

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: 215-033 Date Received: 6/3/15
Application Accepted by: SP + ET Fee: \$18,000
Comments: Assigned to Shannon Pine, 645-2208, spine@
columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5440 Morse Road, Gahanna, Ohio Zip: 43230
Is this application being annexed into the City of Columbus? Select one: YES NO
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: 220-002043, 010272559 (Partial)
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): Rural Requested Zoning District(s): PUD-8
Area Commission or Civic Association: Northland Community Council
Proposed Use or reason for rezoning request (continue on separate page if necessary): Condominium Development
Proposed Height District: H-60 [per Columbus City Code Section 3309.14] Acreage: 15.62

APPLICANT:

Name: Lifestyle Communities, Ltd. Phone Number: 614-918-2085 Ext.: _____
Address: 230 West Street, Suite 200 City/State: Columbus, Ohio Zip: 43215
Email Address: alococo@lifestylecommunities.com Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Warren and Carolyn Roberts Phone Number: _____ Ext.: _____
Address: 5440 Morse Road City/State: _____ Zip: _____
Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Michael Shannon, Esq. Phone Number: 614-229-4506 Ext.: _____
Address: 500 South Front Street, Suite 1200 City/State: Columbus, Ohio Zip: 43215
Email Address: mshannon@cbjlawyers.com Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [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 checks payable to the Columbus City Treasurer

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

AFFIDAVIT (See instruction sheet)

Application Number: 215-0333

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael Shannon, Esq.
of (1) MAILING ADDRESS 500 South Front Street, Suite 1200, Columbus, Ohio 43215

deposes 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) per ADDRESS CARD FOR PROPERTY 5440 Morse Road, Gahanna, Ohio 43230

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6/3/15
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) Warren and Carolyn Roberts
5440 Morse Road
Gahanna, Ohio 43230

APPLICANT'S NAME AND PHONE # (same as listed on front application) Lifestyle Communities, Ltd.
614.918.2085

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Northland Community Council
David Paul, Dev. Committee Chair
P O. Box 297836
Columbus, Ohio 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)

(8) SIGNATURE OF AFFIANT Michael Shannon

Sworn to before me and signed in my presence this 22nd day of June, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC Carol Stewart

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

Notary Seal Here



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

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215-033

LC Preserve Crossing, LLC
6400 Preserve Crossing Bl.
Columbus, Ohio 43230

Stacie L. Walker
6366 Downing Lane
Columbus, Ohio 43230

Matthew Brennan
Beverly Simms
3675 Preserve Crossing Bl.
Columbus, Ohio 43230

Ashley Winner
3679 Preserve Crossing Bl.
Columbus, Ohio 43230

John & Lilliana Cavanaugh
3683 Preserve Crossing Bl.
Columbus, Ohio 43230

Guy Zierk
Kathryn Koby
3687 Preserve Crossing Bl.
Columbus, Ohio 43230

Teri Snyder
3691 Preserve Crossing Bl.
Columbus, Ohio 43230

Patricia Scott
3705 Preserve Crossing Bl.
Columbus, Ohio 43230

Kristopher Hill
3709 Preserve Crossing Bl.
Columbus, Ohio 43230

Ryan & Katherine Coiner
3713 Preserve Crossing Bl.
Columbus, Ohio 43230

Oshana Alahakoon
3717 Preserve Crossing Bl.
Columbus, Ohio 43230

Michael Prozy
Melissa Cerasi
3721 Preserve Crossing Bl.
Columbus, Ohio 43230

Douglas Fowler
3725 Preserve Crossing Bl.
Columbus, Ohio 43230

Harrison Hill
3763 Preserve Crossing Bl.
Columbus, Ohio 43230

Chad McKibben
3765 Preserve Crossing Bl.
Columbus, Ohio 43230

Don Shively Trustee
3767 Preserve Crossing Bl.
Columbus, Ohio 43230

Bryan Ortwerth
3769 Preserve Crossing Bl.
Columbus, Ohio 43230

Venkata Kakumanu
3771 Preserve Crossing Bl.
Columbus, Ohio 43230

Amy Bardelang
3775 Preserve Crossing Bl.
Columbus, Ohio 43230

John Criss
3783 Preserve Crossing Bl.
Columbus, Ohio 43230

Carla Hertenstein
3785 Preserve Crossing Bl.
Columbus, Ohio 43230

Mary Ellen Capossela
4455 Longwood Court
Hamilton, Ohio 45011

Jason Link
3789 Preserve Crossing Bl.
Columbus, Ohio 43230

Tiffany Weaver
3791 Preserve Crossing Bl.
Columbus, Ohio 43230

Preserve Crossing Master Assoc.
230 West St., Ste. 200
Columbus, Ohio 43215

Albany Glen LLC
191 W. Nationwide Bl., Ste. 200
Columbus, Ohio 43215

Monica M. Whitehead
6945 Walnut Street
New Albany, Ohio 43054

Spectrum Acquisition Gahanna, LLC
c/o New Albany Company
Post Office Box 490
New Albany, Ohio 43054

Spectrum Acquisition Gahanna, LLC
200 Spruce Street, Ste. 200
Denver, CO 80230

215-033

PROPERTY OWNER

Warren & Carolyn Roberts
5440 Morse Road
Gahanna, Ohio 43230

APPLICANT

Lifestyle Communities, Ltd.
230 West Street, Ste. 200
Columbus, Ohio 43215

ATTORNEY

Michael T. Shannon
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

AREA COMMISSION

Northland Community Council
Attn: David Paul
Development Committee Chair
Post Office Box 297836
Columbus, Ohio 43229

1

Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # 215-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Shannon, Esq.
of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, Columbus, Ohio 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. Lifestyle Communities, Ltd. 230 West Street, Suite 200 Columbus, Ohio 43215 Anthony Lococo 614 918 2085	2.
3.	4.

SIGNATURE OF AFFIANT Michael Shannon

Sworn to before me and signed in my presence this 27th day of June, in the year 2015

Carol A. Stewart
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
CAROLA STEWART
My Commission Expires
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019



This Project Disclosure expires six (6) months after the date of notarization.

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Zoning Description of
15.62 Acres

215-033

Situate in the State of Ohio, County of Franklin, township of Plain, lying in Quarter Township 3, Township 2, Range 16, United States Military Lands, being all of the remainder of that 14.105 acre tract conveyed to Warren W. Roberts and Carolyn M. Roberts by deeds of record in Official Record 7620D04 and Official Record 11254A18 and all of that 1.814 acre tract conveyed to _____ by deed of record in Instrument Number _____ (formerly part of that 26.445 acre tract conveyed to LC Preserve Crossing LLC by deed of records in Instrument Number 201312100202907), (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at Franklin County Geodetic survey monument number 6623 found in the centerline of Morse Road and at the common corner of said 1.814 acre tract and that 0.164 acre tract conveyed to City of Columbus by deed of record in Instrument Number 201502040014476;

Thence North $86^{\circ} 49' 44''$ West, with said centerline and the southerly line of said 1.814 acre tract, a distance of 27.29 feet to a point in the easterly right-of-way line of Preserve Crossing Boulevard, of record in Plat Book 110, Page 10;

Thence with said easterly right-of-way line, the westerly line of said 1.814 acre tract, the following courses and distances;

North $03^{\circ} 11' 08''$ East, a distance of 141.97 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of $08^{\circ} 30' 22''$, a radius of 516.00 feet, an arc length of 76.61 feet, a chord bearing of North $01^{\circ} 04' 15''$ West and chord distance of 76.54 feet to a point of reverse curvature;

with the arc of a curve to the right, having a central angle of $08^{\circ} 30' 22''$, a radius of 484.00 feet, an arc length of 71.85 feet, a chord bearing of North $01^{\circ} 04' 15''$ West and chord distance of 71.79 feet to a point of tangency; and

North $03^{\circ} 10' 56''$ East, a distance of 1517.12 feet to a point;

Thence South $86^{\circ} 54' 48''$ East, with the northerly line of said 1.814 and 14.105 acre tracts, partially with the southerly line of said 26.445 acre tract, a distance of 153.46 feet to a point;

Thence South $87^{\circ} 06' 34''$ East, continuing with the southerly line of said 26.445 acre tract, a distance of 238.36 feet to a point at the northwesterly corner of that 27.572 acre tract conveyed to Albany Glen, LLC by deed of record in Instrument Number 201304190065175;

Thence South $03^{\circ} 36' 39''$ West, with the line common to said 14.105 and 27.572 acre tracts, a distance of 1769.47 feet to a point in the northeasterly corner of said 0.164 acre tract;

Thence North $86^{\circ} 49' 32''$ West, with the line common to the remainder of said 14.105 acre tract and said 0.164 acre tract, a distance of 340.00 feet to a point in the easterly line of said 1.814 acre tract;

Thence south $03^{\circ} 36' 41''$ West, with the line common to said 1.814 and 0.164 acre tracts, a distance of 39.00 feet to the POINT OF BEGINNING containing 15.62 acres, more or less.

The above description was prepared from record documents and is not intended to be used for transfer.

EGANS, MECHWART, HAMBLETON & TILTON, INC.

DEVELOPMENT TEXT

15.62 +/- Acres

215-033

APPLICATION:
PROPERTY SIZE: 15.62 +/- Acres
CURRENT DISTRICT: Rural (Annexation from Plain Township)
PROPOSED DISTRICT: PUD-8
OWNER: Warren and Carolyn Roberts
5440 Morse Road
Gahanna, Ohio 43230
APPLICANT: Lifestyle Communities, Ltd.
230 West Street, Suite 200
Columbus, Ohio 43215
AGENT: Michael Shannon, Esq.
Crabbe, Brown & James, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com
DATE OF TEXT: May 30, 2015

I. Introduction:

The subject property site ("Site"), PID # 220-002043, is located in northeast Columbus at 5440 Morse Road. The Site is situated on the north side of Morse Road between North Hamilton Road and State Route 62. The Site is not subject to a Commercial Overlay, Graphic Commission, Area Commission, or Planning Overlay. However, the Site is located within the Preserve District of the Northland Plan: Volume II and subject to the Northland Development Standards. The Site is bordered on the west, north, and east by the City of Columbus. The parcels on the west and north (owned by Applicant) are zoned PUD-8 and used for apartments and condominiums. The parcels on the east are zoned LAR-12 and used for apartments. Plain Township is to the south across Morse Road.

The Site was recently annexed by the City of Columbus from Plain Township. The Site is currently zoned Rural and its currently used for a single-family residence. Applicant proposes for the Site a development of attached and/or detached condominium units, not to exceed a density of 8 dwelling units per acre.

II. Permitted Uses:

The permitted uses shall be those contained in Section 3332.039 (R-4) and Section 3333.02 (AR-12) of the Columbus City Code.

III. Development Standards:

Unless otherwise specified below, the Site shall be developed in accordance with the applicable development standards of Chapter 3333 of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements:

1. There shall be a minimum setback of 110 feet from Morse Road. There shall be a minimum setback of ten (10) feet from Preserve Crossing Boulevard. There shall be a minimum setback of zero (0) feet from Royal Fern Crossing.
2. There shall be a maximum building height of three (3) stories.
3. There shall be a minimum lot size of 16 feet by 80 feet. Each lot shall have a minimum interior side yard of zero (0) feet and/or a minimum exterior side yard of eight (8) feet.

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

1. Each dwelling unit shall provide a minimum of one (1) garage parking space. The Site in aggregate shall provide a minimum of two (2) parking spaces per dwelling unit (aggregate includes garage parking spaces and private street parking spaces).
2. Preserve Crossing Boulevard shall provide four (4) access points to the Site. There shall be no direct access to the Site from Morse Road.
3. All streets within the Site shall be private and maintained by the Owner.
4. All streets shall have sidewalks on both sides at a minimum of 5' wide except along the 15' wide buffer. Along Morse Road, sidewalks shall be located within 20' of the front building facades. Adjacent to the Morse Road right-of-way, there shall be either a sidewalk at a minimum of 5' wide or a multi-purpose trail at a minimum of 10' wide. However, any sidewalk commitments shall be designated and located to the specifications of the City of Columbus, Department of Public Service.
6. The owner and/or developer must establish and maintain an agreement(s) with a private towing company(s) which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner and/or developer determines, so long as at least one such agreement shall always, at all times, be in force for the purpose of enforcement/removal/towing as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract.

7. The owners and/or developers shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets and alley/lanes.

8. Intersection details, concurring turning radii, parking restrictions, and intersection configurations shall conform to the Fire Vehicle Access Plan.

9. The street grid as illustrated on the Site Plan may change subject to approval from the Department of Public Service.

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

1. The Site shall maintain a 15 foot buffer on the east boundary, as depicted on the Site Plan.

2. Street trees shall be provided on both sides of new private streets. Street trees shall be spaced at a maximum distance of thirty feet on center. In certain situations, due to site constraints, building design, etc., trees may be grouped with a quantity equivalent to 1 tree per thirty feet. Street trees shall be deciduous and shall be 2.5-inch caliper minimum at the time of planting.

3. The buffer planting shall consist of trees planted at four trees per 100 lineal feet. Planting shall not be required within any delineated wetland or wetland setback. The trees shall be a mix of deciduous, evergreen, and ornamental trees. The minimum size of all plant material at installation shall be two-inch caliper for deciduous shade trees, six feet high for evergreen trees, and two-inch caliper for ornamental trees/shrubs.

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

1. Building materials shall be natural in appearance by employing the following building materials: brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass. Vinyl and other manufactured materials are permitted as long as they are natural in appearance. Vinyl must be at least a 6 ½ inch beaded single plank with wood texture and a minimum thickness of .044 inches. The colors of the siding must be similar to the masonry materials used elsewhere on a building. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed with similar building materials and lighting.

2. The buildings shall have sloped or pitched roofs. Flat roofs shall only be allowed with decorative cornices.

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

1. Subject to approval of a Dumpster Waiver by the Department of Public Service Refuse Collection Division, refuse collection shall be provided by a private hauler and transported to an off-site compactor.

F. Graphics and Signage Commitments:

1. All graphics and signage shall conform to Article 15 and Chapter 3376 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.

IV. Miscellaneous Commitments:

- A. Applicant shall comply with the City's Parkland Dedication Ordinance.
- B. Applicant shall comply with the City's Pay as We Grow plan.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, 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 Codes.

Respectfully Submitted,



Michael T. Shannon, Esq.
Attorney for Applicant



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 5/18/15



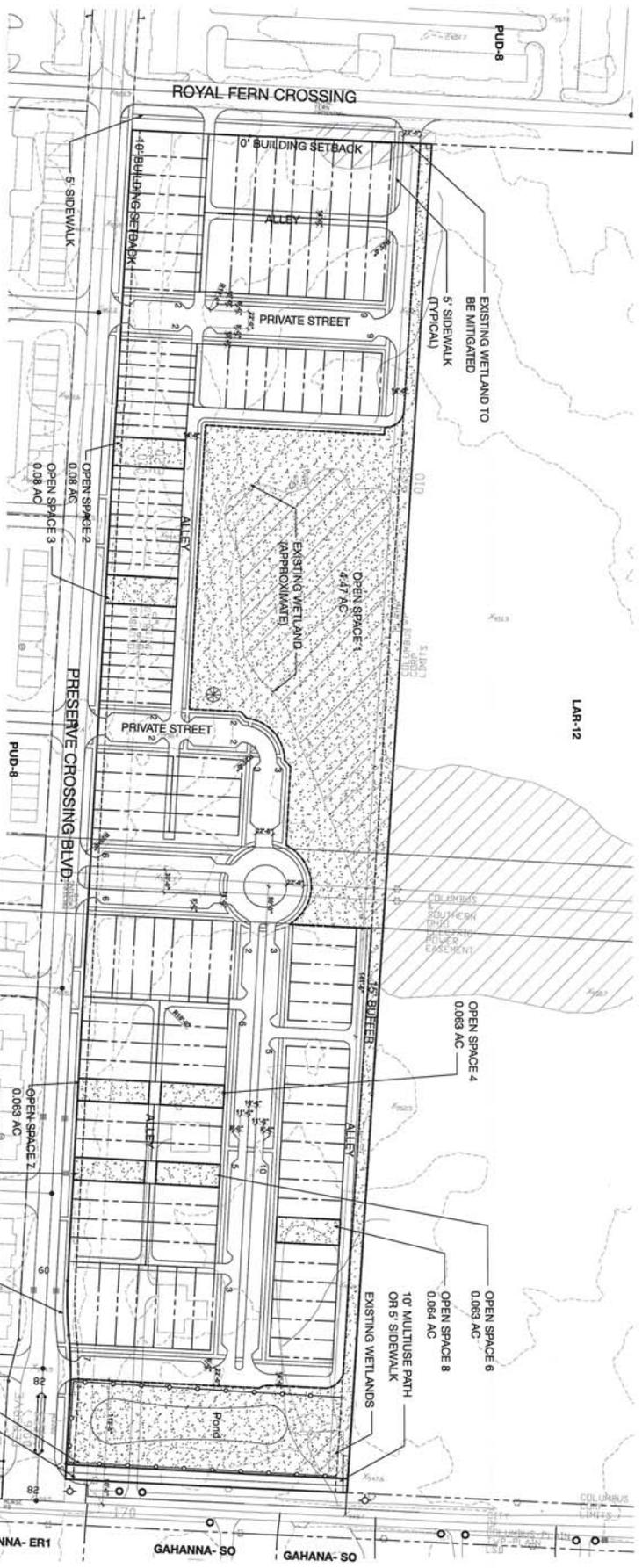
Disclaimer

Scale = 300



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



SITE DATA

Site Area: +/- 15.7 AC
 ROW Dedication: +/- 0.2 AC
 Net Site Area: +/- 15.5 AC

Lots (Minimum 16x80): 124 du
 Density: 8.0 du/AC
 Proposed Zoning District: PUD-8
 Open Space Provided: +/- 4.9 AC (31.6%)

Required Parking: 2/Unit (248)
 On-Street Parking: 89
 Garage Parking: 159

VICINITY MAP: N.T.S.



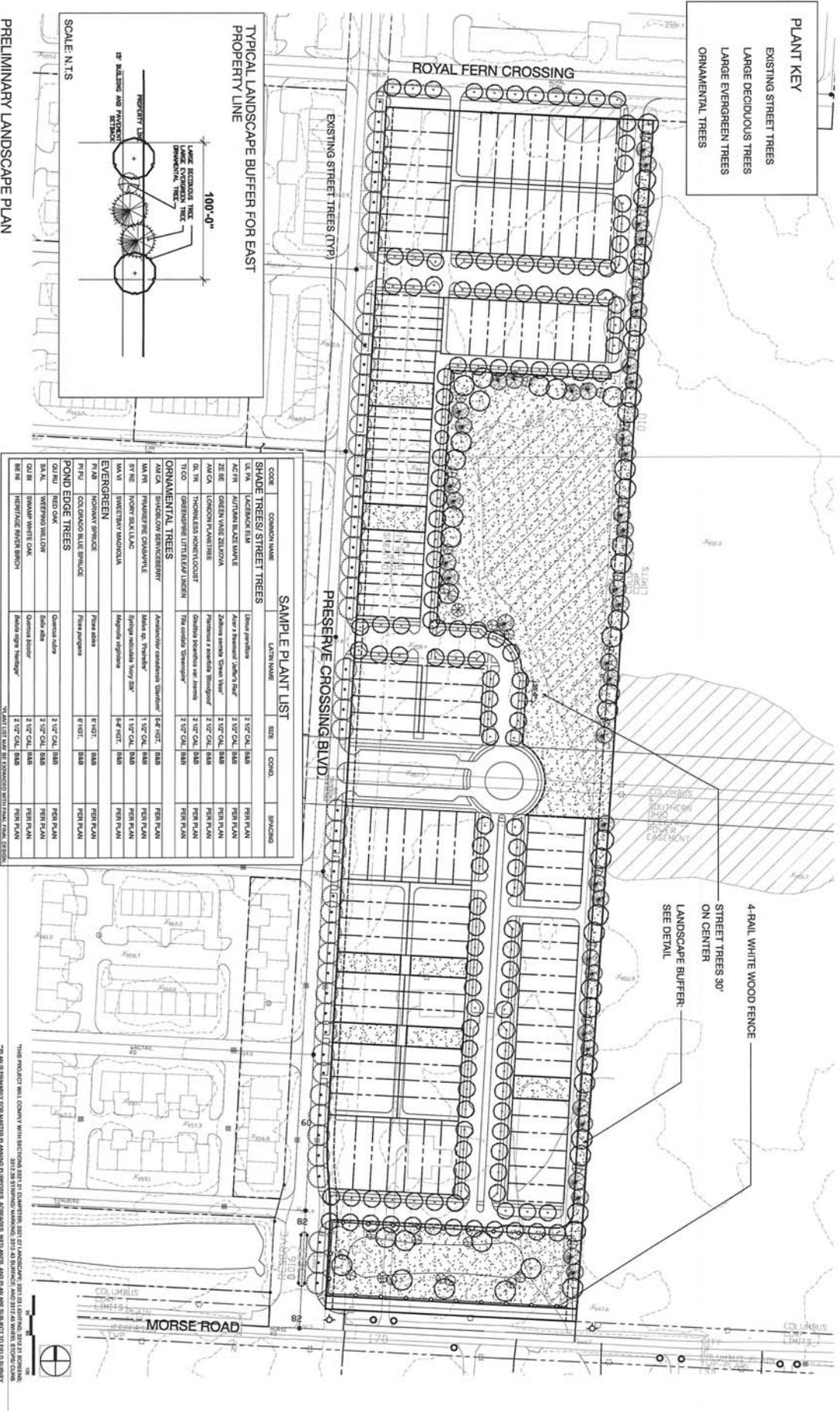
Lifestyle Communities: Preserve Crossing | COLUMBUS, OHIO

06.02.2015



THIS PROJECT WILL COMPLY WITH SECTION 3071 OF THE OHIO REVISED CODE, CHAPTER 3071.01, LAMBERTON, 2011. THE LAMBERTON ACT, 2011, IS A LEGISLATIVE ACT THAT AMENDS CHAPTER 3071 OF THE OHIO REVISED CODE TO REQUIRE THE SUBMITTAL OF A PRELIMINARY DEVELOPMENT PLAN TO THE LOCAL GOVERNMENT FOR REVIEW AND APPROVAL. THE LOCAL GOVERNMENT SHALL REVIEW AND APPROVE THE PRELIMINARY DEVELOPMENT PLAN AND SHALL NOT BE BOUND BY THE LOCAL GOVERNMENT'S REVIEW OR APPROVAL. THE LOCAL GOVERNMENT SHALL REVIEW AND APPROVE THE PRELIMINARY DEVELOPMENT PLAN AND SHALL NOT BE BOUND BY THE LOCAL GOVERNMENT'S REVIEW OR APPROVAL.

- PLANT KEY**
- EXISTING STREET TREES
 - LARGE DECIDUOUS TREES
 - LARGE EVERGREEN TREES
 - ORNAMENTAL TREES



SAMPLE PLANT LIST

CODE	COMMON NAME	LATIN NAME	SIZE	CONDT.	SHADING
SHADE TREES/ STREET TREES					
LA 1A	LACINIA SPERMATOPHYTES	<i>Lacina sp.</i>	2 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1B	AUTUMN BURNING MAPLE	<i>Acer sp.</i>	2 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1C	RED BARKED DOGWOOD	<i>Cornus sp.</i>	2 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1D	GREEN WING ZELKOVIA	<i>Platanus sp.</i>	2 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1E	LONDON PLANEBIRCH	<i>Betula sp.</i>	2 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1F	THORNLESS HORNLEAF COAST	<i>Rosa sp.</i>	2 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1G	GREENHILL LITTLE LEAF LINDBERGH	<i>Lindera sp.</i>	2 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
ORNAMENTAL TREES					
LA 1H	SHADBLOW ANEMONE	<i>Anemone sp.</i>	1 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1I	FRANZOSER EUCALYPTUS	<i>Eucalyptus sp.</i>	1 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1J	POPPY BELL EUCALYPTUS	<i>Eucalyptus sp.</i>	1 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1K	SWERTHIA MANGROVA	<i>Swertia sp.</i>	1 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
EVERGREENS					
LA 1L	COCCONUT BUTTE SPINACEA	<i>Spinacia sp.</i>	1 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1M	RED OAK	<i>Quercus sp.</i>	2 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1N	WEIBER WILLOW	<i>Salix sp.</i>	2 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1O	SPRING WHITE OAK	<i>Quercus sp.</i>	2 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN
LA 1P	HERRING RIVER BRUSH	<i>Rhus sp.</i>	2 1/2' O.C.L. S.B.S	PER PLAN	PER PLAN

Lifestyle Communities: Preserve Crossing | COLUMBUS, OHIO

06.02.2015





SITE DATA

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ROW Dedication:	+/- 0.2 AC
Net Site Area:	+/- 15.5 AC
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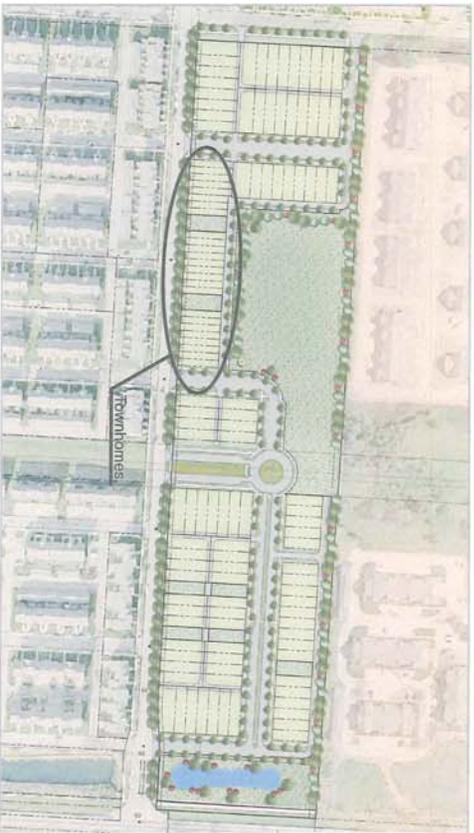
CONCEPT PLAN

Lifestyle Communities: Preserve Crossing | COLUMBUS, OHIO

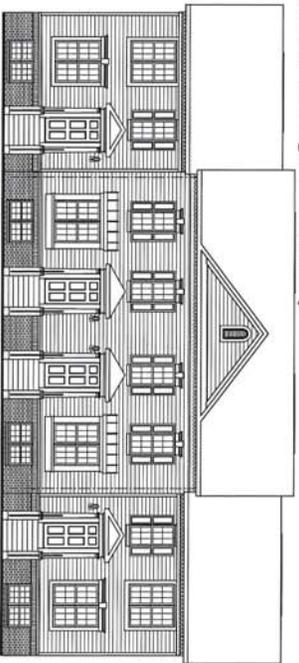
06.02.2015



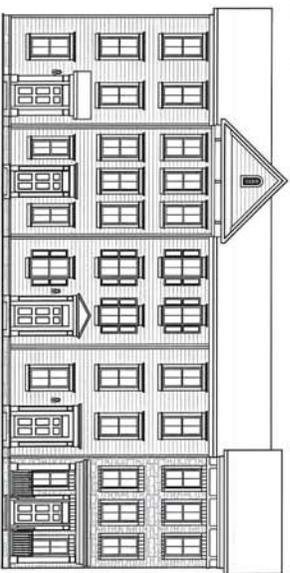
PRESERVE CROSSING
architectural elevations



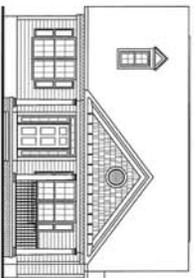
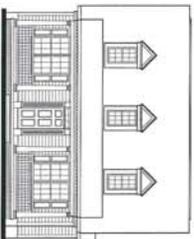
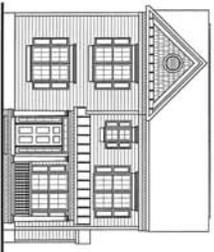
Attached Single-Family _____

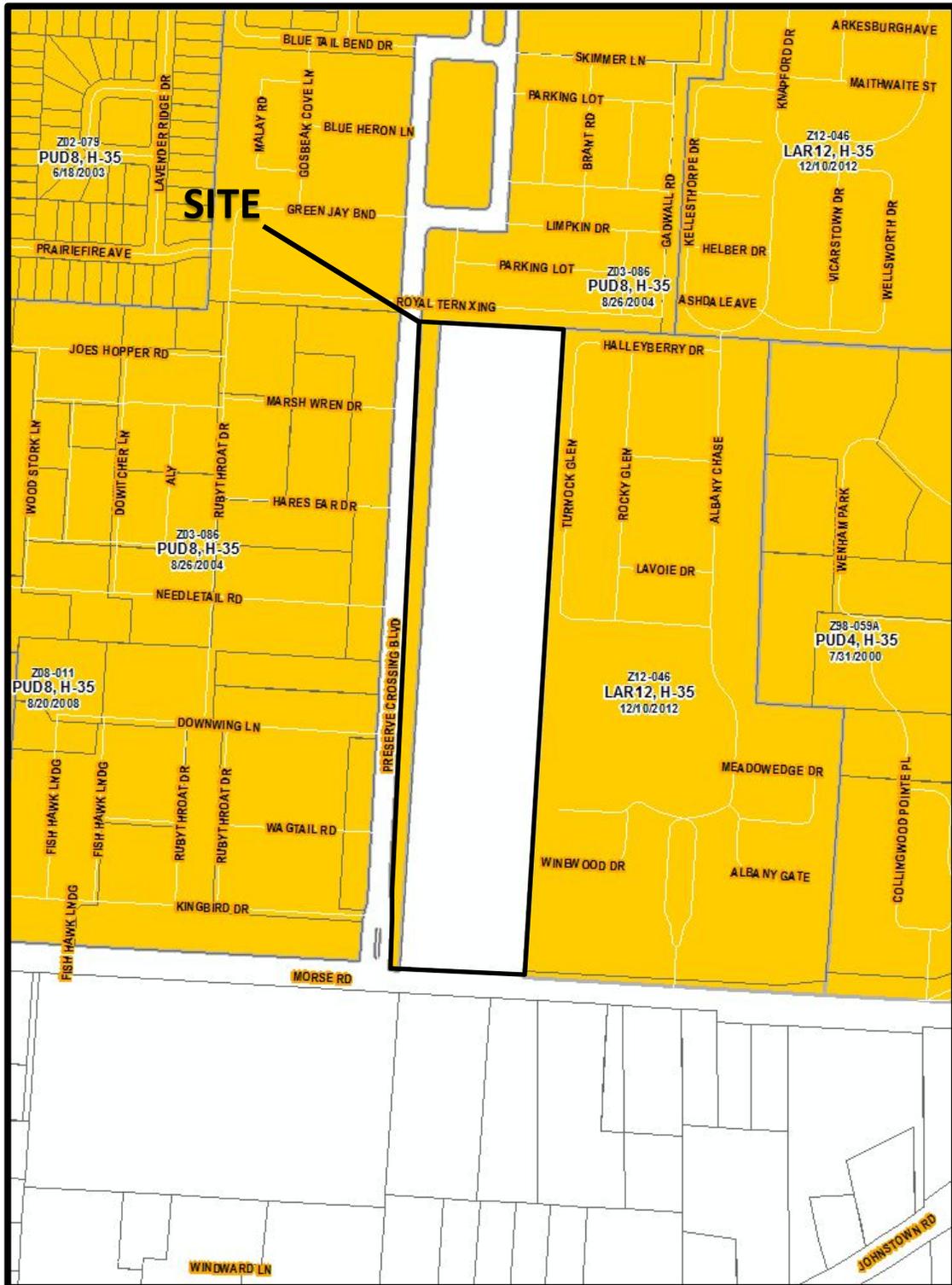


Townhomes _____



Detached Single-Family _____





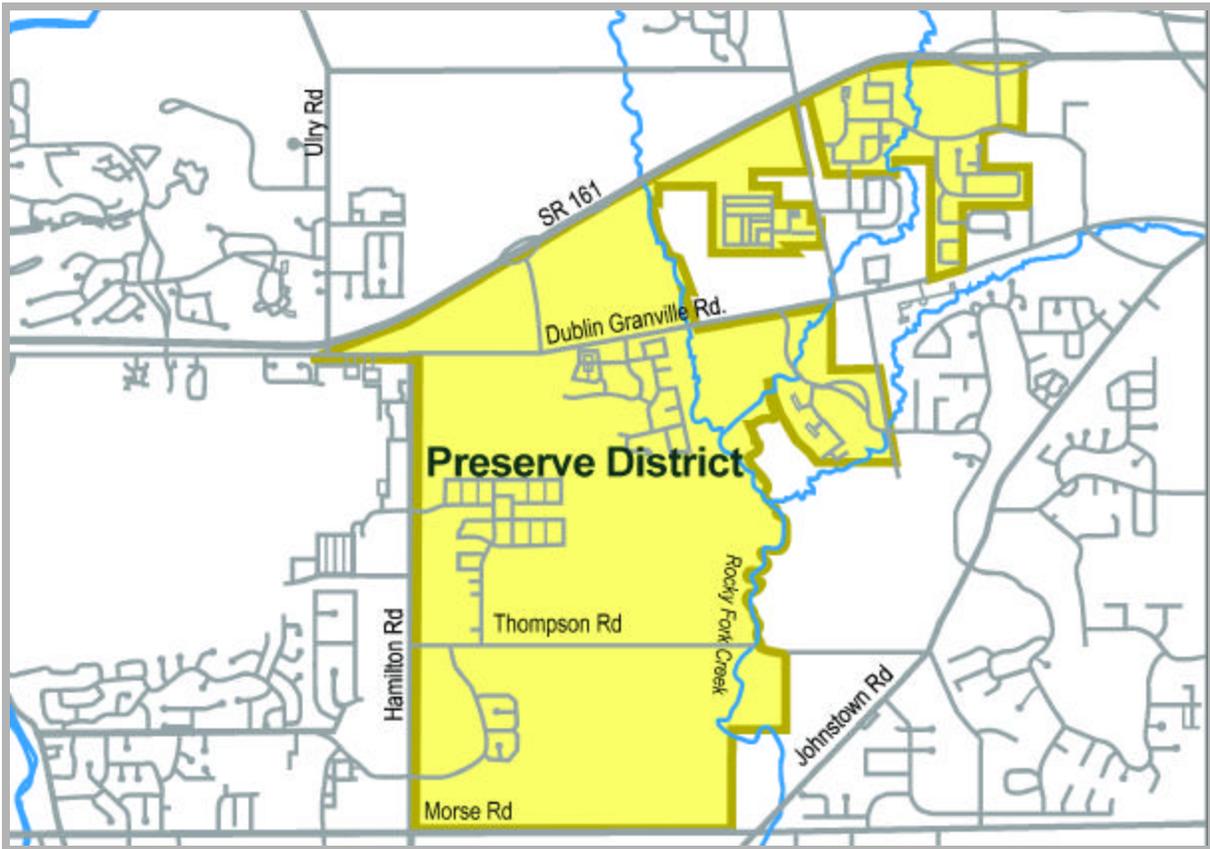
Z15-033
 5440 Morse Road
 Approximately 15.62 acres
 Rezoning from R, Rural and PUD-8 to PUD-8

Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District



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

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *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 re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



general land-use guidelines

A large portion of the planning area has previously been annexed into Columbus and has some form of Columbus zoning in place. Many of these parcels, however, remain undeveloped. There are several general locations that offer unique challenges as the region continues to grow and develop.

It is the recommendation of Northland Plan - Volume II that:

- *existing land-use and zoning patterns be taken into consideration when decisions are made regarding zoning changes.*
- *all relevant provisions of the Columbus Comprehensive Plan, adopted by Columbus City Council in 1993, be applied to this planning area.*
- *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, and Northland Plan-Volume I, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*
- *the following guidelines be considered based on categories of opportunity sites:*

1. Development Sites With Freeway Exposure

- *reservation of development sites adjacent to the freeway be encouraged for their highest and best economic use.*
- *pleasing views (including buffering) from the highway be encouraged when development occurs along the interstate system.*
- *zoning be used to protect residential neighborhoods from intrusion by commercial and manufacturing uses.*
- *office and mixed-use development be encouraged on these sites as an appropriate transition use between residential and commercial development.*
- *major commercial development of five or more acres be zoned in planned or limited districts to ensure that the developments meet appropriate standards.*

2. Undeveloped Land Located In Residential Areas

- zoning be used to protect residential neighborhoods from intrusion by commercial and manufacturing uses.
- zoning be used to encourage new development to be sensitive to density, buffering, traffic and circulation pattern, and architectural details of the surrounding area.
- all appropriate agencies be contacted in order to reserve adequate land for parks, recreation facilities, and schools in major rezoning areas.
- infill developments compatible with their surroundings be encouraged.

3. Fully Developed Commercial Areas

- commercial (retail) development is encouraged to be located at major intersections rather than along arterial roads.
- office development is encouraged as an appropriate transition use between residential and commercial development.



4. Unincorporated Residential Areas

- *infill developments that are compatible with their surroundings be encouraged.*
- *infill annexation requests that reduce service-related problems caused by "islands" of township land within the city's corporate boundaries be supported.*
- *annexation proposals that reasonably can be served by city services and facilities be readily accepted.*

There are other planning issues that are not easily categorized into one of the three districts. For those issues, the following recommendations shall apply.

It is the recommendation of Northland Plan - Volume II that:

- *when properties within this planning area are contiguous to properties covered in other plans, consideration of those plan recommendations be given to provide a seamless pattern of development between the two jurisdictions or planning boundaries.*
- *a planning process be undertaken for the area north of Central College Road and within the tributary area of the planned northern extension of the Big Walnut Sanitary Trunk, but outside the area covered by the Rocky Fork-Blacklick Accord. This subtrunk will likely be extended north from the Little Turtle area in two phases. The first phase, planned for 2004, will take the sewer to Central College Road. The second phase will extend the sewer north and then east to the intersection of Walnut Street and Lee Road, allowing for development of a substantial area. It will be important to have land-use and development guidelines in place as infrastructure is extended into the area.*



Z15-033
5440 Morse Road
Approximately 15.62 acres
Rezoning from R, Rural and PUD-8 to PUD-8