

**Zoning Description for 1.4 Acres
West Side of Beecher Crossing North
North of Beecher Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military District and being that entire 1.422 acre tract conveyed to Eva Stein & Shelia Pearl Pickholtz as recorded in Instrument Number 200503040040085 and described as follows:

Beginning at the southeast corner of said 1.422 acre tract, in the west right-of-way for Beecher Crossing North as recorded in Plat Book 96, Page 100;

Thence **N 85° 48' 47" W**, along the south line of said 1.422 acre tract, **417.79 feet** to the southwest corner thereof;

Thence along the west perimeter of said 1.422 acre tract, the following courses;

N 03° 37' 56" E, 100.00 feet;

S 89° 25' 10" E, 43.07 feet;

N 17° 59' 30" E, 51.09 feet;

N 57° 09' 59" E, 100.96 feet to the most north corner thereof;

Thence along the north perimeter of said 1.422 acre tract, the following courses;

S 41° 11' 30" E, 109.78 feet;

S 85° 42' 29" E, 193.67 feet to the northeast corner thereof, in said west right-of-way line;

Thence along said west right-of-way line, the following courses;

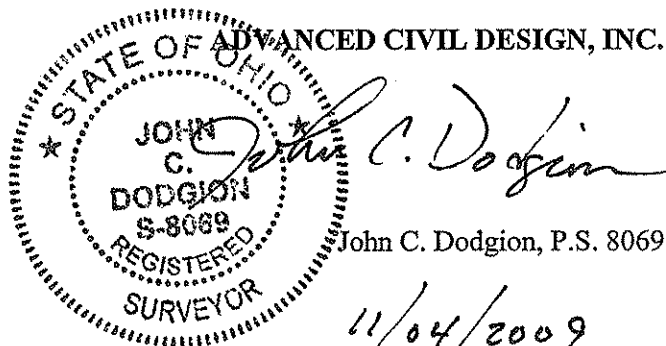
with a curve to the right, having a central angle of **39° 29' 36"** and a radius of **50.00 feet**, a chord bearing and chord distance of **S 15° 27' 17" E, 33.79 feet** to a point of tangency;

S 04° 17' 31" W, 103.82 feet to the **Point of Beginning**. Containing **1.4 acres**, more or less.

The above description was prepared by Advanced Civil Design, Inc. in November 2009 and is based on existing records and is not for transfer.

Bearings are based on the same as shown in Plat Book 96, Page 100.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



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EXHIBIT A

**Zoning Description for 0.9 Acre
West Side of Beecher Crossing North
North of Beecher Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military District and being that entire 0.851 acre tract conveyed Eva Stein & Shelia Pearl Pickholtz as recorded in Instrument Number 200503040040085 and described as follows:

Beginning at the southeast corner of said 0.851 acre tract, in the west right-of-way for Beecher Crossing North as recorded in Plat Book 96, Page 100;

Thence along the south perimeter of said 0.851 acre tracts, the following courses;

N 85° 42' 29" W, 193.67 feet;

N 41° 11' 30" W, 109.78 feet to the most west corner of said 0.851 acre tract;

Thence along the west perimeter of said 0.851 acre tracts, the following courses;

N 57° 09' 59" E, 69.44 feet;

N 34° 04' 13" E, 44.39 feet;

N 09° 52' 32" E, 69.94 feet to the most north corner of said 0.851 acre tract;

Thence S 58° 58' 48" E, along the north line of said 0.851 acre tract, 191.30 feet to the northeast corner thereof;

Thence S 04° 17' 31" W, along an east line of said 0.851 acre tract, 44.95 feet to a corner thereof, in said west right-of-way line;

Thence along said west right-of-way line, the following courses;

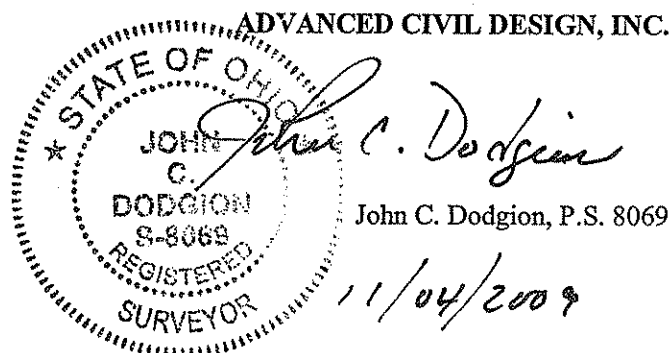
with a curve to the left, having a central angle of 115° 32' 33" and a radius of 50.00 feet, a chord bearing and chord distance of S 02° 03' 58" W, 84.59 feet to a point of reverse curvature;

with a curve to the right, having a central angle of 20° 30' 24" and a radius of 50.00 feet, a chord bearing and chord distance of S 45° 27' 17" E, 17.80 feet to the Point of Beginning. Containing 0.9 acre, more or less.

The above description was prepared by Advanced Civil Design, Inc. in November 2009 and is based on existing records and is not for transfer.

Bearings are based on the same as shown in Plat Book 96, Page 100.

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DEVELOPMENT TEXT

L-AR LIMITED MULTI-FAMILY RESIDENTIAL DISTRICT

0.851± ACRES and 1.422± ACRES

EXISTING ZONING DISTRICT: L-SO (LIMITED OVERLAY SUBURBAN OFFICE)

PROPOSED ZONING: L-AR (LIMITED OVERLAY MULTI-FAMILY RESIDENTIAL)

PROPERTY ADDRESS: 1105 BEECHER CROSSING NORTH, GAHANNA, OH

APPLICANT: MELISSA'S HOUSE FOUNDATION

PROPERTY OWNER: EVA STEIN AND SHEILA P. PICKHOLTZ

DATE OF TEXT: February 3, 2010

APPLICATION NUMBER: ZC 10-2009

INTRODUCTION:

The subject properties are 0.851± acres and 1.422± acres located on the west side of Beecher Crossing North. The properties are presently zoned as L-SO. Applicant intends to build and develop housing for independent residents disabled by mental illness, which will be managed by an appropriate and experienced organization. Applicant proposes to rezone the property to the L-AR, Limited Overlay Multi-Family Residential to permit a ten (10) dwelling unit building to house independent residents disabled by mental illness, in accordance with this Limitation Text and the submitted site plan and building elevation drawings.

1. PERMITTED USES: The following uses shall be permitted:

One (1) multi-family residential building to house independent residents disabled by mental illness, containing a maximum of ten (10) dwelling units and accessory parking.

2. DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards of Chapter 1149, Multi-Family Residential District, of the Gahanna City Code shall apply.

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

1. Density: A maximum of ten (1) one-bedroom dwellings units to house one resident per unit.

EXHIBIT B

2. Height: The building shall be a single story with a hipped roof, as depicted on the submitted elevation.
 3. Setback: Building setback lines, side yards and rear yards shall be as depicted on the submitted site plan.
- B. Access, Loading, Parking and/or Traffic Related Commitments.
1. Vehicular access to/from the site shall be via Beecher Crossing North. Two new curb cuts will be required to access the site.
 2. The on-site private street shall be designed with a minimum width of 24 feet and shall be built to City of Gahanna standards.
 3. A total of 20 (twenty) parking spaces shall be designed and located as depicted on the submitted plan.
- C. Buffering, Landscaping, Open Space and/or Screening Commitments.
1. Landscaping shall be provided as depicted on the site plan.
 2. The sites are heavily wooded and will require thoughtful tree removal to ensure a high aesthetic quality for the site.
 3. Minimal additional foundation planting and flowering trees may be added.
- D. Building Design and/or Interior-Exterior Treatment Commitments.
1. A front elevation of the proposed building is submitted with this application. Primary building materials shall be brick and stucco, or as may be approved by the Planning Commission.
- E. Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments.
1. All new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.
 2. Refuse shall be collected on-site in a dumpster. The dumpster and screen will be to the rear of the building, and the screen will be constructed of the same building materials and the building.
- F. Miscellaneous.
1. The drawings dated January 21, 2010 represent the planned development of the site, subject to adjustment with final engineering.

Signature: _____ Date: _____



site location

site summary

SITE AREA	99,022 sf
TOTAL PAVED SURFACE	2,271 sq
BUILDING COVERAGE	4,416 sq
% OF PAVED SURFACE	10,240 sq
TREES NEAR PAVED SURFACE	24 sq
NUMBER OF UNITS	471 sq
NUMBER OF PARKING SPACES	22
NUMBER OF HC PARKING SPACES	10
	20
	2

general notes
 AS TREE SURVEY TO BE COMPLETED, WILL DETERMINE SIGNIFICANT TREES AND IDENTIFY DEVELOPMENT TO BE REMOVED

landscaping legend:
 EVERGREENS - 5'-6' IN HEIGHT
 LEAF SHRUBBERY - 2 GALLON
 EVERGREEN SHRUBBERY - 2 GALLON
 ORNAMENTAL TREES - 1-1/2" CALIPER
 STREET TREES - 2" - 2-1/2" CALIPER

PRELIMINARY DESIGN
 DATE: 01/20/09
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]
 SCALE DATE: 01/20/09

