



OFFICE USE ONLY

11335-00000-00061
211-004

Application # _____

Fee: 1st acre (\$1,850 or \$3,200): _____

Each additional acre (\$185 or \$315) _____

Total: \$4,775

Date of Submittal: 2/1/11

Planning Area: RFBA

Received by: SP

Case Planner: Dana Hitt
645-2395
dahitt@columbus.gov

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 6127 Harlem Road Zip 43054

Is this application being annexed into the City of Columbus? **Y** or **N** (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 010-287891

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

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

Recognized Area Commission or Civic Association Rockyfork-Blacklick Accord

See instructions in "Things to Remember" on front of application packet.

Proposed Use or reason for rezoning request: single-family residential lots (continue on separate page if necessary)

Proposed Height District: 35' Acreage 5.2+/- acres

(Columbus City Code Section 3309.14)

APPLICANT

Name Lams United Properties LLC

Address P.O. Box 665 City New Albany Zip 43054

Phone# 332-3165 Fax # _____ Email _____

PROPERTY OWNER(S)

Name Same as applicant.

Address _____ City _____ Zip _____

Phone# _____ Fax # _____ Email _____

If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name David Hodge / Smith & Hale LLC

Address 37 W. Broad St., Suite 725 City Columbus Zip 43215

Phone# 221-4255 Fax # 221-4409 Email _____

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

Applicant Signature Lams United Properties, LLC By:

Property Owner Signature Lams United Properties, LLC By:

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.
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 211-004

Being first duly cautioned and sworn (1) NAME David Hodge / Smith & Hale LLC
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, 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 6127 Harlem Road
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of
Development, Building Services Division on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS
 Check here if listing additional property
owners on a separate page.

(4) Lams United Properties, LLC
P.O. Box 665
New Albany, OH 43054

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

Lams United Properties, LLC
332-3165

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

(5) Rockyfork - Blacklick Accord
109 N. Front St.
Columbus, OH 43215

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
SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

8) David Hodge
31st day of March, in the year 2011
Natalie C. Timmons
9/4/15

This Affidavit expires six months after date of notarization.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

APPLICANT/PROPERTY OWNER

ATTORNEY

NEIGHBORHOOD GROUP

Lams United Properties LLC
P.O. Box 665
New Albany, OH 43054

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

Rocky Fork Blacklick Accord
109 North Front Street
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

John W. & Norma M. McBee
5548 Falco Drive
Westerville, OH 43081

Richard W. & Jerry L. Hoffman
5540 Falco Drive
Westerville, OH 43081

Jonathan P. & Laura A. Schlesselman
5532 Falco Drive
Westerville, OH 43081

Melanie L. Emrich
5524 Falco Drive
Westerville, OH 43081

Vanessa C. & David L. McCullen
5516 Falco Drive
Westerville, OH 43081

Melissa G. King
5508 Falco Drive
Westerville, OH 43081

Erwin E. & Peggy M. Halbrook
5502 Breshly Way
Westerville, OH 43081

Elmer E. & Peggy J. Vannoy
5496 Breshly Way
Westerville, OH 43081

Chad & Choon W. Stucke
5490 Breshly Way
Westerville, OH 43081

Bradley B. & Rhonda W. Ross
5484 Breshly Way
Westerville, OH 43081

Scott Green et al
5478 Breshly Way
Westerville, OH 43081

Oakley R. & Dorothy A. Chick
6200 Harlem Road
New Albany, OH 43054

Larry & Meryl Weprin
6230 Harlem Road
New Albany, OH 43054

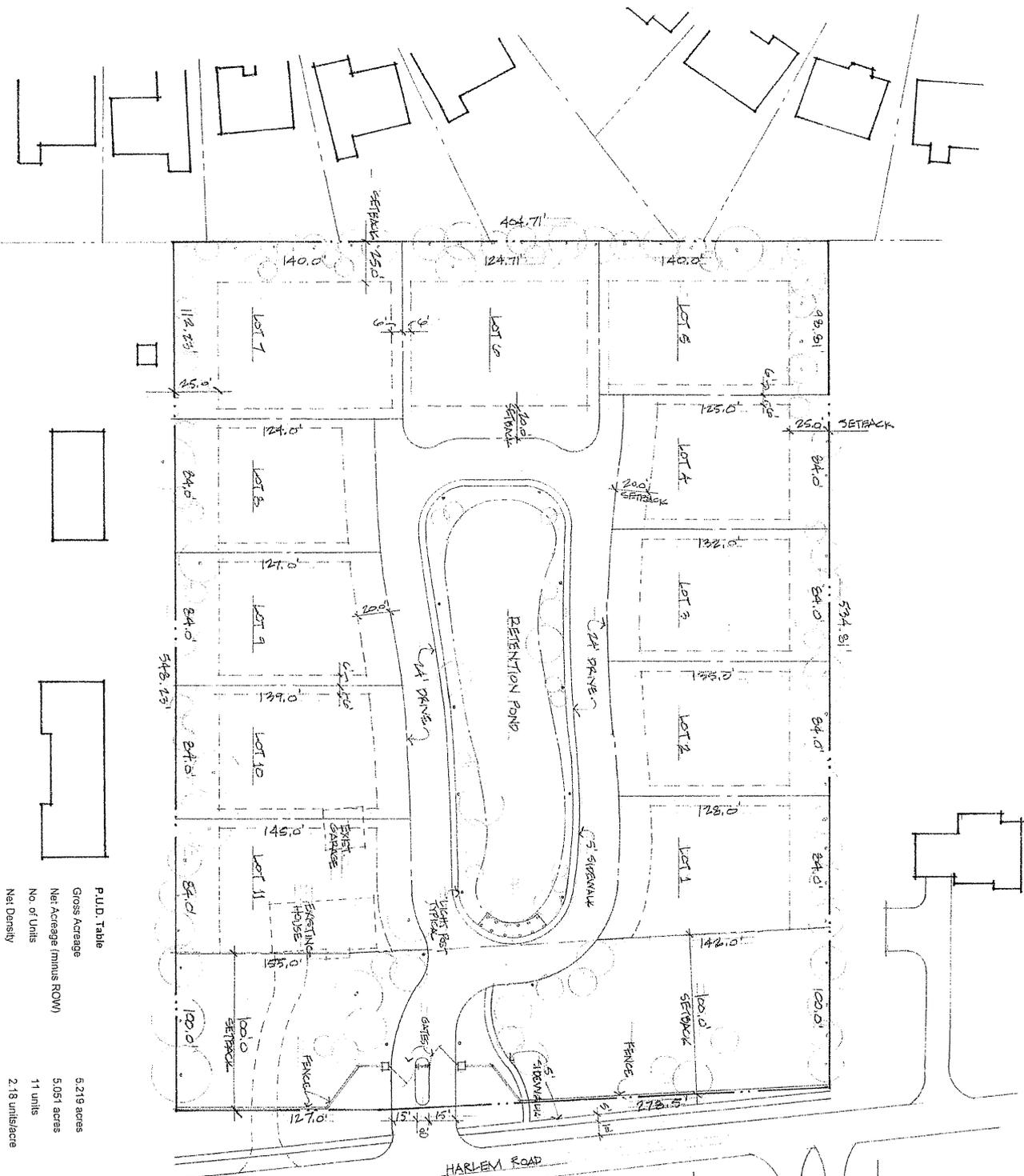
Grover C. & Martha J. Gillman
5740 Warner Road
Westerville, OH 43081

John R. & Lana R. Cabus
5780 Warner Road
Westerville, OH 43081

Brent A. Thomas & Erica J. Burnett
6227 Harlem Road
New Albany, OH 43054

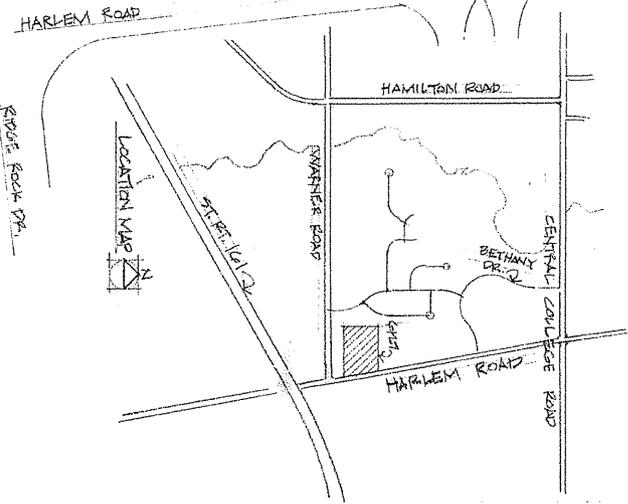
Rocky Ridge Condominium
c/o Wayne Richart
1695 Old Henderson Road
Columbus, OH 43220

Rosemary Boyd
6770 Ridge Rock Drive
New Albany, OH 43054



P.U.D. Table

Gross Acreage	5.219 acres
Net Acreage (minus ROW)	5.051 acres
No. of Units	11 units
Net Density	2.18 units/acre
Open Space Required (600 sq. ft./unit)	6,600 sq. ft. (0.152 acres)
Open Space Provided	61,817 sq. ft. (1.42 acres)



SITE PLAN
 Proposed Development of
 6127 Harlem Road
 New Albany, Ohio

TAC Studio
 Architecture Planning



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 211-004

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

<p>1. Lams United Properties, LLC P.O. Box 665 New Albany, OH 43054</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 31st day of January, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Natalie C Timmons

My Commission Expires:

9/4/15

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

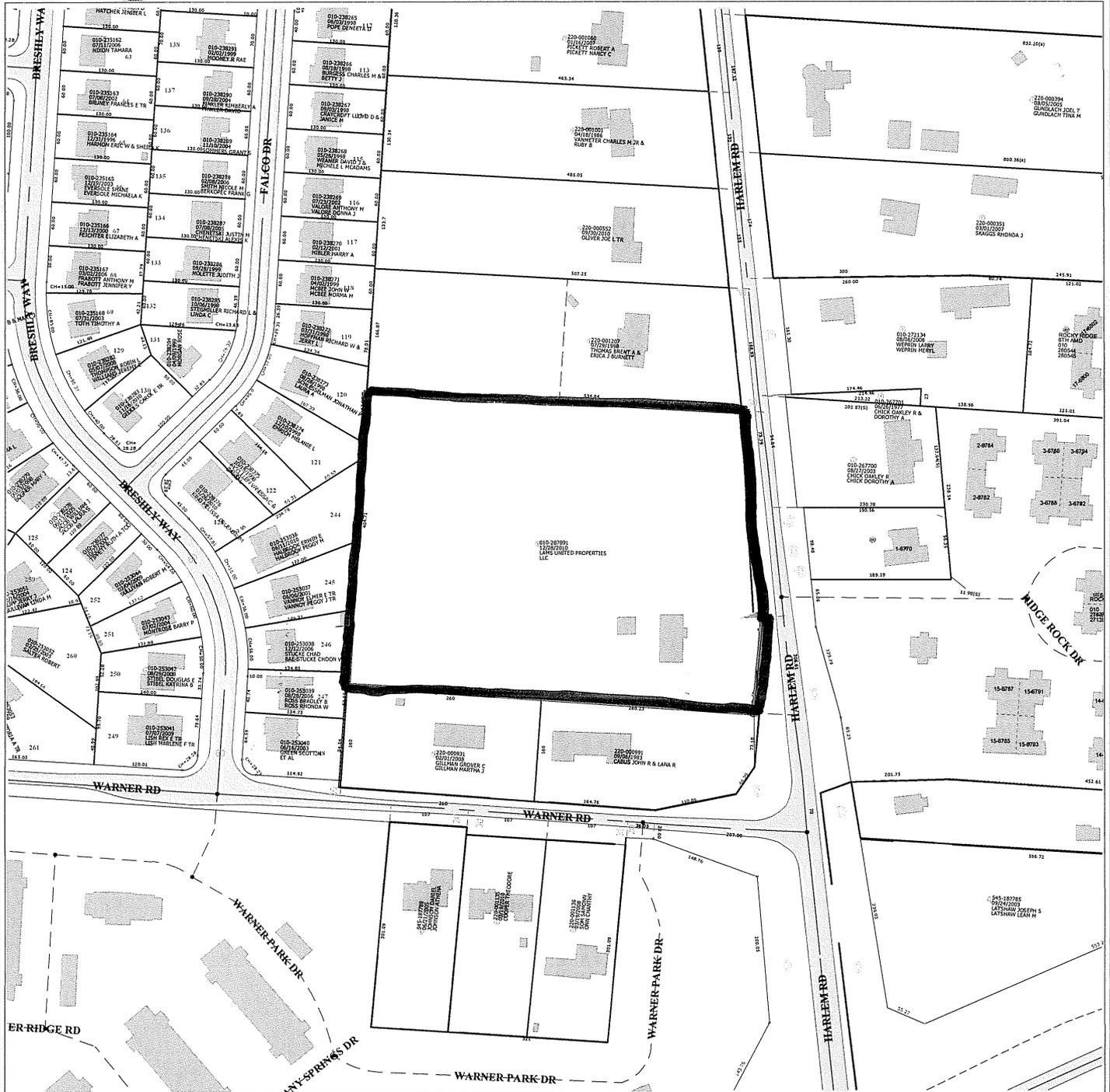
211-004



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 1/25/11



Disclaimer

Scale = 200

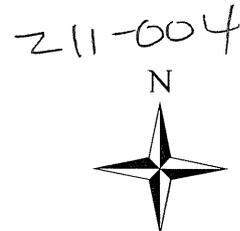


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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



City of Columbus Zoning Plat



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: 010287891

Zoning Number: 6127

Street Name: HARLEM RD

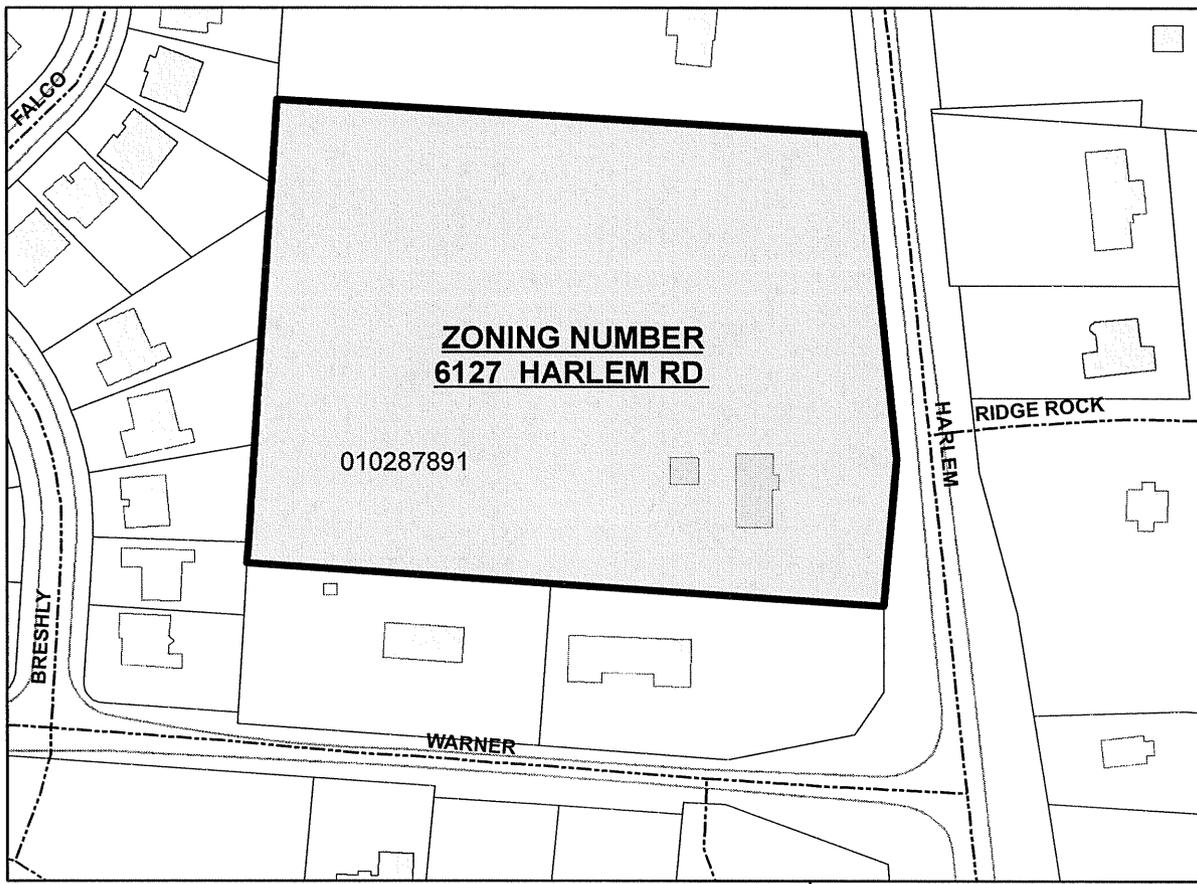
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Adyana Amararam*

Date: 1/26/2011



SCALE: 1 inch = 160 feet

GIS FILE NUMBER: 1045



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

PUD ZONING TEXT

PROPOSED DISTRICTS: PUD-4 Planned Unit Development District

PROPERTY ADDRESS: 6127 Harlem Road

OWNER: Lams United Properties LLC

APPLICANT: Same as owner

DATE OF TEXT: January 27, 2011

APPLICATION: Z11- 004

1. **INTRODUCTION:** The applicant proposes an 11 lot subdivision served by a private internal driveway. The property is located on the west side of Harlem Road north of Warner Road.

2. **PERMITTED USES:** Single Family dwelling units.

3. **DEVELOPMENT STANDARDS:** The applicable development standards are contained in Chapter 3332 (SR Suburban Residential District) unless otherwise indicated in this text.

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

1. Minimum lot width 84 feet; minimum lot depth 98 feet. Minimum lot size 10,000 sq. ft.

2. Principal building minimum sideyard 6 feet; minimum total sideyard 12 feet; outbuilding/attached garage minimum sideyard 3 feet; lots 1 and 11 shall have eastside side yard and the minimum total sideyard shall be 6 feet for those two lots.

3. Minimum building minimum rear yard 25 feet; outbuilding/attached garage minimum rear yard 6 feet.

4. Minimum front yard setback 20 feet; stoops and porches may encroach 8 feet into the front yard setback.

5. Principal building minimum square footage 2,400; minimum height is 1 and ½ story in appearance.

6. Garage door opening(s) facing the street shall not exceed 45% of the width of the house façade (including the garage). Maximum width of a garage door which faces the street shall be ten feet.

7. Double wide driveways (minimum 16 feet in width) are permitted provided that the garage is setback 2 feet from the front façade of the main building; driveway paving minimum sideyard 0 feet.

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

1. The street within the development shall be private and may have gated access. Parking shall be permitted on one side of the street. Minimum pavement width for the street shall be 24 feet (access type roadway).

2. Parking at a minimum rate of 2 spaces per dwelling unit shall be provided.

3. The developer shall install a sidewalk along Harlem Road with a sidewalk/walking path connection back to the development and a sidewalk/walking path shall also be installed around the central pond area. All sidewalks/walking paths shall be a minimum 5 feet in width.

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

1. Street trees shall be required along the Harlem Road frontage on the basis of one tree for every 30 feet of frontage. These trees along Harlem Road shall be grouped together and not evenly spaced. Street trees shall also be planted along the pond side of the private street and shall be spaced at an average of 30 feet on center. Street trees shall be those specified in the Columbus Street Tree Program guidelines from the City of Columbus Forester. The minimum size at installation of all street trees shall be 2 ½ inches in caliper.

2. Unless otherwise specified, the minimum size of all trees shall be 2 ½ inch caliper for deciduous, 5 feet high for evergreens, and 1 ½ inch caliper for ornamental trees.
3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season whichever occurs first.
4. The developer shall have his landscaped design reviewed by a registered landscape architect or landscape designer. Said landscape plan shall be signed by the landscape architect or landscape designer.
5. The tree preservation area is shown on the submitted PUD drawing. This area shall be maintained in its natural state except for the removal of dead or diseased trees and the installation and maintenance of utilities. At the start of construction, the trees within the preservation areas shall be protected by the installation of a snow fence.

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

1. All buildings shall provide fenestration (windows, shutters or trim detailing) on all four elevations.
2. Sloped or pitched roofs shall be required.
3. The building plans shall be signed by the designer stating that the building's design is based on European styles adopted in America in the early 20th century as delineated in "A Field Guide to American Houses" by Virginia and Lee McAlester.

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

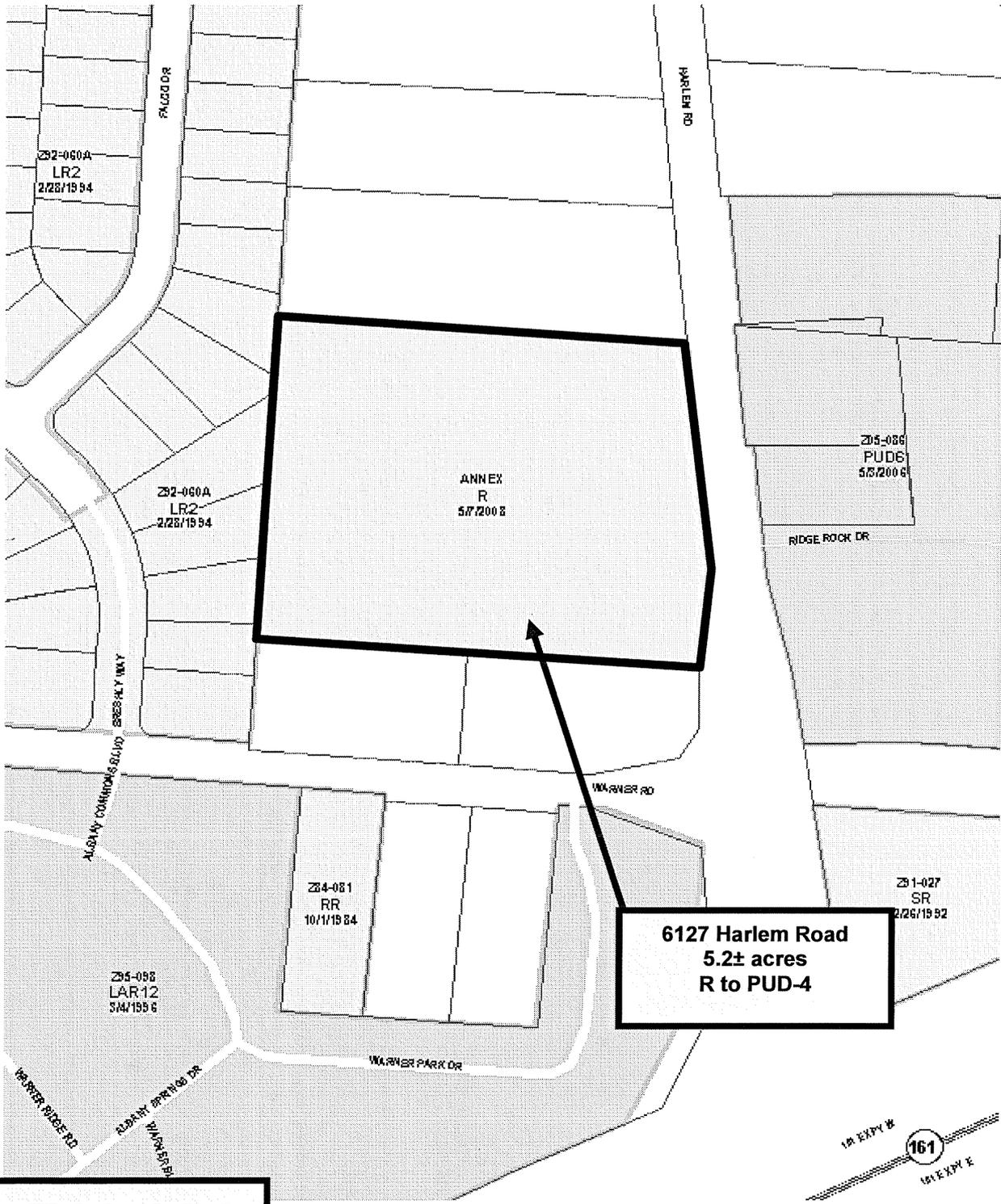
1. All street lighting shall utilize decorative type fixtures at a maximum of 20 feet in height. These lights shall have cut-off downcast fixtures, or bulbs. However, landscaping at entry locations may have up-lit or down-lit accent lighting, provided that the lighting does not split off-site and that any ground mounted lighting shall be shielded and landscaped.
2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to ensure compatibility.
3. All new or relocated utility lines shall be installed underground.

F. Graphics and Signage Commitments: All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the SR (Suburban Residential District) for single family use. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

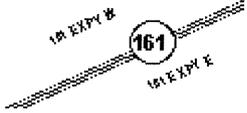
G. Miscellaneous:

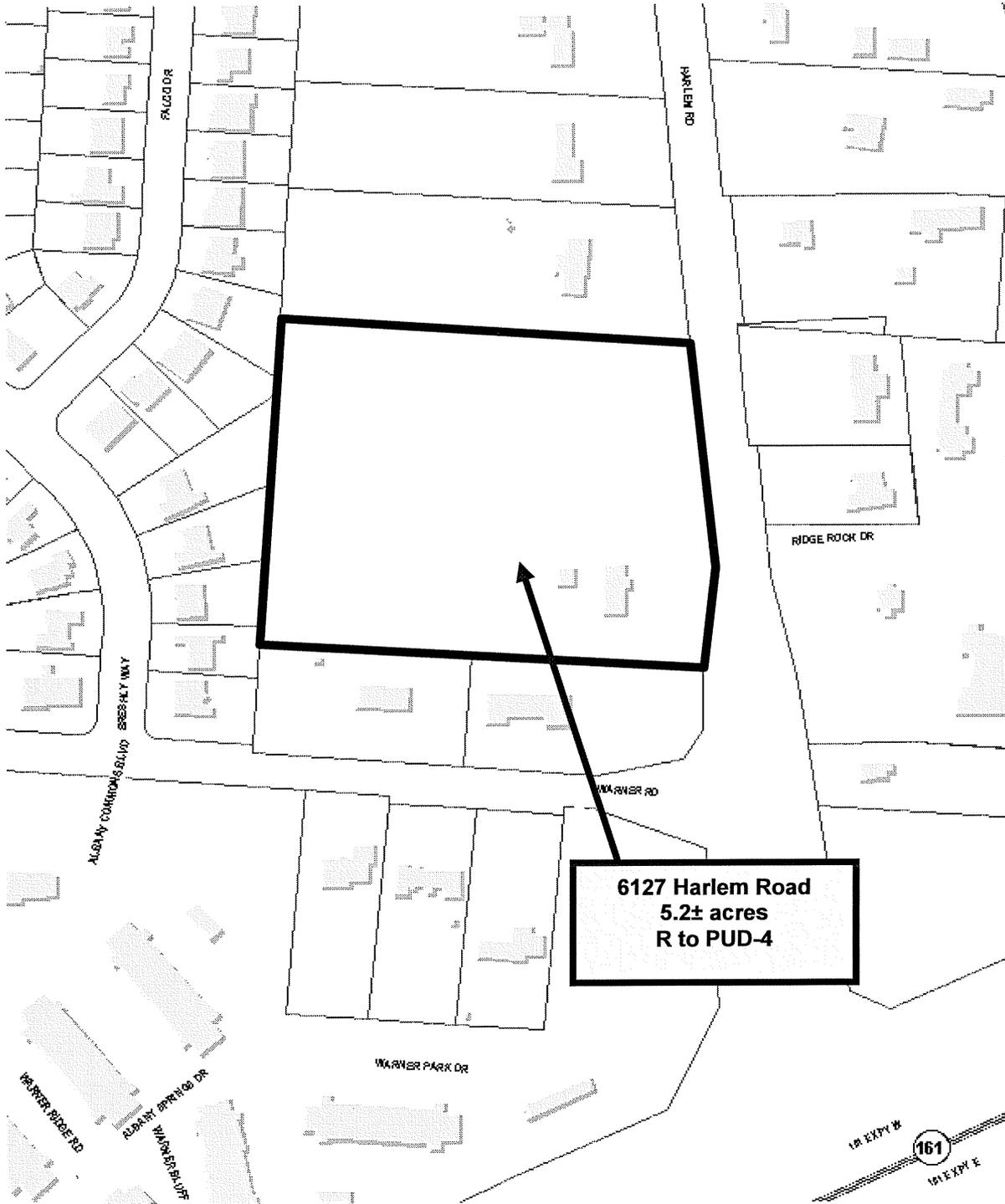
1. The developer shall comply with the City's Parkland Dedication Ordinance.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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.



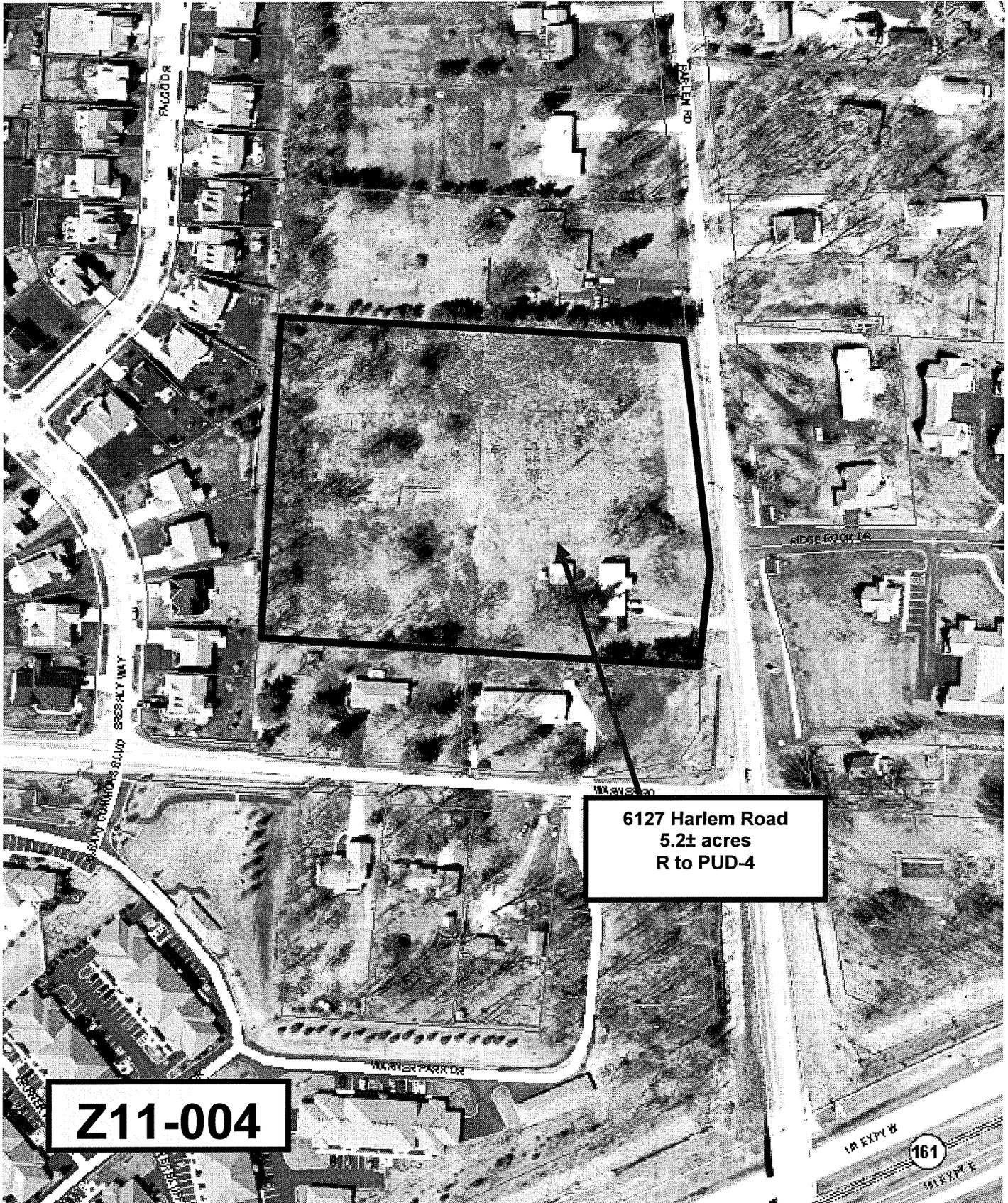
Z11-004





6127 Harlem Road
5.2± acres
R to PUD-4

Z11-004



6127 Harlem Road
5.2± acres
R to PUD-4

Z11-004