

# **REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

1. 1 <b>0 1 12/</b> /	0020-00188	
Date Received:	Rep. \$13760	<u> </u>
Application Accepted By:  Comments: Assigned to Eliza -	Thrush, ecthrush	(a) columbi
Comments: Proportion to Charles	1014-104	15-1241
LOCATION AND ZONING REQUEST:	$\mathbf{U} \cap \mathbf{U}^{-1}$	13 /21/
Certified Address (for Zoning Purposes) 4601 Central Colleg	e Rd, Westerville OH	Zip <u>43081</u>
Is this application being annexed into the City of Columbus If the site is currently pending annexation, Applicant must show petition.	Yes No (circle one)	
Parcel Number for Certified Address 410 · 276208	<b>5</b>	
Check here if listing additional parcel numbers on a		
Current Zoning District(s) PUD-4	Requested Zoning District(s) PUD-4	4
Recognized Area Commission Area Commission or Civic Asso	ociation Northland Community Council	<del></del>
Proposed Use or reason for rezoning request: Amend PUD sit	e plan to reduce overall density and replac	e multi-family condos
with single family condos.		on separate page if necessary)
Proposed Height District: 35' [Columbus City Code Section 3309.	Acreage 33.37	
Address 4442 Professional Parkway  Phone # 614-836-4403	City/State Groveport, Ohio Email deb@murphydevelopmentcom	
Name Asherton Grove LLC	City/State Groveport, Ohio	Zip 43125
Address 4442 Professional Parkway		
Phone # 614-836-4403 Fax # 614-836-2057  Check here if listing additional property owners		
ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)  Name Steve J. Fulkert, Architect	Attorney  Agent	
Address 677 Notchbrook Dr	City/State Delaware, Ohio	Zip 43015
Phone # 614-620-9120 Fax #		
APPLICANT SIGNATURE  PROPERTY OWNER SIGNATURE  ATTORNEY / AGENT SIGNATURE  My signature attests to the fact that the attached application package staff review of this application is dependent upon the accuracy of the by me/my firm/etc. may delay the review of this application.	kert 10.22.2014 is complete and accurate to the best of my knowled	dge. I understand that the Ciadequate information provide

# PROPERTY OWNER(S):

Asherton Grove Condominium Association 4442 Professional Parkway Groveport OH 43125



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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • <u>www.columbus.gov</u>

FFIDAVIT	
(See instruction sheet)	711-040
	APPLICATION # 214 - 049
TATE OF OHIO	
OUNTY OF FRANKLIN	
eing first duly cautioned and sworn (1) NAME Steven J.	Fulkert
F (1) MAILING ADDRESS 677 Notchbrook Dr, Delaware OH 430	015
deposed and states that (he) is the applicant list of the name(s) and mailing address(es) of all CERTIFIED ADDRESS FOR ZONING PURPOSES	, agent, or duly authorized atterney for same and the following is a l the owners of record of the property located at 2,4601 Central College Rd. Westerville OH 43081
or which the application for a rezoning, variance, special	l permit or graphics plan was filed with the Department of Building
and Zohning Gervices, on (5)	IS 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.	Murphy Development Com pamy  (4) Asherton Grove LLC
	4442 Professional Parkway
	Groveport OH 43125
APPLICANT'S NAME AND PHONE #	Steven J. Fulkert, Architect
(same as listed on front of application)	677 Notchbrook Dr, Delaware OH 43015
DE A COAR REGION OF CIVIC CROUD	(5) Northland Community Council
REA COMMISSION OR CIVIC GROUP REA COMMISSION ZONING CHAIR OR	P.O. Box 297836
CONTACT PERSON AND ADDRESS	Columbus, Onio 43229
707,1100	<del></del>
shown on the County Auditor's Current Tax	the names and complete mailing addresses, including zip codes List or the County Treasurer's Mailing List, of all the owner brior boundaries of the property for which the application was filed, eet of the applicant's or owner's property in the event the applicant to the subject property (7)
the property owner owns are property consigno	
GNATURE OF AFFIANT	(8) Steven J. Fulkert

This Affidavit expires six months after date of notarization.

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

DEBRA A. CLARK
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Perry County
My Comm. Exp. 10/5/15

day of

McCorkle Soaring Eagles Mae & William McCorkle Jr 5634 Jeffries Ct Westerville OH 43082

William C Snedegar ET AL 2 4608 Central College Rd Westerville OH 43081

Bevan R Stauffer Michele A Stauffer 7122 Lee Rd Westerville OH 43081

Brian R Spires Melonie L Spires 4511 Central College Rd Westerville OH 43081

Philip A Marzullo Kathleen L Marzullo 7100 Lee Rd Westerville OH 43081

William R Maibach Nadita D Maibach 6777 Ulry Rd Westerville OH 43081

Rebecca M Watson AFDT 6731 Ulry Rd Westerville OH 43081

Roger W Salts 6687 Ulry Rd Westerville OH 43081

Howard A Free 6655 Ulry Rd Westerville OH 43081

James S Pence ET AL 2 6611 Ulry Rd Westerville OH 43081 Frank P Cruz Pamela W Cruz 6585 Ulry Rd Westerville OH 43081

Jamar G Williams 4680 Central College Rd Westerville OH 43081

Wade Estep Sandra Estep 4694 Central College Rd Westerville OH 43081

Patrick E Spence Kelly A Spence 4545 Central College Rd Westerville OH 43081

Nancy M Kemp 4691 Central College Rd Westerville OH 43081

Murphy Development Company\Asherton Grove LLC M H Murphy Development Co 4442 Professional Parkway Groveport OH 43125

Asherton Grove Condominium Association 4442 Professional Parkway Groveport OH 43125

Agent Steven J Fulkert, Architect 677 Notchbrook Dr Delaware OH 43015

Northland Community Council PO Box 297836 Columbus OH 43229 214-049



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433• <a href="https://www.columbus.gov">www.columbus.gov</a>

PROJECT DISCLOSURE STATEM	MENT
Parties having a 5% or more interest in the project that is the THIS PAGE MUST BE FILLED OUT COMPLETELY	APPLICATION # ZI4-D49  APPLICATION # ZI4-D49  AES Steven J. Fulkert  ACT DELEVAND NOTARIZED. Do not indicate 'NONE' in the space provided.  APPLICATION # ZI4-D49  AES Steven J. Fulkert  ACT DELEVAND NOTARIZED.  ACT DELEVAND NOTARIZED.  ACT D4-D49  ACT D4-D49
	APPLICATION# 214-DH9
STATE OF OHIO COUNTY OF FRANKLIN	
Being first duly cautioned and sworn (NAME)  Steven  of (COMPLETE ADDRESS) 677 Notchbrook Dr, Delaware OH 43125	
following is a list of all persons, other partnerships, corporatis the subject of this application in the following format:	tions or entities having a 5% or more interest in the project which
	Business or individual's address Address of corporate headquarters City, Sate, Zip Number of Columbus based employees
1. M. H. Murphy Development Company 10685 Edgewood Dr Dublin OH 43017 100% Employees: 12 Michael H. Murphy 614-836-4403	2.
3.	4.
Check here if listing additional parties on a s	
Subscribed to me in my presence and before me this $\frac{\partial \psi}{\partial x}$ SIGNATURE OF NOTARY PUBLIC	day of <u>Ulfolll</u> , in the year <u>2014</u> Un a. Clark
My Commission Expires: //	0/5/15

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

**NOTARY PUBLIC** STATE OF OHIO

Recorded in

Perry County

Mypcons: Note: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

214-049

#### **33.37 Acres**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 4, Township 2, Range 17, United States Military Lands and being all of that tract as conveyed to George P. Benua by deed of record in Deed Book 3711, Page 118 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at the centerline intersection of Central College Road and Ulry Road;

thence with the centerline of Ulry Road with the arc of a curve to the left, having a central angle of 02° 32' 13", a radius of 2580.20 feet, an arc length of 114.25 feet, and a chord which bears South 39° 49' 33" West, a distance of 114.24 feet to a point;

thence South 51° 26' 34" East, across said Ulry Road, a distance of 48.55 feet, to a point in the easterly right-of-way line of said Ulry Road and being the True Point of Beginning;

thence with the southerly right-of-way line of said Central College Road, the following courses and distances;

North 82° 59' 49" East, a distance of 52.49 feet, to a point;

South 67° 25' 08" East, a distance of 260.68 feet, to a point;

South 60° 59' 43" East, a distance of 190.15 feet, to a point;

North 30° 06' 17" East, a distance of 21.73 feet, to a point;

South 61° 01' 34" East, a distance of 379.84 feet, to a point;

South 88° 43' 23" East, a distance of 166.34 feet, to a point in the easterly line of said Benua tract;

thence South 03° 47' 18" West, with said easterly line, a distance of 243.63 feet, to a point;

thence South 03° 49' 11" West, continuing with said easterly line, a distance of 813.20 feet to a point in the northerly line of that tract conveyed to William R. McCorkle Jr. and Mae L. McCorkle of record in Official Record 31533J10;

thence North 86° 42' 42" West, with said northerly line, a distance of 765.29 feet, to a point;

thence North 86° 43' 45" West, continuing with said northerly line, a distance of 446.95 feet, to a point in the easterly right-of-way line of said Ulry Road;

thence with said easterly right-of-way line of Ulry Road;

with the arc of a curve to the right, having a central angle of 00° 31' 14" a radius of 10747.80 feet, an arc length of 97.63 feet, and a chord which bear North 03° 09' 47" West, a distance of 97.63 feet, to a point;

North 03° 51' 31" East, a distance of 615.31 feet, to a point of curvature of a curve to the right;

with the arc of said curve, having a central angle of 35° 38' 03", a radius of 978.41 feet an arc length of 608.51 feet, and a chord which bear North 21° 26' 39" East, a distance of 598.75 feet, to a point;

thence North 38° 40' 46" East, a distance of 91.21 feet to the Point of Beginning and containing 33.37 acres of land, more or less.

214-049

### **DEVELOPMENT STANDARDS**

#### General

Streets within the development will be private. The street alignments shall be developed as shown on this plan, however they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time development and engineering plans are completed. The Director of Development or the Director's designee may approve minor adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.

Condominiums may be used as model homes for the purpose of marketing and sales. A model home, with parking, may be used as a sales office during the development of the project.

This project will include community facilities such as a clubhouse, pool and open space. The clubhouse may also be used as a sales office for the sale of condominiums during the development of the project.

The development will consist of a mix of 40 single family detached condominium units and 56 attached condominium units as shown on the plan.

Single Family Detached Condominiums:

Minimum living area square footage 1500 sq. ft.

50% of the units shall be at least 1700 sq. ft.

All units shall have a minimum of an attached 2 car garage.

#### **Attached Condominiums:**

Minimum living area square footage 1230 sq. ft.

50% of the units shall be at least 1380 sq. ft.

15% of the units shall be at least 1500 sq. ft.

All units shall have an attached garage and a minimum of 80% shall be a 2 car garage.

Minimum living area for both detached and attached condominiums means "minimum net floor area for living quarters" under Section 3303.13 of the Columbus Zoning Code, but may also include a finished three-season room.

#### **Additional Parking**

In addition to garage parking, all units shall have a minimum of 1 driveway parking space for each garage parking space up to 2 spaces per unit. Guest parking spaces shall be provided throughout the development and there shall be a minimum of 30 spaces. All parking spaces shall be a minimum of 9'x18'.

## **Building and Parking Setbacks**

The building and parking setback line from the east property line shall be 50°. The building and parking setback from the south property line shall be 25°. The minimum building and parking setback line from centerline of Ulry/Lee Road shall be 200°. The minimum building and parking setback line from the center line of Central College Road shall be 200°.

## **Building Separation**

The minimum side yard building separation between single family detached condominium units shall be 10'. The minimum side yard building separation for attached condominium buildings shall be 25'.

## **Building Setbacks from Internal Streets**

The minimum front building setback for single family detached condominium units from the centerline of the street shall be 36'. On corner lots the building side yard setback shall be 26' from the centerline of the street. The minimum front building setback for attached condominium units shall be 26' from the centerline of the street. The minimum side yard building setback for attached condominiums shall be 21' from the centerline of the street.

#### **Exterior Finishes**

The approved exterior building vertical finishes for the single family detached condominiums shall be brick, stone, manufactured stone, stucco, vinyl siding with textured pattern, wood or composite siding. At least 60% of the front elevation shall be an approved exterior finish other than vinyl siding.

The approved exterior building vertical finishes for the attached condominiums shall be brick, stone, manufactured stone or vinyl siding with textured pattern. A minimum of 60% of the building exteriors shall be brick and/or manufactured stone. The roofs for the single family detached and attached condominiums shall be a dimensional asphalt shingle.

#### Landscaping

There shall be a mound and landscape treatment along Ulry Road in the building setback as indicated on the site plan. Along the east property line there shall be a 3' high mound with plantings of evergreen and deciduous trees between the two groups of existing mature trees. Street tree plantings shall be provided for all internal private streets. There shall be a minimum of one (1) tree per unit. These trees shall be planted in an organized manner throughout the private streets. Minimum tree sizes shall be 2" caliper for deciduous trees and 6' height minimum for conifers. In addition to the street tree plantings, each unit shall be landscaped which shall include a minimum of full landscape beds across the front of each unit and screening of all outdoor HVAC equipment. The mature trees in the building setback along Central College shall be preserved (except for construction of the main entry and utilities). Along the remaining Central College Road frontage a four (4) rail wood fence shall be installed.

#### Open Space

The site plan provides significant amounts of open space both along the site perimeter and internally. This open space shall provide both active and passive recreational spaces for the residents and the cost of the maintenance and upkeep shall be the responsibility of the condominium association.

The large mature woods in the southeast corner of the property shall be preserved. The preservation of this area shall be provided through a conservation easement granted to the City of Columbus and may be recorded in the public records of Franklin County. The conservation easement shall be subject to review and approval by the City of Columbus Recreation and Parks Department.

#### Refuse Service

Provided that a dumpster waiver is issued by the City of Columbus, refuse collection shall be by a private refuse service and will be curbside pickup. Each resident's refuse container will be stored inside the resident's garage. If a dumpster waiver is revoked by the City of Columbus or if the condominium association requests refuse service from the City of Columbus, dumpsters will be provided in accordance with applicable City of Columbus Code.

## Street Design

The internal streets within the development shall be private inverted crown streets with a minimum total pavement width of 22' (21' pavement and 6" concrete curb on both sides). There shall be no alleys within the development. The intersection details, including turning radius, shall comply with the City of Columbus Standards for 22' streets as shown on the PUD Plan.

#### Parking

Parking restrictions shall be controlled by appropriate signage displayed within the development and shall include that parking shall be limited to one side of the street and limited as shown in the intersection detail on the attached

sheet. Fire Hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the Condominium/Homeowner association shall be established by the rules and regulations of the condominium/homeowner association. Signage regulating parking shall be installed consistent with city signage requirements for private streets, and parking requirements shall be enforced through an agreement between the Condominium/Homeowner Association and a private towing company. Such agreement, together with the association's governing documents, shall be filed with the City of Columbus Public Safety Department.

Street Lighting

Street lighting shall be provided along the private streets. The maximum height of the lighting shall be 15' and the lights shall be a cutoff or down light type.

**Driveways** 

Driveways shall be a minimum of 16' wide and shall have a 10' turning radius at the intersection with a private street. All single family driveway turning radii shall be 5'.

#### Sidewalks

A 4' wide sidewalk shall be installed on each side of the private streets of the detached condominiums, except for single loaded streets, which shall have a 4' sidewalk on the house side only. A 4' sidewalk shall be installed on one side of the private streets in the attached condominiums.

Public sidewalks shall be installed along the site's frontage on Central College and Ulry Roads as shown on the plan, either in conjunction with the development of the site or road improvement projects undertaken as part of the Northeast Pay as We Grown program.

The internal site pedestrian network shall be connected to the public sidewalk system at the intersection of the entry road and Central College Road, and a connection will also be made in the southwest part of the development, in the general location shown on the plan, to the public sidewalk along Ulry Road.

#### Pay as We Grow

The site is included in the Pay as We Grow program for the Northeast area of Columbus, is addressed by the February 23, 2006 Memorandum of Understanding (MOU) entered into among the City and various developers, and is and will be subject to the provisions of that MOU.

#### Circulation

The development consists of internal private streets and pedestrian ways to provide for vehicular and pedestrian circulation for the residents.

It is anticipated that future comparable residential development could occur to the east and/or the south of this development.

Two possible future connections have been identified on the site plan. One or both of these linkages will be made provided the property to the south and/or east include provisions to bring a public or private street to these locations.

The intention of these future potential connections is to provide better access for police, fire and safety services and to improve circulation for the residents of this development. Any future connection shall not cause or require a change in the private streets within the development.



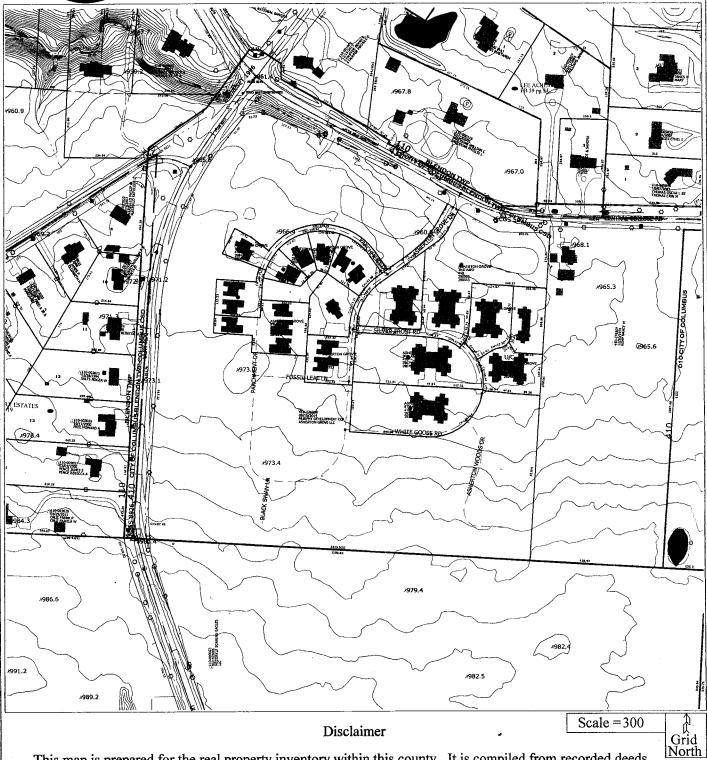
# CLARENCE E MINGO II 24-649 FRANKLIN COUNTY AUDITOR

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MAP ID: S

DATE:

10/23/14



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

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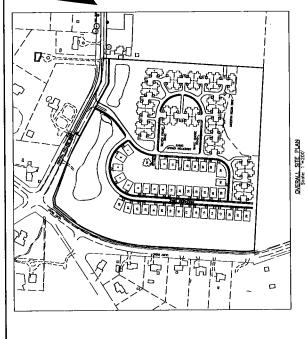
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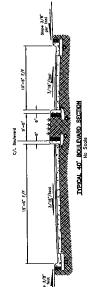
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Typicol 21' intersecting streats. Designed for an outomated side leader refuse truck. No on-streat parking will be permitted within the development. STREET TO STREET INTERSECTION
No Scale 1 \*\* 21.-0\_ 800,0







INDEX OF SHEETS

DEVELOPMENT DATA

410-275208-00 PUD-4 4601 Central College Read kurphy Development Cempany PUD-4	33.37± Ac 55	2.88 Units/Ac	190 (Carages) 33 (Additional Spaces)	223 2.3 Spoces per Deeling Unit
Tox Portel No. Site Zoning Site Address: Owner: Zoning:	Total Acraga Total Bubdings 40 (Single Forally) 13 (Sour Lutta/Building) 2 (Tou Units/Building) Total Units	Density	Parking Spaces	Total Parking Spaces Parking Ratio

GENERAL NOTES

Al aupsets of this devalepment shall conform to the Columbus Zoning Code (set Sprage and graphics shall conform to City of Columbus Zoning Code (set graphics a minimum of 15' from right-of-way). All site roads, drives, roal and means of occess shall conform to the rules and regulations of the Division of Fire published June 11, 1988.

M.H. MURPHY
DEVELOWENT CO.
439.5 Arbor Loke Drive
Grovaport, Dito 42515
Telephone (614) 836–403
Feasime (614) 836–2057
Contact; Steve Fulkert
(614) 520–9120

OWNER / DEVELOPER

Extracted curb to be used on all stress areas.

Dumpates construction and screening details all comply with 3342.08 in evidence where is conceived. Abharton Groe will comply with sections 3342.11 Landscape, 1342.12 Lighting, 1342.17 Serents, 3342.23 Striping/kenting, 3342.24 Surface and 3342.26 Wheel Stops/Curbe.

The alls is located with the Flood Maxerd Zone "X" on shown on the Federa Energancy Management Agency Pood Insurance Pato Map, Map Number 3904800160 C, effective August 2, 1995.

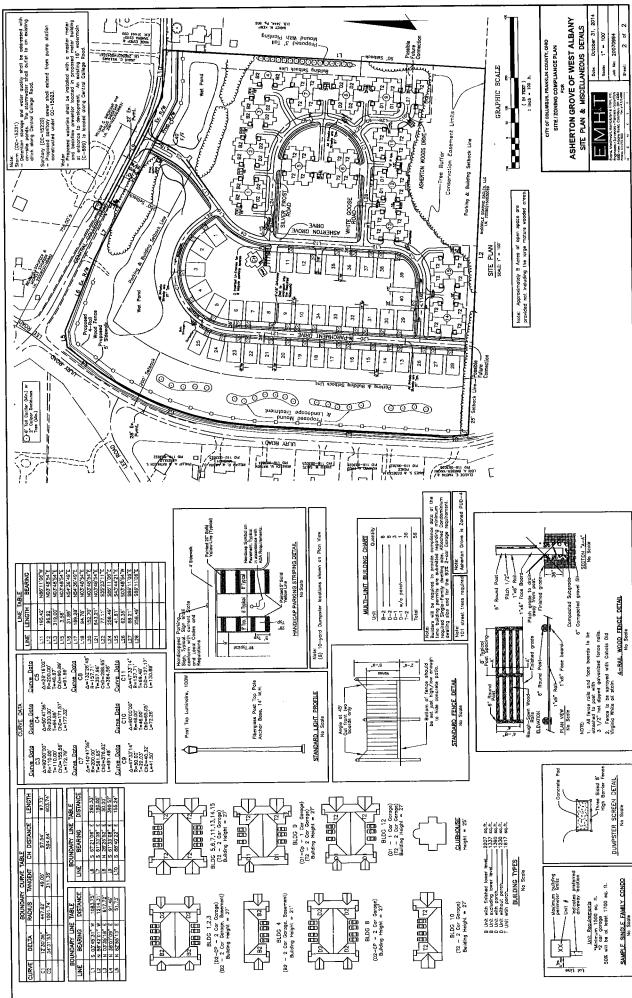
Date of Expiration: This Plan is valid for one (1) year from date of approv

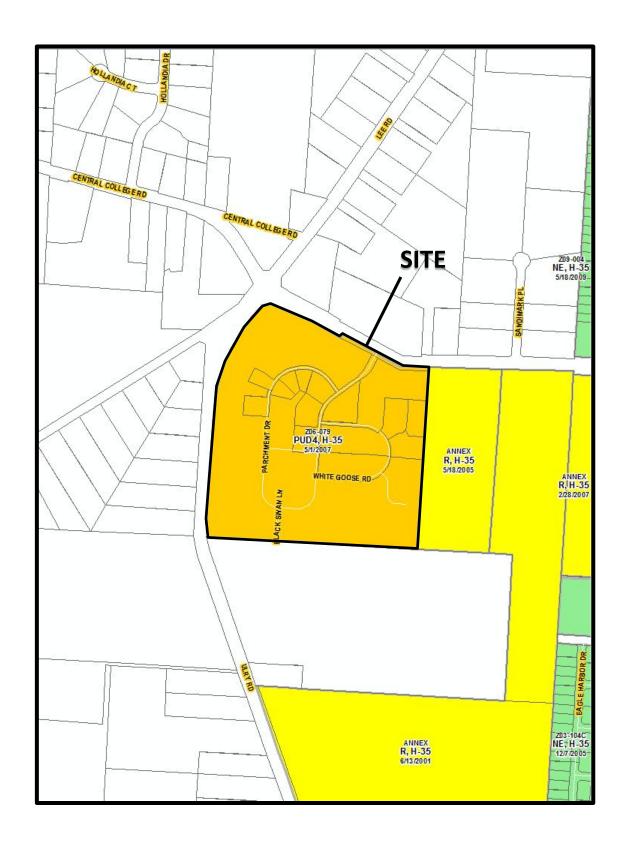
The Undersigned hersby certifies that the Site Zoning Compliance Plan meets oil the requirements of the Coneral Development Text standards reflected erool oil the requirements of the Coneral Development. Date By Professional Engineer

ASHERTON GROVE OF WEST ALBANY CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO SITE / ZONING COMPLIANCE PLAN FOR

Every, Mechwart, Hombiblion A. Blan, Ind., frightest - Surveyort - Pannes - Scioolists 500 her - Aborty Road, Columbus, OH 4059, move, 61477-1460 EMH.

Date: October 31, 2014 Scale: Nane Job No: 20070994

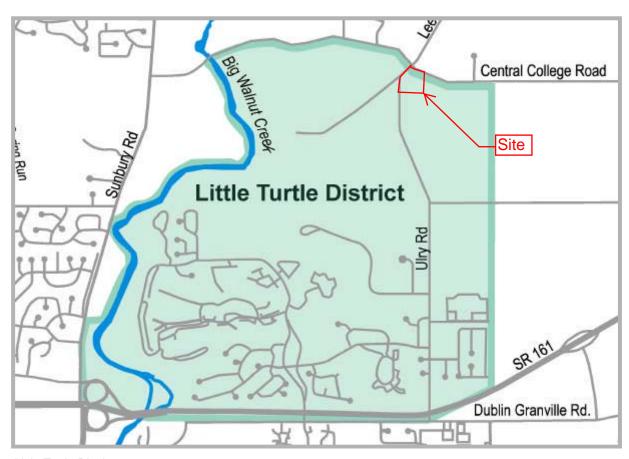




Z14-049 4601 Central College Road Approximately 33.37 acres Rezoning from PUD-4 to PUD-4

## **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



## 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.





Z14-049 4601 Central College Road Approximately 33.37 acres Rezoning from PUD-4 to PUD-4