

PETITION FOR ORGANIZATION
OF A NEW COMMUNITY AUTHORITY

TO THE CITY COUNCIL
OF CITY OF COLUMBUS, OHIO:

Pursuant to Chapter 349 of the Ohio Revised Code, M/I Homes of Central Ohio, LLC, an Ohio limited liability company, Dominion Homes, Inc., an Ohio corporation, The Falls at Hayden Run, Ltd., an Ohio limited liability company, West Leppert Investments, LLC, an Ohio limited liability company, Hayden Run Commercial Developers, LLC, an Ohio limited liability company and Hayden's Reserve, L.P., an Ohio limited partnership (each a "Developer" collectively, the "Developers") hereby petitions for creation of a new community authority (the "Authority"). The Developers are the "developer", within the meaning of Section 349.01(E) of the Ohio Revised Code, for the new community district described in paragraph 3 below.

The Developers further state as follows:

1. The Authority is named "The Hayden Run Community Development Authority".
2. The principal office of the Authority shall be located at Department of Development, 50 West Gay Street, 3rd Floor, Columbus, Ohio 43215, or such other location as may hereafter be determined by the Board of Trustees of the Authority.
3. Attached to this petition is a map (Exhibit A-1) and legal descriptions (Exhibit A-2) of those parcels comprising the new community district (the "District"), including a full and accurate description of the boundaries of the District, which is located entirely within the City of Columbus (the "City") and Franklin County. All properties within such boundaries will be included in the District. The total acreage to be included in the District will be approximately 504± acres, all of which acreage is owned or controlled (within the meaning of Section 349.01(E) of the Ohio Revised Code) by the Developers. The property to be included in the District is developable as one functionally interrelated community.
4. Attached to this petition as Exhibit B is a statement setting forth the zoning regulations adopted for the area within the boundaries of the District for comprehensive development as a new community. The area within the boundaries of the District lies within the zoning jurisdiction of the City of Columbus. Certified copies of the applicable adopted zoning regulations are included as part of Exhibit B.
5. Attached to this petition as Exhibit C is a current plan indicating the proposed development program (the "Program") for the District; the land acquisition and land development activities, community facilities, and services which it is proposed the Authority will undertake under the Program; the proposed method of financing these activities and services; and the projected total population of the new community.

6. Consistent with Section 349.04 of the Ohio Revised Code, the Board of Trustees governing the Authority should consist of seven (7) members, with three (3) of those members to be citizen members appointed by the City Council of the City of Columbus (the "Council"), one member by Dominion Homes, Inc., one member by M/I Homes of Central Ohio, LLC, one member by The Falls at Hayden Run, Ltd. and one member to be appointed by the Council to serve as a representative of local government.

7. Attached to this petition as Exhibit D is a preliminary economic feasibility analysis, including the area development pattern and demand, location and proposed District size, present and future socio-economic conditions, public services provision, financial plan, and a statement of the Developers' management capability.

8. The development will comply with all applicable environmental laws and regulations.

9. For purposes of the establishment of the Authority, the City of Columbus is the only "proximate city" as that term is defined in Section 349.01(M) of the Ohio Revised Code.

Attached Exhibits A-1, A-2, B, B-1, B-2, B-3, B-4, C, C-1 and D are part of this Petition.

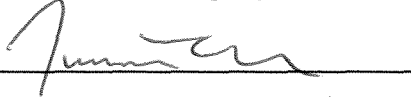
Words and terms not defined herein shall have the meanings given in Section 349.01 of the Ohio Revised Code unless the context requires a different meaning.

The Developers hereby request that the Council, as the organizational board of commissioners under Section 349.03 of the Ohio Revised Code, determine that this Petition complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code, and further requests that the Commissioners fix the time and place of a hearing on this petition for the establishment of the Authority. Pursuant to Section 349.03(A) of the Ohio Revised Code, that hearing must be held not less than thirty (30) nor more than forty-five (45) days after the filing of this Petition pursuant to Section 349.03 of the Ohio Revised Code on this 20th day of June, 2007.

(Signatures Begin on Following Page)

IN WITNESS WHEREOF, M/I Homes of Central Ohio, LLC, has caused this Petition for Organization of The Hayden Run Community Development Authority to be executed by its duly authorized representative as of the day and year first above written.

M/I HOMES OF CENTRAL OHIO, LLC,
an Ohio limited liability company

By: 

Print Name: TIMOTHY C. HALL

Title: Vice President

IN WITNESS WHEREOF, Dominion Homes, Inc., has caused this Petition for Organization of The Hayden Run Community Development Authority to be executed by its duly authorized representative as of the day and year first above written.

DOMINION HOMES, INC., an Ohio
corporation

By: 

Print Name: Matthew J. Callahan

Title: Vice President of Land Development

IN WITNESS WHEREOF, The Falls at Hayden Run, Ltd., has caused this Petition for Organization of The Hayden Run Community Development Authority to be executed by its duly authorized representative as of the day and year first above written.

THE FALLS AT HAYDEN RUN, LTD., an
Ohio limited liability company

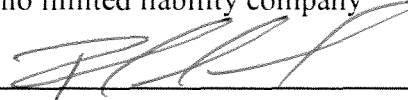
By: 

Print Name: Michael J. DeAscentis II

Title: Manager

IN WITNESS WHEREOF, West Leppert Investments, LLC, has caused this Petition for Organization of The Hayden Run Community Development Authority to be executed by its duly authorized representative as of the day and year first above written.

WEST LEPPERT INVESTMENTS, LLC,
an Ohio limited liability company

By: 


Print Name: Paul Seipel

Title: Managing Member

IN WITNESS WHEREOF, Hayden Run Commercial Developers, LLC, has caused this Petition for Organization of The Hayden Run Community Development Authority to be executed by its duly authorized representative as of the day and year first above written.

**HAYDEN RUN COMMERCIAL
DEVELOPERS, LLC,**

an Ohio limited liability company

By: 

Print Name: Paul S. Coppel

Title: Managing Member

IN WITNESS WHEREOF, Hayden's Reserve, L.P., has caused this Petition for Organization of The Hayden Run Community Development Authority to be executed by its duly authorized representative as of the day and year first above written.

HAYDEN'S RESERVE, L.P.

an Ohio limited partnership

By:

Steph T. Newcomb

Print Name:

Steve Newcomb

Title:

V.P. Leppert Investments Inc

Proximate City Approval for Petition for Organization of The Hayden Run Community
Development Authority

The City of Columbus, Ohio by Ordinance No. 0943-2007, passed by the City Council on June 18, 2007, has authorized Andrea Blevins, the City Clerk, to sign this petition, and the petition is herewith signed, as evidence of that approval.

City of Columbus, Ohio

By: Andrea Blevins

City Clerk

EXHIBIT A-1

Map of New Community District

Hayden Run Community Development Authority

Legend

- Parcels
- Hayden Run CDA



City of Columbus
Department of Development
Planning Division

June 2007

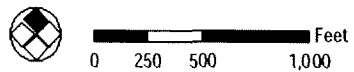


EXHIBIT A-2

Legal Description of New Community District

28.097 ACRES

Situated in the State of Ohio, County of Franklin, Township of Washington, lying in Virginia Military Survey Number 6366, and being part of the 36.030 acre tract conveyed to West Leppert Investments, LLC by deed of record in Instrument Number 200507180140634, and part of the 4.800 acre tract conveyed to West Leppert Investments, LLC by deed of record in Instrument Number 200504270078496, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for Reference, at Franklin County Geodetic Survey Monument Number 5179 found at the centerline intersection of Hayden Run Road and Leppert Road;

Thence North $49^{\circ} 24' 28''$ West, a distance of 160.94 feet, with the centerline of said Hayden Run Road, to a point;

Thence South $40^{\circ} 35' 32''$ West, a distance of 40.02 feet, across the right-of-way of said Hayden Run Road, to a point at the northerly corner of the 0.1298 acre Parcel 24WD1 conveyed to Franklin County Commissioners by deed of record in Official Record 19678A01, and at the northeasterly corner of said 36.030 acre tract;

Thence with a curve to the right, having a central angle of $05^{\circ} 35' 13''$, a radius of 197.15 feet, an arc length of 19.22 feet, and a chord bearing of South $09^{\circ} 28' 29''$ East, a distance of 19.22 feet, with the line common to said 36.030 and 0.1298 acre tracts, to a point at the northeasterly corner of said 4.800 acre tract;

Thence South $06^{\circ} 41' 17''$ East, a distance of 142.61 feet, with the line common to said 4.800 and 0.1298 acre tracts, to a point at the northeasterly corner of the 0.2013 acre Parcel 23WD conveyed to Franklin County Commissioners by deed of record in Official Record 19128A11, being in a curve in the westerly right-of-way line of said Leppert Road;

Thence with said curve to the left, having a central angle of $18^{\circ} 43' 17''$, a radius of 300.00 feet, an arc length of 98.03 feet, and a chord bearing of South $17^{\circ} 30' 29''$ West, a distance of 97.59 feet, with the westerly right-of-way line of west Leppert Road and with the line common to said 4.800 and 0.2013 acre tracts, to a point;

Thence South $06^{\circ} 41' 17''$ East, a distance of 78.57 feet, with the westerly right-of way line of said Leppert Road and with the line common to said 4.800 and 0.2013 acre tracts, also being the TRUE POINT OF BEGINNING;

Thence continuing South $06^{\circ} 41' 17''$ East, a distance of 689.89 feet, with the westerly right-of way line of said Leppert Road and with the easterly lines of said 4.800 and 36.030 acre tracts, the westerly lines of said 0.2013 acre tract and the 0.5510 acre tract conveyed as Parcel 22WD1 to Franklin County Commissioners by deed of record in Official Record 19229H19 to an iron pin set at the common corner of said 36.030 acre tract, said 0.5510 acre tract, and the original 8.943 acre tract conveyed to Frederick M. and Mary E. Crow by deed of record in Official Record 14245C10;

Thence South $84^{\circ} 07' 18''$ West, a distance of 751.88 feet, with the southerly line of said 36.030 acre tract and the northerly line of the remainder of said original 8.943 acre tract, to a point;

Thence across said 36.030 acre tract, the following courses and distances:

28.097 ACRES

- 2 -

North 42° 09' 54" West, a distance of 78.75 feet, to a point;

North 62° 54' 35" West, a distance of 64.83 feet, to a point;

North 86° 03' 21" West, a distance of 39.02 feet, to a point;

North 65° 39' 48" West, a distance of 61.87 feet, to a point;

North 69° 44' 53" West, a distance of 120.17 feet, to a point;

North 39° 48' 43" West, a distance of 94.33 feet, to a point;

North 08° 44' 54" West, a distance of 70.60 feet, to a point;

North 05° 42' 42" East, a distance of 121.37 feet, to a point;

North 36° 26' 14" West, a distance of 70.05 feet, to point;

North 11° 43' 39" West, a distance of 145.27 feet, to a point;

North 32° 44' 30" East, a distance of 67.00 feet, to a point;

North 64° 26' 40" East, a distance of 34.22 feet, to a point;

North 29° 12' 12" East, a distance of 52.27 feet, to a point;

North 05° 30' 24" East, a distance of 111.89 feet, to a point;

North 08° 58' 33" West, a distance of 25.81 feet, to a point;

North 56° 43' 53" West, a distance of 51.37 feet, to a point;

North 36° 40' 51" West, a distance of 78.64 feet, to a point;

North 56° 45' 32" West, a distance of 135.04 feet, to a point in the southerly line of the original 18.03 acre Parcel I conveyed to Edward J. and Cynthia F. Behrman by deed of record in Instrument Number 200406100134623;

Thence with the lines common to said 36.030 and 18.03 acre tracts, the following courses and distances:

North 84° 03' 04" East, a distance of 416.91 feet, to an axle found;

North 23° 06' 04" East, a distance of 554.40 feet, to an iron pin set in the southerly right-of-way line of said Hayden Run Road at the westerly corner of the 0.6904 acre Parcel 22WD conveyed to Franklin County Commissioners by deed of record in Official Record 19229H19;

Thence South 50° 53' 49" East, a distance of 192.69 feet, with said southerly right-of-way line and the line common to said 36.030 and 0.6904 acre tracts, to an iron pin set;

28.097 ACRES

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Thence South 49° 24' 28" East, a distance of 393.07 feet, with said southerly right-of-way line and the line common to said 36.030 and 0.6904 acre tracts, to an iron pin set;

Thence across said 36.030 and 4.800 acre tracts, the following courses and distances:

South 40° 35' 32" West, a distance of 325.57 feet, to an iron pin set;

South 49° 24' 28" East, a distance of 291.84 feet, to an iron pin set;

South 83° 32' 52" East, a distance of 130.80 feet, to the TRUE POINT OF BEGINNING, containing 28.097 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

This survey was prepared using documents of record and actual field locations performed by EMH&T, in January 2005.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System - South Zone as per NAD83. Control for bearings was from coordinates of monuments FCGS 8876 & FCGS 2221, having a bearing of North 88° 53' 20" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

James M. Pearsall 4/12/06
James M. Pearsall Date
Registered Surveyor No. 7840

JAMES M. PEARSALL
7840
REGISTERED PROFESSIONAL SURVEYOR

JMP: hlk/04-17-06
28_097 ac 60748.dwg

12/12/05 *revised*
agreement

16.005 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 3453, being all of the remainder of the original 26.142 acre tract conveyed to Huntington Tower Associates, LLC by deed of record in Instrument Number 200507220145574, and all of the original 0.795 acre tract conveyed to Huntington Tower Associates, LLC by deed of record in Instrument Number 200501050003640, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument No. 5179, found at the intersection of the centerline of Hayden Run Road and the centerline of Leppert Road, said monument being South 49°24'39" East, a distance of 202.81 feet from Franklin County Geodetic Survey Monument No. 5045;

The following courses and distances with the centerline of said Leppert Road:

South 40°35'37" West, a distance of 77.85 feet, to a point of curvature;

With the arc of a curve to the left, having a central angle of 47°16'54", a radius of 250.00 feet, an arc length of 206.31 feet, and a chord which bears South 16°57'10" West, a chord distance of 200.50 feet, to a point of tangency, being in the line common to Virginia Military Survey Number 3453 and Virginia Military Survey Number 6366, and being in the westerly line of the 4.4164 acre tract conveyed as Parcel 24WD to Franklin County Commissioners by deed of record in Official Record 19678 A01;

South 06°41'17" East, a distance of 137.89 feet, with the line common to said Virginia Military Survey Numbers 3453 and 6366, and said westerly line, to a P.K. nail found at the common corner of said 4.4164 and 0.795 acre tracts, being North 06°41'17" West, a distance of 1488.62 feet, with the centerline of said Leppert Road, from Franklin County Geodetic Survey Monument No. 5069, and being the TRUE POINT OF BEGINNING;

Thence South 69°35'23" East, a distance of 228.97 feet, with the line common to said 0.795 and 2.889 acre tracts, to an iron pin set at the common corner of said 0.795 acre tract, the remainder of said original 26.142 acre tract, and said 2.889 acre tract;

The following courses and distances with the lines common to the remainder of said original 26.142 acre tract and said 2.889 acre tract:

South 49°24'38" East, a distance of 200.53 feet, to an iron pin set;

North 40°35'22" East, a distance of 226.10 feet, to an iron pin set in the southerly right-of-way of said Hayden Run Road;

The following courses and distances with the southerly right-of-way of said Hayden Run Road:

South 49°24'38" East, a distance of 259.47 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the left, having a central angle of 06°30'54", a radius of 1687.02 feet, an arc length of 191.83 feet, and a chord which bears South 52°40'09" East, a chord distance of 191.72 feet, to an iron pin set;

South 62°10'06" East, a distance of 183.42 feet, to an iron pin set at a point of curvature;

16.005 ACRES

- 2 -

With the arc of said curve to the left, having a central angle of 07°25'17", a radius of 1677.02 feet, an arc length of 217.22 feet, and a chord which bears South 65°52'45" East, a chord distance of 217.07 feet, to an iron pin set;

South 69°35'23" East, a distance of 305.00 feet, to an iron pin set in the westerly line of the 4.752 acre tract conveyed to Juanita J. Huffman by deed of record in Deed Book 2882, Page 415;

Thence South 06°05'54" East, a distance of 128.53 feet, with said common line, to an iron pin set at a common corner of the remainder of said original 26.142 acre tract and the 8.042 acre tract conveyed to _____ by deed of record in Instrument Number _____

The following courses and distances with the lines common to the remainder of said original 26.142 acre tract and said 8.042 acre tract:

North 86°05'54" West, a distance of 208.00 feet, to an iron pin set;

North 66°05'54" West, a distance of 76.29 feet, to an iron pin set;

South 78°54'06" West, a distance of 127.81 feet, to an iron pin set;

South 44°14'27" West, a distance of 243.23 feet, to an iron pin set;

North 62°45'33" West, a distance of 111.92 feet, to an iron pin set;

North 02°55'35" West, a distance of 92.67 feet, to an iron pin set;

North 88°15'54" West, a distance of 24.23 feet, to an iron pin set;

South 15°09'06" West, a distance of 87.04 feet, to an iron pin set;

North 34°21'27" West, a distance of 370.46 feet, to an iron pin set;

North 70°46'10" West, a distance of 129.16 feet, to an iron pin set;

North 68°00'52" West, a distance of 36.98 feet, to an iron pin set;

North 64°06'52" West, a distance of 118.74 feet, to an iron pin set;

South 67°00'32" West, a distance of 31.26 feet, to an iron pin set;

South 06°41'17" East, a distance of 74.07 feet, to an iron pin set in the easterly right-of-way line of said Leppert Road, being the easterly line of the 0.435 acre tract conveyed to Franklin County Commissioners by deed of record in Deed Book 3314, Pg. 15;

Thence North 18°46'58" West, a distance of 95.45 feet, with the line common to the remainder of said original 26.142 acre tract and said 0.435 acre tract, and with said easterly right-of-way line, to an iron pin set;

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*12/10/05 need life
approval*

16.005 ACRES

- 3 -

Thence South 83°18'43" West, a distance of 20.00 feet, continuing with said common line, and across said Leppert Road, to a magnetic nail set in the centerline thereof;

Thence North 06°41'17" West, a distance of 675.71 feet, with said centerline, and the westerly lines of the remainder of said original 26.142 acre tract and said 0.795 acre tract, to the TRUE POINT OF BEGINNING. Containing 16.005 acres of land, more or less, of which 6.725 acres lie in Parcel Number 485-266723, 0.793 acres lie in Parcel Number 485-273780, and 8.487 acres lie in Parcel Number 450-266725.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System - South Zone per NAD83 (1986 Adjustment). Control for bearings was derived from coordinates of monuments FCGS 8876 and FCGS 2221, having a bearing between them of North 88°53'20" East, established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.



James M. Pearsall

James M. Pearsall
Professional Surveyor No. 7840

11/20/05

Date

IMP Form No. 95
16-023 ac 50851 dec

0-60-B

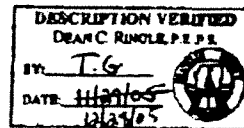
ALL OF (485) 273780

SPLIT 6.725 ACRES
OUT OF (485) 266723

SPLIT 8.487 ACRES
OUT OF (450) 266725

053300-00156

12/20/05 *Rec'd by [unclear]*
[unclear]



1.889 ACRES

Situated in the State of Ohio, County of Franklin, Township of Washington, Virginia Military Survey No. 3453, being part of the 26.142 acre tract conveyed to The Falls at Hayden Run, Ltd. by deed of record in Instrument Number 200411160262534, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning for Reference, at Franklin County Geodetic Survey Monument No. 5179, at the intersection of the centerline of Leppert Road and the centerline of Hayden Run Road;

Thence South 49°24'38" East, a distance of 597.13 feet, with the centerline of said Hayden Run Road, to a point;

Thence South 40°35'22" West, a distance of 50.00 feet, leaving the centerline of said Hayden Run Road, to an iron pin set in the southerly right-of-way of said Hayden Run Road, said iron pin also being the TRUE POINT OF BEGINNING;

The across said 26.142 acre tract, the following courses and distances:

South 40°35'22" West, a distance of 226.10 feet, to an iron pin set;

North 49°24'38" West, a distance of 200.53 feet, to an iron pin set at the northeasterly corner of the 0.795 acre tract conveyed to Dolores Y. Sherwood and Wanda F. Straub by deed of record in Official Record 10429114;

Thence North 69°35'23" West, a distance of 184.04 feet, with the line common to said 26.142 and 0.795 acre tracts, to an iron pin set in the easterly right-of-way of said Leppert Road;

Thence with the easterly right-of-way of said Leppert Road, the following courses and distances:

North 06°41'17" West, a distance of 99.24 feet, to an iron pin set;

North 01°08'02" East, a distance of 87.15 feet, to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 39°27'36", a radius of 200.00 feet, an arc distance of 137.74 feet, a chord bearing North 20°51'49" East, and a chord distance of 135.04 feet, to an iron pin set at a point of tangency;

North 40°35'37" East, a distance of 22.83 feet, to an iron pin set;

North 95°30'59" East, a distance of 14.17 feet, to an iron pin set in the southerly right-of-way of said Hayden Run Road;

05330.0 - 06/15/8

Thence with the southerly right-of-way of said Hayden Run Road, the following courses and distances:

11/10/15 New Right
By: [Signature]

2.889 ACRES

-2-

South 49°24'38" East, a distance of 278.03 feet, to an iron pin set;

South 46°32'53" East, a distance of 100.12 feet, to an iron pin set;

South 49°24'38" East, a distance of 159.10 feet, to the TRUE POINT OF BEGINNING, containing 2.889 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHIT INC.

Bearings are based on the Ohio State Plane Coordinate System - South Zone NAD83 (1986 adjustment). Control for bearings was derived from coordinates of monuments FCGS 8876 and FCGS 2221, having a bearing of North 88°53'20" East between them, as established by the Franklin County Engineering Department.

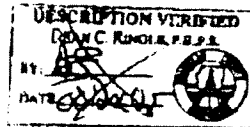
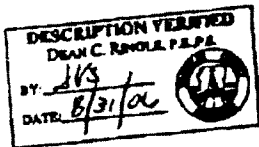
EVANS, MECHWART, HAMBLETON AND TILTON, INC.

James M. Pearsall 12/2/06
James M. Pearsall Date
Registered Surveyor No. 7840

JMP 11/1/06
2.889 acres #1712.doc

0-110 L
All of
(485)
244723

0-110-C
split
2.889 Acres
part of
(485)
266723



015350 0-20156

12/2/06 needs approval

EXHIBIT A

RINGS
PHASE I

HAYDEN'S CROSSING
SECTIONS 2 AND 3
56.694 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey No. 6953 of the Virginia Military District and being out of that 161.25 acre tract conveyed to Rings Farms, Ltd. of record in Instrument Number 199901050002791 and being that portion of Hayden Run Road (0.1075 acre) vacated by the Franklin County Commissioners of record in Official Record 18833E02 and Official Record 18968I12 and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument 2261 found marking the centerline intersection of Cosgray Road with Hayden Run Road, said monument being South $83^{\circ} 32' 25''$ West, with the centerline of said Hayden Run Road, 883.84 feet from Franklin County Geodetic Survey Monument 5043 found;

thence North $05^{\circ} 54' 49''$ West, with the centerline of said Cosgray Road, 645.47 feet to a mag nail set marking the *True Point of Beginning*;

thence continuing with said centerline of Cosgray Road, the following courses;

North $05^{\circ} 54' 49''$ West, 745.82 feet to a solid steel rod found marking an angle point;

North $05^{\circ} 51' 11''$ West, 542.91 feet to a mag nail set marking the northwesterly corner of said 161.25 acre tract, the southwesterly corner that 73.782 acre tract conveyed to M/I Homes of Central Ohio, LLC of record in Instrument Number 200401120007502;

thence North $83^{\circ} 56' 57''$ East, with the common line to said 161.25 acre and said 73.782 acre tracts, 1590.45 feet to an iron pin set;

thence across said 161.25 acre tract, the following courses;

with a curve to the left, having a central angle of $53^{\circ} 07' 49''$, a radius of 20.00 feet and an arc length of 18.55 feet, a chord bearing and chord distance of South $20^{\circ} 30' 51''$ West, 17.89 feet to an iron pin set at a point of tangency;

South $06^{\circ} 03' 03''$ East, 84.00 feet to an iron pin set at a point of curvature;

with a curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 20.00 feet and an arc length of 31.42 feet a chord bearing and chord distance of South $51^{\circ} 03' 03''$ East, 28.28 feet to an iron pin set;

South $06^{\circ} 03' 03''$ East, 48.00 feet to an iron pin set;

HAYDEN'S CROSSING
SECTIONS 2 AND 3
56.694 ACRES

-Page 2-

with a curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 20.00 feet and an arc length of 31.42 feet, a chord bearing and chord distance of South $38^{\circ} 56' 57''$ West, 28.28 feet to an iron pin set at a point of tangency;

South $06^{\circ} 03' 03''$ East, 668.00 feet to a point of curvature;

with a curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 20.00 feet and an arc length of 31.42 feet, a chord bearing and chord distance of South $51^{\circ} 03' 03''$ East, 28.28 feet to an iron set;

North $83^{\circ} 56' 57''$ East, 4.00 feet to an iron pin set;

South $06^{\circ} 03' 03''$ East, 54.00 feet to an iron pin set;

with a curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 20.00 feet and an arc length of 31.42 feet, a chord bearing and chord distance of South $38^{\circ} 56' 57''$ West, 28.28 feet to an iron pin set at a point of tangency;

South $06^{\circ} 03' 03''$ East, 55.00 feet to an iron pin set;

with a curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 20.00 feet and an arc length of 31.42, a chord bearing and chord distance of South $51^{\circ} 03' 03''$ East, 28.28 feet to an iron pin set;

South $06^{\circ} 03' 03''$ East, 16.00 feet to an iron pin set;

with a curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 20.00 feet and an arc length of 31.42, a chord bearing and chord distance of South $38^{\circ} 56' 57''$ West, 28.28 feet to an iron pin set at a point of tangency;

South $06^{\circ} 03' 03''$ East, 778.02 feet to an iron pin set at a point of curvature;

with a curve to the left, having a central angle of $96^{\circ} 11' 47''$, a radius of 20.00 feet and an arc length of 33.58 feet, a chord bearing and chord distance of South $54^{\circ} 08' 57''$ East, 29.77 feet to an iron pin set;

South $12^{\circ} 14' 50''$ East, 60.00 feet to an iron pin set;

HAYDEN'S CROSSING
SECTIONS 2 AND 3
56.694 ACRES
-Page 3-

with a curve to the right, having a central angle of $05^{\circ} 47' 15''$, a radius of 800.00 feet and an arc length of 80.81 feet, a chord bearing and chord distance of South $80^{\circ} 38' 47''$ West, 80.77 feet to an iron pin set at a point of tangency;

South $83^{\circ} 32' 25''$ West, 168.59 feet to an iron pin set;

South $84^{\circ} 25' 27''$ West, 5.42 feet to an iron pin set in a southerly line of said 161.25 acre tract, the northerly line of that 2.203 acre tract conveyed to Dominion Homes of record in Instrument Number 200301140013541, the southerly line of said Survey Number 6953;

thence South $83^{\circ} 32' 12''$ West, with the southerly line of said 161.25 acre tract, the southerly line of said Survey Number 6953, 114.47 feet to an iron pin set in the northerly right-of-way line for said Hayden Run Road;

thence with said northerly right-of-way line, the southerly line of said 161.25 acre tract, the following courses;

North $85^{\circ} 47' 41''$ West, 168.14 feet to an iron pin set at a point of curvature;

with a curve to the left, a central angle of $08^{\circ} 24' 24''$, a radius of 1091.74 feet and an arc length of 160.19 feet, a chord bearing and chord distance of North $89^{\circ} 59' 53''$ West, 160.04 feet to an iron pin set;

South $81^{\circ} 13' 41''$ West, 31.68 feet to an iron pin set;

thence across said 161.25 acre tract, the following courses;

North $06^{\circ} 27' 36''$ West, 12.07 feet to an iron pin set;

with a curve to the left, having a central angle of $89^{\circ} 35' 29''$, a radius of 20.00 feet and an arc length of 31.27 feet, a chord bearing and chord distance of North $38^{\circ} 44' 41''$ East, 28.18 feet to an iron pin set at a point of tangency;

North $06^{\circ} 03' 03''$ West, 558.80 feet to an iron pin set;

South $83^{\circ} 57' 29''$ West, 853.17 feet to an iron pin set;

South $84^{\circ} 05' 11''$ West, 60.00 feet to the *True Point of Beginning*. Containing 56.694 acres, more or less, inclusive of the present right-of-way which occupies 0.888 acre.

HAYDEN'S CROSSING
SECTION 2 AND 3
56.694 ACRES

-Page 4-

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

This description is based on existing records and an actual field survey performed in May 2003.

Bearings are based on the Ohio State Plane Coordinate System South Zone, per NAD83. Control for bearings was from coordinates of monuments FCGS 8876 and FCGS 2221, having a bearing of North 88° 53' 20" East, as established by the Franklin County Engineering Department.

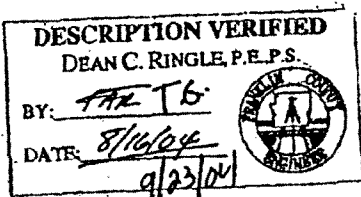
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SPLIT
56.694 ACRES
OUT OF
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265636

EVANS, MECHWART, HAMBLETON AND TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

John C. Dodgion
08/12/04

JCD:ab/August 19, 04
56_693 acres 41383.doc



4 of 10

CLAGG

(cont.)

93.195 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey 3453 and being all of the 93.206 acre tract conveyed to Therll W. Clagg by deed of record in Deed Book 3578, Page 70 and Official Record 4619 E10 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING, at the F.C.G.S. Monument Number 5543, marking an angle point in the centerline of Hayden Run Road. Said point also being the southwesterly corner of the 3.878 acre tract conveyed to the City of Hilliard by deed of record in Official Record 01759 I17;

Thence North $76^{\circ} 23' 07''$ West, a distance of 69.35 feet, with the centerline of Hayden Run Road, to a magnetic nail set in a line common to said 93.206 acre tract and the 2.19 acre tract conveyed to Steven L. Cordle by a deed of record in Official Record 28557 H20;

Thence North $68^{\circ} 30' 16''$ East, a distance of 348.61 feet, with the southerly lines of said 2.19 acre tract and the 6.55 acre tract conveyed to Steven L. Cordle by a deed of record in Official Record 28557 H20, to a 2" iron pipe found at the southeasterly corner of said 6.55 acre tract;

Thence the following courses and distances with the line common to said 93.195 and 6.55 acre tract:

North $06^{\circ} 06' 28''$ West, a distance of 602.10 feet, to an iron pin set;

South $83^{\circ} 53' 32''$ West, a distance of 600.00 feet, to a 2" iron pipe found in the easterly line of the 18.193 acre tract conveyed to John G. Kramer by a deed of record in Official Record 04868 C02;

Thence the following courses and distances with the lines common to said 93.206 and 18.193 acre tracts:

North $06^{\circ} 06' 28''$ West, a distance of 984.70 feet, to a $\frac{3}{4}$ " iron pipe found;

South $83^{\circ} 10' 21''$ West, a distance of 627.25 feet, to a $\frac{3}{4}$ " iron pipe found in an easterly line of a 100.00 acre tract conveyed to Kermit C. Grener and Dorothy A. Grener by deed of record in Deed Book 898, Page 543;

Thence North $05^{\circ} 45' 39''$ West, a distance of 1476.72 feet, with the line common to said 93.206 and 100.00 acre tracts, to a 1" iron pipe found in a southerly line of a 161.25 acre tract conveyed to Rings Farms Ltd. by a deed of record in Instrument Number 199901050002791;

Thence North $83^{\circ} 22' 17''$ East, a distance of 882.80, with the line common to said 92.206 and 161.25 acre tracts, to a $\frac{3}{4}$ " iron pin found in the westerly right-of-way line of a Conrail Railroad property;

Thence South $39^{\circ} 15' 59''$ East, a distance of 2652.59 feet, with the line common to said 93.206 acre tract and said Conrail Railroad property, to a magnetic nail set in the centerline of Avery Road;

Thence South $05^{\circ} 27' 47''$ East, a distance of 118.68 feet, with the centerline of said Avery Road, to a magnetic nail set at a common corner of said 93.206 acre tract and the 1.003 acre tract conveyed to Dominion Homes, Inc. by a deed of record in Instrument Number 200307310239928;

93.195 Acres

-2-

Thence the following courses and distances with the lines common to said 92.206 and 1.003 acre tracts:

South 79° 23' 54" West, a distance of 291.13 feet, to a ¼" iron pipe found;

South 05° 26' 06" East, a distance of 150.61 feet, to a ¼" iron pipe found;

North 79° 23' 54" East, a distance of 291.20 feet, to a magnetic nail set in said centerline of Avery Road;

Thence South 05° 27' 47" East, a distance of 333.26 feet, with said centerline of Avery Road, to a railroad spike found at a common corner of said 93.206 and 3.878 acre tracts;

Thence South 69° 24' 19" West, a distance of 1424.71 feet, with the line common to said 93.206 and 3.878 acre tracts, to the POINT OF BEGINNING. Containing 93.195 acres, more or less, of which 0.33 acres lies within the existing right-of-way of Avery Road and 0.08 acres lies within the existing right-of-way of Hayden Run Road.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System - South Zone as per NAD83. Control for bearings was from coordinates of monuments FCGS 8876 & FCGS 2221, having a bearing of North 88° 53' 20" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART HAMBLETON & TILTON, INC.



James M. Pearsall
James M. Pearsall
Registered Surveyor No. 7840

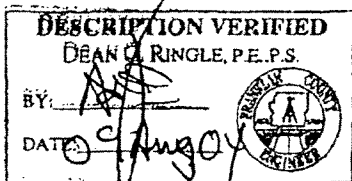
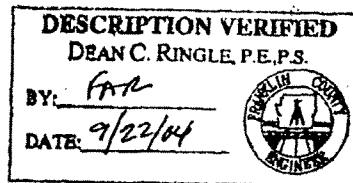
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Date

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7 of 10

(cont.)

1.003 Acres

Situate in the State of Ohio, County of Franklin, Township of Washington, lying in Virginia Military Survey No. 3453 and being all of the 1.003 acre tract conveyed to David G. and Bonnie Fisher by deed of record in Official Record 11630 H07, (all references are to the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Begin for Reference at Franklin County Geodetic Survey Monument No. 2221 marking the centerline intersection of Avery Road and Hayden Run Road;

Thence North $05^{\circ} 27' 47''$ West, a distance of 594.23 feet, along the centerline of Avery Road, to a magnetic nail set at a common corner of said 1.003 acre tract and the 33.44 acre tract conveyed to Therill Clagg by deed of record in Deed Book 3578, Page 70;

The following three (3) courses and distances along the lines common to said 1.003 and 33.44 acre tracts:

1. Thence South $79^{\circ} 23' 54''$ West, a distance of 291.20 feet, to an iron pin found;
2. Thence North $05^{\circ} 26' 06''$ West, a distance of 150.61 feet, to an iron pin found;
3. Thence North $79^{\circ} 23' 54''$ East, a distance of 291.13 feet, to a magnetic nail set in the aforesaid centerline of Avery Road;

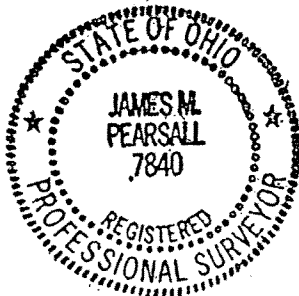
Thence South $05^{\circ} 27' 47''$ East, a distance of 150.60 feet, along said centerline of Avery Road, to the Point of Beginning. Containing 1.003 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in the above description are based on the Ohio State Plane Coordinate System - South Zone as per NAD83. Control for bearings was from coordinates of monument Nos. FCGS 8876 and FCGS 2221, having a bearing of North $88^{\circ} 53' 20''$ East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



JMPJuly, 2003
1.003 acres 31012.doc

James M. Pearsall 7/25/03
James M. Pearsall Date
Registered Surveyor No. 7840

9 of 10

SURVEY OF ACREAGE PARCEL
VIRGINIA MILITARY SURVEY NO. 3453
TOWNSHIP OF WASHINGTON, FRANKLIN COUNTY, OHIO

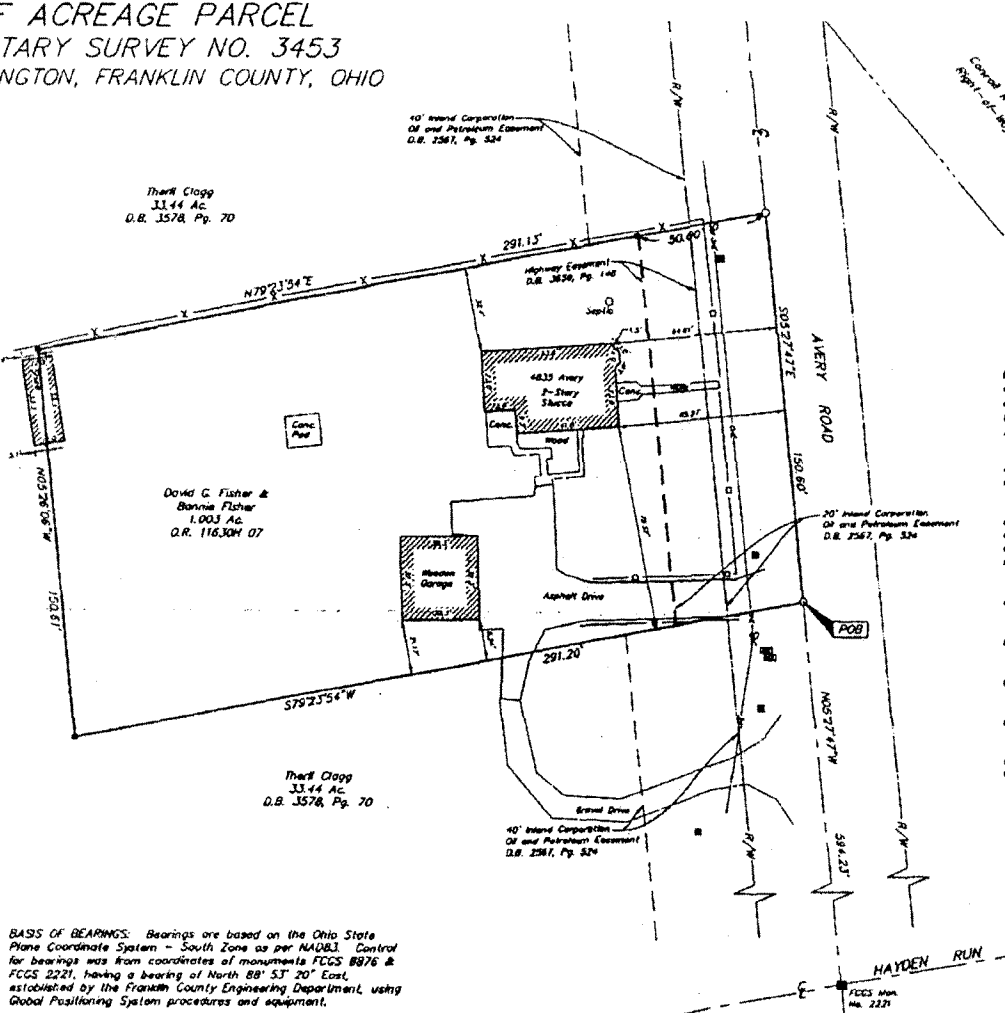
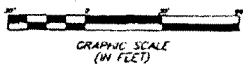
Therell Clogg
 33.44 Ac.
 D.B. 3578, Pg. 70

David G. Fisher &
 Bonnie Fisher
 1.003 Ac.
 D.R. 116304 07

Therell Clogg
 33.44 Ac.
 D.B. 3578, Pg. 70

LEGEND	
	Utility Pole
	Mail Box
	Catch Basin
	Board Fence
	Split Rail Fence
	Overhead Electric
	Catenaries
	Right of Way Line
	Edge of Pavement

- = STONE FND.
 - = MON. FND.
 - = I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - ▲ = R.R. SPK. FND.
 - △ = R.R. SPK. SET
 - = P.K. NAIL FND.
- I.P.S. Set are 13/16" I.D. iron pipe w/ 1/2" diameter LIGHT INC.



1.003 Acres

Situate in the State of Ohio, County of Franklin, Township of Washington, lying in Virginia Military Survey No. 3453 and being of the 1.003 acre tract conveyed to David G. and Bonnie Fisher by deed of record in Official Record 116304 07, (all references are to the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Begin for Reference of Franklin County Geodetic Survey Monument No. 2221 marking the centerline intersection of Avery Road and Hayden Run Road.

Thence North 05° 27' 47" West, a distance of 594.23 feet, along the centerline of Avery Road, to a magnetic nail set at a common corner of said 1.003 acre tract and the 33.44 acre tract conveyed to Therell Clogg by deed of record in Deed Book 3578, Page 70;

The following three (3) courses and distances along the lines common to said 1.003 and 33.44 acre tracts:

1. Thence South 79° 23' 54" West, a distance of 291.20 feet, to an iron pin found;
2. Thence North 05° 26' 06" West, a distance of 150.61 feet, to an iron pin found;
3. Thence North 79° 23' 54" East, a distance of 291.13 feet, to a magnetic nail set in the abutment centerline of Avery Road;

Thence South 05° 27' 47" East, a distance of 150.60 feet, along said centerline of Avery Road, to the Point of Beginning Containing 1.003 acres, more or less.

Surveyed & Prepared
 By
EMPT
 ENGINEERS, SURVEYORS, PLANNERS, SCOUTERS
 170 HILL STREET, COLUMBUS, OHIO 43201-0081
 TEL: 614-471-9100 - FAX: 614-471-7984

CERTIFICATION: Commitment No. 03-6630771

To: Dominion Homes, Inc., an Ohio Corporation, David G. Fisher & Bonnie Fisher & Fidelity National Title Insurance Company

This is to certify to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM and NSPS in 1999," and included items 1, 3, 4, 7(a), 8, 9, 10, 11(a) & 13 of Table A "Optional Survey Responsibilities & Specification" thereof, and pursuant to the Accuracy Standards as adopted by ALTA, ACSM & NSPS in effect on the date of this certification.

By James M. Pearsall 7/25/03
 Professional Surveyor No. 7840
 SCALE: 1" = 30' JULY 24, 2003



BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System - South Zone as per NAD83. Control for bearings was from coordinates of monuments FCCS 8976 & FCCS 2221, having a bearing of North 88° 53' 20" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 02, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C116 G.

UTILITY STATEMENT:
 The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are at the exact location indicated although he does certify that they are located as accurately as possible from information available.

The following notes are in reference to items included in Title Commitment No. 03-6630771 issued by Fidelity National Title Insurance Company with an effective date of July 2, 2003 at 7:00 A.M.

1. The Oil and Petroleum assessments to the Inland Corporation of record in Deed Book 2587, Page 524 do lie on or adjacent to the subject 1.003 acre tract and are shown hereon.
2. The blanket easement to Ohio Midland Light and Power Company of record in Deed Book 1240, Page 423 does not lie on or adjacent to the subject 1.003 acre tract. It is for an electric line along Hayden Run Road.
3. The 50' highway easement to the County of Franklin of record in Deed Book 3659, Page 524 does lie on or adjacent to the subject 1.003 acre tract and is shown hereon.

10 of 10
 C:\PROJECTS\2003\1012\1012\1012.DWG - C:\PLOTS - 08/21/2003 - 08:28 AM

10.929 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey Number 6953 of the Virginia Military District, being part of the remainder of the original 161.25 acre tract conveyed to Rings Farms, Ltd. by deed of record in Instrument Number 199901050002791, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 2261 found at the centerline intersection of Hayden Run Road (variable right-of-way) with Cosgray Road (variable right-of-way), being South $83^{\circ} 32' 25''$ West, a distance of 883.84 feet, with said centerline of Hayden Run Road, 883.84 feet, from Franklin County Geodetic Survey Monument Number 5043 found;

Thence North $83^{\circ} 32' 25''$ East, with the centerline of said Hayden Run Road, a distance of 117.48 feet, to a point;

Thence North $06^{\circ} 27' 35''$ West, a distance of 70.00 feet, across the right-of-way of said Hayden Run Road, to an iron pin set in the northerly line of the 0.203 acre parcel conveyed as Parcel 15-WD to the Franklin County Commissioners by deed of record in Instrument Number 200606020106449, at the intersection of the northerly right of way of Hayden Run Road and the easterly right-of-way of said Cosgray Road, the TRUE POINT OF BEGINNING;

Thence with the line common to the remainder of said original 161.25 acre tract, Parcel 15-WD, and the easterly right-of-way of said Cosgray Road, the following courses and distances:

North $06^{\circ} 27' 35''$ West, a distance of 20.00 feet, to an iron pin set at a point on a curve;

With said curve to the right having a radius of 17.00 feet, an arc length of 24.06 feet, a central angle of $81^{\circ} 05' 02''$, and a chord which bears North $55^{\circ} 55' 04''$ West, a chord distance of 22.10 feet, to an iron pin set;

South $74^{\circ} 37' 27''$ West, a distance of 10.00 feet, to an iron pin set;

North $15^{\circ} 22' 33''$ West, a distance of 58.96 feet, to an iron pin set;

North $05^{\circ} 52' 03''$ West, a distance of 483.55 feet, to an iron pin set in the southerly line of "Haydens Crossing Section 2 Part 1", a subdivision of record in Plat Book 106, Page 69, at a common corner of the remainder of said original 161.25 acre tract and said Parcel 15-WD,

Thence North $83^{\circ} 56' 57''$ East, a distance of 832.65 feet, with a northerly line of the remainder of said original 161.25 acre tract and the south line of said "Haydens Crossing Section 2 Part 1", and "Haydens Crossing Section 3 Part 3", a subdivision of record in Plat Book 109, Page 8, to a 1" solid iron pin set at a southeasterly corner to Reserve "MM" of said "Haydens Crossing Section 3 Part 3", in the westerly right-of-way line of Holly River Avenue (62' right-of-way), of record in "Haydens Crossing Section 3 Part 1", a subdivision of record in Plat Book 106, Page 76;

10.929 ACRES

- 2 -

Thence with said westerly right-of-way line and the boundary of said "Haydens Crossing Section 3 Part 1", the following courses and distances:

South 06° 03' 03" East, a distance of 558.80 feet, to a 1" solid iron pin set at a point of curvature;

With said curve to the right, having a radius of 20.00 feet, an arc length of 31.27 feet, a central angle of 89° 35' 28", and a chord which bears South 38° 44' 41" West, a chord distance of 28.18 feet, to an iron pin set in the northerly right-of-way line of said Hayden Run Road at a common corner of the remainder of said original 161.25 acre tract, said "Haydens Crossing Section 3 Part 1", and said Parcel 15-WD;

Thence with said northerly right-of-way and the line common to the remainder of said original 161.25 acre tract and Parcel 15-WD, the following courses and distances:

South 87° 15' 33" West, a distance of 90.93 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a radius of 1948.00 feet, an arc length of 126.44 feet, a central angle of 03° 43' 08", and a chord which bears South 85° 23' 59" West, a chord distance of 126.42 feet, to an iron pin set at a point of tangency;

South 83° 32' 25" West, a distance of 560.74 feet, to the TRUE POINT OF BEGINNING, containing 10.929 acres, more or less.

Iron pins set, where indicated, unless otherwise noted, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMBHT INC.

Bearings are based on the Ohio State Plane Coordinate System as per NAD83 South Zone (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 2261 & FCGS 5043 having a bearing of North 83° 32' 25" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON AND TILTON, INC.

James M. Pearsall
 James M. Pearsall
 Registered Professional Surveyor No. 7840

8/15/06
 Date

OSP: jsm/August 06
10_929 ac 32601

DESCRIPTION VERIFIED
 DEAN C. RINGLE, P.E., P.S.
 BY: *DR*
 DATE: *5 Aug 06*

0-110-H
 Split
 10.929 Acres
 out of
 (010)
 265636

EXHIBIT A
PAGE 1 OF 2

36.964 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 3453 and being part of the remainder of the original 161.25 acre tract conveyed to Rings Farms, Ltd. by deed of record in Instrument Number 199901050602791 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument 5045, being in the centerline of Hayden Run Road, and being in the line common to said Virginia Military Survey Number 3453 and Virginia Military Survey Number 6366,

Thence North $06^{\circ} 37' 21''$ West, a distance of 1543.05 feet, with the easterly line of said Virginia Military Survey Number 3453, and the westerly lines of said Virginia Military Survey Number 6366 and Virginia Military Survey Number 6953, to a point at the common corner of the original 73.476 acre tract conveyed to The Falls at Hayden Run, Ltd. by deed of record in Instrument Number 200411160262534 and the 53.320 acre tract conveyed to Dominion Homes by deed of record in Instrument Number 200509230198943;

Thence North $83^{\circ} 00' 23''$ East, a distance of 205.33 feet, with the line common to said original 73.476 and 53.320 acre tracts, to a common corner of said 53.302 acre tract and the 2.268 acre tract conveyed to Dominion Homes Inc. by deed of record in Instrument Number 200411090257812;

Thence with the line common to said 53.320 and 2.268 acre tracts the following courses and distances:

With a curve to the right, having a central angle of $20^{\circ} 42' 26''$, a radius of 1060.00 feet, an arc length of 383.09 feet, and a chord which bears North $73^{\circ} 05' 11''$ East, a chord distance of 381.01 feet, to a point of tangency;

North $83^{\circ} 22' 17''$ East, a distance of 790.01 feet, to an iron pin set at the common corner of said 53.320 acre tract and the remainder of said original 161.25 acre tract, being the TRUE POINT OF BEGINNING;

Thence with the line common to said 53.320 acre tract and the remainder of said original 161.25 acre tract, the following courses and distances;

North $06^{\circ} 37' 38''$ West, a distance of 125.00 feet, to an iron pin set at a point of curvature;

With said curve to the left having a central angle of $11^{\circ} 23' 46''$, a radius of 326.92 feet, an arc length of 65.02 feet, and a chord which bears North $12^{\circ} 19' 31''$ West, a chord distance of 64.92 feet, to an iron pin set at a point of tangency;

North $18^{\circ} 01' 24''$ West, a distance of 18.18 feet, to an iron pin set at a point of curvature;

With said curve to the right having a central angle of $85^{\circ} 23' 48''$, a radius of 20.00 feet, an arc length of 29.81 feet, and a chord which bears North $24^{\circ} 40' 26''$ East, a chord distance of 27.13 feet, to an iron pin set at a point of tangency;

North $67^{\circ} 22' 15''$ East, a distance of 41.68 feet, to an iron pin set;

North $24^{\circ} 03' 20''$ West, a distance of 74.00 feet, to an iron pin set;

36.964 ACRES

-2-

EXHIBIT A
page 2 of 2

With a curve to the right having a central angle of 18° 00' 16", a radius of 753.00 feet, an arc length of 236.62 feet, and a chord which bears South 74° 56' 49" West, a chord distance of 235.65 feet, to an iron pin set at a point of tangency;

South 83° 56' 57" West, a distance of 530.69 feet, to an iron pin set;

North 06° 11' 33" West, a distance of 1215.71 feet, to an iron pin set in the southerly line of the original 73.782 acre tract conveyed to M/I Homes of Central Ohio, LLC by deed of record in Instrument Number 200401120007502;

Thence North 83° 02' 04" East, a distance of 709.13 feet, with the line common to said original 73.782 and 161.25 acre tracts, to the common corner of said tracts referenced by a 1/2 inch bent rebar found 1.91 feet East and 0.23 feet North;

Thence South 39° 15' 59" East, a distance of 1856.51 feet, with the line common to said original 161.25 acre tract and the New York Central Lines Tract, to an iron pin set at the common corner of the remainder of said original 161.25 acre tract and said 2.268 acre tract, and the original 93.195 acre tract conveyed to Dominion Homes Inc. by deed of record in Instrument Number 200409220221891;

Thence with the line common to said 2.268 acre tract and the remainder of said original 161.25 acre tract, the following courses and distances:

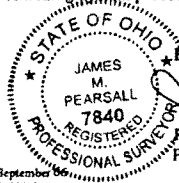
South 87° 15' 48" West, a distance of 883.93 feet, to an iron pin set;

South 83° 22' 17" West, a distance of 95.93 feet, to the TRUE POINT OF BEGINNING, containing 36.964 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System per NAD83, South Zone (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 8876 and FCGS 2221, having a bearing of North 88° 53' 20" East, as established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

James M. Pearsall
Professional Surveyor No. 7840

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All of
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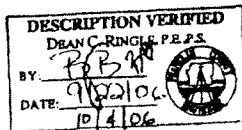


EXHIBIT A

BOUNDARY DESCRIPTION FOR 53.328 ACRES East of Cosgray Road North of Hayden Run Road

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey Numbers 3453 and 6953 and being out of the remainder of that 161.25 acre tract conveyed to Rings Farms, Ltd. of record in Instrument Number 199901050002791 and described as follows:

BEGINNING at an iron pin set in the common line to said Survey Numbers 3453 and 6953 and at a common corner to said 161.25 acre tract and that 73.476 acre tract conveyed to The Falls at Hayden Run, Ltd. of record in Instrument Number 200411160262534, said corner being North 06° 37' 21" West, with said common line to Survey Numbers 3453 and 6953, 1543.05 feet from Monument FCGS 5045 found in the centerline of Hayden Run Road;

thence South 06° 37' 21" East, with the common line to said 161.25 acre and 73.476 acre tracts, 102.74 feet to an iron pin set marking the most north corner to that 3.303 acre tract conveyed to Dominion Homes, Inc. of record in Instrument Number 200411090257812;

thence with the north perimeter of said 3.303 acre tract, the following courses:

with a curve to the left, having a central angle of 06° 27' 17", a radius of 1060.00 feet and an arc length of 119.41 feet, a chord bearing and chord distance of South 47° 02' 18" West, 119.35 feet to an iron pin set at a point of tangency;

South 43° 48' 44" West, 208.59 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of 33° 18' 00", a radius of 740.00 feet, and an arc length of 430.09 feet, a chord bearing and chord distance of South 60° 27' 44" West, 424.06 feet to an iron pin set at a point of compound curvature, in the east right-of-way line for Spring River Avenue as shown on Plat Book 106, Page 76;

thence with said east right-of-way line, the following courses:

with a curve to the right, having a central angle of 96° 50' 13", a radius of 20.00 feet and an arc length of 33.80 feet, a chord bearing and chord distance of North 54° 28' 10" West, 29.92 feet to an iron pin set at a point of tangency;

North 06° 03' 03" West, 165.57 feet to an iron pin set;

North 10° 55' 46" West, 94.07 feet to an iron pin set at the north terminus thereof;

thence with the east perimeter of the remainder of that 56.694 acre tract conveyed to Dominion Homes, Inc. of record in Instrument Number 200409230223247, the following courses;

North 06° 03' 03" West, 517.81 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet and an arc length of 31.42 feet, a chord bearing and chord distance of North 38° 56' 57" East, 28.28 feet to an iron pin set;

North 06° 03' 03" West, 16.00 feet to an iron pin set;

with a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet and an arc length of 31.42, a chord bearing and chord distance of North 51° 03' 03" West, 28.28 feet to an iron pin set at a point of tangency;

North 06° 03' 03" West, 55.00 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet and an arc length of 31.42 feet, a chord bearing and chord distance of North 38° 56' 57" East, a 28.28 feet to an iron pin set;

BOUNDARY DESCRIPTION FOR
53.320 ACRES

-Page 2-

North 06° 03' 03" West, 54.00 feet to an iron pin set;

South 83° 56' 57" West, 4.00 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet and an arc length of 31.42, a chord bearing and chord distance of North 51° 03' 03" West, 28.28 feet to an iron pin set at a point of tangency;

North 06° 03' 03" West, 668.00 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet and an arc length of 31.42 feet, a chord bearing and chord distance of North 38° 56' 57" East, a 28.28 feet to an iron pin set;

North 06° 03' 03" West, 48.00 feet to an iron pin set;

with a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet and an arc length of 31.42 feet, a chord bearing and chord distance of North 51° 03' 03" West, 28.28 feet to an iron pin set at a point of tangency;

North 06° 03' 03" West, 84.00 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of 53° 07' 49", a radius of 20.00 feet and an arc length of 18.55 feet, a chord bearing and chord distance of North 20° 30' 51" East, 17.89 feet to an iron pin set marking the northeast corner thereof, in a south line of the remainder of that 73.782 acre tract conveyed to M/I Homes of Central Ohio, LLC of record in Instrument Number 200401120007502;

thence with the common perimeter of said 161.25 acre and said 73.782 acre tracts, the following courses;

North 83° 56' 57" East, 676.00 feet to an iron pin set;

North 05° 45' 57" West, 184.99 feet to an iron pin set;

North 83° 02' 04" East, 614.16 feet to an iron pin set;

thence across said 161.25 acre tract, the following courses;

South 06° 11' 33" East, 1215.71 feet to an iron pin set;

North 83° 56' 57" East, 530.69 feet to an iron pin set at a point of curvature;

with a curve to the left, having a central angle of 18° 00' 16", a radius of 753.00 feet and an arc length of 236.62 feet, a chord bearing and chord distance of North 74° 56' 49" East, 235.65 feet to an iron pin set;

South 24° 03' 20" East, 74.00 feet to an iron pin set;

South 67° 22' 15" West, 41.68 feet to an iron pin set at a point of curvature;

with a curve to the left, having a central angle of 85° 23' 48", a radius of 20.00 feet and an arc length of 29.81 feet, a chord bearing and chord distance of South 24° 40' 26" West, 27.13 feet to an iron pin set at a point of tangency;

South 18° 01' 24" East, 18.18 feet to an iron pin set at a point of curvature;

BOUNDARY DESCRIPTION FOR
53.320 ACRES

-Page 3-

with a curve to the right, having a central angle of $11^{\circ} 23' 46''$, a radius of 326.92 feet and an arc length of 65.02 feet, a chord bearing and chord distance of South $12^{\circ} 19' 31''$ East, 64.92 feet to an iron pin set at a point of tangency;

South $06^{\circ} 37' 38''$ East, 125.00 feet to an iron pin set in a north line of that 2.268 acre tract as shown in said deed to Dominion Homes, Inc. of record in Instrument Number 200411090257812;

thence with the north perimeter of said 2.268 acre tract, the following courses:

South $83^{\circ} 22' 17''$ West, 790.01 feet to an iron pin set at a point of curvature;

with a curve to the left, having a central angle of $20^{\circ} 42' 26''$, a radius of 1060.00 feet and an arc length of 383.09 feet, a chord bearing and chord distance of South $73^{\circ} 05' 11''$ West, 381.01 feet to an iron pin set marking the most west corner thereof, in the north line to said 73.476 acre tract;

thence South $83^{\circ} 00' 23''$ West, with a common line to said 161.25 acre and 73.46 acre tracts, 205.33 feet to the POINT OF BEGINNING. Containing 53.320 acres, more or less, from Auditors Parcel 010-265636.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

All references refer to the records of the Recorder's Office, Franklin County, Ohio.

Bearings are based on the Ohio State Plane Coordinate System per NAD83, South Zone. Control for bearings was from coordinates of monuments FCGS 8876 and FCGS 2221, having a bearing of North $88^{\circ} 53' 20''$ East, as established by the Franklin County Engineering Department.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller
Registered Surveyor No. 8250

KCDivJuly 03
53, 320 AC 51235 bw

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Split
53.320 ACRES
out of
(010)
265636

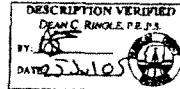


EXHIBIT A

73.782 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Nos. 3453 and 6953 and being all of the 15.45, 35.20 and 23.19 acre tracts conveyed as Parcel 2, First Tract, Parcel 2, Second Tract and Parcel 2, Third Tract, respectively, to Betty S. Patch by deed of record in Deed Book 3684, Page 607, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning for Reference at Franklin County Geodetic Survey Monument No. 2261 marking the centerline intersection of Hayden Run Road and Cosgray Road;

The following three (3) courses and distances along said centerline of Cosgray Road:

1. Thence North 05° 54' 49" West, a distance of 1391.29 feet, to a railroad spike found;
2. Thence North 05° 51' 11" West, a distance of 542.91 feet, to a magnetic nail set at a common corner of said 15.45 acre tract and the 161.25 acre tract conveyed to Rings Farms Ltd. by deed of record in Instrument No. 199901050002791. Said magnetic nail set being the TRUE POINT OF BEGINNING of the herein described tract;
3. Thence continuing North 05° 51' 11" West, a distance of 983.92 feet, along the westerly lines of said 15.45 and 35.20 acre tracts, to a magnetic nail set at a common corner of said 35.20 acre tract and the 64.12 acre tract conveyed to Floyd and Mary Miller by deed of record in Deed Book 3679, Page 838;

Thence North 84° 17' 01" East, a distance of 2267.91 feet, along the northerly line of said 35.20 acre tract and southerly line of said 64.12 acre tract, to an iron pin set in the westerly line of said 23.19 acre tract at a common corner of said 35.20 and 64.12 acre tracts;

Thence North 05° 45' 57" West, a distance of 222.23 feet, along the westerly line of said 23.19 acre tract and easterly line of said 64.12 acre tract, to an iron pin set at a common corner of said 23.19 acre tract and the 8.33 acre tract conveyed to Floyd and Mary Miller by deed of record in Deed Book 3679, Page 838;

Thence North 83° 57' 54" East, a distance of 672.11 feet, along the northerly line of said 23.19 acre tract and southerly line of said 8.33 acre tract, to an iron pin set in the Conrail Railroad right-of-way at a common corner of said 23.19 and 8.33 acre tracts;

Thence South 39° 15' 59" East, a distance of 1179.28 feet, along the easterly line of said 23.19 acre tract and westerly Conrail Railroad right-of-way, to a point, referenced by a bent 1/2" Rebar found 0.23 feet south and 1.91 feet east, at a common corner of said 23.19 and 161.25 acre tracts;

The following three (3) courses and distances along the northerly lines of said 161.25 acre tract:

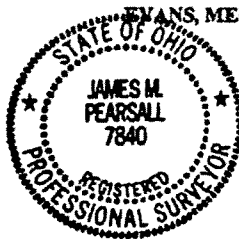
1. Thence South 83° 02' 04" West, a distance of 1323.29 feet, along the southerly line of said 23.19 acre tract, to an iron pin set at a common corner of said 23.19, 35.20 and 15.45 acre tracts;

2. Thence South 05° 45' 57" East, a distance of 184.99 feet, along the easterly line of said 15.45 acre tract, to an iron pin set at the southeasterly corner of said 15.45 acre tract;
3. Thence South 83° 56' 57" West, a distance of 2266.45 feet, along the southerly line of said 15.45 acre tract, to the TRUE POINT OF BEGINNING. Containing 73.782 acres, more or less, of which 0.678 acres lies within the existing Cosgray Road right-of-way, leaving a net acreage of 73.104 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in the above description are based on the Ohio State Plane Coordinate System – South Zone as per NAD83. Control for bearings was from coordinates of monument Nos. FCGS 8876 and FCGS 2221, having a bearing of North 88° 53' 20" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



EVANS, MECHWART, HAMBLETON & TILTON, INC.
James M. Pearsall 5/17/03
James M. Pearsall Date
Registered Surveyor No. 7840

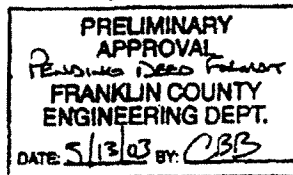


EXHIBIT "A"

TRACT 1:

73.476 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey No. 3453 and being part of the original 104 acre tract conveyed to Kermit C. & Dorothy A. Grener by deed of record in Deed Book 898, Page 543, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument No. 5179 and being referenced by Franklin County Geodetic Survey Monument No. 5045 at a bearing and distance of North 49° 24' 38" West 202.82 feet, marking the centerline intersection of Hayden Run Road and Leppert Road;

Thence North 49° 24' 38" West, a distance of 202.82 feet, with said centerline of Hayden Run Road, to Franklin County Geodetic Survey monument No. 5045 found in the westerly line of said original 104 acre tract and at the southerly corner of the 1.837 acre tract conveyed to Bryce A. & Julie L. Oliver by deed of record in Official Record 11082 D02;

Thence North 06° 37' 21" West, a distance of 58.89 feet, across said Haydea Run Road right-of-way and with said westerly line of original 104 acre tract and easterly line of said 1.837 acre tract, to an iron pin set in the northerly right-of-way line of said Hayden Run Road at the northwesterly corner of the 4.4164 acre tract conveyed to Franklin County Commissioners by deed of record in Official Record 19678A01, said iron pin being the TRUE POINT OF BEGINNING of the herein described tract;

Thence continuing North 06° 37' 21" West, a distance of 1484.27 feet, with said westerly line of original 104 acre tract and easterly lines of said 1.837 acre tract, the 2.862 acre tract conveyed to Ruth A. Dalessandro by deed of record in Instrument No. 200303250085433, the 3.047 acre tract conveyed to Fayee F. Bekheit & Sonia G. Bishara by deed of record in Official Record 26841 H08 and the 161.25 acre tract conveyed to Rings Farm Ltd. by deed of record in Instrument No. 199901050002791, to an iron pin set at the northwesterly corner of said original 104 acre tract;

Thence North 83° 00' 23" East, a distance of 1465.28 feet, with a line common to said original 104 and 161.25 acre tracts, to a 1" iron pipe found at a common corner of said original 104 acre tract and the 93.195 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200409220221891;

Thence South 05° 45' 39" East, a distance of 1476.72 feet, with the line common to said original 104 and 92.82 acre tracts, to a ¾" iron pipe found at a common corner of said 93.195 acre tract and the 18.194 acre tract conveyed to John G. Kramer by deed of record in Official Record 04868 C01;

Thence South 06° 05' 54" East, a distance of 1284.62 feet, with the line common to said original 104 and 18.194 acre tracts, to an iron pin set in the aforesaid northerly right-of-way line of Hayden Run Road at the southwesterly corner of said 18.194 acre tract and northeasterly corner of said 4.4164 acre tract;

The following eight (8) courses and distances with said northerly right-of-way line of Hayden Run Road and said 4.4164 acre tract and across said original 104 acre tract:

1. Thence North 69° 35' 23" West, a distance of 265.10 feet, to an iron pin set at a point of curvature;
2. Thence with the arc of said curve to the right having a central angle of 10° 19' 40", a radius of 1597.02 feet, and a chord bearing N 64° 25' 33" West, a chord distance of 287.48 feet, to an iron pin set;

EXHIBIT "A"

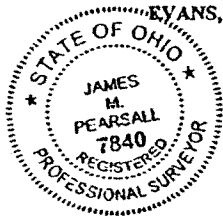
73.476 Acres

3. Thence North 51° 38' 35" West, a distance of 97.75 feet, to an iron pin set;
4. Thence North 55° 49' 38" West, a distance of 176.64 feet, to an iron pin set;
5. Thence North 48° 20' 39" West, a distance of 268.62 feet, to an iron pin set;
6. Thence North 45° 35' 47" West, a distance of 150.33 feet, to an iron pin set;
7. Thence North 53° 41' 59" West, a distance of 200.56 feet, to an iron pin set;
8. Thence North 49° 24' 38" West, a distance of 484.07 feet, to the TRUE POINT OF BEGINNING. Containing 73.476 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in the above description are based on the Ohio State Plane Coordinate System – South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monument Nos. FCGS 8876 and FCGS 2221, having a bearing of North 88° 53' 20" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

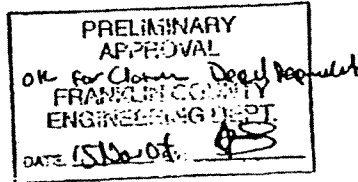
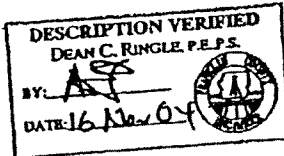


EVANS, MECHWART, HAMBLETON & TILTON, INC.

James M. Pearsall 11/15/04
 James M. Pearsall Date
 Registered Surveyor No. 7840

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73.476 acres 40086

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 Split
 73.476 Acres
 out of
 485-266723
 Annexed from
 277-266723



TRACT 2:

18.246 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Number 3453, being the remainder of the 18.3 acre tract conveyed to John G. Kramer by deed of record in Official Record 4868C01, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at Franklin County Geodetic Survey Monument No. 8876, and being referenced by Franklin County Geodetic Survey Monument No. 5228 at a bearing and distance of South 69° 35' 23" East 755.91 feet, at an angle point in the centerline of Hayden Run Road;

Thence North 69° 35' 23" West, a distance of 179.59 feet, along said centerline and said common line, to a magnetic nail set in the easterly line of the 100 acre tract conveyed to Kermit C. and Dorothy A. Grener by deed of record in Deed Book 898 Page 543, at a corner common to said 18.3 acre tract and the 4.752 acre tract conveyed to Juanita J. Huffman by deed of record in Deed Book 2882 Page 415;

Thence North 06° 05' 54" West, a distance of 1329.32 feet, along the line common to said 18.3 and 100 acre tracts, to a 3/4" iron pin found at a corner common to said 18.3 acre tract and the 93.195 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200409220221891;

Thence North 83° 10' 21" East, a distance of 627.25 feet, along the line common to said 18.3 and 93.195 acre tracts, to a 3/4" iron pin found at a corner common to said 18.3 and 93.195 acre tracts;

Thence South 06° 06' 28" East, a distance of 1143.51 feet, along an easterly line of said 18.3 acre tract, and along the westerly lines of said 93.195 acre tract and the 6.55 acre tract conveyed to Steven L. Cordle by deed of record in Official Record 28557H20, to a 3/4" iron pin found at the northeasterly corner of the 2.835 acre tract conveyed to Curtis M. Benzle by deed of record in Official Record 29013E16;

Thence South 88° 12' 51" West, a distance of 312.93 feet, along a line common to said 18.3 and 2.835 acre tracts, to an iron pin set;

Thence South 05° 34' 29" East, a distance of 351.75 feet, (passing an iron pin found at 319.99 feet) along a line common to said 18.3 and 2.835 acre tracts, to a magnetic nail set in aforesaid centerline of Hayden Run Road;

Thence North 76° 23' 07" West, a distance of 160.85 feet, along said centerline, to the Point of Beginning. Containing 18.246 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

18.246 Acres

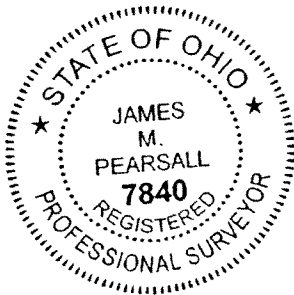
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Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in the above description are based on the Ohio State Plane Coordinate System - South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of FCGS monument Nos. 8876 and 2221, having a bearing of North 88° 53' 20" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

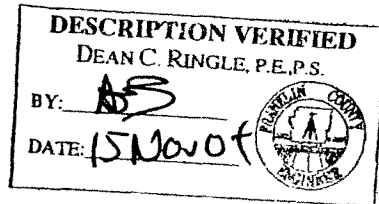
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James M. Pearsall
James M. Pearsall
Registered Surveyor No. 7840

11/15/01
Date

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All of
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2.311 ACRES

Situated in the State of Ohio, County of Franklin, Township of Washington, Virginia Military Survey No. 6366, being a part of the 4.800 acre tract conveyed to Huntington Tower Associates by deed of record in Instrument Number 200502040022139, and the 36.030 acre tract conveyed to West Leppert Investments, LLC by deed of record in Instrument Number 200507180140634, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING in the westerly line of the 0.1298 acre tract conveyed as Parcel 24WD1 to Franklin County Commissioners by deed of record in Official Record 19678 A01, at a common corner of said 4.800 and 36.030 acre tracts;

Thence South $06^{\circ} 41' 17''$ East, a distance of 142.61 feet, with the line common to said 4.800 and 0.1298 acre tracts, to a point on a curve in the westerly right-of-way line of Leppert Road;

Thence with the arc of said curve to the left, having a central angle of $18^{\circ} 43' 17''$, a radius of 300.00 feet, an arc length of 98.03 feet, and a chord which bears South $17^{\circ} 30' 29''$ West, a chord distance of 97.59 feet, with the easterly line of said 4.800 acre tract, and said westerly right-of-way line, to a point;

Thence South $06^{\circ} 41' 17''$ East, a distance of 78.57 feet, continuing with said easterly line and said westerly right-of-way line, to a point;

Thence across said 4.800 and 36.030 acre tracts, the following courses and distances:

North $83^{\circ} 32' 52''$ West, a distance of 130.80 feet, to a point;

North $49^{\circ} 24' 28''$ West, a distance of 291.84 feet, to a point;

North $40^{\circ} 35' 32''$ East, a distance of 325.57 feet, to a point in the southerly right-of-way line of Hayden Run Road;

Thence South $49^{\circ} 24' 28''$ East, a distance of 184.60 feet, with the northerly line of said 36.030 acre tract, and said southerly right-of-way line, to a point on a curve at a northeasterly corner of said 36.030 acre tract;

Thence with the arc of said curve to the right, having a central angle of $05^{\circ} 35' 13''$, a radius of 197.15 feet, and arc length of 19.22 feet, and a chord which bears South $09^{\circ} 28' 29''$ East, a chord distance of 19.22 feet, with an easterly line of said 36.030 acre tract, to the POINT OF BEGINNING, containing 2.311 acres of land, more or less.

This description was prepared using documents of record, is for zoning purposes only, and is not to be used for deed transfer.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

EXHIBIT B

Zoning Regulations Applicable to New Community District

A. Land Rezoned by Ordinances 1388-2004 and 0954-2005.

6222 Hayden Run Road (43026), the 139.93± acres located on the north and south sides of Hayden Run Road (including 4810 Leppert Road, being 24± acres located on the east side of Leppert Road), at the terminus of Leppert Road, is currently zoned as TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and PUD-4, Planned Unit Development Districts. Columbus City Council Ordinance 1388-2004 and 09652-2005 approved these zoning categories and certified copies of these ordinances are attached as Exhibit B-1.

B. Land Rezoned by Ordinance 1227-2004.

5152 Cosgray Road (43016), the 73.8± acres located on the east side of Cosgray Road, 1900± feet north of Hayden Run Road, is currently zoned as NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts. Columbus City Council Ordinance 1227-2004 approved these zoning categories and a certified copy of the ordinance is attached as Exhibit B-2.

C. Land Rezoned by Ordinances 1266-2004 and 1346-2006.

5138 Cosgray Road (43002) and 5038 Cosgray Road (43016), the 259.3± acres located at the northeast corner of Cosgray Road and Hayden Run Road, and extending east to the Conrail railroad right-of-way is currently zoned as NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts. Columbus City Council Ordinances 1266-2004 and 1346-2006 approved these zoning categories and certified copies of the ordinances are attached as Exhibit B-3.

D. Land Rezoned by Ordinance 0479-2006.

4815 Leppert Road (43026), being 30.4± acres located at the southwest corner of Leppert and Hayden Run Roads is currently zoned as PUD-4, Planned Unit Development and TC, Town Center Districts. Columbus City Council Ordinance 0479-2006 approved these zoning categories and a certified copy of the ordinance is attached as Exhibit B-4.



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 1388-2004

30-Day

File Number: 1388-2004 File Type: Ordinance Status: Passed
 Version: 2 Controlling Body: Zoning Committee
 File Name: REZONING Z03-020: 6222 HAYDEN RUN ROAD (43026). Introduced: 7/6/2004
 Requester: Dev Zoning Drafter Cost: Final Action: 7/21/2004

Auditor Cert #: Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Don Bier, 645-0712

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is a true and correct copy of Ordinance No: 1388-2004 passed by The Council of The City of Columbus Ohio 4/2, 2007, as shown by the file now on file in this office.

Seal Andrea Bleivins
City Clerk

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title:

To rezone **6222 HAYDEN RUN ROAD (43026)**, being 115.93± acres located on the north and south sides of Hayden Run Road, at the terminus of Leppert Road, **From:** R, Rural District, **To:** TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and PUD-4, Planned Unit Development Districts (Z03-020).

Sponsors:

Indexes:

Attachments: ORD1388-2004 TND 1-5.doc, ORD1388-2004 TND 2-5.doc, ORD1388-2004 TND 4-5.doc, ORD1388-2004 TND 5-5.doc, ORD1388-2004 TND principles.doc, ORD1388-2004 PUD-4 plan.doc, ORD1388-2004 Staff Rpt.doc, ORD1388-2004 zone.doc, ORD1388-2004 aerial.doc, ORD1388-2004 gis.doc, ORD1388-2004 Hayden plan.doc, ORD1388-2004 Hayden summary.doc, ORD1388-2004

Disclosure.doc, ORD1388-2004 labels.doc, ORD1388-2004 Data Form.xls, ORD1388-2004 TND rev 3-5.doc

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Zoning Drafter	7/7/04	Sent for Approval	DEVELOPMENT DIRECTOR			
1	Dev Zoning Reviewer	7/7/04	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	dh/cp/rpm					
1	Dev Zoning Drafter	7/7/04	Sent for Approval	DEVELOPMENT DIRECTOR			
1	DEVELOPMENT DIRECTOR	7/7/04	Reviewed and Approved	Dev Zoning Drafter			
	Action Note:	Mark Barbash by TAB					
1	Dev Zoning Drafter	7/7/04	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Columbus City Council	7/12/04	Read for the First Time				
2	Zoning Committee	7/19/04	Amended as submitted to the Clerk				Pass
1	Zoning Committee	7/19/04	Approved as Amended				Pass
2	COUNCIL PRESIDENT	7/19/04	Signed				
2	MAYOR	7/21/04	Signed				
2	CITY CLERK	7/21/04	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

REZONING APPLICATION: Z03-020

APPLICANT: Huntington Tower Associates, LLC; c/o Jeffrey L. Brown, Attorney; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

PROPOSED USE: TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge districts for TND residential and commercial uses, and PUD-4, Planned Unit Development District for residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 27, 2004.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposed development is consistent with the

Interim Hayden Run Corridor Plan (2004). The Plan recommends higher density NC, Neighborhood Center residential land uses north of the intersection of Hayden Run and Leppert Roads, TC, Town Center commercial development at that intersection, lower density NG, Neighborhood General and NE, Neighborhood Edge uses along the eastern edge of this site, and cluster development south of Hayden Run Road. This request is one of three primarily TND-based applications submitted within the Hayden Run and Cosgray Road area that, collectively, permit development of ~~2,055~~ 2,532 dwelling units and 202,000 square feet of commercial space over a total of 448 acres. This rezoning application for approximately 116 acres requests the TC, Town Center (10.2± acres), NC, Neighborhood Center (66.7± acres), NG, Neighborhood General (8.35± and 0.82± acres), NE, Neighborhood Edge (6.62± acres) and PUD-4, Planned Unit Development (23.2± acres) Districts to develop a total of 904 dwelling units at a density of 7.8 units per acre, and a mix of non-residential and commercial land uses in the TC and NC zoning districts. The Town Center District includes a maximum of 56,000 square feet of non-residential and commercial development and the Neighborhood Center District includes a maximum of 6,500 square feet of non-residential development. Non-residential uses include swimming pools and civic buildings. A park, two squares and smaller greens are located on this site, and development in the PUD-4 zoning district must be located at least 150-feet from the center line of Hayden Run.

Title

To rezone **6222 HAYDEN RUN ROAD (43026)**, being 115.93± acres located on the north and south sides of Hayden Run Road, at the terminus of Leppert Road, **From:** R, Rural District, **To:** TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and PUD-4, Planned Unit Development Districts (Z03-020).

Body

WHEREAS, application #Z03-020 is on file with the Building Services Division of the Department of Development requesting rezoning of 115.93± acres from R, Rural District to TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and PUD-4, Planned Unit Development Districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed development is consistent with the *Interim Hayden Run Corridor Plan (2004)*. The Plan recommends higher density NC, Neighborhood Center residential land uses north of the intersection of Hayden Run and Leppert Roads, TC, Town Center commercial development at that intersection, lower density NG, Neighborhood General and NE, Neighborhood Edge uses along the eastern edge of this site, and cluster development south of Hayden Run Road. This request is one of three primarily TND-based applications submitted within the Hayden Run and Cosgray Road area that, collectively, permit development of ~~2,055~~ 2,532 dwelling units and 202,000 square feet of commercial space over a total of 448 acres. This rezoning application for approximately 116 acres requests the TC, Town Center (10.2± acres), NC, Neighborhood Center (66.7± acres), NG, Neighborhood General (8.35± and 0.82± acres), NE, Neighborhood Edge (6.62± acres) and PUD-4, Planned Unit Development (23.2± acres) Districts to develop a total of 904 dwelling units at a density of 7.8 units per acre, and a mix of non-residential and commercial land uses in the TC and NC zoning districts. The Town Center District includes a maximum of 56,000 square feet of non-residential and commercial development and the Neighborhood Center District includes a maximum of 6,500 square feet of non-residential development. Non-residential uses include swimming pools and civic buildings. A park, two squares and smaller greens are located on this site, and development in the PUD-4 zoning district must be located at least 150-feet from the center line of Hayden Run; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

6222 HAYDEN RUN ROAD (43026), being 115.93± acres located on the north and south sides of Hayden Run Road, at

the terminus of Leppert Road, and being more particularly described as follows:

ZONING SUBAREA - TOWN CENTER, 2.89± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located Virginia Military Survey Number 3453, United States Military Lands, and containing 2.89 acres of land more or less, said 2.89 acres being more particularly bounded and described as follows:

Beginning for reference at the Franklin County Geodetic Survey Monument No. 5179, thence South 49° 50' 23" East, a distance of 61.67 feet to a point;

thence South 40° 18' 39" West, a distance of 41.01 feet to the True Point of Beginning for this description;

thence South 49° 24' 38" East, a distance of 278.04 feet to a point;

thence South 46° 32' 53" East, a distance of 100.12 feet to a point;

thence South 49° 24' 38" East, a distance of 159.10 feet to a point;

thence South 40° 35' 22" West, a distance of 226.10 feet to a point;

thence North 49° 24' 38" West, a distance of 200.53 feet to a point;

thence North 69° 35' 23" West, a distance of 184.04 feet to a point;

thence North 06° 41' 17" West, a distance of 99.24 feet to a point;

thence North 01° 08' 02" East, a distance of 87.15 feet to a point of curvature;

thence northeasterly, with the arc of said curve to the right, having a radius of 200.00 feet, a central angle of 39° 27' 35", an arc length of 137.74 feet, and a chord bearing and distance of North 20° 51' 50" East, 135.03 feet to a point;

thence North 40° 35' 37" East, a distance of 22.83 feet to a point;

thence North 85° 30' 59" East, a distance of 14.17 feet to the point of Beginning and containing 2.89 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural, District,

To: TC, Town Center District.

ZONING SUBAREA - TOWN CENTER, 7.35± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located Virginia Military Survey Number 6366, United States Military Lands, and containing 7.35 acres of land more or less, said 7.35 acres being more particularly bounded and described as follows:

Beginning at the Franklin County Geodetic Survey Monument No. 5045

thence North 06°35'44" West, a distance of 55.07 feet to a point;

thence North 06° 37' 21" West, a distance of 41.63 feet to the point;

thence North 84° 14' 21" East, a distance of 104.11 feet to a point of curvature;

thence northeasterly, with the arc of said curve to the left having a radius of 50.00 feet, a central angle of 24° 55' 12", an arc length of 21.75 feet, and a chord bearing and distance of North 71° 46' 45" East, 21.58 feet to a point;

thence North 59° 19' 09" East, a distance of 25.25 feet to a point of curvature;

thence southeasterly, with the arc of said curve to the left having a radius of 150.00 feet, a central angle of 18° 43' 50", an arc length of 49.04 feet, and a chord bearing and distance of South 40° 02' 46" East, 48.82 feet to a point;

thence South 49° 24' 39" East, a distance of 141.44 feet to a point of curvature;

thence northeasterly, with the arc of said curve to the left having a radius of 800.00 feet, a central angle of 22° 01' 49", an arc length of 307.60 feet, and a chord bearing and distance of North 57° 27' 13" East, 305.71 feet to a point on a curve;

thence southeasterly, with the arc of said curve to the left having a radius of 328.00 feet, a central angle of 19° 05' 32", an arc length of 109.30 feet, and a chord bearing and distance of South 15° 18' 25" East, 108.79 feet to a point of reverse curvature;

thence southeasterly, with the arc of said curve to the right having a radius of 150.00 feet, a central angle of 70° 54' 28", an arc length of 185.64 feet, and a chord bearing and distance of South 60° 18' 25" East, 174.01 feet to a point;

thence North 84° 14' 21" East, a distance of 380.49 feet to a point;

thence South 05° 45' 39" East, a distance of 285.00 feet to a point;

thence South 84° 14' 21" West, a distance of 404.98 feet to a point of curvature;

thence southwesterly, with the arc of said curve to the right having a radius of 100.00 feet, a central angle of 43° 39' 01", an arc length of 76.18 feet, and a chord bearing and distance of South 62° 24' 51" West, 74.36 feet to a point;

thence South 40° 35' 21" West, a distance of 109.18 feet to a point;

thence North 45° 35' 47" West, a distance of 77.62 feet to a point;

thence North 53° 41' 59" West, a distance of 200.56 feet to a point;

thence North 49° 24' 38" West, a distance of 484.06 feet the point of Beginning and containing 7.35 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural, District,

To: TC, Town Center District.

ZONING SUBAREA - NEIGHBORHOOD CENTER, 66.7± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located Virginia Military Survey Number 6366, and containing 66.70 acres of land more or less, said 66.70 acres being more particularly bounded and described as follows:

Beginning for reference at the Franklin County Geodetic Survey Monument No. 5045, thence North 06° 35' 44" East, a distance of 55.07 feet to a point;

thence North $06^{\circ} 37' 21''$ East, a distance of 41.63 feet to the True Point of Beginning for this description;

thence North $06^{\circ} 37' 21''$ West, a distance of 890.68 feet to a point;

thence South $84^{\circ} 26' 40''$ West, a distance of 460.36 feet to a point of curvature;

thence northeasterly, with the arc of said curve to the left, having a radius of 1060.00 feet, a central angle of $18^{\circ} 36' 43''$, an arc length of 344.33 feet, and a chord bearing and distance of North $55^{\circ} 43' 54''$ East, 342.82 feet to a point;

thence North $46^{\circ} 25' 32''$ East, a distance of 231.81 feet to a point of curvature;

thence northeasterly, with the arc of said curve to the right, having a radius of 940.00 feet, a central angle of $36^{\circ} 34' 50''$, an arc length of 600.14 feet, and a chord bearing and distance of North $64^{\circ} 42' 58''$ East, 590.00 feet to a point;

thence North $83^{\circ} 00' 23''$ East, a distance 741.90 feet to a point;

thence South $06^{\circ} 05' 54''$ East, a distance of 275.33 feet to a point;

thence North $83^{\circ} 54' 06''$ East, a distance of 38.43 feet to a point of curvature;

thence northeasterly, with the arc of said curve to the left, having a radius of 100.00 feet, a central angle of $30^{\circ} 22' 01''$, an arc length of 53.00 feet, and chord bearing and distance of North $68^{\circ} 43' 05''$ East, 52.38 feet to a point of reverse curvature;

thence northeasterly, with the arc of said curve to the right, having a radius of 91.90 feet, a central angle of $29^{\circ} 07' 48''$, an arc length of 46.72 feet to a point, and a chord bearing and distance of North $67^{\circ} 30' 21''$ East, 46.22 feet to a point;

thence South $05^{\circ} 45' 40''$ East, a distance of 1166.04 feet to a point;

thence North $83^{\circ} 10' 21''$ East, a distance of 184.18 feet to a point;

thence South $05^{\circ} 45' 39''$ East, a distance of 198.55 feet to a point;

thence South $84^{\circ} 14' 21''$ West, a distance of 10.00 feet to a point;

thence South $05^{\circ} 45' 39''$ East, a distance of 760.00 feet to a point;

thence South $84^{\circ} 14' 21''$ West, a distance of 276.00 feet to a point;

thence South $05^{\circ} 45' 39''$ East, a distance of 155.00 feet to a point of curvature;

thence southwesterly, with the arc of said curve to the right, having a radius of 200.00 feet, a central angle of $26^{\circ} 10' 16''$, an arc length of 91.35 feet, and a chord bearing and distance of South $07^{\circ} 19' 29''$ West, 90.56 feet to a point;

thence South $20^{\circ} 24' 37''$ West, a distance of 20.12 feet to a point;

thence North $69^{\circ} 35' 23''$ West, a distance of 110.43 feet to point of curvature;

thence northwesterly, with the arc of said curve to the right, having a radius of 1597.02 feet, a central angle of $10^{\circ} 19' 40''$, an arc length of 287.87 feet to a point, and a chord bearing and distance of North $64^{\circ} 25' 34''$ West, 287.48 feet to a point;

thence North $51^{\circ} 38' 35''$ West, a distance of 97.75 feet to a point;

thence North 55° 49' 38" West, a distance of 176.64 feet to a point;

thence North 48° 20' 39" West, a distance of 268.62 feet to a point;

thence North 45° 35' 47" West, a distance of 72.72 feet to a point;

thence North 40° 35' 21" East, a distance of 109.18 feet to point of curvature;

thence northeasterly, with the arc of said curve to the right, having a radius of 100.00 feet, a central angle of 43° 39' 01", an arc length of 76.18 feet, and a chord bearing and distance of North 62° 24' 51" East, 74.35 feet to a point;

thence North 84° 14' 21" East, a distance of 404.98 feet to a point;

thence North 05° 45' 39" West, a distance of 285.00 feet to a point;

thence South 84° 14' 21" West, a distance of 380.49 feet to a point of curvature;

thence northwesterly, with the arc of said curve to the right, having a radius of 150.00 feet, a central angle of 70° 54' 29", an arc length of 185.64 feet, and a chord bearing and distance of North 60° 18' 25" West, a distance of 174.01 feet to a point on a curve;

thence northwesterly, with the arc of said curve to the left, having a radius of 328.00 feet, a central angle of 19° 05' 32", an arc length of 109.30 feet, and a chord bearing distance of North 15° 18' 25" West, a distance of 108.79 to a point of reverse curvature;

thence southwesterly, with the arc of said curve to the left, having a radius of 800.00 feet, a central angle of 22° 01' 49", an arc length of 307.60 feet, and a chord bearing and distance of South 57° 27' 13" West, a distance of 305.71 to a point;

thence North 49° 24' 39" West, a distance of 141.44 feet to a point of curvature;

thence northwesterly, with the arc of said curve to the right, having a radius of 150.00, a central angle of 18° 43' 49", an arc length of 49.04 feet, and a chord bearing and distance of North 40° 02' 45" West, 48.82 feet to a point;

thence South 59° 19' 09" West, a distance of 25.25 feet to a point of curvature;

thence southwesterly, with the arc of said curve to the right having a radius of 50.00 feet, a central angle of 24° 55' 12", an arc length of 21.75 feet, and a chord bearing and distance of South 71° 46' 45" West, a distance of 21.58 feet to a point;

thence South 84° 14' 21" West, a distance of 104.09 feet to the True Point of Beginning and containing 66.70 acres of land, more or less

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural, District,

To: NC, Neighborhood Center District.

ZONING SUBAREA - NEIGHBORHOOD GENERAL, 0.82± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located Virginia Military Survey Number 6366, and containing 0.82 acre of land more of less, said 0.82 acre being more particularly bounded and described as follows:

Beginning for reference at the Franklin County Geodetic Survey Monument No. 5045, thence North 06° 35' 44" East, a distance of 55.07 feet to a point;

thence North 06° 37' 21" East, a distance of 932.30 feet to a point;

thence South 84° 26' 40" West, a distance of 460.36 feet to a point of curvature;

thence northeasterly, with the arc of said curve to the left, having a radius of 1060.00 feet, a central angle of 18° 36' 43", an arc length of 344.33 feet, and a chord bearing and distance of North 55° 43' 54" East, 342.82 feet to a point;

thence North 46° 25' 32" East, a distance of 231.81 feet to a point of curvature;

thence northeasterly, with the arc of said curve to the right, having a radius of 940.00 feet, a central angle of 36° 34' 50", an arc length of 600.14 feet, and a chord bearing and distance of North 64° 42' 58" East, 590.00 feet to a point;

thence North 83° 00' 23" East, a distance 741.90 feet to the True Point of Beginning for this description;

thence North 83° 00' 23" East, a distance 134.83 feet to the point;

thence South 05° 45' 34" East, a distance of 250.67 feet to a point of curvature;

thence southwesterly, with the arc of said curve to the left, having a radius of 91.90 feet, a central angle of 29° 07' 48", an arc length of 46.72 feet, and a chord bearing and distance of South 67° 30' 21" West, 46.22 feet to a point of reverse curvature;

thence northwesterly, with the arc of said curve to the right, having a radius of 100.00 feet, a central angle of 30° 22' 01", an arc length of 53.00 feet, and a chord bearing and distance of South 68° 30' 21" West, 52.38 feet to a point;

thence South 83° 54' 06" West, a distance of 38.43 feet to a point;

thence North 06° 05' 54" West, a distance of 275.33 feet to the point of Beginning and containing 0.82 acre of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural, District,

To: NG, Neighborhood General District.

ZONING SUBAREA - NEIGHBORHOOD GENERAL, 6.62± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located Virginia Military Survey Number 6366, United States Military Lands, and containing 6.62 acres of land more or less, said 6.62 acres being more particularly bounded and described as follows:

Beginning for reference at the Franklin County Geodetic Survey Monument No. 5045, thence North 06°35'44" West, a distance of 55.07 feet to a point;

thence South 49° 24' 38" East, a distance of 484.07 feet

thence South 53° 41' 59" East, a distance of 200.56 feet to a point;

thence South 45° 35' 47" East, a distance of 150.33 feet to the point;

thence South 48° 20' 39" East, a distance of 268.62 feet to a point;

thence South 55° 49' 38" East, a distance of 176.64 feet to a point;

thence South 51° 38' 35" East, a distance of 97.95 feet to a point of curvature;

thence northwesterly, with the arc of said curve to the right, having a radius of 1597.02 feet, a central angle of 10° 19' 40", an arc length of 287.87 feet to a point, and a chord bearing and distance of North 64° 25' 33" West, 287.48 feet to a point;

thence South 69° 35' 23" East, a distance of 110.44 feet to the True Point of Beginning for this description;

thence North 20° 24' 37" East, a distance of 20.12 feet to a point of curvature;

thence northeasterly, with the arc of said curve to the left, having a radius of 200.00 feet, a central angle of 26° 10' 15", an arc length of 91.35 feet, and a chord bearing and distance of North 07° 19' 29" East, 90.56 feet to a point;

thence North 05° 45' 39" West, a distance of 155.00 feet to a point;

thence North 84° 14' 21" East, a distance of 276.00 feet to a point;

thence North 05° 45' 39" West, a distance of 760.00 feet to a point;

thence North 84° 14' 21" East, a distance of 10.00 feet to a point;

thence North 05° 45' 39" West, a distance of 198.55 feet to a point;

thence North 83° 10' 21" East, a distance of 443.08 feet to a point;

thence South 06° 06' 28" East, a distance of 166.59 feet to a point;

thence South 84° 14' 21" West, a distance of 126.01 feet to point;

thence South 05° 45' 39" East, a distance of 10.21 feet to a point;

thence South 84° 14' 21" West, a distance of 202.00 feet to a point;

thence South 05° 45' 39" East, a distance of 185.00 feet to a point;

thence North 84° 14' 21" East, a distance of 25.00 feet to a point;

thence South 05° 45' 39" East, a distance of 450.00 feet to a point;

thence South 84° 14' 21" West, a distance of 25.00 feet to a point;

thence South 05° 45' 39" East, a distance of 155.00 feet to a point;

thence South 84° 14' 21" West, a distance of 114.00 feet to a point;

thence South 05° 45' 39" East, a distance of 425.89 feet to a point;

thence North 69° 35' 10" West, a distance of 198.92 feet to a point;

thence North 06° 05' 54" West, a distance of 8.66 feet to a point;

thence North 69° 35' 23" West, a distance of 154.66 feet to the point of Beginning and containing 6.62 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural, District,

To: NG, Neighborhood General District.

ZONING SUBAREA - NEIGHBORHOOD EDGE, 8.35± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located Virginia Military Survey Number 6366, United States Military Lands, and containing 8.35 acres of land more or less, said 8.35 acres being more particularly bounded and described as follows:

Beginning for reference at the Franklin County Geodetic Survey Monument No. 5045, thence North 06°35'44" West, a distance of 55.07 feet to a point;

thence South 49° 24' 38" East, a distance of 484.07 feet

thence South 53° 41' 59" East, a distance of 200.56 feet to a point;

thence South 45° 35' 47" East, a distance of 150.33 feet to a point;

thence South 48° 20' 39" East, a distance of 268.62 feet to a point;

thence South 55° 49' 38" East, a distance of 176.64 feet to a point;

thence South 51° 38' 35" East, a distance of 97.95 feet to a point of curvature;

thence northwesterly, with the arc of said curve to the right, having a radius of 1597.02 feet, a central angle of 10° 19' 40", an arc length of 287.87 feet to a point, and a chord bearing and distance of South 64° 25' 33" East, 287.48 feet to a point;

thence South 69° 35' 23" East, a distance of 110.44 feet to a point;

thence South 69° 35' 23" East, a distance of 154.66 feet to a point;

thence South 04° 31' 21" East, a distance of 11.00 feet to a point;

thence South 69° 35' 10" East, a distance of 196.87 feet to the True Point of Beginning for this description;

thence North 05° 45' 39" West, a distance of 425.63 feet to a point;

thence North 84° 14' 21" East, a distance of 114.00 feet to a point;

thence North 05° 45' 39" West, a distance of 155.00 feet to a point;

thence North 84° 14' 21" East, a distance of 25.00 feet to a point;

thence North 05° 45' 39" West, a distance of 450.00 feet to a point;

thence North 84° 14' 21" West, a distance of 25.00 feet to a point;

thence North 05° 45' 39" West, a distance of 185.00 feet to a point;

thence North 84° 14' 21" East, a distance of 202.00 feet to a point;

thence North 05° 45' 39" West, a distance of 10.21 feet to a point;

thence North 84° 14' 21" East, a distance of 126.01 feet to a point;

thence South 06° 06' 28" East, a distance of 976.92 feet to a point;

thence South 88° 12' 51" West, a distance of 312.93 feet to a point;

thence South 05° 34' 29" East, a distance of 318.01 feet to a point;

thence North 76° 23' 07" West, a distance of 142.81 feet to the point of Beginning and containing 8.35 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural, District,

To: NE, Neighborhood Edge District.

ZONING SUBAREA - PUD-4, 23.2± ACRES

Situated in the State of Ohio, County of Franklin, Townships of Washington and Norwich, lying in Virginia Military Survey Number 3453, and being part of the 104 acre tract conveyed to Kermit C. Grener and Dorothy A. Grener by deed of record in Deed Book 898, Page 543, (all references are to the records of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning, for reference, at a Franklin County Geodetic Survey Monument No. 5179, marking the centerline intersection of Hayden Run Road and Leppert Road;

thence South 49° 24' 39" East, a distance of 60.00 feet, with the centerline of said Hayden Run Road, to a point;

thence South 40° 35' 22" West, a distance of 45.00 feet, across said Hayden Run Road right-of-way, to a point in the southerly right-of-way line of said Hayden Run Road;

thence with the southerly right-of-way line of Hayden Run Road the following courses and distances:

South 49° 24' 38" East, a distance of 278.03 feet, to a point;

South 46° 32' 53" East, a distance of 100.12 feet, to a point;

South 49° 24' 38" East, a distance of 159.10 feet, to a point, the TRUE POINT OF BEGINNING;

continuing South 49° 24' 38" East, a distance of 259.47 feet, to a point of curvature;

with the arc of said curve to the left, having a central angle of 06° 30' 54", a radius of 1687.02 feet, an arc length of 191.83 feet, and a chord which bears South 52° 40' 09" East, a distance of 191.72 feet, to a point of tangency;

South 62° 10' 06" East, a distance of 183.42 feet, to a point of curvature;

with the arc of said curve to the left, having a central angle 07° 25' 17", a radius of 1677.02 feet, an arc length of 217.22 feet, and a chord which bears South 65° 52' 45" East, a distance of 217.07 feet, to a point;

South 69° 35' 23" East, a distance of 305.00 feet, to a point in the line common to said 104 acre tract and a 4.752 acre tract

conveyed to Juanita J. Huffman by deed of record in Deed Book 2882, Page 415;

thence South 06° 05' 54" East, a distance of 464.79 feet, with the easterly line of said 104 acre tract, and the westerly lines of said 4.752 acre tract and a 6.099 acre tract conveyed to William E Storts and Kay L. Storts by deed of record in Official Record 8625J01, to a point at a common corner of said 104 and 6.099 acre tracts;

thence South 87° 45' 43" West, a distance of 950.19 feet, with the southerly line of said 104 acre tract, and the northerly lines of said 6.099 acre tract and a 109 acre tract conveyed to Carr Farms, Ltd by deed of record in Official Record 19954G11, to a point at a common corner of said 104 acre tract and a 2.506 acre tract conveyed to Phyllis J. Walken and Charles E. Walken by deed of record in Instrument Number 200007200143380;

thence with the lines common to said 104 and 2.506 acre tracts the following courses and distances:

North 07° 22' 49" West, a distance of 72.85 feet, to a point;

North 13° 40' 51" East, a distance of 88.38 feet, to a point;

North 73° 29' 23" West, a distance of 496.95 feet, to a point in the easterly right-of-way line of said Leppert Road;

thence North 18° 46' 58" West, a distance of 143.18 feet, with the easterly right-of-way line of said Leppert Road, to a point;

thence South 83° 18' 43" West, a distance of 20.00 feet, across said Leppert Road right-of-way, to a point in the centerline of said Leppert Road;

thence North 06° 41' 17" West, a distance of 450.54 feet, with the centerline of said Leppert Road, to a point at a corner common to said 104 acre tract and a 0.785 acre tract conveyed to Dolores Y. Sherwood and Wanda F. Straub by deed of record in Official Record 10429J14;

thence with the lines common to said 104 and 0.785 acre tracts the following courses and distances:

South 79° 32' 17" East, a distance of 132.05 feet, to a point;

North 19° 13' 40" East, a distance of 177.68 feet, to a point;

Thence across said 104 acre tract the following courses and distances:

South 49° 24' 38" East, a distance of 200.53 feet, to a point

North 40° 35' 22" East, a distance of 6.10 feet, to the TRUE POINT OF BEGINNING. Containing 23.25 acres, more or less.

To Rezone From: R, Rural, District,

To: PUD-4, Planned Unit Development District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and PUD-4, Planned Unit Development Districts on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts and Application among the records of the Building Services Division as required by Section 3320.13 of the Columbus City Codes, and shall register a copy of the approved PUD, Planned Unit Development District and Application among the records of the Building Services Division as required by Section 3311.09 of the Columbus City Codes, said

plans being titled "SHEET 1 OF 5: REGIONAL MAP," "SHEET 2 OF 5: NATURAL FEATURES PLAN," "SHEET 3 OF 5: ZONING DISTRICTS," "SHEET 4 OF 5: THOROUGHFARE PLAN," "SHEET 5 OF 5: CIVIC SPACES," "STATEMENT OF PRINCIPLES: GREENER / KRAMER PROPERTIES, HAYDEN RUN ROAD, LIFESTYLE COMMUNITIES," and "PUD - 4 DEVELOPMENT PLAN FOR: HAYDEN RUN AND LEPPERT ROAD," all signed on July 2, 2004 by Jeffrey L. Brown, attorney for the Applicant.

SECTION 4. The continuing applicability of this zoning ordinance to the real property described herein is contingent upon the development by the city, within 180 days of the approval of this ordinance, of an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies, and the agreement by the applicant to participate in such financing plan in an equitable proportion.

~~SECTION 4.~~ **SECTION 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



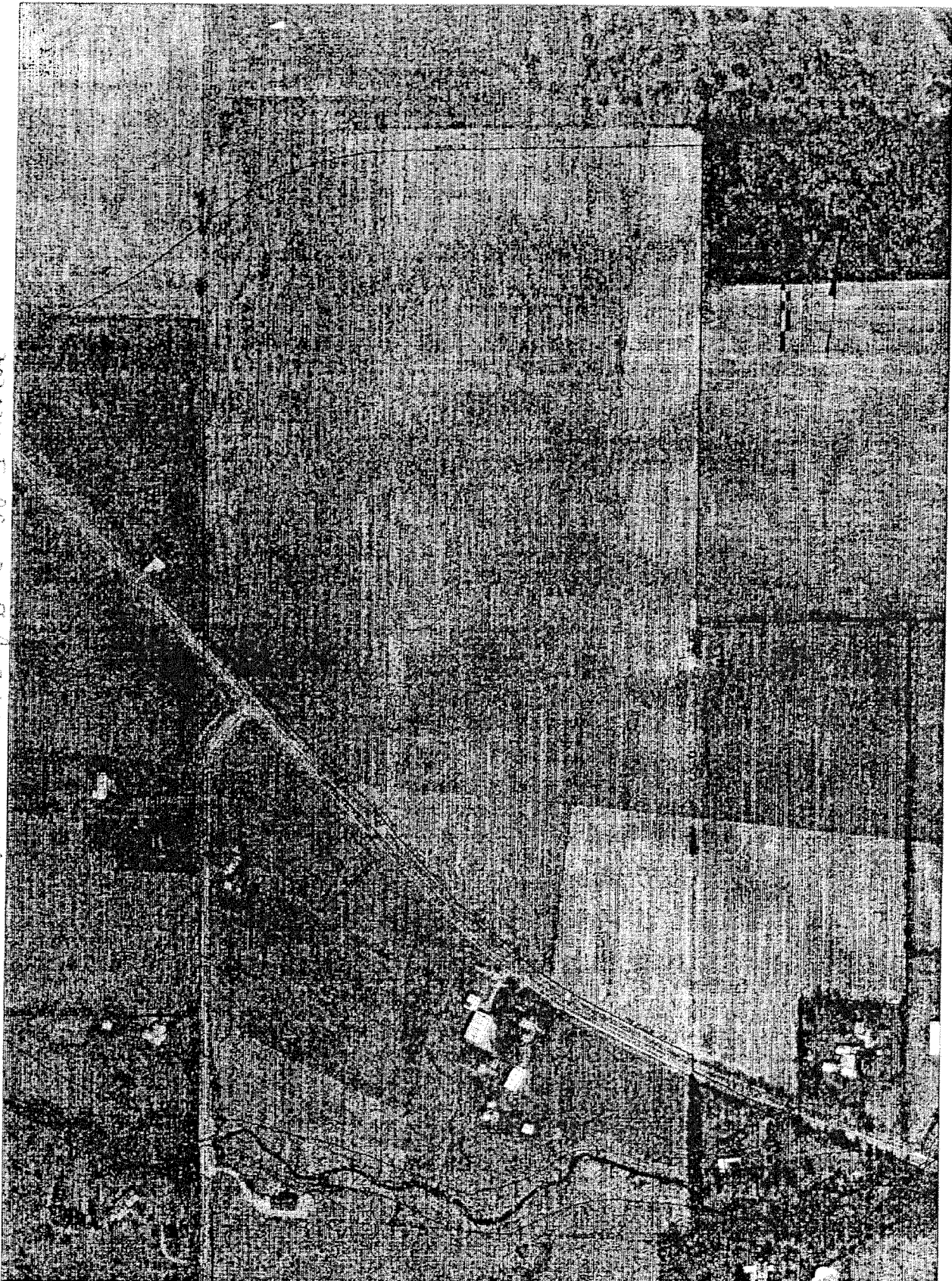
7/2/04
 Jeffrey L. Brown by DLH

Z03-020
 Final Copy
 Don Kiser
 7-6-04

REVISIONS		<small> CITY OF OLLAHAM, FRANKLIN COUNTY, OHIO ZONING DOCUMENTS FOR HAYDEN RUN - GREENER/KRAMER PROPERTY TRADITIONAL NEIGHBORHOOD DEVELOPMENT REGIONAL MAP </small>	Date	Job No.
NO.	DATE		DESCRIPTION	April 13, 2004
			Scale	Sheet
			1" = 1000'	1/5

Z03-020: Final Copy, Don Bickel, 7-6-04

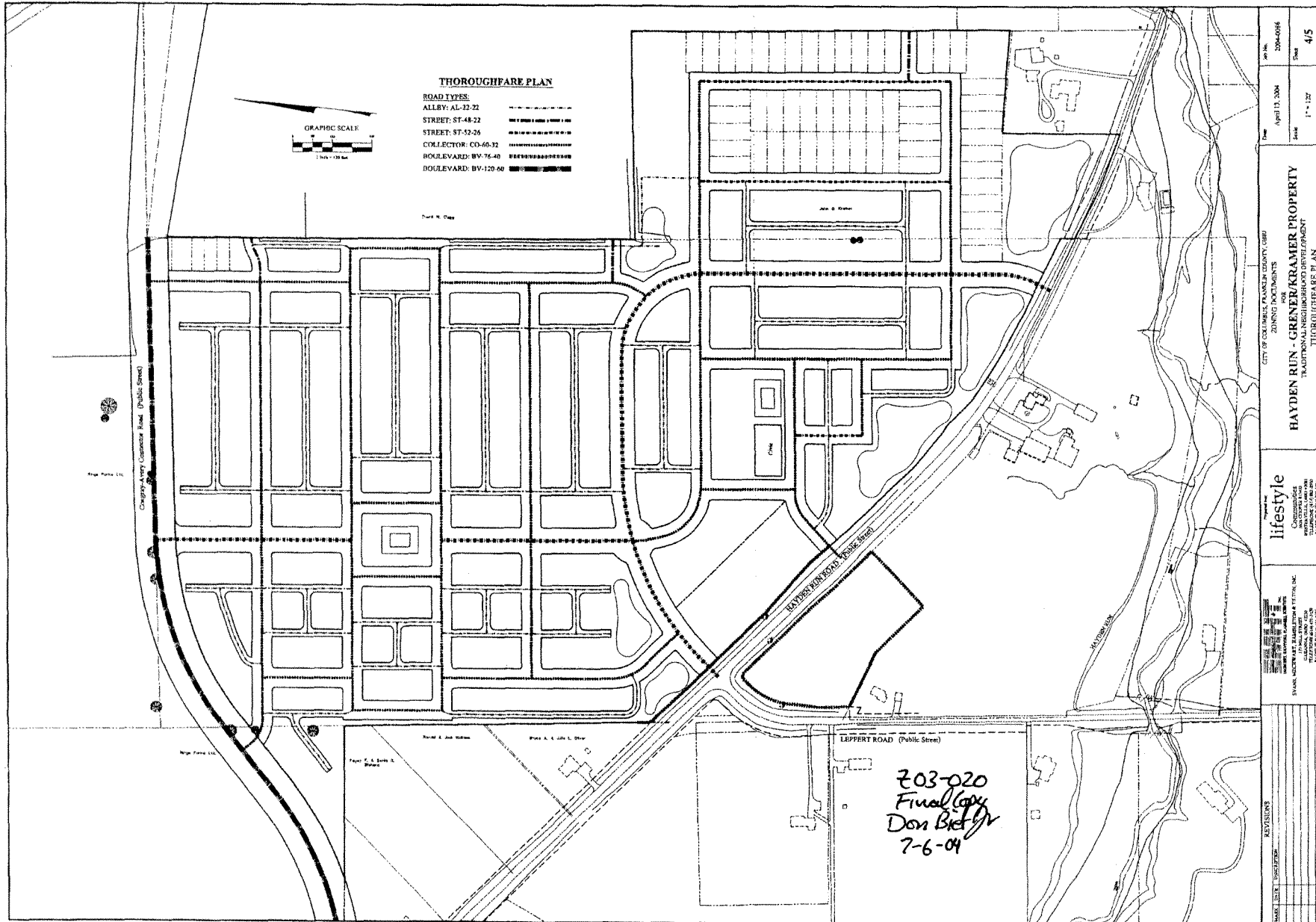
Joe Flanagan, L. Groves, Inc. DRI



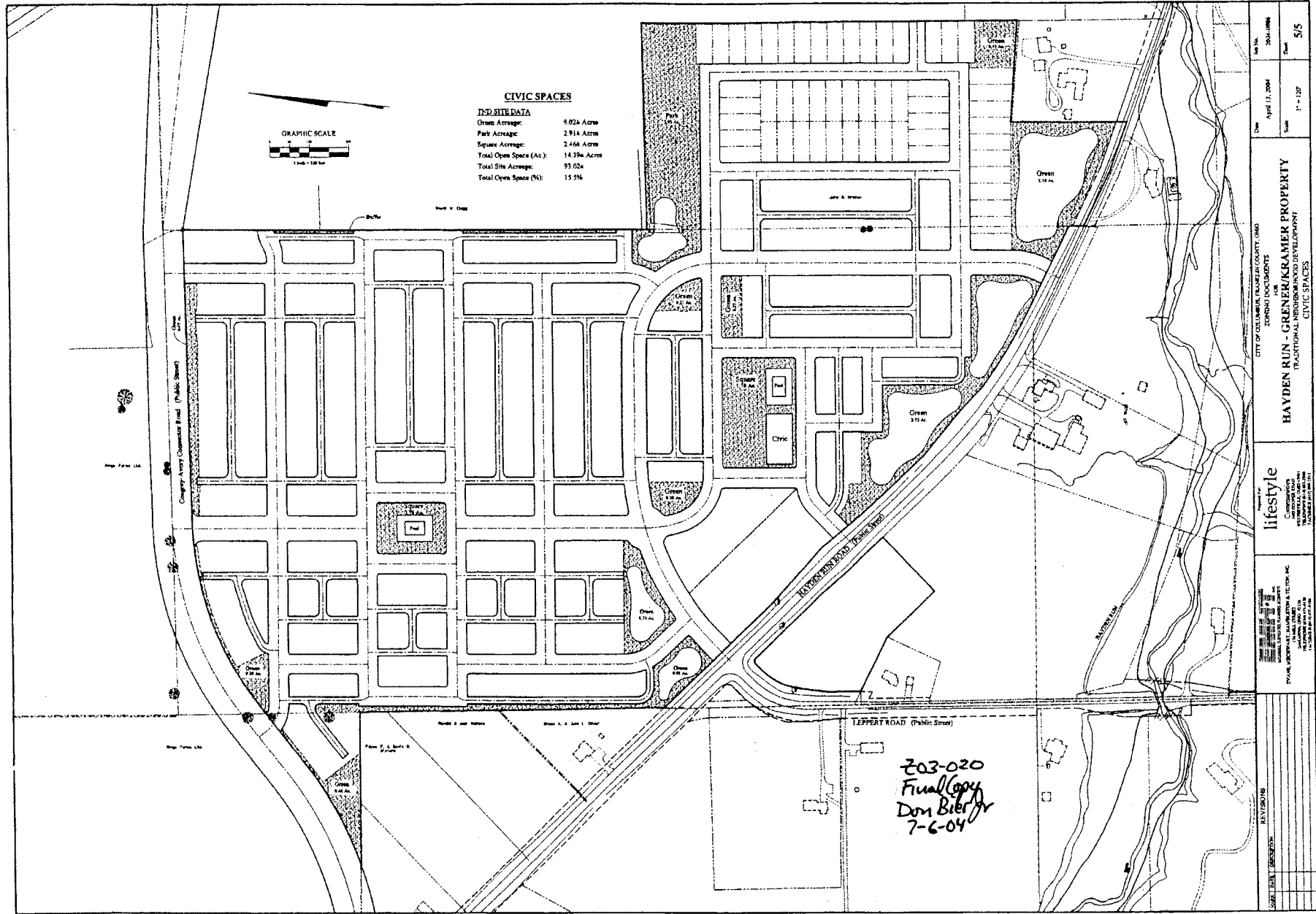
<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>
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<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>
<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>
<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>	<p>04/13/2004</p>

lifestyle

HAYDEN RUN - GREENER/KRAMER PROPERTY



Jeffrey L. Brown by DLH
 7/2/04



Jeffrey L. Brown by DLH

Statement of Principles

Greener / Kramer Properties Hayden Run Road

Lifestyle Communities

This site consists of approximately 93 acres and is located in Washington Township in northwest Franklin County. The site is located at the northeast and southeast corners of the intersection of Leppert and Hayden Run Roads, between Hilliard to the south and Dublin to the north.

It is the intention of this development to incorporate the principles of the Traditional Neighborhood Development Ordinance. The standards promulgated by the TND Ordinance and incorporated in this development proposal is the creation of viable communities that focus on pedestrian as well as vehicular requirements.

- A. The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.*

The plan outlines a mix of residential housing types, with different density ranges to achieve a transit-supportive neighborhood. In addition, this TND proposal has incorporated 10.24± acres of Town Center commercial meeting the mixed-use element of the TND principles.

- B. The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

This proposal incorporates this principle by providing the Town Center District at the intersection of Hayden Run and Leppert Roads with density graduation towards the property perimeter. The interconnected street grid and green space distribution promotes pedestrian flow throughout the site. This interconnectivity promotes ease to pedestrians to the above mentioned Town Center District.

- C. A variety of housing stock serves a range of incomes and age groups and includes backyard apartments, apartments above shops and residential units adjacent to work places.*

This development incorporates all of the TND districts; Town Center, Neighborhood Center, Neighborhood General, and Neighborhood Edge. This inclusion provides for the necessary variety of housing stock to serve a range of incomes and age groups. Additionally, the provision of this housing stock is much needed in this area as data exists demonstrating a lack of availability of these types of housing stock in the adjacent municipalities.

D. A variety of business types are accommodated, from retail and professional offices to "live-work" units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.

Corner commercial is being reserved in the Town Center District at the intersection of Hayden Run and Leppert Roads to provide neighborhood commercial uses. Additionally, many employment based uses and shopping opportunities exist to the east near Tuttle Mall as well as the south in Hilliard.

E. Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.

The civic spaces in this development include greens, parks, and square comprising 14.39± acres of open space. The two squares, which are centrally located, will include swimming pools as a neighborhood amenity. In addition, the larger of the squares will include a civic building for use by neighborhood residents.

F. A variety of civic spaces take the form of parks, greens, squares and plazas.

A variety of civic spaces are dispersed throughout the development, all of various sizes as an amenity to neighborhood residents.

G. A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips.

Thoroughfare types include boulevards, collector streets, local streets, and alleys, as well as sidewalks. All thoroughfares are interconnected to easily disperse traffic flow throughout the development and to provide ease of access to pedestrians and/or bicyclists.

H. Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.

The streetscape defines the thoroughfares and is characterized by a variety of housing types. In all cases, the streets will be defined by the homes, which will generally have tight setbacks to promote a pedestrian oriented streetscape

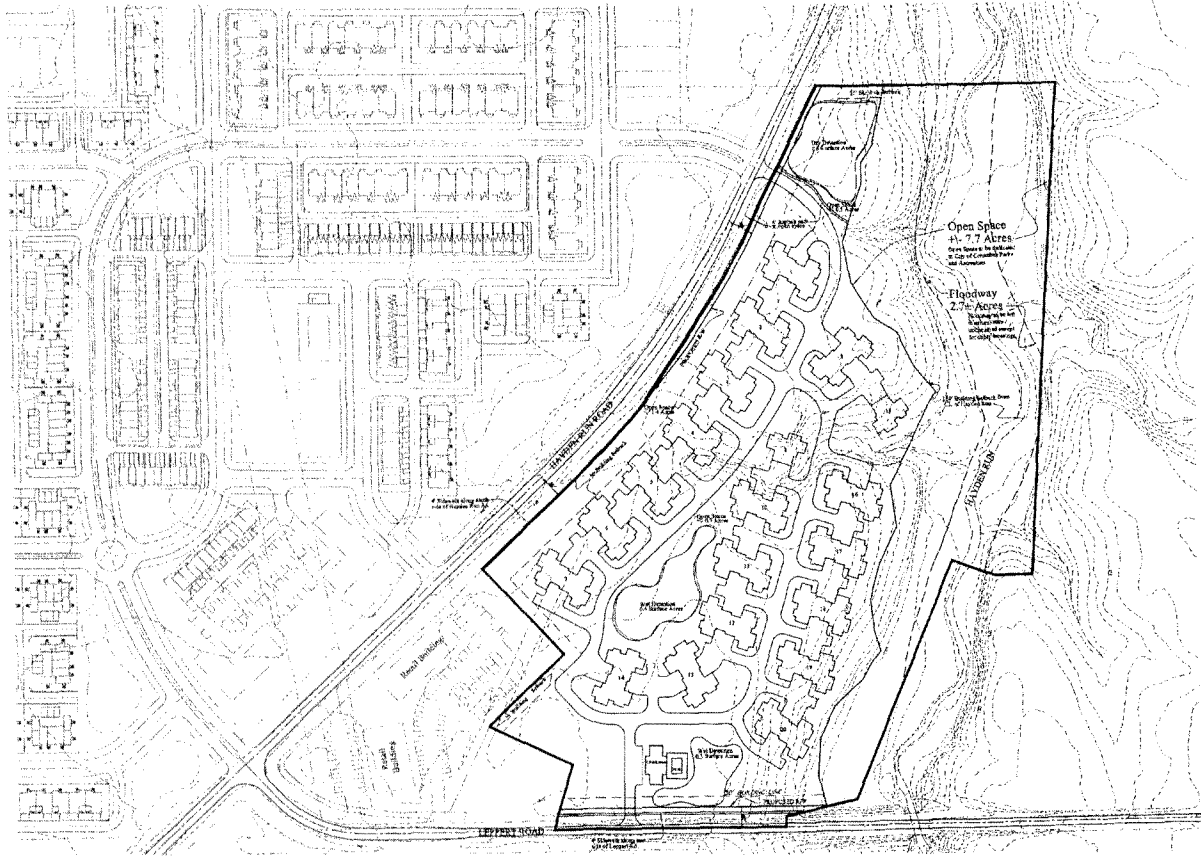
I. Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.

The development is comprised of smaller block sizes to support the TND principles as stated and addressed above.

huntingtower.stmnt
7/6/04 dd8

[Handwritten signature]
7/2/04

Z03-020
Final Copy
Don Bierly
7-6-04



PUD NOTES:

- 1) THE STREET ALIGNMENTS SHALL BE DEVELOPED AS SHOWN ON THIS PLAN. THE "AS SHOWN" IS THE ASSUMED TO BE THE FINAL DESIGN AND SHALL BE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS.
- 2) PAVED AREAS SHALL BE USED AS PAVED AREAS FOR THE PURPOSES OF MAINTENANCE AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL A MAINTENANCE CONTRACT IS ENTERED INTO BY THE CITY ENGINEER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PAVED AREAS AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PAVED AREAS.
- 3) THE DEVELOPER SHALL INSTALL ONE STREET TREE PER BUILDING UNIT AND THREE STREET TREES PER COMMON AREAS. STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS. STREET TREES SHALL BE 2.5" CALIBER MINIMUM AND SPACES SHALL NOT BE MORE THAN 100 FEET.
- 4) DEVELOPER SHALL INSTALL GEOMETRIC STREET LIGHTS AT REGULAR INTERVALS SIMILAR TO CITY OF COLUMBUS STANDARD SPECIFICATIONS.
- 5) MINIMUM SPACING BETWEEN LIGHTS SHALL BE AT LEAST 100 FEET UNLESS OTHERWISE NOTED TO VARY.
- 6) TREES ALONG HIGHWAY RIGHT OF WAY AND LEPPERT ROAD SHALL HAVE A LANDSCAPE BUFFER INSTALLED BY THE DEVELOPER WITH A MINIMUM OF ONE TREE PER 100 FEET OF HIGHWAY RIGHT OF WAY AND LEPPERT ROAD SHALL HAVE ONE TREE PER ONE HUNDRED LINEAL FEET.
- 7) THE BOARD OF ZONING ADJUSTMENT (BOZA) SHALL BE THE VENUE TO HARRY DEVELOPMENT. ZONING ADJUSTMENT SHALL BE SUBJECT TO THE DEVELOPER'S STANDARDS SET FORTH ON THIS PLAN.
- 8) ALL BUILDING UNITS SHALL BE SETBACK FROM A MAJOR ROAD OR HIGHWAY RIGHT OF WAY AS SHOWN ON THIS PLAN.
- 9) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS.
- 10) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS.
- 11) STREET LIGHTS SHALL BE INSTALLED ALONG THE SOUTH SIDE OF HAYDEN RUN AND LEPPERT ROAD. STREET LIGHTS SHALL BE INSTALLED AT REGULAR INTERVALS AND SHALL BE INSTALLED AT REGULAR INTERVALS.
- 12) PARKING
 - A. PARKING RESTRICTIONS SHALL BE CONTROLLED BY APPLICABLE ZONING ORDINANCES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PARKING AREAS AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PARKING AREAS.
 - B. PARKING SHALL BE INSTALLED ON EITHER SIDE OF ANY STREET WITHIN 100 FEET OF THE STREET INTERSECTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PARKING AREAS AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PARKING AREAS.
 - C. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PARKING AREAS AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PARKING AREAS.

DATE:	10/14/04
REVISION:	10/14/04
DESIGNED:	10/14/04
DRAWN:	10/14/04
CHECKED:	10/14/04
APPROVED:	10/14/04
DESIGNED BY:	10/14/04
DRAWN BY:	10/14/04

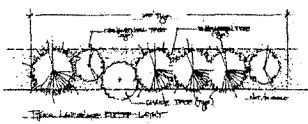
METROPOLITAN
ROMANELLI & HUGHES

PUD 4 DEVELOPMENT PLAN FOR:
HAYDEN RUN AND LEPPERT ROAD

CITY OF COLUMBUS, FRANKLIN COUNTY

DEVELOPMENT DATA

TOTAL ACRES:	11.21 AC
TOTAL BUILDINGS:	22
TOTAL UNITS:	76
NET DENSITY:	6.74 UNITS/AC
GROSS DENSITY:	3.27 UNITS/AC
REQUIRED OPEN SPACE (75' MAX x 500' W):	1.02 AC
PROVIDED OPEN SPACE:	11.14 AC (99%)
HAYDEN RUN 150' SETBACK:	6.74 AC
HAYDEN RUN 80' SETBACK:	2.14 AC
COMMUNITY GREEN SPACE:	1.14 AC



203-020
Final Copy
Don Biehl
7-6-04

Robert Fran
~~7/2/04~~
7/2/04 JCB

PREPARED BY:

SCALE: 1" = 40' HORIZ. 1" = 10' VERT.

STAFF REPORT
DEVELOPMENT COMMISSION
POLICY MEETING
CITY OF COLUMBUS, OHIO
MAY 27, 2004

3. **APPLICATION:** Z03-020
Location: 6222 HAYDEN RUN ROAD (43026), being 115.93± acres located on the north and south side of Hayden Run Road, at the terminus of Leppert Road.
Existing Zoning: R, Rural District.
Request: TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and PUD-4, Planned Unit Development Districts.
Proposed Use: Single- and multi-family and commercial development.
Applicant(s): Huntington Tower Associates, LLC; c/o Jackson B. Reynolds, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): Kermit and Dorothy Grener; 6223 Hayden Run Road; Hilliard, Ohio 43026.
Planner: Don Bier, 645-0712; drbier@columbus.gov
Direct inquiry to: Richard Makley, 645-0078; rpmakley@columbus.gov

BACKGROUND:

- The 116± - acre site is located on the north and south side of Hayden Run Road, at the terminus of Leppert Road and was recently annexed into the City from Washington and Norwich Townships. A single-family dwelling and outbuildings lie on the portion of the site south of Hayden Run Road; the balance of the site is used for agricultural use. The applicant requests the TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts for the portion of the site north of Hayden Run Road to develop a total of 828 dwelling units, a density of 8.90 units per acre. South of Hayden Run Road, the applicant requests the PUD-4, Planned Unit Development District to develop 76 single-family dwellings, a gross of 3.2 units per acre.
- This request is one of three applications to rezone approximately 450 acres into Traditional Neighborhood Development Districts (TND), the Planned Unit Development District (PUD) and Commercial Planned Development District (CPD) to permit a mixed-use development of single-family, multi-family, and commercial uses. Two applications (Z02-097 and Z02-075) lie to the north of the site and will permit the development of 1,718 dwelling units at an overall density of 5.37± units per acre. These applications are also on tonight's agenda. Zoning and aerial maps illustrating all three proposed developments are contained within the Report Packet.
- Within the City of Hilliard to the south of the site are single-family dwellings and undeveloped land identified as appropriate for single-family development within the *Hilliard Community Plan*. To the east and west of the site is undeveloped farmland in various stages of annexation into the City of Columbus and single-family dwellings within Washington Township. A single-family subdivision within the City of Hilliard is located southeast of the site, fronting Avery Road, south of Hayden Run Road.
- The site lies within the boundaries of the draft *Hayden Run Corridor Plan*. The development is consistent with the general recommendations of the plan for mixed land uses.
- As required for a TND application, the applicant has submitted exhibits illustrating the location of the proposed Districts, the layout of the thoroughfares, the location and size of the civic spaces, context of the development to the region and to the two TND applications to the north.

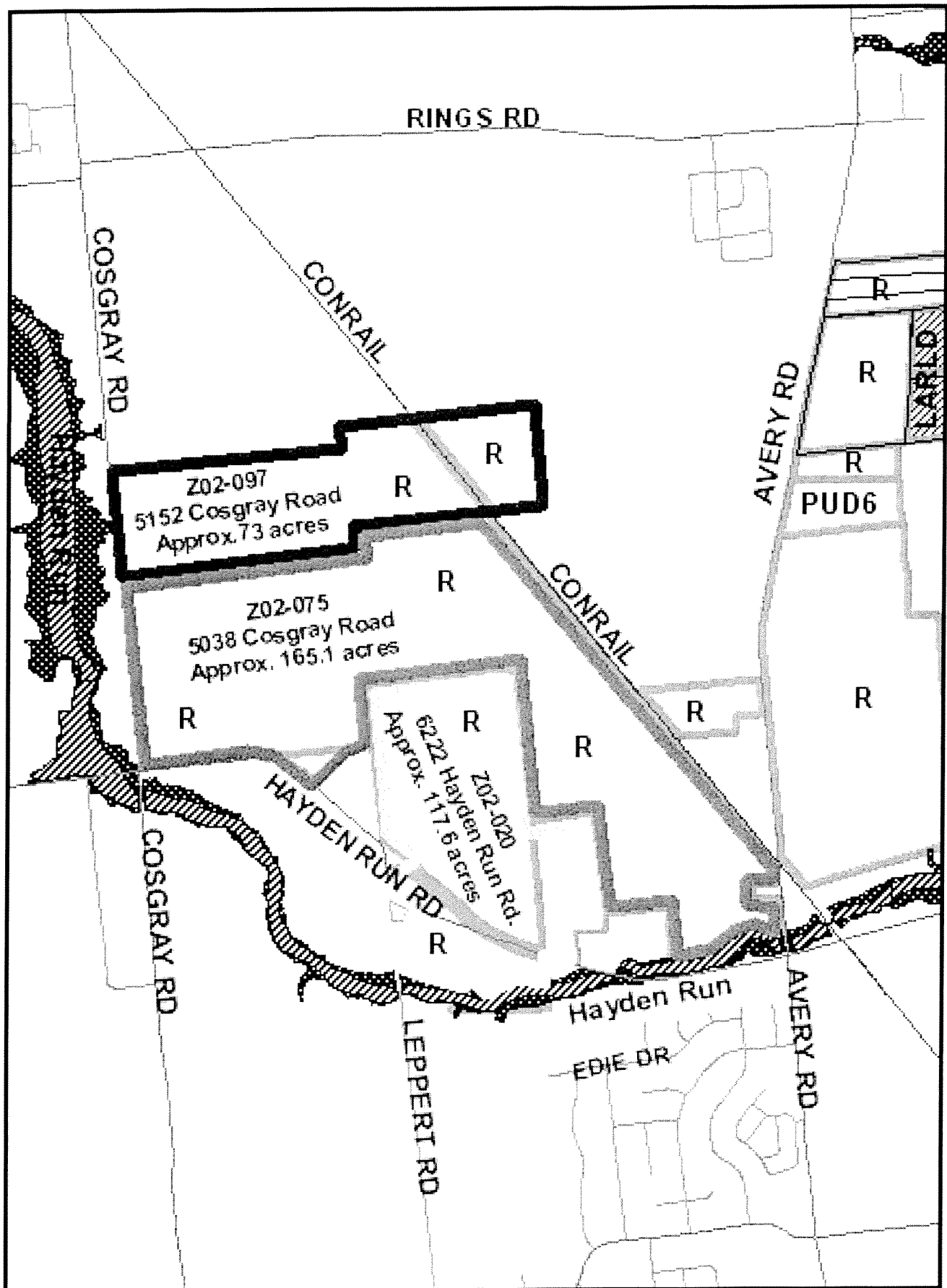
- The TC, Town Center District fronts both the north (7.35 acres) and south (2.89 acres) side of Hayden Run Road, and will contain 40,000 square feet of commercial uses with 11 dwelling units and a 1.70 acre Square.
- The applicant is requesting the NC, Neighborhood Center District for 66.7 acres north of the TC District to develop 757 multi-family dwelling units. The District will contain a .76 acre square, a 2.72 acre Green along Hayden Run, and several smaller Greens ranging from .21 to .74 acres. A public boulevard will run through the center of the site, connecting Leppert Road with the proposed Cosgray-Avery Connector Road.
- The NG, Neighborhood General and NE, Neighborhood Edge will lie along the eastern edge of the site and consist of a total of 15 acres. These districts will contain a total of 60 single-family lots, accessed from the street. The districts will include a 2.16 acre Green which will front Hayden Run Road and a 2.91 acre Park which will connect to a park in the adjacent zoning request.
- Along the south side of Hayden Road, the applicant requests the PUD-6, Planned Unit Development District to develop 76 dwelling units, within 22 buildings, a gross density of 3.2 dwelling units per acre. The net density of dwelling units per acre, derived by subtracting acreage to be dedicated as right-of-way for Leppert and Hayden Run Roads, had not been calculated at the time this report was prepared. Hayden Run Creek runs along the southern boundary of the site, as illustrated on the site plan. The creek is a tributary of the Scioto River and crosses Hayden Run Road several times as it runs eastward from the site until the creek connects to the Scioto River. The elevation of the site drops significantly at the rear of the site then rises just beyond the creek, creating a narrow valley of creek and floodplain area. The applicant will donate 7.7 acres of open space to serve as public parkland and a 150 foot protection area for Hayden Run.
 - Approval of the PUD-6 development plan should be subject to the following conditions: revised data table to list acreage for right-of-way dedication and add net density; remove all information pertaining to "Alternative Site Plan;" add required Department of Public Safety notes; revise current note #5 to delete administrative approval for building separation; revise current note #7 to specify that on-street parking is not permitted on the same side of the street as fire hydrants; add note committing to perimeter and interior sidewalks; add note committing to provide any additional right-of-way that may be required following analysis of the T.I.S., add note detailing agreement(s) with the Department of Recreation and Parks to satisfy the Parkland Dedication Ordinance; add note stating that stacked parking in the driveway of a dwelling unit in front of the garage of each unit is permitted, subject to the garage door being no less than eighteen (18) feet from the edge of pavement of the sidewalk (if provided) or internal drive.
- As required with the two proposed TND Developments to the north, the applicant is preparing a Traffic Impact Study that will analyze the impact of the proposed developments on the traffic pattern in the area. Staff is particularly concerned with the traffic impact of this application considering its direct access to Hayden Run and Leppert Road and its high dense residential and commercial uses. Since Hayden Run Road cannot be significantly improved, the road should be de-emphasized as a part of the overall traffic network. All decisions pertaining to traffic infrastructure improvements and the funding thereof are being coordinated through the City of Columbus Transportation Division.
- Hayden Run Road is identified by the *Columbus Thoroughfare Plan* as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline; Leppert Road is identified as a collector street requiring a minimum of 30 feet of right-of-way from centerline.

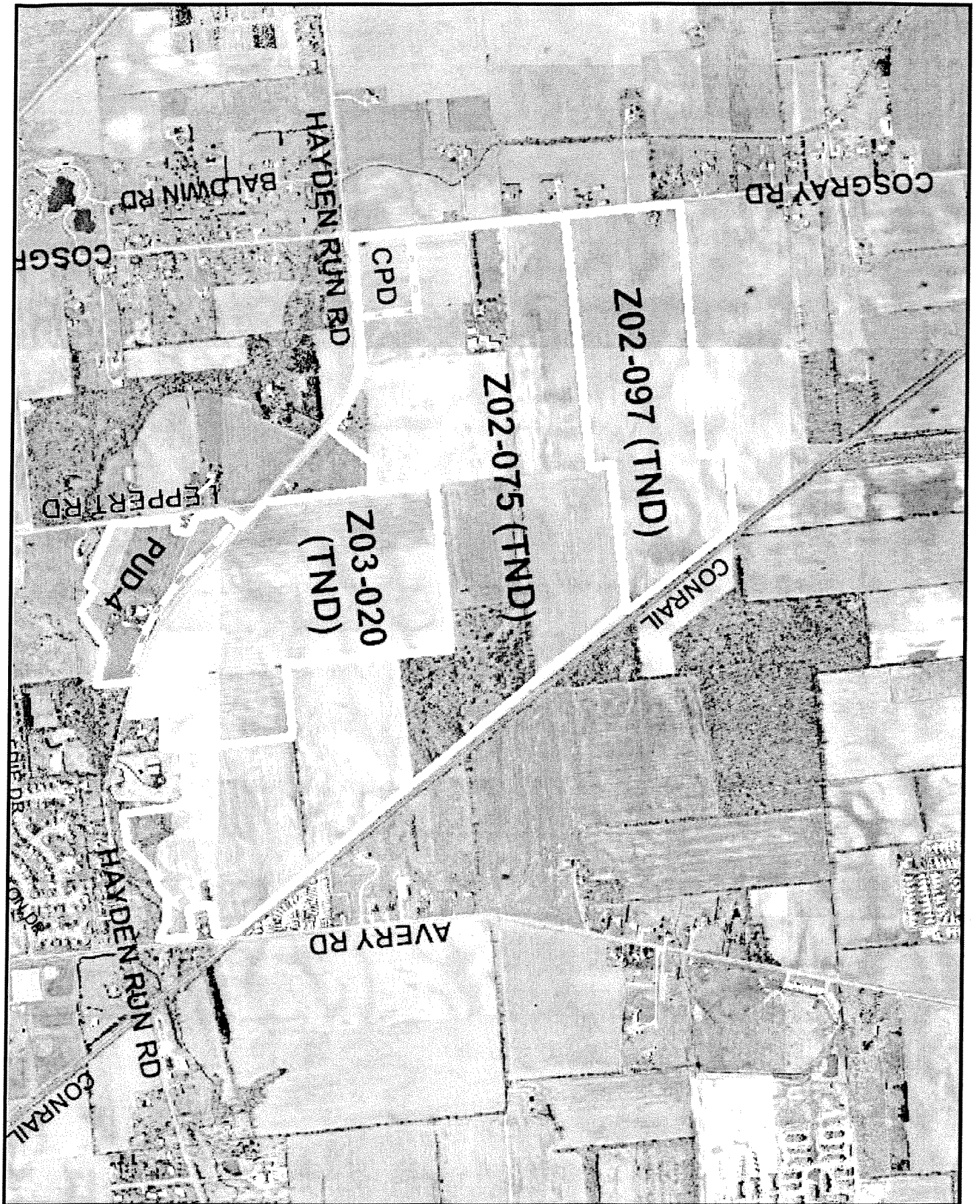
- The proposal also requires the dedication of Right-of-Way for the proposed “Cosgray-Avery Road Connector” that runs along the northern edge of this application. The connector is proposed to serve as the primary east-west arterial for the area, reducing demand placed on Hayden Run Road. The connector will extend from Cosgray Road and will connect to Avery Road in the future.
- The site lies within the boundaries of the draft *Hayden Run Corridor Plan*. The development is consistent with the general recommendations of the plan for mixed land- uses.

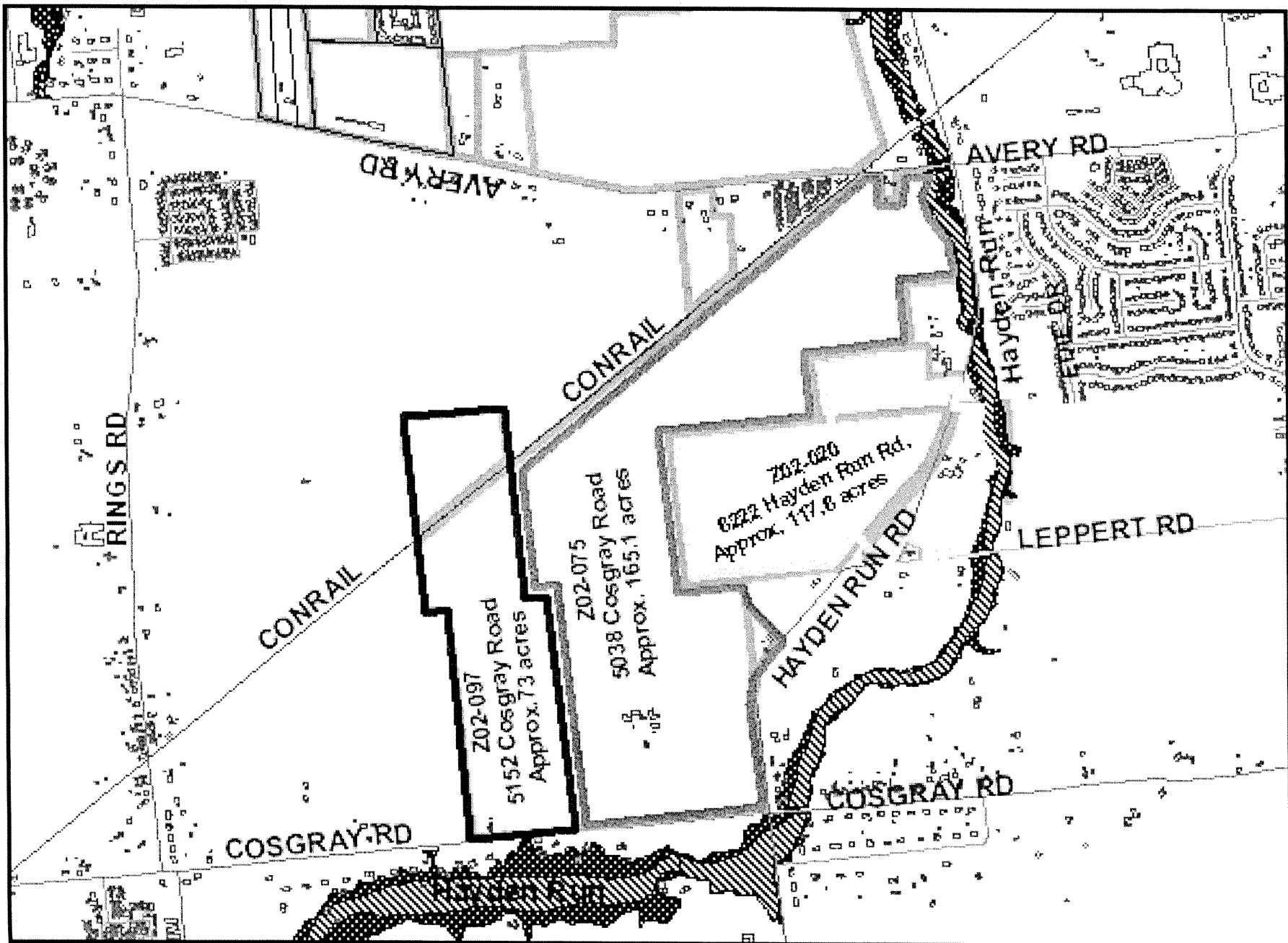
CITY DEPARTMENTS RECOMMENDATION: Conditional Approval. ❶

This request is one of three primarily TND based applications submitted within the Hayden Run and Cosgray Road area, permitting the development of 2055 dwelling units and 375,000 square feet of commercial space over a total of 341 acres. The applicant requests the TC, Town Center and NC, Neighborhood Center Districts for the portion of the site north of Hayden Run Road to develop 828 dwelling units, a density of 8.9 dwelling units per acre. South of Hayden Run Road the applicant requests the PUD-4, Planned Unit Development District to develop 76 dwelling units. The site is within the boundaries of the proposed *Hayden Run Corridor Plan*, which will recommend mixed-use Town Center, Cluster, Neighborhood Center and Neighborhood General land-uses. Although the proposed mixed-use development is appropriate for the site, staff recommends that approval be conditioned on revisions to the PUD-6 plan as outlined above and commitment by the applicant to agree to transportation improvements and funding commitments requested by the City of Columbus.

❶ Since the 5/27/2004 Development Commission meeting the applicant has made revisions to the PUD-4 plan that were requested by Staff and Section 4 of the proposed zoning ordinance addresses the Applicant’s commitment to participate in the funding plan for public improvements.

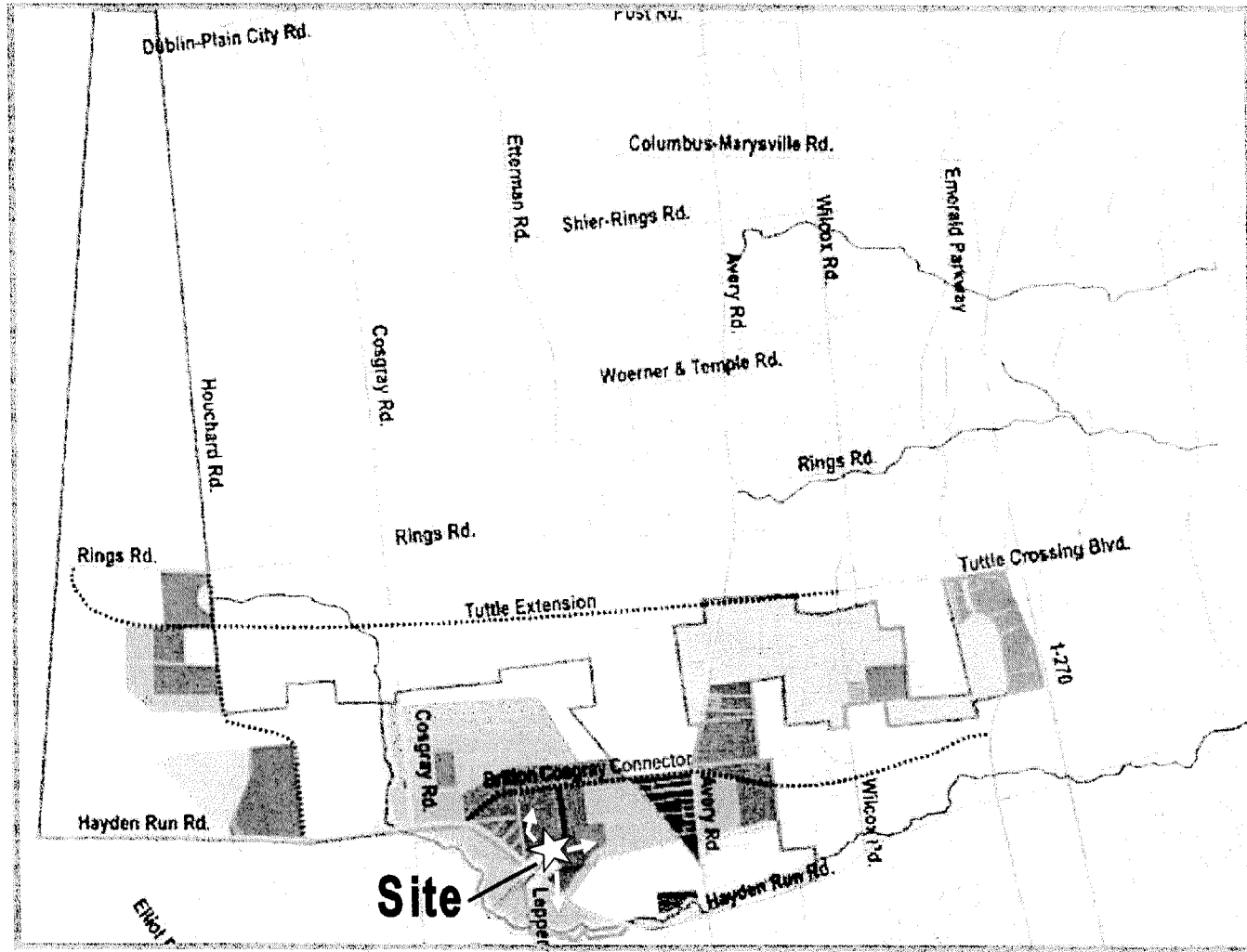






PROPOSED LAND USE MAP

Interim Hayden Run Corridor Plan (2003)



- Proposed Major Roads
- - - Fuel Line
- Existing Public Facilities
- Cluster Development
- Existing Park
- Existing Multi-Family
- Existing Commercial
- Neighborhood Edge
- Neighborhood General
- Neighborhood Center
- Town Center
- Transit Oriented Dev.
- Community Center/School
- Community Commercial
- Neighborhood Commercial
- Low Density Cluster
- Park
- Office
- Hayden Run Buffer
- Hayden Run Spring
- Environmentally Sensitive Development Area
- Service Boundary





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 # Z03-020

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad Street, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Kermit & Dorothy Grener</u>	<u>6223 Hayden Run Road, Hilliard, OH 43026</u>
<u>John Kramer</u>	<u>9455 Johnstown - Utica Road, Johnstown, OH 43031</u>
<u>Huntington Tower Associates, LLC</u>	<u>150 East Broad Street, Suite 100, Columbus, OH 43215</u>
<u>Romanelli & Hughes Building Company</u>	<u>148 West Schrock Road, Westerville, OH 43081</u>
<u>Lifestyle Communities</u>	<u>2800 Corporate Exchange Drive, Suite 400, Columbus, OH 43231</u>

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 7 day of July, in the year 2004

SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: 4/25/09

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



APPLICANT



Huntington Tower Associates, LLC
150 East Broad Street, Suite 100
Columbus, OH 43215

PROPERTY OWNERS

Kermit & Dorothy Greener
6223 Hayden Run Road
Hilliard, OH 43026

John Kramer
9455 Johnstown-Utica Road
Johnstown, OH 43031

ATTORNEY

Jeffrey L. Brown
37 West Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Therll Clagg
1335 Dublin Road, Suite 206 D
Columbus, OH 43215

Steven Cordle
Cord Camera Centers, Inc.
P.O. Box 44406
Columbus, OH 43204

Curtis Benzle
6100 Hayden Run Road
Hilliard, OH 43204



Juanita Huffman
6161 Hayden Run Road
P.O. Box 34
Hilliard, OH 43026

William & Kay Storts
6033 Hayden Run Road
Hilliard, OH 43026

Investors Realty, LLC
750 Northlawn Drive
Columbus, OH 43214

Charles & Phyllis Walker
4710 Leppert Road
Hilliard, OH 43026

Crafton Properties, Inc.
3360 Tremont Road
Columbus, OH 43221

Fredrick & Mary Crow
4777 Leppert Road
Hilliard, OH 43026

James Kramer
4815 Leppert Road
Hilliard, OH 43026

Dolores Sherwood & Wanda Straub
4810 Leppert Road
Hilliard, OH 43025

Judith Russell
4825 Leppert Road
Hilliard, OH 43026

Bryce & Julie Oliver
6462 Hayden Run Road
Hilliard, OH 43026

Ruth Dalessandro, TR
6488 Hayden Run Road
Hilliard, OH 43026

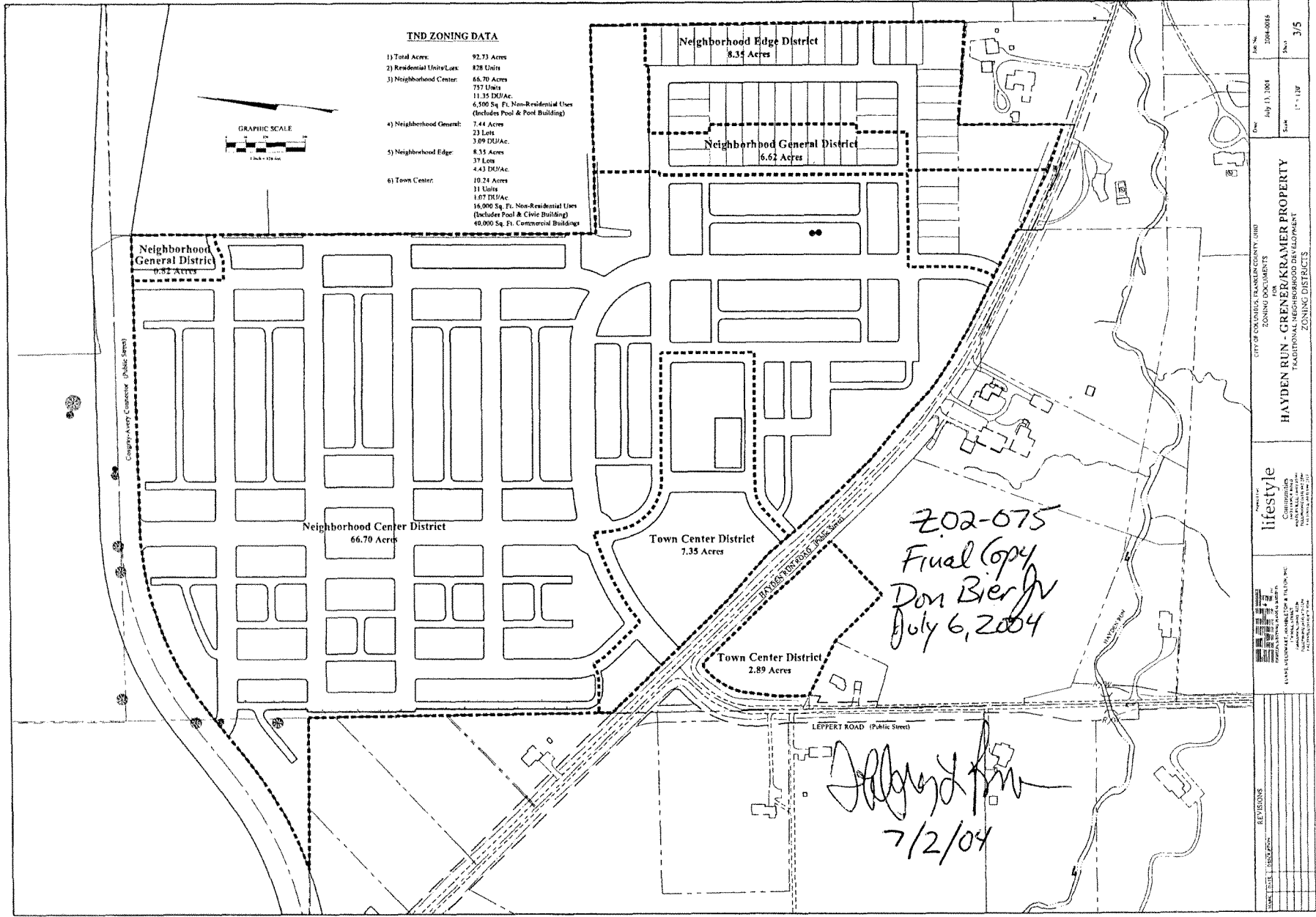
Fayez Bekheit & Sonia Bishara
675 Bluffview Drive
Columbus, OH 43235



Cosgray Farms, Ltd.
5038 Cosgray Road
Dublin, OH 43016

City Council Data Form

CvZNo	Z03-020	Area Comm	No Area Commission. No Civic Association.
Ordinance	ORD 1388-2004	Dev Comm	Approval (4-0) on May 27, 2004;
Applicant	Huntington Tower Associates, LLC; c/o Jeff Brown, Attorney; Smith and Hale	Neighborhood Support	No. City of Dublin and Washington Township expressed a desire for additional planning/ traffic studies at D.C. meeting.
Address	6222 Hayden Run Road Columbus, OH 43016	<i>Yes, No, Unresponsive (Pick one)</i>	
Applicant phone	614-221-4255	Area Plan	<i>Interim Hayden Run Corridor Plan (2004)</i>
Applicant fax	614-221-4409	Compliance w Area Plan	Consistent with area plan recommendation for TC, NC, NG NE TND and PUD-4 cluster development.
Final Action	(leave blank)	Proposed Use	Single- and multi-family residential and commercial development.
Vote	(leave blank)	Reason for Rejection	(leave blank)
Vote Date	(leave blank)		
Staff Recommendation	Approval		



DATE: July 13, 2004	JOB No.	20040086
	Scale	1" = 120'
CITY OF COLUMBIA, FRANKLIN COUNTY, OHIO		
ZONING DOCUMENTS		
FOR		
HAYDEN RUN - GRENEKRAMER PROPERTY		
FRANKLIN COUNTY DEVELOPMENT		
ZONING DISTRICTS		
3/5		
lifestyle		
COMMUNITY DEVELOPMENT		
PLANNING & ZONING		
1000 W. MAIN STREET, SUITE 100, COLUMBIA, OHIO 43004		
PHONE: 614.393.1234		
FAX: 614.393.1235		
WWW.CITYOF-COLUMBIA.ORG		
REVISED		



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 0954-2005

30-Day

File Number: 0954-2005

File Type: Ordinance

Status: Passed

Version: 1

Controlling Body: Zoning Committee

File Name: REZONING Z04-092, 4810 LEPPERT ROAD (43026)

Introduced: 5/18/2005

Requester: Dev Zoning Drafter

Cost:

Final Action: 7/14/2005

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Don Bier, 645-0712

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 0954-2005 passed by The Council of The City of Columbus Ohio 4-5, 20 07, as shown by the records now on file in this office.

Seal

Andrea Blewins

City Clerk

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title:

To rezone 4810 LEPPERT ROAD (43215), being 24± acres located on the east side of Leppert Road, 365± feet south of Hayden Run Road, From: R, Rural and PUD-4, Planned Unit Development Districts, To: PUD-4, Planned Unit Development District (Rezoning # Z04-092).

Sponsors:

Indexes:

Attachments: ORD 0954-2005 exhibits.doc, ORD 0954-2005 labels.doc, Z04-092 Data Form.xls

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Zoning Drafter	6/13/05	Sent for Approval	Dev Zoning Inbox			
1	Dev Zoning Reviewer	6/23/05	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	dh/cp/rpm					
1	Dev Zoning Drafter	6/23/05	Sent for Approval	DEVELOPMENT DIRECTOR			
1	DEVELOPMENT DIRECTOR	6/23/05	Reviewed and Approved	Dev Zoning Drafter			
1	Dev Zoning Drafter	6/23/05	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Zoning Committee	7/11/05	Waived the 2nd Reading				Pass
1	Zoning Committee	7/11/05	Approved				Pass
1	COUNCIL PRESIDENT	7/11/05	Signed				
1	MAYOR	7/13/05	Signed				
1	ACTING CITY CLERK	7/14/05	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

Rezoning Application: Z04-092

APPLICANT: Huntington Tower Associates; c/o Jeffrey L. Brown, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

PROPOSED USE: Multi-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on January 13, 2005.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant is requesting the PUD-4, Planned Unit Development District to add a .79± acre parcel to a site that was rezoned to the PUD-4 zoning district in July, 2004. The maximum number of dwelling units permitted increases from 76 to 80 with a slight increase in density. The overall PUD-4 zoning district remains consistent with the draft *Hayden Run Corridor Plan* (2004). Open space must be dedicated to the City of Columbus Recreation and Parks Department prior to issuance of zoning clearance for any development on this site.

Title

To rezone **4810 LEPPERT ROAD (43215)**, being 24± acres located on the east side of Leppert Road, 365± feet south of Hayden Run Road, **From:** R, Rural and PUD-4, Planned Unit Development Districts, **To:** PUD-4, Planned Unit Development District (Rezoning # Z04-092).

Body

WHEREAS, application #Z04-092 is on file with the Building Services Division of the Department of Development requesting rezoning of 24.04± acres from R, Rural and PUD-4, Planned Unit Development Districts to PUD-4, Planned Unit Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of the requested PUD-4, Planned Unit Development District to add a 0.79± acre parcel to a 23.2± site that was rezoned to the PUD-4 zoning district in July, 2004. The maximum number of dwelling units permitted will increase from 76 to 80 with a slight increase in density. The proposed PUD-4 zoning district remains consistent with the draft *Hayden Run Corridor Plan* (2004), and open space must be dedicated to the City of Columbus Recreation and Parks Department prior to issuance of zoning clearance for any development; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4810 LEPPERT ROAD (43215), being 24± acres located on the east side of Leppert Road, 365± feet south of Hayden Run Road, and being more particularly described as follows:

ZONING DESCRIPTION ONE: 23.25± ACRES

Situated in the State of Ohio, County of Franklin, Townships of Washington and Norwich, lying in Virginia Military Survey Number 3453, and being part of the 104 acre tract conveyed to Kermit C. Grener and Dorothy A. Grener by deed of record in Deed Book 898, Page 543, (all references are to the records of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning, for reference, at a Franklin County Geodetic Survey Monument No. 5179, marking the centerline intersection of Hayden Run Road and Leppert Road;

thence South 49° 24' 39" East, a distance of 60.00 feet, with the centerline of said Hayden Run Road, to a point;

thence South 40° 35' 22" West, a distance of 45.00 feet, across said Hayden Run Road right-of-way, to a point in the southerly right-of-way line of said Hayden Run Road;

thence with the southerly right-of-way line of Hayden Run Road the following courses and distances:

South 49° 24' 38" East, a distance of 278.03 feet, to a point;

South 46° 32' 53" East, a distance of 100.12 feet, to a point;

South 49° 24' 38" East, a distance of 159.10 feet, to a point, the TRUE POINT OF BEGINNING;

continuing South 49° 24' 38" East, a distance of 259.47 feet, to a point of curvature;

with the arc of said curve to the left, having a central angle of 06° 30' 54", a radius of 1687.02 feet, an arc length of 191.83 feet, and a chord which bears South 52° 40' 09" East, a distance of 191.72 feet, to a point of tangency;

South 62° 10' 06" East, a distance of 183.42 feet, to a point of curvature;

with the arc of said curve to the left, having a central angle 07° 25' 17", a radius of 1677.02 feet, an arc length of 217.22 feet, and a chord which bears South 65° 52' 45" East, a distance of 217.07 feet, to a point;

South 69° 35' 23" East, a distance of 305.00 feet, to a point in the line common to said 104 acre tract and a 4.752 acre tract conveyed to Juanita J. Huffman by deed of record in Deed Book 2882, Page 415;

thence South 06° 05' 54" East, a distance of 464.79 feet, with the easterly line of said 104 acre tract, and the westerly lines of said 4.752 acre tract and a 6.099 acre tract conveyed to William E Storts and Kay L. Storts by deed of record in Official Record 8625J01, to a point at a common corner of said 104 and 6.099 acre tracts;

thence South 87° 45' 43" West, a distance of 950.19 feet, with the southerly line of said 104 acre tract, and the northerly lines of said 6.099 acre tract and a 109 acre tract conveyed to Carr Farms, Ltd by deed of record in Official Record 19954G11, to a point at a common corner of said 104 acre tract and a 2.506 acre tract conveyed to Phyllis J. Walken and Charles E. Walken by deed of record in Instrument Number 200007200143380;

thence with the lines common to said 104 and 2.506 acre tracts the following courses and distances:

North 07° 22' 49" West, a distance of 72.85 feet, to a point;

North 13° 40' 51" East, a distance of 88.38 feet, to a point;

North 73° 29' 23" West, a distance of 496.95 feet, to a point in the easterly right-of-way line of said Leppert Road;

thence North 18° 46' 58" West, a distance of 143.18 feet, with the easterly right-of-way line of said Leppert Road, to a point;

thence South 83° 18' 43" West, a distance of 20.00 feet, across said Leppert Road right-of-way, to a point in the centerline of said Leppert Road;

thence North 06° 41' 17" West, a distance of 450.54 feet, with the centerline of said Leppert Road, to a point at a corner common to said 104 acre tract and a 0.785 acre tract conveyed to Dolores Y. Sherwood and Wanda F. Straub by deed of record in Official Record 10429J14;

thence with the lines common to said 104 and 0.785 acre tracts the following courses and distances:

South 79° 32' 17" East, a distance of 132.05 feet, to a point;

North 19° 13' 40" East, a distance of 177.68 feet, to a point;

Thnce across said 104 acre tract the following courses and distances:

South 49° 24' 38" East, a distance of 200.53 feet, to a point

North 40° 35' 22" East, a distance 226.10 feet, to the TRUE POINT OF BEGINNING, containing 23.25 acres, more or less.

To Rezone From: PUD-4, Planned Unit Development District,

To: PUD-4, Planned Unit Development District.

ZONING DESCRIPTION TWO: 0.795± ACRES

Situated in the County of Franklin, State of Ohio, and in the Township of Washington, Scioto Darby School District, bounded and described as follows:

Being .795 of an acre out of a 100 acre tract formerly owned by Charles Sherwood, sold tract being located in Survey No. 3453, Virginia Military District, and being more particularly described as follows:

Beginning at the center line intersection of Hayden Run Road with Leppert Road, which is in the westerly line of the above mentioned 100 acre tract; thence with the center line of Hayden Run Road, South 72°54' East, 229 feet to a point; thence South 16° 12' West, 177.8 feet to an iron pipe (passing an iron pipe in fence line on Southerly side of said road); thence North 82° 51' West, 132 feet to the center line of Leppert Road (passing an iron pipe in fence line on easterly side of the road); thence with center line of said Leppert Road, North 10° West, 225.3 feet to the place of beginning and containing .795 of an acre, more or less.

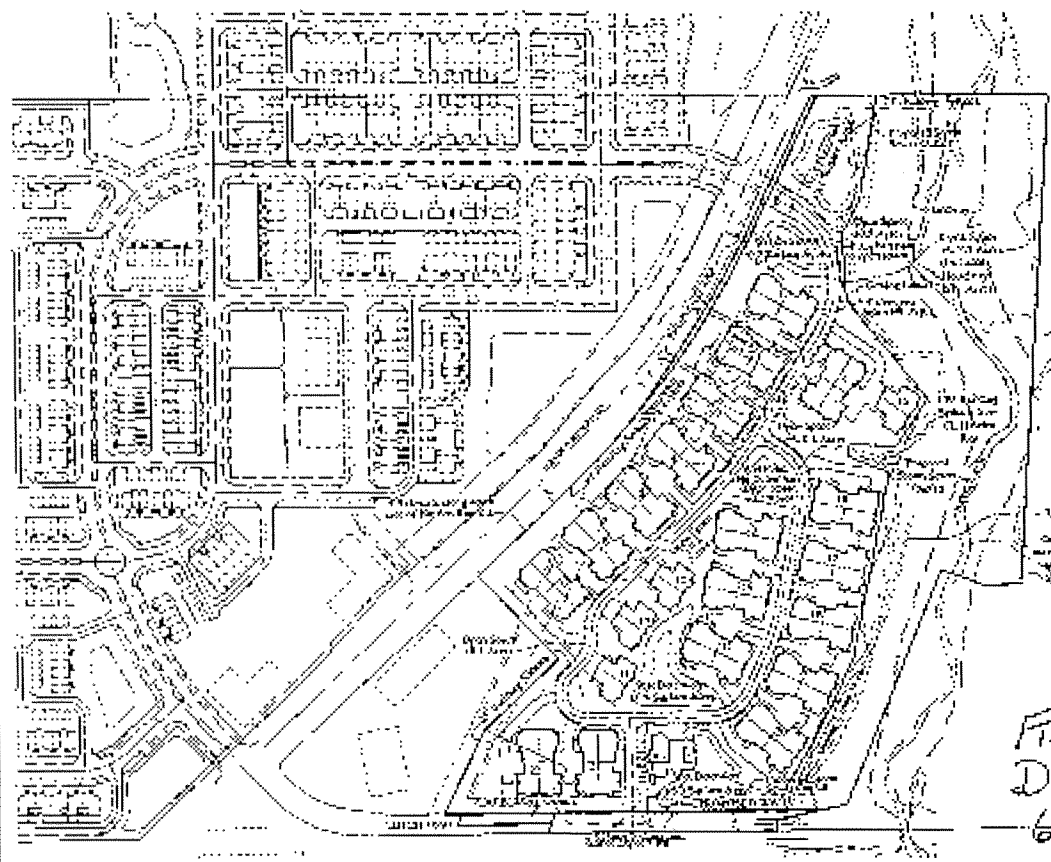
To Rezone From: R, Rural District,

To: PUD-4, Planned Unit Development District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the PUD-4, Planned Unit Development District on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved PUD-4, Planned Unit Development District and Application among the records of the Building Services Division as required by Section 3311.09 of the Columbus City Codes; said plan being titled, "**PUD-4 DEVELOPMENT PLAN FOR: HAYDEN RUN AND LEPPERT ROAD,**" signed on June 22, 2005 by Jeffrey L. Brown, attorney for the Applicant.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



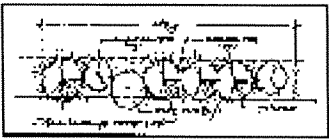
The Open Space will be located to the east of the development and will be used for recreation and other purposes. The Open Space will be owned and maintained by the City of Hayden.

The Open Space will be located to the east of the development and will be used for recreation and other purposes. The Open Space will be owned and maintained by the City of Hayden.

Final Copy
Don Bier
6/22/05

DEVELOPMENT DATA

TOTAL AREA	4.25 AC
TOTAL BUILDING FOOTPRINT	4.0 AC
TOTAL PARKING	4.0 AC
TOTAL PAVED	4.0 AC
TOTAL GREEN SPACE	0.25 AC
TOTAL OPEN SPACE	0.25 AC
TOTAL OPEN SPACE (TOTAL)	0.25 AC
TOTAL OPEN SPACE (TOTAL)	0.25 AC



NOTES

1. The site is located within the Hayden City limits and is zoned for residential use.
2. The site is located within the Hayden City limits and is zoned for residential use.
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17. The site is located within the Hayden City limits and is zoned for residential use.
18. The site is located within the Hayden City limits and is zoned for residential use.
19. The site is located within the Hayden City limits and is zoned for residential use.
20. The site is located within the Hayden City limits and is zoned for residential use.

DATE	DESCRIPTION

REVISED
DATE

**PHASE 4 DEVELOPMENT PLAN FOR:
HAYDEN RUN AND LEPPERT ROAD**

411116.DWG, WWS, 05/24/2005



Don Bier
June 22, 2005

ENLARGED COPY OF Z04-092 PUD-4 NOTES:

1. THE STREET ALIGNMENTS AND/OR UNIT FOOTPRINTS SHALL BE DEVELOPED AS SHOWN ON THIS PLAN, HOWEVER THEY ARE SUBJECT TO REFINEMENT WITH FINAL ENGINEERING AND MAY BE ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER SITE DATA ESTABLISHED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THE STREET ALIGNMENT AND/OR UNIT FOOTPRINTS UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.
2. HOMES MAY BE USED AS MODEL HOMES FOR THE PURPOSE OF MARKETING AND SALES. A MANUFACTURED MODULAR BUILDING OR A MODEL HOME MAY BE USED AS A SALES OFFICE DURING THE DEVELOPMENT OF THE PROJECT AND THE CONSTRUCTION OF HOMES THEREIN.
3. THE DEVELOPER SHALL INSTALL ONE STREET TREE PER DWELLING UNIT AND THREE STREET TREES PER CORNER DWELLING UNIT. STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS. STREET TREES SHALL BE 2.5" CALIPER MINIMUM AND SPECIES SHALL NOT BE MIXED ON INDIVIDUAL STREETS.
4. DEVELOPER SHALL INSTALL DECORATIVE STREET LAMPS AT REGULAR INTERVALS SIMILAR TO CITY OF COLUMBUS STANDARD SPACING.
5. MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE AT LEAST 10 FEET UNLESS VARIED PURSUANT TO NOTE 8 BELOW.
6. THOSE AREAS ALONG HAYDEN RUN AND LEPPERT ROADS SHALL HAVE A LANDSCAPE BUFFER INSTALLED BY THE DEVELOPER WITH A MINIMUM OF ONE DECIDUOUS SHADE TREE, TWO ORNAMENTAL TREES AND FOUR EVERGREEN TREES PER ONE HUNDRED LINEAR FEET. MINIMUM SIZE OF LANDSCAPING MATERIAL AT INSTALLATION SHALL BE: 2.5" CALIPER FOR DECIDUOUS TREES 1.5" CALIPER FOR ORNAMENTAL TREES; 5 FEET IN HEIGHT FOR EVERGREENS, AND TWO GALLON FOR SHRUBS. CALIPER IS MEASURED 6 INCHES ABOVE GRADE
7. THE LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY STATE. ANY DEAD MATERIAL SHALL BE REMOVED AND REPLACED WITH LIKE MATERIALS WITHIN SIX MONTHS OR THE NEXT AVAILABLE PLANTING SEASON, WHICHEVER OCCURS FIRST. THE SIZE OF THE NEW MATERIAL SHALL EQUAL THE SIZE OF THE ORIGINAL MATERIAL WHEN IT WAS INSTALLED.
8. THE BOARD OF ZONING ADJUSTMENT (BZA) SHALL BE THE VENUE TO VARY DEVELOPMENT STANDARDS, INCLUDING ANY AND ALL SPECIFIC SITE DEVELOPMENT STANDARDS DEPICTED ON THIS SITE PLAN.
9. ALL DWELLING UNITS HAVE ATTACHED TWO CAR GARAGES WITH A MAXIMUM GARAGE FOOTPRINT OF 440 SQUARE FEET AND MAXIMUM DRIVEWAY WIDTH OF SIXTEEN FEET.
10. FOUR FOOT WIDE SIDEWALKS SHALL BE INSTALLED ALONG THE SOUTH SIDE OF HAYDEN RUN ROAD AND THE EAST SIDE OF LEPPERT ROAD AS SHOWN HEREON AS WELL AS ALONG THE INTERIOR ROADS OF THE DEVELOPMENT.
11. THE DEVELOPER AGREES TO PROVIDE ADDITIONAL RIGHT-OF-WAY, BEYOND THE CURRENT THOROUGHFARE PLAN REQUIREMENTS, FOR HAYDEN RUN ROAD AND LEPPERT ROAD, IF DEEMED NECESSARY BY THE CITY OF COLUMBUS TRANSPORTATION DIVISION, AS A RESULT OF THE ON-GOING TRAFFIC STUDIES.
12. STACKED PARKING WITHIN THE DRIVEWAYS OF THE DWELLING UNITS, IN FRONT OF THE GARAGE OF EACH UNIT, IS PERMITTED, SUBJECT TO THE GARAGE DOOR BEING NO LESS THAN EIGHTEEN (18) FEET FROM THE INTERIOR EDGE OF PAVEMENT OF THE SIDEWALK.

13. PARKING:

a. PARKING RESTRICTIONS SHALL BE CONTROLLED BY APPROPRIATE SIGNAGE DISPLAYED WITHIN THE DEVELOPMENT AND SHALL INCLUDE THAT PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET AND THAT NO PARKING SHALL BE PERMITTED ON EITHER SIDE OF ANY STREET WITHIN 25' OF STREET INTERSECTIONS. FIRE HYDRANTS SHALL BE LOCATED ON THE SIDE OF THE STREET WHERE NO PARKING IS PERMITTED. ENFORCEMENT BY THE CONDOMINIUM/HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED BY THE RULES AND REGULATIONS OF THE ASSOCIATION.

b. PARKING IS NOT TO BE ALLOWED ANYWHERE BUT IN GARAGES, AS DESIGNATED ON THE SITE PLAN, ON STREETS AS SET FORTH IN NOTE "A" ABOVE, AND IN DRIVEWAYS WHERE APPLICABLE. IN CONJUNCTION WITH NOTE "A" ABOVE, THE OWNER, DEVELOPER, THEIR SUCCESSORS AND ASSIGNS (INCLUDING THE ASSOCIATION OF HOMEOWNERS) MUST PROVIDE AND MAINTAIN ADEQUATE AND PROPER SIGNAGE TO DESIGNATE ALL NO PARKING ZONES.

c. THE OWNER, DEVELOPER AND OR THE ASSOCIATION OF HOMEOWNERS MUST ESTABLISH AND MAINTAIN AN AGREEMENT(S) WITH PRIVATE TOWING COMPANY(S), WHICH AGREEMENT(S) AUTHORIZE THE PRIVATE TOWING COMPANY(S) TO REMOVE/TOW ANY VEHICLES PARKING IN THE 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 ASSOCIATION DETERMINES, SO LONG AS AT LEAST ONE SUCH AGREEMENT SHALL ALWAYS BE IN FORCE FOR THE PURPOSES OF ENFORCEMENT/REMOVAL/TOWING AS REQUIRED ABOVE.

d. TOWING AGREEMENTS SHALL BE FILED WITH THE DIVISION OF FIRE, FIRE PREVENTION BUREAU UPON EXECUTION OF CONTRACT.

e. THE OWNER, DEVELOPER, OR THE ASSOCIATION OF HOMEOWNERS, AS APPLICABLE, SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE 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.

14. SUBJECT TO APPROVAL OF A DUMPSTER WAIVER, REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE HAULER. ALL RESIDENTS SHALL HAVE A PRIVATE REFUSE CONTAINER(S). IF A DUMPSTER WAIVER IS NOT GRANTED OR IS REVOKED BY THE CITY OF COLUMBUS, OR IF THE CONDOMINIUM ASSOCIATION REQUESTS REFUSE SERVICE BY THE CITY OF COLUMBUS, DUMPSTERS WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CITY CODE.

15. NO VEHICULAR CONNECTION WILL BE MADE TO THE ADJACENT RETAIL DEVELOPMENT AT THE CORNER OF HAYDEN RUN ROAD AND LEPPERT ROAD.

16. ALL STREETS WITHIN THE DEVELOPMENT SHALL BE PRIVATE STREETS WITH A MINIMUM WIDTH OF 22'.

17. NO BUILDING PERMITS/ZONING CLEARANCE SHALL BE ISSUED ON THE 23.9± ACRE SITE UNTIL THE PARKLAND HAS BEEN DEDICATED TO THE CITY OF COLUMBUS.

18. PROPERTY MARKER POSTS SHALL BE INSTALLED AT EACH DEFLECTION POINT IN THE BOUNDARY LINE ESTABLISHED FOR THE PARKLAND DEDICATION PARCEL.

19. THE DEVELOPER SHALL OBTAIN APPROVAL FOR ANY GRADING ON THE 150' BUFFER PARCEL FROM THE COLUMBUS RECREATION AND PARKS DEPARTMENT, PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES ON SAID PARCEL. A RESTORATION PLAN FOR THE DISTURBED AREAS SHALL BE PROVIDED BY THE DEVELOPER PRIOR TO COLUMBUS RECREATION AND PARKS DEPARTMENT APPROVALS. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR EXISTING CONDITION PER THE RESTORATION PLAN.

20. NO PART OF THE DEDICATED OPEN SPACE SHALL BE MAINTAINED AS A PART OF A RESIDENTIAL LAWN.

21. PEDESTRIAN ACCESS TO A TRAIL SYSTEM RUNNING ALONG HAYDEN RUN SHALL BE PROVIDED FROM HAYDEN RUN ROAD, VIA A 4' WIDE WALK IN AN EASEMENT THAT LIES BETWEEN THE HAYDEN RUN ROAD ENTRANCE AND THE MOST EASTERNMOST WET DETENTION POND, WHEN REQUIRED.

ENLARGED COPY OF Z04-092 PUD-4 DATA TABLE:

TOTAL ACREAGE: +/- 23.9 AC

TOTAL R/W (TO BE DEDICATED): +/- 0.6 AC

NET ACREAGE: +/- 23.3 AC

TOTAL BUILDINGS: 18 BUILDINGS @ 4 units = 72 UNITS; 4 BUILDINGS @ 2 units = 8 UNITS

TOTAL UNITS: 80

GROSS DENSITY: +/- 3.3 DU/AC

NET DENSITY: +/- 3.4 DU/AC

REQUIRED OPEN SPACE: (80 du's x 800 sf) 1.5 AC

PROVIDED OPEN SPACE: +/- 7.7 AC (32%)

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 13, 2004

9. **APPLICATION:** Z04-092
Location: 4810 LEPPERT ROAD (43215), being 24± acres located on the east side of Leppert Road, 365± feet south of Hayden Run Road (272-000205).
Existing Zoning: R, Rural and PUD-4, Planned Unit Development District.
Request: PUD-4, Planned Unit Development District.
Proposed Use: Multi-family residential development.
Applicant(s): Huntington Tower Associates; c/o Jeffrey L. Brown, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215
Property Owner(s): Dolores Sherwood and Wanda Straub; c/o The Applicant.
Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

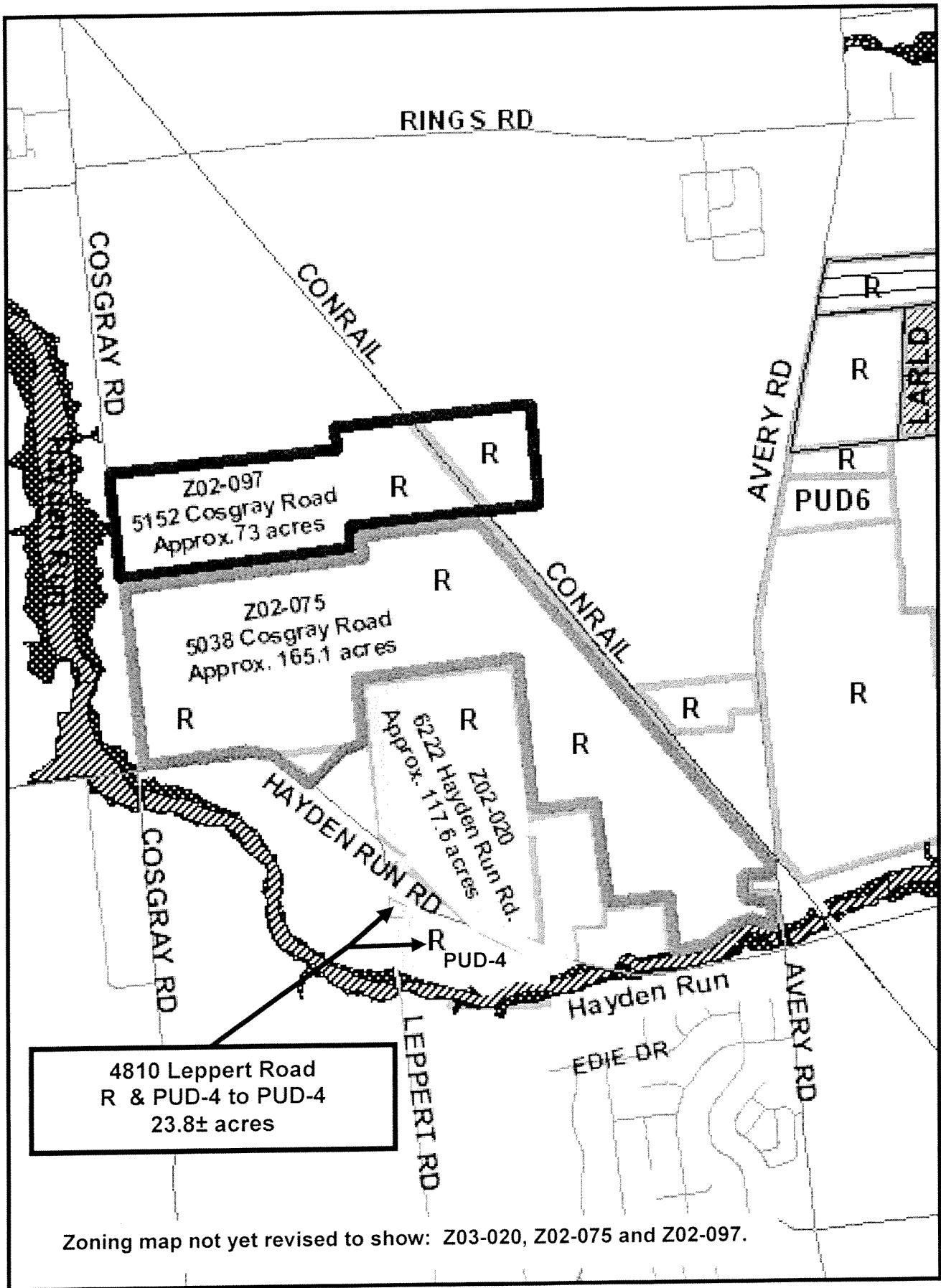
- The vacant 23.9± acre site is zoned in the R, Rural District and the PUD-4, Planned Unit Development District. The applicant is requesting the PUD-4, Planned Unit Development District for multi-family residential development. The purpose of this rezoning is to add a .79± acre parcel to a site that was rezoned to the PUD-4 zoning district in July, 2004. A maximum of 84 dwelling units are proposed, a density of 3.5 dwelling units per acre. The site design includes a total of 11.4± acres of open space. Open space located along Hayden Run will be given to the Recreation and Parks Department.
- Farmland zoned in the TC, Town Center, NC, Neighborhood Center and NG, Neighborhood General Districts is located north of the site. Residential development in Washington and Norwich Townships and the City of Hilliard is located east, south and west of the site.
- This rezoning request is consistent with the draft *Hayden Run Corridor Plan* (2004).
- The PUD-4 development plan, data table and notes approved in July, 2004 (Z03-020; ORD 1388-2004) have been slightly modified to add two buildings with eight (8) dwelling units, and to permit such minor adjustments to the site design as may be required by final engineering, subject to staff review and approval. While an updated PUD plan was made available for staff review since the application was filed, a reduction suitable for inclusion in this report was not available at the time the report was completed. The applicant has agreed that this application will not be submitted to the City Clerk's Office until remaining traffic issues are resolved and a legal description for parkland dedication has been approved by Recreation in Parks. A note will be added requiring that parkland be dedicated within 60 days of the date this rezoning takes effect.
- Hayden Run Road is identified by the *Columbus Thoroughfare Plan* as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline; Leppert Road is identified as a collector street requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

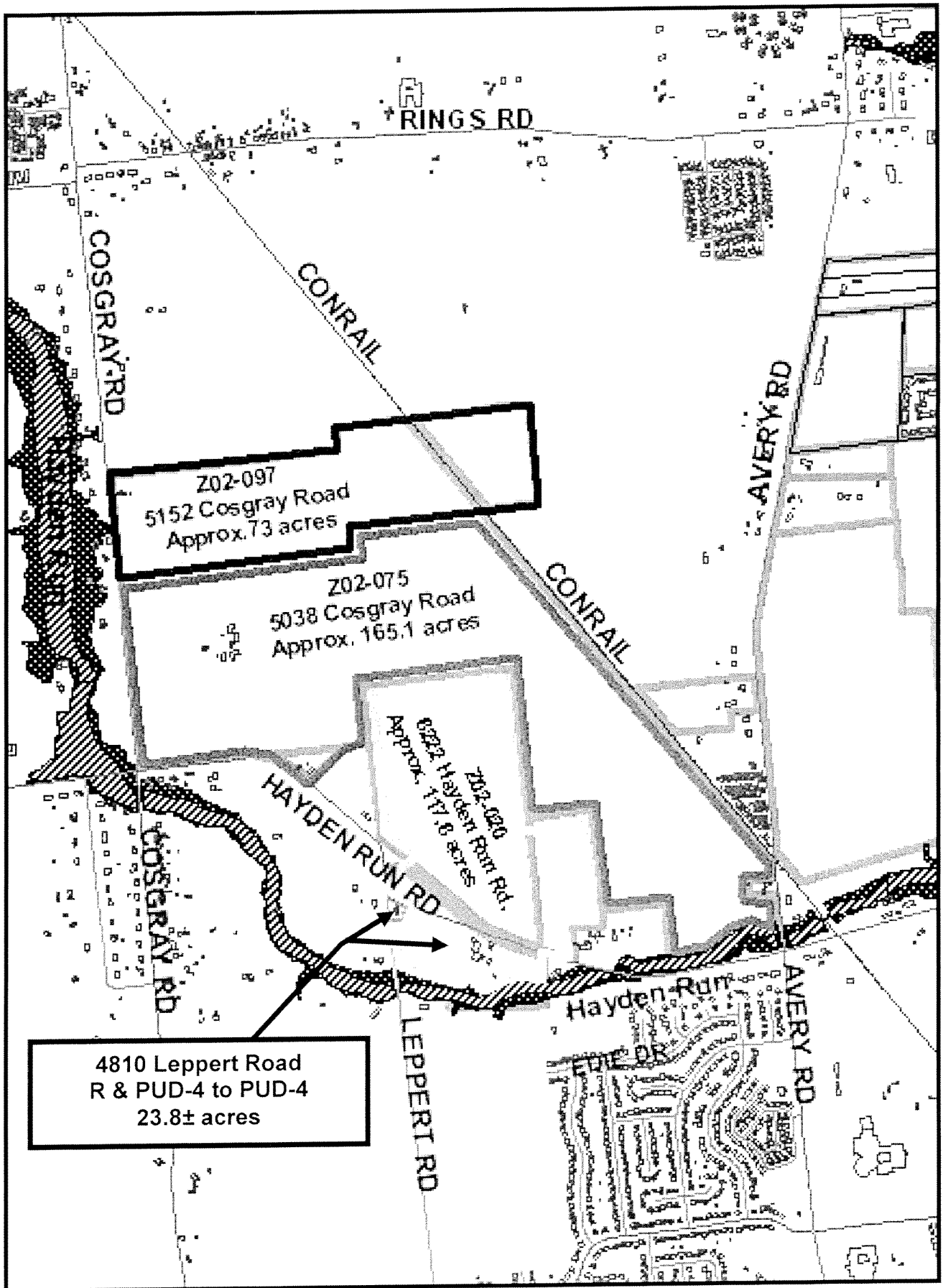
The applicant is requesting the PUD-4, Planned Unit Development District to add a .79± acre parcel to a site that was rezoned to the PUD-4 zoning district in July, 2004. The maximum number of dwelling units

ORD 0954-2005; Z04-092

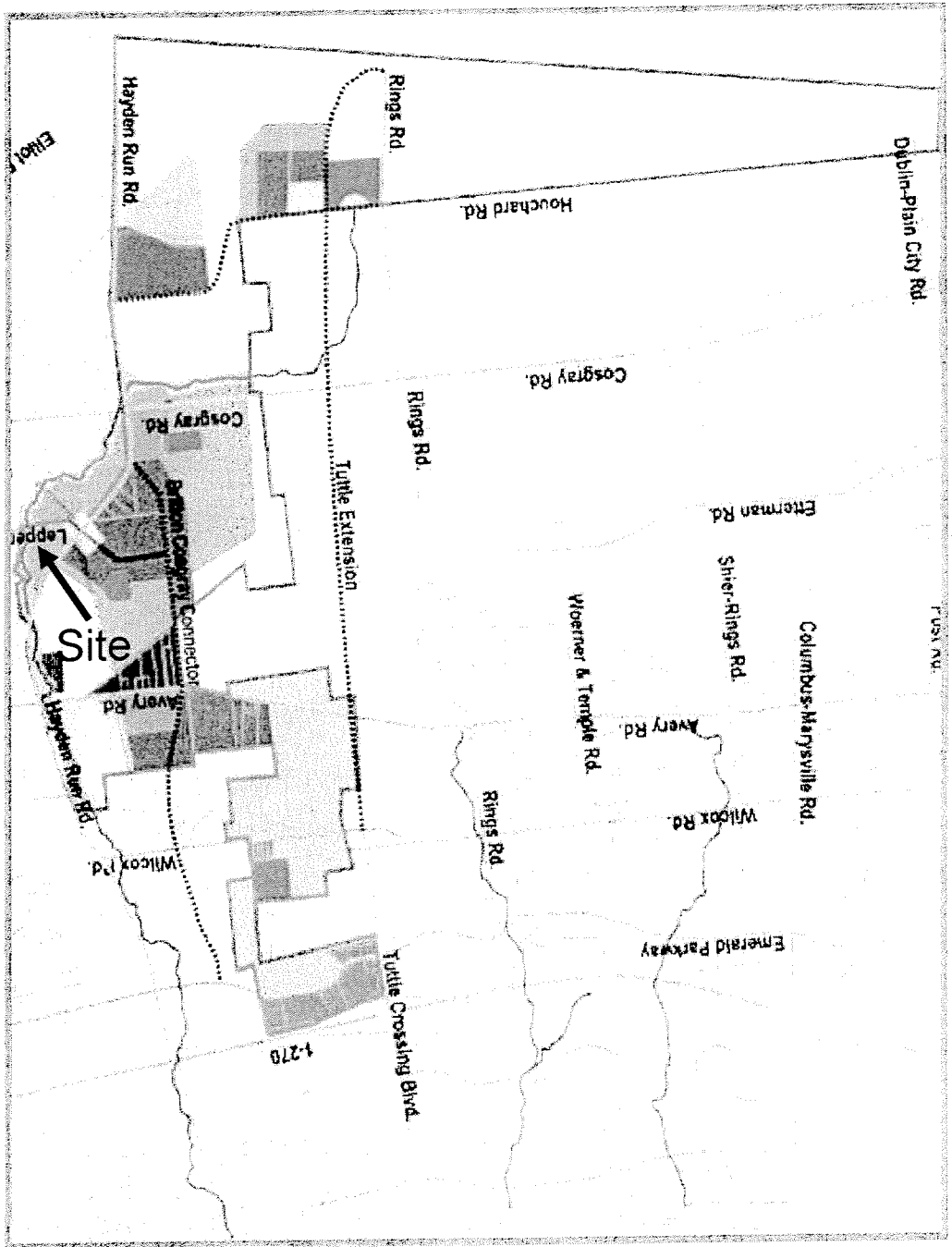
permitted increases from 76 to 84 with a slight increase in density. The overall PUD-4 zoning district remains consistent with the draft *Hayden Run Corridor Plan*. The applicant will dedicate open space for this project to the Recreation and Parks Department within 60 days of the date that the zoning takes effect.



Zoning map not yet revised to show: Z03-020, Z02-075 and Z02-097.



PROPOSED LAND USE MAP



- Proposed Major Roads
- - - Fuel Line
- ▨ Existing Public Facilities
- ▨ Cluster Development
- ▨ Existing Park
- ▨ Existing Multi-Family
- ▨ Existing Commercial
- ▨ Neighborhood Edge
- ▨ Neighborhood General
- ▨ Neighborhood Center
- ▨ Town Center
- ▨ Transit Oriented Dev.
- ▨ Community Center/School
- ▨ Commercial
- ▨ Neighborhood Commercial
- ▨ Low Density Cluster
- ▨ Park
- ▨ Office
- ▨ Hayden Run Buffer
- ▨ Hayden Run Spring
- ▨ Environmentally Sensitive Development Area
- ▨ Service Boundary

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 # 204-092

(Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, 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

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

1. Falls at Hayden Run, Ltd. 2800 Corporate Exchange Drive, Suite 400 Columbus, OH 43231	2. Huntington Tower Associates 150 East Broad Street, Suite 100 Columbus, OH 43215
3.	4.

SIGNATURE OF AFFIRANT

Subscribed to me in my presence and before me this 23rd day of May in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(Handwritten Signature)
(Handwritten Signature)
9/5/05

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



Notary Public Here
NATALIE C. PATRICK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 5, 2005

APPLICANT

Huntington Tower Associates
Attn: Paul Coppel
150 East Broad Street, Suite 100
Columbus, OH 43215

OWNER

Falls at Hayden Run, Ltd.
2800 Corporate Exchange Dr., Ste. 400
Columbus, OH 43231

ATTORNEY

Jeffrey L. Brown
37 West Broad Street, Suite 725
Columbus, OH 43215

AREA COMMISSION

N/A

SURROUNDING PROPERTY OWNERS

James J. Kramer
4815 Leppert Road
Hilliard, OH 43026

Fredrick & Mary Crow
4777 Leppert Road
Hilliard, OH 43026

West Leppert Investments, LLC
264 West Johnstown Road
Columbus, OH 43230

Juanita J. Huffman
6161 Hayden Run Road
P.O. Box 34
Hilliard, OH 43026

Investors Realty, LLC
750 Northlawn Drive
Columbus, OH 43214

William & Kay Storts
6033 Hayden Run Road
Hilliard, OH 43026

Phyllis J. Walker
4710 Leppert Road
Hilliard, OH 43026

City Council Data Form

CvZNo	Z04-092	Area Comm	No area commission or civic association.
Ordinance	ORD 0954-2005	Dev Comm	Approval (6-0) on January 13, 2005.
Applicant	Huntington Tower Associates c/o Jeffrey L. Brown, Attorney Smith and Hale	Neighborhood Support	Unresponsive. <i>Yes, No, Unresponsive</i> <i>(Pick one)</i>
Address	4810 Leppert Road (43215),	Area Plan	draft Hayden Run Corridor Plan (2004)
Applicant phone	614-221-4255	Compliance w Area Plan	Consistent with the adopted area plan.
Applicant fax	614-221-4409	Proposed Use	Multi-family residential development.
Final Action	(leave blank)	Reason for Rejection	(leave blank)
Vote	(leave blank)		
Vote Date	(leave blank)		
Staff Recommendation	Approval		



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 1227-2004

30-Day

File Number: 1227-2004 File Type: Ordinance Status: Passed
 Version: 2 Controlling Body: Zoning Committee
 File Name: REZONING Z02-097: 5152 COSGRAY ROAD (43016). Introduced: 6/22/2004
 Requester: Dev Zoning Drafter Cost: Final Action: 7/21/2004

Auditor Cert #: Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Don Bier, 645-0712.

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1227-2004 passed by The Council of The City of Columbus, Ohio 4/2, 2007, as shown by the record now on file in this office.

Seal Andrea Bleivins
City Clerk

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title:

To rezone **5152 COSGRAY ROAD (43016)**, being 73.8± acres located on the east side of Cosgray Road, 1900± feet north of Hayden Run Road, From: R, Rural District, To: NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts (Z02-097).

Sponsors:

Indexes:

Attachments: ORD1227-2004 TND1-6.doc, ORD1227-2004 TND 2-6.doc, ORD1227-2004 TND 3-6.doc, ORD1227-2004 TND 4-6.doc, ORD1227-2004 TND 5-6.doc, ORD1227-2004 TND 6-6.doc, ORD1227-2004 TND principles.doc, ORD1227-2004 Staff Rpt.doc, ORD1227-2004 zone.doc, ORD1227-2004 gis.doc, ORD1227-2004 aerial.doc, ORD1227-2004 Hayden sites.doc, ORD1227-2004 area plan.doc, ORD1227-2004 Disclosure.doc, ORD1227-2004 labels.doc, Z02-097 Data Form.xls

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Zoning Drafter	6/22/04	Sent for Approval	Dev Zoning Inbox			
1	Dev Zoning Reviewer	7/1/04	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	dh/cp/rpm					
1	Dev Zoning Drafter	7/1/04	Sent for Approval	DEVELOPMENT DIRECTOR			
1	DEVELOPMENT DIRECTOR	7/2/04	Reviewed and Approved	Dev Zoning Drafter			
1	Dev Zoning Drafter	7/6/04	Sent to Clerk's Office for Council	City Clerk Inbox			
1	City Clerk's Office	7/7/04	Sent back for Clarification/Correction	Dev Zoning Drafter			
	Action Note:	Per request of drafter - M. Reynolds					
1	Dev Zoning Drafter	7/7/04	Sent to Clerk's Office for Council	City Clerk Inbox			
1	City Clerk's Office	7/7/04	Sent back for Clarification/Correction	Dev Zoning Drafter			
	Action Note:	Per request of drafter - M. Reynolds					
1	Dev Zoning Drafter	7/7/04	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Columbus City Council	7/12/04	Read for the First Time				
2	Zoning Committee	7/19/04	Amended as submitted to the Clerk				Pass
1	Zoning Committee	7/19/04	Approved				Pass
2	COUNCIL PRESIDENT	7/19/04	Signed				
2	MAYOR	7/21/04	Signed				
2	CITY CLERK	7/21/04	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

REZONING APPLICATION: Z02-097

APPLICANT: M/I Schottenstein Homes, Inc.; c/o Jeffrey L. Brown, Attorney; 37 West Broad Street; Suite 725; Columbus, Ohio 43215

PROPOSED USE: NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 27, 2004.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposed development is consistent with the *Interim Hayden Run Corridor Plan* (2004), which recommends development with NG, Neighborhood General and NE, Neighborhood Edge residential land-uses. This request is one of three primarily TND based applications submitted within the Hayden Run and Cosgray Road area that collectively permit development of ~~2,055~~ **2,532** dwelling units and 202,000 square feet of commercial space over a total of 448 acres. This rezoning application requests the Neighborhood Center District (20.4± acres) to develop 132 detached and attached single-family dwellings, the NG, Neighborhood General District (32.4± acres) for 176 single-family dwellings, and the Neighborhood Edge District (21.0± acres) for 72 single-family dwellings. The proposed density for 372 units on 73.8± acres is 5.1± dwelling units per acre. Open spaces, greens, a park and civic space totaling 10.4± acres are distributed throughout the site. The site design includes multiple street connections to the north and south.

Title

To rezone **5152 COSGRAY ROAD (43016)**, being 73.8± acres located on the east side of Cosgray Road, 1900± feet north of Hayden Run Road, **From:** R, Rural District, **To:** NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts (Z02-097).

Body

WHEREAS, application #Z02-097 is on file with the Building Services Division of the Department of Development requesting rezoning of 73.8± acres from R, Rural District to NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge Districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed development is consistent with the *Interim Hayden Run Corridor Plan* (2004), which recommends development with NG, Neighborhood General and NE, Neighborhood Edge residential land-uses. This request is one of three primarily TND based applications submitted within the Hayden Run and Cosgray Road area, that would collectively permit development of ~~2,055~~ **2,532** dwelling units and 202,000 square feet of commercial space over a total of 448 acres. This rezoning application requests the Neighborhood Center District (20.4± acres) to develop 132 detached and attached single-family dwellings, the NG, Neighborhood General District (32.4± acres) for 176 single-family dwellings, and the Neighborhood Edge District (21.0± acres) for 72 single-family dwellings. The proposed density for 372 units on 73.8± acres is 5.1± dwelling units per acre. Open spaces, greens, a park and civic space totaling 10.4± acres are distributed throughout the site. The site design includes multiple street connections to the north and south; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

5152 COSGRAY ROAD (43016), being 73.8± acres located on the east side of Cosgray Road, 1900± feet north of Hayden Run Road, and being more particularly described as follows:

ZONING SUBAREA - NEIGHBORHOOD CENTER, 20.4± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Nos. 3453 and 6953, being out of that tract conveyed to M/I Homes of Central Ohio, LLC, by deed of record in Instrument Number 200401120007512 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning at the intersection of the southerly line of the said M/I Homes of Central Ohio, LLC tract and the centerline of Cosgray Road.

thence North 05°51'11" West, a distance of 147.29 feet with the centerline of Cosgray Road to a point;

thence across said M/I Homes of Central Ohio, LLC tract the following courses:

North 84°11'32" East, a distance of 207.76 feet to a point;

thence northeasterly, with the arc of a curve to the left having a radius of 150.00 feet, a central angle of 90°00'00", an arc length of 235.62 feet, a chord that bears North 39°11'32" East and a chord distance of 212.13 feet to a point;

North 05°52'33" West, a distance of 79.27 feet to a point;

South 84°10'42" West, a distance of 89.02 feet to a point;

North 53°39'02" West, a distance of 71.16 feet to a point;

North 05°49'18" West, a distance of 101.46 feet to a point;

North 27°26'14" East, a distance of 65.34 feet to a point;

North 84°25'51" East, a distance of 218.00 feet to a point;

South 05°49'18" East, a distance of 200.52 feet to a point;

North 83°50'51" East, a distance of 518.57 feet to a point;

thence northeasterly, with the arc of a curve to the left having a radius of 114.00 feet, a central angle of 89°43'06", an arc length of 178.51 feet, a chord that bears North 39°02'14" East and a chord distance of 160.82 feet to a point;

North 83°53'47" East, a distance of 278.23 feet to a point;

thence southeasterly, with the arc of a curve to the left having a radius of 114.00 feet, a central angle of 89°43'06", an arc length of 178.51 feet, a chord that bears South 51°14'40" East and a chord distance of 160.82 feet to a point;

North 83°56'09" East, a distance of 641.93 feet to a point;

thence easterly, with the arc of a curve to the right having a radius of 450.00 feet, a central angle of 12°51'29", an arc length of 100.99 feet, a chord that bears South 89°40'28" East and a chord distance of 100.78 feet to a point;

South 83°14'44" East, a distance of 35.62 feet to a point;

thence easterly, with the arc of a curve to the left having a radius of 450.00 feet, a central angle of 14°11'41", an arc length of 111.48 feet, a chord that bears North 89°39'26" East and a chord distance of 111.20 feet to a point;

North 82°38'41" East, a distance of 26.00 feet to a point;

South 07°21'19" East, a distance of 161.68 feet to a point;

thence with the southerly line of the said M/I Homes of Central Ohio, LLC tract the following courses:

South 83°02'04" West, a distance of 145.82 feet to a point;

South 05°45'57" East, a distance of 184.99 feet to a point;

South 83°56'57" West, a distance of 2266.45 feet to the point of beginning and containing 20.4 acres of land, more or less.

This description was prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural, District,

To: NC, Neighborhood Center District.

ZONING SUBAREA - NEIGHBORHOOD GENERAL, 32.4± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Nos. 3453 and 6953, being out of that tract conveyed to M/I Homes of Central Ohio, LLC, by deed of record in Instrument Number 200401120007512 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), more particularly bounded and described as follows:

Beginning at a point in the centerline of Cosgray Road which lies South 05°51'11" East a distance of 351.83 feet from the intersection of the northerly line of the said M/I Homes of Central Ohio, LLC tract and the centerline of Cosgray Road;

thence across said M/I Homes of Central Ohio, LLC tract the following courses:

North 84°06'26" East, a distance of 358.06 feet to a point;

North 05°49'18" West, a distance of 56.08 feet to a point;

thence northwesterly, with the arc of a curve to the left having a radius of 150.00 feet, a central angle of 45°00'00", an arc length of 117.81 feet, a chord that bears North 28°18'28" West and a chord distance of 114.81 feet to a point;

North 39°11'32" East, a distance of 30.42 feet to a point;

thence northeasterly, with the arc of a curve to the right having a radius of 75.00 feet, a central angle of 45°00'00", an arc length of 58.90, a chord that bears North 61°41'32" East and a chord distance of 57.40 feet to a point;

North 84°13'57" East, a distance of 626.53 feet to a point;

thence easterly, with the arc of a curve to the right having a radius of 353.22 feet, a central angle of 20°48'40", an arc length of 128.30 feet, a chord that bears South 87°57'12" East and a chord distance of 127.59 feet to a point;

thence easterly, with the arc of a curve to the left having a radius of 348.19 feet, a central angle of 32°40'42", an arc length of 198.59 feet, a chord that bears North 83°53'47" East and a chord distance of 195.91 feet to a point;

thence easterly, with the arc of a curve to the right having a radius of 305.31 feet, a central angle of 24°07'20", an arc length of 128.54 feet, a chord that bears North 75°44'46" East and a chord distance of 127.59 feet to a point;

North 84°22'48" East, a distance of 573.10 feet to a point;

thence southeasterly, with the arc of a curve to the right having a radius of 75.00 feet, a central angle of 90°00'00", an arc length of 117.81 feet, a chord that bears South 50°48'28" East and a chord distance of 106.07 feet to a point;

South 01°25'03" East, a distance of 13.62 feet to a point;

North 85°17'01" East, a distance of 282.77 feet to a point;

North 06°05'59" West, a distance of 296.07 feet to a point;

North 83°53'47" East, a distance of 441.79 feet to a point;

thence southeasterly, with the arc of a curve to the right having a radius of 37.00 feet, a central angle of 90°00'00", an arc length of 58.12 feet, a chord that bears South 51°06'13" East and a chord distance of 52.33 feet to a point;

South 06°06'13" East, a distance of 395.51 feet to a point;

North 82°35'40" East, a distance of 319.38 feet to a point;

thence southeasterly, with the arc of a curve to the right having a radius of 75.00 feet, a central angle of 91°18'08", an arc length of 119.51 feet, a chord that bears South 51°45'17" East and a chord distance of 107.26 feet to a point;

South 06°06'13" East, a distance of 88.02 feet to a point;

thence southwesterly, with the arc of a curve to the right having a radius of 75.12 feet, a central angle of 88°31'20", an arc length of 116.06 feet, a chord that bears South 38°14'43" West, and chord distance of 104.85 feet to a point;

South 82°35'12" West, a distance of 696.84 feet to a point;

South 07°30'17" East, a distance of 162.37 feet to a point;

South 83°02'04" West, a distance of 92.29 feet to a point;

North 07°21'19" West, a distance of 161.68 feet to a point;

South 82°38'41" West, a distance of 26.00 feet to a point;

thence westerly, with the arc of a curve to the right having a radius of 450.00 feet, a central angle of 14°11'41", an arc length of 111.48 feet, a chord that bears South 89°39'26" West and a chord distance of 111.20 feet to a point;

North 83°14'44" West, a distance of 35.62 feet to a point;

thence westerly, with the arc of a curve to the left having a radius of 450.00 feet, a central angle of 12°51'29", an arc length of 100.99 feet, a chord that bears North 89°40'28" West and a chord distance of 100.78 feet to a point;

South 83°56'09" West, a distance of 641.93 feet to a point;

thence northwesterly, with the arc of a curve to the right having a radius of 114.00 feet, a central angle of 89°43'06", an arc length of 178.51 feet, a chord that bears North 51°14'40" West and a chord distance of 160.82 feet to a point;

South 83°53'47" West, a distance of 278.23 feet to a point;

thence southwesterly, with the arc of a curve to the right having a radius of 114.00 feet, a central angle of 89°43'06", an arc length of 178.51 feet, a chord that bears South 39°02'14" West and a chord distance of 160.82 feet to a point;

South 83°50'51" West, a distance of 518.57 feet to a point;

North 05°49'18" West, a distance of 200.52 feet to a point;
 South 84°25'51" West, a distance of 218.00 feet to a point;
 South 27°26'14" West, a distance of 65.34 feet to a point;
 South 05°49'18" East, a distance of 101.46 feet to a point;
 South 53°39'02" East, a distance of 71.16 feet to a point;
 North 84°10'42" East, a distance of 89.02 feet to a point;
 South 05°52'33" East, a distance of 79.27 feet to a point;

thence southwesterly, with the arc of a curve to the right having a radius of 150.00 feet, a central angle of 90°00'00", an arc length of 235.62 feet, a chord that bears South 39°11'32" West and a chord distance of 212.13 feet to a point;

South 84°11'32" West, a distance of 207.76 feet to a point in the centerline of Cosgray Road;

thence North 05°51'11" West, a distance of 484.80 feet with the centerline of Cosgray Road to the point of beginning and containing 32.4 acres of land, more or less.

This description was prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural, District,

To: NG, Neighborhood General District.

ZONING SUBAREA - NEIGHBORHOOD EDGE, 21.0± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Nos. 3453 and 6953, being out of that tract conveyed to M/I Homes of Central Ohio, LLC, by deed of record in Instrument Number 200401120007512 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning at the intersection of the northerly line of the said M/I Homes of Central Ohio, LLC tract and the centerline of Cosgray Road.

thence with the perimeter of said M/I Homes of Central Ohio, LLC tract the following courses and distances:

North 84°17'01" East, a distance of 2267.91 feet to a point;
 North 05°45'57" West, a distance of 222.23 feet to a point;
 North 83°57'54" East, a distance of 672.11 feet to a point;
 South 39°15'59" East, a distance of 1179.28 feet to a point;
 South 83°02'04" West, a distance of 1085.17 feet to a point;

thence across said M/I Homes of Central Ohio, LLC tract the following courses:

North 07°30'17" West, a distance of 162.37 feet to a point;

North 82°35'12" East, a distance of 696.84 feet to a point;

thence northeasterly, with the arc of a curve to the left having a radius of 75.12 feet, a central angle of 88°31'20", an arc length of 116.06 feet, a chord that bears North 38°14'43" East and a chord distance of 104.85 feet to a point;

North 06°06'13" West, a distance of 88.02 feet to a point;

thence northwesterly, with the arc of a curve to the left having a radius of 75.00 feet, a central angle of 91°18'08", an arc length of 119.51 feet, a chord that bears North 51°45'17" West and a chord distance of 107.26 feet to a point;

South 82°35'40" West, a distance of 319.38 feet to a point;

North 06°06'13" West, a distance of 395.51 feet to a point;

thence northwesterly, with the arc of a curve to the left having a radius of 37.00 feet, a central angle of 90°00'00", an arc length of 58.12 feet, a chord that bears North 51°06'13" West and a chord distance of 52.33 feet to a point;

South 83°53'47" West, a distance of 441.79 feet to a point;

South 06°05'59" East, a distance of 296.07 feet to a point;

South 85°17'01" West, a distance of 282.77 feet to a point;

North 01°25'03" West, a distance of 13.62 feet to a point;

thence northwesterly, with the arc of a curve to the left having a radius of 75.00 feet, a central angle of 90°00'00", an arc length of 117.81 feet, a chord that bears North 50°48'28" West and a chord distance of 106.07 feet to a point;

South 84°22'48" West, a distance of 573.10 feet to a point;

thence westerly, with the arc of a curve to the left having a radius of 305.31 feet, a central angle of 24°07'20", an arc length of 128.54 feet, a chord that bears South 75°44'46" West and a chord distance of 127.59 feet to a point;

thence westerly, with the arc of a curve to the right having a radius of 348.19 feet, a central angle of 32°40'42", an arc length of 198.59 feet, a chord that bears South 83°53'47" West and a chord distance of 195.91 feet to a point;

thence westerly, with the arc of a curve to the left having a radius of 353.22 feet, a central angle of 20°48'40", an arc length of 128.30 feet, a chord that bears North 87°57'12" West and a chord distance of 127.59 feet to a point;

South 84°13'57" West, a distance of 626.53 feet to a point;

thence southwesterly, with the arc of a curve to the left having a radius of 75.00 feet, a central angle of 45°00'00", an arc length of 58.90 feet, a chord that bears South 61°41'32" West and a chord distance of 57.40 feet to a point;

South 39°11'32" West, a distance of 30.42 feet to a point;

thence southeasterly, with the arc of a curve to the right having a radius of 150.00 feet, a central angle of 45°00'00", arc length of 117.81 feet, a chord that bears South 28°18'28" East and a chord distance of 114.81 feet to a point;

South 05°49'18" East, a distance of 56.08 feet to a point;

South 84°06'26" West, a distance of 358.06 feet to a point in the centerline of Cosgray Rd.;

thence with the centerline of Cosgray Road North 05°51'11" West, a distance of 351.83 feet to a point the point of beginning and containing 21.0 acres of land, more or less.

This description was prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural, District,

To: NE, Neighborhood Edge District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge Districts on this property.

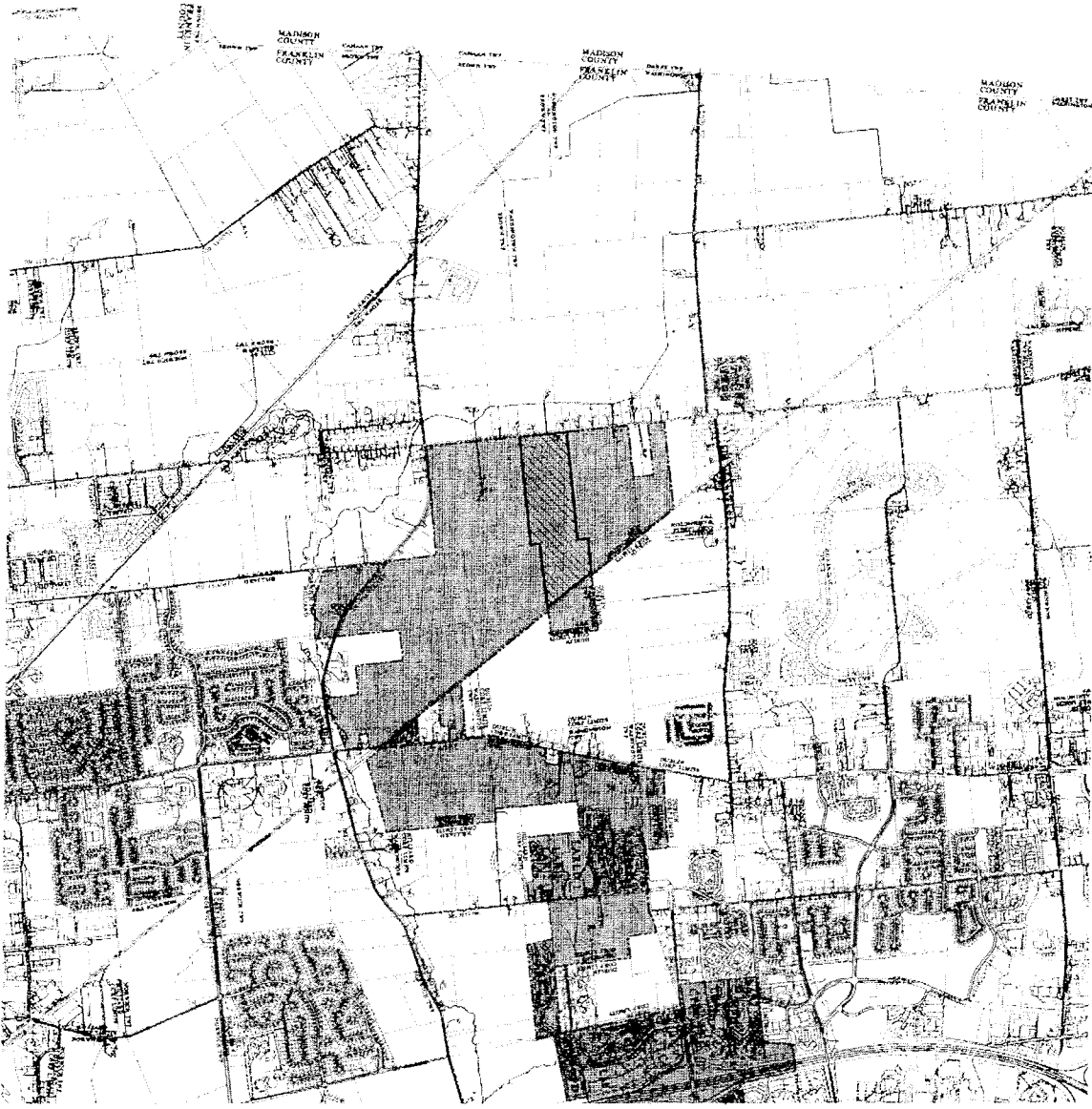
SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts and Application among the records of the Building Services Division as required by Sections 3320.13 of the Columbus City Codes; said plans being titled, "REGIONAL CONTEXT MAP," "NATURAL FEATURES PLAN," "CONCEPT PLAN," "ZONING DISTRICT PLAN," "CIVIC SPACES PLAN," "THOROUGHFARE PLAN," and TND principles statement titled, "TND STATEMENT," all signed on June 8, 2004 by Jeffrey L. Brown, attorney for the Applicant.

SECTION 4. The continuing applicability of this zoning ordinance to the real property described herein is contingent upon the development by the city, within 180 days of the approval of this ordinance, of an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies, and the agreement by the applicant to participate in such financing plan in an equitable proportion.

SECTION 4. SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

SHEET INDEX

1	REGIONAL CONTEXT MAP
2	NATURAL FEATURES PLAN
3	CONCEPT PLAN
4	ZONING DISTRICT PLAN
5	ENIC SPACE PLAN
6	THORPE GREEN PLAN



*Final Copy
Submitted
6-27-04*

202-097

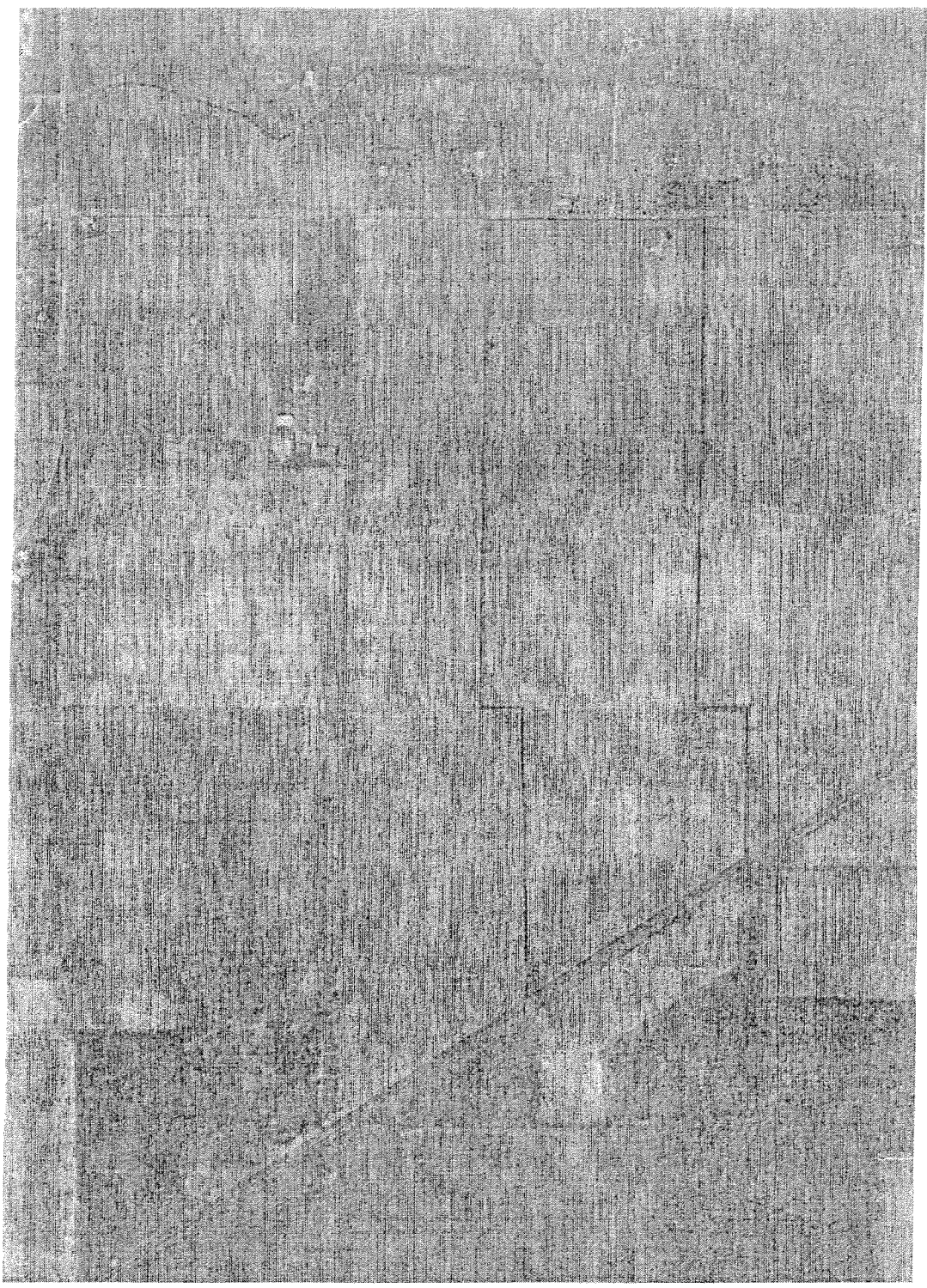
*Deborah F. Ryan
June 2, 2004*

MILL HOMES

1" = 600'

Development Plan for:
HAYDEN CROSSING
 City of Columbus
REGIONAL CONTEXT MAP

1	REGIONAL CONTEXT MAP
2	NATURAL FEATURES PLAN
3	CONCEPT PLAN
4	ZONING DISTRICT PLAN
5	ENIC SPACE PLAN
6	THORPE GREEN PLAN



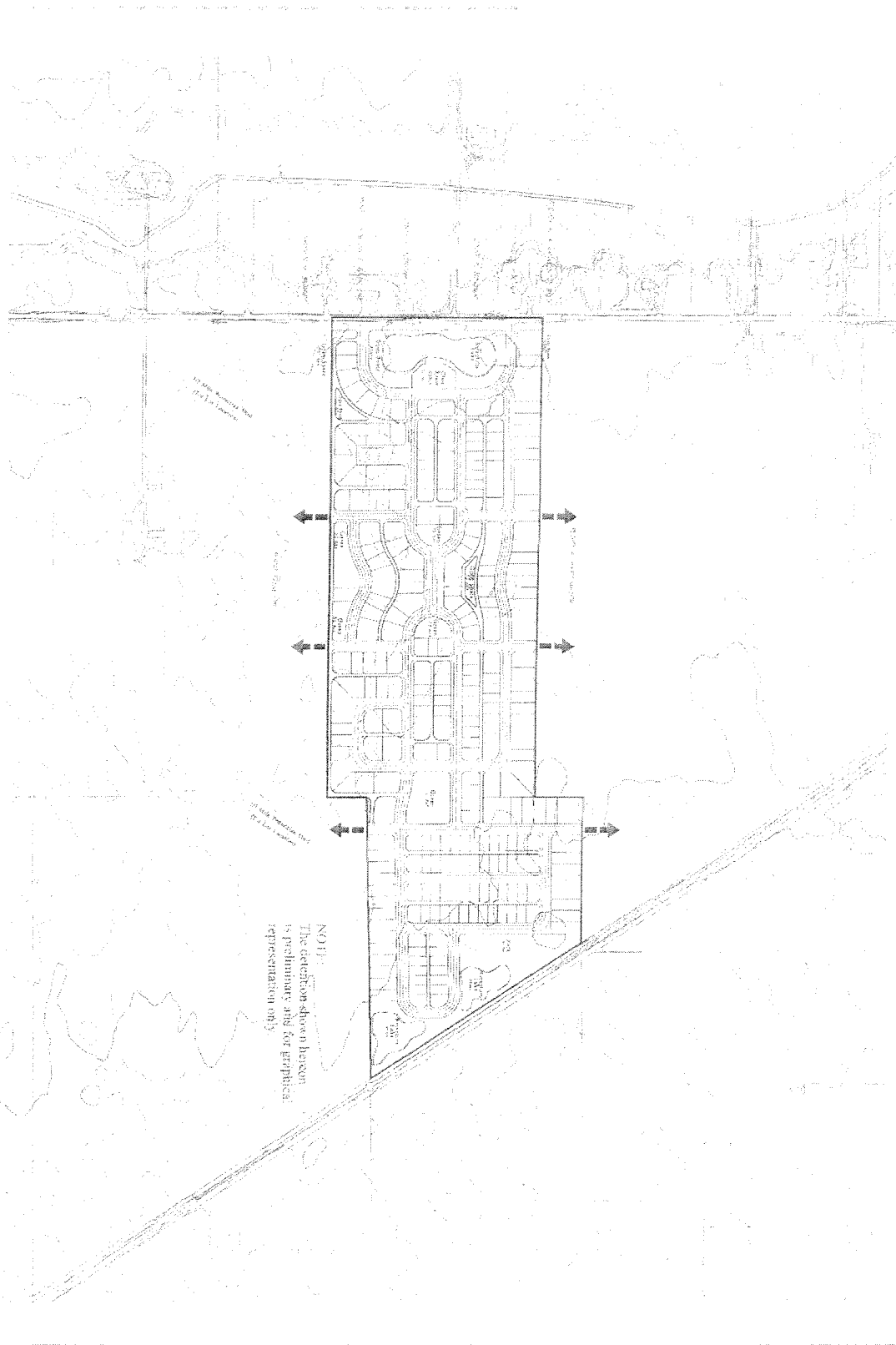
7-03-097
Frank Cady
Don Riedel
6-1-09

HAYDEN CROSSING - Natural Features Plan
D. Williams & P. Williams
6/1/2004



Development Plan for:
HAYDEN CROSSING
City of Columbus
NATURAL FEATURES PLAN





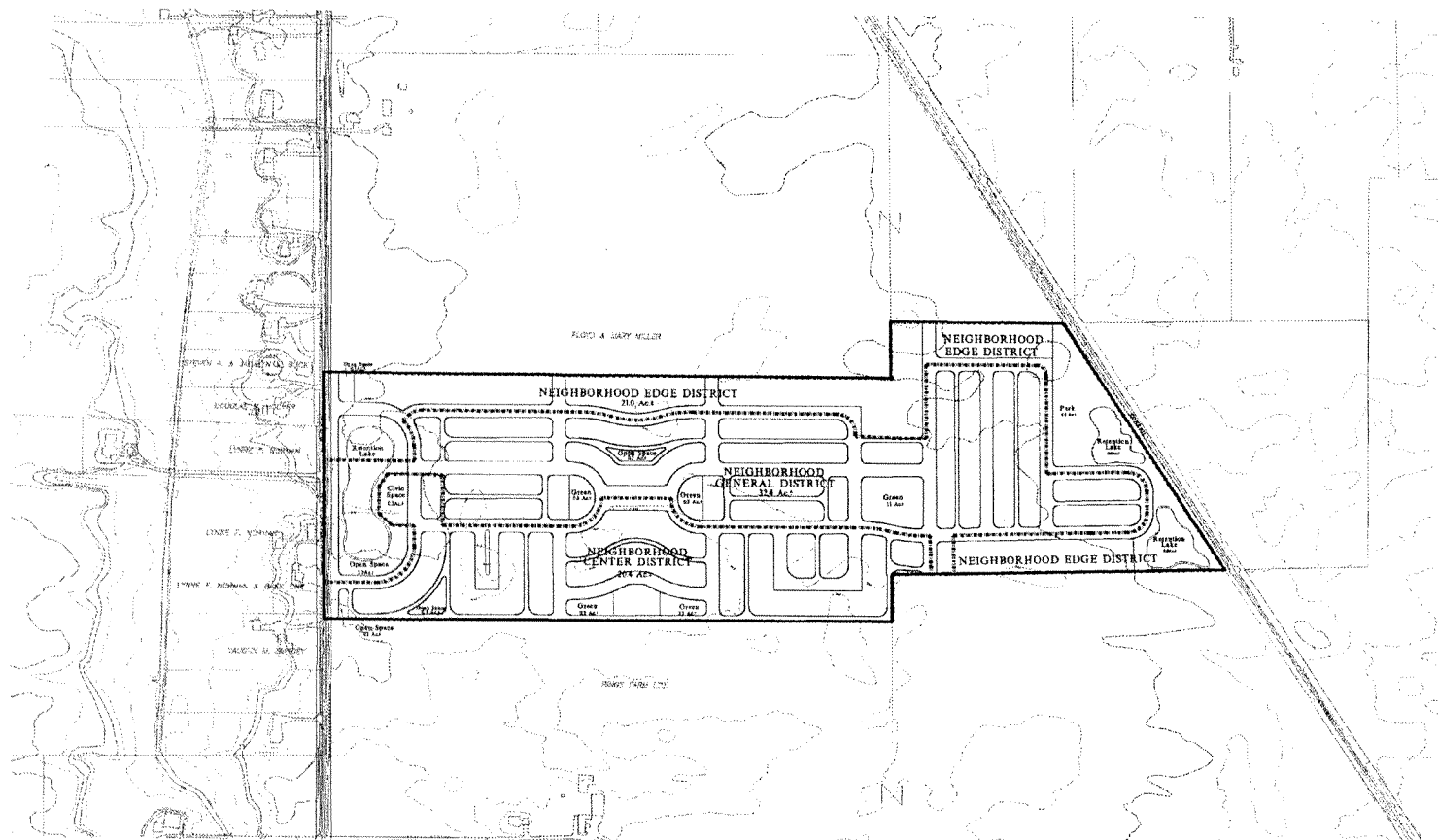
200-097
 Final Copy
 Don B. Smith
 6/11/04

Hayden Crossing - Concept Plan
 8/1/2004



Development Plan for:
HAYDEN CROSSING
 City of Columbus
CONCEPT PLAN

DATE:	05/13/2004
DESIGNER:	WALTON & ASSOC.
REVISION:	JUNE 8, 2004
REVISION:	MAY 18, 2004
REVISION:	MAY 7, 2004
REVISION:	APRIL 26, 2004
REVISION:	JUNE 28, 2004
REVISION:	JUNE 28, 2004
PROJECT NO.:	202-097
DRAWN BY:	J.M. HANSEN
CHECKED BY:	J.M. HANSEN



Development Plan for:
HAYDEN CROSSING
 City of Columbus
ZONING DISTRICT PLAN

DEVELOPMENT STATS:

Total Site:	73.8 Acres±
Neighborhood Center:	135
Neighborhood General:	173
Neighborhood Edge:	64
Total Lots:	372 Dwelling Units
Density:	5.0 du/acre
Green Space:	10.4 Acres±

202-097
 Final Copy
 Don Bier
 June 21, 2004

PREPARED BY:

M/I HOMES
 1 Columbus Circle
 Columbus, Ohio 43260

PLANNING DEPARTMENT

DATE: 06/21/04

SCALE: GRAPHIC SCALE

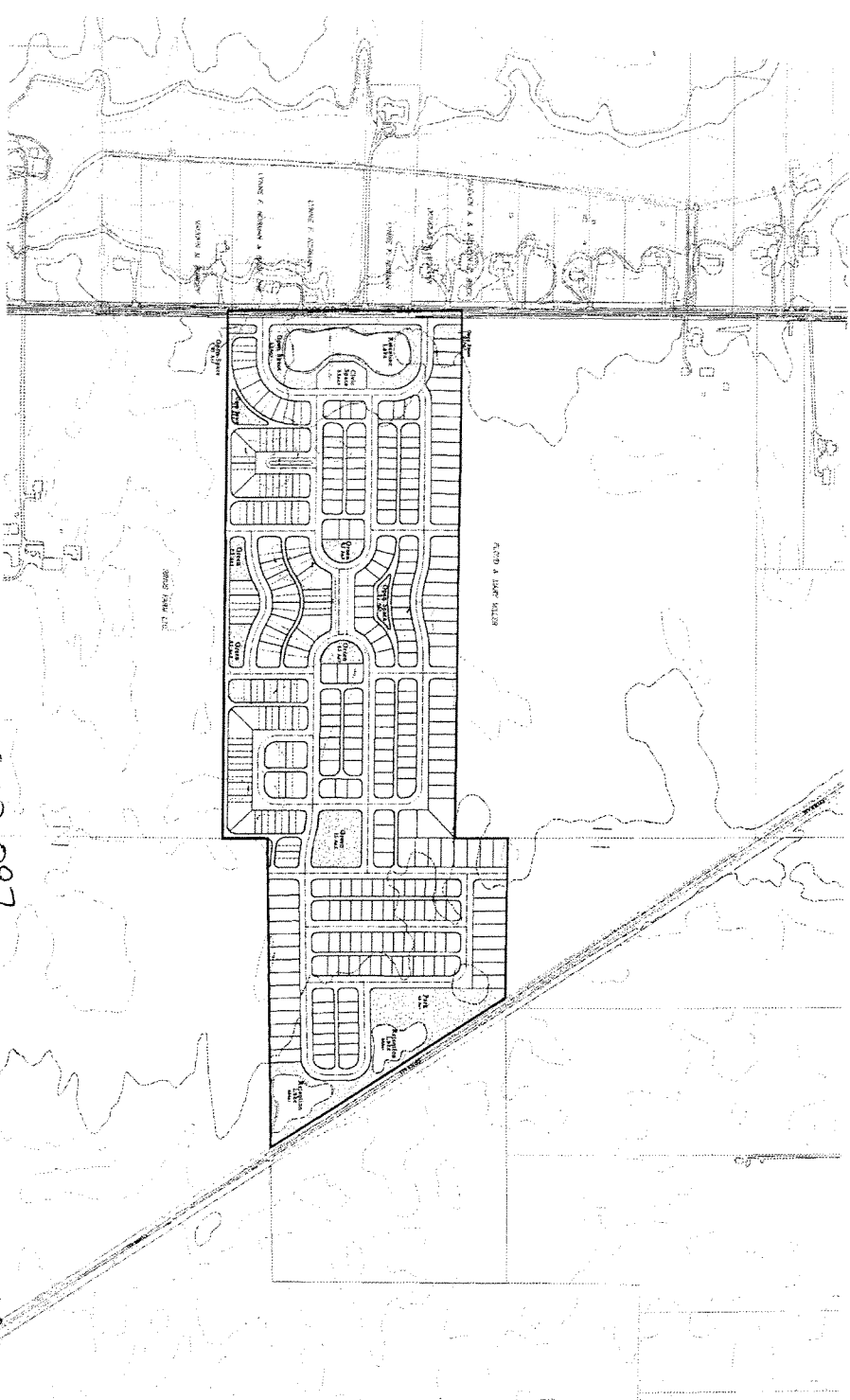
4
 6
 100 FEET

NORTH

HAYDEN CROSSING - Zoning District Plan

June 8, 2004 [Signature]

END SITE DATA:
 Green & Park Average: 46.6 Ac.
 Open Space Average: 41.8 Ac.
 Total Site Average: 47.8 Ac.
 Total Open Space (As): 41.0 Ac.
 Total Open Space (%): 14.1%



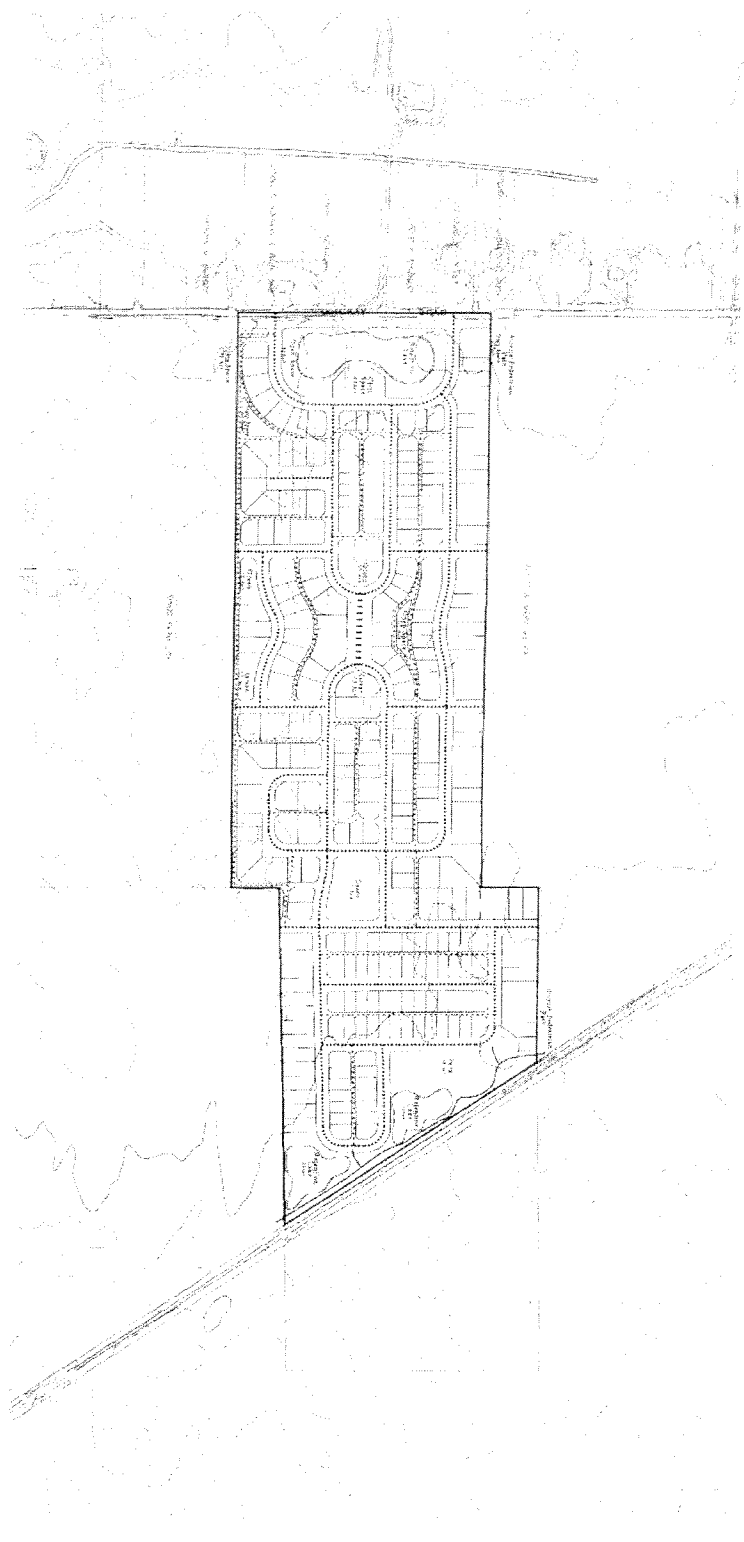
*702-097
 Final Copy
 Don Bick
 June 21, 2004*

*for
 Appoint
 June 8, 2004*

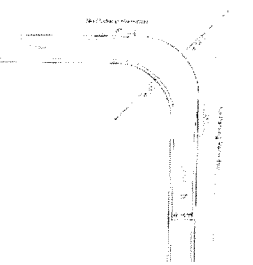
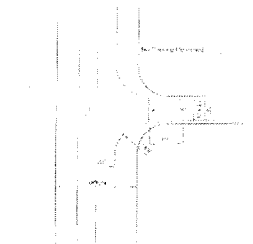
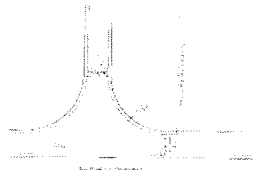
HAYDEN CROSSING - Civic Space Plan

Development Plan for:
HAYDEN CROSSING
 City of Columbus
CIVIC SPACE PLAN

NO.	DATE	DESCRIPTION
1	10/15/03	PRELIMINARY PLAN
2	11/10/03	REVISED PLAN
3	12/15/03	REVISED PLAN
4	01/15/04	REVISED PLAN
5	02/15/04	REVISED PLAN
6	03/15/04	REVISED PLAN
7	04/15/04	REVISED PLAN
8	05/15/04	REVISED PLAN
9	06/15/04	REVISED PLAN
10	07/15/04	REVISED PLAN
11	08/15/04	REVISED PLAN
12	09/15/04	REVISED PLAN
13	10/15/04	REVISED PLAN
14	11/15/04	REVISED PLAN
15	12/15/04	REVISED PLAN
16	01/15/05	REVISED PLAN
17	02/15/05	REVISED PLAN
18	03/15/05	REVISED PLAN
19	04/15/05	REVISED PLAN
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25	10/15/05	REVISED PLAN
26	11/15/05	REVISED PLAN
27	12/15/05	REVISED PLAN
28	01/15/06	REVISED PLAN
29	02/15/06	REVISED PLAN
30	03/15/06	REVISED PLAN
31	04/15/06	REVISED PLAN
32	05/15/06	REVISED PLAN
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34	07/15/06	REVISED PLAN
35	08/15/06	REVISED PLAN
36	09/15/06	REVISED PLAN
37	10/15/06	REVISED PLAN
38	11/15/06	REVISED PLAN
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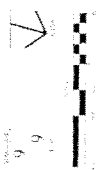


THOROUGHFARE PLAN
 ROAD TYPES
 80' WIDE
 PROPOSED PAVE 71'00" R
 LIVE LANE 17'
 STREET 61' 52" W
 80' DIA. 40' 00" W 76' 60"



THOROUGHFARE PLAN
 THOROUGHFARE PLAN
 THOROUGHFARE PLAN
 THOROUGHFARE PLAN
 THOROUGHFARE PLAN

Handwritten:
 Hayden Crossing - Thoroughfare Plan
 2002-097
 8-21-04
 2004



Development Plan for:
HAYDEN CROSSING
 City of Columbus
THOROUGHFARE PLAN

TND Statement

The TND application filed by M/I Schottenstein Homes for the 73± acre tract is consistent with the TND principals found in Columbus City Code 3320.01 as evidenced by the following:

- A. The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.

The Patch Property TND is a transit supportive neighborhood with the connections to Cosgray Road and in internal circulation system that supports access to and from the site. The overall density for the site is 5.2 du/ac which is above the minimum outlined above.

- B. The neighborhood is defined by an easy walking distance from edge to center ranging from a quarter mile to a half mile.

The walking distance from edge to center is approximately ½ to ¾ of a mile and is easily done due to the street system that will be supported by a sidewalk system that will provide pedestrian access throughout the subdivision.

- C. A variety of housing stock services a range of incomes and age groups and includes backyard apartments, apartments above shops and residential units adjacent to work places.

The development will provide a variety of housing stocks of owner occupied units with areas designated as Neighborhood Edge, General and Center Districts.

- D. A variety of business types are accommodated from retail and professional offices to live-work units and outbuildings for start-up businesses.

The proposed development includes the possibility of home offices, available under the Columbus Zoning Code, otherwise the retail / business component will be found in surrounding commercial nodes within the immediate area.

- E. Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.

There are no civic buildings within this development, those spaces have been reserved for open space to serve the recreational needs of the community.

F. A variety of civic space takes the form of parks, greens, squares and plazas. The plan provides a variety of parks and green spaces throughout the development thereby giving the residents a range of green spaces to visit and enjoy.

G. A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips.

The thoroughfare plan for the development indicates the roadway connection that will serve the residents. The roadways are designed to provide access within the development and to points outside via streets that are curvilinear and laid out to reduce traffic speed thereby encouraging pedestrian and bicycle traffic through the site.

H. Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.

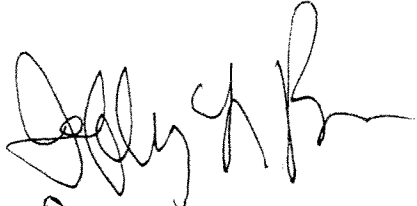
In those areas of higher density housing, the building frontages will work to delineate the thoroughfares and thereby accentuate the civic spaces that are located throughout the site. There are no commercial areas therefore no parking lots are contemplated.

I. Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.

The site plan indicates the differentiation of block sizes according to intensity of uses for the various housing components and therefore supports the principles set forth in the TND program.

mipatch.ste
4/5/03-ncs

202-097
Final copy
Don Bierke
6-21-04


June 8, 2004

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 27, 2004

2. **APPLICATION:** **Z02-097**
 Location: **5152 COSGRAY ROAD (43016)**, being 73.8± acres located on the east side of Cosgray Road, 1900± feet north of Hayden Run Road.
 Existing Zoning: R, Rural District.
 Request: NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts.
 Proposed Use: Traditional neighborhood development.
 Applicant(s): M/I Schottenstein Homes, Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street; Suite 725; Columbus, Ohio 43215.
 Property Owner(s): Betty Patch; P.O. Box 156; Amlin, Ohio 43002.
 Planner: Don Bier, 645-0712; drbier@columbus.gov
 Direct inquiry to: Richard Makley, 645-0078; rpmakley@columbus.gov

BACKGROUND:

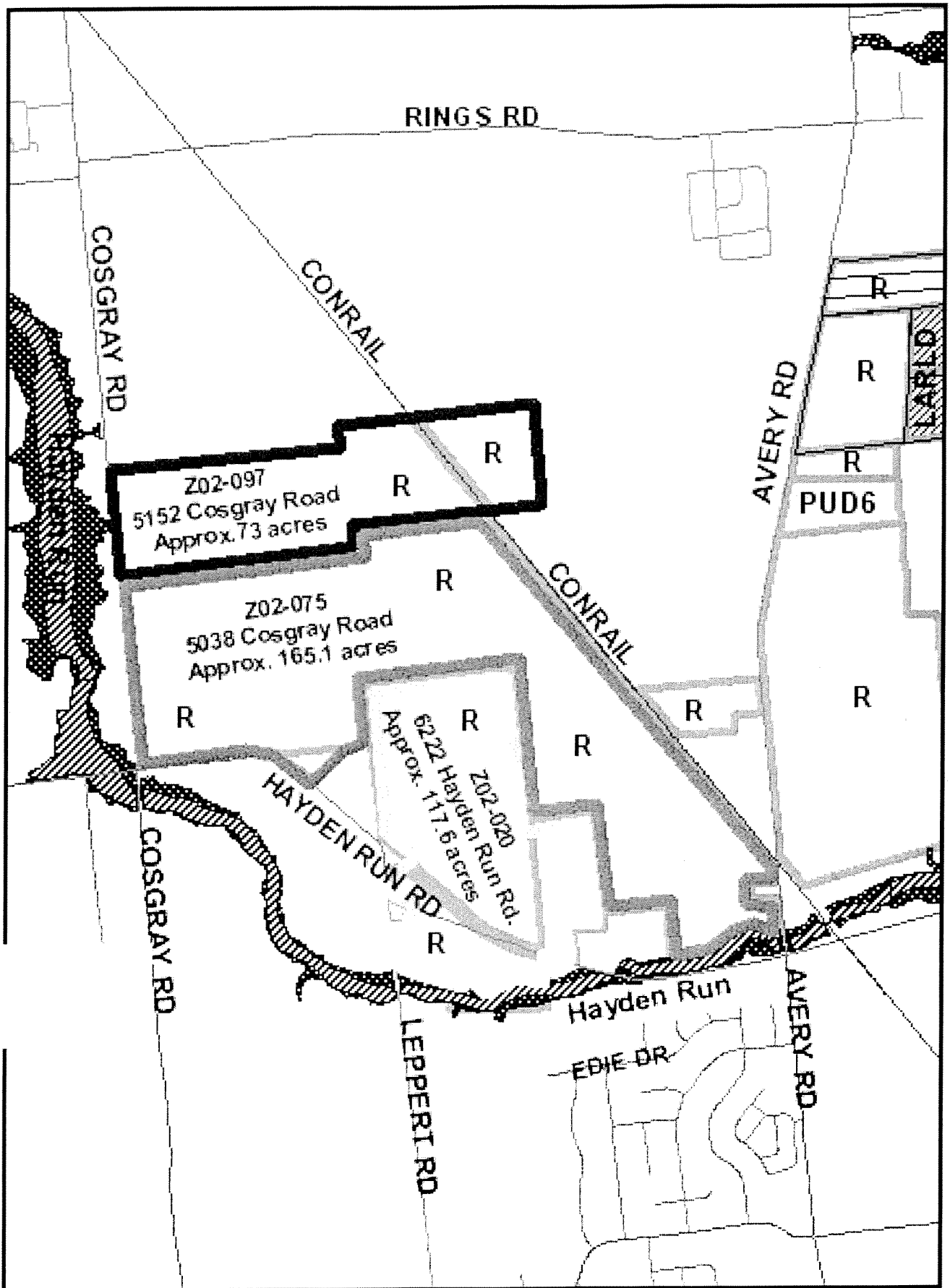
- The 73.8± -acre site is zoned in the R-Rural District. This site is developed with one single-family dwelling. The balance of the site is farmland. The applicant requests the NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts to develop a total of 372 dwelling units, a density of 5.1 dwellings per acre. A 4.5 acre park is located along the eastern edge of the site and a 3.2 acre open space with a retention lake will front Cosgray Road. Smaller greens and open spaces ranging in size from 0.2 to 1.1 acres in size occur throughout the site. All interior streets will be publicly dedicated and there are three street connections each to the north and south site boundaries.
- This request is one of three applications to rezone approximately 450 acres into Traditional Neighborhood Development Districts (TND), the Planned Unit Development District (PUD) and Commercial Planned Development District (CPD) to permit a mixed-use development of single-family, multi-family, and commercial uses. Two applications (Z02-075 and Z03-020) lie to the south of the site and will permit the development of 2,250 dwelling units at a density of 6.2 units per acre. These applications also include a total of 202,000 square feet of non-residential space in the CPD, Commercial Planned Development, TC, Town Center and NC, Neighborhood Center Districts. Maps illustrating all three proposed developments are contained within the Report Packet.
- Property north of the site in Washington Township is farmland developed with one single-family dwelling. Conrail tracks form the eastern site boundary. Farm fields zoned in the R, Rural District are located east of the railroad tracks. An application (Z02-075) has been filed to rezone land to the south from the R, Rural District to the CPD, Commercial Planned Development District and TND districts for mixed commercial and residential uses. To the west of the site across Cosgray Road are single-family dwellings in Washington Township.
- The site lies within the boundaries of the draft *Interim Hayden Run Corridor Plan (2003)*. The proposed development is consistent with the Plan land-use recommendation for NG, Neighborhood General and NE, Neighborhood Edge residential development.
- As required for a TND application, the applicant has submitted exhibits illustrating the location of the proposed Districts, the layout of the thoroughfares, the location and size of the civic spaces,

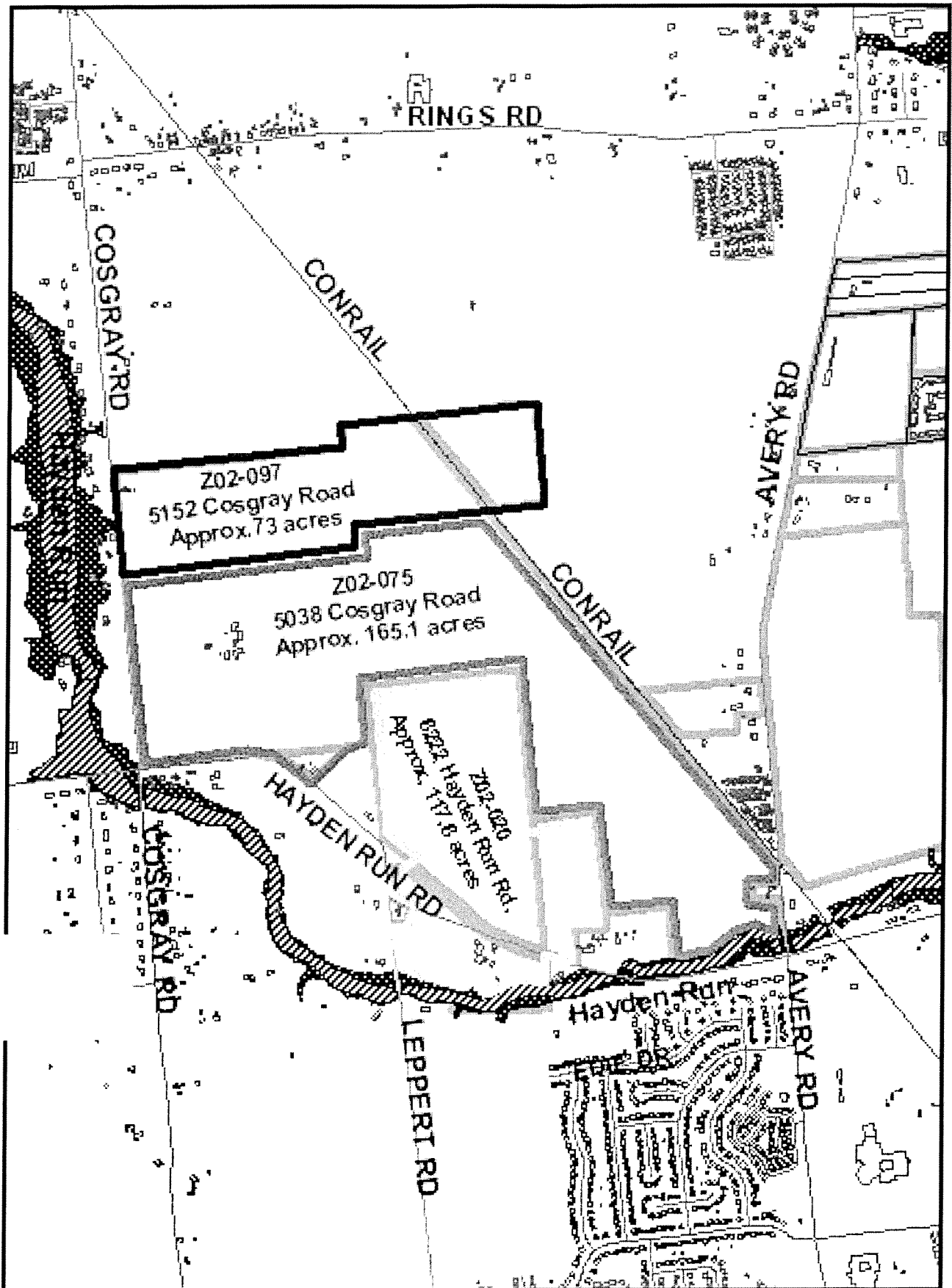
context of the development to the region, including the TND, CPD and PUD-4 re-zonings to the south. The proposed Cosgray-Avery Connector Road will bisect the site. Almost all of the Rings property is located north of the proposed connector road and the Clagg property is entirely to the south of the connector.

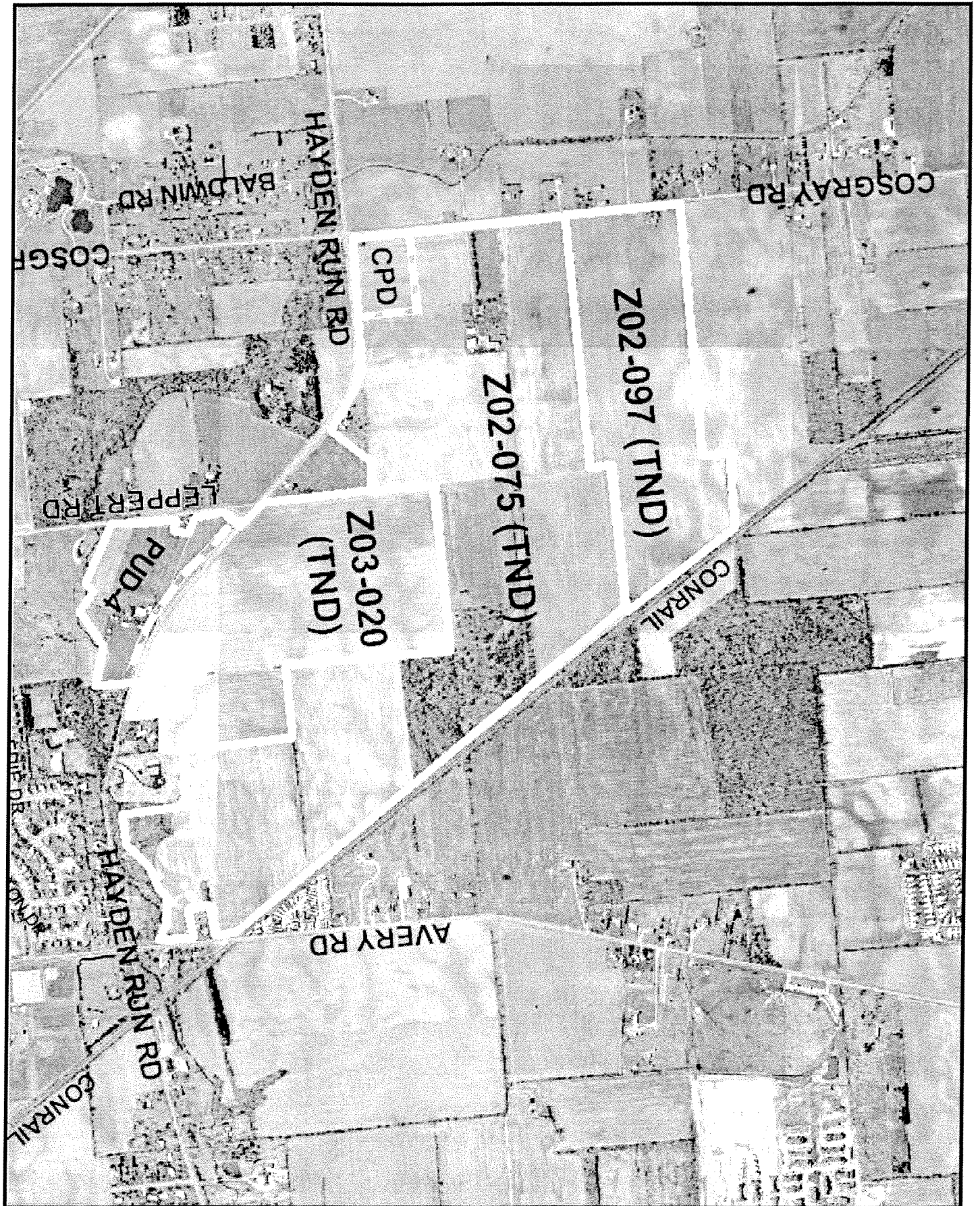
- The 20.4 acre NC, Neighborhood Center District is located along the eastern two-thirds of the sites south property line and includes 135 detached and attached single-family dwellings. Density in this district is 7.1 dwelling units per acre. Two greens and a 0.5 acre civic space are located in this district.
- The 32.4 acre NG, Neighborhood General District extends east-west through the center of the site and includes 173 detached single-family dwellings. Density in this district is 5.3 dwelling units per acre. Three greens are located in this district.
- The 21.0 acre NE, Neighborhood Edge District is located along the north and east boundaries of the site and includes 64 detached single-family lots. Density in this district is 3.0 dwelling units per acre. A portion of the open space fronting Cosgray Road and the 4.5 acre park are located in this district.
- As required for the proposed TND, CPD and PUD-4 developments to the south, the applicant has prepared a Traffic Impact Study that analyzes the impact of the proposed developments on traffic patterns in the area. The City of Columbus Transportation Division is coordinating the review of this document.
- Cosgray Road is identified by the *Columbus Thoroughfare Plan* as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline; however, the Transportation Division will require 60 feet of right-of-way from centerline to reflect the *City of Hilliard Thoroughfare Plan*.

CITY DEPARTMENTS RECOMMENDATION: Conditional Approval.

This request is one of three primarily TND based applications submitted within the Hayden Run and Cosgray Road area, permitting the development of 2,055 dwelling units and 202,000 square feet of commercial space over a total of 448 acres. The applicant is requesting the Neighborhood Center District to develop 132 detached and attached single-family dwellings, the NG, Neighborhood General District for 176 single-family dwellings and the Neighborhood Edge District for 72 single-family dwellings, a total density of 5.1 dwelling units per acre. The proposed development is consistent with the Interim Hayden Run Corridor Plan land-use recommendation for NG, Neighborhood General and NE, Neighborhood Edge residential development. Staff recommends approval subject to the condition that the applicant agrees to transportation improvements and funding commitments requested by the City of Columbus.

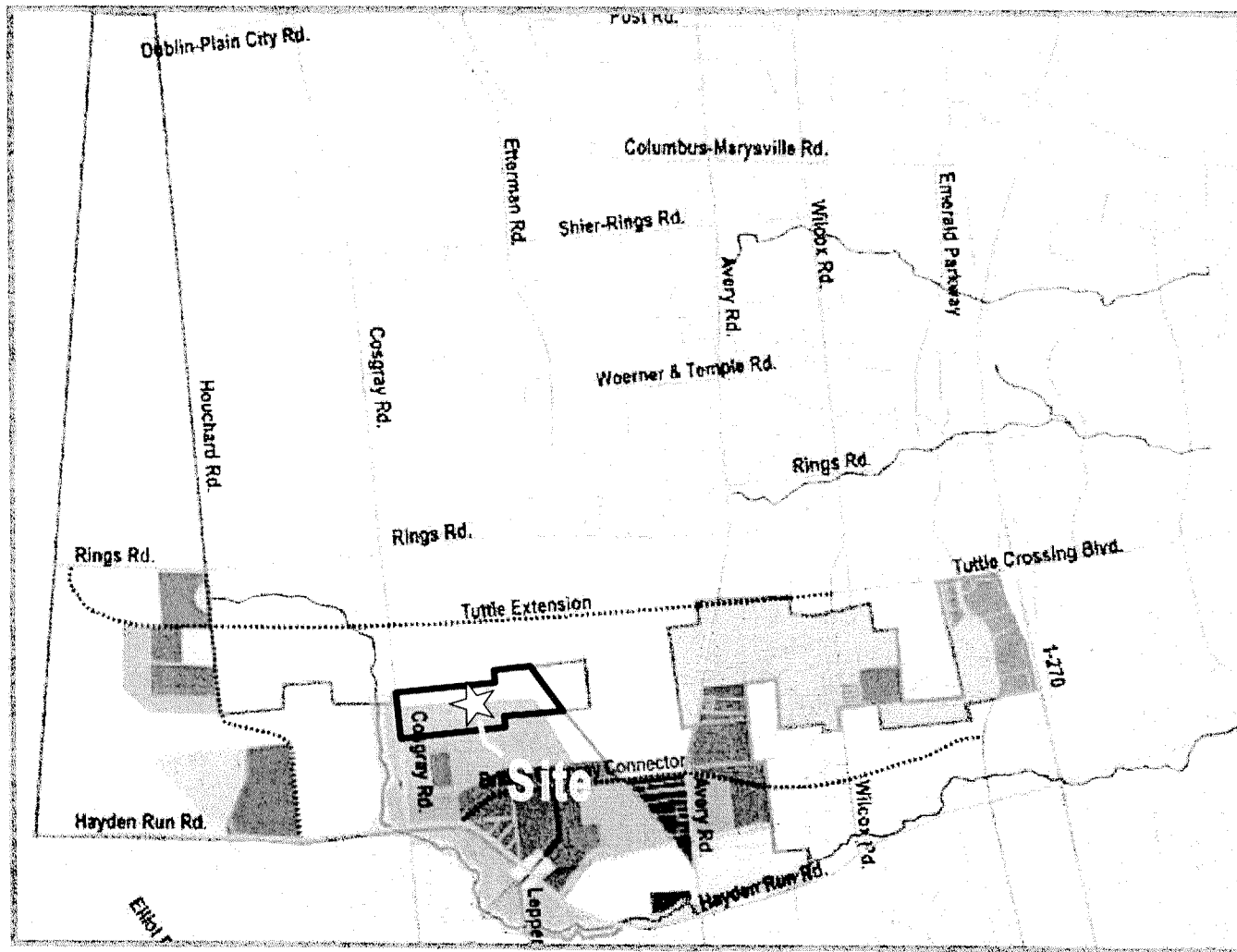






PROPOSED LAND USE MAP

Interim Hayden Run Corridor Plan (2003)



- ■ ■ Proposed Major Roads
- - - Fuel Line
- Existing Public Facilities
- Cluster Development
- Existing Park
- Existing Multi-Family
- Existing Commercial
- Neighborhood Edge
- Neighborhood General
- Neighborhood Center
- Town Center
- Transit Oriented Dev.
- Community Center/School
- Community Commercial
- Neighborhood Commercial
- Low Density Cluster
- Park
- Office
- Hayden Run Buffer
- Hayden Run Spring
- Environmentally Sensitive Development Area
- Service Boundary

APPLICANT

M/I Homes of Central Ohio, LLC
3 Easton Oval, Suite 540
Columbus, OH 43219

ATTORNEY

Ben W. Hale, Jr.
Smith & Hale
37 West Broad Street
Columbus, OH 43215

AREA COMMISSION

PROPERTY OWNER

M/I Homes of Central Ohio, LLC
3 Easton Oval, Suite 540
Columbus, OH 43219

SURROUNDING PROPERTY OWNERS

Rings Farm Ltd.
5038 Cosgray Road
Dublin, OH 43016

Floyd & Mary Miller
5274 Cosgray Road
Dublin, OH 43016

Lynne F. Norman
5141 Cosgray Road
Dublin, OH 43016

New York Central Links, LLC
500 Water Street
Jacksonville, FL 32202

Douglas R. Jr. & Cathleen M. Hoover
5153 Cosgray Road
Dublin, OH 43016

Jacalyn S. Buck, TR
5175 Cosgray Road
Dublin, OH 43016

John E. & Lillian Badurina
5195 Cosgray Road
Dublin, OH 43016

Lynne F. Norman & Bank One
Ohio Trust Co., TR
5141 Cosgray Road
Dublin, OH 43016

Vaughn M. Burgey
5083 Cosgray Road
Dublin, OH 43016

Lynne Norman, TR
5141 Cosgray Road
Dublin, OH 43016

Rosaline & Alexis Gosetto
4295 Branton Road
Columbus, OH 43220

Russell & Bernice Everman
5881 Hayden Run Road
Hilliard, OH 43026

Shenwood Corp.
750 Northlawn Drive
Columbus, OH 43214

Patch Family LP
P.O. Box 156
Amlin, OH 43002

mi-cosgray.lbl
(disk 9) 1/22/04 jth

City Council Data Form

CvZNo	Z02-097	Area Comm	No Area Commission. No Civic Association.
Ordinance	ORD 1227-2004	Dev Comm	Approval (4-0) on May 27, 2004;
Applicant	M/I Homes of Central Ohio, LLC; c/o Jeff Brown, Attorney; Smith and Hale	Neighborhood Support	No. City of Dublin and Washington Township expressed a desire for additional planning/ traffic studies at D.C. meeting.
Address	5152 Cosgray Road Columbus, OH 43016	<i>Yes, No, Unresponsive (Pick one)</i>	
Applicant phone	614-221-4255	Area Plan	Interim Hayden Run Corridor Plan (2004)
Applicant fax	614-221-4409	Compliance w Area Plan	Consistent with area plan recommendation for NG and NE TND land-uses.
Final Action	(leave blank)	Proposed Use	Detached and attached single-family residential development.
Vote	(leave blank)	Reason for Rejection	(leave blank)
Vote Date	(leave blank)		
Staff Recommendation	Approval		



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 1266-2004

30-Day

File Number: 1266-2004 **File Type:** Ordinance **Status:** Passed
Version: 2 **Controlling Body:** Zoning Committee
File Name: Z02-075: 5038 COSGRAY ROAD (43002). **Introduced:** 6/25/2004
Requester: Dev Zoning Drafter **Cost:** **Final Action:** 7/21/2004

Auditor Cert #: **Auditor:** When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Don Bier, 645-0712.

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1266-2004 passed by The Council of The City of Columbus, Ohio 4/2, 2007, as shown by the records now on file in this office.

Seal *Andrea Blewett*
City Clerk

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title: To rezone 5138 COSGRAY ROAD (43002), being 259.3± acres located at the northeast corner of Cosgray Road and Hayden Run Road, and extending east to the Conrail railroad right-of-way, **From:** R, Rural District, **To:** NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts (Z02-075).

Sponsors:

Indexes:

Attachments: ORD1266-2004 TND regional.doc, ORD1266-2004 TND Existing 1.doc, ORD1266-2004 TND Existing 2.doc, ORD1266-2004 TND plan.doc, ORD1266-2004 Prin 1.doc, ORD1266-2004 Prin 2.doc, ORD1266-2004 Prin 3.doc, ORD1266-2004 CPD plan.doc, ORD1266-2004 Staff Rpt..doc, ORD1266-2004 zone.doc, ORD1266-2004 gis.doc, ORD1266-2004 aerial.doc, ORD1266-2004 Hayden summary.doc, ORD1266-2004 Hayden plan.doc, ORD1266-2004 Disclosure.doc, ORD1266-2004 labels 1.doc, ORD1266-2004 labels 2.doc, Z02-075 Data Form.xls

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Zoning Drafter	6/30/04	Sent for Approval	Dev Zoning Inbox			
1	Dev Zoning Reviewer	7/6/04	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	dh/cp/rpm					
1	Dev Zoning Drafter	7/6/04	Sent for Approval	DEVELOPMENT DIRECTOR			
1	DEVELOPMENT DIRECTOR	7/6/04	Reviewed and Approved	Dev Zoning Drafter			
1	Dev Zoning Drafter	7/6/04	Sent to Clerk's Office for Council	City Clerk Inbox			
1	City Clerk's Office	7/7/04	Sent back for Clarification/Correction	Dev Zoning Drafter			
	Action Note:	Per request of drafter - M. Reynolds					
1	Dev Zoning Drafter	7/7/04	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Columbus City Council	7/12/04	Read for the First Time				
2	Zoning Committee	7/19/04	Amended as submitted to the Clerk				Pass
1	Zoning Committee	7/19/04	Approved as Amended				Pass
2	COUNCIL PRESIDENT	7/19/04	Signed				
2	MAYOR	7/21/04	Signed				
2	CITY CLERK	7/21/04	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

REZONING APPLICATION: Z02-075

APPLICANT: Dominion Homes, Inc.; c/o George R. McCue, Attorney; Crabbe, Brown and James; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.

PROPOSED USE: NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 27, 2004.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposed development is consistent with the *Interim Hayden Run Corridor Plan* (2004). The Plan recommends NE, Neighborhood Edge residential land-uses around the site perimeter and progressively higher density NG, Neighborhood General and NC, Neighborhood Center residential development towards a proposed connector road, with some commercial uses along the new road and neighborhood commercial development at the northeast corner of Cosgray and Hayden Run Roads. This request is one of three primarily TND based applications submitted within the Hayden Run and Cosgray Road area that collectively permit development of ~~2,055~~ **2,532** dwelling units and 202,000 square feet of commercial space over a total of 448 acres. This rezoning application for approximately 259 acres requests the NC, Neighborhood Center (29.9± acres) , NG, Neighborhood General (71.7± and 38.8± acres) and NE, Neighborhood Edge (43.4± and 51.4± acres) Districts to develop ~~4,436~~ **1,346** dwelling units, a total density of 5.19 units per acre, and commercial land uses. The Neighborhood Center District includes a maximum of 37,000 square feet of non-residential development. The CPD, Commercial Planned Development District (12.2± acres) permits a maximum of 125,000 square feet of retail commercial space and an anchor store that may not exceed 75,000 square feet. The CPD text permits C-4 and C-5, Commercial District uses with use restrictions and development standards intended to reflect surrounding NC, Neighborhood Center District development. Parks and greens are located throughout the development, including an 11.1 acre park located north of Hayden Run opposite the existing City of Hilliard Reibel Woods Park.

Title

To rezone **5138 COSGRAY ROAD (43002)**, being 259.3± acres located at the northeast corner of Cosgray Road and Hayden Run Road, and extending east to the Conrail railroad right-of-way, **From:** R, Rural District, **To:** NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts (Z02-075).

Body

WHEREAS, application #Z02-075 is on file with the Building Services Division of the Department of Development requesting rezoning of 259.3± acres from R, Rural District to NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed development is consistent with the *Interim Hayden Run Corridor Plan* (2004). The Plan recommends NE, Neighborhood Edge residential land-uses around the site perimeter and progressively higher density NG, Neighborhood General and NC, Neighborhood Center residential development towards a proposed connector road, with some commercial uses along the new road and neighborhood commercial development at the northeast corner of Cosgray and Hayden Run Roads. This request is one of three primarily TND based applications submitted within the Hayden Run and Cosgray Road area that collectively permit development of ~~2,055~~ **2,532** dwelling units and 202,000 square feet of commercial space over a total of 448 acres. This rezoning application for approximately 259 acres requests the NC, Neighborhood Center (29.9± acres) , NG, Neighborhood General (71.7± and 38.8± acres) and NE, Neighborhood Edge (43.4± and 51.4± acres) Districts to develop ~~4,436~~ **1,346** dwelling units, a total density of 5.19 units per acre, and commercial land uses. The Neighborhood Center District includes a maximum of 37,000 square feet of non-residential development. The CPD, Commercial Planned Development District (12.2± acres) permits a maximum of 125,000 square feet of retail commercial space and an anchor store that may not exceed 75,000 square feet. The CPD text permits C-4 and C-5, Commercial District uses with use restrictions and development standards intended to reflect surrounding NC, Neighborhood Center District development. Parks and greens are located throughout the development, including an 11.1 acre park located north of Hayden Run opposite the existing City of Hilliard Reibel Woods Park; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

5138 COSGRAY ROAD (43002), being 259.3± acres located at the northeast corner of Cosgray Road and Hayden Run Road, and extending east to the Conrail railroad right-of-way, and being more particularly described as follows:

NEIGHBORHOOD CENTER ZONING DESCRIPTION: 29.9± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus Virginia Military Survey Number 6953 and 3453, containing 29.9 acres of land, more or less, said 29.9 acres being more particularly bounded and described as follows:

Beginning for reference at Franklin County Geodetic Survey Monument Number 2261, at the intersection of the centerline of Hayden Run Road and the centerline of Cosgray Road;

thence North 05° 50' 12" West, with the centerline of Cosgray Road, a distance of 41.58 feet to a point;

thence North 84° 05' 11" East, across said Cosgray Road right-of-way, a distance of 30.00 feet to a point in the easterly right-of-way line of said Cosgray Road;

thence North 05° 53' 10" West, with said easterly right-of-way line, a distance of 608.93 feet to a point;

thence North 84° 04' 10" East, across that tract conveyed to Rings Farm LTD of record in I.N. 199901050002791, a distance of 62.32 feet to the True Point of Beginning for this description;

thence North 05° 34' 18" West, a distance of 123.51 feet to a point;

thence northeasterly, with the arc of a curve to the right having a radius of 103.14 feet, a central angle of 47° 55' 07", an arc length of 86.26 feet, and a chord bearing and distance of North 13° 31' 52" East, 83.77 feet to a point;

thence South 58° 31' 51" East, a distance of 29.52 feet to a point;

thence southeasterly, with the arc of a curve to the left having a radius of 111.67 feet, a central angle of 38° 33' 50", an arc length of 75.16 feet, and a chord bearing and distance of South 81° 50' 15" East, 73.75 feet to a point;

thence North 84° 08' 10" East, a distance of 1333.03 feet to a point;

thence North 05° 21' 09" West, a distance of 220.74 feet to a point;

thence North 84° 05' 01" East, a distance of 508.29 feet to a point;

thence South 05° 51' 24" East, a distance of 269.86 feet to a point;

thence southeasterly, with the arc of a curve to the left having a radius of 171.01 feet, a central angle of 31° 23' 15", an arc length of 93.68 feet, and a chord bearing and distance of South 21° 45' 42" East, 92.52 feet to a point;

thence South 39° 42' 28" East, a distance of 55.24 feet to a point;

thence northeasterly, with the arc of a curve to the right having a radius of 1611.64 feet, a central angle of 35° 43' 48", an arc length of 1005.03 feet, and a chord bearing and distance of North 69° 49' 44" East, 988.82 feet to a point;

thence South 06° 21' 51" East, a distance of 236.37 feet to a point;

thence southwesterly, with the arc of a curve to the left having a radius of 1299.47 feet, a central angle of 45° 59' 46", an arc length of 1043.19 feet, a chord bearing and distance of South 66° 19' 09" West, 1015.41 feet to a point;

thence southwesterly, with the arc of a curve to the right having a radius of 969.70 feet, a central angle of 42° 20' 19", an

arc length of 716.56 feet, and a chord bearing and distance of South 63° 06' 14" West, 700.36 feet to a point;

thence South 83° 41' 37" West, a distance of 514.11 feet to a point;

thence North 06° 00' 12" West, a distance of 575.78 feet to a point;

thence South 84° 04' 10" West, a distance of 847.15 feet to the True Point of Beginning and containing 29.9 acres of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

To Rezone From: R, Rural, District,

To: NC, Neighborhood Center District.

NEIGHBORHOOD GENERAL ZONING DESCRIPTION: 38.8± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 3453 containing 38.8 acres of land, more or less, said 38.8 acres being more particularly bounded and described as follows:

Beginning, for reference at the point of intersection of the northerly right-of-way line of Hayden Run Road with the southwest corner of that tract conveyed to John G. Kramer by deed of record in Official Record 4868C01;

thence North 06° 05' 54" West, a distance of 1295.77 feet to the True Point of Beginning for this description;

thence North 05° 38' 16" West, a distance of 1413.26 feet to a point;

thence South 83° 46' 55" East, a distance of 1108.67 feet to a point;

thence South 39° 17' 31" East, a distance of 1252.74 feet to a point;

thence South 73° 44' 26" West, a distance of 189.77 feet to a point;

thence North 38° 59' 14" West, a distance of 259.79 feet to a point;

thence southwestwardly, with the arc of a curve to the right having a radius of 1122.46 feet, a central angle of 14° 04' 23", an arc length of 275.70 feet, and a chord bearing and distance of South 64° 50' 12" West, 275.01 feet to a point;

thence South 74° 30' 22" West, a distance of 418.18 feet to a point;

thence South 06° 00' 43" East, a distance of 345.27 feet to a point;

thence South 84° 19' 05" West, a distance of 151.11 feet to a point;

thence North 06° 06' 28" West, a distance of 197.19 feet to a point;

thence South 83° 10' 21" West, a distance of 628.38 feet to the True Point of Beginning and containing 38.8 acres of land more or less.

This description was prepared from record information only and should be used for zoning purposes only.

To Rezone From: R, Rural, District,

To: NG, Neighborhood General District.

NEIGHBORHOOD GENERAL ZONING DESCRIPTION: 71.7± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 6953 and 3453, containing 71.7 acres of land, more or less, said 71.7 acres being more particularly bounded and described as follows:

Beginning for reference at Franklin County Geodetic Survey Monument Number 2261, at the intersection of the centerline of Hayden Run Road and the centerline of Cosgray Road;

thence North 05° 50' 12" West, with the centerline of Cosgray Road, a distance of 41.58 feet to a point;

thence North 84° 05' 11" East, across said Cosgray Road right-of-way, a distance of 30.00 feet to a point in the easterly right-of-way line of said Cosgray Road;

thence North 05° 53' 10" West, with said easterly right-of-way line, a distance of 608.93 feet to the True Point of Beginning for this description;

thence North 05° 53' 17" West, a distance of 1284.40 feet continuing with easterly right-of-way line to a point;

thence North 84° 01' 28" East, a distance of 2234.96 feet to a point;

thence North 06° 59' 32" West, a distance of 185.50 feet to a point;

thence North 83° 02' 28" East, a distance of 147.80 feet to a point;

thence South 06° 12' 04" East, a distance of 331.63 feet to a point;

thence North 83° 45' 22" East, a distance of 166.20 feet to a point;

thence South 05° 44' 52" East, a distance of 252.46 feet to a point;

thence North 84° 04' 21" East, a distance of 256.10 feet to a point;

thence South 05° 49' 19" East, a distance of 562.14 feet to a point;

thence North 83° 51' 44" East, a distance of 271.46 feet to a point;

thence South 05° 56' 36" East, a distance of 106.49 feet to a point;

thence North 82° 54' 52" East, a distance of 250.35 feet to a point;

thence northeasterly, with the arc of a curve to the left having a radius of 808.49 feet, a central angle of 15° 34' 30", an arc distance of 219.77 feet, and a chord bearing and distance of North 76° 33' 32" East, 219.10 feet to a point;

thence South 17° 46' 56" East, a distance of 73.01 feet to a point;

thence southeasterly, with the arc of a curve to the right having a radius of 336.22 feet, a central angle of 11° 13' 45", an arc length of 65.89 feet, and a chord bearing and distance of South 15° 30' 18" East, 65.79 feet to a point;

thence South 05° 50' 56" East, a distance of 128.62 feet to a point;

thence South 83° 35' 04" West, a distance of 521.84 feet to a point;

thence North 06° 21' 51" West, a distance of 236.37 feet to a point;

thence southwesterly, with the arc of a curve to the left having a radius of 1611.64 feet, a central angle of 35° 43' 48", an arc length of 1005.03 feet, and a chord bearing and distance of South 69° 49' 44" West, 988.82 feet to a point;

thence North 39° 42' 28" West, a distance of 55.24 feet to a point;

thence northwesterly, with the arc of a curve to the right having a radius of 171.01 feet, a central angle of 31° 23' 15", an arc length of 93.68 feet, and a chord bearing and distance of North 21° 45' 42" West, 92.52 feet to a point;

thence North 05° 51' 24" West, a distance of 269.86 feet to a point;

thence South 84° 05' 01" West, a distance of 508.29 feet to a point;

thence South 05° 21' 09" East, a distance of 220.74 feet to a point;

thence South 84° 08' 10" West, a distance of 1333.03 feet to a point;

thence northwesterly, with the arc of a curve to the right having a radius of 111.67 feet, a central angle of 38° 33' 50", an arc length of 75.16 feet, and a chord bearing and distance of North 81° 50' 15" West, 73.75 feet to a point;

thence North 58° 31' 51" West, a distance of 29.52 feet to a point;

thence southwesterly, with the arc of a curve to the left having a radius of 103.14 feet, a central angle of 47° 55' 07", an arc length of 86.26 feet, and a chord bearing and distance of South 13° 31' 52" West, 83.77 feet to a point;

thence South 05° 34' 18" East, a distance of 123.51 feet to a point;

thence South 84° 04' 10" West, a distance of 62.14 feet to the True Point of Beginning and containing 71.7 acres of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

To Rezone From: R, Rural District

To: NC, Neighborhood General District

NEIGHBORHOOD EDGE ZONING DESCRIPTION: 43.4± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 3453, containing 43.4 acres of land, more or less, said 43.4 acres being more particularly bounded and described as follows:

Beginning for reference at Franklin County Geodetic Survey Monument Number 2261, at the intersection of the centerline of Hayden Run Road and the centerline of Cosgray Road;

thence North 05° 50' 12" West, with the centerline of Cosgray Road, a distance of 41.58 feet to a point;

thence North 84° 05' 11" East, across said Cosgray Road right-of-way, a distance of 30.00 feet to a point in the easterly right-of-way line of said Cosgray Road;

thence North 05° 53' 10" West, with said easterly right-of-way line, a distance of 608.93 feet to a point;

thence North 05° 53' 17" West, continuing with said easterly right-of-way line, a distance of 1284.40 feet to a point;

thence with the northerly line of that tract conveyed to Rings Farm LTD of record in I.N. 199901050002791 the following

courses and distances:

thence North 84° 01' 28" East, a distance of 2234.96 feet to a point;

thence North 06° 59' 32" West, a distance of 185.50 feet to a point;

thence North 83° 02' 28" East, a distance of 147.80 feet to the True Point of Beginning for this description;

thence North 83° 02' 28" East, a distance of 1183.03 feet to a point;

thence South 39° 15' 59" East, a distance of 1824.54 feet to a point;

thence South 85° 05' 38" West, a distance of 728.54 feet to a point;

thence South 86° 44' 46" West, a distance of 167.01 feet to a point;

thence South 83° 51' 36" West, a distance of 103.49 feet to a point;

thence North 05° 50' 56" West, a distance of 128.62 feet to a point;

thence northwesterly, with the arc of a curve to the left having a radius of 336.22 feet, a central angle of 11° 13' 45", an arc length of 65.89 feet, and a chord bearing and distance of North 15° 30' 18" West, 65.79 feet to a point;

thence North 17° 46' 56" West, a distance of 73.01 feet to a point;

thence southwesterly, with the arc of a curve to the right having a radius of 808.49 feet, a central angle of 15° 34' 30", an arc length of 219.77 feet, and a chord bearing and distance of South 76° 33' 32" West, 219.10 feet to a point;

thence South 82° 54' 52" West, a distance of 250.35 feet to a point;

thence North 05° 56' 36" West, a distance of 106.49 feet to a point;

thence South 83° 51' 44" West, a distance of 271.46 feet to a point;

thence North 05° 49' 19" West, a distance of 562.14 feet to a point;

thence South 84° 04' 21" West, a distance of 256.10 feet to a point;

thence North 05° 44' 52" West, a distance of 252.46 feet to a point;

thence South 83° 45' 22" West, a distance of 166.20 feet to a point;

thence North 06° 12' 04" West, a distance of 332.19 feet to the True Point of Beginning and containing 43.4 acres of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

To Rezone From: R, Rural, District,

To: NE, Neighborhood Edge District.

NEIGHBORHOOD EDGE ZONING DESCRIPTION: 51.4± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus Virginia Military Survey Number 3453, containing

- 51.4 acres of land, more or less, said 51.4 acres being more particularly bounded and described as follows:

Beginning for reference at a point of intersection of the northerly right-of-way line of Hayden Run Road, and the westerly line of that tract conveyed to Steven L. Cordle by deed of record in Official Record 28557H20;

thence South 76° 23' 07" East, a distance of 14.20 feet to the True Point of Beginning for this description;

thence North 69° 12' 19" East, a distance of 288.56 feet to a point;

thence North 05° 38' 16" West, a distance of 602.57 feet to a point;

thence South 84° 14' 27" West, a distance of 600.45 feet to a point;

thence North 06° 06' 28" West, a distance of 789.97 feet to a point;

thence North 84° 19' 05" East, a distance of 151.11 feet to a point;

thence North 06° 00' 43" West, a distance of 345.27 feet to a point;

thence North 74° 30' 22" East, a distance of 418.18 feet to a point;

thence northeasterly, with the arc of a curve to the left having a radius of 1122.46 feet, a central angle of 14° 04' 23" an arc length of 275.70 feet and a chord bearing a distance of North 64° 50' 12" East, 275.01 feet to a point;

thence South 38° 59' 14" East, a distance of 259.79 feet to a point;

thence North 73° 44' 26" East, a distance of 189.77 feet to a point;

thence South 39° 27' 43" East, a distance of 976.28 feet to a point;

thence South 05° 28' 08" East, a distance of 662.28 feet to a point;

thence South 68° 56' 24" West, a distance of 1166.25 feet to a point;

thence South 79° 55' 42" West, a distance of 219.20 feet to a point;

thence North 76° 23' 07" West, a distance of 20.85 feet to a point the True Point of Beginning and containing 51.4 acres of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

To Rezone From: R, Rural, District,

To: NE, Neighborhood Edge District.

CPD, COMMERCIAL PLANNED DEVELOPMENT ZONING DESCRIPTION: 12.6± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 6953 containing 12.6 acres of land, more or less, said 12.6 acres being more particularly bounded and described as follows:

Beginning for reference at Franklin County Geodetic Survey Monument Number 2261, at the intersection of the centerline of Hayden Run Road and the centerline of Cosgray Road;

thence North 05° 50' 12" West, with said centerline of Cosgray Road, a distance of 41.58 feet to a point;

thence North 84° 05' 11" East, across said Cosgray Road right-of-way, a distance of 30.00 feet to a point in the easterly right-of-way line of said Cosgray Road, being the True Point of Beginning for this description;

thence North 05° 53' 10" West, a distance of 608.93 feet with said easterly right-of-way line, to a point;

thence North 84° 04' 10" East, a distance of 909.47 feet to a point;

thence South 06° 00' 12" East, a distance of 600.79 feet to a point;

thence South 83° 33' 26" West, a distance of 910.74 feet to the True Point of Beginning and containing 12.6 acres of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

To Rezone From: R, Rural, District,

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts and Application among the records of the Building Services Division as required by Section 3320.13 of the Columbus City Codes; and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Building Services Division as required by Section 3311.12 of the Columbus City Codes, said plans being titled, "REGIONAL PLAN: RINGS/CLAGG PROPERTIES," "EXISTING CONDITIONS PLAN: RINGS PROPERTY," "EXISTING CONDITIONS PLAN: CLAGG PROPERTY," "TND DEVELOPMENT PLAN," TND statement of principles titled, "RINGS/CLAGG FARM STATEMENT ADDRESSING TND PRINCIPLES, DOMINION HOMES, MAY 10, 2004," and "CPD DISTRICT ENLARGEMENT: RINGS/CLAGG PROPERTIES" and CPD text titled, "COMMERCIAL PLANNED DEVELOPMENT TEXT, 12.6± ACRES," all signed on June 17, 2004 by George R. McCue, attorney for the Applicant, and the CPD text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT, 12.6± ACRES

PROPOSED DISTRICT: CPD, COMMERCIAL PLANNED DEVELOPMENT

PROPERTY ADDRESS: 5038 Cosgray Road

OWNERS: Rings Farm, Ltd. and Therll Clagg, c/o CRABBE, BROWN & JAMES, LLP, George R. McCue, Esq., 500 S. Front St., Ste. 1200, Columbus, Ohio 43215, gmcue@cbjlawyers.com

APPLICANT: Dominion Homes, c/o CRABBE, BROWN & JAMES, LLP, George R. McCue, Esq., 500 S. Front St., Ste. 1200, Columbus, Ohio 43215, gmcue@cbjlawyers.com

DATE OF TEXT: June 17, 2004

APPLICATION NUMBER: Z02-075

1. INTRODUCTION: The subject property ("Site") consists of 12.6± acres at the northeast intersection of Cosgray and Hayden Run Roads. Vacant farm fields bound the Site. The proposed development is a neighborhood shopping district anchored by one large tenant.

This Site abuts the Neighborhood Center District, and initially was contemplated to be a Town Center District. However, due to Site development constraints which are primarily dictated by the expected requirement that traffic issues will require the intersection of Cosgray and Hayden Run Roads to have multiple turn lanes, thus requiring limited access to this Site, and the TND Code's limitation for retail development in excess of 10,000 square feet, the proposed rezoning for this specific Site has been re-worked into this current CPD form.

As noted throughout, the commitments made herein are intended to ensure compatibility of the Site's commercial development with the surrounding TND residential development. To the extent possible, TND-like standards and concepts have been incorporated to achieve said compatibility.

2. PERMITTED USES: Permitted uses on the Site shall be those uses contained in Sections 3356.03 and 3357.02 (C-4 and C-5 Commercial Districts, respectively) of the Columbus City Code, and excluding the following uses:

bowling centers/alley; billboards; cabaret; dance hall; electric substation; funeral parlor; hotel; mission/temporary shelter; motel; motor bus terminal; motor cycle, boat or other motor vehicle dealers; motion picture theater; motor vehicle/automobile leasing and sales; nightclub; pawn shop; poolroom (which shall not be defined to include restaurants or taverns which have pool tables); private club; public parking/garage for pay; testing or experimental laboratory; trade school; truck, utility trailer or RV sales, rental or lease.

Food and beverage vending machines in excess of 3 feet in height are permitted, and excepted from the outdoor display commitments made below.

3. PREFERRED USES: In keeping with the goal of a neighborhood shopping district, the development of consistent uses to serve the neighborhood, such as grocery store, automotive service station, coffee shop, bank, hair salon, card and gift shops, convenience retail, dry cleaner, laundromat, video rental and/or restaurant will be encouraged.

4. DEVELOPMENT STANDARDS: Unless otherwise indicated, the applicable development standards are contained in Chapter 3356 (C-4, Commercial), 3357.13(c) and 3357.18, (C-5 Commercial), of the Columbus City Code. Whenever possible, it is the intention of the Applicant to combine the general commercial code provisions with Traditional Neighborhood Development (TND) principles. The CPD development shall be developed in conformity with the submitted site plan. Modifications to the site plan shall be permitted with approval of the Development Director, Department of Development and pursuant to engineering requirements, but the square footage shall not be increased.

A. Density, Height, Lot And/Or Setback Commitments:

1. For out-parcels (or accessory buildings to the contemplated main anchor tenant), the building setback from Hayden Run Road shall be a minimum ten (10) feet and a maximum forty-five (45) feet; the parking/maneuvering setback from said roads shall be a minimum ten (10) feet.

2. The minimum and maximum building setbacks set forth above for Hayden Run Road shall apply only to the contemplated out-parcels (or accessory buildings to the contemplated main anchor tenant).

3. The building setback along Cosgray Road shall be a minimum ten (10) feet; parking/maneuvering setback from said road shall be a minimum ten (10) feet. There shall be a minimum four (4) feet of unencumbered sidewalk/pavement from the edge of the drive isle, to permit pedestrian transit.

4. The building setback along the TND Road to the east of the Site ("TND Road") shall be a minimum zero (0) feet and a maximum fifteen (15) feet; parking/maneuvering setback from said road shall be a minimum ten (10) feet. There shall be a minimum four (4) feet of unencumbered sidewalk/pavement from the edge of the drive isle, to permit pedestrian transit.

5. The building setback from the northern boundary line shall be a minimum forty (40) feet; the parking/maneuvering setback from the northern boundary line shall be a minimum ten (10) feet.

6. The gross floor area of the anchor store shall be limited to a maximum range of 55,000 to 75,000 square feet. The

remainder of the retail uses shall each be limited to 10,000 square feet of gross sales floor area. The total maximum size of the development shall not exceed 125,000 square feet of gross sales floor area.

7. No more than three (3) out parcels (or accessory use buildings to the contemplated anchor tenant store) shall be permitted along Hayden Run Road.

8. The height of the district shall not exceed thirty-five (35) feet.

9. Other than as set forth above in Paragraph 5, this text does not set minimum or maximum setbacks for the contemplated anchor tenant store. It is generally contemplated that this commercial area would "front" streets in a TND fashion. The contemplated anchor tenant building would be set back within or behind these "fronted" out-parcel or accessory buildings, such that no other building setbacks from either Hayden Run, Cosgray, or the TND Road would apply to that anchor tenant building.

B. Access, Loading, Parking And/Or Other Traffic Related Commitments:

1. The Site shall have access to Cosgray Road, Hayden Run Road, and the TND Road. Access type, location and design are subject to final approval by The City of Columbus Transportation Division. ~~At least one (1) full-service access point along Cosgray Road, Hayden Run Road and the TND Road shall be permitted.~~

2. Driveway access points, parking spaces and aisles may be divided by property lines without regard to minimum dimensions with any single property, as long as the overall driveway, parking spaces or aisle dimensions meet minimum Code requirements and easements, as applicable, so as to ensure the function of shared driveways, parking and aisles.

3. The following parking ratio shall be provided unless varied by a shared parking analysis:

Retail: 1 parking space for every 300 sq. ft. of gross floor area; not to exceed 1 parking space for every 200 sq. ft. of gross floor area.

Restaurant: 1 parking space for every 75 sq. ft. of gross floor area

Office: 1 parking space for every 300 sq. ft. of gross floor area (general and medical).

4. If the Developer wishes to provide parking spaces other than as calculated by the above method, then the Developer shall prepare a shared parking analysis for the proposed project pursuant to the requirements of the Transportation Division. A shared parking analysis study approved by the Transportation Division may be submitted to the Director of Development, or his/her designee, who may grant an administrative variance for the number of parking spaces required.

5. On-street parking along the west side of the TND Road may be included in calculations for required parking on Site.

C. Buffering, Landscaping, Open Space And/Or Screening Commitments:

1. Lot coverage for structures and paved areas shall not exceed eighty-five (85%) percent of net usable area (gross zoned acreage excluding publicly dedicated streets). Sidewalks and paved plazas at building entrances shall not be considered a part of lot coverage.

2. Any surface parking lot areas adjacent to Cosgray Road, Hayden Run Road, or the TND Roads shall be screened from the adjacent roadway by a street wall, and/or a continuous 36" hedge, except where clear vision requirements apply. Said hedge shall be a minimum 18" in height at the time of installation.

3. The landscaping shall be maintained in a healthy state. Any dead or decayed material shall be removed and replaced with like or similar materials within six (6) months or the next available planting season, whichever occurs first. The size of the new material shall equal the size of the original material when it was installed.

4. Minimum size of all trees at installation shall be 2 ½ inches caliper for deciduous, 5 feet in height for evergreen, and 2 inches in caliper for ornamental. Caliper is measured 6 inches from the ground.

5. Street trees along Cosgray and Hayden Run Roads shall be planted every one (1) tree per fifty (50) feet.
6. The Developer shall provide a 10-foot set back along the northern boundary, directly across from the Neighborhood Center District, between the westernmost TND Road and the TND Road to the east of the Site. Further, prior to occupancy the Developer shall install a board-on-board wood or vinyl fence, 6 feet in height, along this 10-foot setback. Between the fence and the northern property line, deciduous trees shall be installed approximately 35 feet on center.
7. Other than as stated herein, landscaping and street trees shall be installed in accordance with applicable TND principles and standards along the TND Road. The Developer shall install tree planting islands within parking lots at a rate of one tree per ten (10) parking spaces.
8. Applicant agrees to involve the recreation and Parks Department in the location of retention ponds within the parkland area to be dedicated to the City of Columbus.

D. Building Design And/Or Interior-Exterior Treatment Commitments:

1. Building materials shall consist of split-face concrete block (that excludes white concrete), brick, stone, stucco-stone, EIFS, stucco, dryvit, glass, wood, or any combination thereof.
2. Any mechanical equipment or utility hardware on the roof of a building shall be screened from view from ground level by the same material utilized on the building or roof exterior. Color shall also match the building exterior or roof. Ground-mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.
3. Pitched or sloped roofs with a minimum slope of 6:12 are encouraged. Flat roofs are permitted but shall have a parapet or cornice to screen roof-mounted equipment and add architectural detailing.
4. Building design shall have the following characteristics:
 - a. Building facades facing Cosgray Road, Hayden Run Road or the TND Road shall include architectural detailing/fenestration to reduce the perception of building mass and to visually break up the facade. Architectural detailing/fenestration may be accomplished through the use of design elements such as, vertical recessed or projecting relief to the facade, columns, recessed or projecting windows, awnings, the use of different building materials for different tenant spaces, and/or other design elements. Vertical wall fenestration shall occur at various locations depending upon the location of tenants, and the length of the building.
 - b. For front building facades facing Cosgray Road, Hayden Run Road or the TND Road, a minimum of fifty (50%) percent of front roof lines will consist of additional elements such as pitched roofs, decorative cornices, awnings, dormers, hip roofs and/or towers.
 - c. Exclusive of doors and windows, the front building facade of the anchor store shall consist of a minimum seventy-five (75%) percent brick, stone, stucco-stone, or a combination thereof.
 - d. All building facades, exclusive of doors and windows, for accessory use buildings to the anchor store or out parcels abutting Hayden Run Road, shall consist of a minimum seventy-five (75%) percent brick, stone, stucco-stone, or a combination thereof.
 - e. Exclusive of doors and windows, all front facades of all other buildings shall consist of a minimum fifty percent (50%) brick, stone, stucco-stone, or a combination thereof.
 - f. Sections (c), (d) and/or (e) above, shall not apply to buildings with rear facades, rear service, rear drives, or rear parking areas abutting the fence referred to in Section (C)(6) above. The rear facades of these buildings shall be finished with a combination of split-faced concrete block, EIFS, brick, stone, stucco, stucco-stone, dryvit, glass, wood, or any combination thereof, without prescription as to overall percentage of such materials.

- g. The anchor store shall not have secondary building frontage, as defined by C.C.C. 3372.601, that abuts the TND Road.
- h. Sidewalks shall be installed on the building side of the private drives, to connect with public street sidewalks to facilitate pedestrian access and circulation. Sidewalks used for outdoor display shall be a minimum ten (10) feet in width, to facilitate pedestrian traffic.

E. Dumpsters, Lighting, Outdoor Display Areas And/Or Other Environmental Commitments:

- 1. All external outdoor lighting shall be cut-off fixtures (down lighting).
- 2. Light poles shall not exceed twenty-eight (28) feet in height, except light poles located within one hundred (100) feet of a residentially used or zoned property shall not exceed eighteen (18) feet in height.
- 3. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.
- 4. For aesthetic compatibility, lights shall be from the same manufacturer or similar in type and color.
- 5. Dumpsters shall be screened on three (3) sides by a solid fence, wall, building and/or landscaping to a minimum height of six (6) feet with a gate on the fourth side, unless the dumpsters is screened on all four sides by building(s) or fence.
- 6. Decorative lighting compatible with building materials shall be encouraged.
- 7. Canopy lighting for gasoline sales areas shall be recessed.
- 8. Accent lighting shall be permitted, provided such light source is concealed.
- 9. Any wall-mounted lighting shall be shielded or directed to prevent off-site spillage.
- 10. Any wiring shall be located underground unless otherwise required by a utility company.

F. Graphics and Signage Commitments:

- 1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District and the following additional restrictions, unless otherwise approved by the Columbus Graphics Commission in a variance or graphics plan:
 - a. All ground signs shall be monument-style with masonry bases, constructed of brick, stone or other, to substantially match or complement the architectural materials of the buildings.
 - b. Ground signs shall not exceed 10 feet in height.
 - c. Ground signs should not exceed 50 square feet in area, per side, and may be double sided.
 - d. Wall signs shall not exceed 80 square feet in area.
 - e. For commercial centers, excluding out parcels or outlots, only one ground sign, identifying the entire center, shall be permitted.
 - f. Wall signs for the commercial center (or businesses located within the commercial center) should be compatible or complimentary to the building architecture.
 - g. Signs may be illuminated internally, or externally, provided that ground mounted external illumination be screened with landscaping.

The Columbus Graphics Commission shall be the body to consider variances to the code and/or deviation from the additional restrictions listed above.

G. Miscellaneous Commitments:

1. Outdoor display areas shall be permitted along no more than two (2) sides of a building, provided the display area is no greater than three (3) feet in height, four (4) feet in depth, and twelve (12) feet in length, and does not obstruct pedestrian movement.
2. With regard to convenience store and gasoline sales, the outdoor display area(s) shall be limited to contain only those items normally and customarily sold by a convenience store, and other seasonal items, including but not limited to mulch, firewood, flowers, Christmas wreaths, etc. With regard to gasoline sales, outdoor display areas may also include a 4' by 4' area at the end of pump stands.
3. The Site shall be developed in substantial accordance with the site plans submitted herewith. The site plans may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering plans are completed. Any slight adjustment to the site plans is subject to review and approval by the Director of the Department of Development, or his designee, upon submission of the appropriate data regarding the proposed adjustment.
4. The developer agrees to provide documentation to the Columbus Development Commission of compliance with all Ohio Environmental Protection Agency requirements for underground or other fuel/oil storage, prior to developing any use that requires such storage.

H. Variance Requested:

1. The Applicant is requesting variances to C.C.C. 3356.11 to allow minimum zero (0) foot and ten (10) foot front yard building setbacks, as set forth above, to effectuate the TND-like nature of the proposed development.
2. If necessary and as set forth in Section (B)(3) herein, parking variances may be necessary.

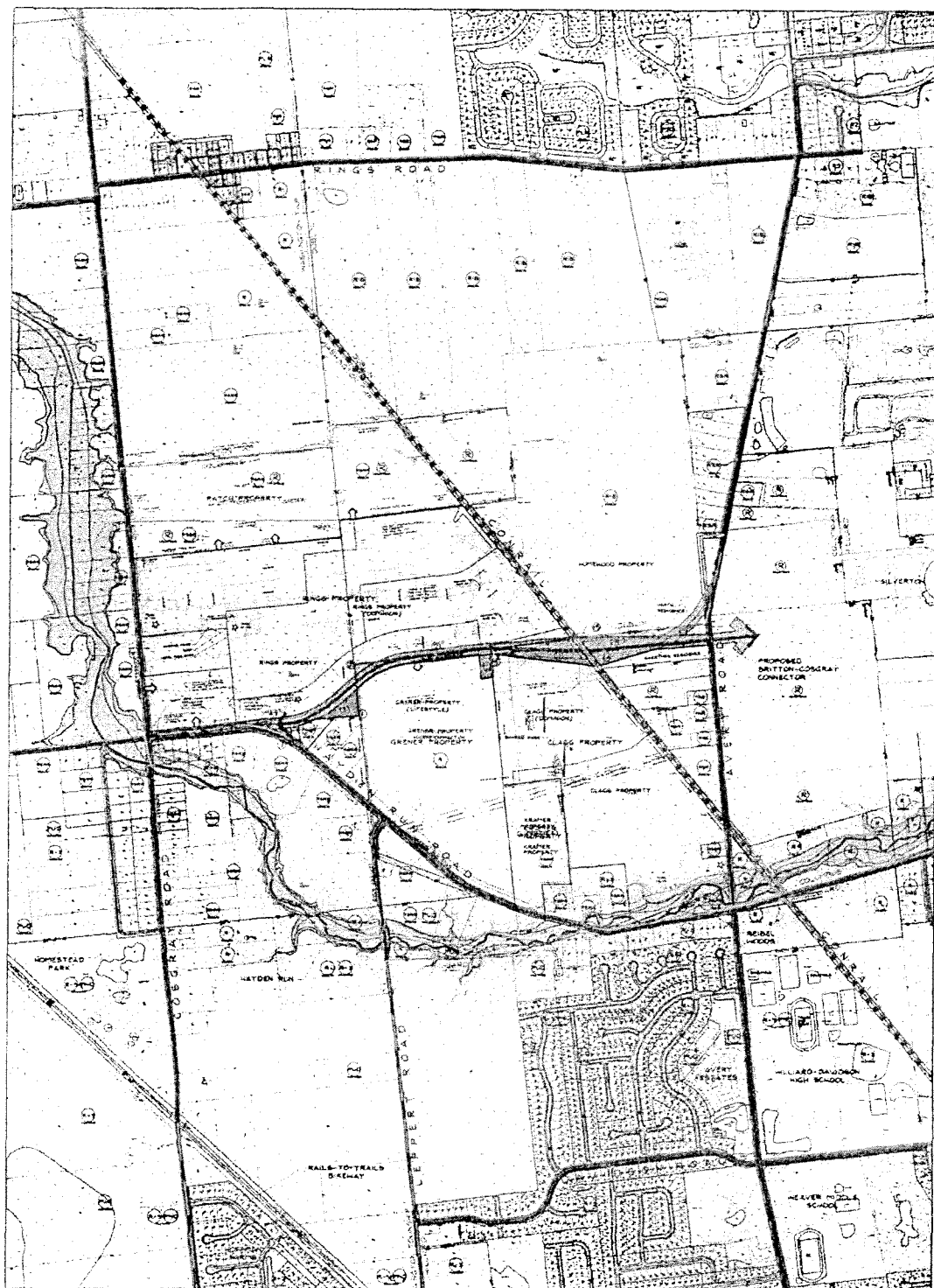
I. CPD Requirements:

1. Natural environment: The Site is a vacant farm field.
2. Surrounding land use: Vacant farm fields currently bound most of the Site. The proposed development is CPD commercial, with incorporated TND principles so as to effectuate compatibility with the proposed TND residential development to the north and east.
3. Transportation and circulation: Access to the site will be provided from Cosgray and Hayden Run Roads, as well as the TND Road to the east of the Site.
4. Visual form of the environment: The visual form will be determined by the developer at the time of development. As set forth herein a TND environment is envisioned. To that end, the following items have been considered and included herein:
 - a. Pedestrian details such as private sidewalks, and access from the adjacent TND districts.
 - b. Increased focus on public streets by encouraging tight setbacks, requiring significant architectural design elements, providing screening of views to parking, including on-street parking along the TND Road to the east of the Site, and encouraging facades to face streets.
5. View and visibility: The development of the Site and the contemplated location of the buildings and access points take into account visibility and safety of the motorist and pedestrian.

6. Proposed development: Commercial development with uses permitted in C-4 and C-5 Commercial Districts, except for those excluded in this text.
7. Behavior patterns: Existing development has established behavior and traffic patterns in this area.
8. Emissions: The developer expects no unusual emissions from this property.

SECTION 4. The continuing applicability of this zoning ordinance to the real property described herein is contingent upon the development by the city, within 180 days of the approval of this ordinance, of an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies, and the agreement by the applicant to participate in such financing plan in an equitable proportion.

~~SECTION 4.~~ **SECTION 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



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 Don Corry
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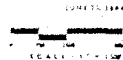


REGIONAL PLAN
 Dominion Homes

RINGS/CLAGG PROPERTIES



By *Harry R. McCue* 6/17/04





VEN '1' LOOKING N DOWN DRIVEWAY



VEN '2' LOOKING N AT ADJACENT PROPERTY



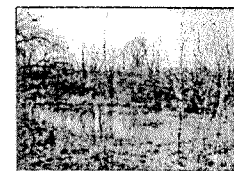
VEN '3' LOOKING N AT ADJACENT PROPERTY



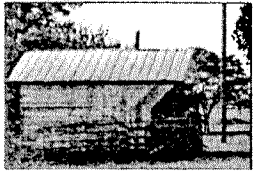
VEN '4' INTERSECTION OF COBURN / HAYDON RUN ROAD



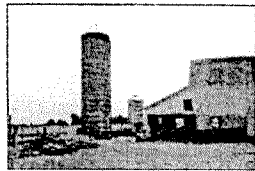
VEN '5' LOOKING SE AT EXISTING BARN



VEN '6' LOOKING NW AT WETLAND



VEN '7' LOOKING N AT SHED



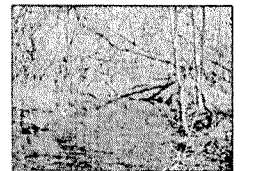
VEN '8' LOOKING S AT BARN & SILO



VEN '9' LOOKING NW AT EXISTING BUILDING



VEN '10' LOOKING NE AT BARN



VEN '11' LOOKING SE AT HAYDON RUN



VEN '12' LOOKING SW AT WETLAND



VEN '13' LOOKING NW DOWN CORRAL, S.E.



VEN '14' LOOKING W ACROSS FIELD TOWARD PROPERTY



VEN '15' LOOKING W AT ROADCUT ON PROPERTY

Z02-035
Final Copy
Dwg B-01
6-25-04



EXISTING CONDITIONS PLAN

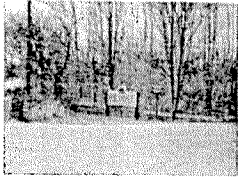
Prepared for Dominica Homes

RINGS PROPERTY

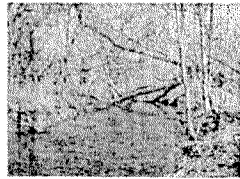


George R. McLean 6/17/04





VIEW 11 - EXISTING WOODS, WOODS PARK



VIEW 12 - HAYDEN ROAD



VIEW 13 - EXISTING RESIDENCE EAST OF INERT ROAD



VIEW 14 - EXISTING CORRAL AND WEST ROAD INTERSECTION



VIEW 15 - LOOKING NORTHWEST UP CORRAL WITH ADJACENT TRAILER PARK TO THE EAST



VIEW 16 - LOOKING WEST ACROSS CLAGG PROPERTY TOWARD EXISTING CORRAL



VIEW 17 - EXISTING CORRAL EAST OF CORRAL



VIEW 18 - EXISTING UTILITY LINE WITH OPPOSITE CORRAL



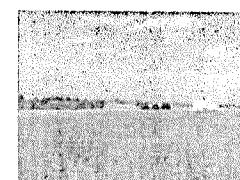
VIEW 19 - VIEW ACROSS FIELD TOWARD ON-SITE BUILDINGS



VIEW 20 - VIEW TOWARD CORRAL AND WEST ROAD INTERSECTION WITH ADJACENT TRAILER PARK DEVELOPMENT



VIEW 21 - LOOKING TOWARD NORTHERN AREA OF CORRAL AT EXISTING WOODS



VIEW 22 - LOOKING EAST FROM CORRAL TO NEAR OF INERT ROAD



VIEW 23 - VIEW THROUGH CORRAL WITH OPPOSITE CORRAL IN THE BACKGROUND



VIEW 24 - VIEW OF WEST ROAD AND WARNER OF THE EXISTING GAS PIPELINE



VIEW 25 - INERT ROAD PROPERTY LINE



VIEW 26 - LOOKING NORTH INTO ADJACENT INERT PROPERTY



VIEW 27 - EXISTING INERT PROPERTY WETLAND



VIEW 28 - INERT PROPERTY

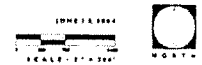
202-075
Final Copy
Lynn Blevins
6/25/04



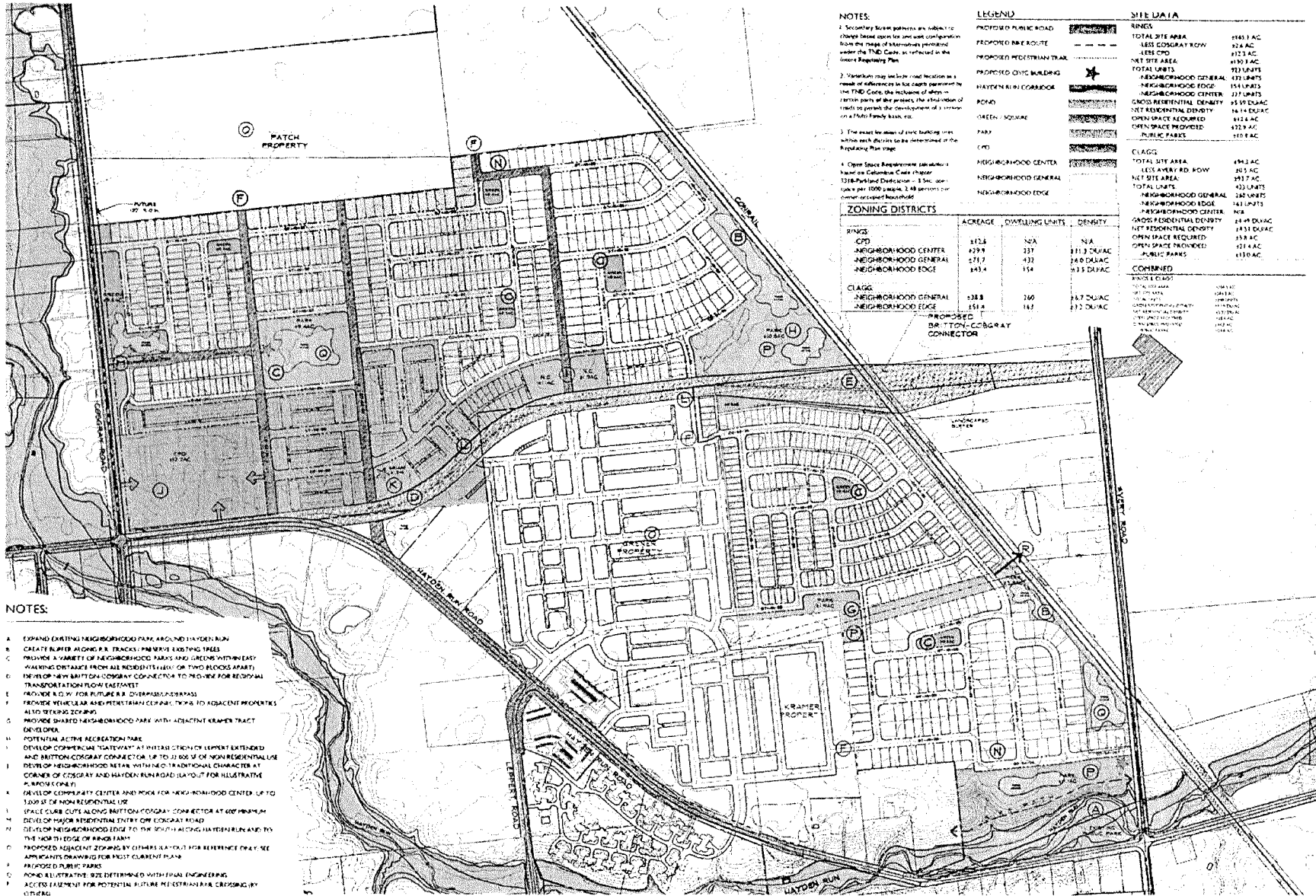
EXISTING CONDITIONS PLAN
Dominion Homes

CLAGG PROPERTY
DOMINION

Henry R. McLean 6/17/04



ORD1266-2004; Z02-075



NOTES:

- Secondary Street patterns are subject to change based upon the final utility configuration from the range of alternatives presented under the TND Code as reflected in the final Engineering Plan.
- Maximum height for building mass is a result of reference to lot capacity generated by the TND Code, the inclusion of other terrain parts of the project, the inclusion of roads to permit the development of a version on a 1/400' family base, etc.
- The exact location of each building mass within each district to be determined in the final Engineering Plan stage.
- Open Space Requirements calculated based on Columbus Code Chapter 328-Parkland Dedication - 1.00 acre per 1000 sq. ft. 2.48 persons per acre for proposed development.

ZONING DISTRICTS

DISTRICT	ACREAGE	DWELLING UNITS	DENSITY
RINGS			
CPD	115.8	524	N/A
NEIGHBORHOOD CENTER	439.9	331	111.3 DU/AC
NEIGHBORHOOD GENERAL	271.7	432	24.8 DU/AC
NEIGHBORHOOD EDGE	143.4	154	93.3 DU/AC
CLAGG			
NEIGHBORHOOD GENERAL	138.8	260	23.7 DU/AC
NEIGHBORHOOD EDGE	251.2	182	23.2 DU/AC

LEGEND

- PROPOSED PUBLIC ROAD
- PROPOSED PARK ROUTE
- PROPOSED PEDESTRIAN TRAIL
- PROPOSED CIVIC BUILDING
- HAYDEN RUN CORRIDOR
- ROAD
- GREEN SQUARE
- PARK
- CPD
- NEIGHBORHOOD CENTER
- NEIGHBORHOOD GENERAL
- NEIGHBORHOOD EDGE

SITE DATA

RINGS	TOTAL SITE AREA	1543.1 AC
	LESS COGGRAT ROW	82.4 AC
	LESS CPD	112.3 AC
	NET SITE AREA	1348.3 AC
	TOTAL UNITS	913 UNITS
	NEIGHBORHOOD GENERAL	431 UNITS
	NEIGHBORHOOD EDGE	151 UNITS
	NEIGHBORHOOD CENTER	331 UNITS
	GROSS RESIDENTIAL DENSITY	55.19 DU/AC
	NET RESIDENTIAL DENSITY	14.14 DU/AC
	OPEN SPACE REQUIRED	112.4 AC
	OPEN SPACE PROVIDED	122.9 AC
	PUBLIC PARKS	112.9 AC
	CLAGG	
	TOTAL SITE AREA	491.3 AC
	LESS AVE RD ROW	21.5 AC
	NET SITE AREA	357.7 AC
	TOTAL UNITS	432 UNITS
	NEIGHBORHOOD GENERAL	258 UNITS
	NEIGHBORHOOD EDGE	141 UNITS
	NEIGHBORHOOD CENTER	N/A
	GROSS RESIDENTIAL DENSITY	24.44 DU/AC
	NET RESIDENTIAL DENSITY	14.31 DU/AC
	OPEN SPACE REQUIRED	33.8 AC
	OPEN SPACE PROVIDED	121.1 AC
	PUBLIC PARKS	113.0 AC

COMBINED

TOTAL UNITS	1345 UNITS
TOTAL GROSS RESIDENTIAL DENSITY	44.74 DU/AC
TOTAL NET RESIDENTIAL DENSITY	14.31 DU/AC
TOTAL OPEN SPACE REQUIRED	146.2 AC
TOTAL OPEN SPACE PROVIDED	234.0 AC
TOTAL PUBLIC PARKS	225.9 AC

NOTES:

- EXPAND EXISTING NEIGHBORHOOD PARK AROUND HAYDEN RUN
- CREATE BUFFER ALONG P.R. TRUCKS; PM WITH EXISTING TREES
- PROVIDE 4' WALKWAY OF NEIGHBORHOOD PARKS AND GREENS WITH MINIMUM WALKING DISTANCE FROM ALL RESIDENTS (EVEN IF TWO BLOCKS APART)
- DEVELOP NEW BRITTON-COGGRAT CONNECTOR TO PROVIDE FOR REGIONAL TRANSPORTATION FLOW (EASTWEST)
- PROVIDE ROW FOR PUBLIC B.B. OVERPASS/UNDERPASS
- PROVIDE VEHICULAR AND PEDESTRIAN CONNECTOR TO ADJACENT PROPERTIES ALSO TRUCKS ZONING
- PROVIDE SHARED NEIGHBORHOOD PARK WITH ADJACENT KRAMER TRACT DEVELOPER
- POTENTIAL ACTIVE RECREATION PARK
- DEVELOP COMMERCIAL "TREATMENT" AT INTERSECTION OF LEPPERT EXTENDED AND BRITTON-COGGRAT CONNECTOR UP TO 3300' OF THE NEIGHBORHOOD LINE
- DEVELOP NEIGHBORHOOD CENTER WITH NEIGHBORHOOD CHARACTER AT CORNER OF COGGRAT AND HAYDEN RUN ROAD (LAYOUT FOR ILLUSTRATIVE PLAN PROPOSED)
- DEVELOP COMMUNITY CENTER AND PARK FOR NEIGHBORHOOD CENTER UP TO 3300' OF NEIGHBORHOOD LINE
- SCALE CLUB CUTS ALONG BRITTON-COGGRAT CONNECTOR AT 60' MINIMUM
- DEVELOP MAJOR RESIDENTIAL ENTRY OFF COGGRAT ROAD
- DEVELOP NEIGHBORHOOD EDGE TO THE SOUTH ALONG HAYDEN RUN AND TO THE NORTH EDGE OF RINGS HUNT
- PROPOSED ADJACENT ZONING BY OTHERS (LAYOUT FOR REFERENCE ONLY; SEE APPLICANTS DRAWINGS FOR MOST CURRENT PLANS)
- PROPOSED PUBLIC PARKS
- MONITOR ALL STRAITS; SIZE DETERMINED WITH FINAL ENGINEERING
- ACCESS FACILITY FOR POTENTIAL FUTURE PEDESTRIAN PARK CROSSING BY OTHERS



TND DEVELOPMENT PLAN
 (Includes Districts, Conceptual Site Plan, Conceptual Thoroughfare Plan & Civil Service Building Sheet)
 Prepared for: Dominion Homes

202-075; Final Copy
 Don Bar 7-1-04

RINGS/CLAGG PROPERTIES



George L. McCann 6/17/04

NOTE: ALL INFORMATION SHOWN HERE PROVIDED BY FRANKLIN COUNTY GIS (2003) HAYDEN RUN CORRIDOR PLAN (JAN 2004 DRAFT, City of Columbus, Department of Development, Planning Division) SHALL

Rings Farm/Clagg Farm
Statement addressing TND Principles
Dominion Homes
May 10, 2004

The Rings Farm Site is approximately 164 acres and is located in Washington Township in northwest Franklin County. The site is located at the northeast corner of the intersection of Cosgray and Hayden Run Roads, between Hilliard to the south and Dublin to the north. Vacant farm fields bound most of the site, and the Conrail railroad tracks forms the east boundary.

The ±94.2-acre Clagg Tract is located directly south of the Rings farm, and is bounded by Avery Road and the railroad tracks to the east, Hayden Run Creek to the south, and the Grener property to the west.

It is the intention of this development to incorporate the principles of the Traditional Neighborhood Development Ordinance. The precedent set forth by both this document is the creation of viable communities that focus on pedestrian as well as vehicular requirements.

A. The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.

The plan outlines a mix of residential housing types, with different density ranges to achieve an overall residential density of ± 5.2 units per acre. This density is a transit supportive density.

In addition, we have discussed the possibility of a future light rail transit station on the east side of the Conrail tracks south of the connector and directly east of the Clagg site with representatives of COTA. We will provide an easement for a potential future pedestrian rail crossing (by others) at the location shown on the Development Plan.

B. The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.

The Rings Farm neighborhood is defined by a large public park in the southeast corner of the site, a centrally located neighborhood park, and four smaller greens. The ± 10.8-acre park is large enough to accommodate some active recreational needs north of the Britton-Cosgray connector. With this design, no homes will be further than 600' from a green space.

The Clagg Farm neighborhood is defined by a large public park in the south portion of the site, which enlarges an existing park on the south side of Hayden Run. A bike trail will be built in this park, and it will also connect with other greens via pedestrian trails along the railroad ROW and the gas line easement. A smaller neighborhood park will be created in partnership with the developer of the Grener tract. At ±3.5 acres, this park is large

enough to accommodate some active recreational needs. Two smaller greens are also provided with this design, so that no homes will be further than 600' from a green space.

The interconnected street grid and green space distribution promotes pedestrian flows throughout the development. Sidewalks will carry pedestrians to the commercial area at Hayden Run and Cosgray, where it is possible that a future transit stop could be established by COTA.

C. A variety of housing stock serves a range of incomes and age groups and includes backyard apartments, apartments above shops and residential units adjacent to work places.

A wide variety of homes will serve a range of incomes and age groups. Dominion Homes will offer homes to include conventional single family homes in the Neighborhood Edge portions of the site, single family detached townhouse condominiums for the Neighborhood General sections of the site, and attached condominiums in the Neighborhood Center portions of the site. In addition, there will be a small overlap of these homes within adjacent zoning districts.

D. A variety of business types are accommodated, from retail and professional offices to "live-work" units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.

A ±12.2-acre CPD site is proposed for the corner of Hayden Run and Cosgray Road. This is envisioned to accommodate neighborhood commercial uses up to and including a grocery store. Development standards accompany this TND application that will govern the build-out of this site. They are written to ensure that a neo-traditional approach to the development occurs, and that the building setbacks along the eastern edge are "TND-like" to form an urban streetscape.

In addition to the CPD site, we are providing two smaller sites for neighborhood commercial uses at the intersection of the new Britton-Cosgray connector and Leppert extended. In addition to providing for "corner store" type retail or possible office, this will also create visual interest along this new corridor. Lastly, many employment based uses and shopping opportunities exist to the east at the Tuttle mall area and to the south in Hilliard.

E. Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.

Many small neighborhood greens have been planned for these neighborhoods. These will serve passive recreational needs and provide community-gathering spaces. A community building is proposed to serve the needs of the townhouse community in the

Neighborhood Center district. Two large parks and one smaller park are reserved for public uses that could also be used for smaller civic buildings.

F. A variety of civic spaces take the form of parks, greens, squares and plazas.

A variety of civic spaces are dispersed throughout the two neighborhoods and vary in size from $\pm\frac{1}{2}$ acre to over 11 acres.

G. A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips.

Thoroughfare types include the Britton-Cosgray connector, collector streets, local streets and lanes as well as bicycle paths and sidewalks. All streets and lanes are interconnected with entrances to the neighborhoods from adjacent surrounding roads. A bicycle path is proposed to run along Hayden Run, linking the site to the surrounding context. Pedestrian trails will link green spaces along the railroad ROW and the gas line easement, in conjunction with sidewalks and lanes

H. Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.

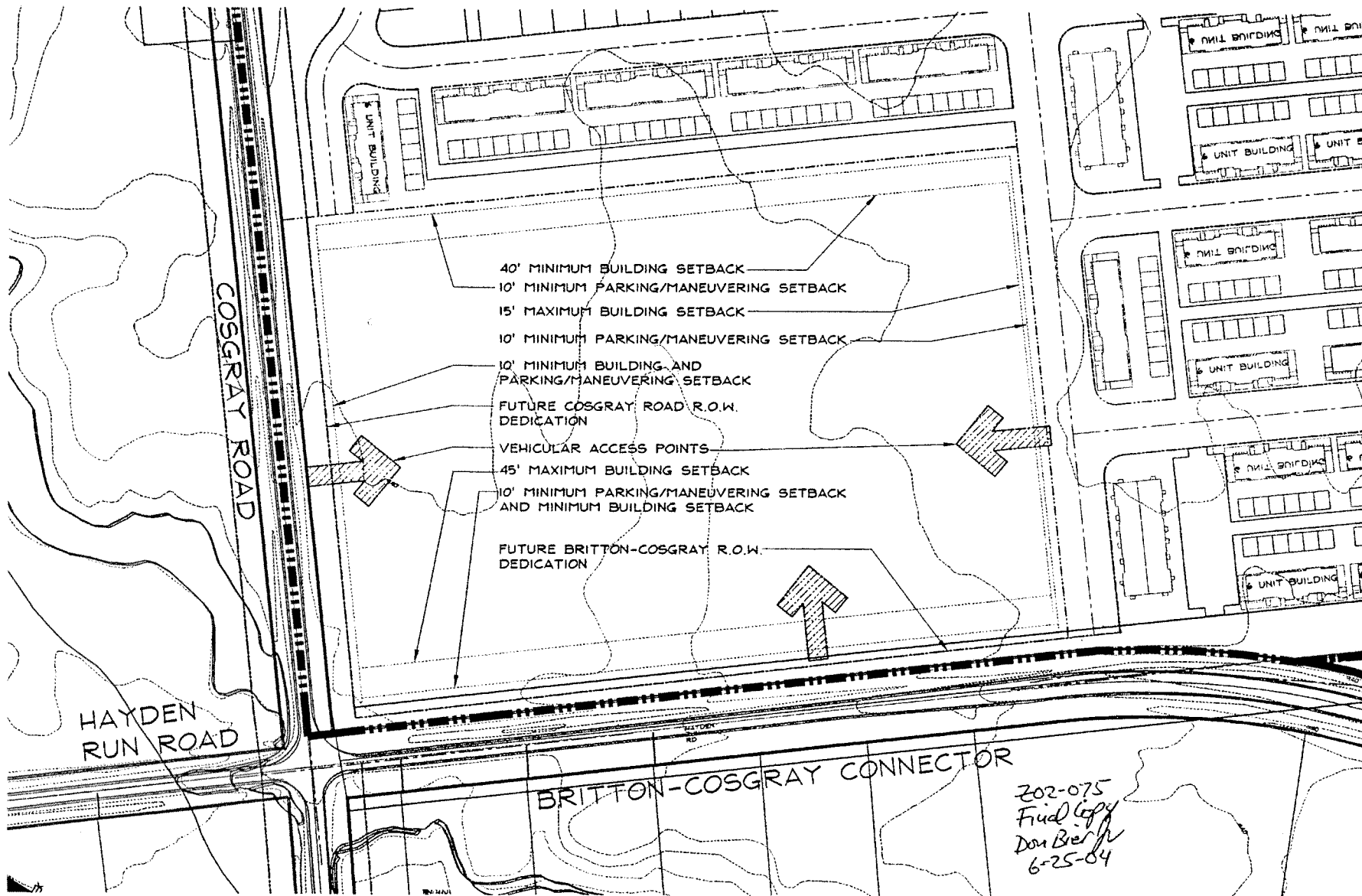
The streetscape defines the thoroughfares and is characterized by a variety of house types. In all cases, the streets will be defined by the homes, which will generally have tight setbacks to promote a pedestrian oriented streetscape. Some of the homes will feature setback attached garages; a portion of the homes will be serviced by attached or detached garages accessed from lanes, which will mask the parking all together. On street parking will be provided for guests.

I. Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.

Block size is consistent with the transect diagrams illustration for neighborhood edge and neighborhood general. Most blocks will be about 600'-800' in length. A few are longer (up to 1000' length), and in those situations the house lots are organized to minimize the "visual" length of the streets (see plan).

George R. McEne

6/17/04
202-075
Final Copy
Don Bly
6-25-04



HAYDEN RUN ROAD

COSGRAY ROAD

40' MINIMUM BUILDING SETBACK
 10' MINIMUM PARKING/MANEUVERING SETBACK
 15' MAXIMUM BUILDING SETBACK
 10' MINIMUM PARKING/MANEUVERING SETBACK
 10' MINIMUM BUILDING AND PARKING/MANEUVERING SETBACK
 FUTURE COSGRAY ROAD R.O.W. DEDICATION
 VEHICULAR ACCESS POINTS
 45' MAXIMUM BUILDING SETBACK
 10' MINIMUM PARKING/MANEUVERING SETBACK AND MINIMUM BUILDING SETBACK
 FUTURE BRITTON-COSGRAY R.O.W. DEDICATION

BRITTON-COSGRAY CONNECTOR

202-075
 Final Copy
 Don Brien
 6-25-04



CPD DISTRICT ENLARGEMENT
 Prepared for Dominion Homes

RINGS / CLAGG PROPERTIES



NOTE: ALL INFORMATION SHOWN HERE IS PROVIDED BY: FRANKLIN COUNTY GIS (2003);
 HAYDEN RUN CORRIDOR PLAN (SAL 2004 DRAFT, City of Columbus, Department of Development,
 Planning Division); 6/9/04



George R. McLean 6/17/04

ORD1266-2004; Z02-075

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
May 27, 2004

1. **APPLICATION:** Z02-075
Location: 5038 COSGRAY ROAD (43002), being 259.3± acres located at the northeast corner of Cosgray Road and Hayden Run Road.
Existing Zoning: R-Rural District.
Request: NG, Neighborhood General, NE, Neighborhood Edge, and NC, Neighborhood Center and CPD, Commercial Planned Development Districts.
Proposed Use: Mixed-use traditional neighborhood and retail commercial development.
Applicant(s): Dominion Homes, Inc.; c/o George R. McCue, Atty.; Crabbe, Brown and James; 500 South Front Street, Suite 1200, Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Don Bier, 645-0712; drbier@columbus.gov
Direct inquiry to: Richard Makley, 645-0078; rpmakley@columbus.gov

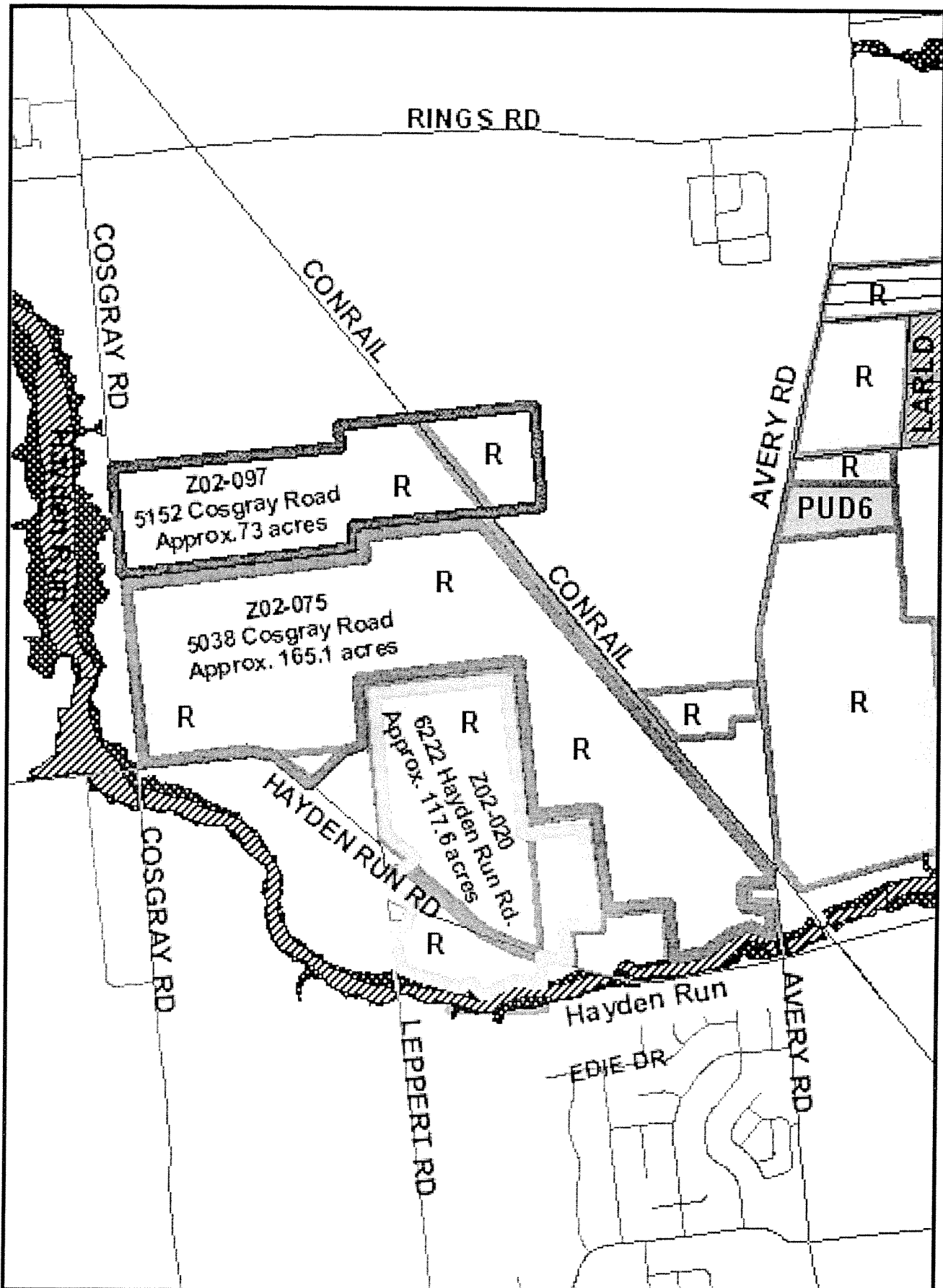
BACKGROUND:

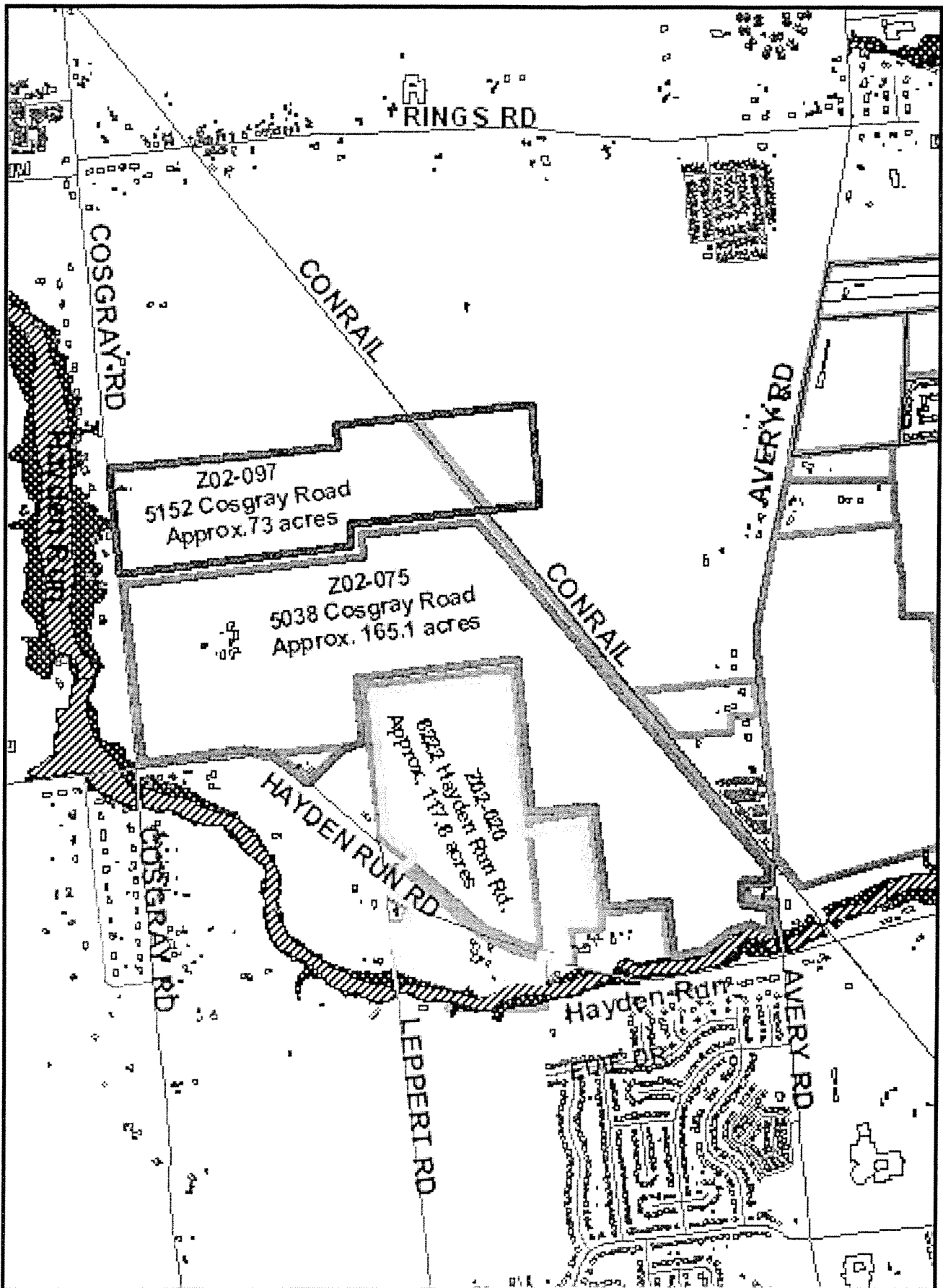
- The 259.3± - acre site is zoned in the R-Rural District. There are two single-family dwellings and farm outbuildings on the former Rings Farm property and a single-family dwelling on the Clagg property. The balance of the site is farmland. The applicant requests the NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts to develop a total of 1,346 dwelling units, a density of 5.19 dwellings per acre. A maximum of 37,000 square feet of non-residential development is proposed in the NC, Neighborhood Center District and the CPD, Commercial Planned Development District located at the northeast corner of Cosgray and Hayden Run Roads is limited to 125,000 square feet.
- This request is one of three applications to rezone approximately 450 acres into Traditional Neighborhood Development Districts (TND), the Planned Unit Development District (PUD) and Commercial Planned Development District (CPD) to permit a mixed-use development of single-family, multi-family, and commercial uses. One application (Z02-097) lies to the north of the site and will permit the development of 372 dwelling units at a density of 5.1 units per acre. The second application (Z03-020) lies to the south and east and will permit the development of 828 dwelling units in TND districts and 76 dwelling units in the PUD-6 District. These applications are also on tonight's agenda. Maps illustrating all three proposed developments are contained within the Report Packet.
- Farmland zoned in the R, Rural District and developed with a single-family dwelling is located north of the site. A railroad borders the east property line. East of the railroad are single-family dwellings, a church, day care facility, farmland and residential trailer park in Washington Township and the R, Rural District. South of the site within Washington Township, the R, Rural District and the City of Hilliard are single-family dwellings, a church, farmland and the Reibel Woods Park. Single-family dwellings, The Rings Cemetery, a large animal veterinary service and farmland are located west of the site across Cosgray Road in Washington Township.
- The site lies within the boundaries of the draft *Hayden Run Corridor Plan*. The development is consistent with the general recommendations of the plan for mixed land uses.

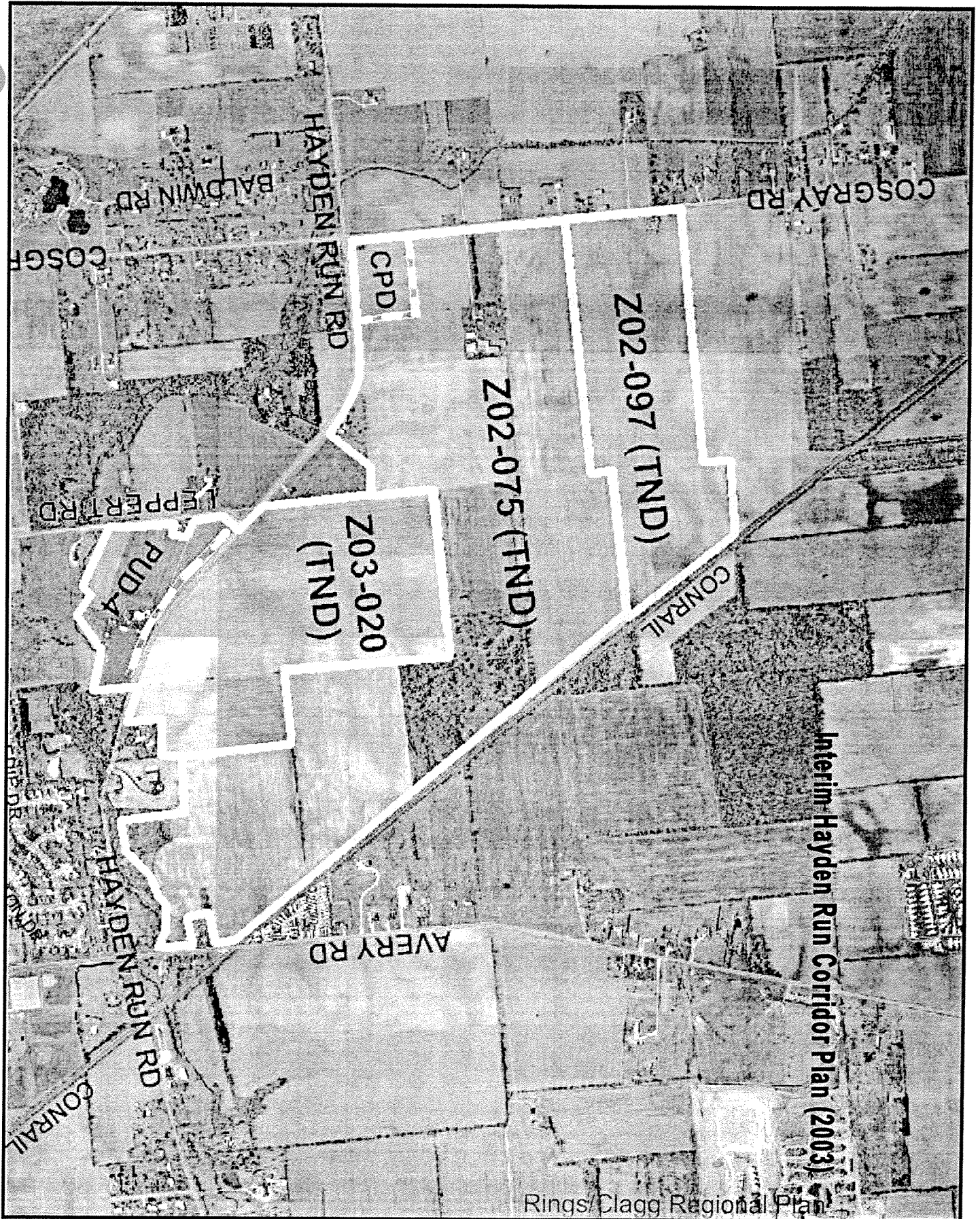
- As required for a TND application, the applicant has submitted exhibits illustrating the location of the proposed Districts, the layout of the thoroughfares, the location and size of the civic spaces, context of the development to the region, including the TND applications to the north and south, and PUD-6 application to the south. The proposed Cosgray-Avery Connector Road will bisect the site. Almost all of the Rings property is located north of the proposed connector road and the Clagg property is entirely to the south of the connector.
- The Rings NC, Neighborhood Center District (29.2 acres) wraps around the requested CPD District to front existing Hayden Run Road, the proposed connector road and Cosgray Road, and will contain 37,000 square feet of non-residential uses, 337 dwelling units and a two acre square. Three public streets extend north from the proposed connector road into this district.
- The Rings NG, Neighborhood General District (71.8 acres) fronts Cosgray Road and the proposed connector road, and will include 432 dwelling units, a 5.4 acre park, 6.0 acre green, and three smaller greens ranging from 0.4 to 0.5 acres. Single-family lots fronting the connector road will be developed with NE, Neighborhood Edge standards. Publicly dedicated streets in this district connect north to the Hayden Crossing development and west to Cosgray Road.
- The Rings NE, Neighborhood Edge District (43.9 acres) is located along the eastern edge of the site, extending from the proposed connector road north to the Hayden Crossing development property (Z02-097), and will include 154 single-family lots, a 10.8 acre park and 0.6 acre green.
- The CPD, Commercial Planned Development District is requested for 12.2± acres located at the northeast corner of Cosgray and Hayden Run Roads. The total amount of retail commercial development permitted in this district is 125,000 square feet, with an anchor store that is limited to a maximum size of 75,000 square feet. The CPD text permits C-4 and C-5, Commercial District uses with use restrictions and development standards intended to reflect surrounding NC, Neighborhood Center District development. The CPD site plan establishes minimum parking setbacks, minimum and maximum building setbacks, and depicts proposed access locations. Site access as proposed in the CPD text and site plan is subject to review and approval by the City of Columbus Transportation Division prior to preparation of the final ordinance.
- The Clagg NG, Neighborhood General District (39.9 acres) is bordered by the Grener property (Z03-020) to the west, the proposed connector road to the north, elevated Conrail railroad tracks to the east and the Clagg NE, Neighborhood Edge District to the south, and includes 260 dwelling units, a 1.9 acre park intended to connect to a 2.91 acre park included in the Grener NG, Neighborhood General District west of the site.
- The Rings NE, Neighborhood Edge District (51.8 acres) is located along the eastern edge of the site, bordered by the the Clagg NG, Neighborhood General District to the north, Conrail tracks to the east, Hayden Run to the south and the Grener property (Z03-020) to the west. This district includes 163 single-family lots, an 11.1 acre park north of Hayden Run and the existing City of Hilliard Reibel Woods Park, a 2.0 acre park and 0.4 acre green.
- As required for proposed TND developments to the north and south and PUD-4 developments to the south, the applicant has prepared a Traffic Impact Study that analyzes the impact of the proposed developments on traffic patterns in the area. The City of Columbus Transportation Division is coordinating the review of this document.
- Cosgray Road and Hayden Run Road are identified by the *Columbus Thoroughfare Plan* as a 4-2 arterials requiring a minimum of 50 feet of right-of-way from the centerline. However, the Transportation Division will require 60 feet of right-of-way from centerline for Cosgray Road to reflect the more recent *City of Hilliard Thoroughfare Plan*.

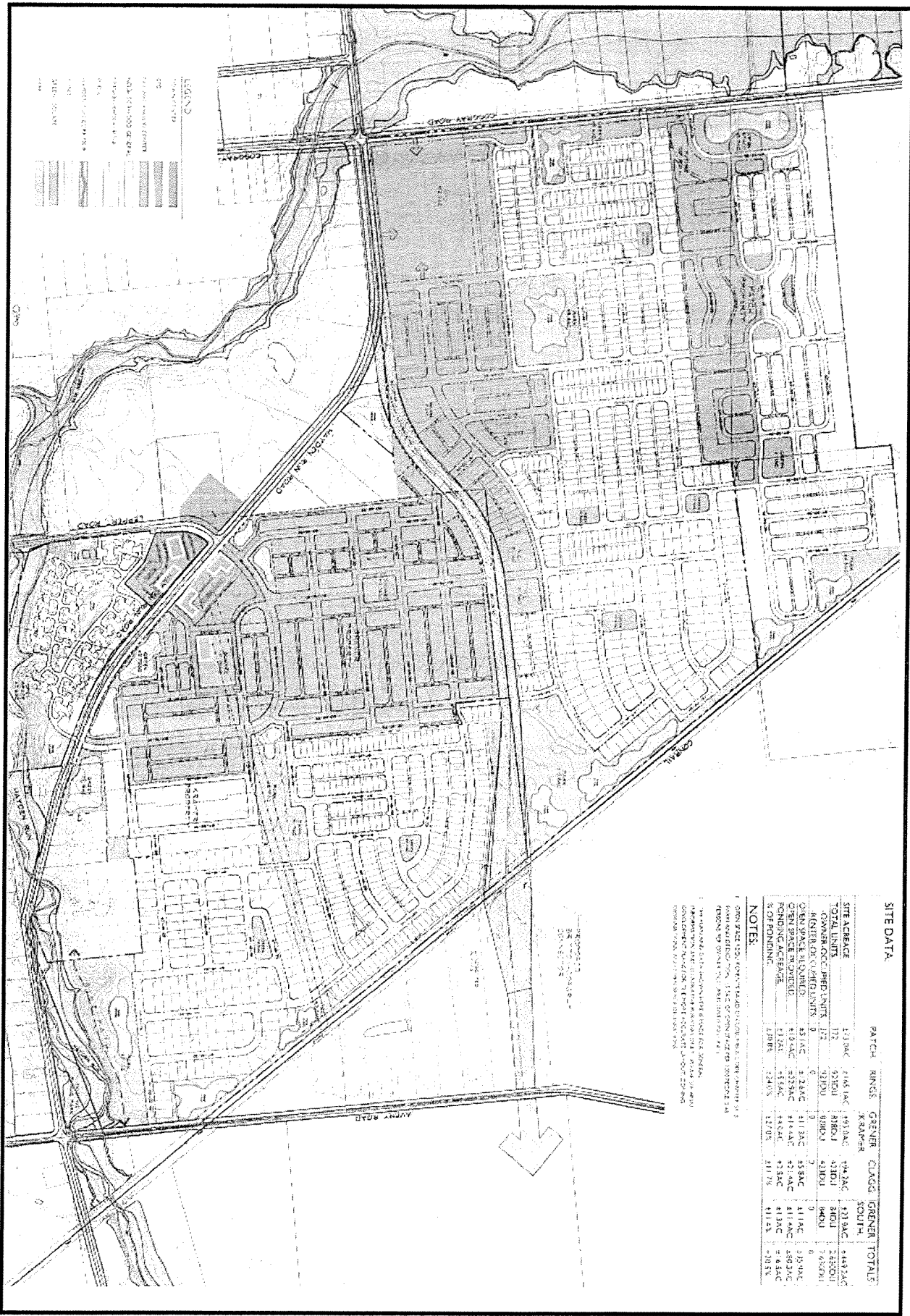
CITY DEPARTMENTS RECOMMENDATION: Conditional Approval.

This request is one of three primarily TND based applications submitted within the Hayden Run and Cosgray Road area, permitting the development of 2,055 dwelling units and 202,000 square feet of commercial space over a total of 448 acres. The applicant requests the NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts to develop 1,436 dwelling units, a density of 5.19 units per acre. The higher density multi-family NC, Neighborhood Center District is located east of the proposed CPD, Commercial Planned Development retail commercial site and north of the proposed connector road. The Neighborhood Center District also includes 37,000 square feet of non-residential space. Two NG, Neighborhood General Districts are located north of the Neighborhood Center District, fronting Cosgray Road, and south of the connector road west of the Conrail tracks. The two NE, Neighborhood Edge Districts are located along the eastern edge of the site, north of the connector road and Hayden Run, respectively. The CPD, Commercial Planned Development District permits a maximum of 125,000 square feet of retail commercial space and an anchor store that may not exceed 75,000 square feet. The CPD text permits C-4 and C-5, Commercial District uses with use restrictions and development standards intended to reflect surrounding NC, Neighborhood Center District development. Four parks ranging from 1.9 acres to 11.1 acres in size are evenly distributed across the site with a square and greens. The smallest park connects to a 2.91 acre park in an adjacent TND district, and the 11.1 acre park is north of Hayden Run opposite the existing City of Hilliard Reibel Woods Park. Although the proposed mixed-use commercial and residential development is consistent with draft *Interim Hayden Run Corridor Plan (2003)* recommendations for mixed commercial and residential development, staff recommends conditional approval subject to the condition that the applicant agrees to transportation improvements and funding commitments requested by the City of Columbus.









SITE DATA

	PATCH	RINGS	GREENER	CLMGD	GREENER TOTALS
			KRAMER		SOUTH
SITE AVERAGE	41.0AC	116.1AC	191.8AC	194.8AC	413.8AC
TOTAL UNITS	172	327DU	487DU	417DU	2387DU
GREENER OCCUPIED UNITS	172	327DU	487DU	417DU	2387DU
FINDED OR COUPLED UNITS	0	0	0	0	0
OPEN SPACE PROVIDED	83.1AC	8.23AC	111.3AC	23.8AC	119.9AC
OPEN SPACE PROVIDED	41.0AC	33.8AC	41.8AC	41.8AC	158.2AC
PONDING AVERAGE	11.2AC	41.8AC	48.8AC	41.8AC	143.6AC
% OF PONDING	27.3%	36.0%	25.3%	21.4%	34.7%

NOTES

1. OPEN SPACE 12% FROM 1960 ADU/20% FROM 2000 ADU/3% FROM 2000+ ADU
 FROM 2000+ ADU/20% FROM 2000+ ADU/3% FROM 2000+ ADU
 2. PONDING PROVIDED IN ACCORDANCE WITH THE CITY OF DENVER
 GREEN SPACE REQUIREMENTS. PONDING SHALL BE PROVIDED IN ACCORDANCE
 WITH THE CITY OF DENVER GREEN SPACE REQUIREMENTS. PONDING SHALL BE PROVIDED
 IN ACCORDANCE WITH THE CITY OF DENVER GREEN SPACE REQUIREMENTS.

PROPOSED LAND USE MAP

Interim Hayden Run Corridor Plan (2003)



- Proposed Major Roads
- - - Fuel Line
- Existing Public Facilities
- Cluster Development
- Existing Park
- Existing Multi-Family
- Existing Commercial
- Neighborhood Edge
- Neighborhood General
- Neighborhood Center
- Town Center
- Transit Oriented Dev.
- Community Center/School
- Community Commercial
- Neighborhood Commercial
- Low Density Cluster
- Park
- Office
- Hayden Run Buffer
- Hayden Run Spring
- /// Environmentally Sensitive Development Area
- Service Boundary



RINGS FARMS, LTD
5038 COSGRAY ROAD
DUBLIN OH 43016

FAMILY PATCH, LP
6800 RINGS ROAD
AMLIN OH 43016

THERLL CLAGG
5055 AVERY ROAD
DUBLIN OH 43016

M/I HOMES OF CENTRAL OHIO
5184 COSGRAY ROAD
AMLIN OH 43016

NEW LIFE BAPTIST CHURCH
5027 AVERY ROAD
DUBLIN OH 43016

MOHAMAD & ROYA
DANESHMAND
5037 AVERY ROAD
DUBLIN OH 43016

TIM A. WHITE
5730 HAYDEN RUN ROAD
HILLIARD OH 43026

STEVEN & DIANNE CLAY
5961 HAYDEN RUN ROAD
HILLIARD OH 43026

JEFFREY & SANDRA WEBER
5991 HAYDEN RUN ROAD
HILLIARD OH 43016

CRAIG & WENDY MATHES
6015 HAYDEN RUN ROAD
HILLIARD OH 43026

CITY OF HILLIARD
3800 MUNICIPAL WAY
HILLIARD OH 43026

JUANITA J. HUFFMAN
6161 HAYDEN RUN ROAD
HILLIARD OH 43026

WILLIAM & KAY STORTS
6031 HAYDEN RUN ROAD
HILLIARD OH 43026

ROMUALD & BEVERLY
HAVERKOS
6771 HAYDEN RUN ROAD
HILLIARD OH 43026

LOWELL & ROSELLA LIMINGS
4897 COSGRAY ROAD
HILLIARD OH 43026

DONALD & MARYLOU RINGS
5037 COSGRAY ROAD
HILLIARD OH 43026

DOMINION HOMES, INC.
PO BOX 5000
DUBLIN OH 43016

EDWARD & CYNTHIA
BEHRMAN
6533 HAYDEN RUN ROAD
HILLIARD OH 43026

STEVEN L. STALNAKER
4800 AVERY ROAD
HILLIARD OH 43026

HAYDEN ENTERPRISE
BAPTIST CHURCH
6400 HAYDEN RUN ROAD
HILLIARD OH 43026

JAMES & PEGGY SKAGGS
6749 HAYDEN RUN ROAD
HILLIARD OH 43026

STEVEN L. CORDLE
6032 HAYDEN RUN ROAD
HILLIARD OH 43026

MARCIA & GARY HOLLMEYER
LEONA M. SPANNER
4977 AVERY ROAD
DUBLIN OH 43016

MICHAEL & KATHY TATAR
4820 AVERY ROAD
DUBLIN OH 43016

HAROLD & JULIA
WILLIAMSON
6759 HAYDEN RUN ROAD
HILLIARD OH 43026

CHARLES & GERALYN PAGE
5055 COSGRAY ROAD
DUBLIN OH 43016

HEATH & STACY ELLIOTT
5067 AVERY ROAD
DUBLIN OH 43016

NORMAN & BANK ONE
5119 COSGRAY ROAD
DUBLIN OH 43016

VAUGHN M. BURGEY
5083 COSGRAY ROAD
DUBLIN OH 43016

FAYEZ BEKHEIT &
SONIA BISHARA
675 BLUFFVIEW DRIVE
COLUMBUS OH 43235

RUTH A. DALESSANDRO
6488 HAYDEN RUN ROAD
HAYWARD OH 43026

WASHINGTON TWP B.O.T.
5965 WILCOX PLACE, STE B
DUBLIN OH 43016

JOEL & CAROL GAERTNER
5055 AVERY ROAD
DUBLIN OH 43016

HOMEWOOD CORP.
5215 AVERY ROAD
DUBLIN OH 43016

JOHN G. KRAMER
9455 JOHNSTOWN UTICA RD
JOHNSTOWN OH 43031

City Council Data Form

CvZNo	Z02-075	Area Comm	No Area Commission. No Civic Association.
Ordinance	ORD 1266-2004	Dev Comm	Approval (4-0) on May 27, 2004;
Applicant	Dominion Homes, Inc.; c/o George McCue, Attorney; Crabbe, Brown and James	Neighborhood Support	No. City of Dublin and Washington Township expressed a desire for additional planning/traffic studies at D.C. meeting.
Address	5038 Cosgray Road Columbus, OH 43002	<i>Yes, No, Unresponsive (Pick one)</i>	
Applicant phone	614-228-5511	Area Plan	<i>Interim Hayden Run Corridor Plan (2004)</i>
Applicant fax	614-229-4559	Compliance w Area Plan	Consistent with area plan recommendation for NC, NG and NE TND land-uses.
Final Action	(leave blank)	Proposed Use	Detached / attached single-family & multi-family residential development; commercial development.
Vote	(leave blank)	Reason for Rejection	(leave blank)
Vote Date	(leave blank)		
Staff Recommendation	Approval		



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 1346-2006

30-Day

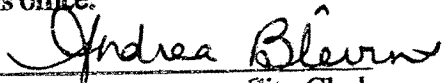
File Number: 1346-2006 **File Type:** Ordinance **Status:** Passed
Version: 1 **Controlling Body:** Zoning Committee
File Name: REZONING Z06-030, 5038 COSGRAY ROAD (43016) **Introduced:** 7/10/2006
Requester: Dev Zoning Drafter **Cost:** **Final Action:** 9/14/2006

Auditor Cert #: **Auditor:** When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Lisa Russell 645-0716

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1346-06 passed by The Council of The City of Columbus, Ohio 7/11, 20 06, as shown by the records now on file in this office.

Floor Action (Clerk's Office Only)

Seal 
City Clerk

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title: To rezone 5038 COSGRAY ROAD (43235), being 134.89± acres located at the northeast corner of Cosgray Road and Hayden Run Road, and extending east to the Conrail railroad right-of-way, **From:** NC, Neighborhood Center; NG, Neighborhood General; NE, Neighborhood Edge Districts **To:** NC, Neighborhood Center; NG, Neighborhood General; NE, Neighborhood Edge Districts.

Sponsors:

Indexes:

Attachments: ORD 1346-2006attachments.doc, ORD 1346-2006 Labels.DOC, ORD 1346-2006Data Form.xls

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	7/12/06	Sent for Approval	Dev Zoning Reviewer			
1	Dev Zoning Reviewer	8/21/06	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	cp/rpm					
1	Dev Reviewer	8/23/06	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	mfb					
1	Dev Drafter	8/25/06	Sent for Approval	DEVELOPMENT DIRECTOR			
1	DEVELOPMENT DIRECTOR	8/25/06	Reviewed and Approved	Dev Drafter			
1	Dev Drafter	8/28/06	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Zoning Committee	9/11/06	Waived the 2nd Reading				Pass
1	Zoning Committee	9/11/06	Approved				Pass
1	COUNCIL PRESIDENT PRO-TEM	9/11/06	Signed				
1	MAYOR	9/13/06	Signed				
1	CITY CLERK	9/14/06	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

ansicpg1252..Explanation

REZONING APPLICATION: Z06-030

APPLICANT: Dominion Homes, Inc.; c/o Robert A. Meyer, Jr., Attorney; Porter, Wright, Morris and Arthur; LLP; 41 South High Street; Columbus, Ohio 43215.

PROPOSED USE: Traditional Neighborhood Development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on June 8, 2006.

CITY DEPARTMENTS' RECOMMENDATION: Approval. This application for approximately 135 acres will reallocate the NC, Neighborhood Center; NG, Neighborhood General; and NE, Neighborhood Edge Districts over five subareas within the original zoning. This rezoning will result in the same number (1346) of dwelling units as previously approved, more than 200 of which are already constructed. The proposed development is consistent with the recommendations of the Interim Hayden Run Corridor Plan and gross density remains at 5.19 dwelling units per acre; now, therefore,

Title

To rezone 5038 COSGRAY ROAD (43235), being 134.89± acres located at the northeast corner of Cosgray Road and Hayden Run Road, and extending east to the Conrail railroad right-of-way, **From:** NC, Neighborhood Center; NG, Neighborhood General; NE, Neighborhood Edge Districts **To:** NC, Neighborhood Center; NG, Neighborhood General; NE, Neighborhood Edge Districts.

Body

WHEREAS, application #Z06-030 is on file with the Building Services Division of the Department of Development requesting rezoning of 134.89± acres **From:** NC, Neighborhood Center; NG, Neighborhood General; NE, Neighborhood Edge Districts **To:** NC, Neighborhood Center; NG, Neighborhood General; NE, Neighborhood Edge Districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because this rezoning application for approximately 135 acres will reallocate the NC, Neighborhood Center; NG, Neighborhood General; and NE, Neighborhood Edge Districts over five subareas within the original zoning. This rezoning will result in the same number (1346) of dwelling units as previously approved, more than 200 of which are already constructed. The proposed development is consistent with the recommendations of the Interim Hayden Run Corridor Plan and gross density remains at 5.19 dwelling units per acre; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

5038 COSGRAY ROAD (43235), being 134.89± acres located at the northeast corner of Cosgray Road and Hayden Run Road, and extending east to the Conrail railroad right-of-way and being more particularly described as follows:

**SUB-AREA A
NEIGHBORHOOD GENERAL
50.943 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey Nos. 3453 and 6953, Virginia Military District, being part of the remainder of the original 53.320 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200509230198943, the remainder of the original 161.25 acre tract conveyed to Rings Farm Ltd. by deed of record in Instrument Number 199901050002791, and the remainder of the original 56.694 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200409230223247, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at the centerline intersection of Avery Road and Winters Run Road, as shown in Plat Book 107, Page 17;

Thence North 05° 27' 47" West, a distance of 301.42 feet, with the centerline of said Avery Road, to the intersection of said centerline and the southwesterly line of the tract conveyed to New York Central Lines, LLC by deed of record in Instrument Number 200212180325201;

Thence North 39° 15' 59" West, a distance of 3957.98 feet, across said Avery Road, and with said southwesterly line, to a point in the northeasterly line of the remainder of said original 161.25 acre tract, being the TRUE POINT OF BEGINNING;

Thence across the remainder of said original 161.25 acre tract, the following courses and distances:

South 50° 41' 13" West, a distance of 261.41 feet, to a point of curvature;

With said curve to the right, having a central angle of 33° 22' 09", a radius of 568.00 feet, an arc length of 330.81 feet, and a chord which bears South 67° 22' 17" West, a chord distance of 326.15 feet, to a point of tangency;

Thence South 84° 03' 22" West, a distance of 525.87 feet, across the remainder of said original 161.25 acre tract, and said 53.320 acre tract, to a point;

Thence continuing across said 53.320 acre tract, the following courses and distances:

South 06° 04' 01" East, a distance of 481.63 feet, to a point;

With a curve to the left, having a central angle of 27° 09' 27", a radius of 1611.64 feet, an arc length of 763.90 feet, and a chord which bears South 65° 32' 34" West, a chord distance of 756.77 feet, to a point of compound curvature;

With said curve to the left, having a central angle of 10° 30' 05", a radius of 1485.81 feet, an arc length of 272.33 feet, and a chord which bears South 47° 07' 57" West, a chord distance of 271.95 feet, to a point of reverse curvature;

With said curve to the right, having a central angle of 28° 18' 49", a radius of 775.00 feet, an arc length of 382.98 feet, and a chord which bears South 60° 34' 57" West, a chord distance of 379.09 feet, to a point in the easterly right-of-way line of Spring River Avenue, as dedicated in Plat Book 107, Page 32;

Thence North 05° 57' 24" West, a distance of 1620.58 feet, with said easterly right-of-way line, to a point in the northerly line of said 53.320 acre tract;

Thence with the northerly lines of said 53.320 acre tract, the following courses and distances:

North 83° 56' 57" East, a distance of 716.70 feet, to a point;

North 06° 59' 32" West, a distance of 183.20 feet, to a point;

North 83° 02' 28" East, a distance of 147.80 feet, to a point;

Thence South 05° 37' 59" East, a distance of 135.26 feet, across said 53.320 acre tract, to a point;

Thence North 83° 02' 28" East, a distance of 1272.03 feet, continuing across said 53.320 acre tract, to a point in the northeasterly line thereof;

Thence South 39° 15' 59" East, a distance of 375.36 feet, with said northeasterly line, to the TRUE POINT OF BEGINNING, containing 50.943 acres of land, more or less.

This description is for zoning purposes only, and is not to be used for deed transfer.

To Rezone From: NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts,

To: NG, Neighborhood General District.

**SUB-AREA B
NEIGHBORHOOD GENERAL
3.836 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey No. 3453, Virginia Military District, being part of the remainder of the original 53.320 acre tract conveyed to Dominion Homes, Inc. by deed of record in

Instrument Number 200509230198943, the remainder of the original 161.25 acre tract conveyed to Rings Farm Ltd. by deed of record in Instrument Number 199901050002791, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at the centerline intersection of Avery Road and Winters Run Road, as shown in Plat Book 107, Page 17;

Thence North 05° 27' 47" West, a distance of 301.42 feet, with the centerline of said Avery Road, to the intersection of said centerline and the southwesterly line of the tract conveyed to New York Central Lines, LLC by deed of record in Instrument Number 200212180325201;

Thence North 39° 15' 59" West, a distance of 4344.67 feet, across said Avery Road, and with said southwesterly line, to a point in the northeasterly line of the remainder of said original 161.25 acre tract, being the TRUE POINT OF BEGINNING;

Thence South 83° 02' 28" West, a distance of 1272.03 feet, across the remainder of said original 161.25 acre tract and said 53.320 acre tract, to a point;

Thence North 05° 37' 59" West, a distance of 135.26 feet, continuing across said 53.320 acre tract, to a point in the northerly line thereof;

Thence North 83° 02' 28" East, a distance of 1183.38 feet, with the northerly lines of said 53.320 and original 161.25 acre tracts, to the northeasterly corner of said original 161.25 acre tract;

Thence South 39° 15' 59" East, a distance of 160.00 feet, with the northeasterly line of said original 161.25 acre tract, to the TRUE POINT OF BEGINNING, containing 3.836 acres of land, more or less.

This description is for zoning purposes only, and is not to be used for deed transfer.

To Rezone From: NE, Neighborhood Edge District,

To: NE, Neighborhood Edge District.

**SUB-AREA C
NEIGHBORHOOD GENERAL
37.262 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey Nos. 3453 and 6953, Virginia Military District, being part of the remainder of the original 53.320 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200509230198943, the remainder of the original 161.25 acre tract conveyed to Rings Farm Ltd. by deed of record in Instrument Number 199901050002791, the remainder of the original 56.694 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200409230223247, and the original 73.476 acre tract conveyed to The Falls at Hayden Run, Ltd. by deed of record in Instrument Number 20041116026534, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at the centerline intersection of Avery Road and Winters Run Road, as shown in Plat Book 107, Page 17;

Thence North 05° 27' 47" West, a distance of 301.42 feet, with the centerline of said Avery Road, to the intersection of said centerline and the southwesterly line of the tract conveyed to New York Central Lines, LLC by deed of record in Instrument Number 200212180325201;

Thence North 39° 15' 59" West, a distance of 2680.78 feet, across said Avery Road, and with said southwesterly line, to a

southeasterly corner of the remainder of said original 161.25 acre tract, being the TRUE POINT OF BEGINNING;

Thence with the southerly lines of the remainder of said original 161.25 acre tract, the following courses and distances:

South 85° 05' 38" West, a distance of 728.54 feet, to a point;

South 86° 44' 46" West, a distance of 167.01 feet, to a point;

Thence South 83° 51' 36" West, a distance of 103.49 feet, with the southerly lines of the remainder of said original 161.25 acre tract and said 53.320 acre tract, to a point;

Thence South 83° 35' 04" West, a distance of 521.84 feet, with the southerly line of said 53.320 acre tract, to a point of curvature;

Thence with said curve to the left, having a central angle of 45° 59' 46", a radius of 1299.47 feet, an arc length of 1043.19 feet, and a chord which bears South 66° 19' 09" West, a chord distance of 1015.41 feet, with the southerly line of said 53.320 acre tract, across the remainder of said 73.476 acre tract, and with the southerly line of the remainder of said original 56.694 acre tract, to a point of reverse curvature;

Thence with said curve to the right, having a central angle of 42° 20' 19", a radius of 969.70 feet, an arc length of 716.56 feet, and a chord which bears South 63° 06' 14" West, a chord distance of 700.36 feet, continuing with said southerly line, to a point of tangency;

Thence South 83° 41' 37" West, a distance of 514.11 feet, continuing with said southerly line, to a point in a westerly line of the remainder of said original 56.694 acre tract;

Thence North 06° 00' 12" West, a distance of 232.43 feet, with said westerly line, to a point;

Thence North 83° 41' 37" East, a distance of 565.51 feet, across said original 56.694 acre tract, to a point of curvature;

Thence with said curve to the left, having a central angle of 31° 38' 52", a radius of 775.00 feet, an arc length of 428.08 feet, and a chord which bears North 62° 14' 58" East, a chord distance of 422.66 feet, across said original 56.694 acre tract and said 53.320 acre tract, to a point of reverse curvature;

Thence continuing across said 53.320 acre tract, the following courses and distances:

With said curve to the right, having a central angle of 10° 30' 05", a radius of 1485.81 feet, an arc length of 272.33 feet, and a chord which bears North 47° 07' 57" East, a chord distance of 271.95 feet, to a point of compound curvature;

With said curve to the right, having a central angle of 27° 09' 27", a radius of 1611.64 feet, an arc length of 763.90 feet, and a chord which bears North 65° 32' 34" East, a chord distance of 756.77 feet, to a point;

North 06° 04' 01" West, a distance of 481.63 feet, to a point;

Thence North 84° 03' 22" East, a distance of 525.87 feet, across said 53.320 acre tract and the remainder of said original 161.25 acre tract, to a point of curvature;

Thence with said curve to the left, having a central angle of 33° 22' 09", a radius of 568.00 feet, an arc length of 330.81 feet, and a chord which bears North 67° 22' 17" East, a chord distance of 326.15 feet, continuing across the remainder of said original 161.25 acre tract, to a point of tangency;

Thence North 50° 41' 13" East, a distance of 261.41 feet, continuing across the remainder of said original 161.25 acre tract, to a point in the northeasterly line thereof;

Thence South $39^{\circ} 15' 59''$ East, a distance of 1288.53 feet, with said northeasterly line, to the TRUE POINT OF BEGINNING, containing 37.262 acres of land, more or less.

This description is for zoning purposes only, and is not to be used for deed transfer.

To Rezone From: NC, Neighborhood Center, NG, Neighborhood General, and Neighborhood Edge Districts,

To: NC, Neighborhood Center District

SUB-AREA D
NEIGHBORHOOD GENERAL
14.778 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey No. 3453, Virginia Military District, being part of the original 93.195 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200409220221891 and the original 73.476 acre tract conveyed to The Falls at Hayden Run, Ltd. by deed of record in Instrument Number 200411160262534, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at the centerline intersection of Avery Road and Winters Run Road, as shown in Plat Book 107, Page 17;

Thence North $05^{\circ} 27' 47''$ West, a distance of 301.42 feet, with the centerline of said Avery Road, to the intersection of said centerline and the northeasterly line of said 93.195 acre tract projected southeasterly;

Thence North $39^{\circ} 15' 59''$ West, a distance of 1977.98 feet, across said Avery Road, and with said northeasterly line, to the TRUE POINT OF BEGINNING;

Thence across said 93.195 acre tract, the following courses and distances:

South $50^{\circ} 42' 25''$ West, a distance of 346.90 feet, to a point of curvature;

With said curve to the right, having a central angle of $23^{\circ} 21' 45''$, a radius of 265.00 feet, an arc length of 108.05 feet, and a chord which bears South $62^{\circ} 23' 17''$ West, a chord distance of 107.31 feet, to a point;

With a curve to the left, having a central angle of $67^{\circ} 30' 52''$, a radius of 200.00 feet, an arc length 235.67 feet, and a chord which bears North $50^{\circ} 01' 29''$ West, a chord distance of 222.27 feet, to a point of tangency;

North $83^{\circ} 46' 55''$ West, a distance of 294.01 feet, to a point of curvature;

With said curve to the left, having a central angle of $11^{\circ} 58' 44''$, a radius of 200.00 feet, an arc length of 41.81 feet, and a chord which bears North $89^{\circ} 46' 17''$ West, a chord distance of 41.74 feet, to a point of tangency;

South $84^{\circ} 14' 21''$ West, a distance of 248.36 feet, to a point;

South $05^{\circ} 38' 16''$ West, a distance of 925.17 feet, to a point in a southerly line of said 93.195 acre tract;

Thence South $83^{\circ} 10' 21''$ West, a distance of 131.94 feet, with said southerly line, to a point in the easterly line of said 73.476 acre tract;

Thence North $05^{\circ} 42' 25''$ West, a distance of 1207.02 feet, with the line common to said 93.195 and 73.476 acre tracts, to a point;

Thence across said 73.476 acre tract, the following courses and distances:

South 84° 14' 21" West, a distance of 89.50 feet, to a point of curvature;

With said curve to the right, having a central angle of 90° 00' 00", a radius of 12.50 feet, an arc length of 19.63 feet, and a chord which bears North 50° 45' 39" West, a chord distance of 17.68 feet, to a point of tangency;

North 05° 45' 39" West, a distance of 188.78 feet, to a point of curvature;

With said curve to the right, having a central angle of 89° 07' 56", a radius of 7.00 feet, an arc length of 10.89 feet, and a chord which bears North 38° 48' 19" East, a chord distance of 9.82 feet, to a point of tangency;

North 83° 22' 17" East, a distance of 95.12 feet, to a point in said common line;

Thence South 83° 37' 37" East, a distance of 1112.12 feet, across said 93.195 acre tract, to a point in the northeasterly line of said 93.195 acre tract;

Thence South 39° 15' 59" East, a distance of 304.03 feet, with said northeasterly line, to the TRUE POINT OF BEGINNING, containing 14.778 acres of land, more or less.

This description is for zoning purposes only, and is not to be used for deed transfer.

To Rezone From: NG, Neighborhood General District,

To: NG, Neighborhood General District.

**SUB-AREA E
NEIGHBORHOOD EDGE
28.074 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey No. 3453, Virginia Military District, being part of the Original 93.195 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200409220221891, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at the centerline intersection of Avery Road and Winters Run Road, as shown in Plat Book 107, Page 17;

Thence North 05° 27' 47" West, a distance of 301.42 feet, with the centerline of said Avery Road, to the intersection of said centerline and the northeasterly line of said 93.195 acre tract projected southeasterly;

Thence North 39° 15' 59" West, a distance of 1029.87 feet, across said Avery Road, and with said northeasterly line, to the TRUE POINT OF BEGINNING;

Thence across said 93.195 acre tract, the following courses and distances:

South 73° 44' 26" West, a distance of 1016.66 feet, to a point;

South 06° 00' 43" East, a distance of 139.35 feet, to a point;

South 84° 19' 05" West, a distance of 151.11 feet, to a point in a westerly line of said 93.195 acre tract;

Thence North 06° 06' 28" West, a distance of 197.19 feet, with said westerly line, to a point;

Thence South 83° 10' 21" West, a distance of 496.45 feet, with a southerly line of said 93.195 acre tract, to a point;

Thence across said 93.195 acre tract, the following courses and distances:

North 05° 38' 16" West, a distance of 925.17 feet, to a point;

North 84° 14' 21" East, a distance of 248.36 feet, to a point of curvature;

With said curve to the right, having a central angle of 11° 58' 44", a radius of 200.00 feet, an arc length of 41.81 feet, and a chord which bears South 89° 46' 17" East, a chord distance of 41.74 feet, to a point of tangency;

South 83° 46' 55" East, a distance of 294.01 feet, to a point of curvature;

With said curve to the right, having a central angle of 67° 30' 52", a radius of 200.00 feet, an arc length 235.67 feet, and a chord which bears South 50° 01' 29" East, a chord distance of 222.27 feet, to a point;

With a curve to the left, having a central angle of 23° 21' 45", a radius of 265.00 feet, an arc length of 108.05 feet, and a chord which bears North 62° 23' 17" East, a chord distance of 107.31 feet, to a point of tangency;

North 50° 42' 25" East, a distance of 346.90 feet, to a point in the northeasterly line of said 93.195 acre tract;

Thence South 39° 15' 59" East, a distance of 948.11 feet, with said northeasterly line, to the TRUE POINT OF BEGINNING, containing 28.074 acres of land, more or less.

This description is for zoning purposes only, and is not to be used for deed transfer.

To Rezone From: NG, Neighborhood General District,

To: NE, Neighborhood Edge District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge Districts on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby, authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts and Application among the records of the Building Services Division as required by Section 3320.13 of the Columbus City Codes; said plans being titled, "**TND DEVELOPMENT PLAN- 2006,**" "**REGIONAL CONTEXT,**" "**EXISTING CONDITIONS - NORTH PARCEL,**" "**EXISTING CONDITIONS - SOUTH PARCEL,**" TND statement of principles titled, "**HAYDENS CROSSING TND MODIFICATION REZONING STATEMENT ADDRESSING TND PRINCIPLES, JUNE 20, 2006;**" all signed on June 20, 2006 by Robert A. Meyer, Jr, attorney for the Applicant.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



NOTE: ALL INFORMATION SHOWN WAS OBTAINED BY THE APPLICANT FROM THE CITY OF HAYDEN. THE APPLICANT HAS BEEN ADVISED THAT THE CITY OF HAYDEN DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.

DATE: 6/22/2006
 BY: [Signature]
 FOR: [Signature]

LEGEND

NEIGHBORHOOD	[Symbol]
CR	[Symbol]
RESIDENTIAL CENTER	[Symbol]
RESIDENTIAL GROWTH	[Symbol]
RESIDENTIAL EDGE	[Symbol]
RD	[Symbol]
ARTIST RESIDENCE	[Symbol]
RD	[Symbol]
RD	[Symbol]
RD	[Symbol]
RD	[Symbol]
RD	[Symbol]



REGIONAL CONTEXT
 Downtown
 Downtown Homes

HAYDENS CROSSING



FINAL RECEIVED by [Signature] Liam Russell 6-22-2006

Z06-030

**HAYDENS CROSSING
TND MODIFICATION REZONING
STATEMENT ADDRESSING TND PRINCIPLES**

June 20, 2006

This Statement is submitted pursuant to Section 3320.13(C) of the Columbus Zoning Code (the "Code"), and is to address consistency of this Rezoning Application with the Traditional Neighborhood Code ("TND") principles set forth in Section 3320.011 of the Code.

This Application addresses a portion of the 259.3 ± acre TND and CPD development put forth by Dominion Homes and approved by Columbus City Council on July 19, 2004 (Ordinance No. 1266-2004; Z02-075). This TND development is one of three developments in the Hayden Run corridor approved in 2004 as the first group of developments under the City's "Pay As We Grow" development program.

The Haydens Crossing Development consists of two basic areas, one located north of the new proposed Britton-Cosgray Connector (the "Connector"), and one located south of the Connector. This rezoning addresses the eastern part of that portion of the development north of the Connector and the northern part of that portion of the development south of the Connector. It essentially moves segments of the different approved TND districts from one part of the development to another. **It is important to note that this zoning is neutral as to the number of units;** it simply adjusts and modifies the location within the development where different types of units, and the TND districts that support them, are located. Because this is essentially just a reordering and relocation of TND districts within a larger TND community, the development remains consistent with the principles set forth in the TND portion of the Code. Each of the principles of Section 3320.011 of the Code is discussed below.

***The Basic Increment Of Planning Is The Transit-Supportive, Mixed-Use
Neighborhood Of A Minimum Density Of Five Units Per Acre.***

This rezoning is density neutral, and accordingly the overall density of the Haydens Crossing Development remains slightly over five units per acre, which is a transit supportive density. It continues the mix of uses and districts (Neighborhood Center, Neighborhood General and Neighborhood Edge); it simply relocates segments and districts within the development. Notably, it increases the amount of Neighborhood Center along the proposed Britton-Cosgray Connector frontage, recognizing this roadway became more intensive in its design after the original zoning plan had been developed; and, therefore, Neighborhood Center represents an appropriate frontage district. This is, additionally, consistent with the approach in the development directly across the Connector to the south. (This issue is not presented with the eastern most portion of the Connector given the elevation of the Connector as it passes over the railroad tracks.)

Dominion remains willing to provide an easement for a potential rail crossing (by others) at or near the intersection of the gas line easement in the southern portion of the site and the Conrail tracks along the eastern boundary, to support potential future light rail in the area.

The Neighborhood Is Defined By An Easy Walking Distance From Edge To Center, Ranging From A Quarter To A Half Mile.

As in its originally approved form, the development remains a walkable community. The significant passive open space in the east portion north of the Connector has been increased in size. Smaller parks remain in various locations. Additionally, the applicant intends to establish one additional green space in the north segment of the development (the precise location of which will depend upon the ultimate choice of unit types) so that no home will be further than 600 feet from a green space.

The interconnected street grid and green space distribution promotes pedestrian flows throughout the development. Sidewalks will carry pedestrians to the commercial area at Hayden Run and Cosgray, where it is possible that a future transit stop could be established by COTA.

A Variety Of Housing Stock Serves A Range Of Incomes And Age Groups And Includes Backyard Apartments, Apartments Above Shops And Residential Units Adjacent To Work Places.

A wide variety of homes serve a range of incomes and age groups. This has been borne out in the parts of the Haydens Crossing community that have been developed to date. The development envisions conventional single family homes in the Neighborhood Edge portions of the site, single family detached communities in the Neighborhood General sections of the site, and attached apartment communities in the Neighborhood Center portions of the site. Other building types and various frontage types consistent with district requirements may be introduced as the community develops.

A Variety Of Business Types Are Accommodated From Retail And Professional Offices To "Live-Work" Units And Out Buildings For Start-Up Businesses. The Office Stock Serves A Range From Home Occupations To Conventional Office Buildings. The Retail Stock Includes A Range From The Corner Store To Small Supermarkets.

The 12± acre CPD site at the northeast corner of Hayden Run and Cosgray Roads remains as part of the overall Haydens Crossing Development, and efforts are underway to locate a smaller scale grocery store, with potential additional smaller commercial uses. That site, which is not affected by this rezoning, includes neotraditional design elements in the CPD text. Potential for TND neighborhood commercial uses further exists in the Neighborhood Center areas in the Connector frontage. Many employment based uses and shopping opportunities also exist to the east in the Tuttle Mall area and to the south in the Hilliard area.

Special Sites Are Reserved For Civic Buildings To Serve As Symbols Of The Community, Thus Enhancing Community Identity.

Many small neighborhood greens have been provided and are planned for the completion of the Haydens Crossing Development. These areas will serve passive recreational needs and provide community gathering spaces. A community building is proposed to serve the needs of the community in the area north of the Britton-Cosgray Connector. A shared park exists in the green space south of the Connector, adjacent to green space established as part of the development approved immediately to the west.

A Variety Of Civic Spaces Take The Form Of Parks, Greens, Squares and Plazas.

A variety of civic spaces are disbursed throughout the two neighborhoods and vary in size from roughly ½ acre to approximately 17 acres.

A Variety Of Thoroughfares Are Designed To Be Equitable To The Pedestrian, Bicycle And Automobile.

Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips. Thoroughfare types include the Connector, collector streets, local streets and lanes, as well as bicycle paths and sidewalks. All streets and lanes are interconnected with entrances to the neighborhoods from adjacent surrounding roads. Pedestrian trails will link green spaces along the railroad right of way and the gas line easement in the southern portion of the site, in conjunction with sidewalks and lanes.

Building Frontages Spatially Delineate Thoroughfares And Civic Spaces And Mask Parking Lots.

The streetscape defines the thoroughfares and is characterized by a variety of house and residential structure types. The streets have tight setbacks to promote a pedestrian oriented streetscape. A portion of the homes are serviced by attached or detached garages accessed from lanes, which mask parking altogether. On-street parking is provided for guests.

Smaller Block Sizes Reflecting Intensity Of Use for Each District Will Serve To Support The Above Principles.

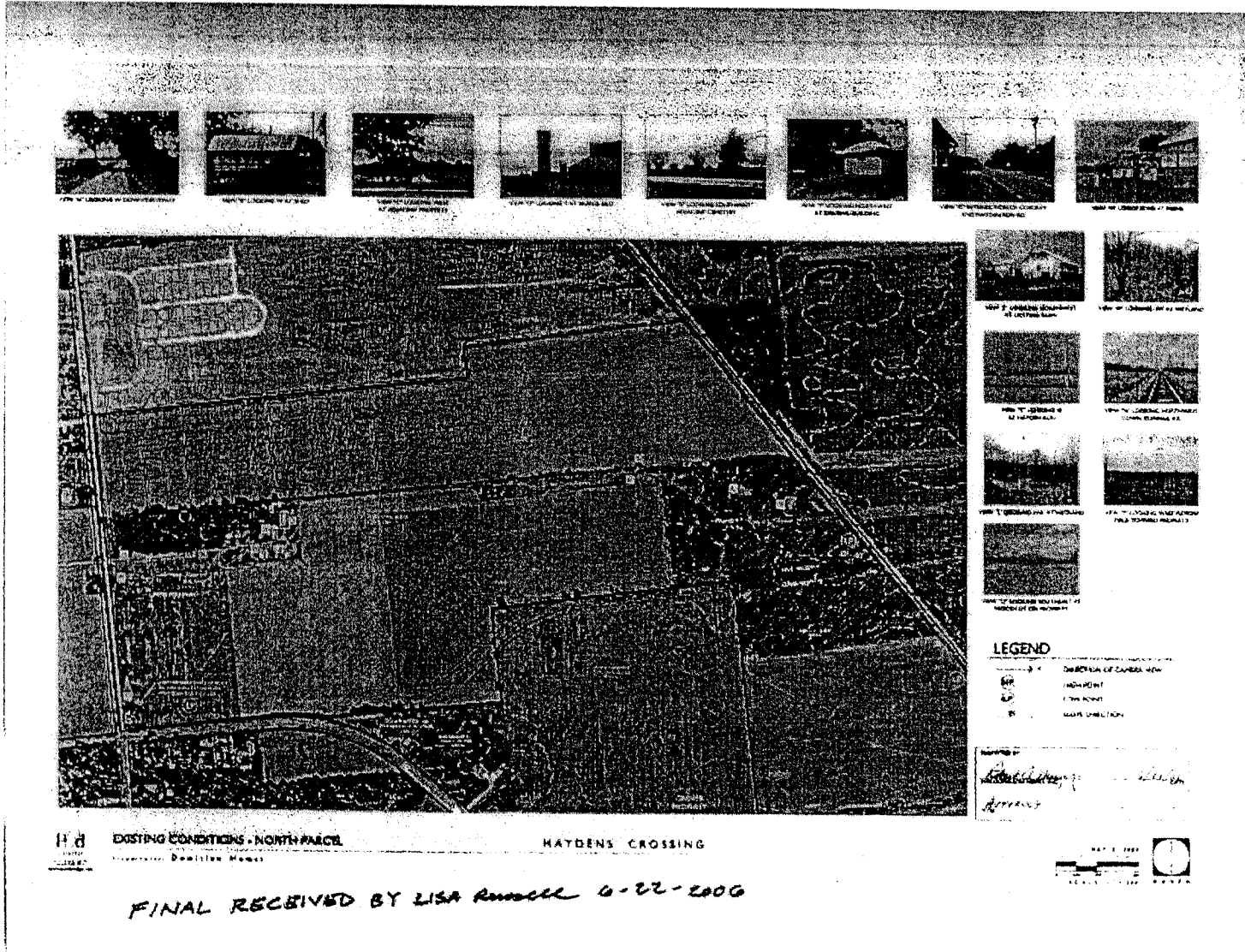
The areas of the development as shown illustrate modest block lengths, most of which are 600 to 800 feet in length.

Dominion Homes, Inc., Applicant

By: Robert A. Meyer, Jr.

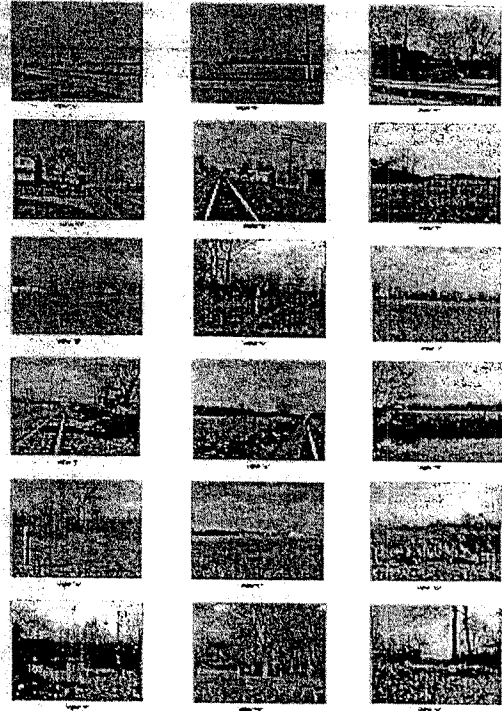
Its: Attorney

Date: June 20, 2006



Z06-030

FINAL RECEIVED BY LISA RUSSELL 6-22-2006



LEGEND

- DIRECTION OF CANAL FLOW
- HIGH POINT
- LOW POINT
- LAKE DIRECTION

DATE: 6/22/06
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



Z06-030

FINAL RECEIVED BY Lisa Russell 6-22-2006

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2006**

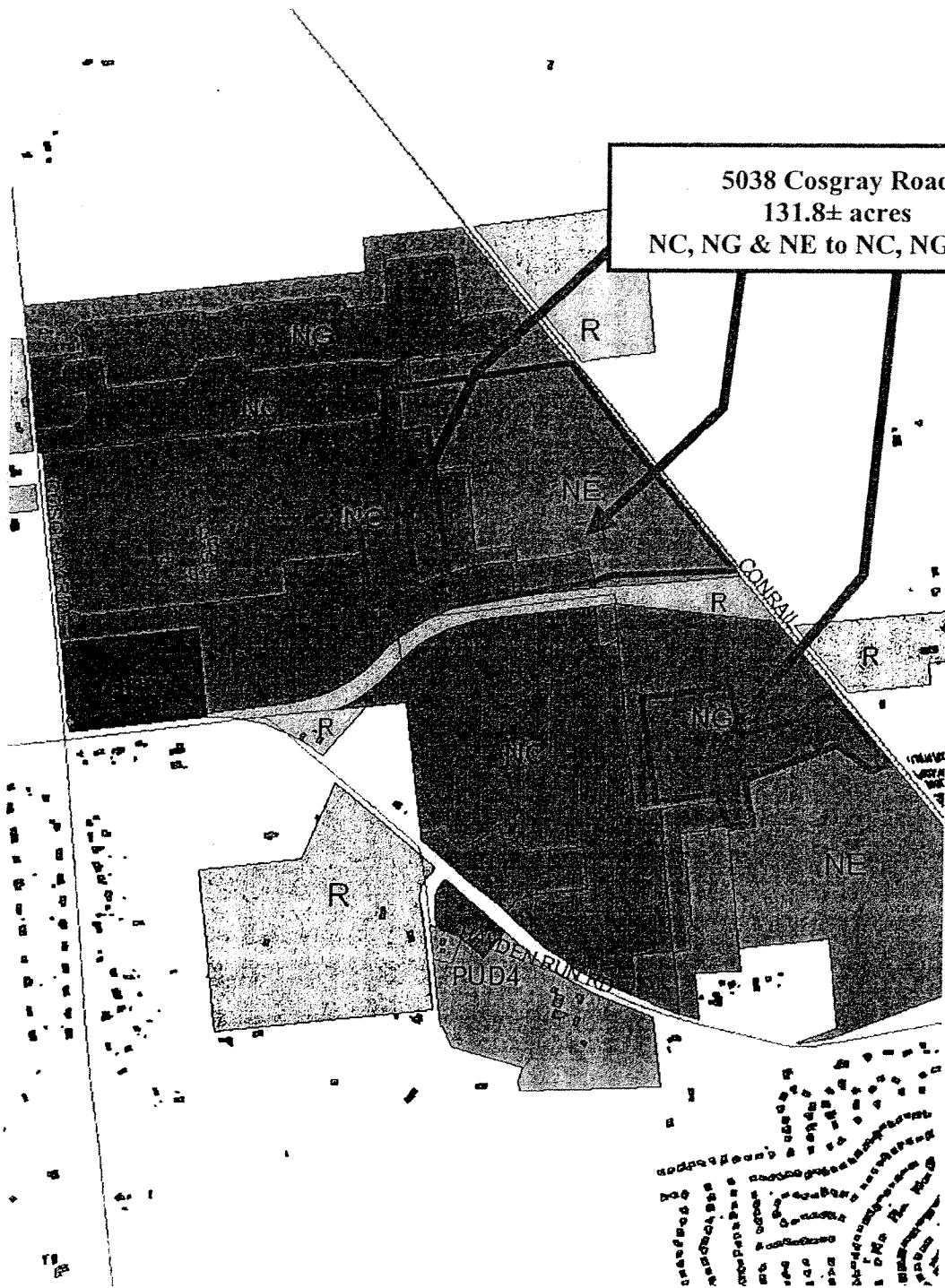
- 2. APPLICATION: Z06-030**
- Location:** 5038 COSGRAY ROAD (43235), being 131.8± acres located on the east side of Spring River Avenue, 1020± feet east of Cosgray Road, and 330± feet north of Hayden Run Road (010-277814).
- Existing Zoning:** NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts.
- Request:** NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts.
- Proposed Use:** Traditional neighborhood development.
- Applicant(s):** Dominion Homes, Inc.; c/o Robert Meyer, Jr., Atty.; Porter, Wright, Morris & Arthur LLP; 41 South High Street; Columbus, OH 43215.
- Property Owner(s):** Dominion Homes, Inc.; 5000 Tuttle Crossing Boulevard, Dublin, OH 43016.
- Planner:** Lisa Russell, 645-0716, lrussell@columbus.gov

BACKGROUND:

- This application addresses parts of the 259-acre TND subdivision, Haydens Crossing. Five areas are to be rezoned from TND districts to other TND districts. Only three of five sites are contiguous, so new parcel descriptions have been submitted for all areas that change shape. Although technically 135 acres are being rezoned, only approximately 82 acres are changing districts, including 15 acres of parkland.
- The rezoning will result in the same number (1346) of dwelling units as previously approved, 200 of which are already constructed.
- A new Regulating Plan will be submitted for zoning clearance after approval of the rezoning application.
- The proposal remains consistent with the *Interim Hayden Run Corridor Plan (2004)*.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The redistricting of the TND subdivision will not negatively impact the existing surroundings and will allow the applicant to pursue their marketing and design objectives while maintaining the goals of Traditional Neighborhood Development.



5038 Cosgray Road
131.8± acres
NC, NG & NE to NC, NG & NE

Z06-030

LAND USE/PROPOSED LAND USE

PROPOSED LAND USE MAP



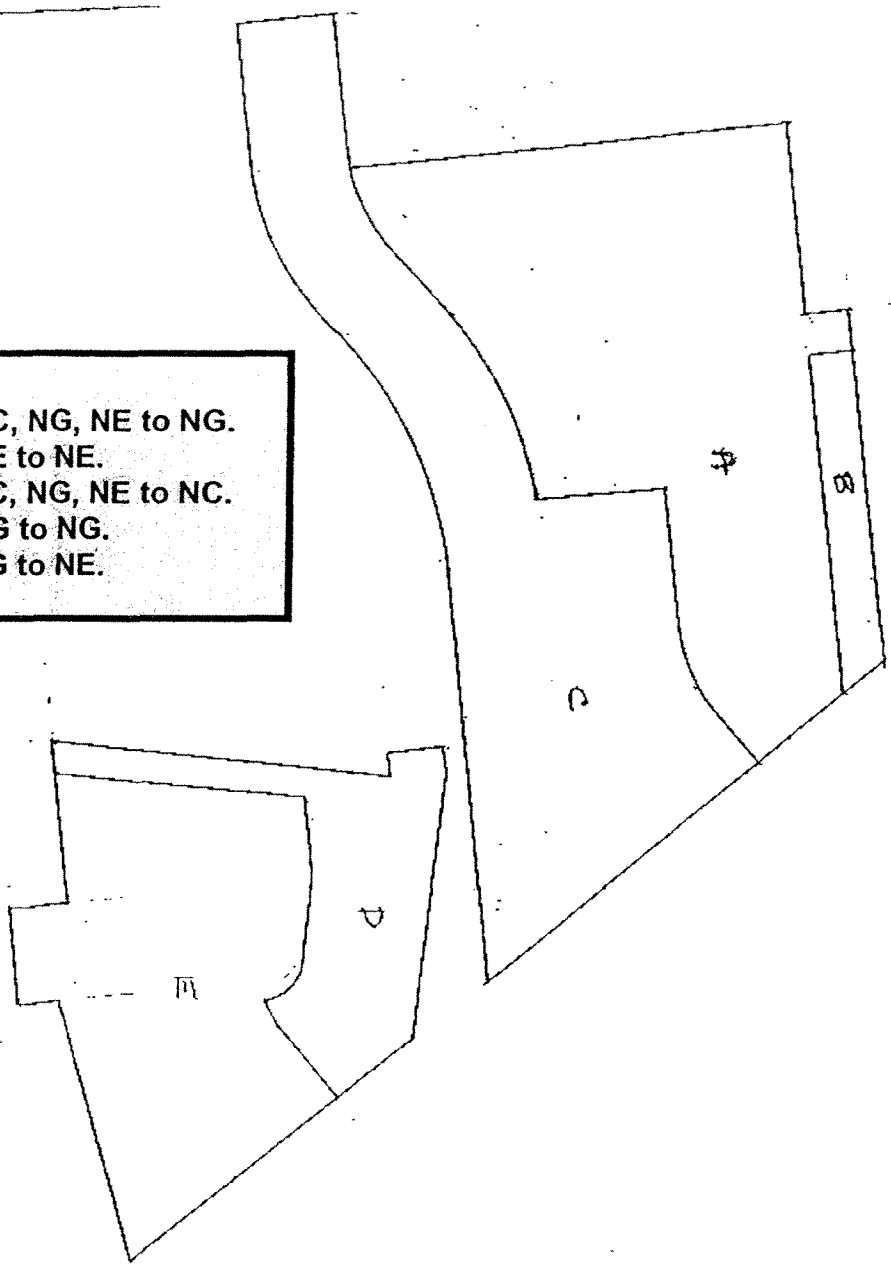
- Proposed Major Roads
- - - Fuel Line
- Existing Public Facilities
- Cluster Development
- Existing Park
- Existing Multi-Family
- Existing Commercial
- Neighborhood Edge
- Neighborhood General
- Neighborhood Center
- Town Center
- Transit Oriented Dev.
- Community Center/School
- Community Commercial
- Neighborhood Commercial
- Low Density Cluster
- Park
- Office
- Hayden Run Buffer
- Hayden Run Spring
- Environmentally Sensitive Development Area
- Service Boundary



ORD1346-2006, Z06-030

Z06-030

Rezone
Area A from NC, NG, NE to NG.
Area B from NE to NE.
Area C from NC, NG, NE to NC.
Area D from NG to NG.
Area E from NG to NE.



*OK
6/21/06*

Z06-030

206-030

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

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 # 00335-0-00030

Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr.
of (COMPLETE ADDRESS) Porter, Wright, Norris & Arthur LLP, 41 South High St., 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

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

1. Dominion Homes, Inc. 5000 Tuttle Crossing Blvd. Dublin, OH 43016	2. Rings Farms, Ltd. c/o Donald L. & Marjorie L. Rings 5038 Cosgray Road Dublin, OH 43016
3.	4.

SIGNATURE OF AFFIANT

Robert A. Meyer, Jr.

Subscribed to me in my presence and before me this 31st day of March, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Mary A. Rossi

My Commission Expires:

This Project Disclosure Statement expires six months after date of notary public



MARY A. ROSSI
Notary Public, State of Ohio
My Commission Expires 11-05-07

Notary Seal Here



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 0479-2006

30-Day

File Number: 0479-2006

File Type: Ordinance

Status: Passed

Version: 2

Controlling Body: Zoning Committee

File Name: Rezoning #Z05-056, 4815 Leppert Road (43026)

Introduced: 2/23/2006

Requester: Dev Zoning Drafter

Cost:

Final Action: 5/24/2006

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Walter Green, 645-2485

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 0479-2006 passed by The Council of The City of Columbus, Ohio 4-3, 2007 as shown by the records now on file in this office.

Seal

Andrea Blewins
City Clerk

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title:

To rezone 4815 LEPPERT ROAD (43026), being 30.4± acres located at the southwest corner of Leppert and Hayden Run Roads, From: R, Rural District, To: PUD-4, Planned Unit Development and TC, Town Center Districts and to declare an emergency. (Rezoning # Z05-056)

Sponsors:

Indexes:

Attachments: ORD 0479-2006 Attachments.doc, ORD 0479-2006 Mailing Labels.doc, ORD 0479-2006 Data Form.xls

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	2/23/06	Sent for Approval	Dev Zoning Inbox			
1	Dev Zoning Reviewer	5/8/06	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	cp/rpm					
1	Dev Reviewer	5/9/06	Reviewed and Approved	Dev Zoning Inbox			
	Action Note:	MFB					
1	Dev Drafter	5/9/06	Sent for Approval	DEVELOPMENT DIRECTOR			
1	DEVELOPMENT DIRECTOR	5/9/06	Reviewed and Approved	Dev Drafter			
1	Dev Drafter	5/9/06	Sent to Clerk's Office for Council	City Clerk Inbox			
2	Zoning Committee	5/22/06	Amended to Emergency				Pass
2	Zoning Committee	5/22/06	Approved as Amended				Pass
2	COUNCIL PRESIDENT	5/22/06	Signed				
2	MAYOR	5/23/06	Signed				
2	CITY CLERK	5/24/06	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

Rezoning Application # Z05-056; 05335-000-00060

APPLICANT: West Leppert Investments, LLC; c/o Jeffrey Brown, Atty.; 37 West Broad Street; Columbus, Ohio 43215.

PROPOSED USE: Multi-family residential and commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on November 10, 2005.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested PUD-4, Planned Unit Development (28.1± acres) and TC, Town Center (2.3± acres) Districts are consistent with the *Interim Hayden Run Corridor Plan* (2004) and compatible with the development and zoning patterns of the area. The plan designates the majority of the site as Cluster Development which supports a maximum density of four dwelling units per acre, requires 30% of the site to be in the form of open space, and establishes a minimum natural buffer along Hayden Run. The proposed residential development permits a maximum of 104 units on 28.1± acres for a density of 3.7 dwelling units per acre, sets aside 32% of the site as open space, and dedicates a natural buffer along Hayden Run, 150 feet from the centerline, to the City of

Columbus. The PUD also specifies setbacks, landscaping, sidewalks, and underground electric lines.

Title

To rezone **4815 LEPPERT ROAD (43026)**, being 30.4± acres located at the southwest corner of Leppert and Hayden Run Roads, **From: R, Rural District, To: PUD-4, Planned Unit Development and TC, Town Center Districts and to declare an emergency.** (Rezoning # Z05-056)

Body

WHEREAS, application #Z05-056 is on file with the Building Services Division of the Department of Development requesting rezoning of 30.4± acres From: R, Rural District, To: PUD-4, Planned Unit Development and TC, Town Center Districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested PUD-4, Planned Unit Development (28.1± acres) and TC, Town Center (2.3± acres) Districts are consistent with the *Interim Hayden Run Corridor Plan* (2004) and compatible with the development and zoning patterns of the area. The plan designates the majority of the site as Cluster Development which supports a maximum density of four dwelling units per acre, requires 30% of the site to be in the form of open space, and establishes a minimum natural buffer along Hayden Run. The proposed residential development permits a maximum of 104 units on 28.1± acres for a density of 3.7 dwelling units per acre, sets aside 32% of the site as open space, and dedicates a natural buffer along Hayden Run, 150 feet from the centerline, to the City of Columbus. The PUD also specifies setbacks, landscaping, sidewalks, and underground electric lines, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4815 LEPPERT ROAD (43026), being 30.4± acres located at the southwest corner of Leppert and Hayden Run Roads, **From: R, Rural District, To: PUD-4, Planned Unit Development and TC, Town Center Districts**, and being more particularly described as follows:

ZONING DESCRIPTION - PUD-4 28.097 ACRES

Situated in the State of Ohio, County of Franklin, Township of Washington, Virginia Military Survey No. 6366, being a part of the 4.800 acre tract conveyed to Huntington Tower Associates by deed of record in Instrument Number 200502040022139, and the 36.030 acre tract conveyed to West Leppert Investments, LLC by deed of record in Instrument Number 200507180140634, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING in the westerly right-of-way line of Leppert Road, at the common corner of said 36.030 acre tract, the 8.691 acre tract conveyed to Frederick M. and Mary E. Crow by deed of record in Official Record 14245 C10, the 0.5510 acre tract conveyed as Parcel 22WD1 to Franklin County Commissioners by deed of record in Official Record 19229 H19, and the 0.252 acre tract conveyed to Franklin County Commissioners by deed of record in Deed Book 3322, Page 36;

Thence South 84° 07' 18" West, a distance of 751.88 feet, with the southerly line of said 36.030 acre tract, to a point;

Thence across said 36.030 acre tract, the following courses and distances:

North 42° 09' 54" West, a distance of 78.75 feet, to a point;

North 62° 54' 35" West, a distance of 64.83 feet, to a point;

North 86° 03' 21" West, a distance of 39.02 feet, to a point;

North 65° 39' 48" West, a distance of 61.87 feet, to a point;

North 69° 44' 53" West, a distance of 120.17 feet, to a point;

North 39° 48' 43" West, a distance of 94.33 feet, to a point;

North 08° 44' 54" West, a distance of 70.60 feet, to a point;

North 05° 42' 42" East, a distance of 121.37 feet, to a point;

North 36° 26' 14" West, a distance of 70.05 feet, to a point;

North 11° 43' 39" West, a distance of 145.27 feet, to a point;

North 32° 44' 30" East, a distance of 67.00 feet, to a point;

North 64° 26' 40" East, a distance of 34.22 feet, to a point;

North 29° 12' 12" East, a distance of 52.27 feet, to a point;

North 05° 30' 24" East, a distance of 111.89 feet, to a point;

North 08° 58' 33" West, a distance of 25.81 feet, to a point;

North 56° 43' 53" West, a distance of 51.37 feet, to a point;

North 36° 40' 51" West, a distance of 78.64 feet, to a point;

North 56° 45' 32" West, a distance of 135.01 feet, to a point in a northerly line of said 36.030 acre tract;

Thence North 84° 03' 04" East, a distance of 416.89 feet, with said northerly line, to a point;

Thence North 23° 06' 04" East, a distance of 554.40 feet, with a westerly line of said 36.030 acre tract, to a point in the southerly right-of-way line of Hayden Run Road;

Thence South 50° 53' 49" East, a distance of 192.69 feet, with a northerly line of said 36.030 acre tract, and said southerly right-of-way line, to a point;

Thence South 49° 24' 28" East, a distance of 393.07 feet, continuing with said northerly line and said southerly right-of-way line, to a point;

Thence South 40° 35' 32" West, a distance of 325.57 feet, across said 36.030 and 4.800 acre tracts, to a point;

Thence continuing across said 4.800 acre tract, the following courses and distances:

South 49° 24' 28" East, a distance of 291.84 feet, to a point;

South 83° 32' 52" East, a distance of 130.80 feet, to a point in the westerly right-of-way line of said Leppert Road;

Thence South 06° 41' 17" East, a distance of 689.89 feet, with the easterly lines of said 4.800 and 36.030 acre tracts, and said westerly right-of-way line, to the POINT OF BEGINNING, containing 28.097 acres of land, more or less.

This description was prepared using documents of record, is for zoning purposes only, and is not to be used for deed transfer.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

To Rezone From: R, Rural District,

To: PUD-4, Planned Unit Development District

**ZONING DESCRIPTION - TC
2.311 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Washington, Virginia Military Survey No. 6366, being a part of the 4.800 acre tract conveyed to Huntington Tower Associates by deed of record in Instrument Number 200502040022139, and the 36.030 acre tract conveyed to West Leppert Investments, LLC by deed of record in Instrument Number 200507180140634, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING in the westerly line of the 0.1298 acre tract conveyed as Parcel 24WD1 to Franklin County Commissioners by deed of record in Official Record 19678 A01, at a common corner of said 4.800 and 36.030 acre tracts;

Thence South 06° 41' 17" East, a distance of 142.61 feet, with the line common to said 4.800 and 0.1298 acre tracts, to a point on a curve in the westerly right-of-way line of Leppert Road;

Thence with the arc of said curve to the left, having a central angle of 18° 43' 17", a radius of 300.00 feet, an arc length of 98.03 feet, and a chord which bears South 17° 30' 29" West, a chord distance of 97.59 feet, with the easterly line of said 4.800 acre tract, and said westerly right-of-way line, to a point;

Thence South 06° 41' 17" East, a distance of 78.57 feet, continuing with said easterly line and said westerly right-of-way line, to a point;

Thence across said 4.800 and 36.030 acre tracts, the following courses and distances:

North 83° 32' 52" West, a distance of 130.80 feet, to a point;

North 49° 24' 28" West, a distance of 291.84 feet, to a point;

North 40° 35' 32" East, a distance of 325.57 feet, to a point in the southerly right-of-way line of Hayden Run Road;

Thence South 49° 24' 28" East, a distance of 184.60 feet, with the northerly line of said 36.030 acre tract, and said southerly right-of-way line, to a point on a curve at a northeasterly corner of said 36.030 acre tract;

Thence with the arc of said curve to the right, having a central angle of 05° 35' 13", a radius of 197.15 feet, and arc length of 19.22 feet, and a chord which bears South 09° 28' 29" East, a chord distance of 19.22 feet, with an easterly line of said 36.030 acre tract, to the POINT OF BEGINNING, containing 2.311 acres of land, more or less.

This description was prepared using documents of record, is for zoning purposes only, and is not to be used for deed transfer.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

To Rezone From: R, Rural District,

To: TC, Town Center District

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the PUD-4, Planned Unit Development and TC, Town Center Districts on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved PUD-4, Planned Unit Development and TC, Town Center Districts and Application among the records of the Building Services Division as required by Sections 3311.09 and 3320.13, respectively, of the Columbus City Codes, said PUD-4 plan being titled, "**DEVELOPMENT PLAN FOR KRAMER TRACT**," signed on May 8, 2006 by Jeffrey L. Brown, attorney for the Applicant and said TC plans being titled "**ZONING DISTRICTS**," "**NATURAL FEATURES PLAN**," "**CIVIC SPACES**," "**THOROUGHFARE PLAN**," "**REGIONAL MAP**," and TND statement of principles titled, "**Z05-056, 4815 LEPPERT ROAD, Statement Addressing TND Principles**," all signed on February 2, 2006 by Jeffrey L. Brown, attorney for the Applicant, and the PUD-4 text reading as follows:

PUD NOTES:

1. THE BUILDING FOOTPRINTS AND THE STREET ALIGNMENTS SHALL BE DEVELOPED AS SHOWN ON THIS PLAN, HOWEVER THEY ARE SUBJECT TO REFINEMENT AND MAY BE ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, MARKET DEMAND OR OTHER SITE DATA ESTABLISHED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THE STREET ALIGNMENT UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.
2. HOMES MAY BE USED AS MODEL HOMES FOR THE PURPOSE OF MARKETING AND SALES. A MANUFACTURED MODULAR BUILDING OR A MODEL HOME MAY BE USED AS A SALES OFFICE DURING THE DEVELOPMENT OF THE PROJECT AND THE CONSTRUCTION OF HOMES THEREIN.
3. THE DEVELOPER SHALL INSTALL TWO TREES PER DWELLING UNIT. STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS. STREET TREES SHALL BE 2.5" CALIPER MINIMUM AND SPECIES SHALL NOT BE MIXED ON INDIVIDUAL STREETS.
4. DEVELOPER SHALL INSTALL DECORATIVE STREET LAMPS AT REGULAR INTERVALS SIMILAR TO CITY OF COLUMBUS STANDARD SPACING.
5. MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE AT LEAST 10 FEET UNLESS VARIED PURSUANT TO NOTE 7 BELOW.
6. THOSE AREAS ALONG HAYDEN RUN AND LEPPERT ROADS SHALL HAVE A LANDSCAPE BUFFER INSTALLED BY THE DEVELOPER WITH A MINIMUM OF ONE DECIDUOUS SHADE TREE, TWO ORNAMENTAL TREES AND FOUR EVERGREEN TREES PER ONE HUNDRED LINEAL FEET.
7. ALL DWELLING UNITS HAVE ATTACHED TWO CAR GARAGES.
8. FIVE FOOT WIDE SIDEWALKS SHALL BE INSTALLED ALONG THE SOUTH SIDE OF HAYDEN RUN

ROAD AND THE WEST SIDE OF LEPPERT ROAD.

9. THE DEVELOPER AGREES TO PROVIDE ADDITIONAL RIGHT-OF-WAY, BEYOND THE CURRENT THOROUGHFARE PLAN REQUIREMENTS, FOR HAYDEN RUN ROAD AND LEPPERT ROAD, IF DEEMED NECESSARY BY THE TRANSPORTATION DIVISION, AS A RESULT OF THE ON GOING TRAFFIC STUDIES.
10. STACKED PARKING WITHIN THE DRIVEWAYS OF THE DWELLING UNITS, IN FRONT OF THE GARAGE OF EACH UNIT, IS PERMITTED, SUBJECT TO THE GARAGE DOOR BEING NO LESS THAN EIGHTEEN (18) FEET FROM THE ROADWAY EDGE.
11. PARKING:
 - a. PARKING SHALL BE CONTROLLED BY APPROPRIATE SIGNAGE DISPLAYED WITHIN THE DEVELOPMENT. PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET IF SAID STREET IS LESS THAN 26 FEET IN WIDTH OR BOTH SIDES OF THE STREET IF SAID STREET IS 26 FEET OR WIDER. NO PARKING SHALL BE PERMITTED ON EITHER SIDE OF ANY STREET WITHIN 25 FEET OF STREET INTERSECTIONS. FIRE HYDRANTS SHALL BE LOCATED ON THE SIDE OF THE STREET WHERE NO PARKING IS PERMITTED. ENFORCEMENT BY THE CONDOMINIUM/HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED BY THE RULES AND REGULATIONS OF THE CONDOMINIUM/ HOMEOWNER ASSOCIATION. THE FINAL DESIGN/LAYOUT OF ALL ONSITE PARKING IS SUBJECT TO REVIEW AND APPROVAL OF THE TRANSPORTATION DIVISION.
 - b. THE OWNER, DEVELOPER AND OR THE CONDOMINIUM/HOMEOWNER ASSOCIATION MUST ESTABLISH AND MAINTAIN AN AGREEMENT(S) WITH PRIVATE TOWING COMPANY(S), WHICH AGREEMENTS AUTHORIZE THE PRIVATE TOWING COMPANY(S) TO REMOVE/TOW ANY VEHICLES PARKING 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 ASSOCIATION DETERMINES, SO LONG AS AT LEAST ONE SUCH AGREEMENT SHALL ALWAYS AT ALL TIMES BE IN FORCE FOR THE PURPOSES OF ENFORCEMENT/ REMOVAL/ TOWING, AS REQUIRED ABOVE. TOWING AGREEMENTS SHALL BE FILED WITH THE CITY OF COLUMBUS DIVISION OF FIRE, FIRE PREVENTION BUREAU, UPON EXECUTION OF SAID AGREEMENT(S).
 - c. PARKING IS NOT TO BE ALLOWED ANYWHERE BUT IN GARAGES, ON STREETS AS SET FORTH IN NOTES 12.A, ABOVE, AND IN DRIVEWAYS WHERE APPLICABLE. IN CONJUNCTION WITH NOTE 12.A, ABOVE, THE OWNER, DEVELOPER, THEIR SUCCESSORS AND ASSIGNS (INCLUDING THE CONDOMINIUM/HOMEOWNER ASSOCIATION) MUST PROVIDE AND MAINTAIN ADEQUATE AND PROPER SIGNAGE TO DESIGNATE ALL NO-PARKING ZONES.
 - d. SIGNAGE REGULATING PARKING SHALL BE INSTALLED CONSISTENT WITH CITY SIGNAGE REQUIREMENTS FOR PRIVATE STREETS, AND PARKING REQUIREMENTS SHALL BE ENFORCED THROUGH AN AGREEMENT BETWEEN THE CONDOMINIUM/HOMEOWNER ASSOCIATION AND A PRIVATE TOWING COMPANY. SUCH AGREEMENT, TOGETHER WITH THE ASSOCIATION'S GOVERNING DOCUMENTS, SHALL BE FILED WITH THE CITY CONSISTENT WITH COLUMBUS CITY CODE §3320.15(A) (6).
 - e. THE OWNER, DEVELOPER, OR THE CONDOMINIUM/HOMEOWNER ASSOCIATION, AS APPLICABLE, 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 OR ALLEYS.

f. INTERSECTION DETAILS CONCERNING TURNING RADII, PARKING RESTRICTIONS AND INTERSECTION CONFIGURATIONS SHALL CONFORM TO THE FIRE VEHICLE ACCESS PLAN.

12. ANCILLARY GRADING WITHIN THE PROPOSED 4.5± ACRE OPEN SPACE FOR THE RESIDENTIAL UNITS AND UTILITIES SHALL BE PERMITTED ONLY AT BUILDINGS X, Y & Z. ALL NECESSARY STORM SEWER OUTLETS SHALL BE PERMITTED WITHIN THE 4.5± ACRE OPEN SPACE. THE GRADING WILL BE LIMITED TO THE GREATEST EXTENT POSSIBLE IN FULFILLING THE INTENT OF THIS DEVELOPMENT PLAN AND SHALL BE APPROVED BY THE CITY OF COLUMBUS WITH AN APPROVED RESTORATION PLAN PRIOR TO DISTURBANCE.
13. THE 150' OPEN SPACE BUFFER WILL BE DEDICATED TO THE CITY OF COLUMBUS FOR PARKLAND ALONG HAYDEN RUN. PROPERTY MARKERS WILL BE LOCATED EVERY 100' OR AT CHANGES OF DIRECTION.
14. ELECTRIC SERVICE WITHIN THE DEVELOPMENT WILL BE UNDERGROUND EXCEPT FOR TRANSFORMERS OR ANY OTHER STRUCTURES NECESSARY TO SERVICE THE DEVELOPMENT.
15. RETENTION POND(S) ARE ALLOWABLE WITHIN THE 150' OPEN SPACE BUFFER FOR HAYDEN RUN AS SHOWN HEREON. SAID POND(S) SHALL BE SUBJECT TO LANDSCAPING AROUND THE PERIMETER OF THE POND(S) SUBJECT TO REVIEW AND APPROVAL FROM CITY OF COLUMBUS RECREATION AND PARKS. ONE 1-1/2" CALIPER (MIN.) TREE PER 900 SQ. FT. OF DISTURBANCE AND A WILDFLOWER MIX SHALL BE INCLUDED IN THE LANDSCAPING AROUND THE POND(S).

SECTION 4. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~ **That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.**



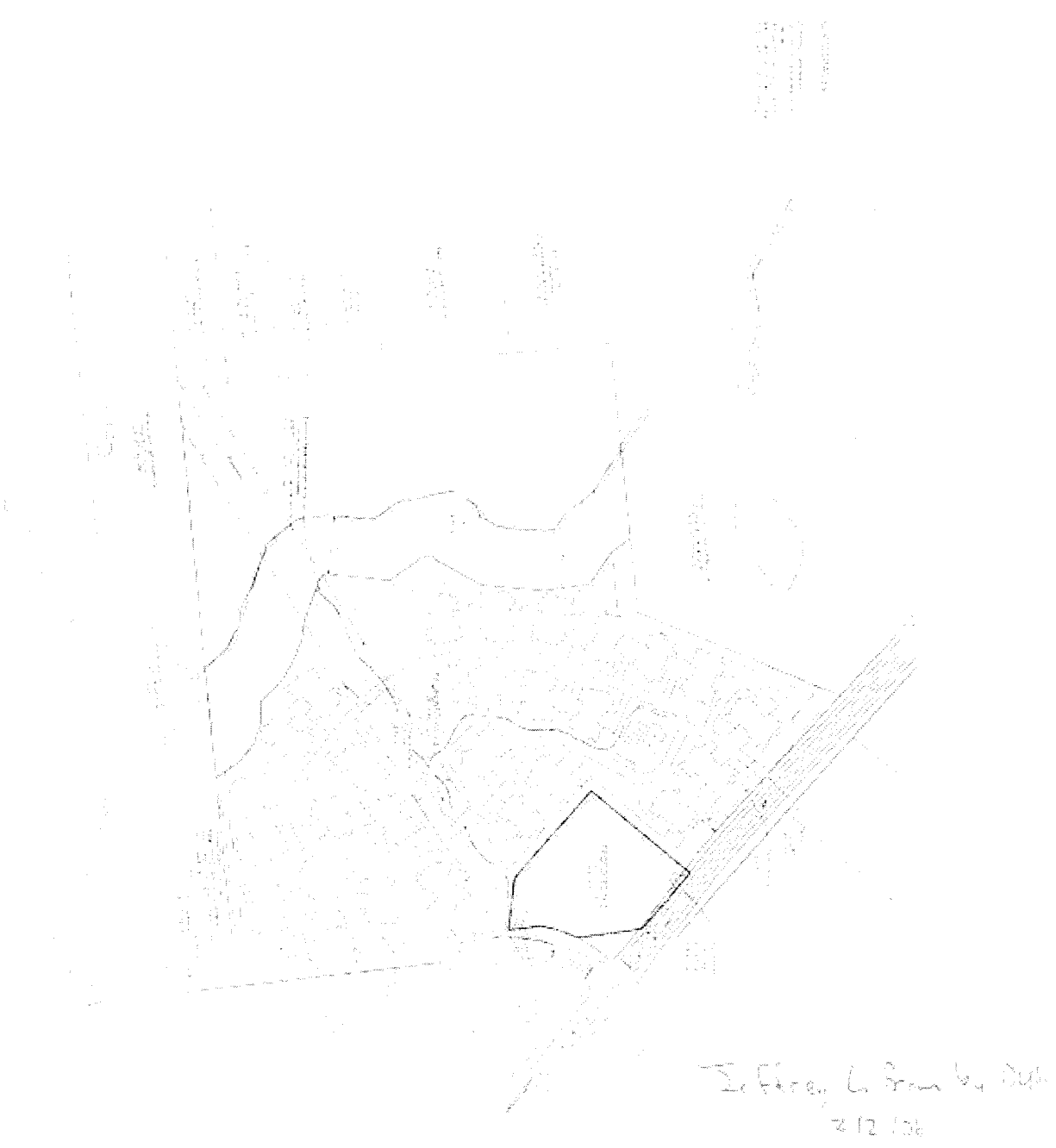
*Stephen C. Brown, 2011
2/12/06*



ENHANCE

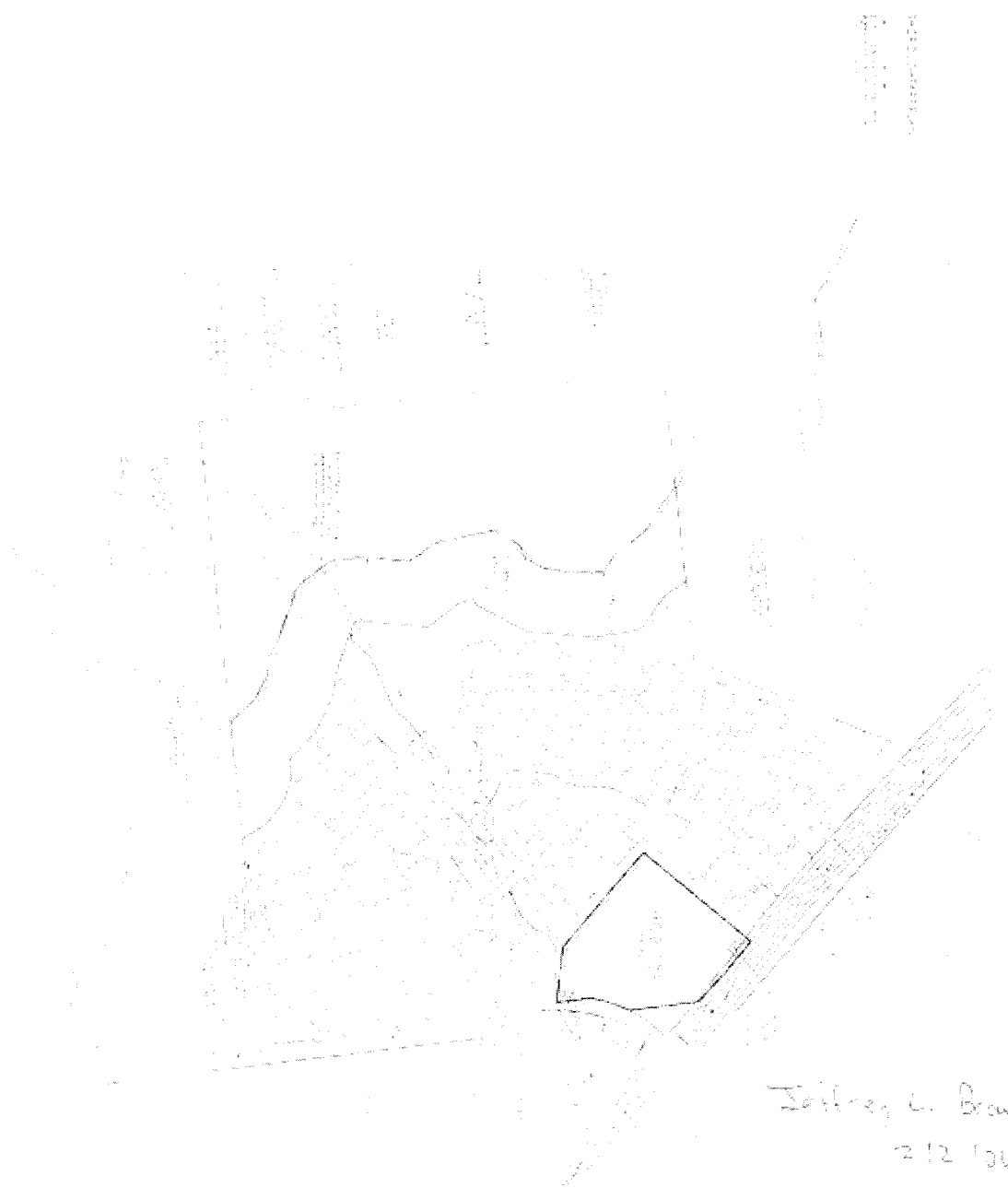
KRAMER TRACT

City of Columbus, Franklin County, Ohio



EMHITT

KRAMER TRACT
City of Columbus, Franklin County, Ohio



Jeffrey L. Brannin, AIA
 2/2/06



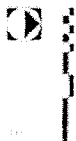
EMMET

PLANNING & ARCHITECTURE
 1000 W. 10TH AVE. SUITE 100
 COLUMBUS, OHIO 43202
 (614) 291-1100
 WWW.EMMETPA.COM

KRAMER TRACT
 City of Columbus, Franklin County, Ohio



Jeffrey L. Brown by Ord
2/2/06



EMHIT

KRAMER TRACT
City of Columbus, Franklin County, Ohio

STAFF REPORT

DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2005

4. **APPLICATION:** Z05-056
Location: 4815 LEPPERT ROAD (43212), being 30.4± acres located at the southwest corner of Leppert and Hayden Run Roads (277-276233).
Existing Zoning: R, Rural District.
Request: PUD-4, Planned Unit Development and TC, Town Center Districts.
Proposed Use: Multi-family residential and commercial development.
Applicant(s): West Leppert Investments, LLC; c/o David L. Hodge, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): West Leppert Investments, LLC; 310 Wildwood Court; Columbus, OH 43230.
Planner: Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

- o The 30.4± acre site is undeveloped and zoned in the R, Rural District. The applicant requests the TC, Town Center District for Traditional Neighborhood Development for 2.2± acres and PUD-4, Planned Unit Development District for 28.2± acres.
- o To the northeast is single-family residential development in the township and property zoned NC, Neighborhood Center and TC, Town Center Districts. To the east is property zoned TC, Town Center and PUD-4, Planned Unit Development Districts. To the west and north are single-family residences in the township.
- o The site is located within the Central Subarea of the *Interim Hayden Run Corridor Plan* (2004) which recommends Cluster Development and Town Center uses for the site. The plan designates a maximum density for the site of four dwelling units per acre. The plan also requires 30% of the site to be in the form of open space, the applicant is setting aside 32% of the site as open space.
- o The PUD-4, Planned Unit Development District would permit a maximum of 26 four-unit dwellings for a total of 104 units for a proposed net density of 3.8 dwelling units per acre. The PUD notes and site plan specify setbacks, a tree preservation zone, street trees, landscaping, external sidewalks, and underground electric lines.
- o The plan requires a natural buffer along Hayden Run, which is the western boundary of the site. The applicant will dedicate the land 150' feet from the centerline of Hayden Run to the City of Columbus.
- o The TC, Town Center District allows a mixture of uses including retail and residential uses. The applicant has indicated that they will be applying for variances to the maximum permitted building size of 10,000 square feet and the prohibition against drive-

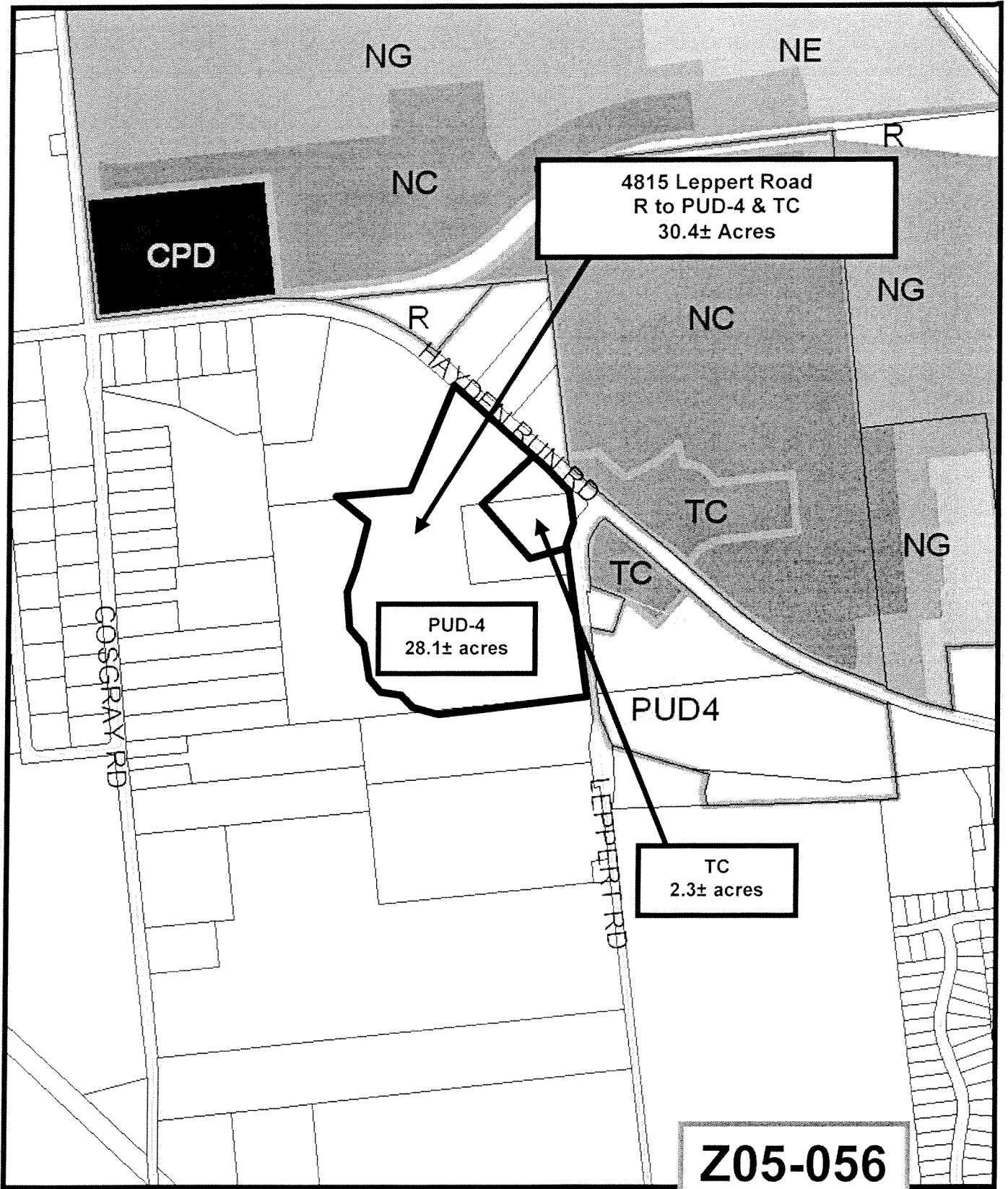
throughs.

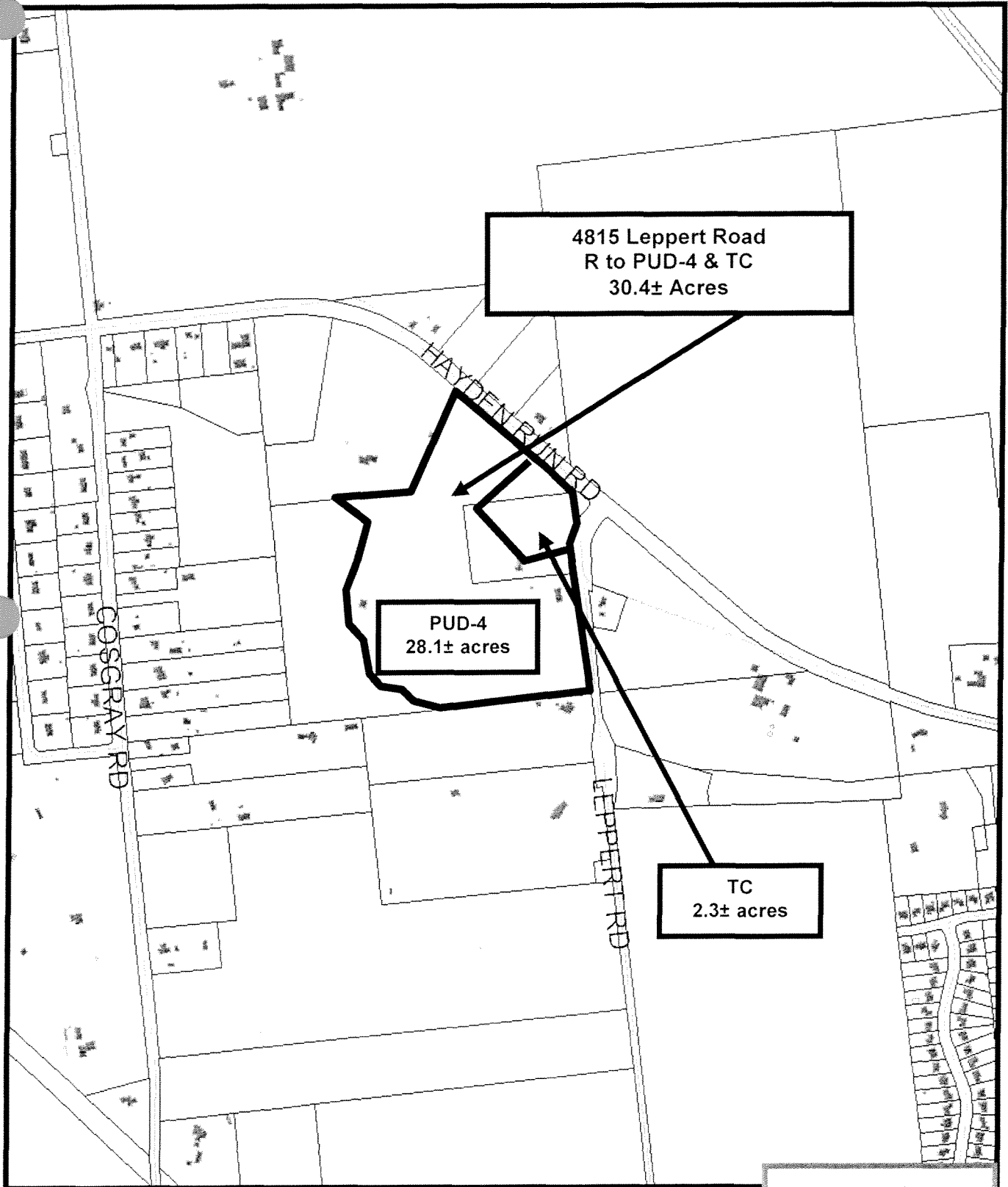
- o The *Columbus Thoroughfare Plan* identifies Hayden Run Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.**

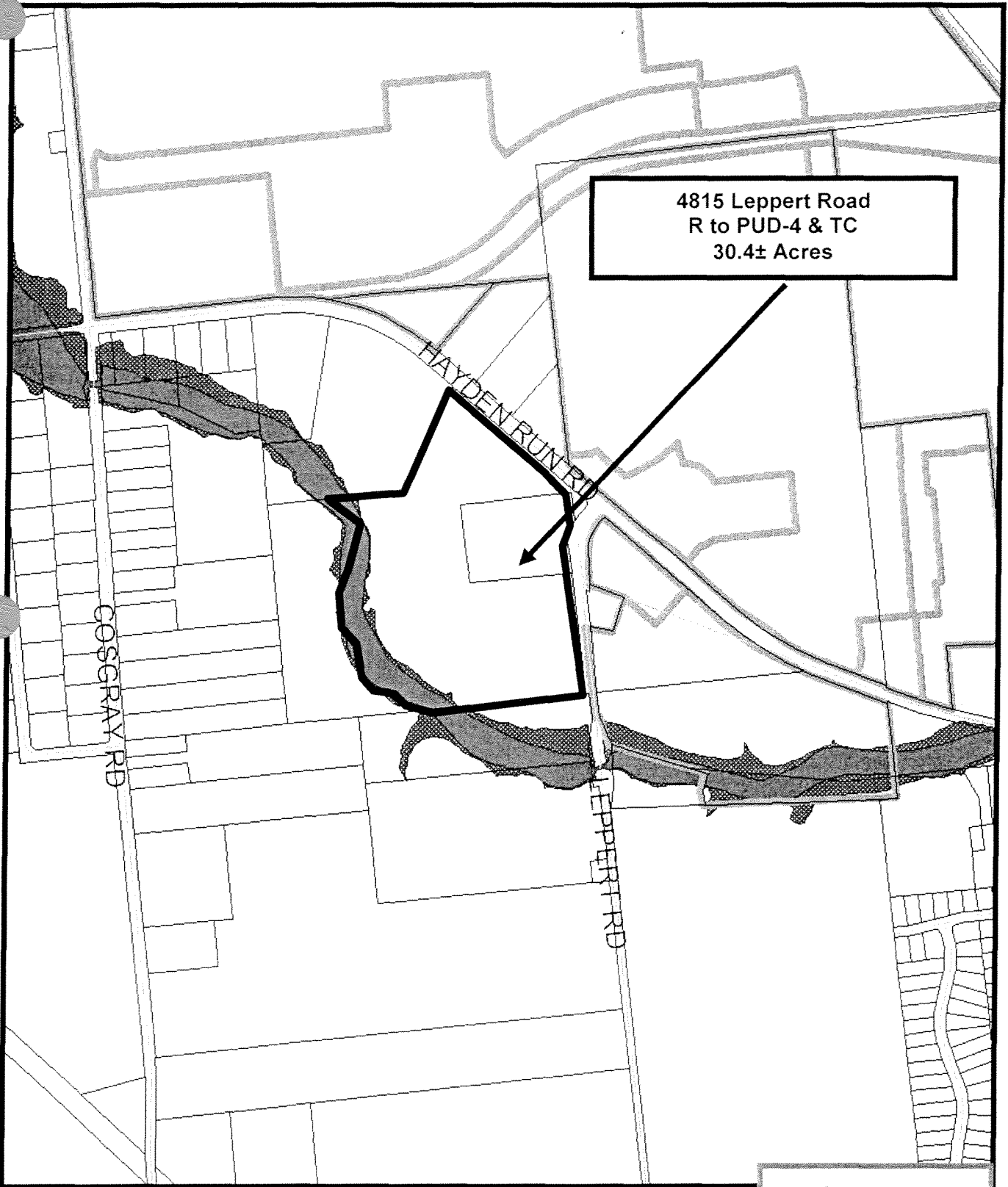
The applicant recently revised the request for the 2.2 acre site from CPD, Commercial Planned Development to TC, Town Center. Staff supports the proposed zoning districts; however, at the deadline for the completion of this report, the applicant has not provided information required for review of the TC request. In addition, the requirement for internal sidewalks and access for the commercial area have not yet been resolved.

**The applicant has supplied the necessary information for the TC, Town Center District request and the sidewalk and access issues have been resolved, therefore, staff now recommends approval of this application.



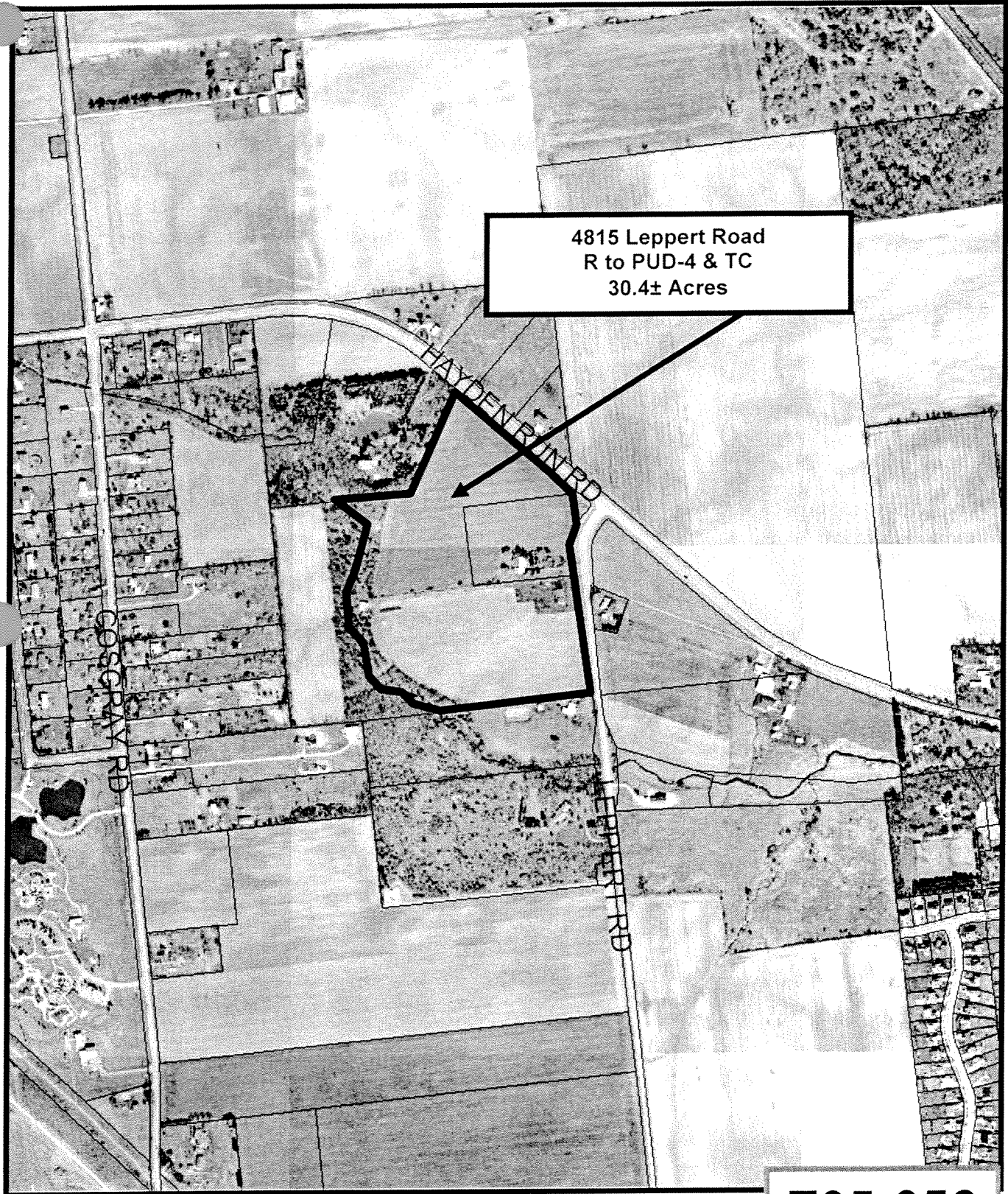


Z05-056



4815 Leppert Road
R to PUD-4 & TC
30.4± Acres

Z05-056



Z05-056

Z05-056
4815 Leppert Road
Statement Addressing TND Principles

The site is approximately 2.3 acres and is located at the southwest corner of Leppert Road and Hayden Run Road. The proposed TND District is Town Center.

It is intended that this development incorporate the principles of the Traditional Neighborhood Development Ordinance into the design and planning effort.

- A. *The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.*

The proposed TND District reflects the current zoning pattern of non-residential uses at this intersection with residential zonings adjacent to the TND Districts as you move outward from the intersection.

- B. *The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

The adjacent residential is interconnected via a path system and public sidewalks with the proposed Town Center District.

- C. *A variety of housing stock serves a range of incomes and age groups and included backyard apartments, apartments above shops and residential units adjacent to work places.*

The site is zoned Town Center with the adjacent property which is part of the same zoning application providing the residential component.

- D. *A variety of business types are accommodated, from retail and professional offices to "live-work" units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.*

This site is zoned Town Center which permits a mixture of office and retail uses.

- E. *Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.*

Civic Buildings are not part of this zoning application.

- F. *A variety of civic spaces take the form of parks, greens, squares, and plazas.*

The open space is provided on the residential portion of the zoning application including a dedication of ground along the Hayden Run Creek to the City.

- G. *A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and lengths of automobile trips.*

No new streets are created with this development but connectivity is created via the public sidewalks and a path which ties the adjacent residential to the TND site.

- H. *Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.*

The proposed development shall comply with the TND development standards unless varied by action of the Board of Zoning Adjustment.

- I. *Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.*

Block size is not applicable to this site.



110 Westwood
Columbus, Ohio 43206
pcpp@metropolitangrowthpartners.com

November 3, 2005

Re: Z05-056/ 4815 Leppert Road

Greg J. Davies
Deputy Director, Regional Growth
City of Columbus
50 W. Gay Street, 3rd Floor
Columbus, Ohio 43215

Dear Greg

This letter shall serve as a memorandum of Understanding between the developer and the city of Columbus regarding the PAWG for the above captioned zoning application. The developer will make cash contributions with respect to the multifamily residential portion of the project in the amount of \$1,217 per unit. The aforesaid amount shall be paid as follows: \$217 per unit shall be paid upon commencement of the development of the project and \$1,000 per unit shall be payable with the issuance of the building permit for that unit.

The sum of \$768,000 has been paid with respect to 40,000 square feet of commercial development to be constructed in the future at (a) the north east corner of Hayden Run Road and the new road extending northerly from Leppert road, (b) the south east corner of Hayden Run Road and Leppert Road and (c) the southwest corner of Hayden Run Road and Leppert Road. Developer will make an additional cash contribution in the amount of \$19.20 for each square foot that exceeds 40,000 square feet, at the time of the issuance of the building permits for all buildings, if any, which, after completion, will increase the aggregate of all the commercial buildings to over 40,000 square feet.

METROPOLITAN LAND

In addition, all of the property shall added to the Hayden Run Tax Increment Financing District and the Hayden Run Community Development District and shall be encumbered by the Hayden Run Community Development charge (as all of the foregoing capitalized terms are defined in the Memorandum of Understanding for certain developments located in the Hayden Run Growth Corridor dated November 22, 2004).

Type your text here.



Paul S. Coppel
Managing Member
Leppert Road Investments, LLC

Accepted:



Greg J. Davies, Deputy Director, Regional Growth

HARRISON W. SMITH, JR.
BEN W. HALE, JR.
JEFFREY L. BROWN
GLEN A. BIGGER
JACKSON B. REYNOLDS, II
NICHOLAS C. CAWALARD
DAVID L. HODGE
AARON L. UNDERHILL

SMITH & HALE
ATTORNEYS AND COUNSELORS AT LAW
47 WEST BROAD STREET
COLUMBUS, OH 43215-4109
614/221-4255

HARRISON W. SMITH
1900-1978

February 6, 2006

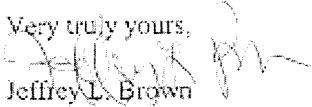
Mr. Walter Green
757 Carolyn Ave.
Columbus, OH 43224

RE: Z05-056

Dear Walter,

At the request of Maureen Lorenz with the City's Recreation and Parks Department, my client has agreed to deed restrict the TND portions of this zoning application to prohibit gasoline sales. The deed restrictions will be placed on this site once the property has been purchased by my client.

Very truly yours,


Jeffrey L. Brown

APPROVED BY:

West Leppert Investment, LLC

By: 

Its: Managing Member

JLB/ssg

cc: Maureen Lorenz

F:\docs\green-leppert.ltr (2/6/06) ssg

City of Columbus Department of Development Building Services Division | 787 Carolyn Avenue, Columbus, Ohio 43224

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 # 209-056

Being first duly cautioned and sworn (NAME) David L. Hodge
of COMPLETE ADDRESS) 37 West Broad Street, Suite 425, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or FULLY 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

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

1. West Leppert Investments, LLC 110 Millwood Court Columbus, OH 43220	2. The Spoon Group 500 Stonehenge Parkway Dublin, OH 43017
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of September in the year 2010.

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 9/11/2010

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



NATALIE C. PATRICH
Notary Public, State of Ohio
My Commission Expires 09-04-11

1/5 fee

APPLICANT/ PROPERTY OWNER

West Leppert Investments, LLC
310 Wildwood Court
Columbus, OH 43230

ATTORNEY

Jeffrey L. Brown
37 West Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Chester M & Verna Baldrige
4760 Cosgray Road
Hilliard, OH 43026

Fredrick M & Mary E Crow
4777 Leppert Road
Hilliard, OH 43026

Jerome D & Stana L George
4850 Cosgray Road
Hilliard, OH 43026

B David & Tammie L Gholson
4790 Cosgray Road
Hilliard, OH 43026

Donald E & Jeri A Klopfenstein
4800 Cosgray Road
Hilliard, OH 43026

Edward J Tr & Cynthia F Behrman
6533 Hayden Run Road
Hilliard, OH 43026

Bryan D & Tammie L Gholson
4790 Cosgray Road
Hilliard, OH 43026

Jerome D George
4826 Cosgray Road
Hilliard, OH 43026

Fayez F Bekheit & Sonia G Bishara
675 Bluffview Drive
Columbus, OH 43235

Ruth A Dalessandro Tr
6488 Hayden Run Road
Hilliard, OH 43026

Bryce A & Julie L Oliver
6462 Hayden Run Road
Hilliard, OH 43026

Falls at Hayden Run Ltd
2800 Corp Ex Drive, Suite 400
Columbus, OH 43231

Haydens Reserve LP
161 South Liberty Street
Powell, OH 43065

Huntington Tower Associates LLC
310 Wildwood Court
Columbus, OH 43230

F:\Docs\s&hlabels\2005\metropolitanland.lbl
(2/7/06-nep)

0479-2006
Z05-056

City Council Data Form

CvZNo	Z05-056	Area Comm	N/A
Ordinance	ORD 0479-2006	Dev Comm	Approval, 5-0 (November 10, 2005)
Applicant	West Leppert Investments, LLC c/o Jeffrey Brown; 37 West Broad Street Columbus, OH 43215	Neighborhood Support	Limited interest.
Address	4815 Leppert Road	Area Plan	<i>Interim Hayden Run Corridor Plan (2004)</i>
Applicant phone	(614) 221-4255	Compliance w Area Plan	The request is consistent with the area plan. The density, open space, stream buffer, and town center all meet the plan requirements.
Applicant fax		Proposed Use	Multi-family residential and commercial development.
Final Action	(leave blank)	Reason for Rejection	(leave blank)
Vote	(leave blank)		
Vote Date	(leave blank)		
Staff Recommendation	Approval		

EXHIBIT C

Proposed Current Development Program

A. Proposed New Community Development Program

The interim Hayden Run Corridor Plan (the “Plan”) is intended to serve as a guide for public and private sector decision-making regarding the development of the District. The District boundaries are shown on the map attached as Exhibit A-1 of this petition. The District’s development program (the “Program”) is intended to comply with the goals of the Plan.

The primary goal of the Program is to provide guidance for the mix of land uses and the associated community facilities and infrastructure necessary to fulfill the future needs of this growing portion of Central Ohio. Among the key elements of the Program are protection of Hayden Run and other natural features, organization of residential uses, designation of income-producing uses, and identification of needed infrastructure and facilities. Many of these Program provisions were influenced by the open dialogue with neighboring jurisdictions and citizens that occurred during the planning process.

The Program provides for natural buffers along Hayden Run and the designation of park sites to protect natural features and provides for recreational opportunities. The Program also provides for cooperation between the City of Columbus and the Developers for the development of roadways internal and adjacent to the District. Commercial sites will be developed to serve the surrounding community and the higher density areas of the District will be organized in “Traditional Neighborhood Development Patterns” to maximize connectivity and encourage an appropriate mix of land uses and housing opportunities.

The current Program presents an arrangement of land uses meeting the zoning regulations of Title 33 of the Columbus City Codes.

B. Land Acquisition and Land Development Activities

The Developers have acquired control by deed or purchase contract of the land in the District. A map of the acquired land can be found at Exhibit A-1 to this petition and legal descriptions of the acquired land can be found at Exhibit A-2 to this petition. All zoning has been approved for the development of the District, as documented at Exhibit B-1, Exhibit B-2, Exhibit B-3, and Exhibit B-4 to this petition. The Developers have acquired all land for their developments within the District incrementally beginning in July 2003.

The Program calls for the development of several residential neighborhoods in the District that will offer a wide range of housing styles and prices. Home building activity in the District began in 2005. When completed, the District will contain approximately 2,630 new homes, 1,100 of which are expected to be town homes and 1,430 of which are expected to be single family homes, ranging in price from approximately \$130,000 to \$260,000. A portion of the District will also be developed as commercial property to serve the needs of the residents of the District.

A map reflecting the Master Plan for development in the proposed District is Exhibit C-1 to this petition.

C. Proposed Community Facilities and Services

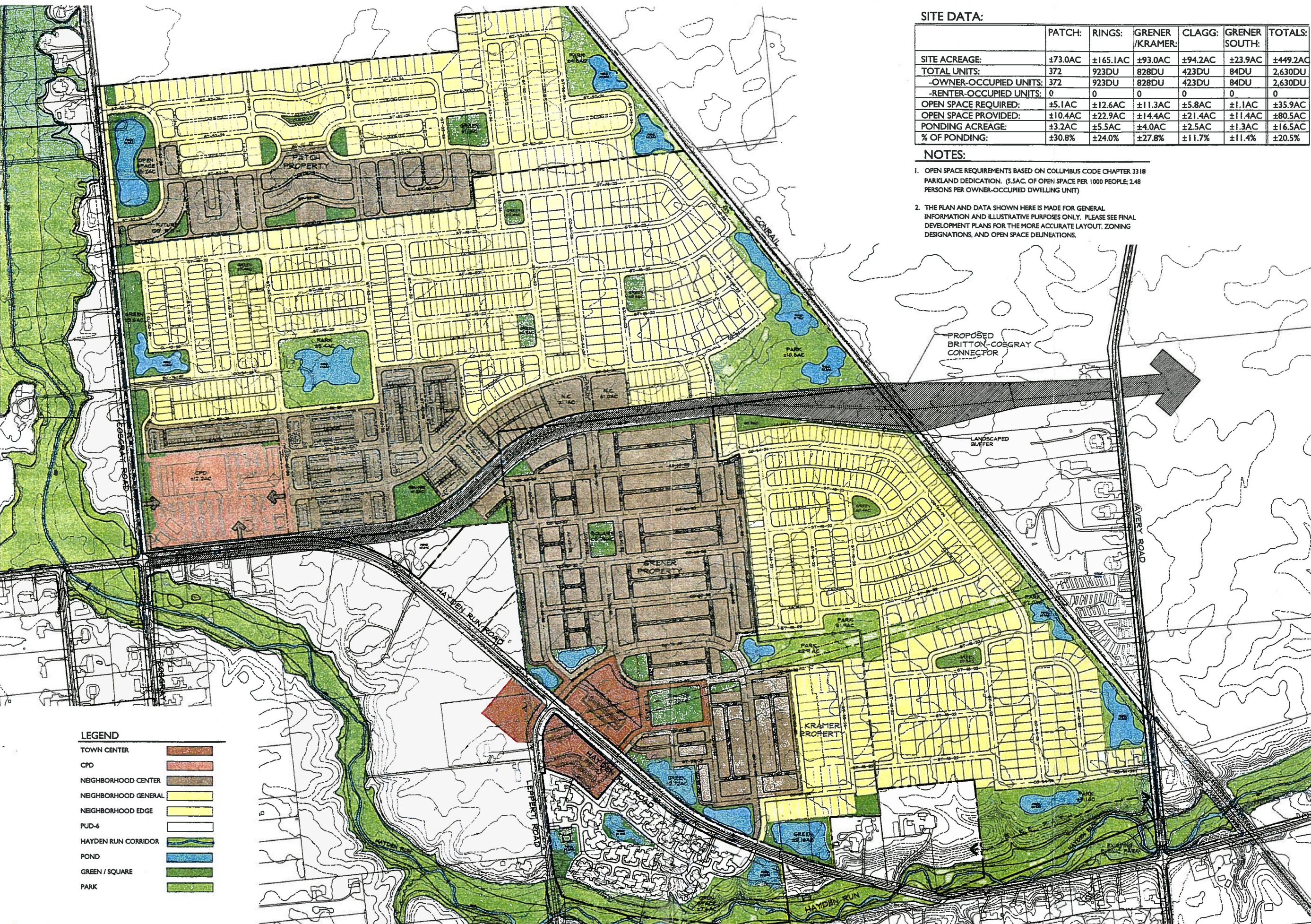
The Authority will provide such community facilities and services as are determined by the Authority and the City of Columbus and as are permitted under Chapter 349 of the Ohio Revised Code from time to time.

D. Proposed Method of Financing the Community Facilities and Services

Community facilities and services will be financed using receipts from a community development charge (the "Charge") paid by parcel owners upon the issuance of a certificate of occupancy for the buildings constructed on a parcel. Further discussion of the financial plan for the District is included in Exhibit D to this petition.

E. The Projected Total Population of the New Community

The current Program projects that the total population upon full development of the new community will be approximately 5,000.



SITE DATA:

	PATCH:	RINGS:	GRENER/ KRAMER:	CLAGG:	GRENER SOUTH:	TOTALS:
SITE ACREAGE:	±73.0AC	±165.1AC	±93.0AC	±94.2AC	±23.9AC	±449.2AC
TOTAL UNITS:	372	923DU	828DU	423DU	84DU	2,630DU
-OWNER-OCCUPIED UNITS:	372	923DU	828DU	423DU	84DU	2,630DU
-RENTER-OCCUPIED UNITS:	0	0	0	0	0	0
OPEN SPACE REQUIRED:	±5.1AC	±12.6AC	±11.3AC	±5.8AC	±1.1AC	±35.9AC
OPEN SPACE PROVIDED:	±10.4AC	±22.9AC	±14.4AC	±21.4AC	±11.4AC	±80.5AC
PONDING ACREAGE:	±3.2AC	±5.5AC	±4.0AC	±2.5AC	±1.3AC	±16.5AC
% OF PONDING:	±30.8%	±24.0%	±27.8%	±11.7%	±11.4%	±20.5%

NOTES:

- OPEN SPACE REQUIREMENTS BASED ON COLUMBUS CODE CHAPTER 3318 PARKLAND DEDICATION. (5.5AC. OF OPEN SPACE PER 1000 PEOPLE; 2.48 PERSONS PER OWNER-OCCUPIED DWELLING UNIT)
- THE PLAN AND DATA SHOWN HERE IS MADE FOR GENERAL INFORMATION AND ILLUSTRATIVE PURPOSES ONLY. PLEASE SEE FINAL DEVELOPMENT PLANS FOR THE MORE ACCURATE LAYOUT, ZONING DESIGNATIONS, AND OPEN SPACE DELINEATIONS.

LEGEND

TOWN CENTER	
CPD	
NEIGHBORHOOD CENTER	
NEIGHBORHOOD GENERAL	
NEIGHBORHOOD EDGE	
PUD-6	
HAYDEN RUN CORRIDOR	
POND	
GREEN / SQUARE	
PARK	

EXHIBIT D

Preliminary Economic Feasibility Analysis

A. Area Development Pattern and Demand

Currently, the land in the District is primarily agricultural, as is the land to the west of the District. The land to the north, south and east of the District has already been or is currently in the process of being developed, primarily as residential property.

Demographic patterns in the Columbus Metropolitan Statistical Area (MSA) indicate a demand for a community similar to the one proposed in the District. Despite stagnant or declining populations throughout much of the northeast and midwest regions of the United States, the Columbus Chamber of Commerce reports a 12.4% growth in population for Columbus in the 1990s. Growth projections developed by the Mid-Ohio Regional Planning Commission show a continuing population increase, with an additional 573,800 residents expected by the year 2030, resulting in a 36% increase over the population of the region in 2000. In addition, office parks and office buildings continue to be built and planned in Northwest Franklin County. The District will be able to contribute to the housing needs that are generated by increases in population and local job opportunities.

B. Location and Proposed District Size:

The Developers have assembled approximately 520± acres of land in the northwest quadrant of Columbus that will be included in the District. The location of the property is shown on the map that is Exhibit A-1 to this petition.

C. Present and Future Socio-Economic Conditions

(i) Employment Centers

Major employment concentrations in the Columbus area include downtown and the northern section of the I-270 beltway. The District is located just west of I-270, providing the planned developments with easy access to the growing centers of employment in Columbus. The Columbus Chamber of Commerce reports continued growth in office buildings in the nearby northern portion of Franklin County, including Polaris Centers of Commerce, Busch Corporate Center, the Corporate Park at Tuttle Crossing, and ArlinGate Business Park. Major businesses such as Cardinal Health are also located in the northwest, and major employers such as The Ohio State University, Nationwide, Limited Brands, Huntington Bancshares, Inc. and Ross Products Division of Abbott Laboratories are accessible to the District.

(ii) Area Amenities

Located just outside the I-270 outer belt, the residents in the District will have easy access to activities and attractions located throughout the Columbus Metropolitan Area. The District is in close proximity to retail centers located in both Hilliard and Dublin, including

Tuttle Mall and Mill Run. Local attractions include Wyandotte Lake and the Columbus Zoo, both located in the Northwest Metropolitan Area.

(iii) Economic Patterns

As indicated by the chambers of commerce for Columbus, Dublin, and Hilliard, there continues to be strong growth of office centers and business developments in the northwest portion of Franklin County. Cardinal Health, Cosgray Road rezoning efforts in Hilliard, and development along I-270 continues to strengthen the opportunities for jobs and development near the District.

The Columbus Chamber reports expected modest increases in jobs for Central Ohio during the upcoming year and the Mid-Ohio Regional Planning Commission reports an expected increase of 385,000 jobs, or 43%, between 2000 and 2030. Major job growth is expected to occur in Franklin and Delaware counties, with modest growth in the other surrounding counties. The Department of Job and Family Services reports that they expect Columbus to lead other metropolitan areas in job creation as job growth resumes following the nationwide recession.

D. Public Services Provision

(i) Freeways and Roads

The District is located in the northwest quadrant of Columbus. Located just west of I-270, residents of the District will have easy access to the greater Columbus metropolitan area. Road improvements within the District are anticipated as part of the Program and improvements to roads in nearby Hilliard and Dublin will also improve ease of transportation to and from the District.

The Developers will provide land (valued at \$850,000) for the construction of regional road improvements benefiting the District. The Developers will also provide land contributions for local public roads in the interior of the projects on the Developers' property. Funding obtained through the Hayden Run Tax Increment Financing District will be used to complete regional roadway improvement projects benefiting the District.

Public and private infrastructure, including sidewalks and bike paths, created by the Developers will be subject to review and approval by the City of Columbus or Franklin County as appropriate.

(ii) Zoning and Other Accommodations

The Developers have obtained the rezoning and other accommodations required for its planned development of the District. The current zoning regulations provide for developments in primarily Neighborhood Center, Neighborhood General, and Neighborhood Edge Districts. Some areas are zoned as Town Center and Planned Unit Development Districts.

(iii) Provision of Public Services by Local Government Jurisdictions

The Developers' land assemblage described in this document is located in Franklin County and in the local general government jurisdiction of the City of Columbus. The City of Columbus will provide police protection, fire and emergency medical services and public road maintenance for the District developments. The City of Columbus also administers zoning within its jurisdictions.

Funds raised by the Charge will be directed towards the payment of capital improvements and associated operating and maintenance costs for public services (including, but not limited to, police, fire and refuse collection services) as well as towards community facilities to serve the residents and property in the District.

(iv) Schools

The District's property lies in the Columbus Public School District. The District will have a positive financial impact on the School District and its facilities. The tax revenue generated by the District's developments and potentially Charge revenue will benefit the School District.

(v) Utilities

Sewer and Water. The City of Columbus will provide sewer and water services to the District. Solid waste disposal will also be provided by or through the City of Columbus.

Electric, Gas and Telephone Service. Electric, gas, and telephone services are provided by American Electric Power, Columbia Gas, and SBC Communications, Inc., respectively and are generally already available at the subject sites. The utility companies' practice is to incur the costs to bring the services to the site if they are not already available. The Developers may, however, incur some minor costs to take existing electrical and telephone lines underground to enhance the appearance of the community. Cable television is provided by or through various private providers.

E. Financial Plan: Charge Revenues

(i) Disclosures to Homeowners

Home buyers are informed of the proposed Authority and the Charge during the sales process as required by section 349.07 of the Ohio Revised Code.

(ii) Charge Covenant Filing

The Amended and Restated Declaration of Covenants and Restrictions for the Hayden Run Community Development Authority (the "Declaration") has been or will be filed with the Franklin County Recorder for the purpose of creating covenants running with the land to establish the obligation of current and future landowners to pay the Charge once the Authority is

formed and the Charge is implemented by the Authority's board of trustees. The Declaration has been or will be filed on all property owned by the Developers that is proposed to be included in the District.

The maximum amount of the Charge for each parcel of property in the District established by the Declaration is .004 times the assessed valuation of such parcel of Property (i.e. 4 mills; four cents for each one thousand dollars, \$1000, of assessed valuation). Assessed valuation is 35% of the true value of the property assessed on the tax duplicate of the Franklin County Auditor. Although the Charge can be less than the maximum of 4 mills under certain circumstances, it cannot be increased as to any portion of the District without the written consent of (a) each Developer owning any parcels in the District, (b) not less than 66% of the number of owners of all parcels in that portion of the District, (c) the Authority, and (d) the City of Columbus.

(iii) Method of Projecting Charge Revenues

Charge revenues have been projected based on anticipated development plans and expected home and property values that will be created as those plans are implemented. The Charge revenues are attached as Exhibit D-1.

(iv) Apportioning Charge Revenues

Charge revenues will be apportioned to capital improvements and associated operating and maintenance costs for public services and community facilities to serve the residents and property in the District. Columbus shall have a first lien on the amount of the Charge collected as is necessary to pay debt service on any bonds or notes issued for roadway improvements benefiting the District. Strong consideration will be given to apportioning Charge revenues to capital improvement projects and operations costs for schools serving the residents of the District depending on land availability and acquisition costs, and coordination with the school district on their capital and operating resources. The Authority expects to enter into one or more agreements with the City of Columbus to provide for the assignment of Charge Revenues to the City of Columbus or a party designated by the City of Columbus.

(vi) Charge Collections

Charge collections will be administered under the direction of the board of trustees of the Authority. Charges are payable annually or semiannually on due dates to be determined by the Authority. As permitted by Section 349.07 of the Ohio Revised Code, the Authority may certify Charges to the Franklin County Auditor, who will enter the Charges on the tax list and duplicate of real property and certify the Charges to the Franklin County Treasurer for collection with the tax bills. Delinquent Charges will be collected in the same manner provided for the collection of delinquent real property taxes.

F. Developer's Management Capability

(i) M/I Homes of Central Ohio, LLC

Founded in 1976, M/I Homes is one of the nation's leading homebuilders. The Company has sold nearly 70,000 homes under the M/I Homes and Showcase Homes trade names. During the past 30 years, M/I Homes has established an exemplary reputation based on a strong commitment to superior service, innovative design, quality construction and premier locations.

M/I Homes serves a broad segment of the housing market including first-time, move-up, luxury and empty-nester buyers. Listed on the New York Stock Exchange, the Company's stock is traded under the ticker symbol MHO. In the year 2006, M/I Homes closed more than 4,000 homes nationwide accounting for more than \$1.3 billion in revenue.

M/I Homes and its affiliates sell homes in ten geographic markets: Columbus and Cincinnati, Ohio; Indianapolis, Indiana; Charlotte and Raleigh, North Carolina; Tampa, Orlando and West Palm Beach, Florida; and Delaware, Virginia and Maryland suburbs of Washington, DC. M/I Homes is the number one homebuilder in the Columbus, Ohio, market and ranks in the top ten builders in several of its other homebuilding markets.

(ii) Dominion Homes, Inc.

Dominion Homes is a leading builder of high-quality homes and condominiums in Central Ohio (the Columbus Metropolitan Statistical Area) and in the Louisville and Lexington, Kentucky Metropolitan Statistical Area markets. Our customer-driven focus targets primarily entry-level and move-up home buyers. We offer a variety of homes and condominiums that are differentiated by price, size, included features and available options. Our homes range in price from approximately \$100,000 to \$400,000 and in size from approximately 1,000 to 3,500 square feet.

We trace our homebuilding roots to 1952 when Donald A. Borrer, our founder, built his first home in Columbus, Ohio. The Borrer family grew the homebuilding business and operated it as part of the homebuilding and related divisions of BRC Properties Inc. ("BRC"). We were organized as an Ohio corporation in October 1993 under the name Borrer Corporation in anticipation of our initial public offering, which we completed in March 1994. In connection with the initial public offering, we acquired from BRC, our predecessor company and our largest shareholder, its homebuilding operations. BRC is primarily owned and is controlled by the Borrer family. In May 1997, we changed our name to Dominion Homes, Inc.

Our principal corporate offices are located at 4900 Tuttle Crossing Blvd., Dublin, Ohio 43016-5555. The telephone number of our principal corporate offices is (614) 356-5000 and our web site address is www.dominionhomes.com.

(iii) The Falls at Hayden Run, Ltd.

The Falls at Hayden Run, Ltd. is an affiliate of Lifestyle Communities. Lifestyle Communities has been building and developing communities for well over a decade. Since its founding, Lifestyle Communities and its affiliates have built more than 2,500 luxury apartment homes and condominiums and grown to over 190 employees. Lifestyle Communities' key differentiator has been creating master-planned communities for the first-time home buyers' market with quality and craftsmanship at their price point. That means that over the years they have refined an overall approach to residential development to design communities and homes that fit the community's lifestyle. This is done by combining outstanding amenities and contemporary style with focused attention to detail in every area, including residential architecture, landscaping, streetscaping, open space/parks, environmental management, association management and customer service.

(iv) West Leppert Investments, LLC

West Leppert Investments, LLC was formed in 2005 to develop its property within the District. The four principal members of West Leppert Investments, LLC (and/or the members of such members) collectively have over 120 years of development experience and have been involved in hundreds of office, retail and residential developments as owners, investors and consultants.

(v) Hayden Run Commercial Developers, LLC

Hayden Run Commercial Developers, LLC was formed in 2006 to develop its property within the District. The six principal members of Hayden Run Commercial Developers, LLC (and /or the members of such members) collectively have over 165 years of development experience and have been involved in hundreds of office, retail and residential developments as owners, investors and consultants.

(vi) Hayden's Reserve, L.P.

Hayden's Reserve, L.P. is affiliated with Newbury Homes and was created for the development of the Hayden Run project with which Newbury Homes is involved. This project is a condominium development by the name of Hayden's Reserve. It will eventually total 80 residential units, with a clubhouse and pool. They plan to sell approx. 25 units a year, and will complete the project in 3± years. The average sales price for each condominium is approximately \$280,000.

Newbury Homes has been in business since 1992. Currently, Newbury Homes is developing condominium projects in three Central Ohio locations (Grove City, the Hayden Run area in Columbus, and Tartan West in Union County). The prices for units in these projects range from \$140,000 to \$400,000+. As planned, the condominium projects will eventually include approximately 290 residential condominiums. Newbury Homes also builds single family residential homes (approx. 20 a year) ranging in price from \$400,000 to about \$2,000,000, and develops raw land for residential use.

Hayden Run Community Development Authority Charge Projections

City of Columbus, Ohio

Wednesday, May 02, 2007

Year	Projected NCA Revenues
2005	\$0.00
2006	\$0.00
2007	\$0.00
2008	\$106,127.60
2009	\$144,737.15
2010	\$209,733.56
2011	\$249,501.40
2012	\$289,269.24
2013	\$338,908.19
2014	\$379,869.06
2015	\$420,829.93
2016	\$475,644.53
2017	\$516,132.45
2018	\$537,050.03
2019	\$571,420.10
2020	\$577,080.26
2021	\$577,080.26
2022	\$594,392.67
2023	\$594,392.67
2024	\$594,392.67
2025	\$612,224.45
2026	\$612,224.45
2027	\$612,224.45
2028	\$500,067.62
2029	\$452,582.75
2030	\$380,158.33
2031	\$342,653.66
2032	\$293,744.24
2033	\$244,834.82
2034	\$201,803.16
2035	\$151,426.45
2036	\$101,049.74
2037	\$54,286.19
2038	\$28,560.21
2039	\$6,758.52
TOTAL	\$11,771,160.78