

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-039
Date Received: 7/1/16
Application Accepted By: SP & TP Fee: \$15,000
Comments: Assigned to Sharon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5970N Hamilton Rd Zip _____

Is this application being annexed into the City of Columbus Yes No (circle one)

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 010-295521, 545-295523

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

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request: To update the development text.

(continue on separate page if necessary)

Proposed Height District: 60 Feet (with limitations in the CPD Text) Acreage 45.382

[Columbus City Code Section 3309.14]

APPLICANT:

Name Hamilton Crossing LLC

Address 1533 Lake Shore Drive City/State Columbus, OH Zip 43204

Phone # 614-488-4424 Fax # 614-488-0603 Email paulg@daimlergroup.com

PROPERTY OWNER(S):

Name Hamilton Crossing LLC

Address 1533 Lake Shore Drive City/State Columbus, OH Zip 43204

Phone # 614-488-4424 Fax # 614-488-0603 Email paulg@daimlergroup.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Charlie Fraas See attached sheet for Attorney

Address 250 Civic Center Drive, Suite 500 City/State Columbus, OH Zip 43215

Phone # 614-227-3485 Fax # 614-221-4454 Email: cfraas@castoinfo.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Hamilton Crossing LLC [Signature], authorized representative

PROPERTY OWNER SIGNATURE Hamilton Crossing LLC [Signature], authorized representative

ATTORNEY / AGENT SIGNATURE Hamilton Crossing LLC [Signature], authorized representative

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 all checks payable to the Columbus City Treasurer

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Current Zoning District(s) _____ Requested Zoning District(s) _____

Area Commission Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request: _____

(continue on separate page if necessary)

Proposed Height District: _____ Acreage _____

[Columbus City Code Section 3309.14]

APPLICANT:

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Aaron Underhill

Address 8000 Walton Parkway, Suite 260 City/State New Albany, OH Zip 43054

Phone # 614-353-9321 Fax # _____ Email: aaron@uhlawfirm.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

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Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Charlie Fraas
of (1) MAILING ADDRESS 250 Civic Center Drive, Suite 500, Columbus, OH 43215

deposed 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 5970N Hamilton Rd., Columbus
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) Hamilton Crossing LLC
1533 Lake Shore Dr.
Columbus, OH 43204

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

Hamilton Crossing LLC
614-488-4424

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

(5) Northland Community Council
C/O Dave Paul P.O. Box 297836

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)

SIGNATURE OF AFFIANT

(8) Hamilton Crossing LLC
[Signature]

Subscribed to me in my presence and before me this 30th day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Helena Brus
09-14-2016

My Commission Expires:

This Affidavit expires six months after date of notarization.



Helena Brus
Notary Public, State of Ohio
My Commission Expires 09-14-2016

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APPLICANT

Hamilton Crossing, LLC
 1533 Lake Shore Dr.
 Columbus, OH 43204

PROPERTY OWNER

Hamilton Crossing, LLC
 1533 Lake Shore Dr.
 Columbus, OH 43204

AGENT

Charlie Fraas
 250 Civic Center Drive
 Suite 500
 Columbus, OH 43215

NEIGHBORHOOD GROUP

Northland Community Council
 C/O Dave Paul
 P.O. Box 297836
 Columbus, OH 43229

ATTORNEY

Aaron Underhill
 8000 Walton Parkway
 Suite 260
 New Albany, OH 43054

SURROUNDING PROPERTY OWNERS

WESLEY WOODS AT NEW ALBANY
 LLC
 5155 N High St.
 NEW ALBANY OH 43214

ALBANY PARK ASSOCIATION
 5501 Frantz Rd
 Dublin, OH 43017

RS 161 EAST LLC
 PO Box 780
 Worthington, OH 43085

MEGAN ROBIDEAU
 PO Box 538
 New Albany, OH 43054

STEPHEN L HARPER TRUSTEE
 250 Civic Center Drive
 Suite 500
 Columbus, OH 43215

PHILLIP J HINSON & GREGORY D
 HINSON TR
 4779 Sapwood Dr
 New Albany, OH 43054

TOWN & COUNTRY CITY INC
 250 Civic Center Drive
 Suite 500
 Columbus, OH 43215

CHARLES & SABRINA GIBSON
 4784 Albany Park Dr
 New Albany, OH 43054

NEW ALBANY CO LLC
 8000 Walton Pkwy, Suite 120
 New Albany, OH 43054

161 HAMILTON LLC
 2027 North St.
 Granville, OH 43023

CENTER STATE ENTERPRISES LLC
 C/O David Martin
 259 W Schrock Rd
 Columbus, OH 43204

STATE OF OHIO
 N/A

BLENDON-BEECHAM
 605 S Front St, Suite 200
 Columbus, OH 43215

TARGET CORP
 1000 Nicollet Mall
 Minneapolis, MN 55440

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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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 # 216-039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charlie Fraas
of (COMPLETE ADDRESS) 250 Civic Center Drive, Suite 500, 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 in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Hamilton Crossing LLC 1533 Lake Shore Dr. Columbus, OH 43204 614-488-4424	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Hamilton Crossing LLC
By [Signature]

Subscribed to me in my presence and before me this 30th day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Helena Brus

My Commission Expires:

09-14-2016

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



Helena Brus
Notary Public, State of Ohio
My Commission Expires 09-14-2016

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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: 010295521, 545295523

Zoning Number: 5970

Street Name: N HAMILTON RD

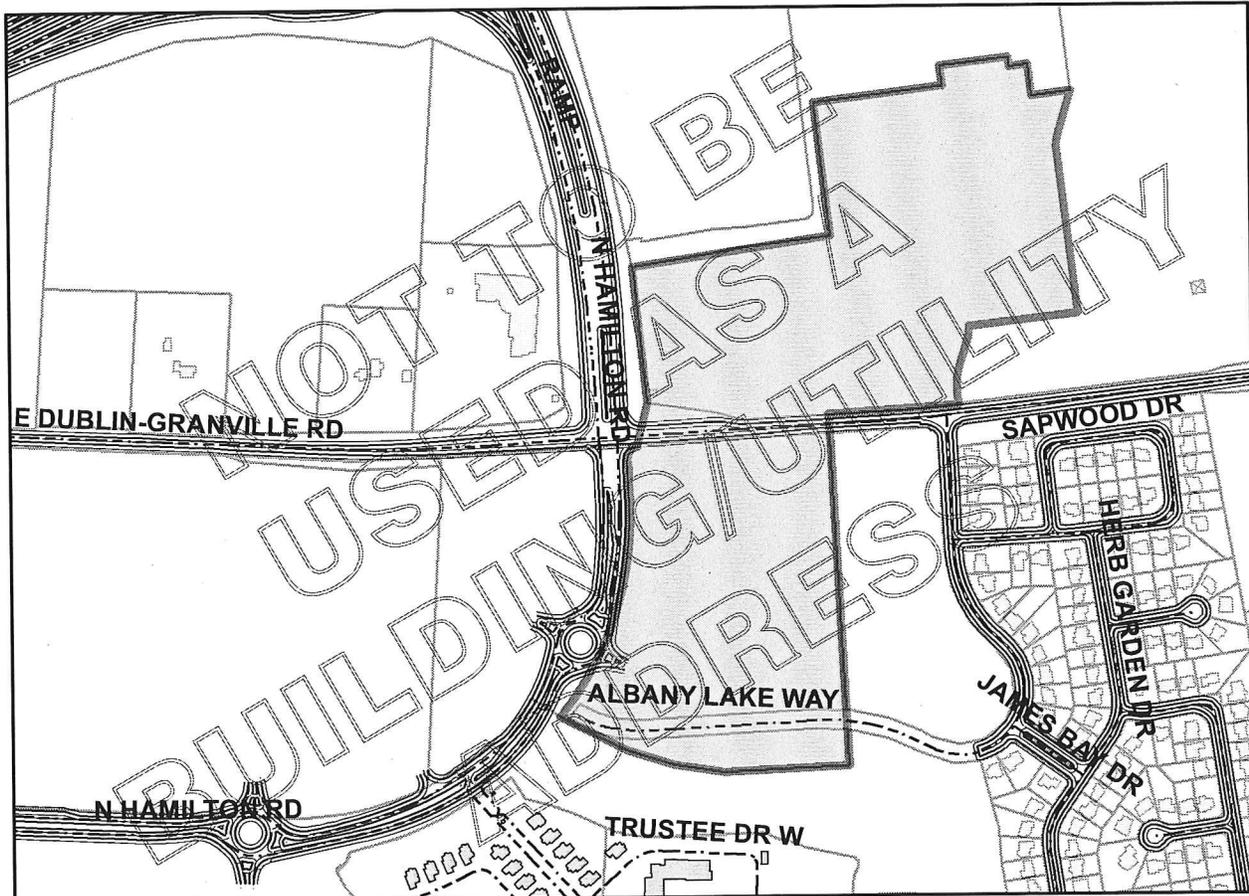
Lot Number: N/A

Subdivision: N/A

Requested By: CASTO (BRENT MYERS)

Issued By: *Adyena Amarian*

Date: 7/7/2016



SCALE: 1 inch = 600 feet

GIS FILE NUMBER: 68278



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

19.55 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 2, Range 16, United States Military Lands, being out of that 23.250 acre tract conveyed to Town and Country City Inc. by deed of record in Instrument Number 200001190012686, that 27.308 acre tract conveyed to Town and Country City, Inc. by deed of record in Instrument Number 200602280037517, that tract conveyed to Town and Country City Inc. by deed of record in Deed Book 3513, Page 546, and part of Albany Lake Way of record in Plat Book 90, Pages 60 and 61, and City of Columbus Ordinance Number 1626-00 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 8816, found at the centerline intersection of Hamilton Road with Dublin-Granville Road;

thence South $87^{\circ} 06' 16''$ East, with the centerline of said Dublin-Granville Road, a distance of 2040.32 feet to an angle point;

thence North $87^{\circ} 12' 08''$ East, continuing with the centerline of said Dublin-Granville Road, a distance of 689.43 feet to a point;

thence South $02^{\circ} 47' 52''$ West, across the right-of-way of said Dublin-Granville Road, a distance of 30.76 feet to a point on the southerly right-of-way line thereof, being the TRUE POINT OF BEGINNING;

thence North $87^{\circ} 06' 17''$ East, with said southerly right-of-way line, a distance of 808.43 feet to a point;

thence across said Grantor's tracts, the following courses and distances:

South $02^{\circ} 47' 52''$ East, a distance of 1045.61 feet to a point;

South $87^{\circ} 12' 08''$ West, a distance of 393.95 feet to a point of curvature;

with the arc of said curve to the right, having a central angle of $40^{\circ} 05' 02''$, a radius of 700.00 feet, an arc length of 489.72 feet, a chord bearing and distance of North $72^{\circ} 45' 21''$ West, 479.79 feet to a point;

North $58^{\circ} 06' 56''$ West, a distance of 178.21 feet to a point;

North $31^{\circ} 53' 05''$ East, a distance of 128.54 feet to a point of curvature;

with the arc of said curve to the left, having a central angle of $32^{\circ} 56' 44''$, a radius of 940.00 feet, an arc length of 540.51 feet, a chord bearing and distance of North $13^{\circ} 39' 27''$ East, 533.09 feet to a point;

North $02^{\circ} 48' 55''$ West, a distance of 112.22 feet to a point of curvature;

with the arc of said curve to the left, having a central angle of $79^{\circ} 59' 03''$, a radius of 50.00 feet, an arc length of 69.80 feet, a chord bearing and distance of North $42^{\circ} 48' 26''$ West, 64.27 feet to the TRUE POINT OF BEGINNING and containing 19.55 acres of land, more or less.

This description is to be used for zoning purposes only, and NOT to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

25.832 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 2, Range 16, United States Military Lands, and being part of that 102.657 acre tract conveyed as Parcel One to Stephen L. Harper, Trustee by deed of record in Instrument Number 200404290096691 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail found at the centerline intersection of Dublin-Granville Road (formerly State Route 161) and Hamilton Road, being in the southerly line of that 6.851 acre tract conveyed as Parcel 102-WD to the State of Ohio by deed of record in Instrument Number 199905240130003;

Thence North 87°12' 08" East, with the centerline of said Dublin-Granville Road and said southerly line, a distance of 424.99 feet to a magnetic nail set at the southerly common corner of the remainder of said 102.657 acre tract and said 6.851 acre tract, the TRUE POINT OF BEGINNING;

Thence North 02° 48' 55" West, with the line common to the remainder of said 102.657 acre tract and said 6.851 acre tract, across said Dublin-Granville Road, a distance of 30.00 feet to an iron pin set at the intersection of the northerly right-of-way line of said Dublin-Granville Road with the easterly right-of-way line of said Hamilton Road;

Thence continuing with the line common to the remainder of said 102.657 acre tract and said 6.851 acre tract, said easterly right-of-way line, the following courses and distances:

North 73° 41' 36" West, a distance of 79.38 feet to an iron pin set;

North 81° 30' 19" West, a distance of 219.26 feet to an iron pin set;

North 05° 49' 33" West, a distance of 407.58 feet to an iron pin set; and

North 12° 10' 08" West, a distance of 107.57 feet to an iron pin set at a westerly common corner of the remainder of said 102.657 acre tract and that 12.097 acre tract conveyed to Target Corporation by deed of record in Instrument Number 200711130195580;

Thence with the line common to the remainder of said 102.657 acre tract and said 12.097 acre tract, the following courses and distances:

North 80° 54' 07" East, a distance of 261.02 feet to an iron pin set;

North 78° 56' 24" East, a distance of 101.56 feet to an iron pin set;

North 83° 05' 21" East, a distance of 274.00 feet to an iron pin set;

North 06° 54' 39" West, a distance of 422.00 feet to an iron pin set;

North 83° 05' 21" East, a distance of 406.57 feet to an iron pin set;

North 06° 54' 39" West, a distance of 62.92 feet to an iron pin set;

North 83° 05' 21" East, a distance of 218.97 feet to an iron pin set;

South 06° 54' 39" East, a distance of 29.92 feet to an iron pin set;

North 83° 05' 21" East, a distance of 58.38 feet to an iron pin set;

South 06° 54' 39" East, a distance of 100.00 feet to an iron pin set; and

North 83° 05' 21" East, a distance of 124.62 feet to an iron pin set;

Thence across said 102.657 acre tract, the following courses and distances:

South 06° 54' 39" East, a distance of 20.95 feet to an iron pin set at a point of curvature;

with the arc of a curve to the right, having a central angle of $38^{\circ} 06' 52''$, a radius of 101.00 feet, an arc length of 67.19 feet, a chord bearing of South $12^{\circ} 08' 47''$ West and chord distance of 65.96 feet to an iron pin set at a point of reverse curvature;

with the arc of a curve to the left, having a central angle of $38^{\circ} 06' 52''$, a radius of 199.00 feet, an arc length of 132.38 feet, a chord bearing of South $12^{\circ} 08' 47''$ West and chord distance of 129.95 feet to an iron pin set at a point of tangency;

South $06^{\circ} 54' 39''$ East, a distance of 553.88 feet to an iron pin set;

South $83^{\circ} 05' 21''$ West, a distance of 345.10 feet to an iron pin set;

with the arc of a curve to the right, having a central angle of $30^{\circ} 44' 03''$, a radius of 251.00 feet, an arc length of 134.64 feet, a chord bearing of South $10^{\circ} 04' 01''$ West and chord distance of 133.03 feet to an iron pin set at a point of reverse curvature;

with the arc of a curve to the left, having a central angle of $32^{\circ} 20' 42''$, a radius of 199.00 feet, an arc length of 112.34 feet, a chord bearing of South $09^{\circ} 15' 42''$ West and chord distance of 110.85 feet to an iron pin set at a point of tangency; and

South $06^{\circ} 54' 39''$ East, a distance of 57.83 feet to a magnetic nail set in the centerline of said Dublin-Granville Road;

Thence South $83^{\circ} 05' 21''$ West, with said centerline, the southerly line of said 102.657 acre tract, (passing a P.K. nail found at a distance of 34.37 feet) a total distance of 53.81 feet to an iron pin set;

Thence South $87^{\circ} 12' 08''$ West, continuing with said centerline, said southerly line, a distance of 629.36 feet to the TRUE POINT OF BEGINNING, containing 25.832 acres, more or less. Of said 25.832 acres, 0.470 acre lies within the right-of-way of Dublin-Granville Road.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (2007 Adjustment). Control for bearings was from coordinates of monuments FCGS 8815 & FCGS 8816, having a bearing of North $03^{\circ} 23' 04''$ East for a portion of the centerline of Hamilton Road (Relocated), established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: ~~5970~~ N. Hamilton Road
OWNER: Hamilton Crossing LLC
APPLICANT: Hamilton Crossing LLC
DATE OF TEXT: July 1, 2016
APPLICATION NUMBER: 216-039

INTRODUCTION: The purpose of this rezoning is to update the development standards that apply to certain real property that is located to the southeast of the State Route 161/Hamilton Road interchange to ensure that they are consistent with the standards for nearby property that was recently rezoned in City Ordinance 1758-2015 (Zoning Case Number Z14-044). This rezoning does not propose any changes in permitted uses on the subject property.

The real property that is the subject of this text is 45.382+/- acres in size. It will consist of two subareas, generally described as follows: (a) 25.832+/- acres located to the east of and adjacent to Hamilton Road, to the north of and adjacent to East Dublin-Granville Road, and to the south of and adjacent to Franklin County Auditor Parcel Number 010-285960 (to be referred to herein as the "Adjacent Property"). Prior to the effective date of the approval of this rezoning the aforementioned property was part of Subarea 6 as identified in Zoning Case No. Z05-054. Upon approval of this rezoning, the property that is subject to this text will be known as Subarea G2; and (b) 19.550+/- acres located to the east of and adjacent to the extension of Hamilton Road and to the south of and adjacent to East Dublin-Granville Road. Prior to the effective date of the approval of this rezoning the aforementioned property was part of Subarea 5 as identified in Zoning Case No. Z10-013. Upon approval of this rezoning, the property that is subject to this text will be known as Subarea H.

1. **SUBAREA H: CPD**

A. LOCATION: Subarea G2 contains 25.832+/- acres and is located to the east of and adjacent to Hamilton Road, to the north of and adjacent to East Dublin-Granville Road, and to the south of and adjacent to the Adjacent Property (as such term is defined above). The CPD plan for this subarea is attached hereto as **Exhibit A**.

B. PERMITTED USES: Permitted uses for Subarea G2 are contained in Sections 3356.02 (C-4, Commercial) and 3357.01 (C-5, Commercial) of the Columbus City Code unless otherwise indicated within this text. The following uses shall not be permitted in this subarea:

1. Automobile and light truck dealers
2. Automotive accessories, parts and tire stores
3. Automotive sales, leasing and retail
4. Billboards
5. Cabaret
6. Commercial radio transmitting or television station and appurtenances including cellular towers unless it is located on top of a building. Notwithstanding the previous sentence, no full size regional cell towers will be located on the top of a building if such cell tower exceeds ten (10) feet above the height of the building.
7. Dance hall
8. Funeral parlor
9. Motor bus terminal
10. Motion picture theater
11. Motor vehicles accessories and parts dealers
12. Nightclub
13. Pawn shop
14. Poolroom
15. Private club
16. Recreational vehicles dealers

17. Testing or experimental laboratory
18. RV (recreational vehicle), sales, rental and leasing

C. DEVELOPMENT STANDARDS: The applicable development standards for this subarea are contained in Chapter 3356 (C-4 Commercial) and 3357 (C-5 Commercial) of the Columbus City Code unless otherwise indicated within this text.

D. DENSITY, HEIGHT, LOT AND/OR SETBACK COMMITMENTS:

1. The permitted maximum site density for the subject property shall not exceed the ratio of 12,000 gross square feet of building per net acre of the subarea except that office development shall not exceed the ratio of 18,000 gross square feet of building per net acre of the subarea. Net acreage shall be the gross acreage of the property less public right-of-way.
2. Setback from Hamilton Road shall be 20 feet for parking and maneuvering areas and buildings and canopies.
3. Setbacks from East Dublin-Granville Road for all portions of this subarea located to the west of the main vehicular access point on this public street shall be 20 feet for parking and maneuvering areas and buildings and canopies. Setbacks from East Dublin-Granville Road for all portions of this subarea located to the east of the main vehicular access point on this public street shall be 50 feet for parking and maneuvering areas and buildings and canopies.
4. There shall be a zero setback requirement for parking and maneuvering areas and buildings and canopies for interior property lines within this subarea and along the shared boundary line between this Subarea G2 and the Adjacent Property (as such term is defined above).
5. Building setbacks shall not apply to landscape features such as, but not limited to, planters or walls six (6) feet high or less or ornamental fencing which may or may not contain signage.
6. The height district for the subject property shall be 60 feet, provided, however, that buildings within five hundred feet (500') of the right-of-way for East Dublin-Granville Road shall be subject to a thirty-five foot (35') height district exclusive of architectural features, parapets, and roof elements necessary to meet architectural standards required by this text.
7. Lot coverage shall not exceed 80%. Internal sidewalks and bikeways shall not be considered as part of the lot coverage.

E. ACCESS, LOADING, PARKING AND/OR OTHER TRAFFIC-RELATED COMMITMENTS:

1. Overnight parking of semi-tractor trailers, box trucks, commercial vehicles or recreational vehicles outside of loading areas shall be prohibited. Trucks located within loading areas shall not be permitted to leave engines running overnight.
2. Vehicular access between Subarea G2 and Hamilton Road shall be provided via the access point on the west side of the Adjacent Property (as defined above) pursuant to a cross access easement between the owners of Subarea G2 and the Adjacent Property. Subarea H shall not be entitled to another vehicular access point on Hamilton Road.
3. A traffic study dated July 9, 2015, prepared by Carpenter Marty Transportation, Inc., has been prepared on behalf of the applicant and has been reviewed and approved by the City of Columbus, Department of Public Service as part of Zoning Case Number Z14-044. The same traffic study shall apply to this subarea. This subarea shall be serviced from vehicular access points that are identified in the approved traffic study. These access points shall be designed with turn movement commitments and/or restrictions that are identified in the study. The approved traffic study may be amended from time-to-time in the future to address actual development patterns in the area if agreed upon by both the developer and the Department of Public Service

4. No more than two rows of parking with one (two-way) drive aisle between them shall be permitted between the right-of-way for Hamilton Road and/or Dublin Granville Road and buildings located on any outparcel within the subarea that is under two acres in size with frontage on Hamilton Road and/or Dublin Granville Road.

F. BUFFERING, LANDSCAPING, OPEN SPACE AND/OR SCREENING COMMITMENTS:

1. A street tree row shall be established within all publicly dedicated rights-of-way containing 1 tree for every 30-40 feet of street frontage. The spacing and species of street trees shall be subject to the approval of the City of Columbus Forester. Minimum street tree size at installation shall be 2 ½ caliper inches.

2. Deciduous trees shall be planted along both sides of any internal private access road that serves outparcels in this subarea, at a rate that is not less than 1 tree per 50 feet of access road.

3. Dumpsters and mechanical equipment shall be fully screened from off-site view by a solid wall or fence consisting of materials that are used on the nearest structure that is served by the relevant dumpster or mechanical equipment.

4. The property owner or its assigns shall maintain the fencing and landscaping permitted or required in this section.

5. All parking spaces which are adjacent to East Dublin Granville Road or Hamilton Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, fence, or wall. The requirements of this paragraph may be included as part of the landscaping treatment required within the parking setback described in this subarea text so long as the total number of trees planted and the height of the screening meet the requirements of these two sections.

6. The owner(s) of Subareas G2 shall have the right to continue to drain into the existing ponds and/or creeks located on the east side of Subarea 8 (as such subarea is identified in Zoning Case Number Z05-054) for purposes of storm water management and shall have the right to maintain, modify, and alter such ponds to allow for proper storm water management practices to be used and storm water management facilities to be utilized. This shall include the right to install such storm drainage facilities in or across Subarea 9-A (also as such subarea is identified in Zoning Case Number Z05-054) as may be necessary for the proper storm water management of Subareas G2 and 8 with the exception of the existing delineated mitigation wetland. The owner(s) of Subareas G2 and/or 8 shall retain ownership and maintenance responsibilities of the ponds located in Subarea 8.

7. At the time of development in Subarea G2, the developer shall install (if such installation has not already occurred) a four board fence, as shown in **Exhibit B**, along the west side of Albany Park Drive, and along the south side of the East Dublin-Granville Road frontage in front of the single family homes in the Albany Park subdivision (if the necessary permission is given by the Albany Park Homeowners Association in a timely manner). In addition to the fence the developer shall install along the above referenced street frontages one (1) street tree per thirty (30) feet of frontage if the necessary permission is given by the Albany Park Homeowners Association in a timely manner. Any existing trees along East Dublin-Granville Road shall count towards meeting these landscape requirements for that frontage area.

8. Automobile body shops shall screen all cars to be repaired within a building or behind a six foot (6') high solid wall or fence.

9. Parkland, green or open space requirements beyond what is included in this Subarea G2 shall be fulfilled by the open/green space L-R zoning classification labeled as 9-A and 9-B in Zoning Case Number Z05-054.

G. BUILDING DESIGN AND/OR INTERIOR-EXTERIOR TREATMENT COMMITMENTS:

1. The architectural design for buildings in this subarea shall be consistent with the standards set forth in this Section 1.G.1 and shall be coordinated between the various uses and proposed building types. However, these

standards shall not apply to buildings in which the primary use is office. For purposes of the immediately preceding sentence, the primary use of a building shall be determined based on the anticipated uses that are to be contained within the building at the time a building permit is issued, which shall be deemed to be office if no more than 20% of the total gross square footage of the building is to contain uses other than office uses. Examples of the intent with respect to the quality of architectural design intent for buildings (other than office) in this subarea are attached to this text as **Exhibit D**.

2. Permitted primary building materials shall include and shall be limited to the following (either alone or in some combination): brick, brick veneer, stone, stone veneer, metal, fiber cement siding or comparable material, wood, and/or glass. Nothing herein shall prohibit the use of the aforementioned materials or other materials as secondary or trim materials.

3. Any side of a building which is visible from a public street, right-of-way, or green shall have a finished appearance and shall be of compatible materials, color, trim, and style as the front facade of the building.

4. In addition to other permitted locations, outdoor seating for restaurants shall be permitted between the front facades of buildings and Hamilton Road and East Dublin-Granville Road.

5. Drive-thrus and pick-up windows shall be prohibited along the front facades of buildings on outparcels with frontage on Hamilton Road.

H. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS AND/OR OTHER ENVIRONMENTAL COMMITMENTS:

1. Rear service area lighting shall be provided through the use of cut-off style down lighting with concealed light sources.

2. Direct lighting fixtures for a ground sign shall be shielded with landscaping and shall be positioned in a manner that prevents glare.

3. The maximum height of light poles shall not exceed 39 feet in height, except that (i) light poles on outparcels with frontage on a public street and (ii) light poles located within 100 feet of property with a residential zoning classification shall not exceed 18 feet in height.

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

5. All refuse shall be containerized. Such container and containment area shall be fully screened from view by a solid wall or fence that is compatible with the associated building's architecture and materials.

6. Lighting fixtures used to illuminate the area below a freestanding canopy shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy. However, indirect lighting may be used where a shielded source of light is beamed upward and then reflected down from the underside of the canopy.

7. An outdoor display area for convenient store / gas sales shall contain only those items normally and customarily sold by such store and such seasonal items/products including but not limited to firewood, mulch, flowers, and Christmas wreaths. Such display area shall be located adjacent to the building and is limited to fifty (50) square feet in area with a maximum height of three (3) feet. A five foot (5') wide pedestrian travel zone shall be maintained on a store sidewalk. Self-illuminated items such as ice/soda and vending machines are not permitted outside of a structure.

8. All new or relocated utility lines shall be installed underground.

9. All refuse shall be containerized. Such container and containment area shall be fully screened from view by a solid wall or fence that is compatible with the associated building's architecture and materials.

10. The screening of mechanical equipment or other utility hardware on the roof of a building shall be of building materials, parapets or mansards compatible and consistent with the building roof or exterior. Color shall also match the building roof or exterior. The screening of mechanical and all other equipment on the ground shall be a wood fence or brick wall (matching the brick on the nearest building elevation).

11. Mechanical equipment or other utility hardware on the roof of a building shall be screened from ground level by building materials, parapets or mansards compatible and consistent with the building roof or exterior. Color shall also match the building roof or exterior. Mechanical and all other equipment on the ground shall be fully screened from view at ground level with a wood fence or brick wall (matching the brick on the nearest building elevation) that screens the equipment.

I. GRAPHICS AND SIGNAGE COMMITMENTS: All signage and graphics shall conform to the requirements of the Regional Commercial Overlay (RCO) found in Chapter 3372 of the Columbus City Code unless otherwise approved by the Graphics Commission. Electronic changeable copy displaying only fuel pricing shall be omitted from the graphics requirements contained in the RCO.

J. MODIFICATION OF CODE STANDARDS: It is anticipated that the property subject to this rezoning (Subarea G2) will be split to form separate tax parcels. In anticipation of the split, the following City of Columbus code modifications are requested:

1. Section 3312.09, Aisle, to permit aisle(s) to be divided by a property line, subject to applicable total code required aisle width being provided and applicable easement(s).
2. Section 3312.13, Driveway, to permit driveways to be divided by property lines, subject to applicable total code required driveway width being provided and applicable easement(s).
3. Section 3312.25, Maneuvering, to permit maneuvering areas (including aisles, driveways, and parking spaces) to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces and applicable easement(s).
4. Section 3312.49, Minimum Numbers of Parking Spaces Required, code required parking may occur on separate tax parcels within Subarea G2 provided that the sum of parking on Subarea G2 shall be used to determine compliance with core required parking for uses within separate tax parcels located within Subarea G2.
5. Section 3321.03, Lighting, to increase the permitted maximum height of light poles from 28 feet to 39 feet, subject to the limitations provided in this text.
6. Section 3356.11, C-4 District Setback Lines, to reduce the setback requirements identified in that provision in accordance with this text.

11. CPD CRITERIA:

A. Existing land uses: To the north is future commercial; to the east is future office; to the west is future office and commercial and existing office; and to the south is future commercial and existing residential.

B. Transportation and circulation: Access to the site shall be via existing Hamilton Road and East Dublin-Granville Road.

C. Visual form of the development: The site shall be developed in accordance with the zoning text.

D. View and visibility: In the development of the subject property and the location of the buildings and access points consideration has been given to the visibility and safety of motorists and pedestrians.

- E. Proposed development: Commercial as permitted under this text.
- F. Emissions: No adverse effects from emissions shall result from the proposed development.
- G. Behavior patterns: The proposed development would serve the growing Columbus residential population as well as the motorists who use State Route 161, Hamilton Road and Dublin-Granville Road.

12. MISCELLANEOUS COMMITMENTS:

A. **Exhibit A** shall not be utilized as a basis for determining access configurations for this site or the configurations and traffic control of adjacent roadways and intersections. Rather, the access configurations for this site and the configurations and traffic control of adjacent roadways and intersections shall be determined by the approved traffic study referenced in Section 1.05.A above, by a future amendment to the approved traffic study or by subsequent engineered design plans approved by the Department of Public Service.

2. SUBAREA I: CPD

A. **LOCATION:** Subarea H contains 19.55+/- acres and is located to the southeast of the intersection of East Dublin-Granville Road and Hamilton Road, directly to the south of the State Route 161/Hamilton Road interchange. The CPD plan for this subarea is attached hereto as **Exhibit A**.

B. **PERMITTED USES:** Permitted uses for Subarea H are contained in Sections 3356 and 3357 (C-4 and C-5 Commercial) of the Columbus City Code except the following uses are prohibited:

1. Automotive accessories, parts and tire stores (this restriction does not prohibit any user who installs these products on motor vehicles within a building)
2. Billboards
3. Cabaret
4. Commercial radio transmitting or television station and appurtenances including cellular towers unless it is located on top of a building. Notwithstanding the previous sentence, no full size regional cell towers will be located on the top of a building if such cell tower exceeds ten (10) feet above the height of the building.
5. Dance hall
6. Funeral parlor
7. Motion picture theater
8. Motor vehicles accessories and parts dealers
9. Nightclub
10. Pawn shop
11. Poolroom
12. Private club
13. Recreational vehicles dealers
14. Testing or experimental laboratory
15. Truck, utility trailers and RV (recreational vehicle), sales, rental and leasing
16. Monopole Telecommunication Antennas

C. **DEVELOPMENT STANDARDS:** The applicable development standards are contained in Chapters 3356 (C-4 Commercial) and 3357 (C-5) Commercial) of the Columbus City Code unless otherwise indicated within this text.

D. DENSITY, HEIGHT, LOT AND/OR SETBACK COMMITMENTS:

1. The permitted maximum site density for the subject property shall not exceed the ratio of 12,000 gross square feet of building per net acre of the subarea except that office development shall not exceed the ratio of 18,000 gross square feet of building per net acre of the subarea.
2. The minimum setback from Relocated Hamilton Road shall be 0 feet for parking and maneuvering areas

and buildings and canopies.

3. The minimum setback from E. Dublin Granville Road shall be 20 feet for parking and maneuvering areas and buildings.

4. Building setbacks shall not apply to landscape features such as, but not limited to, planters or walls six (6) feet high or less or ornamental fencing which may or may not contain signage as permitted by Article 15, Graphics Code of the City of Columbus.

5. Height District: The height district for the subject property shall be 60 feet as measured per Columbus City Code. However, buildings with a primary use that is other than hotels, offices, or parking garages or structures shall be limited to a maximum of 35 feet in height. Height shall be measured per Columbus City Code except such measurements shall be made exclusive of architectural features, parapets, and roof elements.

6. There shall be a zero setback for interior property lines within this subarea for parking and maneuvering and buildings.

7. Lot Coverage: For structures and paved areas lot coverage shall not exceed 80%. Internal sidewalks and bikeways shall not be considered as part of the lot coverage.

8. Any right-of-way dedication that has been made previously from Subarea H for the extension of Hamilton Road or other future public rights-of-way in or adjacent to Subarea H that are dedicated in the future shall be credited in the computation of permissible density within Subarea H.

E. ACCESS, LOADING, PARKING AND/OR OTHER TRAFFIC-RELATED COMMITMENTS:

1. A sidewalk or other pedestrian trail shall be installed along the south side of East Dublin-Granville Road within the right-of-way as part of improvements to this public street that are anticipated as a result of the traffic impact study that relates to this text. Sidewalks shall be provided internally on each development parcel to connect buildings to sidewalks and bike paths to the extent that exist or are to be constructed along adjacent public streets. Other pedestrian access points between Subareas H and 5Z shall be coordinated between the owners of those subareas.

2. A traffic study dated July 9, 2015, prepared by Carpenter Marty Transportation, Inc., has been prepared on behalf of the applicant and has been reviewed and approved by the City of Columbus, Department of Public Service as part of Zoning Case Number Z14-044. The same traffic study shall apply to this subarea. This subarea shall be serviced from vehicular access points that are identified in the approved traffic study. These access points shall be designed with turn movement commitments and/or restrictions that are identified in the study. The approved traffic study may be amended from time-to-time in the future to address actual development patterns in the area if agreed upon by both the developer and the Department of Public Service.

3. Right-of-way shall be dedicated to the City so that there is a total of 30 feet of right-of-way measured from the centerline of East Dublin-Granville Road.

4. The relevant owners of affected portions of Subarea H and Subarea 5Z (as defined in Zoning Case Number Z10-013) may provide a vehicular cross access easement in favor of each of these subareas once both subareas are developed.

5. No more than two rows of parking with one drive aisle between them shall be permitted between the right-of-way for the Relocated Hamilton Road and/or Dublin Granville Road and buildings located on outparcels with frontage on Relocated Hamilton Road and/or Dublin Granville road.

F. BUFFERING, LANDSCAPING, OPEN SPACE AND/OR SCREENING COMMITMENTS:

1. Delineated wetlands within Subarea H shall be preserved as natural features throughout the site. The Preservation Areas (as noted on the site plan) are wetland buffer areas surrounding the delineated wetlands and shall be preserved in their natural state except for drainage to and from the delineated wetlands. The Preservation Areas minimum buffer depth is twenty-five feet (25') with such buffer to be measured from the outside edge of the delineated wetland area. Portions of the Preservation Areas may be disturbed to allow for drainage of surface water to and from the wetlands provided that no structures or storm water basins are located within twenty-five (25) feet of a delineated wetland. Connectivity Area D may shift to accommodate final engineering provided that in no event shall the Connectivity Area D be located within twenty-five feet (25') of a delineated wetland. Any delineated stream or water course connecting preservation/wetland areas within the Subarea shall be maintained and may only be crossed, piped or rerouted if permitted by federal or state regulations or law governing such activities.
2. The developer shall install the following buffer treatment along its east property line and within a distance of ten feet (10') from that property line: 6-foot wood fence, 10-foot pavement setback, and a row of trees using a mixture of evergreen and deciduous trees located 40 feet on center on the east side of the fence. The developer shall have the right to install such buffer treatment/ fencing within Subarea 5-Z provided that the developer enters into an agreement with the owners of Subarea 5-Z.
3. A street tree row shall be established within all publicly dedicated rights-of-way containing 1 tree for every 30-40 feet of street frontage. The spacing and species of street trees shall be subject to the approval of the City of Columbus Forester. Minimum street tree size at installation shall be 2 ½ caliper inches.
4. Deciduous trees shall be planted along both sides of any internal private access road that serves outparcels in this subarea, at a rate that is not less than 1 tree per 50 feet of access road.
5. Self-illuminated items such as vending machines shall not be permitted on the exterior of any structure.
6. Dumpsters and mechanical equipment shall be fully screened from off-site view by a solid wall or fence consisting of materials that are consistent with one or more of the primary or secondary materials that are used on the nearest structure that is served by the relevant dumpster or mechanical equipment.
7. The landscaping requirements of this section may be satisfied or off-set by the preservation of existing vegetation. Tree plantings may be offset by using existing healthy trees four (4) inches in caliper or greater (1 tree for 1 tree). Green space may be offset by saving existing green areas rather than creating new green areas.
8. Any automotive body shop will screen a parking lot where damaged cars are kept with a six foot (6') board on board wood fence.
9. Parkland, green or open space requirements beyond what is included in this Subarea H shall be fulfilled by the open/green space L-R zoning classification labeled as Subareas 9-A, 9-B and 9-D in Zoning Case Number Z05-054.

G. BUILDING DESIGN COMMITMENTS:

1. The architectural design for buildings in this subarea) shall be consistent with the standards set forth in this Section 1.F.1 and shall be coordinated between the various uses and proposed building types. However, these standards shall not apply to buildings in which the primary use is office. For purposes of the immediately preceding sentence, the primary use of a building shall be determined based on the anticipated uses that are to be contained within the building at the time a building permit is issued, which shall be deemed to be office if no more than 20% of the total gross square footage of the building is to contain uses other than office uses. Examples of the intent with respect to the quality of architectural design intent for buildings (other than office) in this subarea are attached to this text as **Exhibit D**.
2. Permitted primary building materials shall include and shall be limited to the following (either alone or in some

combination): brick, brick veneer, stone, stone veneer, metal, fiber cement siding or comparable material, wood, and/or glass. Nothing herein shall prohibit the use of the aforementioned materials or other materials as secondary or trim materials.

3. Any side of a building which is visible from a public street, right-of-way, or green shall have a finished appearance and shall be of compatible materials, color, trim, and style as the front facade of the building.

4. In addition to other permitted locations, outdoor seating for restaurants shall be permitted between the front facades of buildings and the right-of-way for a public street, including, without limitation, Relocated Hamilton Road and East Dublin-Granville Road.

5. Drive-thrus and pick-up windows shall be prohibited along the front facades of buildings on outparcels with frontage on Relocated Hamilton Road.

H. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS AND/OR OTHER ENVIRONMENTAL COMMITMENTS:

1. Rear service area lighting shall be provided through the use of cut-off style down lighting with concealed light sources.

2. Lighting fixtures used to illuminate the area below a freestanding canopy shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy. However, indirect lighting may be used where a shielded source of light is beamed upward and then reflected down from the underside of the canopy.

3. Direct lighting fixtures for a ground sign shall be shielded with landscaping and shall be positioned in a manner that prevents glare.

4. The maximum height of light poles shall not exceed 39 feet in height, except that (i) light poles on outparcels with frontage on a public street and (ii) light poles located within 100 feet of property with a residential zoning classification shall not exceed 18 feet in height.

5. An outdoor display area for convenient store / gas sales shall contain only those items normally and customarily sold by such store and such seasonal items/products including but not limited to firewood, mulch, flowers, and Christmas wreaths. Such display area shall be located adjacent to the building and is limited to fifty (50) square feet in area with a maximum height of three (3) feet. A five (5) foot wide pedestrian travel zone shall be maintained on a store sidewalk. Self-illuminated items such as ice/soda and vending machines are not permitted outside of a structure.

6. All new or relocated utility lines shall be installed underground.

7. All refuse shall be containerized. Such container and containment area shall be fully screened from view by a solid wall or fence that is compatible with the associated building's architecture and materials.

8. The screening of mechanical equipment or other utility hardware on the roof of a building shall be of building materials, parapets or mansards compatible and consistent with the building roof or exterior. Color shall also match the building roof or exterior. The screening of mechanical and all other equipment on the ground shall be a wood fence or brick wall (matching the brick on the nearest building elevation).

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I. GRAPHICS AND SIGNAGE COMMITMENTS: All signage and graphics shall conform to the requirements of the Regional Commercial Overlay (RCO) found in Chapter 3372 of the Columbus City Code unless otherwise approved by the Graphics Commission. Electronic changeable copy displaying only fuel pricing shall be omitted from the graphics requirements contained in the RCO.

J. MODIFICATION OF CODE STANDARDS: It is anticipated that the property subject to this rezoning (Subarea H) will be split to form separate tax parcels. In anticipation of the split, the following City of Columbus code modifications are requested:

1. Section 3312.09, Aisle, to permit aisle(s) to be divided by a property line, subject to applicable total code required aisle width being provided and applicable easement(s).
2. Section 3312.13, Driveway, to permit driveways to be divided by property lines, subject to applicable total code required driveway width being provided and applicable easement(s).
3. Section 3312.25, Maneuvering, to permit maneuvering areas (including aisles, driveways, and parking spaces) to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces and applicable easement(s).
4. Section 3312.49, Minimum Numbers of Parking Spaces Required, code required parking may occur on separate tax parcels within Subarea H provided that the sum of parking on Subarea H shall be used to determine compliance with core required parking for uses within separate tax parcels located within Subarea H.
5. Section 3321.03, Lighting, to increase the permitted maximum height of light poles from 28 feet to 39 feet, subject to the limitations provided in this text.
6. Section 3356.11, C-4 District Setback Lines, to reduce the setback requirements identified in that provision in accordance with this text.

K. CPD CRITERIA:

1. Existing land uses: To the north is future commercial; to the west is future commercial; to the east is open space and residential to the south is future commercial and existing institutional.
2. Transportation and circulation: Access to the site shall be via East Dublin-Granville Road and the extension of Hamilton Road.
3. Visual form of the development: The site shall be developed in accordance with the zoning text.
4. View and visibility: In the development of the subject property and the location of the buildings and access points consideration has been given to the visibility and safety of motorists and pedestrians.
5. Proposed development: Commercial as permitted under this text.
6. Emissions: No adverse effects from emissions shall result from the proposed development.
7. Behavior patterns: The proposed development would serve the growing Columbus residential population as well as the motorists who use State Route 161 and Hamilton Road.

L. MISCELLANEOUS COMMITMENTS:

1. **Exhibit A** shall not be utilized as a basis for determining access configurations for this site or the configurations and traffic control of adjacent roadways and intersections. Rather, the access configurations for this site and the

configurations and traffic control of adjacent roadways and intersections shall be determined by the approved traffic study referenced in Section 1.05.A above, by a future amendment to the approved traffic study or by subsequent engineered design plans approved by the Department of Public Service.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

Signature: By: _____

Date: _____



250 Civic Center Drive
Columbus, Ohio 43215
614.270.5331
casto@ho.com

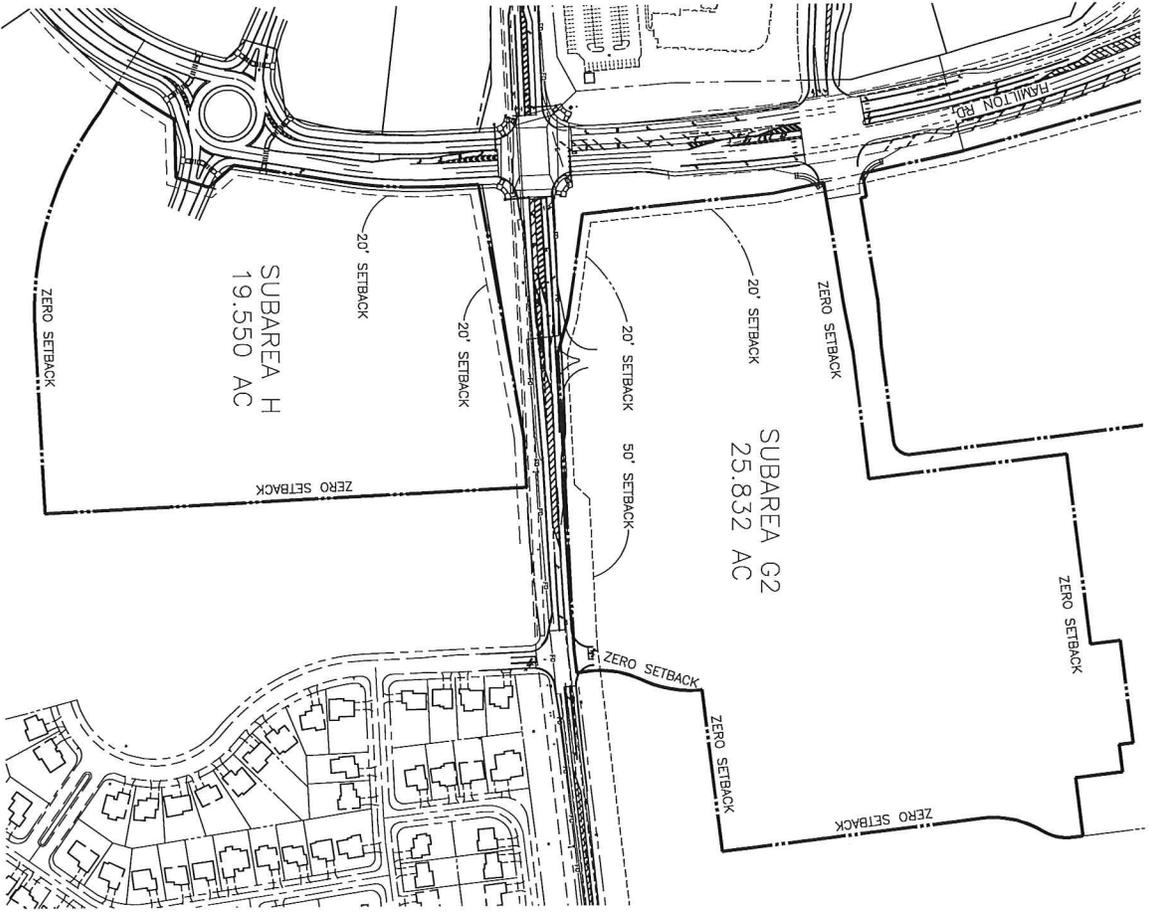


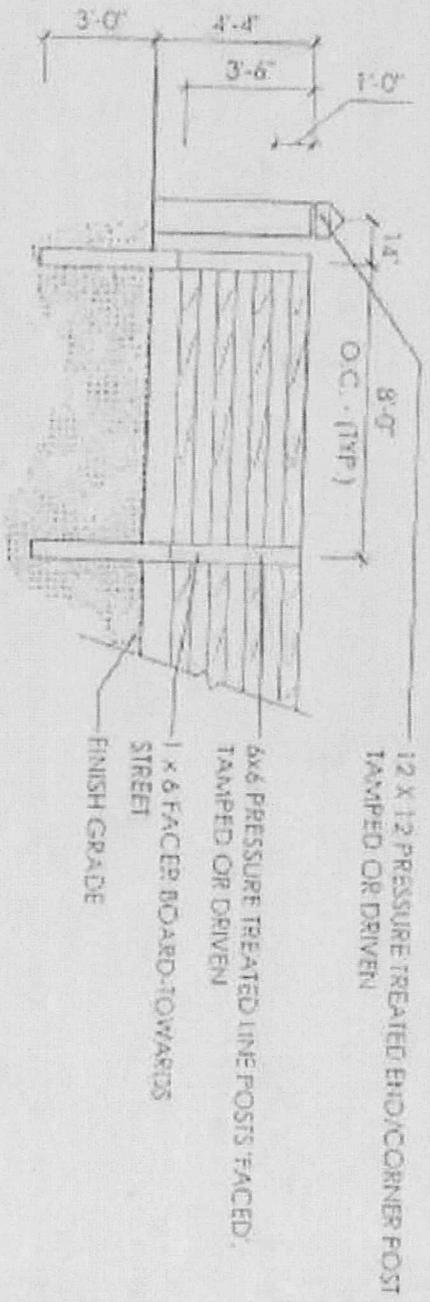
EXHIBIT A



HAMILTON QUARTER - SUBAREAS G2 & H

REVISIONS	
No.	DATE
01	6-30-16

216-039



NOTES:

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS

BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

PAINT

PAINT SHALL BE A SEMI GLOSS WHITE

FASTENERS

NAILS-10D PLAIN SHANK BOX GALVANIZED

5 4 RAIL FENCE
N.T.S.

EXHIBIT C

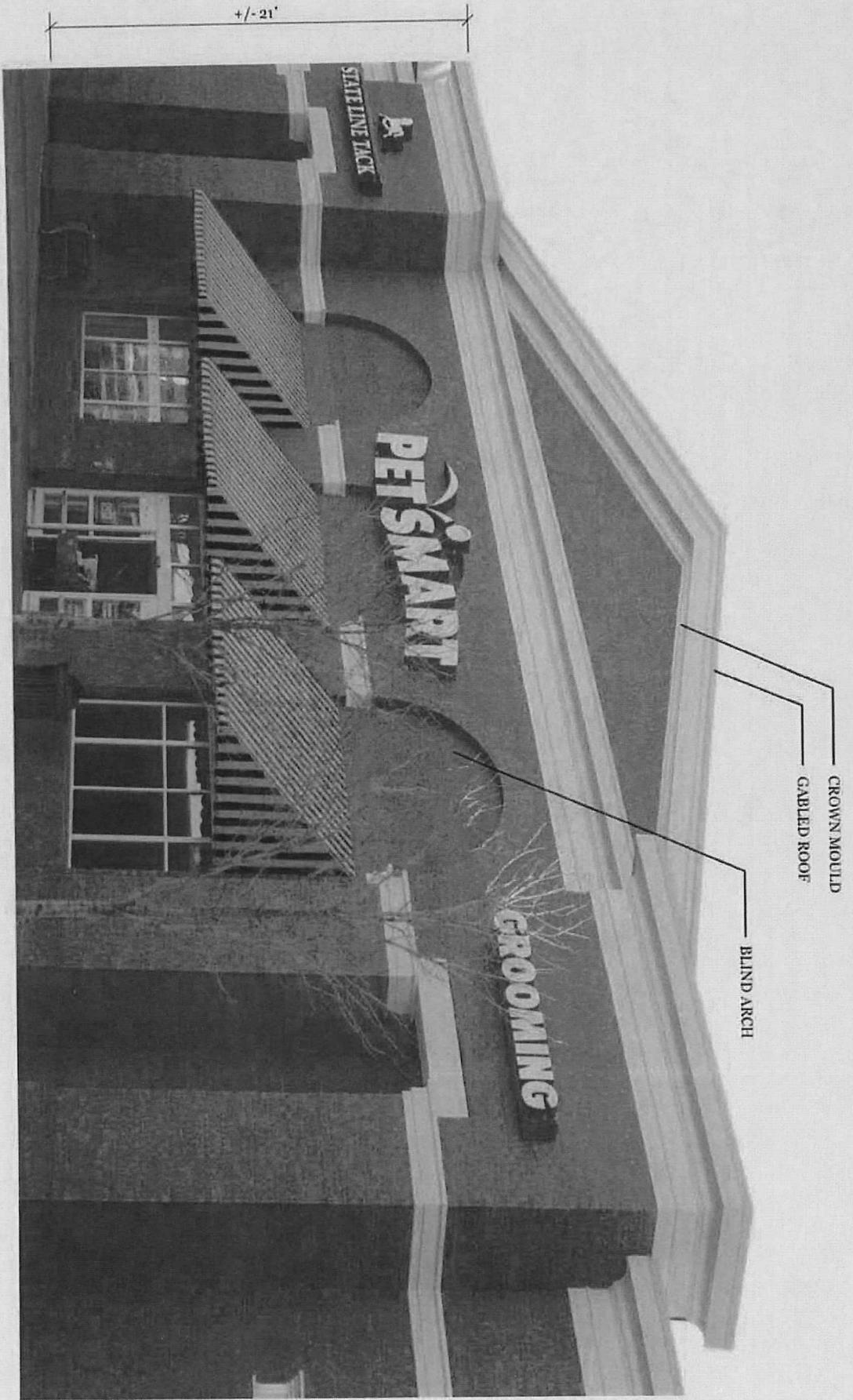
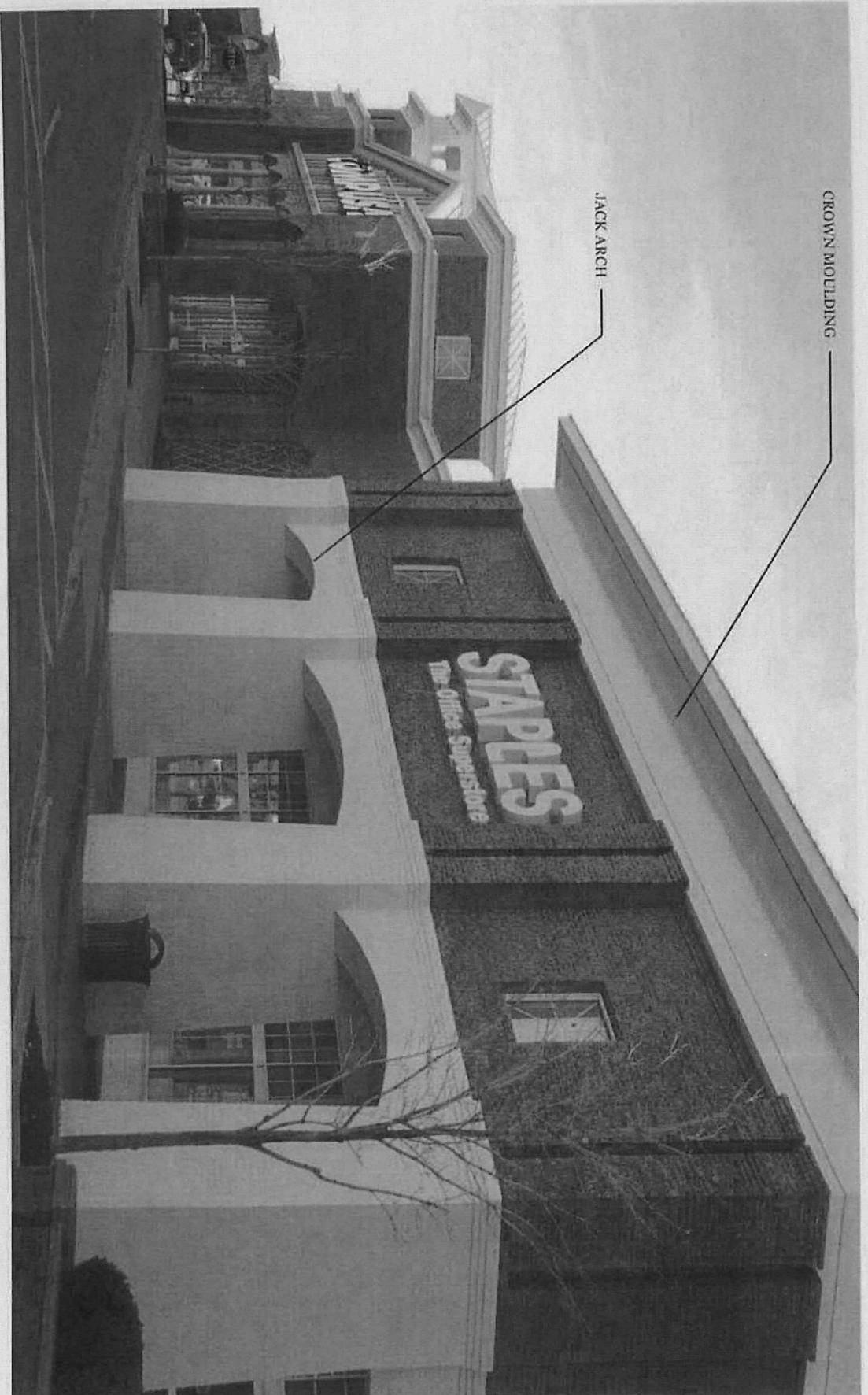


EXHIBIT D - Page 1 of 2



CROWN MOULDING

JACK ARCH

EXHIBIT D - Page 2 of 2



230 Civic Center Drive
 Columbus, Ohio 43215
 614.228.5331
 castoohio.com

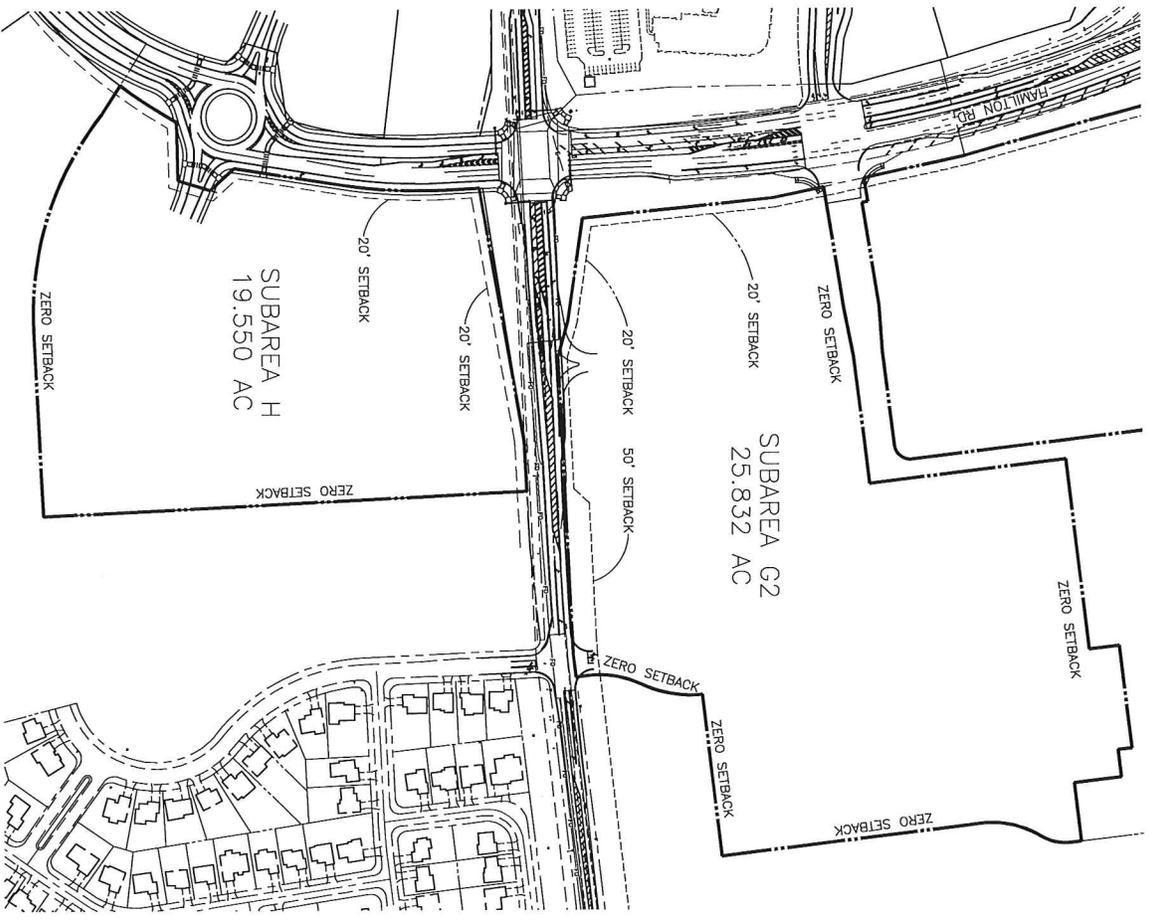


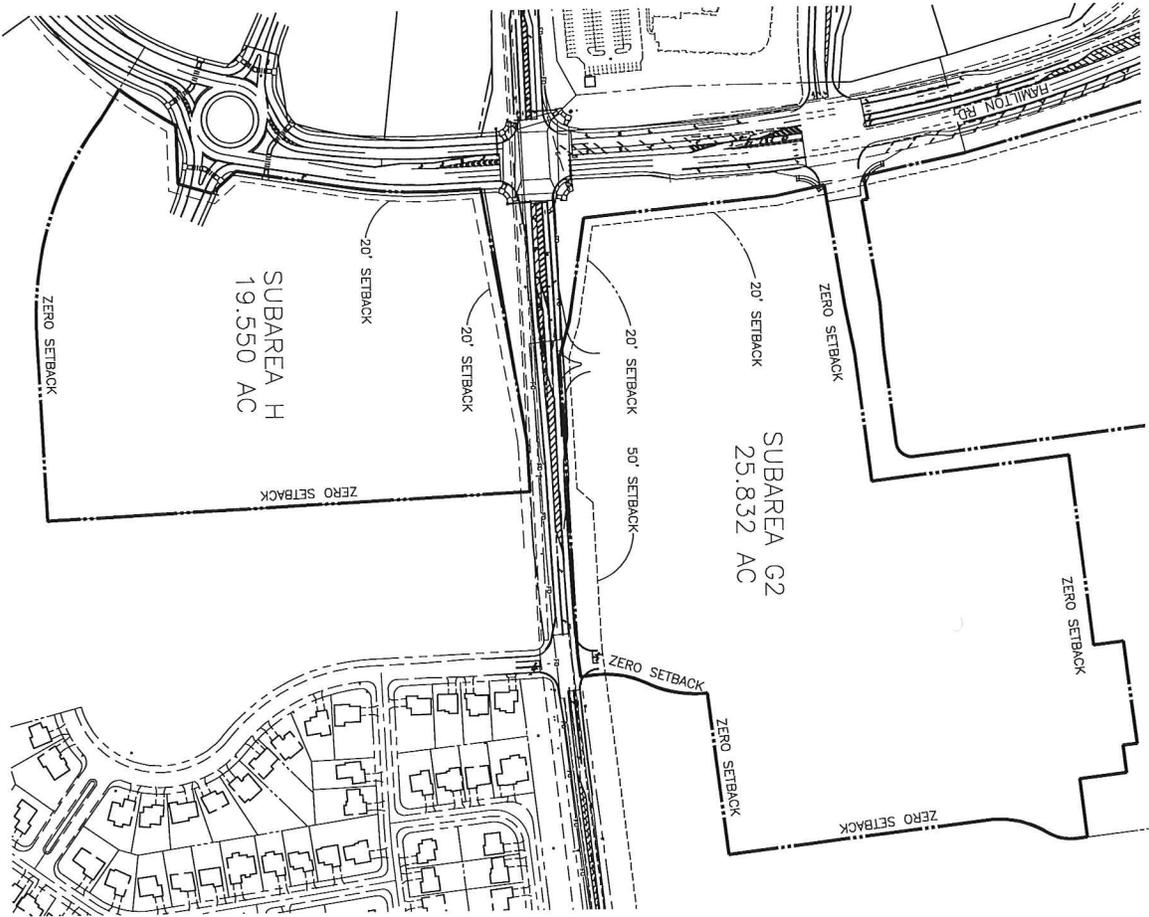
EXHIBIT A

HAMILTON QUARTER - SUBAREAS G2 & H



REVISIONS	
No.	DATE
01	6-30-16

216-039



250 Civic Center Drive
 Columbus, Ohio 43215
 614.228.5331
 casto@ohio.com



EXHIBIT A

HAMILTON QUARTER - SUBAREAS G2 & H

REVISIONS	
NO.	DATE
01	6/20/16

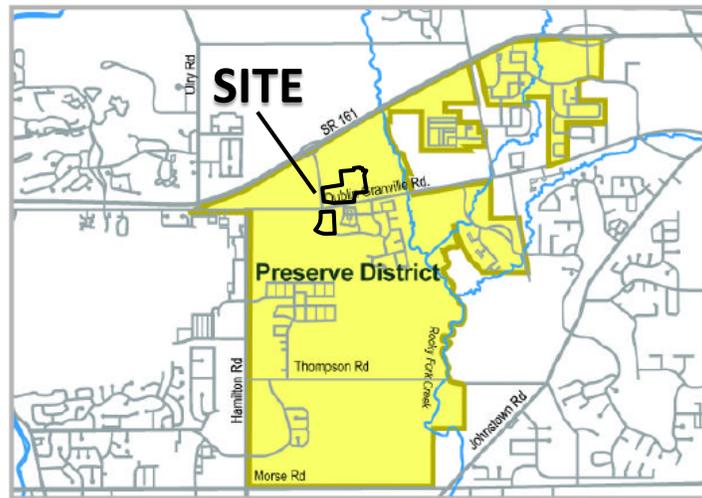
216-03r

Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

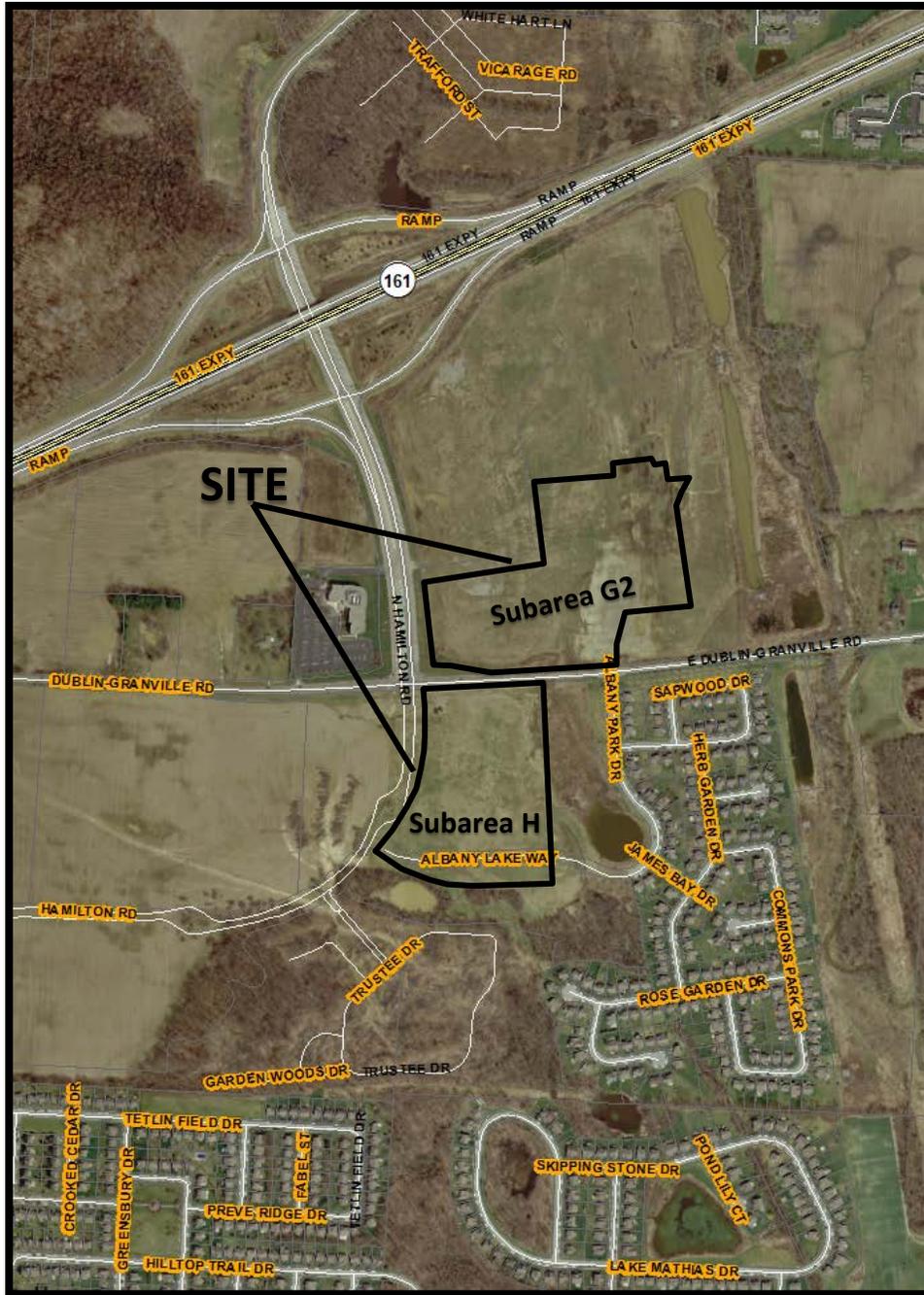
The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District

Z16-039
5970 North Hamilton Road
Approximately 45.38 acres
CPD to CPD



Z16-039
5970 North Hamilton Road
Approximately 45.38 acres
CPD to CPD