



## REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 214-053 / 14335-00000 - 00802  
Date Received: 11/6/14  
Application Accepted By: SP Fee: \$6720  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5741 Godown Road Zip 43235

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

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-213489; 010-211705; 010-211706

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

Current Zoning District(s) R + LSR Requested Zoning District(s) PUD-4

Area Commission Area Commission or Civic Association: Northwest Civic Association

Proposed Use or reason for rezoning request: Redevelopment of site for a single family subdivision

(continue on separate page if necessary)

Proposed Height District: 35' Acreage 11.39 +/- acres

[Columbus City Code Section 3309.14]

### APPLICANT:

Name Preferred Real Estate Investments II, LLC

Address 470 Olde Worthington Road City/State Westerville Zip 43082

Phone # 614-901-2400 Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Mary S. Barnum

Address 5741 Godown Road City/State Columbus, OH Zip 43235

Phone # c/o Jill Tangeman, Esq. Fax # 614-719-4638 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 Tangeman, Esq.

Address 52 East Gay Street City/State Columbus, Ohio Zip 43215

Phone # 614-464-5608 Fax # \_\_\_\_\_ 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

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

Application #: **214-053**  
Date Received:  
Application Accepted By: Fee:  
Comments:

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5741 Godown Road Zip 43235  
Is this application being annexed into the City of Columbus Yes No (circle one)  
*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 010-213489; 010-211705; 010-211706

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

Current Zoning District(s) R Requested Zoning District(s) PUD-4

Area Commission Area Commission or Civic Association: Northwest Civic Association

Proposed Use or reason for rezoning request: Redevelopment of site for a single family subdivision

(continue on separate page if necessary)

Proposed Height District: 35' Acreage 11.39 +/- acres  
(Columbus City Code Section 3309.14)

### APPLICANT:

Name Preferred Real Estate Investments II, LLC  
Address 470 Olde Worthington Road City/State Westerville Zip 43082  
Phone # 614-901-2400 Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Mary S. Barnum  
Address 5741 Godown Road City/State Columbus, OH Zip 43235  
Phone # c/o Jill Tangeman, Esq. Fax # 614-719-4638 Email jstangeman@vorvs.com  
☐ Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE)

IF APPLICABLE) Attorney Agent

Name Jill Tangeman, Esq.  
Address 52 East Gay Street City/State Columbus, Ohio Zip 43215

Phone # 614-464-5608 Fax \_\_\_\_\_

# Email: jstangeman@vorvs.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

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

### AFFIDAVIT

(See instruction sheet)

APPLICATION #

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill 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 5741 Godown Road  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)



## REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://www.columbus.gov)

### AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-053

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill 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 5741 Godown Road  
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) 11/6/14

(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.

Mary S. Barnum  
5741 Godown Road  
Columbus, OH 43235

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

Preferred Real Estate Investments II, LLC  
(614) 901-2400

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

Northwest Civic Association  
c/o Rosemarie Lissko  
P.O. Box 20134, Columbus OH 43220

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

Subscribed to me in my presence and before me this

(8)

30th

day of

October

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

Deanna Cook

My Commission Expires:

*This Affidavit expires six months after date of notarization.*


Notary



Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

**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**

Easy Peel® Labels  
Use Avery® Template 5160®

Feed Paper  Bend along line to  
expose Pop-Up Edge™

 AVERY® 5160®

Mary S. Barnum and Todd B. Barnum  
5741 Godown Road  
Columbus, OH 43235

Susan R. Keith  
5683 Godown Road  
Columbus, OH 43235

Michael D. Steffensmeier and  
Janet M. Steffensmeier  
1640 W. Case Road  
Columbus, OH 43235

State of Ohio  
c/o The Ohio State University  
Physical Planning  
2003 Millikin Road, Suite 200  
Columbus, OH 43210

Kevin R. Herminghuysen and  
Sheila A. Jacquart  
5759 Aspendale Drive  
Columbus, OH 43235

Michael B. McGrath  
5749 Aspendale Drive  
Columbus, OH 43235

John C. Jackson and Carol N. Jackson  
5741 Aspendale Drive  
Columbus, OH 43235

Marie M. Jerencsik  
5725 Aspendale Drive  
Columbus, OH 43235-7506

David R. Smith  
5680 Godown Road  
Columbus, OH 43235

Northwest Civic Association  
Attention: Rosemarie Lisko  
1035 Stoney Creek Road  
Columbus, Ohio 43235

Vorys, Sater, Seymour and Pease LLP  
Attention: Jill S. Tangeman, Esq.  
52 East Gay Street  
Columbus, Ohio 43215

214-053





## REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://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 # 214-053

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

1. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Nicholas King #614-901-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30<sup>th</sup> day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: NA



*This Project Disclosure Statement expires six months after date of notarization.*  
Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

**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**



# City of Columbus Zoning Plat



214-053

## 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: 010-211706, 010-211705, 010-213489

Zoning Number: 5741

Street Name: GODOWN RD

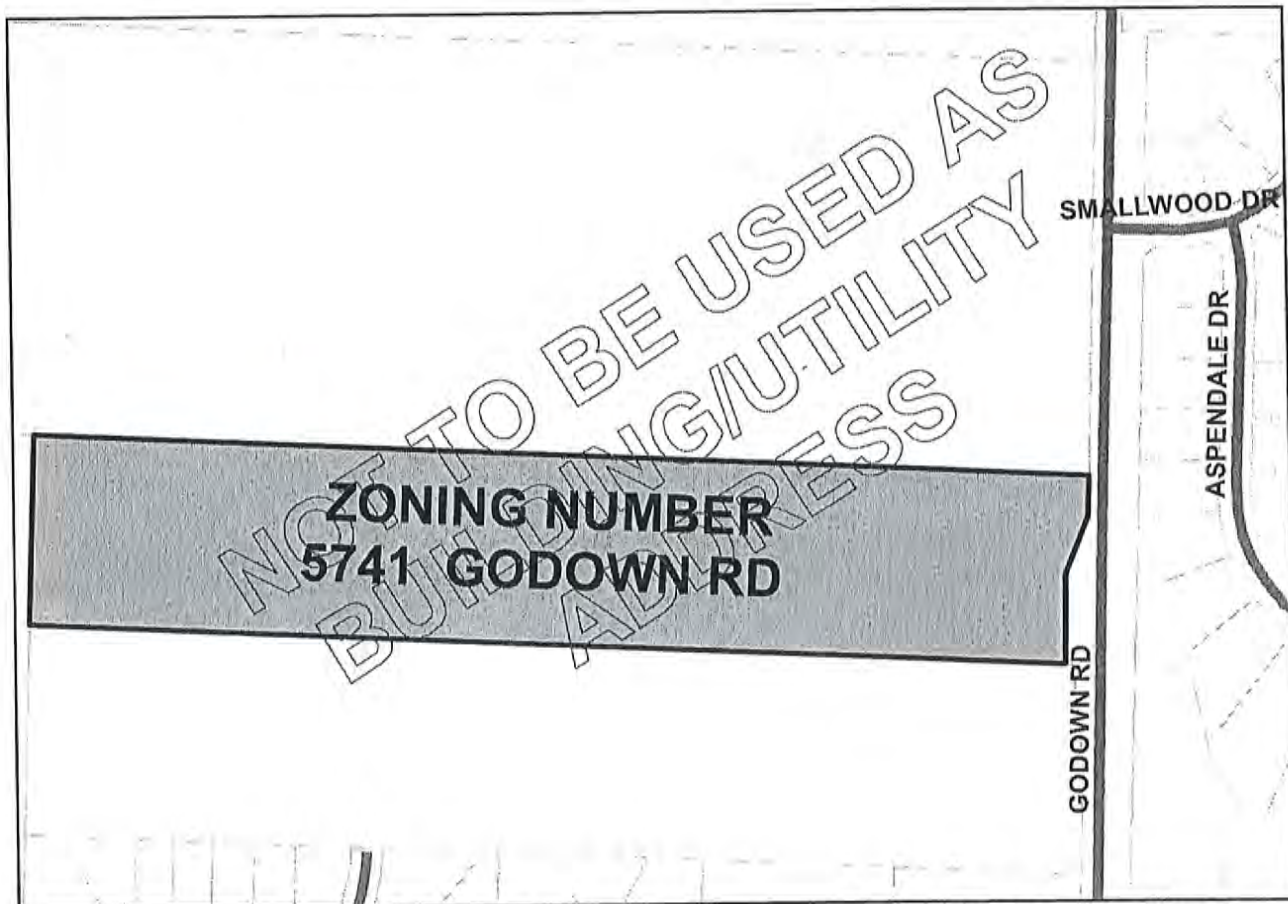
Lot Number: N/A

Subdivision: N/A

Requested By: VORY, SATER, SEYMOUR & PEASE (J. TANGEMAN)

Issued By: Cassandra Sampedro

Date: 10/17/2014



SCALE: 1 inch = 300 feet



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO



LEGAL DESCRIPTION

214-053  
R to PWD-4

Parcel Nos. 010-211705 and 010-211706

9.556 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 19, United States Military Lands, and being the residue of an original 11.45 acre tract (11.387 acres by survey) described in a deed to Sutter's Field, Inc., of record in Official Record 7680, Page H-20, Franklin County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at an iron pin found in the westerly right-of-way line of Godown Road and the southerly line of said 11.45 acre tract and the northerly line of an original 12.875 acre tract described in a deed to Anson B. Smith, of record in Official Record 5992, page D-07 (Parcel 1), said iron pin also being the southwesterly corner of a 0.345 acre tract described in a deed to Franklin County Commissioners, of record in Official Record 4882, Page F-15, said iron pin also being the southeasterly corner of a 1.831 acre tract described in a deed to Mary S. Barnum, of record in Official Record 12656, Page H-09;

Thence N 88 deg. 50' 45" W, with the southerly line of said 11.45 acre tract, the southerly line of said 1.831 acre tract, and the northerly line of said 12.875 acre tract, a distance of 413.83 feet to an iron pin set at the southwesterly corner of said 1.831 acre tract and THE TRUE PLACE OF BEGINNING;

Thence N 88 deg. 50' 45" W, with the southerly line of said 11.45 acre tract and the northerly line of said 12.875 acre tract, a distance of 1220.11 feet to an iron pin found at the southwesterly corner of said 11.45 acre tract and the northwesterly corner of said 12.875 acre tract, said iron pin being in the easterly line of a 8.567 acre tract described in a deed to Anson B. Smith, of record in Official Record 5992, Page D-07 (Parcel 2);

Thence N 0 deg. 33' 15" E, with the westerly line of said 11.45 acre tract and the easterly line of said 8.567 acre tract, a distance of 300.00 feet to an iron pin found at the northwesterly corner of said 11.45 acre tract, said iron pin also being in the southerly line of a 35.82 acre tract described in a deed to the State of Ohio, of record in Deed Book 2247, page 588;

Thence S 88 deg. 50' 45" E, with the northerly line of said 11.45 acre tract and the southerly line of said 35.82 acre tract, passing a spike set in the centerline of Godown Road at a distance of 1683.51 feet, a total distance of 1703.51 feet to an iron pin set at the northeasterly corner of said 11.45 acre tract, in the original easterly right-of-way line of Godown Road;

Thence S 0 deg. 28' 15" W, with said original easterly right-of-way line, a distance of 62.81 feet to an iron pin set at the northeasterly corner of the aforementioned 0.345 Acre Franklin County Commissioner's tract;

Thence N 89 deg. 31' 45" W, with the northerly line of said 0.345 acre tract, a distance of 40.00 feet to an iron pin set at the northwesterly corner thereof;

Thence S 17 deg. 10' 12" W, with the westerly line of said 0.345 acre tract, a distance of 104.40 feet to an iron pin set at an angle point therein, said iron pin also being in the easterly line of the aforementioned 1.831 acre Barnum Tract;

Thence, with the easterly and northerly lines of said 1.831 acre Barnum tract, the following six (6) courses:

1. N 0 deg. 28' 15" E a distance of 28.87 feet to an iron pin set point of curvature;
2. With the arc of a curve to the left having a radius of 20.00 feet and a central angle of 89 deg. 19' 00", the chord to which bears N 44 deg. 11' 15" W, a chord distance of 28.12 feet to an iron pin set at a point of tangency;
3. N 88 deg. 50' 45" W a distance of 58.90 feet to an iron pin set at a point of curvature;
4. With the arc of a curve to the right having a radius of 125.00 feet and a central angle of 47 deg. 32' 45", the chord to which bears N 65 deg. 04' 22" W, a chord distance of 100.78 feet to an iron pin set at a point of reverse curvature;
5. With the arc of a curve to the left having a radius of 75.00 feet and a central angle of 115 deg. 31' 06" the chord to which bears S 80 deg. 56' 28" W, a chord distance of 126.87 feet to an iron pin set at a point of reverse curvature;

With the arc of a curve to the right having a radius of 125.00 feet and a central angle of 67 deg. 58' 20" the chord to which bears S 57 deg. 10' 05" W, a chord distance of 139.75 feet to an iron pin set at the northwesterly corner of said 1.831 acre tract;

Then S 1 deg. 09' 15" W, with the westerly line of said 1.831 acre tract, a distance of 124.99 feet to the TRUE PLACE OF BEGINNING, containing 9.556 acres, more or less.



Parcel No. 010-213489

1.831 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 19, United States Military Lands, and being part of a 11.45 acre tract (11.387 acres by survey) described in a deed to Sutter's Field Inc., of record in Official Record 7680, Page H-20, Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at an iron pin found in the westerly right-of-way line of Godown Road and the southerly line of said 11.45 acre tract and the northerly line of an original 12.875 acre tract described in a deed to Anson B. Smith, of record in Official Record 5992, Page D-07 (Parcel 1), said iron pin also being the southwesterly corner of a 0.345 acre tract described in a deed to Franklin County Commissioners, of record in Official Record 4882, Page F-15;

Thence N 88° 50' 45" W, with the southerly line of said 11.45 acre tract and the northerly line of said 12.875 acre tract, a distance of 413.83 feet to an iron pin set.;

Thence, through said 11.45 acre tract, the following seven

(7) courses:

1. N 1° 91' 15" E a distance of 124.99 feet to an iron pin set;
2. With the arc of a curve to the left having a radius of 125.00 feet and a central angle of 67° 58' 20", the chord to which bears N 57° 10' 05" E, a chord distance of 139.75 feet to an iron pin set at a point of reverse curvature;
3. With the arc of a curve to the right having a radius of 75.00 feet and a central angle of 115° 31' 06", the chord to which bears N 80° 56' 28" E, a chord distance of 126.87 feet to an iron pin set at a point of reverse curvature;
4. With the arc of a curve to the left having a radius of 125.00 feet and a central angle of 47° 32' 45", the chord to which bears S 65° 04' 22" E, a chord distance of 100.78 feet to an iron pin set at a point of tangency;
5. S 88° 50' 45" E a distance of 58.90 feet to an iron pin set at a point of curvature;
6. With the arc of a curve to the right having a radius of 20.00 feet and a central angle of 89° 19' 00", the chord to which bears S 41° 11' 15" E, a chord distance of 28.12 feet to an iron pin set at a point of tangency;
7. S 0° 28' 15" W a distance of 28.87 feet to an iron pin set at an angle point in the westerly right-of-way line of Godown Road and an angle point in the westerly line of the aforementioned 0.345 acre tract;

Thence S 0°28' 15" W, with the westerly right-of-way line of Godown Road and the westerly line of said 0.345 acre tract, a distance of 136.36 feet to the place of beginning, containing 1.831 acres, more or less.

This description was prepared by S. D. Pomeroy and Associates, Consulting Engineers and Surveyors, Worthington, Ohio, based on a survey of the premises in July, 1988. Bearings used in this description are based on a bearing of N 0° 28' 15" E on the centerline of Godown Road as shown on plans entitled "Franklin County Road No. 68, Godown Road" on file with the Franklin County Engineer's Office.



## A detailed topographic map of a residential area. The map features contour lines indicating elevation, with labels such as 785.3, 785.4, 785.5, 785.6, 785.7, 785.8, 785.9, 786.0, 786.1, 786.2, 786.3, 786.4, 786.5, 786.6, 786.7, 786.8, 786.9, 787.0, 787.1, 787.2, 787.3, 787.4, 787.5, 787.6, 787.7, 787.8, 787.9, 788.0, 788.1, 788.2, 788.3, 788.4, 788.5, 788.6, 788.7, 788.8, 788.9, 789.0, 789.1, 789.2, 789.3, 789.4, 789.5, 789.6, 789.7, 789.8, 789.9, 790.0, 790.1, 790.2, 790.3, 790.4, 790.5, 790.6, 790.7, 790.8, 790.9, 791.0, 791.1, 791.2, 791.3, 791.4, 791.5, 791.6, 791.7, 791.8, 791.9, 792.0, 792.1, 792.2, 792.3, 792.4, 792.5, 792.6, 792.7, 792.8, 792.9, 793.0, 793.1, 793.2, 793.3, 793.4, 793.5, 793.6, 793.7, 793.8, 793.9, 794.0, 794.1, 794.2, 794.3, 794.4, 794.5, 794.6, 794.7, 794.8, 794.9, 795.0, 795.1, 795.2, 795.3, 795.4, 795.5, 795.6, 795.7, 795.8, 795.9, 796.0, 796.1, 796.2, 796.3, 796.4, 796.5, 796.6, 796.7, 796.8, 796.9, 797.0, 797.1, 797.2, 797.3, 797.4, 797.5, 797.6, 797.7, 797.8, 797.9, 798.0, 798.1, 798.2, 798.3, 798.4, 798.5, 798.6, 798.7, 798.8, 798.9, 799.0, 799.1, 799.2, 799.3, 799.4, 799.5, 799.6, 799.7, 799.8, 799.9, 800.0. A large rectangular area in the center is highlighted in orange. The map also shows a network of roads, including a main road labeled '785.3' and several smaller roads. A blue area, possibly a pond or lake, is visible in the upper right. The map is overlaid with a grid of red lines, likely representing property boundaries or survey lines. The overall terrain appears to be hilly, with contour lines showing varying elevations. The highlighted orange area is located in the upper right quadrant of the map, covering a significant portion of the residential area. It is bounded by a red line on the left and a red line on the right, with a red line at the top and a red line at the bottom. The area contains several orange-colored buildings, which are likely houses or small commercial structures. The map also shows a network of roads, including a main road labeled '785.3' and several smaller roads. A blue area, possibly a pond or lake, is visible in the upper right. The map is overlaid with a grid of red lines, likely representing property boundaries or survey lines. The overall terrain appears to be hilly, with contour lines showing varying elevations. The highlighted orange area is located in the upper right quadrant of the map, covering a significant portion of the residential area. It is bounded by a red line on the left and a red line on the right, with a red line at the top and a red line at the bottom. The area contains several orange-colored buildings, which are likely houses or small commercial structures. The map also shows a network of roads, including a main road labeled '785.3' and several smaller roads. A blue area, possibly a pond or lake, is visible in the upper right. The map is overlaid with a grid of red lines, likely representing property boundaries or survey lines. The overall terrain appears to be hilly, with contour lines showing varying elevations.

Grid North

Real Estate / GIS Department



## PUD NOTES

**Zoning District:** PUD-4  
**Property Location:** 5741 Godown Road, Columbus, OH 43235  
**Applicant:** Preferred Real Estate Investments II, LLC  
**Owner:** Mary S. Barnum  
**Parcel Nos.** 010-213489; 010-211705; and 010-211706  
**Date of Text:** November 1, 2014  
**Application No.:** 214-053

1. The subject site is approximately 11.3 +/- acres located on the west side of Godown Road north of Bethel Road and south of Dublin-Granville Road. The site is currently zoned LSR and R and is used for a single-family home. The property to the south and west of the subject site is zoned R and is used for single family residential purposes. The property to the east is zoned RR and also used for single family residential purposes. The property to the north is zoned M2 and is used for a variety of manufacturing uses.

The applicant is seeking to rezone the subject property to allow for a single-family subdivision on private streets at 4 units / acre. In light of the M2 zoning to the north, a single family subdivision with a small increase in density on this site will provide an ideal buffer between the existing residential uses to the west, south and east and the industrial uses to the north.

2. The development includes a total of 41 single family homes and a clubhouse and pool.

3. Unless otherwise indicated in this text, the applicable development standards of Chapter 3332 of the Columbus City Codes will apply. The site will be developed in substantial accordance with the site plan attached hereto as Exhibit A. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan will be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

### A. Density, Height and Setback Commitments.

1. No more than a total of 41 dwelling units will be built.
2. No building will be erected, altered, placed or permitted to remain on this property other than one or two-story single family detached structures, a community clubhouse, a community pool and a master meter building.
3. Lots shall be a minimum of 52 feet in width and 110 feet in depth.
4. Minimum front yard setback shall be 20 feet from internal private drive
5. Minimum side yard setback shall be 5 feet.
6. Minimum rear yard shall be 10 feet.
7. Minimum lot area shall be 5,000 square feet.
8. Maximum building height shall be 35 feet.
9. Residential structures shall contain a minimum net floor area of 1,300 square feet.

### 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 Division of Transportation and the Franklin County Engineer.
    - a. The applicant proposes to have a primary access drive onto Godown Road.
    - b. The applicant will dedicate the right-of-way on Godown Road per the City's Thoroughfare Plan if necessary.
  2. Each unit will have an attached garage with space for two cars. There will be no parking permitted at the main entrance and on one side of the street. "No Parking" signs will be posted as appropriate. Fire hydrants will be located on the side of the street where no parking is permitted.
  3. Streets shall be private and shall be a minimum of 22 feet in width. Street shall be maintained by a homeowners association.
  4. The street alignments shall be developed generally as shown on the 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 of development and engineering plans are completed. The Director of Public Service, Transportation Division and/or their designees may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.
  4. 4 foot sidewalks shall be provided on one side of the street.
- C. Buffering, Landscape, Open Space and/or Screening Commitments.
1. Open spaces will be along the northern and southern property lines as shown on the site plan.
- D. Building Design and/or Interior-Exterior Treatment Commitments.
1. The main exterior building material will be wood, wood composition, brick, stone, vinyl or cultured stone or a combination thereof.
  2. Dwelling units may be used as model homes for the purpose of marketing and sales.
  3. Light poles shall not exceed 14 feet in height.
- E. Graphics.
1. All signage and graphics will conform to the Columbus Graphics Code. Any variances needed for the applicable graphics requirements will be submitted to the Columbus Graphics Commission.
- F. Miscellaneous.
1. The applicant shall comply with the City's Parkland Dedication Ordinance.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representative(s) do hereby agree singularly and collectively for

themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

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

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



214-053



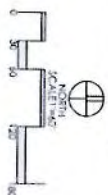
**SITE DATA**  
11.27 AC  
41 LOTS + EXISTING HOUSE  
3.63 DU/AC

## CONCEPT PLAN

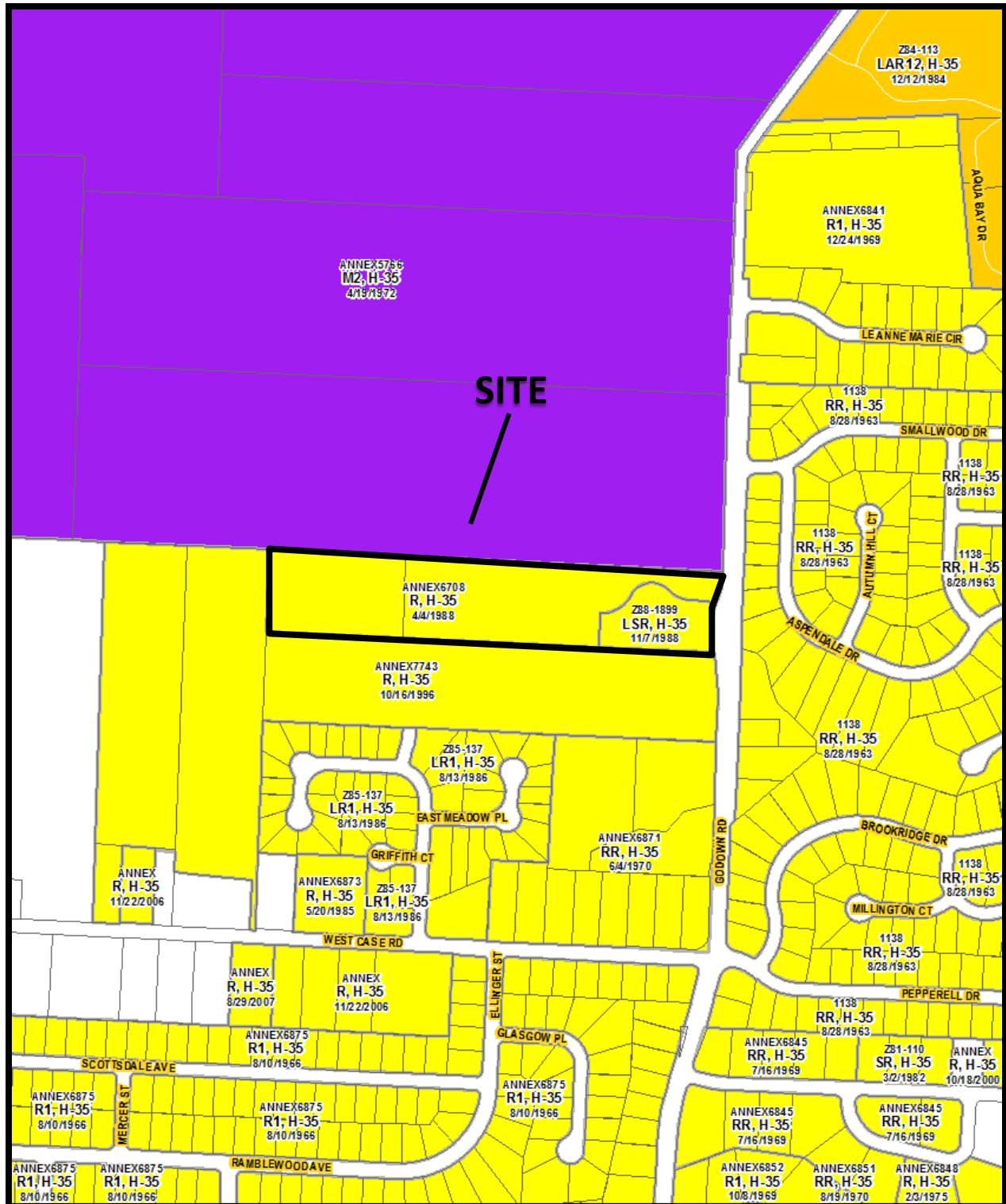
# GODOWN ROAD

PREPARED FOR PREFERRED

DATE: 10/23/14



**Paris Planning & Design**  
LANDSCAPE ARCHITECT  
2015 N. 20th Street  
Suite 101  
Phoenix, AZ 85016  
602.998.1111  
www.parisplanninganddesign.com



Z14-053

5741 Godown Road

Approximately 11.39 acres

R & L-S-R to PUD-4





Z14-053  
5741 Godown Road  
Approximately 11.39 acres  
R & L-S-R to PUD-4