

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 #: 218-004 Date Received: 1/27/18
Application Accepted By: MM + KP Fee: \$6,080
Assigned Planner: Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 104 Lauriston Lane Zip 43235
Is this application being annexed into the City of Columbus Yes No (select 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 610-290759
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) L-AR-12 / L-C-4 Requested Zoning District(s) L-AR-12 / L-C-4

Area Commission Area Commission or Civic Association: Far North Columbus Communities Coalition

Proposed Use or reason for rezoning request: Modification of a site plan to reduce required perimeter yard setback from 25' to 10'. (continue on separate page if necessary)

Proposed Height District: 35 Acreage 9.2+/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name Metro Development LLC
Address 470 Olde Worthington Road City/State Westerville Zip 43082
Phone # 614-540-2400 Fax # _____ Email jthomasjr@villagecommunities.com

PROPERTY OWNER(S):

Name BRG Liberty Crossing LLC
Address 7265 Kenwood Road, Suite 111 City/State Cincinnati, Ohio Zip 45236
Phone # 614-464-5608 Fax # _____ Email jstangeman@vorys.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jill S. Tangeman, Esq.
Address 52 East Gay Street City/State Columbus, OH Zip 43215
Phone # 614-464-5608 Fax # 614-719-4638 Email: jstangeman@vorys.com

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make 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 # 218-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman, Esq.

of (1) MAILING ADDRESS 52 East Gay Street, 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 104 Lauriston Lane

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) 1/23/19

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) BRG Liberty Crossing LLC
7265 Kenwood Road, Suite 111, Cincinnati, OH 45236

Check here if listing additional property owners on a separate page.

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

Metro Development LLC
c/o Joe Thomas Jr. / #614-540-2400

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

(5) Far North Columbus Communities Coalition
c/o Jim Palmisano
PO Box 66, Lewis Center, OH 43035

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) Jill Tangeman

Sworn to before me and signed in my presence this 23 day of January, in the year 2018

SIGNATURE OF NOTARY PUBLIC

(8) Michelle L. Parmenter

My Commission Expires:

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

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

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Please make all checks payable to the Columbus City Treasurer

Robert Holton
8444 Cliffthorne Way
Columbus, OH 43235

Ellen Dury
8406 Cliffthorne Way
Columbus, OH 43235

Tim Donut US Limited Inc
8333 North High Street
Columbus, OH 43235

Michael Baker
8442 Cliffthorne Way
Columbus, OH 43235

Ronald Bartolomucci
8404 Cliffthorne Way
Columbus, OH 43235

BRG Liberty Crossing LLC
7265 Kenwood Road, Suite 111
Cincinnati, OH 43236

Nathan Everard and Misty Henderson
8440 Cliffthorne Way
Columbus, OH 43235

David Strapp
8402 Cliffthorne Way
Columbus, OH 43235

WH Capital LLC
8303 North High Street
Columbus, OH 43235

Darlene Kalb
8438 Cliffthorne Way
Columbus, OH 43235

Michael Lavette
8400 Cliffthorne Way
Columbus, OH 43235

Stephen Coats
8355 Orchard Knoll Lane
Columbus, OH 43235

Kenneth Chapman
8436 Cliffthorne Way
Columbus, OH 43235

Ryan Callahan
8392 Cliffthorne Way
Columbus, OH 43235

Gary White
8357 Orchard Knoll Lane
Columbus, OH 43235

Timothy Rice
8434 Cliffthorne Way
Columbus, OH 43235

Deborah Wildi
8486 Nuthatch Way
Columbus, OH 43235

William Snell
8359 Orchard Knoll Lane
Columbus, OH 43235

Joanie Guaragno Trustee
8424 Cliffthorne Way
Columbus, OH 43235

Amy Hall
8480 Nuthatch Way
Columbus, OH 43235

Sue Ann Webster
8361 Orchard Knoll Lane
Columbus, OH 43235

Deneice Brownfield
8422 Cliffthorne Way
Columbus, OH 43235

Mark Kossmann
8480 Nuthatch Way
Columbus, OH 43235

H&N Real Properties LLC
110 Gifford Road
Columbus, OH 43235

Christine Olsen
8420 Cliffthorne Way
Columbus, OH 43235

Metropolitan 8311-8325 NH LLC
8311 North High Street
Columbus, OH 43235

H&N Real Properties LLC
112 Gifford Road
Columbus, OH 43235

Rodolfo Olivo
8418 Cliffthorne Way
Columbus, OH 43235

Orchard Knoll Operating Associates
8351 North High Street
Columbus, OH 43235

Karen Schuerger
114 Gifford Road
Columbus, OH 43235

Trey Sean Lowery
116 Gifford Road
Columbus, OH 43235

Olenbluffs Way Homeowners
Association
8422 Cliffthorne Way
Columbus, OH 43235

SK Estates LLC
118 Gifford Road
Columbus, OH 43235

Cliffthorne Association
8386 Cliffthorne Way
Columbus, OH 43235

Xu Zheng X
120 Gifford Road
Columbus, OH 43235

Katherine Szudy
8341 Bruntsfield Road
Columbus, OH 43235

Renhao Cui
8343 Bruntsfield Road
Columbus, OH 43235

Ryan Sanders and Sarah Sanders
8345 Bruntsfield Road
Columbus, OH 43235

Ramadevi Perali and Hari Krishna Perali
8347 Bruntsfield Road
Columbus, OH 43235

Far North Columbus Communities
Coalition
c/o Jim PalisaOo
PO Box 66
Lewis Center, Ohio 43035

Jill S. Tangeman
Vorys, Sater, Seymour & Pease
52 East Gay Street
Columbus, OH 43215

Metro Development LLC
c/o Joe Thomas
470 Olde Worthington Road, Suite 100
Westerville, OH 43082

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 # 218-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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

<p>1. Metro Development LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus Employees c/o Joe Thomas Jr. / #614-540-2400</p>	<p>2. BRG Liberty Crossing LLC 7265 Kenwood Road, Suite 111 Cincinnati, Ohio 45236 0 Columbus Employees c/o Jill Tangeman / #614-464-5608</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 23rd day of January, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires: _____

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

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

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LEGAL DESCRIPTION

**Sub Area 1, L-C-4
6.7 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 2, Township 2, Range 18, United States Military Lands, being out of that 19.658 acre tract conveyed to Traditions at Highbluffs, LLC by deed of record in Instrument Number 200503170049255 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, at the centerline intersection of Lazelle Road and High Street (U.S. Route 23); thence South 03° 03' 48" East, with the centerline of said High Street, a distance of 48.58 feet to a point;

thence South 86° 56' 12" West, across the right-of-way of said High Street, a distance of 75.99 feet to a point in the southerly right-of-way line of said Lazelle Road;

thence South 83° 43' 29" West, with the northerly line of that 1.127 acre tract conveyed to Tim Donut U.S. Limited, Inc., by deed of record in Instrument Number 200706140104131, the southerly right-of-way line of said Lazelle Road, a distance of 231.47 feet to the westerly terminus of said southerly right-of-way line of said Lazelle Road, being the TRUE POINT OF BEGINNING;

thence with the easterly perimeter of said 19.658 acre tract, the following courses and distances: South 55° 48' 36" West, a distance of 69.98 feet to a point of curvature to the left;

with the arc of said curve to the left, having a central angle of 24° 38' 44", a radius of 132.02 feet, an arc length of 56.79 feet, a chord bearing and distance of South 09° 28' 43" West, 56.35 feet to a point;

South 02° 50' 39" East, a distance of 313.31 feet to a point; and

North 87° 09' 21" East, a distance of 322.28 feet to a point in the westerly right-of-way line of said High Street;

thence South 02° 52' 06" East, with the westerly right-of-way line of said High Street, a distance of 245.00 feet to a point;

thence across said 19.658 acre tract, the following courses and distances:

South 87° 09' 21" West, a distance of 271.37 feet to a point of curvature to the right;

with the arc of said curve to the right, having a central angle of 60° 07' 31", a radius of 46.00 feet, an arc length of 48.27 feet, a chord bearing and distance of North 62° 46' 54" West, 46.09 feet to a point of reverse curvature;

with the arc of said curve to the left, having a central angle of 09° 26' 32", a radius of 161.45 feet, an arc length of 26.61 feet, a chord bearing and distance of North 27° 36' 13" West, 26.58 feet to a point of compound curvature;

with the arc of said curve to the left, having a central angle of 57° 43' 23", a radius of 90.00 feet, an arc length of 90.67 feet, a chord bearing and distance of North 61° 11' 11" West, 86.89 feet to a point;

South 89° 57' 08" West, a distance of 44.24 feet to a point;

North 02° 08' 11" West, a distance of 77.65 feet to a point;

North 47° 49' 36" West, a distance of 97.81 feet to a point;

South 87° 07' 59" West, a distance of 202.15 feet to a point; and

North 02° 52' 01" West, a distance of 470.59 feet to a point in the northerly line of said 19.658 acre tract;

thence North 83° 43' 29" East, with the northerly line of said 19.658 acre tract, a distance of 455.88 feet to a point;

thence South 06° 16' 31" East, with the westerly terminus of said Lazelle Road, a distance of 90.00 feet to the TRUE POINT OF BEGINNING and containing 6.7 acres of land more or less.

Sub Area 2, L-AR-12

2.5 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 2, Township 2, Range 18, United States Military Lands, being out of that 19.658 acre tract conveyed to Traditions at Highbluffs, LLC by deed of record in Instrument Number 200503170049255 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, at the centerline intersection of Lazelle Road and High Street (U.S. Route 23); thence South 03° 03' 48" East, with the centerline of said High Street, a distance of 48.58 feet to a point;

thence South 86° 56' 12" West, across the right-of-way of said High Street, a distance of 75.99 feet to a point in the southerly right-of-way line of said Lazelle Road;

thence South 83° 43' 29" West, with the northerly line of that 1.127 acre tract conveyed to Tim Donut U.S. Limited, Inc., by deed of record in Instrument Number 200706140104131, the southerly right-of-way line of said Lazelle Road, a distance of 231.47 feet to the westerly terminus of said southerly right-of-way line of said Lazelle Road;

thence North 06° 16' 31" West, with the westerly terminus of said Lazelle Road, a distance of 90.00 feet to a point at a northeasterly corner of said 19.658;

thence South 83° 43' 29" with the northerly line of said 19.658 acre tract, a distance of 455.88 feet to the TRUE POINT OF BEGINNING;

thence across said 19.658 acre tract, the following courses and distances:

thence South 02° 52' 01" East, across said 19.658 acre tract, a distance of 470.59 feet to a point;

thence South 87° 07' 59" West, continuing across said 19.658 acre tract, a distance of 240.00 feet to a point in the westerly line of said 19.658 acre tract;

thence North 02° 52' 01" West, with the westerly line of said 19.658 acre tract, a distance of 456.29 feet to a point;

thence North 83° 43' 29" East, with the northerly line of said 19.658 acre tract, a distance of 240.43 feet to the TRUE POINT OF BEGINNING, and containing 2.5 acres of land, more or less.

LIMITATION OVERLAY TEXT

Zoning District: L-C-4, L-AR-12

Property Location: 104 Lauriston Lane, being 9.2+/- acres located on the west side of High Street and south of Lazelle Road West

Owner: BRG Liberty Crossing LLC

Applicant: BRG Liberty Crossing LLC

Date of Text: January 23, 2018

Application: Z18- 004

1. Introduction: The subject site was rezoned in 2011 to allow for the existing L-C-4 and L-AR-12 zoning districts. The applicant seeks to amend the existing limitation text for the L-AR-12 subarea to reduce the setback on the south side of the property from 25' to 10'. A companion council variance has been filed to address the reduced perimeter yard setback requirement. No other changes to the existing zoning are being requested.

Subarea 1 L-C-4

2. Permitted Uses: Those uses listed in Chapter 3356.03 (C-4, Regional Scale Commercial District) of the Columbus City Code shall be permitted.

A. The following uses are excluded from this site:

- Amusement arcade
- Animal Shelter
- Astrology, Fortune Telling and Palm Reading
- Automobile and light truck dealers
- Automotive accessories, parts, and tire sales
- Automobile maintenance and repair
- Automotive sales, leasing, and rental
- Bar/cabaret/nightclub
- Billboards
- Blood and organ bank
- Bowling Centers
- Building Material and Supplies Dealers
- Check Cashing and Loans
- Coin operated laundry (does not prohibit such facilities which are part of a hotel or motel use)
- Community Food Pantry
- Crematory
- Drive-in Motion Picture Theaters
- Family planning center
- Farm Equipment and Supply Stores
- Free standing parking lots and parking garages
- Funeral Home and Services
- Halfway house
- Hospital
- Missions / Temporary Shelters
- Monopole or cellular telecommunication towers (does not prohibit individual telecommunication equipment for individual tenants provided that said equipment is screened to the height of said equipment)

Motorcycle, boat and other motor vehicle dealers
Motor vehicle accessories and parts dealers
Outdoor Power Equipment Stores
Pawn Brokers
Recreational vehicle dealers
Repossession services
Social Advocacy Agency
Truck, utility trailer and RV sales, rental and leasing
Used merchandise stores
Vending machine operator

3. Development Standards: Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C4) shall apply to this site.

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

1. Setback from North High Street shall be twenty-five (25) feet for parking, loading and maneuvering areas and 100 feet for buildings.
2. Setbacks from Lazelle Road West shall be twenty-five (25) feet for parking, loading and maneuvering areas and sixty (60) feet for buildings.
3. Setback from the southern property line where adjacent to the existing multi-family development shall be twenty-five (25) feet for buildings and ten (10) feet for parking and maneuvering.
4. Any hotel or motel building shall be a minimum of three stories in height but no more than four stories in height. One of the buildings shall contain a fitness facility including pool and a business center. Registration desk shall be in the lobby of a building. The building(s) shall be designed with only interior access to rooms off hallways.
5. Any building within 100 feet of the west property line of this subarea shall have any loading or service areas on either the north, south or east facade.
6. Setback from the park area shall be fifteen (15) feet for parking and maneuvering and twenty-five (25) feet for buildings.
7. All uses other than hotel/motel shall be subject to the 35 foot height district.

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

1. There shall be a full service curb cut for a private access point on Lazelle Road West subject to the approval of the Division of Planning and Operations. There will be no additional curb cuts on High St.
2. The developer shall make improvements to the intersection of North High Street and Lazelle Road such that the eastbound and westbound left turn movements shall be aligned and the eastbound and westbound left turn movements can be made concurrently. The intention is to eliminate the split phasing operation that currently exists at this intersection.
3. The developer shall be responsible for signal modifications that will eliminate the split phasing operation of the eastbound and westbound movements at the intersection of North High Street and Lazelle Road and add right turn overlap phases for any legs of this intersection with dedicated right turn lanes.

4. The developer shall restripe the northbound left turn lane at the intersection of North High Street and Lazelle Road to have a length of 443 feet, which includes a 50 foot taper.

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

1. A tree row shall be established along Lazelle Road West containing one street / deciduous tree for every 30 feet of roadway frontage.

2. All vehicular use areas shall be screened from adjacent public right-of-ways with a continuous planting hedge, wall or earth mound a minimum of four (4) feet in height.

4. The existing landscape buffer including mounding and trees on the north, west and south property lines shall be maintained. The existing six foot wood fence along the west side of the commercial area beginning at the north end of the mounding at the south property line and extending northward to the south end of the mounding along the north property line except in the area where the driveway connects the two portions of the site shall remain.

5. Adjacent to the city's park property the applicant shall install 3 deciduous and 1 evergreen tree per 100 linear feet within the setback area along its common property line with the park.

6. All trees and landscaping shall meet the following minimum size requirements at the time of planting: 2.5" caliper for deciduous trees; 6 foot high for evergreens (spruce or norway); 1.5" caliper for ornamental trees; and shrubs shall be two (2) gallon in size. Tree caliper is measured six (6) inches above the adjacent grade.

7. All trees and landscaping shall be well maintained. Dead items shall be replaced within six (6) months or the next planting season, whichever occurs first.

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

1. The buildings will be built of one or any combination of the following: brick, stone, synthetic stone, wood, engineered wood siding, vinyl, metal and glass. The above referenced vinyl shall be limited to trim purposes and vinyl siding shall not be allowed. The brick to be used in construction of the buildings shall be the "Harmar #790" or a comparable brick as reviewed and approved by the Director of the Department of Building and Zoning Services or his/her designee. Any hotel or multi-use shall have a water table of either stone, synthetic stone or brick (minimum of ten feet in height) of each side of every multi story building elevation.

2. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by the same materials utilized on the buildings roof or exterior. Color shall also match the buildings exterior or roof. Mechanical or other utility equipment shall be fully screened from offsite view by a fence, landscape material or a wall utilizing the same material of the buildings.

3. Blank facades on the rear of buildings are prohibited. Therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required.

4. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

5. No materials, supplies, equipment shall be stored or permitted to remain on any portion of the parcel outside the permitted structure (except for utility and HVAC equipment).

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

N/A

F. Graphics and/or Signage Commitments.

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.
2. All free standing signage along High Street shall be monument style constructed of materials which compliment the built commercial buildings.

G. Miscellaneous Commitments.

N/A

Subarea 2 (L-AR-12)

1. Introduction: The site is located west of High Street between Highbluffs Blvd. and Lazelle Road West.

2. Permitted Uses: Those uses permitted in Section 3333.02, AR-12 of the Columbus City Code.

3. Development Standards: Unless otherwise indicated the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

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

1. Maximum number of units 30.
2. The building and parking setback from the west property line shall be 60 feet. The building and parking setback from the north property line shall be 60 feet. The building setback on the south property line shall be 25 feet and the parking setback on the south property line shall be 10 feet.

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

1. Access to this site shall be via Lazelle Road W.

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

1. The developer shall install street trees 30 feet on center within the setback along Lazelle Road West. The existing trees within the 60 foot buffer along the west and northwest property lines shall be maintained in their natural state subject to the right to remove dead and diseased trees and landscaping from that buffer. Snow fencing shall be installed along the east side of the 60 foot buffer during the construction of the multi family units.

2. All trees and landscaping shall be well maintained. Dead materials shall be replaced within six (6) months or the next planting season, whichever occurs first. All trees shall meet the following minimum size at the time of planting: Shade trees 2 1/2" caliper; Ornamental trees 1 1/2" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

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

1. The buildings will be built of one or any combination of the following: brick, stone, synthetic stone, wood, engineered wood siding, vinyl, metal and glass. The brick to be used in construction of the buildings shall be the "Harmar #790" or a comparable brick as reviewed and approved by the City's Director of the Department of Building and Zoning Services or his/her designee.

2. Notwithstanding the building materials listed in 3D1 above the building materials for the buildings which are adjacent to the west property line shall be brick and vinyl and the water table area shall be constructed of a decorative split face block. The brick used in construction of the buildings shall be the "Harmar #790" or a comparable brick as reviewed and approved by the City's Director of the Department of Building and Zoning Services or his/her designee. The front façade shall consist of a minimum of 46% of the designated brick. The style of the building units adjacent to the west property line shall be two story townhouse units (same style as the units at The Traditions at Highbluffs). **For the units that are adjacent to the west property line the minimum net floor area for living quarters is 1,100 square feet.**

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

N/A

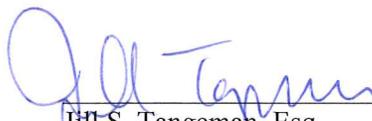
F. Graphics and/or Signage Commitments.

N/A

G. Miscellaneous Commitments.

The site shall be developed in general conformance with the submitted Site Plan attached hereto as Exhibit A. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner and the applicant or other authorized representative, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that she 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.



Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215
Phone: 614-464-5608
Fax: 614-719-4638
Email: jstangeman@vorys.com

I:\2016\1150\Draw\04\Sheets\1\liberty_Crossing\20170122_SEBK-EXHB-N.dwg_Last_Saved_By_rmfleashman_1/19/2018 10:00 AM_Last_Printed_By_rmfleashman_1/19/2018 10:01 AM (No_Xrefs)



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

EXHIBIT

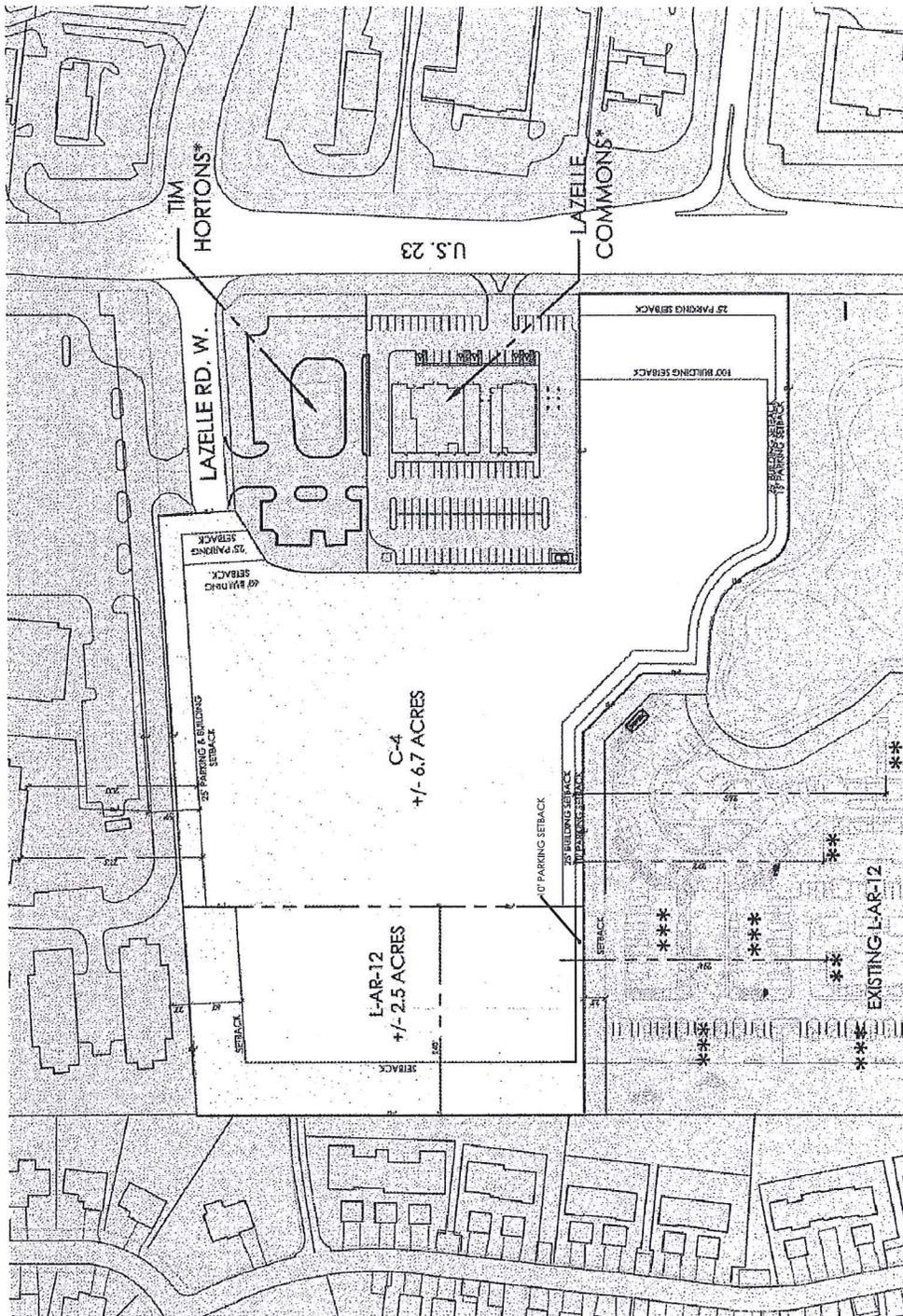
FOR

THE RESIDENCES AT LIBERTY CROSSING SETBACK EXHIBIT

DATE: January 19, 2018

JOB NO. 20111152

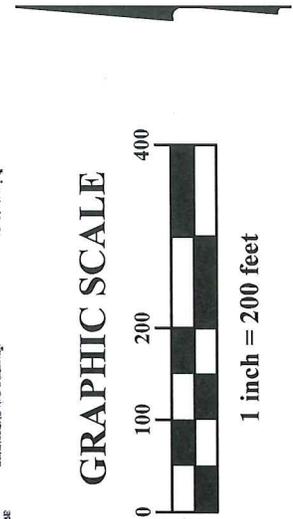
SCALE: 1" = 200'



NOTE: REAL LAYOUTS ARE FOR INFORMATION ONLY. ALL DIMENSIONS SHALL BE AS SHOWN AND NOT BEING OF THIS PLANES.

NOTE: DIMENSIONS ARE SUBJECT TO CHANGE. CONSTRUCTION SHALL BE ACCORDING TO THE LATEST REVISIONS.

NOTE: DIMENSIONS AND SETBACKS ARE FOR INFORMATION ONLY. CONSTRUCTION SHALL BE ACCORDING TO THE LATEST REVISIONS.



219-004

Far North Area Plan (2014)

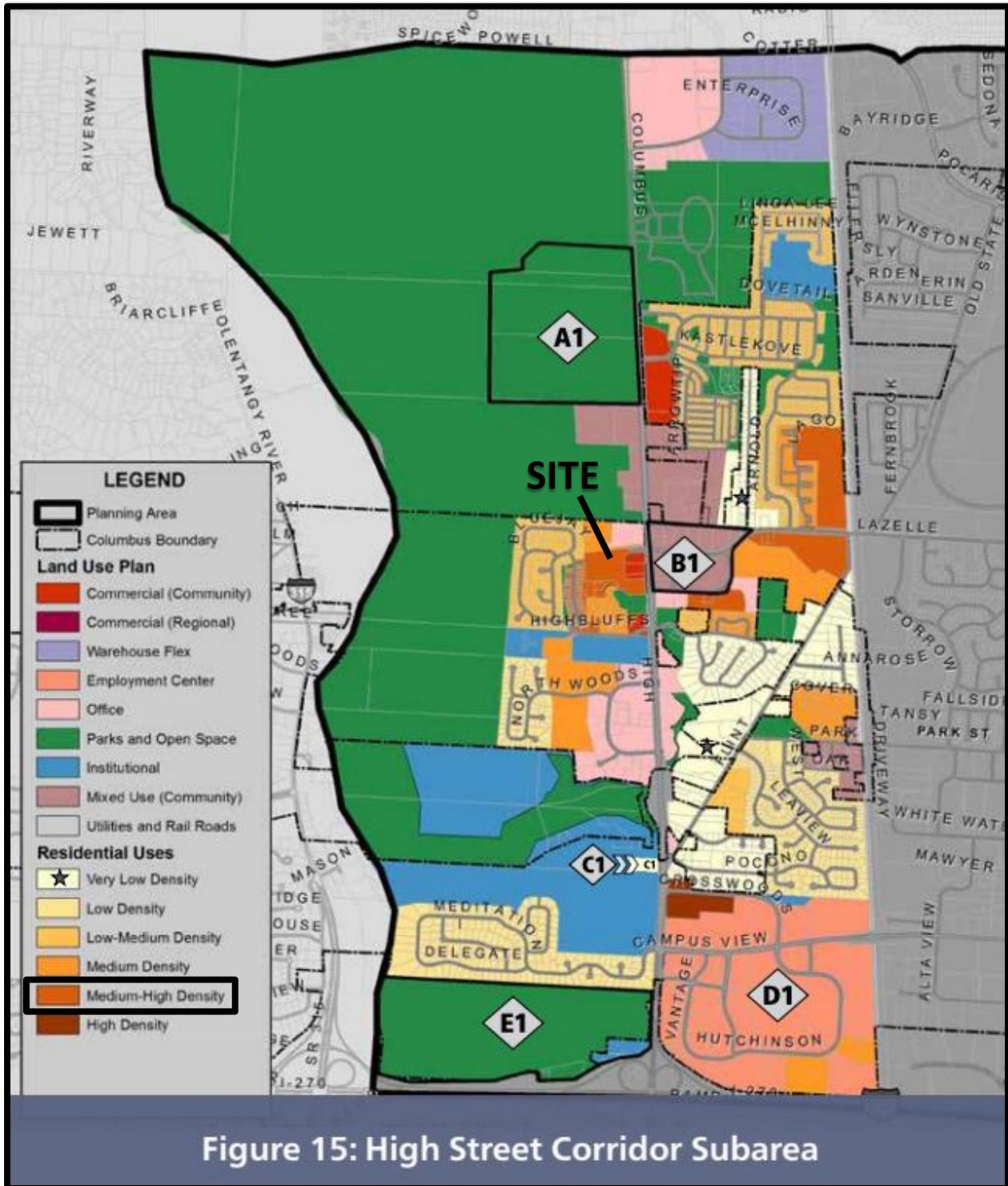


Figure 15: High Street Corridor Subarea

Z18-004
104 Lauriston Lane
Approximately 9.2 acres
L-AR-12 & L-C-4 to L-AR-12 & L-C-4



Z18-004
104 Lauriston Lane
Approximately 9.2 acres
L-AR-12 & L-C-4 to L-AR-12 & L-C-4