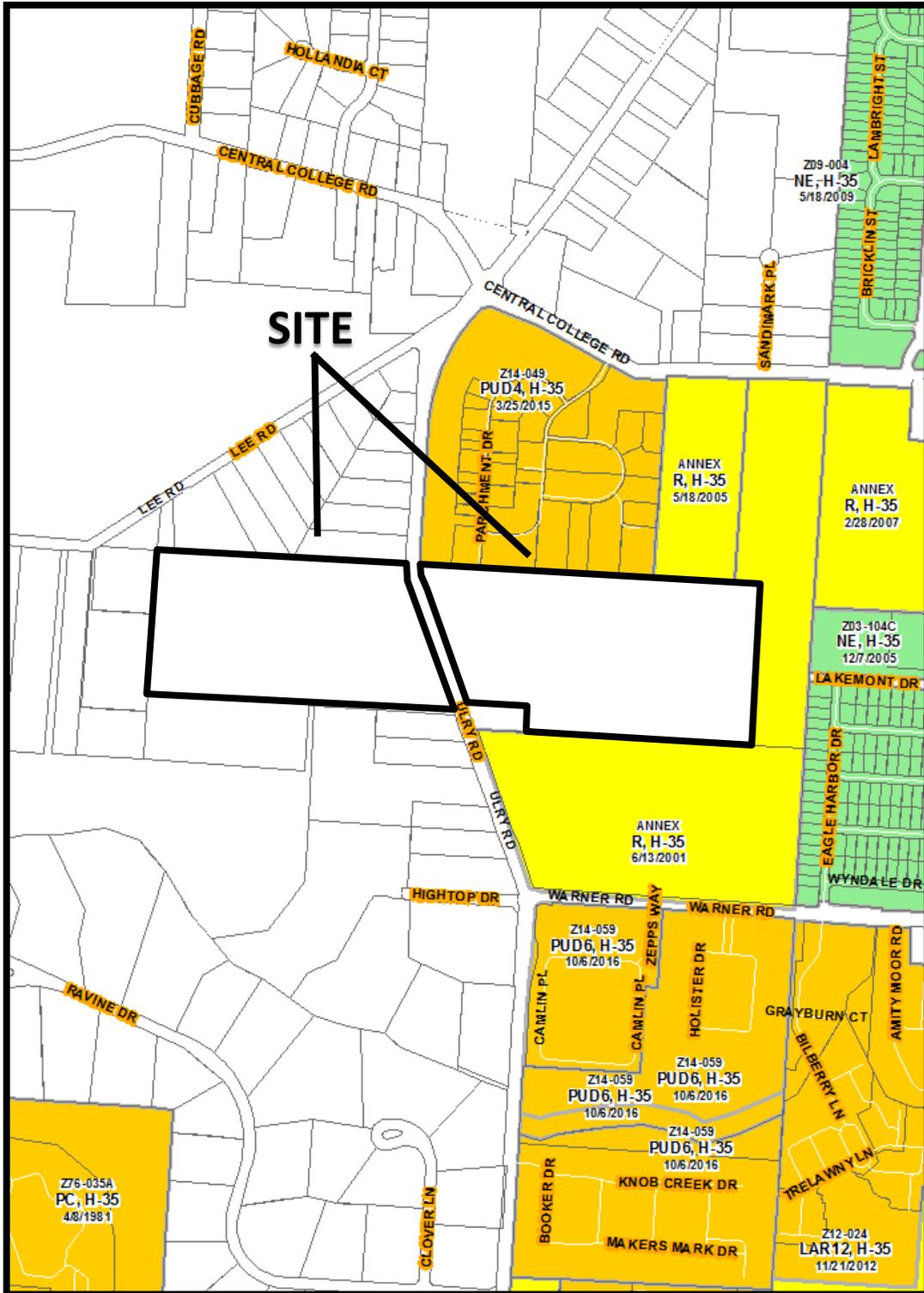


# Z 1 7 - 0 4 8

1.     **APPLICATION:**            **Z17-048**  
       **Location:**             **6450 ULRY ROAD (43081)**, being 55± acres located on the east and west sides of Ulry Road, 1,000± feet north of Warner Road (110-000023; Northland Community Council).  
  
       **Existing Zoning:**        R, Rural District (Pending Annexation).  
       **Request:**                PUD-4, Planned Unit Development District.  
       **Proposed Use:**          Single-unit residential development.  
       **Applicant(s):**          Ciminello's, Inc.; c/o Laura MacGregor Comek, Atty.; 300 East Broad Street, Suite 450; Columbus, OH 43215.  
  
       **Property Owner(s):**    McCorkle Soaring Eagles, LLC; 755 Bluffview Drive; Columbus, OH 43235.  
  
       **Planner:**                Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

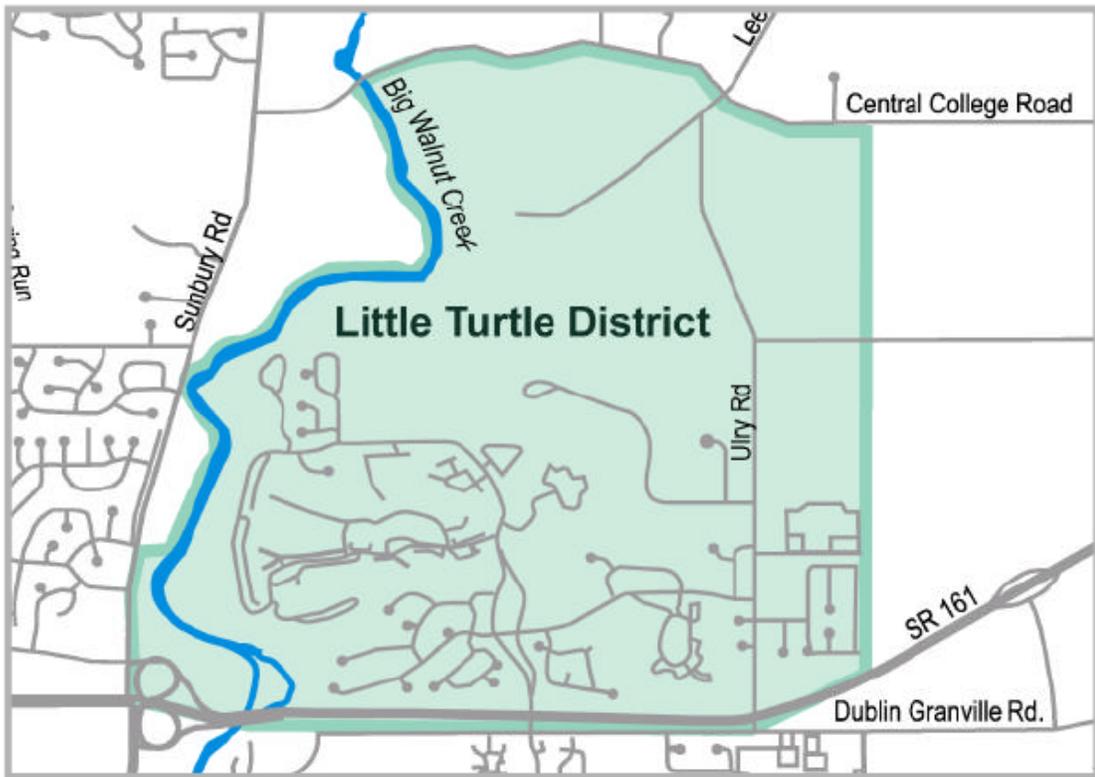
The site consists of an undeveloped parcel which is bisected by Ulry Road. The parcel is currently undergoing annexation from Blendon Township, and will be designated as R, Rural District upon completion. The requested PUD-4, Planned United Development District permits 163 single-unit dwellings with a gross density of 2.96 units per acre. The PUD-4 development text contains commitments to use restrictions, the maximum number of dwellings units, R-2 development standards, side yards, rear yards, traffic access, pedestrian connectivity, street trees, fencing, open space, building materials, minimum square footage of dwellings, and a submitted site plan. The text also includes specific lot sizes, rear yard setback and landscaping for lots number 1-21, 78-82, and 117-123 as shown on the site plan. The site is within the boundaries of the *Northland Plan Volume II* (2002), which recommends that residential development be single-unit dwellings at no more than three units per acre. The site is also with the boundaries of the Northeast Pay As We Grow Area.



Z17-048  
 6450 Ulry Road  
 Approximately 55 acres  
 From R (pending) to PUD-4

## Little Turtle District

This district is north of SR-161 and encompasses the majority of unincorporated land found in the planning area. Predominant land-uses include the Little Turtle Subdivision, which is zoned PC, Planned Community, and has condominium and single-family residential units with a private golf course. There is a city of Columbus police substation and fire facility located in this district. Unincorporated parcels include estate residential lots, parcels used for agriculture, and un-platted residential lots in Blendon Township. The city of Westerville is located to the north and west, and Plain Township is located to the immediate east. Land-use recommendations for parcels to the east that are in the city of Columbus are provided in *The Rocky Fork-Blacklick Accord*.



Little Turtle District



Z17-048  
 6450 Utry Road  
 Approximately 55 acres  
 From R (pending) to PUD-4

**It is the recommendation of Northland Plan – Volume II that:**

- *Single-family residential at three units/acre maximum (low-density cluster or conservation-type subdivisions) is the preferred land-use for this district, should development or redevelopment occur. A key principle of this concept is that open space and natural areas should be used as organizational elements in any development proposal for this area.*
- *A limited neighborhood civic center for the area be located near the Ulry and Warner Road intersections. The intersection of Ulry and Warner roads provide an ideal opportunity to incorporate a small, neighborhood-based civic-type center that could benefit the Warner/Ulry/Central College Road region. This area is a transition area from the large unincorporated lots in Blendon Township, to the area east designated as village center in the Rocky Blacklick Accord. The region will experience an increase in residential uses as well as the future extension of Hamilton Road to the east. There are single-family, multi-family and condominium units to the west and south, and growth occurring in the Rocky Fork-Blacklick Accord area to the east and northeast. Civic uses for this area might include a post office, parks and/or public recreational uses, schools, or means to further address the needs of public safety as the area grows. The city should consider this area for a future recreational facility to service the growing population.*
- *The large wooded lots identified on the existing land-use map (page 54) be afforded some level of protection from future development. Immediately north of the Little Turtle subdivision, and south of Central College Road are heavily wooded parcels with rolling terrain, a natural amenity for the community. Future development should be sensitive to the natural features of these areas and ensure that impact on the wooded sites is minimal. Consideration should be given to providing permanent protection to existing woodlots in the area through public acquisition, conservation easements or other means.*
- *There are a number of large residential parcels in the planning area to the north of Little Turtle. Should an alternative development pattern be sought for this area, this plan recommends that single-family residential remain the primary land-use with consideration given to surrounding rural setting and land-uses.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



Z17-048  
 6450 Ulry Road  
 Approximately 55 acres  
 From R (pending) to PUD-4



Z17-048  
6450 Uly Road  
Approximately 55 acres  
From R (pending) to PUD-4

PUD-4 Development Text

**Current Zoning District:** R, Rural  
**Requested Zoning District:** PUD-4, Planned Unit Development  
**Address:** 6450 Ulry Road  
**Applicant:** Ciminello's Inc.  
567 Lazelle Rd Westerville, Ohio 43081  
Attn: [ciminelloj@aol.com](mailto:ciminelloj@aol.com)  
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)  
**Owner:** McCorkle Soaring Eagles LLC  
**Date of Text:** December 8, 2017  
**Application No.:** Z17- 048

**Introduction**

The Site is comprised of 55 +/- acres, bisected by and with frontage on both the east and the west sides of Ulry Road, located approximately 1500 feet south of the intersection of Central College and Ulry Roads and approximately 1100 feet north of the intersection of Warner and Ulry Roads.

For the Site area located on the west side of Ulry Road, the Site is surrounded by residential development developed in Blendon Township. E Site area located on the east side of Ulry Road, City of Columbus Park Ground is adjacent both south and east, and to the north of the Site is a condominium development commonly known as Asherton Grove sharing approximately 1200 foot of common property line with the Site, a single-family use sharing approximately 380 foot of common property line with the Site.

The property lies within the Northland Community Council planning area and is recommended for residential development up to a density of 3 units per acre. The proposed PUD 4 is consistent with the plan recommendation.

PUD 4 – 55 +/- gross acres, 47.6 net acres, 163 total units, 2.95 gross density, 3.39 net density

1. Introduction: The Site shall be developed with single family dwelling units developed under the R-2 development standards as amended herein, and open space and parkland as shown on the PUD Plan attached as Exhibit A.

2. Permitted Uses: The development of a maximum of 163 single family dwelling units, along with open space and parkland shall be the Permitted Uses.

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

A. Setbacks/Lot Dimensions/Lot Commitments

1. The minimum Side Yard permitted on one side of each lot may be a minimum zero (0) feet, provided that the sum of the widths of both side yards equal or exceeds twenty percent (20%) of the lot frontage, and that there is a minimum of ten feet (10') of separation between dwelling units, and that there be, provided by plat, suitable maintenance easements on adjoining property.

2. Rear Yard shall be no less than 20% of the total lot area.

3. In ground improvements such as pools or hot tubs may be built in side yards provided they are a minimum of five feet (5') away from adjacent dwelling unit.

4. The Lots along the common property line with 6585 Ulry Road (depicted as lots 1 thru 21 on the PUD Plan) and the Lots along the common property line with 6390 Ulry Road (depicted as lots 78-82 and 117-123) shall be a minimum of 130 feet deep and have a minimum rear yard set-back of 35 feet. The Developer shall plant 6-7 foot tall evergreen spruce trees, spaced at 9 foot on center, along the rear property lines, in the rear yard of these described Lots.

5. There shall be a no build tree conservation buffer area along a portion of the western property line, extending 52 feet from adjacent property (PID 110-003056 only) as shown on the PUD Plan. There shall be no tree or brush removal with the exception of growth that is considered poisonous or a public health or safety concern. At the request of the owner of PID 110-003056, the developer has agreed to retain the invasive honeysuckle within the no build zone.

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.

2. The Developer will dedicate right-of-way to the City of Columbus per the City of Columbus Thoroughfare Plan, on both the east and west side of the Ulry Road frontage.

3. The Developer shall install a leisure path along the east side of the Ulry Road frontage connecting to the existing 5 foot sidewalk to the north and matching the City park to the South.

4. Developer shall not oppose the lowering the speed limit on Ulry Road to 35 MPH.

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

1. Developer shall install street trees along all public roads at 52 feet on center. Landscaping along Ulry road shall consist of entrance signage and features and trees along the frontage grouped and spaced to reflect a natural appearance.

2. Black horse fence shall be installed on both sides of the Ulry Road frontage to match (as close as possible) the existing black horse fence on the adjoining property to the north on the eastside of Ulry Road.

3. There shall be a minimum of 5 acres PUD open space, including detention pond, located in the southwest corner of the Site as depicted on the PUD Plan. In addition, there shall be a minimum, 5 acres, including detention pond, on the eastern portion of the site as depicted on the PUD Plan, for a combined total minimum of 10 acres. The Developer shall dedicate and the City of Columbus Recreations and Parks Department agrees to accept a minimum of 2.5 acres, exclusive of any detention ponds, out of such 10 acres, in full satisfaction of the City's Parkland Dedication Ordinance.

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

1. The main exterior building materials will be wood, wood composition, brick, brick veneer, stone, stone veneer, vinyl, beaded vinyl or cultured stone, metal, glass and/or a combination thereof. There shall be pitched roofs for each unit.

2, The minimum square footage shall be 1600 square feet for single story homes and 1800 square feet for two story homes, or above.

3. 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.

F. Miscellaneous.

- 1, Site shall be developed in accordance with the PUD Plan. The PUD 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 PUD 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.
  
2. The Developer shall participate in the Northeast Pay as We Grow Area (NEPAWG).
  
3. Any variances to the PUD Text or PUD Plan may be submitted to the City of Columbus Board of Zoning Adjustment or Columbus City Council.

The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree 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 Code.

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

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



CONSERVATION NO BUILD AREA  
1218117

G  
F  
E  
D

ALVAR, MOHAMMED G.  
PID: 110-000847-00

BUCKLEY, C. ALICE  
& ROY E.  
PID: 110-000885-00  
IN 200010160209546

BRINCKER, GALAH  
PID: 110-003058-00

HAINES, TERESA L.  
PID: 110-002991-00  
IN 199611130227705

LENS, WILLIAM E. & GAIL E.  
PID: 110-000215-00

LEONARD, THEODORE F. JR.  
& WILKER, PHILIS A.  
PID: 110-003015-00  
IN 199212220200000

GEWEL, JACK R. & NAY L.  
PID: 110-003016-00  
IN 19781000000000001

GRUZ, FRANK P. & PATRICIA M.  
PID: 110-004028-00  
IN 20110420000000017





**SITE DATA**  
 163 LOTS @ 52' X 120'  
 55,221 GROSS ACRES  
 2,95 DU/AC GROSS  
 +/- 47.6 NET ACRES (W/O +/- 7.6 ACRES PUBLIC R.O.W.)  
 3.39 DU/AC NET  
 2.24 ACRES OPEN SPACE REQUIRED (163 UNITS X 600 SQ. FT.)  
 11.5 ACRES OPEN SPACE PROVIDED

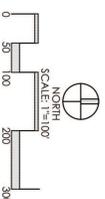
**DEVELOPMENT PLAN**



**CIMINELLO'S INC.**

**UDRY ROAD**

PREPARED FOR CIMINELLO'S INC.  
 DATE: 12/6/17



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