



REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 214-059 / 14335 - 00000 - 00922
Date Received: 12/23/14
Application Accepted By: TP + SP Fee: \$15,000
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5830 Ulry Road Zip 43081

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 110-000249; 112-000011

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

Current Zoning District(s) R Requested Zoning District(s) PUD-8 & L-I

Area Commission Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request: Redevelopment of site for a residential uses and an assisted living facility
(continue on separate page if necessary)

Proposed Height District: 35' Acreage 61.27 +/- acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Metro Development LLC
Address 470 Olde Worthington Road City/State Westerville Zip 43082
Phone # 614-901-2400 Fax # _____ Email _____

PROPERTY OWNER(S):

Name McCorkle Soaring Eagles
Address 5800 Ulry Road City/State Columbus, OH Zip 43081
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

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757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-039

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 5830 Ulry 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) 12/23/14
(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.

McCorkle Soaring Eagles LLC
5800 Ulry Road
Columbus, OH 43081

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

Metro Development LLC
(614) 540-2400

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

Northland Community Council
c/o Dave Paul
2185 Blackoak Ave, Columbus, OH 43229

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

Subscribed to me in my presence and before me this 22nd day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Deanna Cook

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



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

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McCorkle Soaring Eagles LLC
755 Bluffview Drive
Columbus, OH 43235

McCorkle Soaring Eagles LLC
c/o Mae and William McCorkle, Jr.
5634 Jeffries Court
Westerville, OH 43082

Albany Crossing Master Association
c/o Peak Property Management
600 Stonehenge Parkway – 2nd Floor
Dublin, OH 43017

Perry Lane LLC
7344 North Western Avenue
Chicago, IL 60645

Blendon Chase Condominium Assoc.
c/o The Case Bowen Company
Attention: Jodi Rine
6255 Corporate Center Drive
Dublin, OH 43016

Castlebay Properties LLC
8865 Castlebay Drive
Dublin, OH 43017

City of Columbus
Real Estate Management
90 West Broad Street, Room 425
Columbus, OH 43215

City of Columbus
Real Estate Management
90 West Broad Street, Room 425
Columbus, OH 43215

Charles K. Donnenwirth
Leann M. Donnenwirth
6375 Ulry Road
Westerville, OH 43081-9324

John M. Durivage
Susan H. Durivage
5740 Clover Lane
Westerville, OH 43081

Fritsche Family LLC
6245 Sunderland Drive
Columbus, OH 43229

Robert D. Hall
Dianna S. Hall
6245 Ulry Road
Westerville, OH 43081-9560

Jason K. Halliwell
Lesia A. Halliwell
6345 Ulry Road
Westerville, OH 43081

Daniel Moore, Jr.
Amy Moore
6381 Ulry Road
Westerville, OH 43081

Polly B. Lindemann
c/o Benua Heirs Partnership
Benua & Co.
329 East Broad Street
Columbus, OH 43215

Robert H. Miller
Anita M. Miller
6390 Ulry Road
Westerville, OH 43081

Rolling Ridge Co.
c/o Jennifer M. Myers
Rolling Ridge Treasurer
4515 Ravine Drive
Westerville, OH 43081

Ali Y. Saleh
5979 Ulry Road
Westerville, OH 43081

Loneoak Investments LLC
c/o Ardent Property Management Inc.
470 Olde Worthington Road, Suite 120
Westerville, OH 43082

Loneoak Investments LLC
7800 Roberts Road
Hilliard, OH 43026

Annabell A. Smith
6159 Ulry Road
Westerville, OH 43081

Eija E. Valtonen
Shuaib Mahbub
5682 Ulry Road
Westerville, OH 43081

W G Landings LLC
4220 Winchester Pike
Columbus, OH 43232

Paul L. Wallace
Carolyn C. Wallace
5700 Clover Lane
Westerville, OH 43081-9724

Larry K. Weist
Stephanie M. Weist
6289 Ulry Road
Westerville, OH 43081-9560

MCDJ LLC
52 Windsor Village Drive
Westerville, OH 43081

MCDJ LLC
c/o Ardent Property Management Inc.
470 Olde Worthington Road
Westerville, OH 43082

SARAS Properties LLC
657 Brighton Street
Pickerington, OH 43147

SHREE Properties LLC
4251 Bennington Creek Lane
Groveport, OH 43125

Three Point Holdings LLC
c/o Robert Rissmeyer
1781 Hardin Lane
Powell, OH 43065

Three Point Holdings LLC
c/o Ardent Property Management Inc.
470 Olde Worthington Road, Suite 120
Westerville, OH 43082

Xiao Fong Yee and Ying Lei
6509 Cheyenne Creek Drive
Lewis Center, OH 43035

Joseph E. Yoakum
Rosemarie Yoakum
5695 Willet Lane
Westerville, OH 43081

Stephen V. Travato
5697 Willet Lane
Westerville, OH 43081

Margaret V. Hegenberger
6032 Warbling Lane
Westerville, OH 43081

William E. Guinther
Beverly H. Guinther
111 Oak Drive
Gallipolis, OH 45631

Howard E. Clark
6036 Warbling Lane
Westerville, OH 43081

Daniel Harker
Catherine Harker
4187 East Walnut Street
Westerville, OH 43081

Roderick D. Young
Evelyn J. Young
6020 Warbling Lane
Westerville, OH 43081

John R. Neighbors
Mary J. Neighbors
6022 Warbling Lane
Westerville, OH 43081

James P. Mueller
Diane K. Mueller
6024 Warbling Lane
Westerville, OH 43081

Evelyn L. Coning
6026 Warbling Lane
Westerville, OH 43081

Richard E. Robinson
Patricia A. Robinson
6084 Warbling Lane
Westerville, OH 43081

Richard P. Engdahl
6078 Warbling Lane
Westerville, OH 43081

Sally L. Thompson
6082 Warbling Lane
Westerville, OH 43081

Patricia A. Townsend
6080 Warbling Lane
Westerville, OH 43081

Paula C. Diamond
6072 Warbling Lane
Westerville, OH 43081

Joan Pecht
6066 Warbling Lane
Westerville, OH 43081

C. Wilma McGowan
6070 Warbling Lane
Westerville, OH 43081

Ruthann Wright
6060 Warbling Lane
Westerville, OH 43081

Jerry L. Hough
6054 Warbling Lane
Westerville, OH 43081

Martha J. Sellers
Robert A. Sellers
6058 Warbling Lane
Westerville, OH 43081

Kathleen G. Cooper
6056 Warbling Lane
Westerville, OH 43081

Brenda J. Neale
9467 Lake of the Woods Drive
Galena, OH 43021

Alfred J. Rotella, Sr.
6090 Warbling Lane
Westerville, OH 43081

James L. Wood
Dianna J. Wood
6094 Warbling Lane
Westerville, OH 43081

Janis Kaye Muhlestein
Lewis D. Muhlestein
6092 Warbling Lane
Westerville, OH 43081



REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 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 # 214-059

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. Metro Development LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Joe Thomas. #614-540-2400	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 22nd day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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.

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City of Columbus Zoning Plat



Z14-059

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: 110000249, 112000011

Zoning Number: 5830

Street Name: ULRY RD

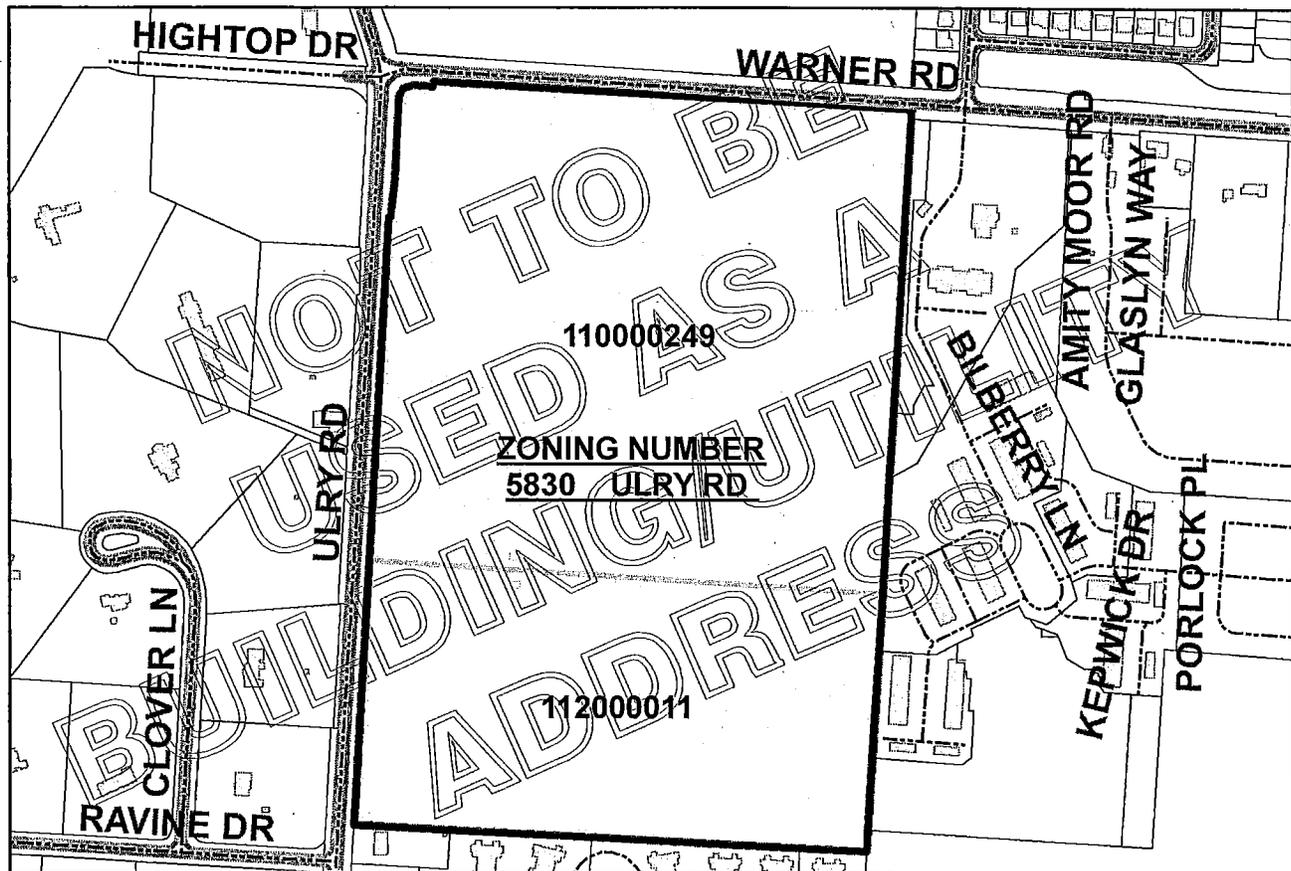
Lot Number : N/A

Subdivision: N/A

Requested By: VORYS, SATER SEYMOUR & PEASE (JILL TANGEMAN)

Issued By: *Adyana Chaurian*

Date: 12/5/2014



SCALE: 1 inch = 500 feet

GIS FILE NUMBER: 24766

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

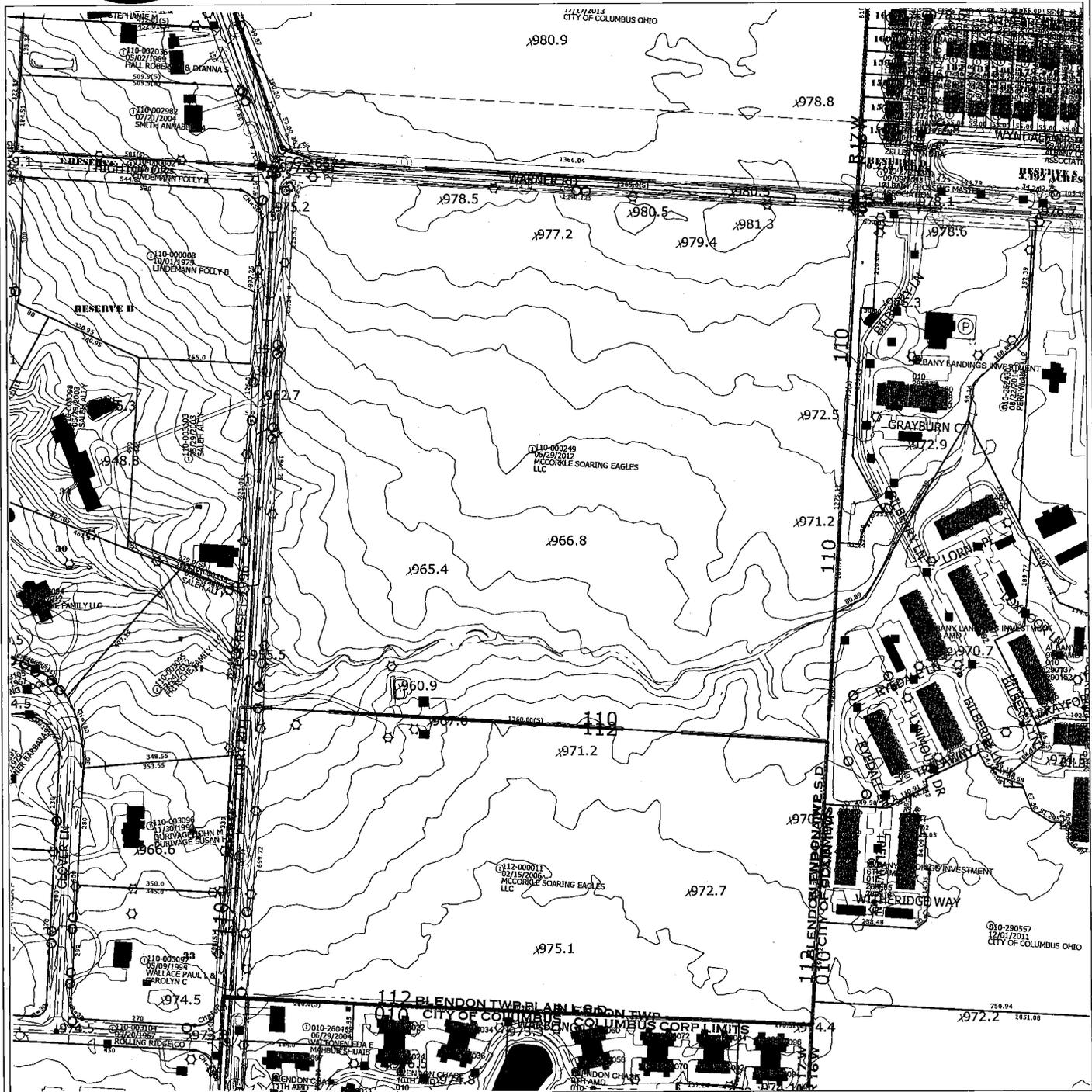




CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/13/14



Disclaimer

Scale = 350



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.

PUD-8 and Limited Institutional District Zoning Text

Zoning District: PUD-8
Property Location: 5830 Ulry Road, Columbus, OH 43081
Applicant: Metro Development LLC
Owner: McCorkle Soaring Eagles LLC
Parcel Nos. 110-000249; 112-000011
Date of Text: December 29, 2014
Application No.: Z14-059

The subject site is approximately 61.27 +/- acres located at the corner of Ulry Road and Warner Road. To the west of the site is a single family development located in Blendon Township; to the north is a site recently annexed to the City of Columbus and zoned "R" to be used for City of Columbus parkland; to the northwest is the Albany Crossing development zoned "Traditional Neighborhood Design" allowing for a mixture of single family homes and condominiums; to the east is the Albany Landings apartment development which is zoned "LAR-12"; and to the south is a condominium development zoned "PUD-6".

Warner Road is currently undergoing significant improvement by the City of Columbus. It was anticipated that the pattern of multi-family development beginning at Warner Road and Hamilton Road would continue down Warner Road and therefore need improved roadway systems. The subject site is part of the Pay As You Grow program such that the development must pay \$2,300 per unit constructed into a fund that the City is utilizing for infrastructure improvements in the area. The proposed residential development is consistent with the type of development the City anticipated in planning improvements to Warner Road.

The subject site will be zoned PUD-8 and Limited Institutional (L-I). The PUD-8 area will consist of three subareas: Subarea A is approximately 22.33 acres and will consist of a multi-family residential development under the AR-12 standards; Subarea B is approximately 3.93 acres and will consist of a stream corridor protection zone as well as other open space and tree preservation areas; and Subarea C is approximately 24.98 acres and will consist of a combination of detached and attached residential structures under the R-4 development standards. The Limited Institutional (L-I) district is approximately 10.03 acres and will be zoned to allow an assisted living facility under Chapter 3349 of the city zoning code

PUD- 8 – 51.27 Acres:

Sub-Area A – AR-12

1. **Introduction:** Sub-Area A shall be a multi-family development as shown on the Site Plan attached as Exhibit A.

2. **Permitted Uses:** Multi-family and accessory uses such as pool, community center, and clubhouse as shown on the "Site Plan".

3. Development Standards:

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

1. A maximum of two hundred fifty units may be built on Subarea A in accordance with the Site Plan attached hereto as Exhibit A.
2. All buildings and parking in Subarea A shall be setback 100' from the centerline of Warner Road.

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

1. The street alignments for Subarea A shall be developed as shown on the attached Site Plan; however they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site considerations established at the time of development. The Director of Public Service or the Director's designee may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.
2. Internal streets for Subarea A shall be private. Private streets shall be at least 20 feet in width. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 20' wide streets.

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

1. The applicant shall comply with the City's Parkland Dedication Ordinance.
2. Trees will be preserved in Subarea A in the areas identified on the Site Plan except where it is necessary for utility crossings.
3. Developer shall install street trees along Warner Road at a rate of 4 per 100 linear feet. which may be evenly spaced or grouped.

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

1. Buildings will be constructed with an exterior mixture of brick, "shake" siding and beaded vinyl siding
2. Main entry features will be landscaped and lit with concealed uplights.
3. Lighting poles shall be cut-off fixture types. All lighting poles, signs, frames and/or supports shall be uniform and be either black or dark bronze in color. No pole shall exceed fourteen (14) feet in height.
4. Subject to approval of a Dumpster Waiver, refuse collection shall be by a compactor.

E. Graphics and/or Signage Commitments.

1. All signage and graphics for Subarea A shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

F. Miscellaneous.

1. Subarea A shall be developed in accordance with the Site Plan attached 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 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. This site is included within the Pay as We Grow plan for the northeast growth corridor. The developer has committed to paying the required Pay As We Grow fee towards infrastructure costs.

SUBAREA B – Open Space / Stream Corridor Protection Zone

1. Introduction: Subarea B shall remain as undeveloped open space and stream corridor protection zone land.

2. Permitted Uses: The only use permit in Subarea B shall be mulch, stone or asphalt walking paths or an asphalt bike path as shown on the site plan.

3. Development Standards: Trees will be preserved as shown on the site plan except where utility crossings are necessary and where the bike path as shown on the site plan is installed.

SUBAREA C – R-4

1. Introduction: Subarea C shall be a mixture of detached and attached residential units developed under the R-4 development standards.

2. Permitted Uses: The development includes a total of 140 detached and attached dwelling units, and a clubhouse and pool.

3. Development Standards: Unless otherwise indicated in this text, the applicable development standards of Chapter 3332 of the Columbus City Codes will apply. Subarea C 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 Building and Zoning Services 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 140 dwelling units will be built in Subarea C.
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, one or two-story multi-family structures with no more than four dwelling units, a community clubhouse, a community pool and a master meter building.

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.
 - a. The applicant proposes to have a primary access drive onto Ulry Road.
 - b. The applicant will dedicate the right-of-way on Ulry 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 or condominium 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.

2. This site is included within the Pay as We Grow plan for the northeast growth corridor. The developer has committed to paying the required Pay As We Grow fee towards infrastructure costs.

Limited Institutional (L-I) – 10.03+/- Acres:

1. Introduction: The Applicant is requesting 10.03 acres be rezoned to allow for the development of an assisted living facility.

2. Permitted Uses: Subject to the limitations set forth below, this area may only be used for residential dwelling units meeting the requirements for housing for the elderly as provided in Code Section 3349.03(w), together with such accessory uses, including community facilities, as are found in a senior citizen housing development.

3. Development Standards

Reference to the attached Site Plan (the "Plan") is made herein. The Plan sets forth a conceptual layout of the proposed development of the L-I zoning district. The exact locations of structures, streets and landscaping, may be modified subject to any necessary approval of the relevant city agencies.

A. Density, Lot and/or Setbacks Commitments

1. Minimum building setbacks for the L-I zoning district will be one hundred feet from Warner Road centerline and ninety feet from Ulry Road centerline and twenty five feet from any adjacent property boundary.
2. No structure containing one or more dwelling units constructed in the L-I district shall be closer than five feet to any other such structure on the Property.

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

1. All circulation, curb cuts and access points shall be subject to the approval of Public Service. Applicant proposes that the primary access to the Property will be at a full service connection on Warner Road.

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

1. Trees will be preserved within the L-I zoning district as shown on the site plan, except where utility crossings are necessary.

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

1. Buildings will be constructed with an exterior mixture of brick, "shake" siding and beaded vinyl siding

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

1. All internal street lighting shall be on black decorative standards with a height no greater than (14) fourteen feet.

F. Graphics and/or Signage Commitments

1. All graphics and signage shall comply with the I, Institutional District Standards of the Graphics Code, Title XV of Title 30,

Columbus Zoning Code, and any variance to those standards shall be submitted to the Columbus Graphics Commission for consideration.

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: _____

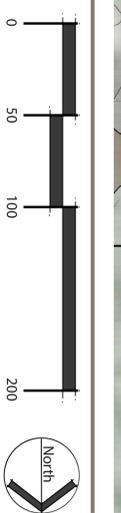
DATE: _____

Z14-050

ULRY ROAD

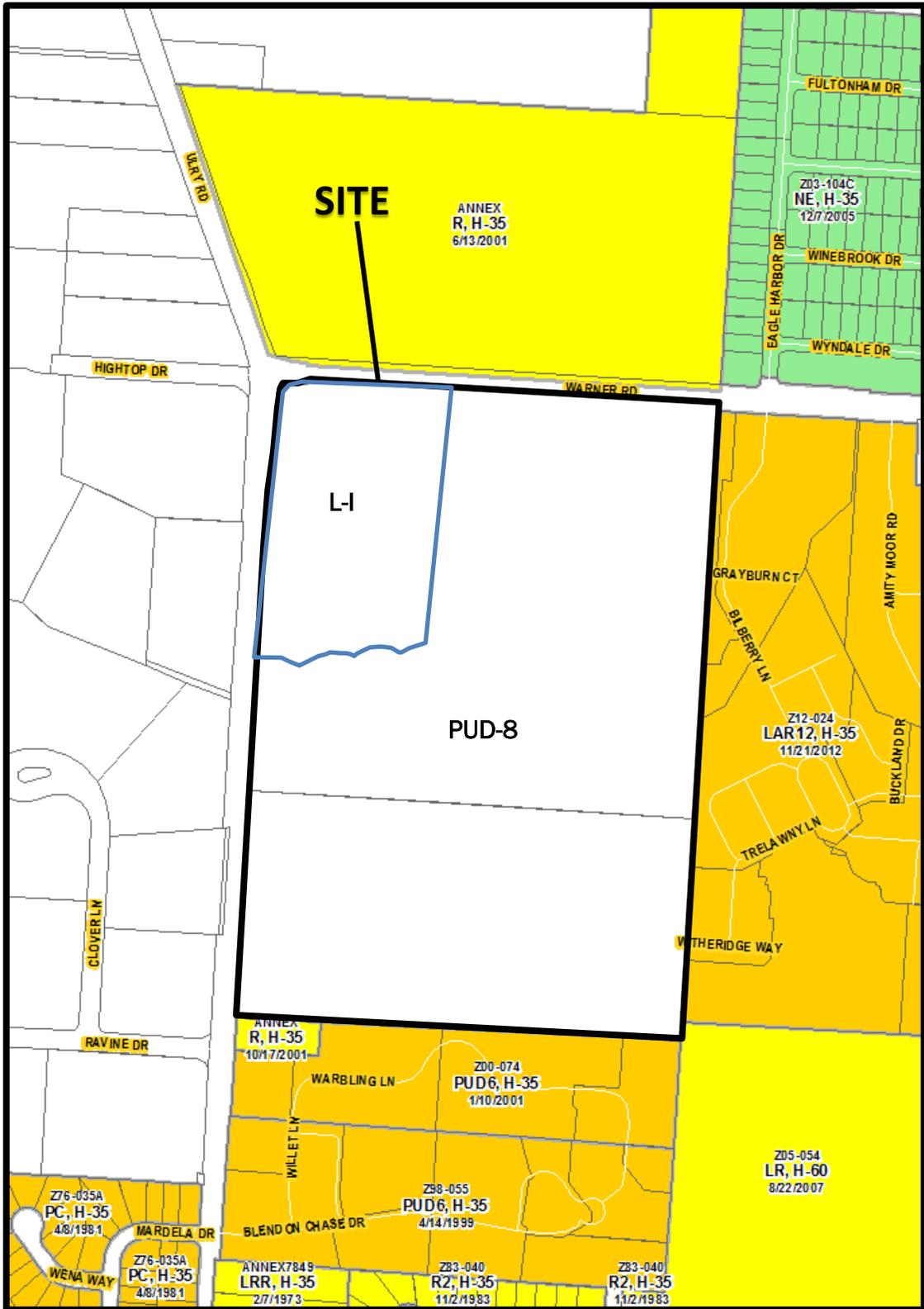


Site Data:	
Total Acreage:	+/- 22.0
Total Residential Units:	140 Du
Sub-Area A: Detached Condominiums	38
Sub-Area B: Attached Townhomes	102



Conceptual Site Plan

Ulyry Road Condominiums - Ryan Homes



Z14-059
 5830 Ulry Road
 Approximately 61.27 acres
 R to PUD-8 & L-I



Z14-059
5830 Ulry Road
Approximately 61.27 acres
R to PUD-8 & L-I