u> <u>19</u> Columbus based employees Mark Scheel, 614-771-3868, Ext. 14</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT *Mark Scheel*

Sworn to before me and signed in my presence this 29 day of December, in the year 2015

Melissa Scheel
SIGNATURE OF NOTARY PUBLIC

12/19/2018
My Commission Expires

Notary Seal Here



Melissa Scheel
Notary Public, State of Ohio
My Commission Expires 12-10-2018

This Project Disclosure expires six (6) months after the date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 490190833, 490266693

Zoning Number: 5595

Street Name: BOWEN RD

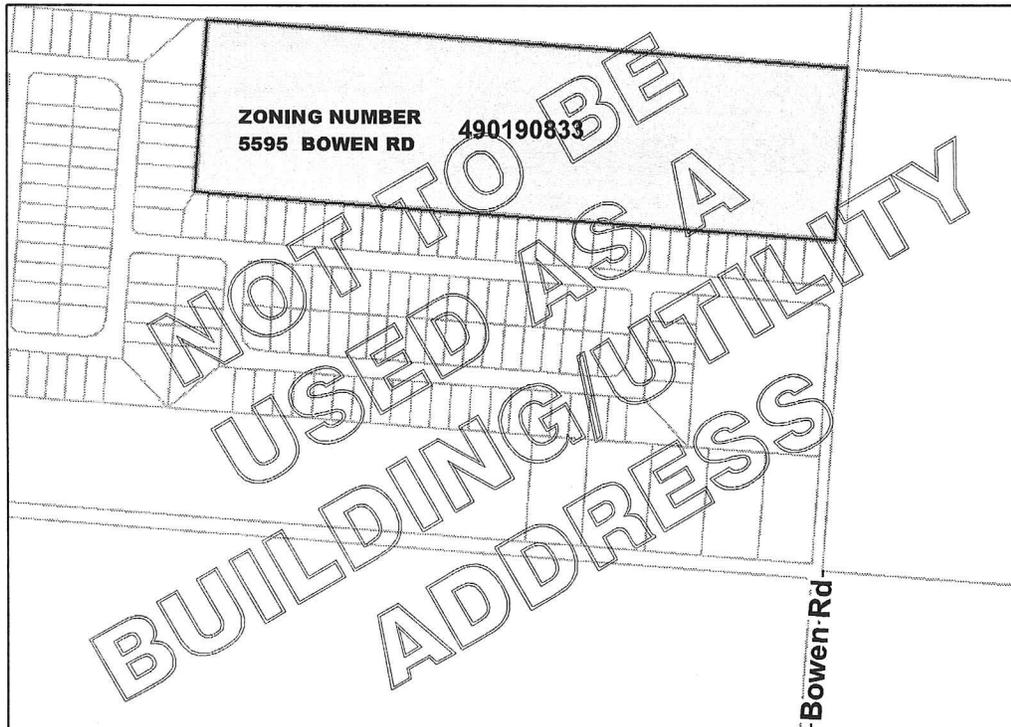
Lot Number: N/A

Subdivision: N/A

Requested By: STAGNARO, SABA & PATTERSON CO. (CHRISTOPHER JONES)

Issued By: *Christopher Wharman*

Date: 12/18/2015



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 52916



200504180071492

Pgs: 2 \$28.00 T20050029213
04/18/2005 11:08AM BXNORTHWEST T
Robert G. Montgomery
Franklin County Recorder

LIMITED WARRANTY DEED

L. GRANT LYND, TRUSTEE UNDER THE L. GRANT LYND LIVING TRUST DATED SEPTEMBER 1, 1994
, Grantor of Franklin County, Ohio, for valuable consideration paid, grant(s) with limited
warranty covenants, to MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION
, whose tax-mailing address is, 3811 Twin Creeks Drive, Columbus, Ohio
the following REAL PROPERTY: 43204

See Attached "Exhibit A" for Legal Description

PROPERTY ADDRESS: 5595 Bowen Road, Canal Winchester, Ohio 43110
PARCEL NUMBER: 490-190833 490-266693

SUBJECT TO RESERVATIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD IF ANY AND
TAXES AND ASSESSMENTS HEREAFTER DUE AND PAYABLE.

Prior Instrument Reference: Instrument #200306030163928; O.R. 30662, Page J-13; O.R. 1595, Page F-08; OR
30663, Page A-04; OR 30663, Page A-01; OR 28506, Page 1-17; OR 21143, Page H-01; OR 21143, Page G-19;
OR 14714, Page J-04; OR 1554, Page F-10. of the Deed Records of Franklin County, Ohio.

Executed this 6th day of April, 2005.

The L. Grant Lynd Living Trust dated September 1,
1994

J. Grant Lynd
L. Grant Lynd, Trustee

Ann S. Lynd
Ann S. Lynd, Trustee

STATE OF OHIO,
COUNTY OF FRANKLIN, ss.

BE IT REMEMBERED, That on this 6th day of April, 2005, before me, the subscriber, a Notary Public in and for said
State, personally came L. GRANT LYND AND ANN S. LYND, TRUSTEES UNDER THE L. GRANT LYND LIVING
TRUST DATED SEPTEMBER 1, 1994, the Grantor(s) in the foregoing instrument, and acknowledged the signing
thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last
aforesaid.

[Signature] -(Notary Public)
Notary Public-State of Ohio
My Commission Expires:



J. MICHAEL MOSS
Notary Public, State of Ohio
My Commission Expires 10-30-06

This instrument was prepared by: James Scott Stevenson
Attorney at Law

FILE #05-67516F1

8266
CONVEYANCE TAX
\$ 1557
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
APR 18 2005
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

NORTHWEST TITLE
5055 Dierker Road
COLUMBUS, OHIO 43220
(614) 451-6313

216-001

EXHIBIT A

LEGAL DESCRIPTION

17.966 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of the Southeast Quarter of Section 18, Township 15, Range 20, Congress Lands, and containing 17.966 acres of land, more or less, and being all of that 12.820 acre tract of land conveyed to L. Grant Lynd, Trustee, of record in Official Record 30662 J13, (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), also being all of that 5.001 acre tract of land conveyed to L. Grant Lynd, Trustee, of record in Official Record 30663 A04, also being all of that 0.158 acre tract of land conveyed to L. Grant Lynd, Trustee, of record in Instrument Number 200306030163928, said 17.966 acres being more particularly described as follows:

Beginning for reference, at Franklin County Engineers Monument Number 9932, found at the intersection of the centerline of Bowen Road, also being the Franklin / Fairfield County Line, also being the easterly line of said Section 18, and the centerline of Lehman Road, also being the southerly line of said Section 18;

Thence with the centerline of Bowen Road, also being the Franklin / Fairfield County Line, also being the easterly line of said Section 18, North 4°13'30" East, a distance of 870.45 feet to a pk nail set at the northeast corner of Canal Crossing Section 1, as shown for record in Plat Book 102, Page 53, said pk nail marking the true point of beginning of the herein described 17.966 acre tract;

Thence with the northerly line of said Canal Crossing Section 1, and continuing with the northerly line of Canal Crossing Section 2, as shown for record in Plat Book 102, Page 55, and continuing with a northerly line of Canal Crossing Section 3, as shown for record in Plat Book 104, Page 56, North 85°39'36" West, (passing over iron pipes found at 29.27 feet and 32.18 feet), a total distance of 1724.13 feet to an iron pipe found at a northwesterly corner of said Canal Crossing Section 3, also being a southeasterly corner of Canal Crossing Section 4, as shown for record in Plat Book 104, Page 58;

Thence with the easterly line of said Canal Crossing Section 4, North 4°15'53" East, (passing over an iron pipe found at 449.70 feet), a total distance of 453.82 feet to an iron pipe found at an angle point in the southerly line of that 77.985 acre tract of land conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, of record in Instrument Number 200306030163926;

Thence with the southerly line of said 77.985 acre Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District tract, South 85°40'07" East, (passing over an iron pipe found at 1693.82 feet), a total distance of 1723.82 feet to a pk nail set in the centerline of the aforesaid Bowen Road, also being the Franklin / Fairfield County Line, also being the easterly line of said Section 18;

Thence with the centerline of said Bowen Road, also being the Franklin / Fairfield County Line, also being the easterly line of said Section 18, South 4°13'30" West, a distance of 454.08 feet to the point of beginning, and containing 17.966 acres of land, more or less.

Subject to all restrictions, easements and rights of way of previous record or otherwise legally established.

Basis of Bearings: The northerly line of Canal Crossing Sections 1, 2 and 3 was assigned a bearing of North 85°39'36" West, as shown on the Record Plats of Canal Crossing Sections 1, 2 and 3, of record in Plat Book 102, Page 53 (Section 1), Plat Book 102, Page 55 (Section 2), and Plat Book 105, Page 56 (Section 3).

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Geo Graphics, Inc., and is based upon the results of a survey of the premises performed in February 2005.

NA:20050501605016legal17.966acres.doc

APPROVAL PENDING ORIGINAL PLATS DEU FORMAT

PRELIMINARY APPROVAL
FRANKLIN COUNTY ENGINEERING DEPT.
DATE: 4/18/05 BY: T.G.

0-46-B
ALL OF (490) 190633
266693

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
KEVIN N. BEECHY
9-7891

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E.P.S.
BY: T.G.
DATE: 4/18/05

TOTAL P. 3.

216-001

DEVELOPMENT TEXT

L-R-2, LIMITED RESIDENTIAL DISTRICT

17.9+ ACRES

EXISTING DISTRICT: R, RURAL

PROPOSED DISTRICT: L-R-2, LIMITED RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 5605 BOWEN ROAD, COLUMBUS, OH 43110

OWNER: GRANT L. LYND, TR C/O DAVID B. PERRY, AGENT, THE DAVID PERRY CO., 145 EAST RICH STREET, COLUMBUS, OH 43215 AND DONALD PLANK, ATTORNEY FOR APPLICANT, PLANK AND BRAHM, 145 EAST RICH STREET, COLUMBUS, OH 43215

APPLICANT: SOVEREIGN DEVELOPMENT CORPORATION C/O DAVID B. PERRY, AGENT, THE DAVID PERRY CO., 145 EAST RICH STREET, COLUMBUS, OH 43215 AND DONALD PLANK, ATTORNEY FOR APPLICANT, PLANK AND BRAHM, 145 EAST RICH STREET, COLUMBUS, OH 43215

DATE OF TEXT: OCTOBER 10, 2004

APPLICATION NUMBER: Z04- 029

INTRODUCTION:

The subject property is 17.9± acres located at the west side of Bowen Road, 850+ feet north of the intersection of Bowen Road and Lehman Road. Applicant proposes to rezone the property for development of a single family dwelling subdivision with an internal public street. A plan titled "Sketch Plan for Sovereign Development Corporation," hereinafter referred to as the "Plan," dated October 10, 2004 and signed October 10, 2004 by David B. Perry, Agent, and Donald Plank, Attorney for Applicant, is submitted with this application as the street and lot plan, subject to final engineering and platting of the site. The proposed land use is consistent with abutting development to the south and west, land use in the area in general and recommendations of the Southeast Area Plan.

1. PERMITTED USES: The following uses shall be permitted:

Detached Single-family dwellings on platted lots as permitted in Section 3332.033, R-2, Residential District Use, along with customary accessory uses and structures incidental to a single family dwelling, as permitted in Chapter 3332, Residential Districts.

2. DEVELOPMENT STANDARDS: Except as specified herein and as indicated on "The Plan", the applicable development standards of Chapter 3332, Residential Districts, of the Columbus City Code shall apply.

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

1. Density: A maximum of eighty-nine (89) lots for detached single-family dwellings on separate platted lots shall be permitted.
2. Height: Height District shall be H-35. No dwelling shall exceed 2 ½ stories in height.
3. Lot: The lot and street layout shall be as depicted on the Plan for the maximum number of lots permitted. Applicant may reduce the number of lots, if desired.
4. Setback: The minimum building setback line from the internal public street shall be 25 feet. The minimum building setback from the centerline of Bowen Road shall be as depicted on the plan based on lot locations and setback lines depicted.

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

1. The subdivision shall be accessed from Bowen Road by a single public street access point.
2. All lots shall front upon and be accessed from a new public street, as depicted on The Plan.
3. Thirty (30) feet of right of way from the centerline of Bowen Road shall be dedicated to the City of Columbus in conjunction with the subdivision plat for the site.

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

1. Street trees shall be provided along the new internal public street at the rate of not less than one (1) street tree per lot for single frontage lots and two (2) street trees per lot for corner lots with one (1) street tree located on each frontage of the corner lot. Street trees shall be selected from tree species approved by the City Forester. No street trees shall be required along the north side of the north public street.
2. A total of ten (10) street trees shall be provided along Bowen Road at the rate of one (1) street tree per 40 lineal feet of Bowen Road frontage. Street trees shall be selected from tree species approved by the City Forester.
3. A landscaped entrance feature shall be provided on one side and may be provided on both sides of the public street entrance from Bowen Road, subject to applicable setback and clear vision requirements.
4. Trees and fencing shall be provided along the west side of Reserve A. Fencing shall consist of a 3 or 4 board fence approximately 42 inches tall. The fence shall be stained black or dark brown. Tree planting at the rate of four (4) trees per 100 lineal feet shall be planted. Tree planting shall consist of a mixture of deciduous and evergreen trees.
5. The minimum size of plant material at time of installation shall be as follows: Deciduous Tree - 2 ½" caliper, Ornamental Tree - 1 ½" caliper, Evergreen Tree - five (5) feet.
6. The site will comply with applicable provisions of the City of Columbus Parkland Dedication Ordinance (PDO)

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

1. Minimum Dwelling Unit Size: The Minimum Net Floor Area for Living Quarters, as defined in Section 3303.13, Letter M, of the Columbus Zoning Code, shall be 1,350 square feet per dwelling unit.

216-001

2. Garages: Every dwelling shall have not less than a two car attached garage.
3. Single-family homes of substantially the same appearance shall not be located next to each other.

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

1. All new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.
2. All exterior light fixtures shall be cut-off fixture type. See also 3.b
3. Franklin County Metro Parks: Pickerington Ponds
 - a. To reduce the impact of traffic noise and congestion associated with construction, no construction access shall use that segment of Bowen Road adjacent to the Pickerington Pond Wildlife Refuge. Construction traffic shall be instructed to access the site from the south only and construction traffic exiting the site shall be instructed to exit to the south.
 - b. All exterior light fixtures shall be cut-off fixture type. Street lighting shall be limited to a maximum height of 14 feet and shall use fully shielded cut-off style fixtures. All street lighting shall use poles and fixtures of the same color, style and from the same manufacturer.
 - c. All storm water control basins shall be constructed such that there is 2 feet of low permeability cohesive material between the bottom and sides of these impounds and permeable sand and gravel. Compliance with these standards shall be demonstrated by submission of engineering plans and inspections by and approval of the City of Columbus. Engineered storm water management plans shall be provided to Metro Parks for review and comment, particularly relative to site grading, to insure that storm water is not released to the north and storm water flow presently carried by a 10 inch drain tile that enters the property along the north property line approximately 300 feet west of the centerline of Bowen Road is maintained.
 - d. All sanitary sewer pipes shall be SDR 35 PVC, or other approved equivalent, installed with rubber gasket joints and compacted clay trenchdams every 150 feet and tested after installation. Compliance with this requirement shall be demonstrated by submission of engineering plans to Metro Parks and inspections by and review and approval of the City of Columbus.
 - e. Temporary dewatering for construction of utilities shall be limited to 800 foot segments at any one time.
 - f. All water lines and storm sewers shall be constructed above the sand and gravel aquifer, unless required to be placed differently by the Public Utilities Department.
 - g. Basements and sump pump units shall be constructed above the top of the sand and gravel aquifer.
 - h. The requirements of c - g, inclusive, shall be demonstrated on applicable construction plans submitted to the Public Utilities Department. Compliance with the requirements of c - g, inclusive, shall be monitored and determined by applicable inspection processes of the Public Utilities Department.

F. Graphics and Signage Commitments.

1. All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the R-2, Residential District. Any variance to the applicable sign requirements of the R-2 district shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. Reserve A, as depicted on the plan, is for open space, storm detention and landscaping.
3. The plan titled "Sketch Plan for Sovereign Development Corporation," hereinafter referred to as the "Plan," dated October 10, 2004 and signed October 10, 2004 by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant is a lot and street plan for site development, subject to final engineering and platting of the site. The Plan may be slightly adjusted to reflect

engineering, topographical, or other site data developed at the time of final engineering and platting. Depiction of the location of street trees, landscape areas and location of signage is illustrative.

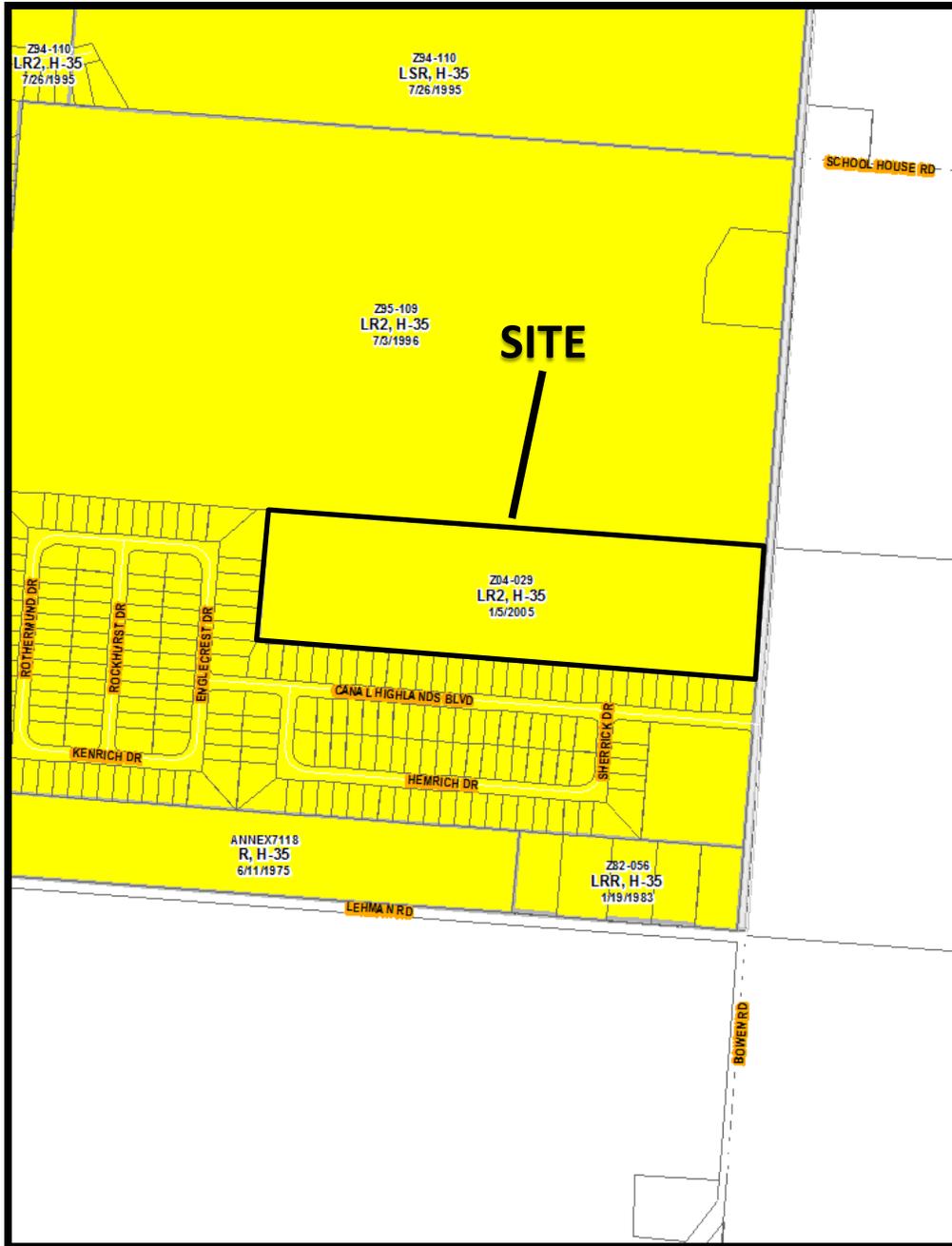
4. The Board of Zoning Adjustment (BZA) shall be the body to hear any and all variance requests to site development standards, unless included in a council variance application, including any and all specific site development standards contained in this ordinance or as depicted on the Plan.

5. Applicant agrees to participate in an economic development plan and a finance plan for public improvements and services (the "Plan") in a defined area (the "Plan Area") that will include and benefit the real property to which this zoning ordinance applies, provided:

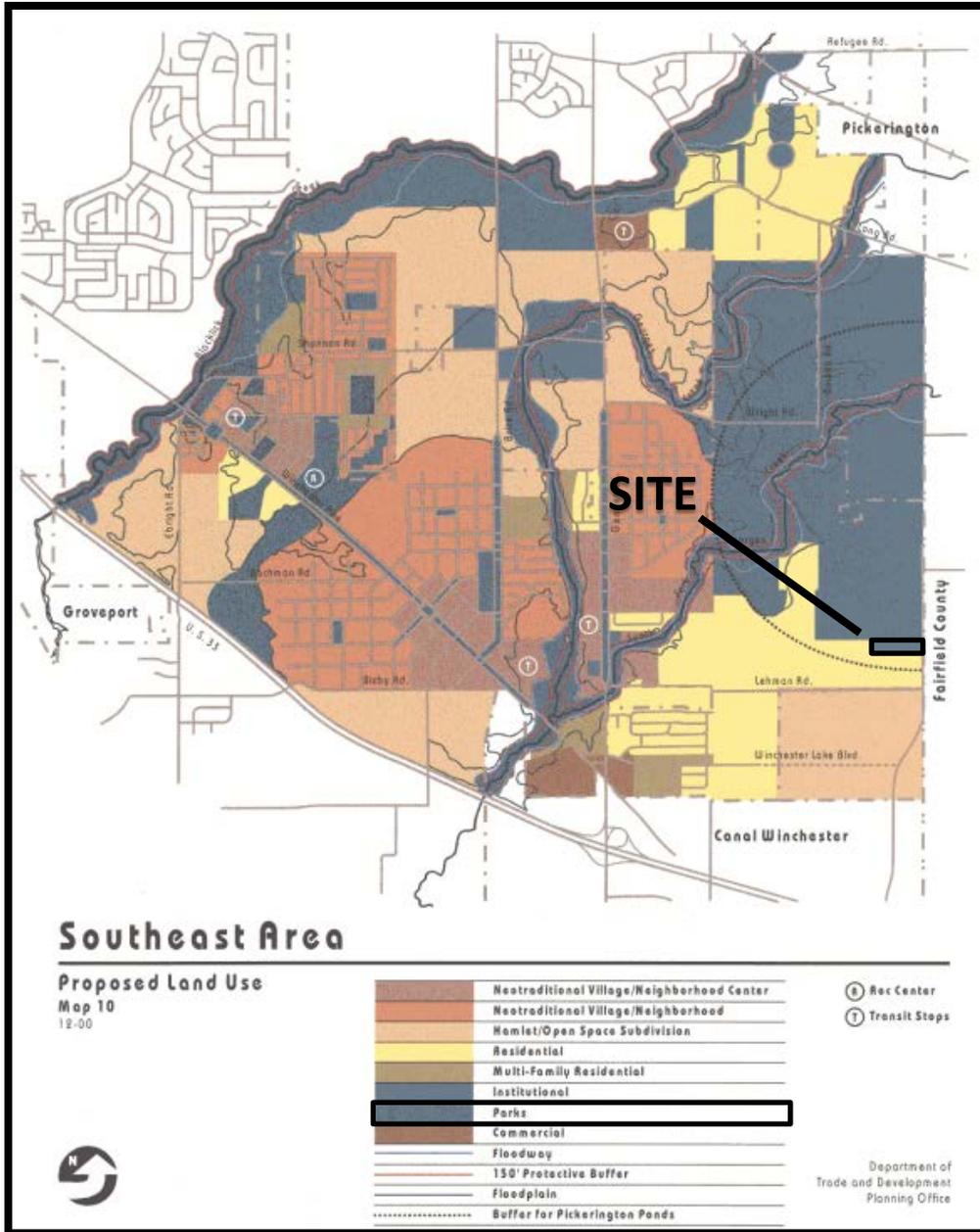
a. All of the property owners within the Plan Area fully participate in the Plan, or contributions are made on their behalf by others not including the Applicant, on an equitable basis; and

b. Applicant's participation in the Plan is equitable and reasonable, in that it considers commitments including, but not limited to, Applicant's site specific commitments, traffic commitments, land use, density and other Plan Area commitments.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



Z16-001
5595 Bowen Road
Approximately 17.9 acres
L-R-2 to L-R-2



Z16-001
 5595 Bowen Road
 Approximately 17.9 acres
 L-R-2 to L-R-2



Z16-001
5595 Bowen Road
Approximately 17.9 acres
L-R-2 to L-R-2