

OFFICE USE ONLY

Application #: 217-052 Date Received: 11/28/17

Application Accepted By: mm Fee: \$ 11,840

Assigned Planner: Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

**LOCATION AND ZONING REQUEST:**

Certified Address or Zoning Number: 3760 Allmon Rd Zip 43123  
Is this application being annexed into the City of Columbus  Yes  No (select one) (43228)

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 010-252451 & 010-273418  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) LR2 Requested Zoning District(s) LR2 & L-AR-12

Area Commission Area Commission or Civic Association: Greater Hilltop Area Comm.

Proposed Use or reason for rezoning request: MIX of residential uses

Proposed Height District: 35' (continue on separate page if necessary)  
Acreage 27.1 +/-  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Rockford Homes  
Address 999 Polaris Parkway City/State Cols., Oh Zip 43240  
Phone # 614.785.0015 Fax # — Email —

**PROPERTY OWNER(S):**

Name Same  
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 Laura Macgregor Comek, Esq  
Address 300 E. Broad St., Suite 450 City/State Cols., Oh Zip 43215  
Phone # 614.560.1488 Fax # — Email: laura.comeklaw.com

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

APPLICANT SIGNATURE [Signature]  
PROPERTY OWNER SIGNATURE [Signature]  
ATTORNEY / AGENT SIGNATURE [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 all checks payable to the Columbus City Treasurer

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

**AFFIDAVIT**

(See instruction sheet)

APPLICATION #: 217-052

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Laura Macgregor Comek  
of (1) MAILING ADDRESS 300 E BROAD ST. STE 450 Cols, 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 3760 Allmon Rd.  
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) 11/28/17

(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) Rockford Homes  
999 Polaris Pkwy,  
Cols, Oh 43240

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

Same c/o LM Comek  
614 360 1488

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

(5) Greater Hilltop Area Comm'n  
attn: Greg Lange  
P.O. box 120052  
Cols, Oh 43228

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)

Sworn to before me and signed in my presence this 20th day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Notary Seal Here

GRANT A. WOLFE  
NOTARY PUBLIC, STATE OF OHIO  
My commission expires no expiration date  
Section 147 03 O.C.

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

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**Please make all checks payable to the Columbus City Treasurer**

*Rockford Allmon Rd.*

James and Delores Oplinger  
Or Current Resident  
2051 Winding Hollow Dr.  
Grove City, OH 43123

Molly E. Stevens  
Or Current Resident  
2027 Winding Hollow Dr.  
Grove City, OH 43123

William and Tontisha Danflous  
Or Current Resident  
2129 Winding Hollow Dr.  
Grove City, OH 43123

Hak M. Yin  
Or Current Resident  
2111 Winding Hollow Dr.  
Grove City, OH 43123

Ian McCarty  
Or Current Resident  
2093 Winding Hollow Dr.  
Grove City, OH 43123

Michael J. Martone  
Or Current Resident  
2075 Winding Hollow Dr.  
Grove City, OH 43123

George and Diana Bruce  
Or Current Resident  
2057 Winding Hollow Dr.  
Grove City, OH 43123

Ricardo and Ilma Alfaro  
Or Current Resident  
1973 Bay Port Dr.  
Grove City, OH 43123

Rockford Homes Inc.  
999 Polaris Parkway  
Columbus, OH 43240

Katie and Mike Baumann  
Or Current Resident  
1911 Lake Crest Dr.  
Grove City, OH 43123

Camille E. Boucher  
Or Current Resident  
2043 Winding Hollow Dr.  
Grove City, OH 43123

Andrea R. Caldwell  
Or Current Resident  
2011 Winding Hollow Dr.  
Grove City, OH 43123

Karen Schuman and Kathy Davison  
Or Current Resident  
3547 Cove Lake Ln.  
Grove City, OH 43123

Kevin J. Klein  
Or Current Resident  
2105 Winding Hollow Dr.  
Grove City, OH 43123

Kevin J. Needham  
Or Current Resident  
2087 Winding Hollow Dr.  
Grove City, OH 43123

Pia Siqueira  
Or Current Resident  
2069 Winding Hollow Dr.  
Grove City, OH 43123

Dora G. Mendez  
Or Current Resident  
1960 Bay Port Dr.  
Grove City, OH 43123

Timothy and Danielle Dennis  
Or Current Resident  
1967 Bay Port Dr.  
Grove City, OH 43123

Viva C. Bowen  
Or Current Resident  
1921 Spring Cove Dr.  
Grove City, OH 43123

Wendy A. Berry-West  
Or Current Resident  
1905 Lake Crest Dr.  
Grove City, OH 43123

Steven E. Rohrer  
Or Current Resident  
2035 Winding Hollow Dr.  
Grove City, OH 43123

Billy Toops  
Or Current Resident  
2135 Winding Hollow Dr.  
Grove City, OH 43123

Stephen R. Worbs  
Or Current Resident  
2117 Winding Hollow Dr.  
Grove City, OH 43123

Synergy P2 LLC  
Or Current Resident  
13240 Misty Sage Dr.  
Conroe, TX 77302

Jared M. Fesler  
Or Current Resident  
2081 Winding Hollow Dr.  
Grove City, OH 43123

Adam Jara  
Or Current Resident  
2063 Winding Hollow Dr.  
Grove City, OH 43123

Lyla K. Davis  
Or Current Resident  
2098 Stoney Ct.  
Reynoldsburg, OH 43068

City of Columbus Ohio  
90 W. Broad St. #425  
Columbus, OH 43215

Nathaniel L. Palmer  
Or Current Resident  
2550 Farrell Drive Apt. 114  
Columbus, OH 43235

Victor and Samantha Poynor  
Or Current Resident  
3764 Fountain Cove Ln.  
Grove City, OH 43123

Kimberly and Samuel Baker Or Current Resident 3758 Fountain Cover Ln. Grove City, OH 43123	AMH 2014-2 Borrower LLC Or Current Resident 30601 Agoura Rd., Ste. 200 Agoura Hills, CA 91301	Christopher and Andrea Deboard Or Current Resident 6088 Treaty Lane Galloway, OH 43119
John and Sally Dean Or Current Resident 3740 Fountain Cove Ln. Grove City, OH 43123	Richard A. Mills Or Current Resident 3734 Fountain Cove Ln. Grove City, OH 43123	Elizabeth Valenti and Misty Riley Or Current Resident 1975 Spring Cove Dr. Grove City, OH 43123
Serena and James Jordan Or Current Resident 1969 Spring Cove Dr. Grove City, OH 43123	John V Le Or Current Resident 1963 Spring Cove Dr. Grove City, OH 43123	Barbara Carifa Or Current Resident 1957 Spring Cove Dr. Grove City, OH 43123
Soknurth Moeun and Ly Chansophal Or Current Resident 1951 Spring Cove Dr. Grove City, OH 43123	Carmen V. Woods Or Current Resident 1945 Spring Cove Dr. Grove City, OH 43123	Tonya M. Fletcher Or Current Resident 1939 Spring Cove Dr. Grove City, OH 43123
Yvonne Ingram Or Current Resident 1933 Spring Cove Dr. Grove City, OH 43123	Randell Jr. and Brittany Wilson Or Current Resident 1927 Spring Cove Dr. Grove City, OH 43123	William C. Harrison Or Current Resident 1968 Spring Cove Dr. Grove City, OH 43123
Compton Brookfield LLC Or Current Resident 7265 Kenwood Rd., Ste. 100 Cincinnati, OH 45236	Joshua and Jennifer Dean Or Current Resident 3653 Quickwater Rd. Grove City, OH 43123	James Fagan and Zachary Roybal Or Current Resident 2153 Winding Hollow Dr. Grove City, OH 43123
Carrie Vanderpool Or Current Resident 2147 Winding Hollow Dr. Grove City, OH 43123	Merrilee and John Walker Or Current Resident 2141 Winding Hollow Dr. Grove City, OH 43123	Billy Toops Or Current Resident 2135 Winding Hollow Dr. Grove City, OH 43123
William and Tontisha Danflous Or Current Resident 2129 Winding Hollow Dr. Grove City, OH 43123	Karen Schuman and Kathy Davison Or Current Resident 3547 Cove Lake Ln. Grove City, OH 43123	Stephen R. Worbs Or Current Resident 2117 Winding Hollow Dr. Grove City, OH 43123
Hak M. Yin Or Current Resident 2111 Winding Hollow Dr. Grove City, OH 43123	Charles and Debra Willis Or Current Resident 3834 Rosette Dr. Grove City, OH 43123	Lisa M. Conrad Or Current Resident 3828 Rosette Dr. Grove City, OH 43123
Olin Parrett Or Current Resident 3822 Rosette Dr. Grove City, OH 43123	Daniel J. Hoy Or Current Resident 3816 Rosette Dr. Grove City, OH 43123	Michael Nickles Or Current Resident 2130 Balais Ct. Grove City, OH 43123

Sheri M. Jarvis  
Or Current Resident  
2136 Balais Ct.  
Grove City, OH 43123

Charles Cremeans and Barbara Beaver  
Or Current Resident  
2154 Balais Ct.  
Columbus, OH 43123

Christopher R. Davis  
Or Current Resident  
345 Trinity Marsh  
Columbus, OH 43228

Alkire Place Homeowners  
Association Inc.  
PO Box 395  
Grove City, OH 43123

M. Jay McCallister  
Greater Hilltop Area Commission  
PO Box 28052  
Columbus, Ohio 43228

Jalisa Herron and Jonathan Dawkins  
Or Current Resident  
2142 Balais Ct.  
Grove City, OH 43123

Jennifer J. Kreinbrink  
Or Current Resident  
2160 Balais Ct.  
Grove City, OH 43123

Dwayne C. Shavers  
Or Current Resident  
2178 Balais Ct.  
Grove City, OH 43123

Steven and Jolene Ginther  
Or Current Resident  
3720 Allmon Rd.  
Grove City, OH 43123

Greg Large, Zoning Chair  
Greater Hilltop Area Commission  
PO Box 28052  
Columbus, Ohio 43228

Terence Antonius  
Or Current Resident  
27871 Trelis Way  
Laguna Niguel, CA 92677

Harold J. Smith  
Or Current Resident  
2166 Balais Ct.  
Grove City, OH 43123

Jeffrey and Natalie Weiss  
Or Current Resident  
2184 Balais Ct.  
Grove City, OH 43123

Laura MacGregor Comek, Esq.  
300 East Broad St., Suite 450  
Columbus, Ohio 43215

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 #: 217-052

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)  
of (COMPLETE ADDRESS) 300 E. Broad St., Suite 450

Columbus, OH 43215  
*Laura Macgregor Comek, Esq.*

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. <u>Rockford Homes</u> <u>999 Polaris Parkway</u> <u>Columbus, Ohio 43240</u>	2.
<u>attn. Bob Yoakum Jr.</u> <u>614 785 0015</u> <u>#ees 20</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

**GRANT A. WOLFE**  
NOTARY PUBLIC, STATE OF OHIO  
Section 147.03 RC

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

Notary Seal Here

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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: 010252451

Zoning Number: 3760

Street Name: ALLMON RD

Lot Number: N/A

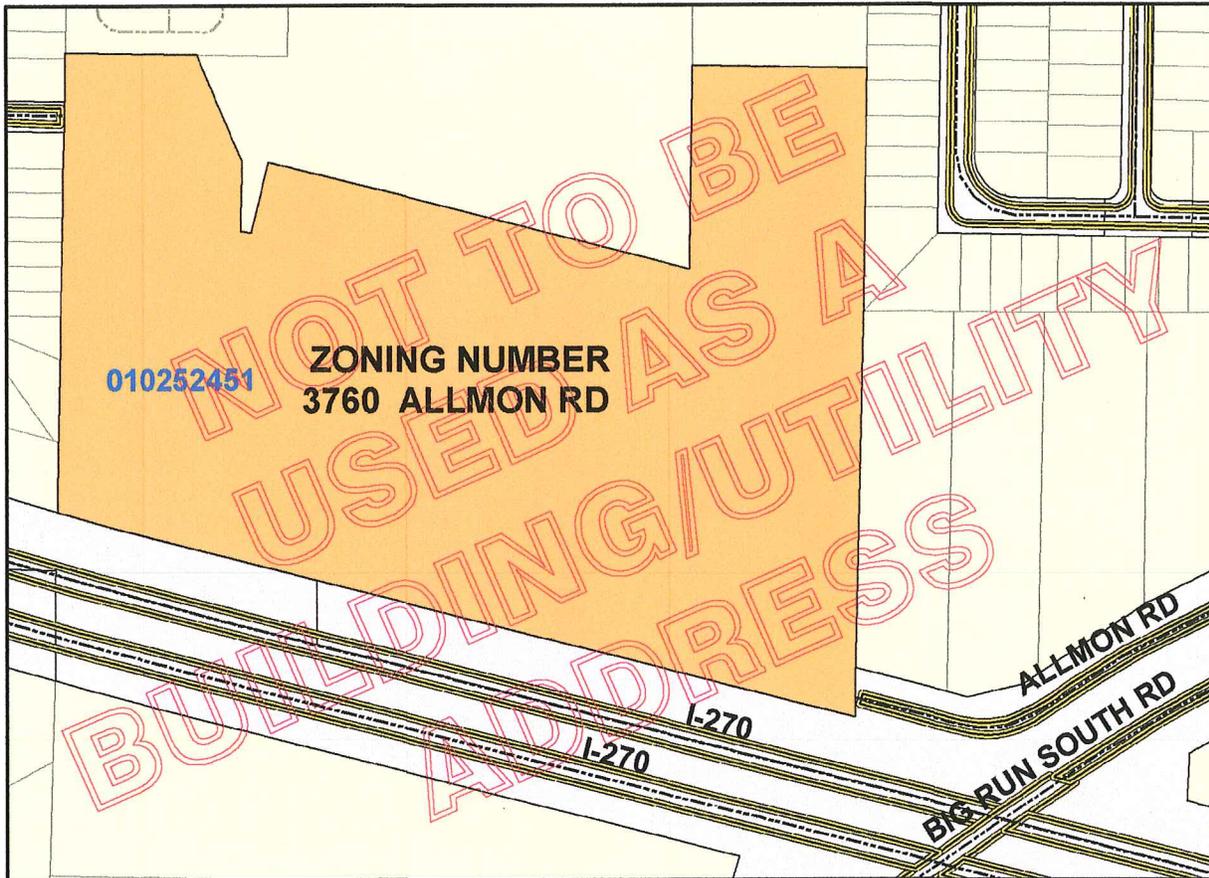
Subdivision: N/A

Requested By: LAURA COMEK LAW, LLC ( LAURA COMEK)

Issued By:

*Audna Williams*

Date: 11/28/2017



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

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 109255

217-052

**1.703 ACRES**

Situated in the City of Columbus, County of Franklin, State of Ohio, in Virginia Military Survey Number 1389, being part of that 27.793 acre tract of land conveyed to Rockford Homes, Inc. by deed of record in Instrument Number 200407070155965 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of said Rockford tract, the southwest corner of Reserve "B" of the subdivision entitled "Brookfield Village Apartments", of record in Plat Book 115, Page 14, in the easterly line of the subdivision entitled "Alkire Place Section 2", of record in Plat Book 100, Page 22;

Thence South 88° 49' 58" East, with the southerly line of said Reserve "B", a distance of 217.86 feet to a corner of that 10.193 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200303130074729;

Thence with the boundary of said 10.193 acre tract the following courses and distances:

South 23° 12' 33" East, a distance of 142.82 feet to a point;

South 23° 09' 42" East, a distance of 20.34 feet to a point;

South 23° 19' 17" East, a distance of 24.50 feet to a point; and

South 01° 20' 21" West, a distance of 97.73 feet to a point;

Thence crossing said 27.793 acre tract the following courses and distances:

North 88° 44' 03" West, a distance of 98.95 feet to a point;

North 46° 54' 14" West, a distance of 25.00 feet to a point;

with the arc of a curve to the right, having a central angle of 75° 07' 38", a radius of 50.00 feet, an arc length of 65.56 feet, a chord bearing of South 80° 39' 35" West and chord distance of 60.96 feet to a point;

South 28° 13' 24" West, a distance of 25.00 feet to a point; and

North 88° 44' 03" West, a distance of 106.68 feet to a point in the easterly line the subdivision entitled "Alkire Place Section 3", of record in Plat Book 102, Page 5;

Thence North 01° 15' 57" East, partly with said easterly line and partly with the easterly line of said "Alkire Place Section 2", a distance of 284.98 feet to the POINT OF BEGINNING, containing 1.703 acres of land, more or less.

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

EVANS, MECHWART, HAMBLETON & TILTON, INC.

**1.706 ACRES**

Situated in the City of Columbus, County of Franklin, State of Ohio, in Virginia Military Survey Number 1389, being part of that 3.912 acre tract of land conveyed to Rockford Homes, Inc. by deed of record in Instrument Number 200411050256142 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of Lot 79 of the subdivision entitled "Alkire Lakes Section 2 Part 1", of record in Plat Book 95, Page 83, in the southerly right of way line of Alkire Lakes Drive;

Thence South  $01^{\circ} 04' 45''$  West, partly with the westerly line of said "Alkire Lakes Section 2 Part 1" and partly with the westerly line of the subdivision entitled "Alkire Lakes Section 4 Part 2", of record in Plat Book 99, Page 3, a distance of 431.00 feet to a point;

Thence South  $74^{\circ} 05' 58''$  West, crossing said 3.912 acre tract, a distance of 75.47 feet to a point of curvature to the right;

Thence crossing said 3.912 acre tract and with the arc of said curve, having a central angle of  $196^{\circ} 57' 57''$ , a radius of 50.00 feet, an arc length of 171.89 feet, a chord bearing of South  $82^{\circ} 34' 57''$  West and chord distance of 98.91 feet to a point in the easterly line of that tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200303130074729;

Thence with said easterly line the following courses and distances:

North  $01^{\circ} 03' 10''$  East, a distance of 185.82 feet to a point of curvature to the right;

with the arc of said curve, having a central angle of  $14^{\circ} 15' 05''$ , a radius of 325.31 feet, an arc length of 80.92 feet, a chord bearing of North  $08^{\circ} 05' 35''$  East and chord distance of 80.71 feet to a point;

North  $15^{\circ} 13' 00''$  East, a distance of 89.24 feet to a point of curvature to the left;

with the arc of said curve, having a central angle of  $26^{\circ} 14' 45''$ , a radius of 123.40 feet, an arc length of 56.53 feet, a chord bearing of North  $02^{\circ} 09' 07''$  East and chord distance of 56.03 feet to a point of compound curvature; and

with the arc of said curve, having a central angle of  $86^{\circ} 48' 00''$ , a radius of 24.30 feet, an arc length of 36.81 feet, a chord bearing of North  $53^{\circ} 24' 00''$  West and chord distance of 33.39 feet to a point in the southerly right of way line of said Alkire Lakes Drive;

Thence North  $73^{\circ} 14' 39''$  East, with said southerly right of way line, a distance of 75.23 feet to a point of curvature to the right;

Thence with said southerly right of way line and with the arc of said curve, having a central angle of  $16^{\circ} 54' 49''$ , a radius of 321.09 feet, an arc length of 94.78 feet, a chord bearing of North  $80^{\circ} 52' 44''$  East and chord distance of 94.44 feet to the POINT OF BEGINNING, containing 1.706 acres of land, more or less.

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

EVANS, MECHWART, HAMBLETON & TILTON, INC.

**23.704 ACRES**

Situated in the City of Columbus, County of Franklin, State of Ohio, in Virginia Military Survey Number 1389, being comprised of a part of each of those tracts of land conveyed to Rockford Homes, Inc. by deeds of record in Instrument Numbers 200407070155965 and 200411050256142 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of Reserve "D" of the subdivision entitled "Alkire Place Section 3", of record in Plat Book 102, Page 5, in the northerly right of way line of Interstate 270;

Thence North  $01^{\circ} 15' 57''$  East, with the easterly line of said "Alkire Place Section 3", a distance of 466.41 feet to a point;

Thence crossing said Rockford tracts the following courses and distances:

South  $88^{\circ} 44' 03''$  East, a distance of 106.68 feet to a point;

North  $28^{\circ} 13' 24''$  East, a distance of 25.00 feet to a point;

with the arc of a curve to the left, having a central angle of  $75^{\circ} 07' 38''$ , a radius of 50.00 feet, an arc length of 65.56 feet, a chord bearing of North  $80^{\circ} 39' 35''$  East and chord distance of 60.96 feet to a point;

South  $46^{\circ} 54' 14''$  East, a distance of 25.00 feet to a point; and

South  $88^{\circ} 44' 03''$  East, a distance of 98.95 feet to a point in the boundary of that 10.193 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200303130074729;

Thence with said boundary the following courses and distances:

South  $01^{\circ} 20' 21''$  West, a distance of 17.80 feet to a point;

South  $79^{\circ} 45' 08''$  East, a distance of 17.99 feet to a point;

North  $13^{\circ} 46' 54''$  East, a distance of 120.06 feet to a point;

South  $75^{\circ} 46' 37''$  East, a distance of 81.81 feet to a point;

South  $75^{\circ} 48' 09''$  East, a distance of 637.68 feet to a point;

North  $01^{\circ} 03' 55''$  East, a distance of 333.46 feet to a point;

North  $00^{\circ} 34' 55''$  East, a distance of 196.91 feet to a point;

North  $20^{\circ} 17' 11''$  East, a distance of 59.70 feet to a point;

North  $83^{\circ} 32' 05''$  East, a distance of 101.28 feet to a point; and

North  $01^{\circ} 03' 10''$  East, a distance of 135.81 feet to a point;

217-052

Thence South  $01^{\circ} 04' 45''$  West, with said westerly line, a distance of 439.84 feet to a point;

Thence South  $01^{\circ} 14' 18''$  West, partly with said westerly line and partly with the westerly line of that 2.090 acre tract conveyed to Steven D. Ginther and Jolene Ginther by deed of record in Instrument Number 200109210218424, a distance of 1059.65 feet to a point in the northerly right of way line of Interstate 270;

Thence North  $75^{\circ} 51' 44''$  West, with said northerly right of way line, a distance of 1159.00 feet to a point of curvature to the right;

Thence with said northerly right of way line and with the arc of said curve, having a central angle of  $02^{\circ} 05' 50''$ , a radius of 5579.58 feet, an arc length of 204.22 feet, a chord bearing of North  $74^{\circ} 50' 18''$  West and chord distance of 204.21 feet to the POINT OF BEGINNING, containing 23.704 acres of land, more or less.

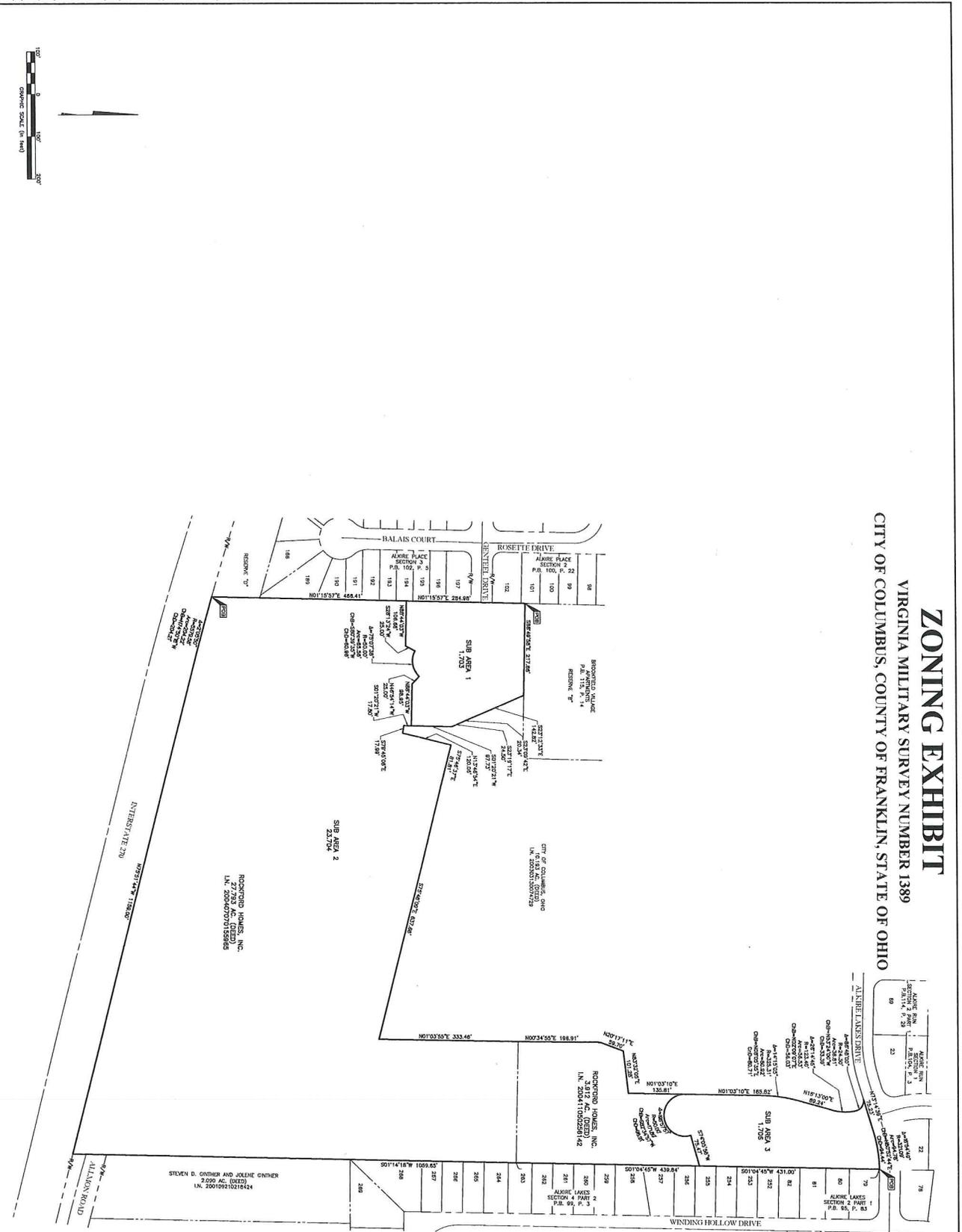
This description is to be used for zoning purposes only, not for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

# ZONING EXHIBIT

VIRGINIA MILITARY SURVEY NUMBER 1389

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



<b>EMHIT</b>		DATE	November 8, 2017
Engineering & Surveying, Inc.		SCALE	1" = 100'
10000 Old State Road, Columbus, OH 43228		JOB NO.	2017-0725
Phone: 614-772-2200 Fax: 614-772-2201		SHEET	1 of 1
www.emhit.com		REVISIONS	
DATE	BY	DESCRIPTION	

217-052

Development Text

Address: 3760 Allmon Road  
Acreage: 27.1 +/- ac.  
**Current Zoning District:** L-R2  
**Requested Zoning Districts:** L-R2 and LAR12  
**Owner/Applicant:** Rockford Homes  
c/o Laura MacGregor Comek, Esq.  
300 E Broad St., Suite 450  
Columbus, Ohio 43215  
614.560.1488  
[laura@comeklaw.com](mailto:laura@comeklaw.com)  
**Date of Text:** November 28, 2017  
**Application No.:** Z17- 052

**INTRODUCTION:** The subject property consists of 27.1+/- total acres located at the terminus of Allmon Road, generally south of Alkire Road, in the Greater Hilltop Area. The Site was zoned LR2 in 2004, at which time the same owner/applicant dedicated parkland acreage to the City of Columbus Recreation and Parks Department. The current request is for a mix of 3 subareas, 2 LR2 single family areas as compatible transitions with the existing residential development. The third sub area is planned for LAR12 multi family units. The Site Plan attached hereto includes building orientation, parking spaces and garages, and open space. Public streets are planned for the LR2 sub-areas, while private internal streets/drives are planned for the LAR12 sub-area.

The Site is surrounded by the following uses/zoning districts:

North: City Parkland (prior parkland dedication)  
Northeast: Multi family zoned AR12  
East: Single family residential zoned R2  
South: I-270  
West: Single family residential zoned PUD8.

Directly across (south) I-270 are similar land uses, specifically LR2 and LAR12.

**Sub-Area 1 - LR2, Residential, 1.7 +/- acres, 7 units, 4.1 du/ac**

**1. Introduction:** Sub-area 1 shall be developed with single family dwelling units developed under the R-2 development standards as shown on the Site Plan attached as Exhibit A.

**2. Permitted Uses:** The development of a maximum of 6 single family dwelling units, along with open space and a club house.

**3. Development Standards:** The Area shall be developed under the R-2 development standards with the following additions:

**A. Setbacks/Lot Dimensions/Lot Commitments**

n/a

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

1. Access will be in accordance with the review and approval of the City of Columbus Department of Public Service, Traffic Management Division and otherwise as shown on the attached Site Plan.
2. The Developer shall install sidewalks along the public streets within the sub-area.

C. Buffering, Landscape, Drainage, Open Space and/or Screening Commitments.

1. As shown on the Site Plan, the developer shall construct a 2-3 foot undulating mound along the west Site boundary, with 2 rows of evergreen trees planted 25 feet on center, minimum 5 feet in height at the time of installation.

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

1. The minimum square footage shall be 1200 square feet for single story homes and 1500 square feet for two story homes, or above.
2. Dwelling units may be used as model homes for the purpose of marketing and sales. A paved parking lot shall be permitted on a lot or lots adjacent to model homes to provide off-site parking for model homes.

E. Graphics.

All signage and graphics for shall conform to the Columbus Graphics Code as it applies to R-2 zoning classification. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

**Sub-Area 2 – LAR12, Multi-family residential, 23.7+/- acres, 272 units, 11.48 du/ac.**

**DEVELOPMENT STANDARDS**

1. Permitted Use: The following specific uses shall be permitted: all uses specified in C.C.C. §3333.
2. Development Standards: The applicable development standards shall be those contained in Chapter 3333 (Apartment Districts) of the Columbus City Code.
  - A. Density, Height, Lot and/or Setback Commitments**
    1. The maximum number of dwelling units shall be 272.
    2. The apartment buildings shall contain a maximum of four (3) stories.
  - B. Access, Loading, Parking and Other Traffic Related Commitments**
    1. Any and all traffic related commitments shall be designated and located to the specifications of the City of Columbus Department of Public Service.

2. The development's internal sidewalks shall be a minimum of 4 feet wide and all sidewalks shall be connected or striped so as to maintain pedestrian connectivity throughout the development and with access to the City parkland.

**C. Buffering, Landscaping and/or Screening Commitments**

1. As shown on the Site Plan, the developer shall construct a 2-3 foot undulating mound along the east and west Site boundary, with 2 rows of evergreen trees planted 25 feet on center, minimum 5 feet in height at the time of installation.

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

1. Rooftop mechanical equipment shall be screened from view by the same or similar material used on the building roof or exterior, and shall be of the same or similar material. Ground level mechanicals and equipment shall be fully screened from view by a wall, fence or landscape materials, or a combination thereof. Such screening shall match or compliment the character of the building.

**E Graphics**

All graphics and signage shall comply with the Columbus City Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

**Sub-Area 3 - LR2, Residential, 1.7+/- acres, 6 units, 3.5 du/ac**

1. Introduction: Sub-area 1 shall be developed with single family dwelling units developed under the R-2 development standards as shown on the Site Plan attached as Exhibit A.

2. Permitted Uses: The development of a maximum of 7 single family dwelling units, along with open space and a club house.

3. Development Standards: The Area shall be developed under the R-2 development standards with the following additions:

A. Setbacks/Lot Dimensions/Lot Commitments

n/a

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

1. Access will be in accordance with the review and approval of the City of Columbus Department of Public Service, Traffic Management Division and otherwise as shown on the attached Site Plan.

2. The Developer shall install sidewalks along the public streets within the sub-area.

C. Buffering, Landscape, Drainage, Open Space and/or Screening Commitments.

1. As shown on the Site Plan, the developer shall construct a 2-3 foot undulating mound along the east Site boundary, with 2 rows of evergreen trees planted 25 feet on center, minimum 5 feet in height at the time of installation.

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

1. The minimum square footage shall be 1200 square feet for single story homes and 1500 square feet for two story homes, or above.
2. Dwelling units may be used as model homes for the purpose of marketing and sales. A paved parking lot shall be permitted on a lot or lots adjacent to model homes to provide off-site parking for model homes.

E. Graphics.

All signage and graphics for shall conform to the Columbus Graphics Code as it applies to R-2 zoning classification. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

Commitments Applicable to All Sub-Areas

1. The developer has complied with the required parkland dedication by virtue of prior land dedications to the City, such that no further dedications are required.
2. The Site shall be developed in accordance with the Site Plan. The Site Plan may be adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any adjustment to the Site Plan is subject to review and approval by the Director of Building and Zoning Services, or his/her designee, upon submission of the appropriate data regarding the proposed adjustment.
3. Any variances to this Development, Text or Site Plan may be submitted to the City of Columbus Board of Zoning Adjustment or Columbus City Council.

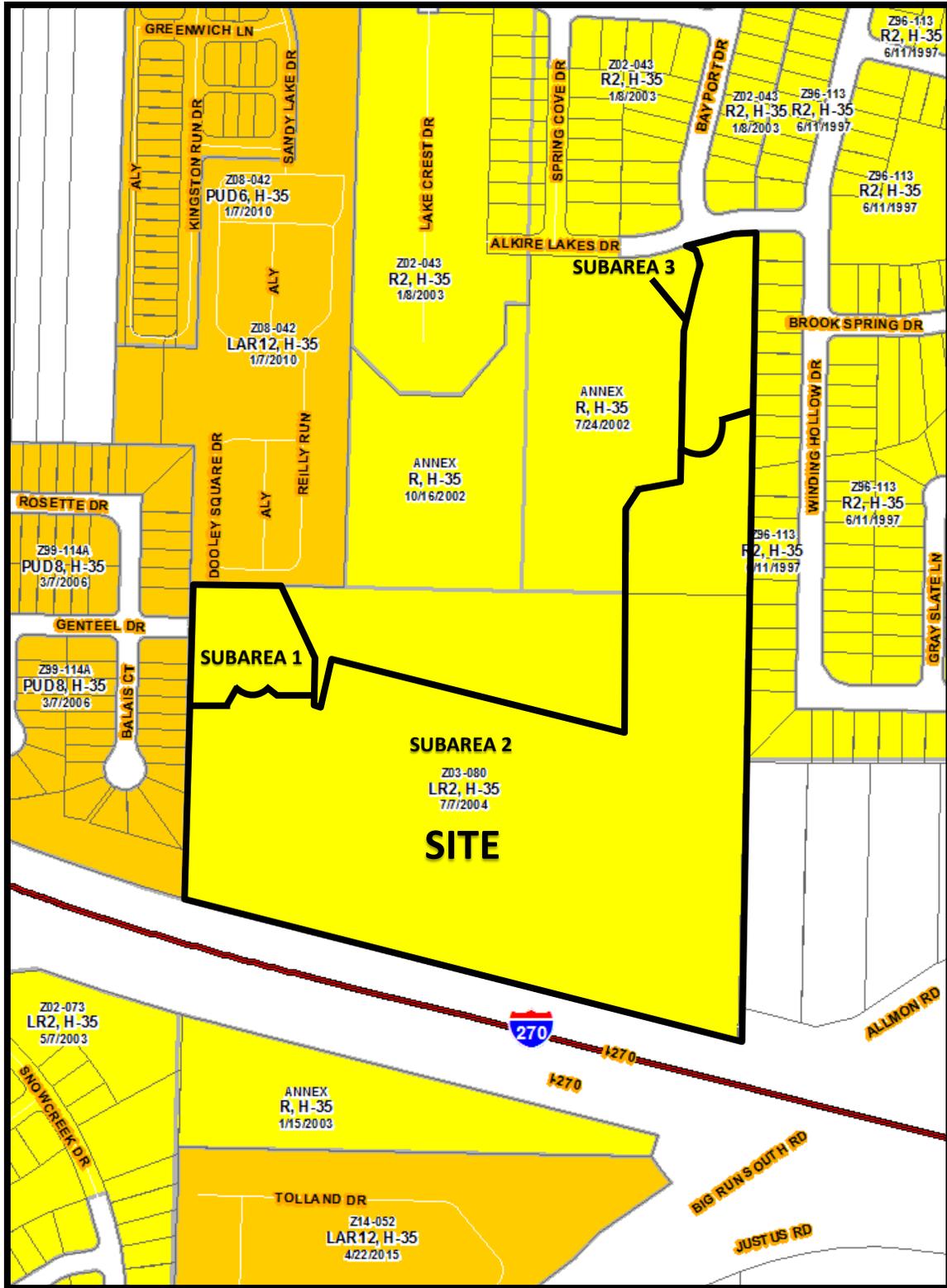
The undersigned, being the representative of the owner/applicant of the subject property does hereby agree to abide by above restrictions, conditions, and commitments regarding development of the subject property.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

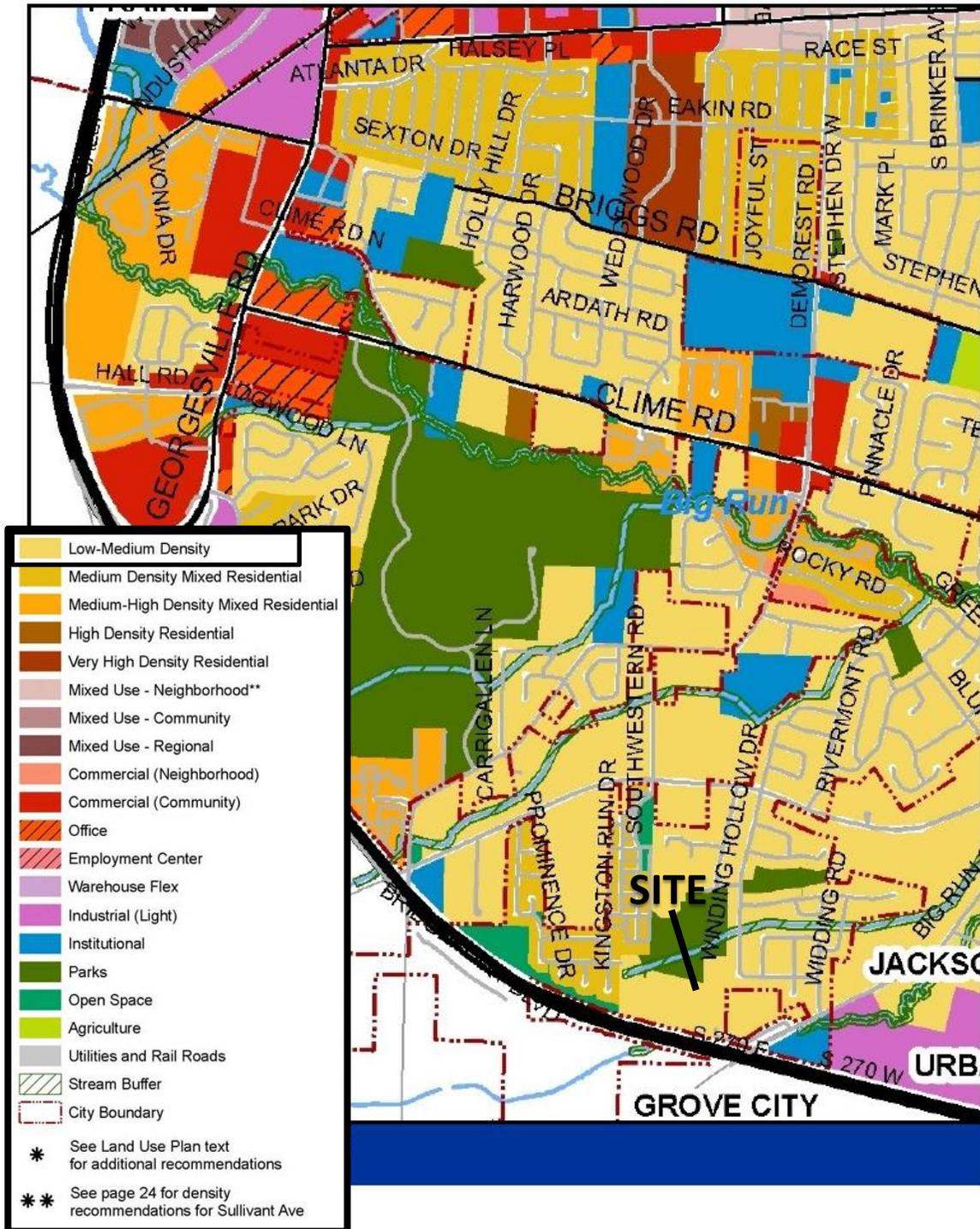






Z17-052  
 3760 Allmon Road  
 Approximately 27.1 acres  
 L-R-2 to L-R-2 & L-AR-12

Greater Hilltop Plan (2010)



Z17-052  
 3760 Allmon Road  
 Approximately 27.1 acres  
 L-R-2 to L-R-2 & L-AR-12



Z17-052  
3760 Allmon Road  
Approximately 27.1 acres  
L-R-2 to L-R-2 & L-AR-12