

## RESIDENTIAL OVERLAY DISTRICT

The request is to amend 12.3+/- acres in SF-3 Residential district to Residential Overlay District (ROD). The property is located on the west side of Ridenour Road. The proposal is to develop the 12.3+/- acres with a single family housing subdivision within the city of Gahanna utilizing municipal water and sewer utilities.

The property is owned by Brehm Family Trust-Phyllis H. Brehm and Faith Life Christian Fellowship. The Canini and Pellecchia Company is the applicant. Smith & Hale represents the property owners/applicants and EMH&T will be providing the site plan, surveying and utility layout for the rezoning request.

## DEVELOPMENT PLAN SUBMISSION

The application includes site plan which includes topographical contours at two foot intervals, soil datum, wooded areas, flood plain and flood way delineations, storm water detention areas and sewer and water line locations.

The site encompasses 12.3+/- acres and the proposal is to construct not more than 37 single family dwelling units on the property for a density of 3.0 units per acre. The lot sizes will be a minimum width of 60' at the setback line within depth of 120'. All lots will have not less than a minimum lot area requirement of 7,200 square feet per lot. The houses will be setback at least 25' from the right-of-way line and the minimum side yard shall be 5' per side. Bay windows, fireplaces, and eaves may encroach into the required side yard setback. Air conditioning units may encroach into the required side yard setback where it is impracticable that such units be located in the rear yard. Any air conditioning unit located in a side yard shall not exceed a rated value of 65 db during operation. The development will provide approximately 2.46 acres of open space within the subdivision. Open space will be provided within the Ridenour Road setback (Reserve A and B, 0.92 acres and 0.62 acres respectively) and a 0.35+/- acre "pocket park" known as Reserve C located as shown on the site plan, and a 25' no-build zone tree preservation buffer along the north boundary of the property (.57 acres). The ROD District requires at least 20% or 2.46+/- acres of the total site be open space. The site plan provides a total of 2.46+/- acres of open space area. The open space (except for the north landscape buffer and Reserve C) will be dedicated to the City of Gahanna contemporaneously with the recording of the final plat for the development.

The plan also provides for curbs and gutters along the roadways as well as sidewalks, 4' wide within the right of way as shown on the plan, including construction of an asphalt bike path on the west side of Ridenour Road also noted on the site plan. The subdivision proposes one initial access point to the site from Ridenour Road as shown on the plan.

The applicants control the property and estimate that construction on the subdivision could begin within a year after completion of the rezoning process.

The proposed subdivision is located in the core residential area of the city of Gahanna. The property to the north has recently been rezoned and will be developed with a single family subdivision. The SF-3 District with ROD is the appropriate zoning classification in this instance as it provides open space and a neo-traditional housing layout that is compatible with surrounding development and provides additional open space along the aesthetically sensitive Ridenour Road corridor.

Reserves A, B, and C within the subdivision will be developed as passive park/open space. The open space along Ridenour Road will provide a large open setback consistent with the park like setting of the corridor. The 0.35+/- acre open space in the center of the subdivision Reserve C will function as a village green available for picnicking, pick-up games, neighbor meeting, etc. It is the intention that these open spaces be used for informal, unorganized, recreational and educational activities because active park space is amply available in McCorkle Park adjacent to the subdivision. Such areas shall have no lighting, other than street lighting, or building structures; however, outdoor furniture such as park benches or picnic tables is permitted. A subdivision entrance feature may be located at the top of the ridge adjacent to Lot Number 1 and 37. The Ridenour Road open spaces may contain water feature/storm water detention areas as well as green spaces. Reserve A and B will be dedicated to the city. Reserve C shall be owned and maintained by the subdivision homeowners association.

The first phase of construction could begin in the spring or summer of 2002 and will be built in one construction phase.

The following architectural requirements will be applied to all housing units constructed within the subdivision.

- a. All architectural elements shall be consistent with the following requirements:
  1. All garage doors shall be raised panel garage doors.
  2. The front facade elevation of each house shall utilize the following materials:
    - a. Brick cultured stone, stone, or wood siding.
    - b. Siding shall either be all natural materials (i.e. wood siding, brick, stone, or cultured stone) or 8" designer bead lap vinyl "New Albany" siding.

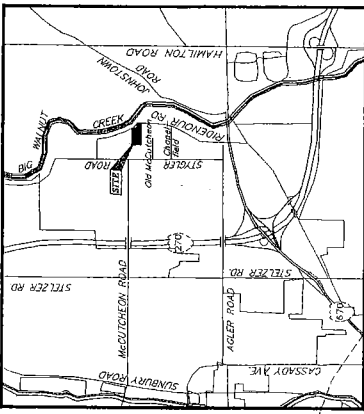
- c. Up to 50% of all single family homes constructed within the subdivision may utilize said 8" "New Albany" vinyl siding on the entire front facade elevation above the brick plinth.
  - d. Side and rear facade elevations shall utilize the above referenced or "New Albany" vinyl siding or all natural materials (i.e. wood siding, brick, stone, or cultured stone).
  - e. All houses shall have brick, stone, or cultured stone plinth constructed to a height of not less than 30" above adjacent grade.
3. All houses in the subdivision shall have a minimum house size of 1,700 square feet.
  4. All main roofs for homes within the subdivision shall maintain roof pitch of not less than 7:12.
  5. Within the development (i) the same model with the same elevation shall not appear within two separate houses on the same side of the street and (ii) the same model with the same elevation shall not appear directly across the street.
  6. The applicant shall use deed restrictions and covenants generally in the form as submitted with this application.
  7. All homes within the subdivision shall have a brick plinth, brick front stoop and brick front service walk.
  8. For Lot Numbers 1- 17 inclusive there shall be constructed and permanently maintained a split rail fence by the City of Gahanna located on the parkland to the south of such lots. At the option of the homeowner, black, welded wire mesh may be affixed to the homeowners' side of such fence, to provide additional security. No other fencing shall be permitted parallel to the southernmost boundary of lots 1 - 17.

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for Council  
12/27/01

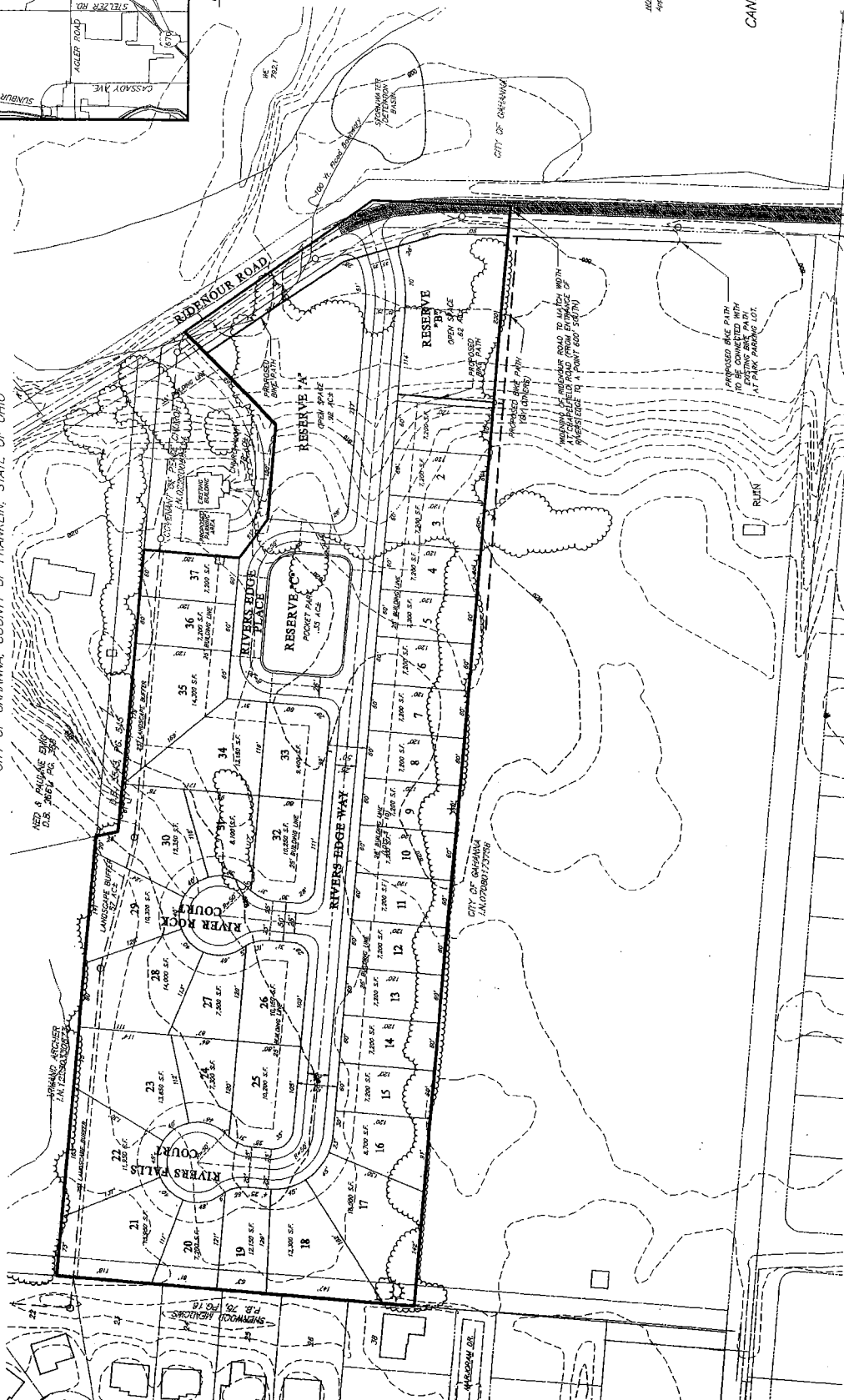
PRELIMINARY PLAN FOR:

# RIVERS EDGE

LOCATED IN  
TOWNSHIP 1, QUARTER TOWNSHIP 1, RANGE 17  
UNITED STATES MILITARY LANDS  
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP  
NO SCALE



**SITE STATISTICS:**

TOTAL ACRES:	10.3 ACRES
NUMBER OF LOTS:	37
GROSS ACREAGE:	3.6 LOT/1.66 AC
OPEN SPACE REQUIRED:	2.46 ACRES (20%)
OPEN SPACE PROVIDED:	2.46 ACRES (20%)
RESERVE X:	1.0 ACRES
RESERVE Y:	1.0 ACRES
LANDSCAPE BUFFER:	1.57 ACRES

Residential Overlay District

**NOTES:**

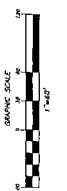
NOTE "A": All of RIVERS EDGE is in the Flood Hazard Zone X and AE as shown on the Flood Hazard Map, Department of Public Safety, dated AUGUST 2, 1995.

NOTE "B": The RIVERS EDGE SUBDIVISION is dedicated by the RIVERS EDGE HOMEOWNERS' ASSOCIATION.

NOTE "C": Reserves "X" and "Y" are to be dedicated to The City of Gahanna Parks and Recreation Department.

NOTED:  
Approximate drainage easement from the City of Gahanna.

PREPARED FOR:  
**CAMINI & PELLECCIA, INC.**  
430 BECKER ROAD  
GAHANNA, OHIO 43230



DATE: AUGUST 28, 2001  
REV. DATE: OCTOBER 11, 2001  
REV. DATE: JANUARY 15, 2002