

March 29, 1993

DESCRIPTION OF 38.819 ACRES OF LAND
 LOCATED ON THE NORTHERLY SIDE OF TAYLOR ROAD
 AND WEST OF TAYLOR STATION ROAD,
 IN THE CITY OF GAHANNA,
 COUNTY OF FRANKLIN, STATE OF OHIO
 TO BE REZONED

FROM: ER-1 ESTATE RESIDENTIAL ZONING DISTRICT
 TO: PRD PLANNED RESIDENTIAL ZONING DISTRICT

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of Lot Number 29 in Quarter Township 3, Township 1, Range 16, United States Military lands, containing 38.819 acres of land, more or less, said 38.819 acres of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Taylor Road and Taylor Station Road; thence, N-85°51'05"W, with the centerline of said Taylor Road, crossing both the southwesterly corner of Lot Number 30 and the southeasterly corner of said Lot Number 29 at a distance of 1,317.08 feet, a total distance of 1,555.95 feet to a point; thence N-4°00'48"E, a distance of 25.00 feet to the true point of beginning;

Thence, from said true point of beginning, N-85°51'05"W, parallel with and 25.00 feet northerly from, as measured at right angles, the centerline of said Taylor Road, a distance of 110.00 feet to a point;

Thence N-4°01'16"E, a distance of 373.64 feet to a point;

Thence N-85°41'00"W, a distance of 109.00 feet to a point;

Thence S-4°01'16"W, a distance of 373.96 feet to a point;

Thence N-85°51'05"W, parallel with and 25.00 feet northerly from, as measured at right angles, the centerline of said Taylor Road, a distance of 217.48 feet to a point in the westerly line of the east one-half of said Lot Number 29, the same being in the easterly line of the west one-half of said Lot Number 29;

Thence, N-4°00'18"E, with the line between the east one-half and the west one-half of said Lot Number 29, a distance of 374.59 feet to a point;

Thence N-85°41'00"W, a distance of 174.34 feet to a point in the easterly line of Rathburn Woods Estates, the subdivision plat of same being shown of record in Plat Book 73, Pages 29 and 30, Recorder's Office, Franklin County, Ohio, said point being located N-3°48'49"E, a distance of 400.11 feet from the southeasterly corner of said Rathburn Woods Estates in the centerline of said Taylor Road;

Thence, from said point, N-3°48'49"E, with the easterly line of said Rathburn Woods Estates, a distance of 2,243.37 feet to the northeasterly corner of said Rathburn Woods Estates in the northerly line of said Lot Number 29;

Thence S-85°56'43"E, with the northerly line of said Lot Number 29, a distance of 171.08 feet to the northeasterly corner of the west one-half of said Lot Number 29, the same being the northwesterly corner of the east one-half of said Lot Number 29;

EXHIBIT A

93063401

March 29, 1993

DESCRIPTION OF 38.819 ACRES OF LAND (Cont'd)

Thence S-3°07'08"W, with the line between the west one-half and the east one-half of said Lot Number 29, a distance of 461.52 feet to a point;

Thence S-85°40'32"E, a distance of 658.63 feet to a point in the easterly line of said Lot Number 29, the same being in the westerly line of said Lot Number 29;

Thence S-3°26'03"W, with the easterly line of said Lot Number 29 and with the westerly line of said Lot Number 30, a distance of 1,643.62 feet to a point;

Thence N-85°44'49"W, a distance of 80.80 feet to a point;

Thence S-3°34'55"W, a distance of 139.05 feet to a point;

Thence N-85°41'00"W, a distance of 155.08 feet to a point;

Thence S-4°00'48"W, a distance of 373.31 feet to the true point of beginning and containing 38.819 acres of land, more or less.



LINDA M. MENEREY, ASLA

**SF 3 ROD
DEVELOPMENT TEXT
for
FOXWOOD
Taylor Road
Gahanna, Ohio**

Revised August 30, 2002

INTRODUCTION:

In accordance with the City of Gahanna Code Chapter 1143 (SF-3 Residential District) and Chapter 1152.01 (Residential Overlay District), the applicants JC Hanks, representing the Homewood Corporation, and William E. And Judy A. Michael are submitting this application for rezoning the property from ER-1 to SF-3 ROD.

The proposed development is 38.8 acres and shall include single family homes and open space areas. The site is located on Taylor Road. Existing single family lots in the Rathburn Woods Subdivision abut the western edge of the property. A small portion of the north property line is also adjacent to the Farm Creek residential development. The remaining portion of the northern property line is adjacent to Gahanna Woods Metro Park. The land immediately to the east is vacant to Taylor Station Road with the exception of a parcel of land containing the Columbus Baptist Church. Taylor Station Road is approximately 1400 feet to the east. To the south, across Taylor Road is a mix of residential and light industrial uses. (See Exhibit 1: Area Context)

It is our intent for this development to provide a site plan that preserves the natural features of the site, addresses on-site and off-site issues and neighborhood concerns. A dense stand of trees covers the northern portion of the site. Extending from Gahanna Woods Metro Park, on the northeastern edge of the property is an environmentally significant area. An existing residence located along the eastern edge of the property is owned by the Michael family and will be maintained and incorporated into the plan.

EXHIBIT B

Extensive subsurface investigations were performed by BBC&M Engineering, Inc. in 1991, 1995 and 2002 to verify the land's suitability for development. The associated engineer's report confirmed that the proposed locations for streets, lots and open space areas were appropriate.

Additional information detailing site characteristics such as drainage, environmental concerns and soils was prepared by EMH&T Inc. Careful consideration was given in the design and location of roads, lot sizes and layout to address all site characteristics and maintain consistency with the surrounding uses. Lots and roads were placed on the higher elevations in those areas with suitable soils. (See exhibit 4: Soils Plan) The existing natural features were preserved and integrated with these manmade elements to provide an environment in which the residents of this development can enjoy the well-preserved surrounding natural areas.

I. PERMITTED USES: (per SF 3)

Single family structures, accessory buildings and buildings associated with single family residences shall be permitted. No mobile homes shall be permitted. Park and open space areas are also permitted.

II. ROD SUMMARY AND VARIANCES FROM SF 3:

Per Chapter 1152.01 Residential Overlay District (ROD), the residential overlay is to be used to "promote the preservation of significant environmental resources which would not be preserved by the underlying zoning classification." The proposed Preliminary Plat/Site Plan and accompanying development standards strive to meet the intent of this chapter through the use of SF 3 as the base zone while providing the following modifications and enhancements:

- Modify some front yard setbacks to 30 feet (35 feet required in SF-3) and rear yard setback to 30 feet (25 feet required in SF 3) in order to save existing tree row along the west property line adjacent to Rathburn Woods.
- Maintain 23 percent of the site in open space contained in 3 Reserve Areas.
- Preserve existing button bush swamp in Reserve A and provide a conservation easement along the rear yard of lots which are within 100 feet of the edge of the swamp.
- Provide a passive park area in Reserve B that contains a pond for storm water management and walking paths.
- Situate Reserve B adjacent to the land owned by the City of Gahanna for proposed future parkland, which will enhance the size and activities to be provided within the park.
- Preserve an existing pond in Reserve C and allow for a walking path or sidewalk to be constructed from this development to Rathburn Woods.
- Design a narrow public drive to preserve existing trees for the lots located in the northwest portion of the property.

III. DEVELOPMENT STANDARDS:

The proposed residential development shall meet the standards contained herein. Where no standard is given, the proposed development shall meet all applicable requirements of Chapter 1143 SF-3 Residential District and the subdivision regulations. The Proposed Preliminary Plat/Site Plan is included with this application. (See Exhibit 2)

A. Lot Size and Setbacks:

1. The minimum lot area shall be 11,000 square feet.
2. The minimum frontage at the building setback line shall be 80'.
3. The minimum front yard setback shall be 35 feet from the edge of the right of way except for lots containing a preservation zone in the rear in which case these lots shall have a 30' front yard setback.
4. The rear yard setback shall be 25 feet except for lots along the west property line. These lots shall have a rear yard setback consistent with the 30' preservation zone or extended preservation zone (Lots 6,7, 17,19) as shown on the Preliminary Plat and Open Space & Environmental Enhancement Plan. Due to the configuration of Lot 27, it shall contain a 30' preservation zone along its west and north property lines. Lot 28 shall have a 30' preservation zone along the north (rear yard) property line.
5. Side yards shall be a minimum of 7.5 feet per side (except as noted on Lot 27 above). 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 can be located in the rear yards.

B. House Sizes:

1. Ranch homes must be a minimum of 2000 square feet.
2. Multi story homes must be a minimum of 2200 square feet
3. All homes shall have basements.
4. All homes shall have a 2 car garage as a minimum

C. Architectural Standards:

1. All front facades shall be constructed of natural materials which may include, but not be limited to stone, wood and brick. Synthetic materials currently available in the market place such as stucco, stucco stone and "hardy plank" siding may be permitted on front facades as well.

2. No flat roofs shall be permitted on any residential structure or accessory building.

D. Parking:

1. All parking shall comply with Chapter 1163 of the City of Gahanna Code.

E. Signage:

1. All signage shall comply with Chapter 1165 of the City of Gahanna Code.
2. A project identification sign shall be located at the main entry to this development where it intersects with Taylor Road. The sign shall be a ground sign mounted on a masonry, concrete or other suitable base. Sign shall not exceed six feet in height and 40 square feet in area. (See Exhibit 6: Landscape Enhancements)
3. Sign shall not be located closer than 15 feet from any public right of way. Proposed sign shall not obstruct views to vehicular traffic or inhibit access to the property.

F. Landscaping:

1. All landscaping shall comply with the regulation of Section 913 of the City of Gahanna Zoning Code.
2. All yards and open space areas not covered by existing vegetation shall be planted with grass or grounds cover as a minimum.
3. Street Trees shall be provided in accordance with section 913 of the City of Gahanna Code.

G. Roads and Circulation:

1. One point of ingress/egress shall be provided along Taylor Road, located approximately 1800 feet from the intersection of Taylor Road and Taylor Station Road.
2. All lots, with the exception of lot 71, shall ingress and egress from the proposed single boulevard entrance per the Preliminary Plat/Site Plan. See Exhibit 2.
3. The entry off Taylor Road shall be a boulevard with a right of way of 70 feet, which will extend approximately 400 feet in length to the first intersection shown on the Preliminary Plat/Site Plan. **All public roadways shall be built to City of Gahanna Engineering Standards except as set forth in G.4. (below).**

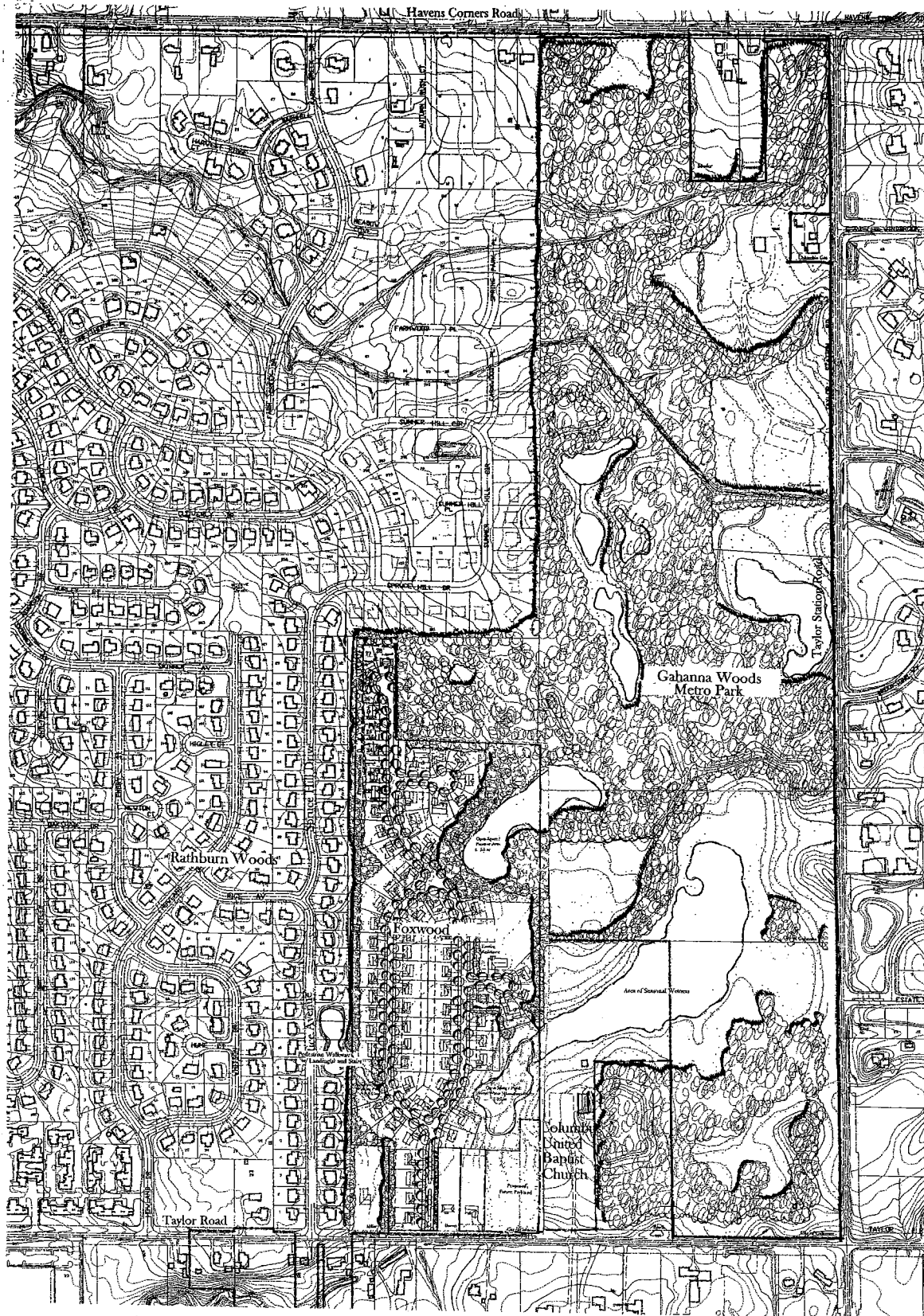
4. A dedicated public street with a right of way of 30 feet shall access lots-24 – 28. A cul de sac shall be provided at the terminus of this street to permit maneuvering of a fire truck. Said Public Street shall be constructed per the detailed drawing labeled as Exhibit A.

H. Lighting:

1. All external lighting, with the exception of the street lighting shall be cut off type fixtures and shall provide no light spillage off site.
2. Building and landscape may be up-lighted from a concealed source.
3. Street lights shall be provided in accordance with Chapter 1109.11 of the City of Gahanna Code.

I. Open Space: (See Exhibit 5: Open Space and Environmental Enhancement Plan.)

1. Approximately 9.1 acres or 23.4% of the total site acreage shall be contained as open space.
2. This 9.1 acres shall be located within 3 reserve areas. Reserve A, located in the northeast portion of the property adjacent to Gahanna Woods is approximately 5.5 acres and contains an existing button bush swamp, mature vegetation and canopy trees. Reserve B is approximately 3 acres and will contain a newly created pond that will serve as storm water management area with walking paths along it. Reserve C is approximately 0.6 acres and contains a small pond. **A pedestrian path may be located within this area.** The applicant's desire is to dedicate and transfer Reserve A to the City of Gahanna or ODNR as determined by they City of Gahanna. Reserves B and C will go to the city or a homeowner's association as determined by the City of Gahanna.
3. The 30-foot rear yard setback within the lots that abut Rathburn Woods shall be maintained as a preservation zone with the intent to preserve existing trees and vegetation along the shared property edge. In addition, this preservation zone shall be extended along the rear of lots 6, 7, 17 and 19 where additional trees can be saved due to the depth of these lots. This is indicated on the Preliminary Plat and Open Space & Environmental Enhancement Plan. Yard drains shall be permitted within the preservation zone as approved by the City Engineer.
4. Reserve C, which abuts Rathburn Woods, shall not be required to have the 30-foot preservation zone in order to allow for the potential of a walking path to be constructed from Rathburn Woods through Reserve C. Existing trees along the property line, outside of the area needed to construct the path, shall be saved where possible.

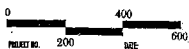


AREA CONTEXT

FOXWOOD

Gahanna, Ohio

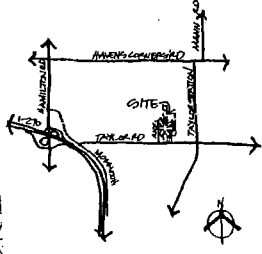
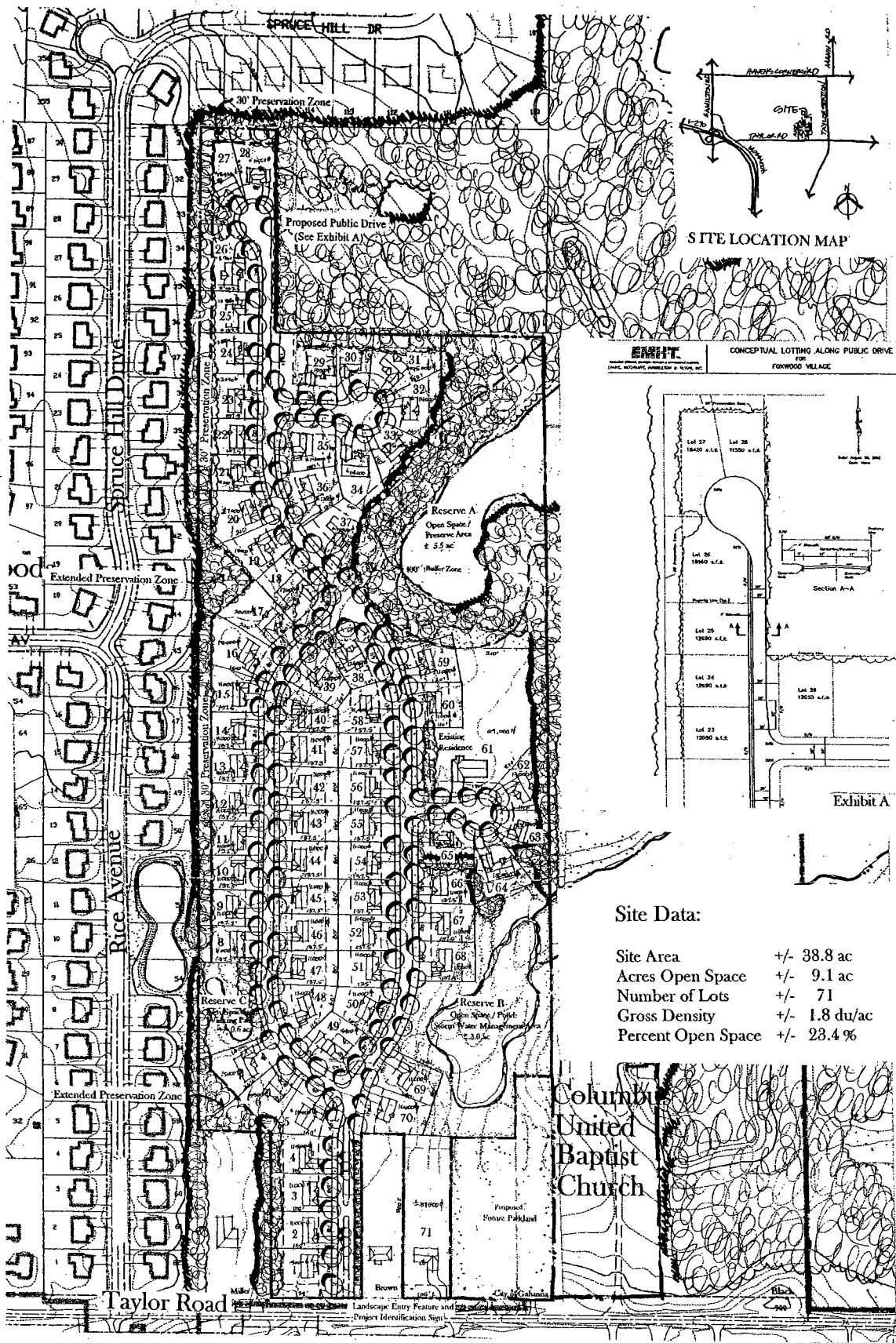
Homewood



August 30, 2009.

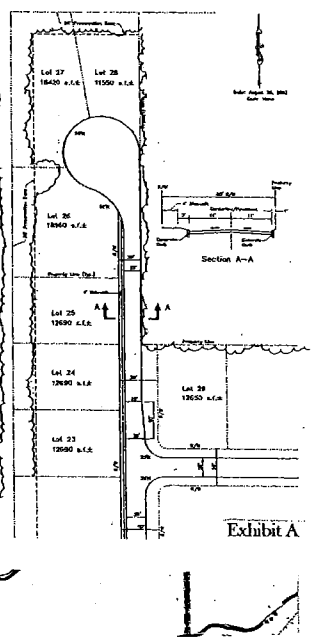
Exhibit I

LM Lisa Perry, Design, Urban Design, Landscape Architecture
 LINDA M. WOODRUFF, LLC
 7541 Indiana Road, Upper Arlington, OH 43081-2201
 (614) 487-4200 • (614) 487-4022



SITE LOCATION MAP

EXHIBIT A
CONCEPTUAL LOTTING ALONG PUBLIC DRIVE FOR FOXWOOD VILLAGE



Site Data:

Site Area	+/- 38.8 ac
Acres Open Space	+/- 9.1 ac
Number of Lots	+/- 71
Gross Density	+/- 1.8 du/ac
Percent Open Space	+/- 23.4 %

Columbian
United
Baptist
Church

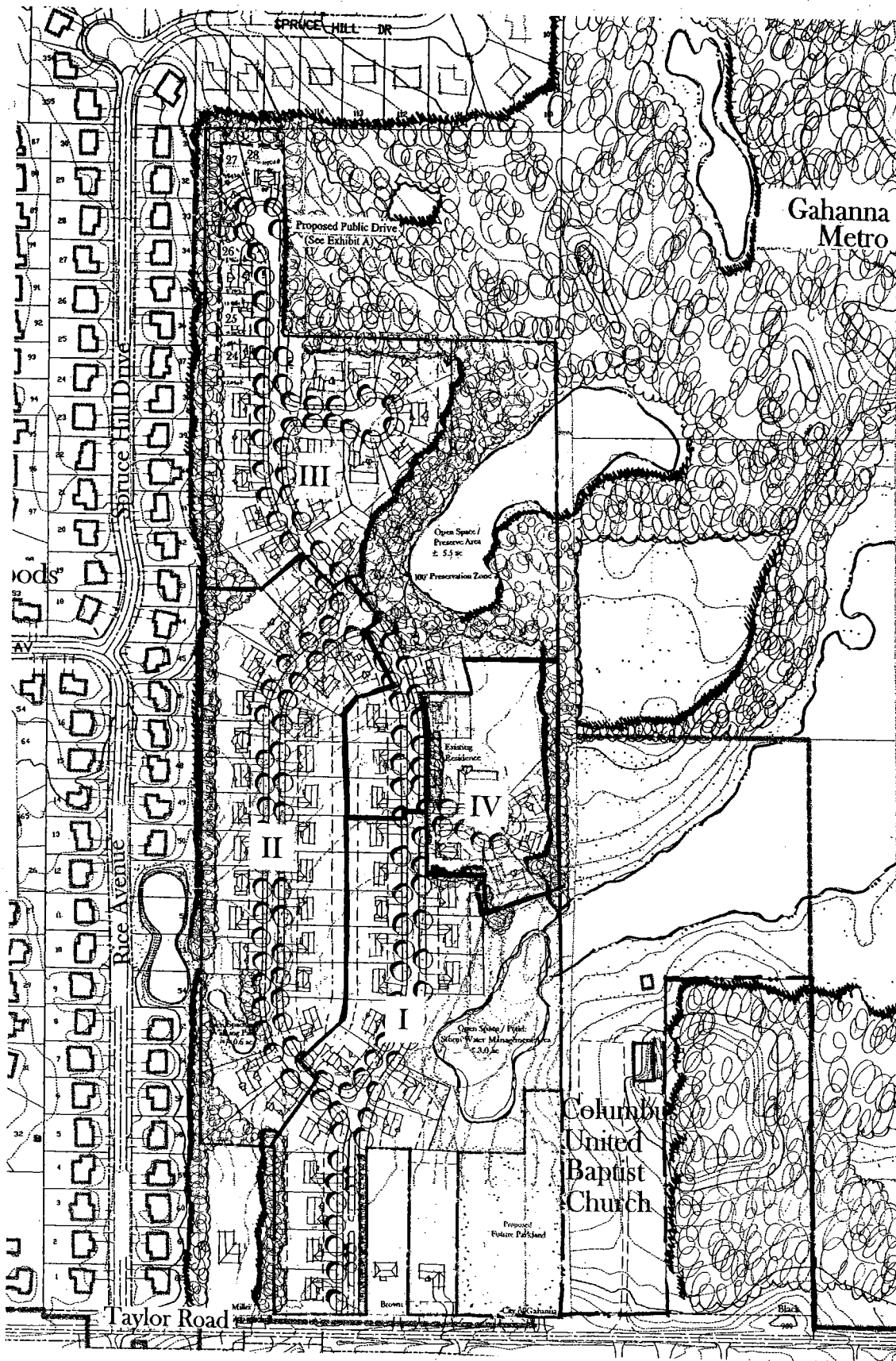
PRELIMINARY PLAT/
SITE PLAN

FOXWOOD

Gahanna Ohio



August 30, 2002



ANTICIPATED PHASING

FOXWOOD

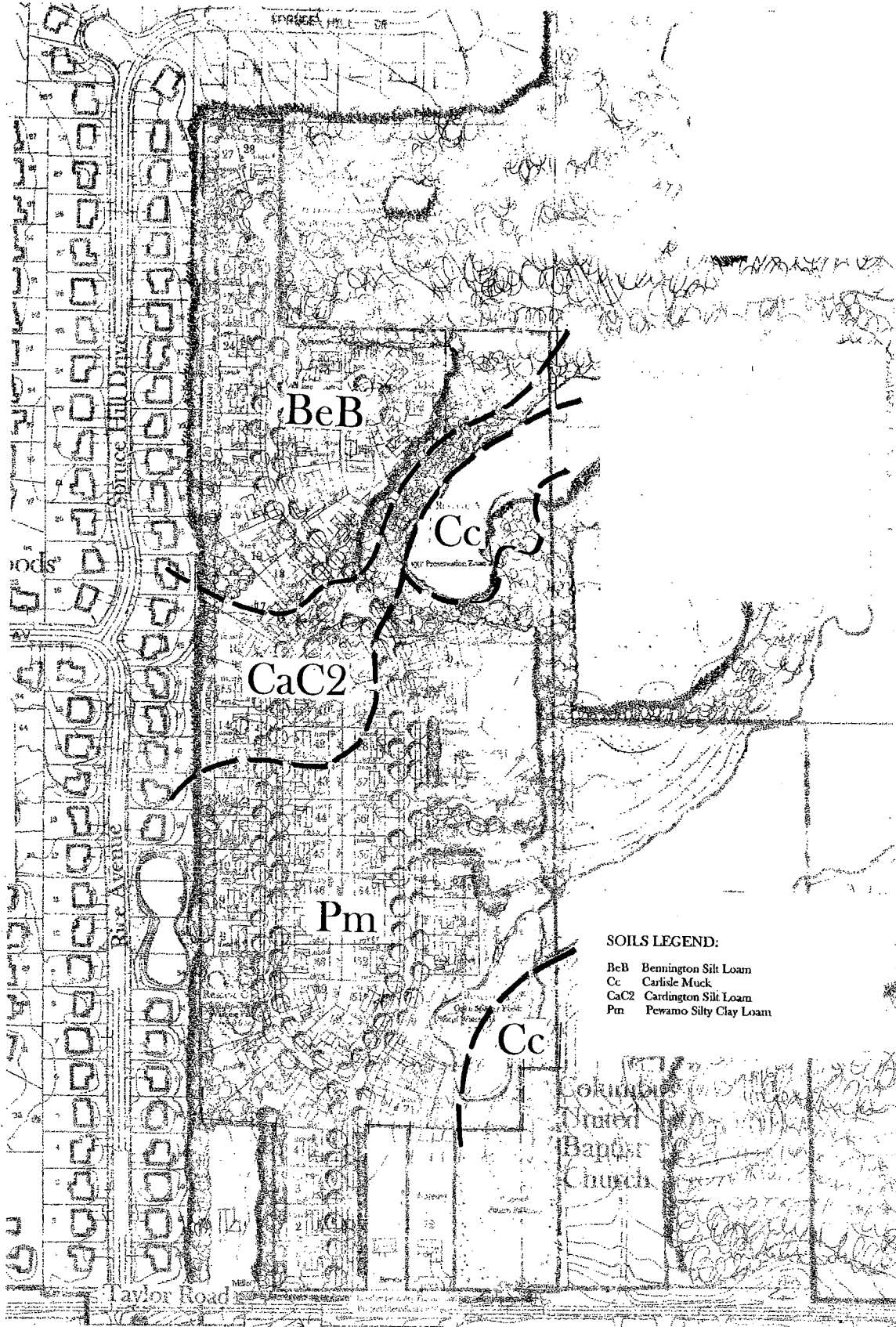
Gahanna Ohio



August 30, 2002



Exhibit 3



SOILS PLAN

FOXWOOD

Gahanna Ohio

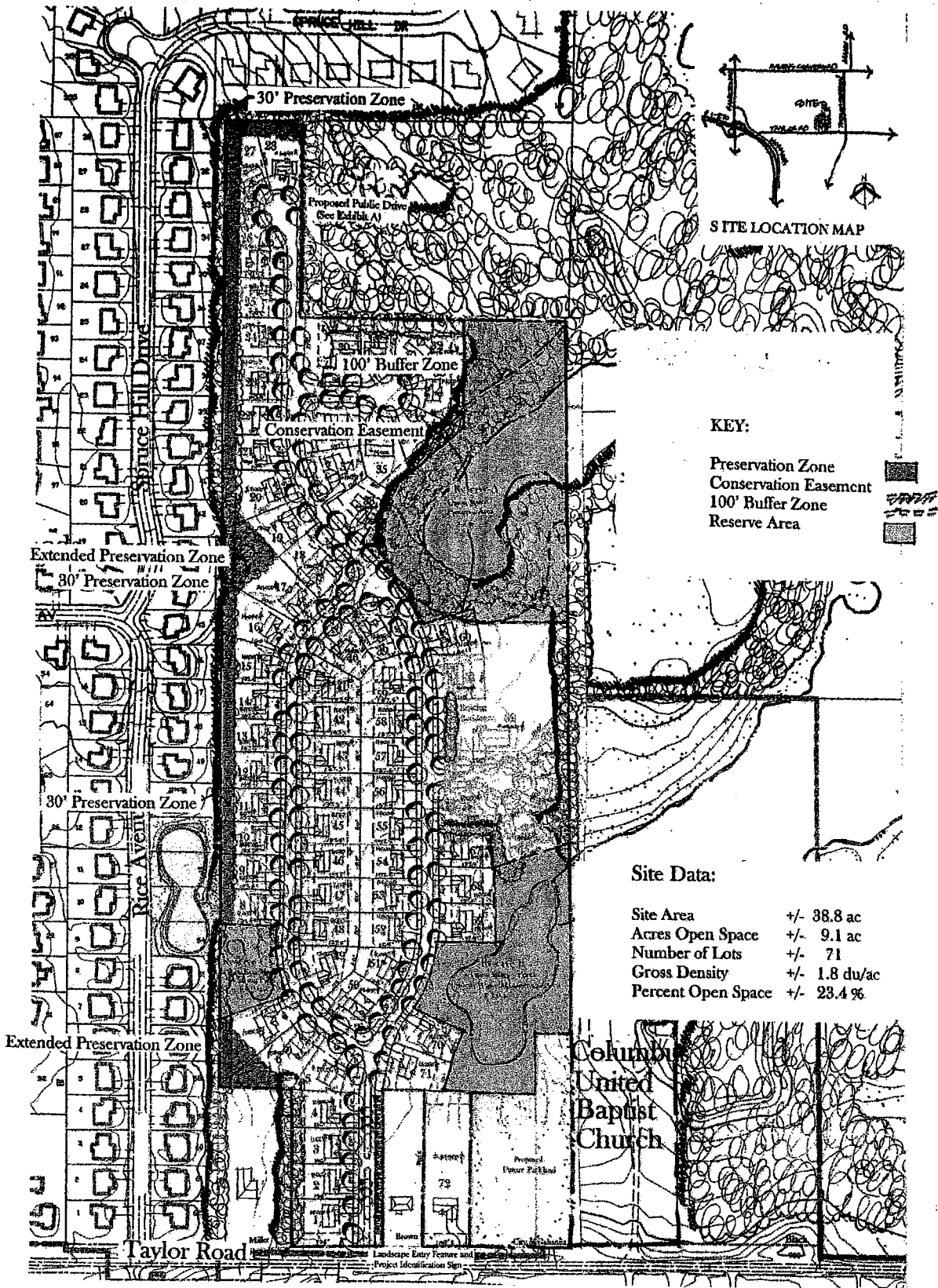
HomeWood



August 30, 2002

LM LAND MANAGEMENT
 254 Lakeside Road, Upper Merion, PA 15106-1282
 412-447-4200 • 412-447-4822

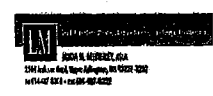
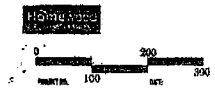
Exhibit 4

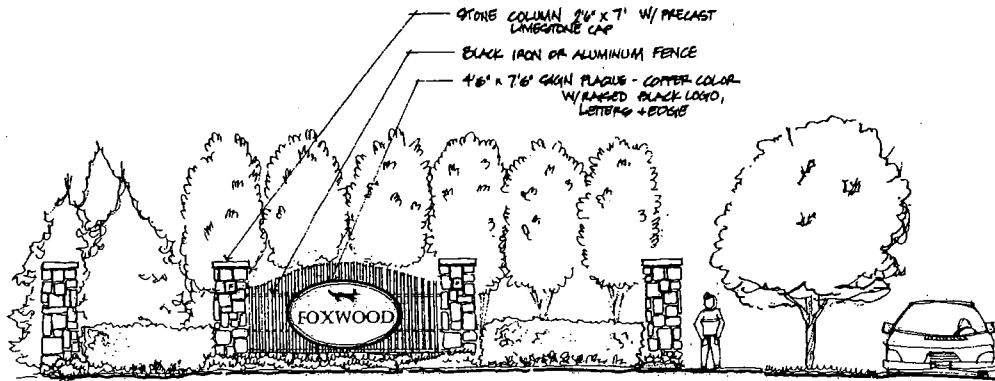


OPEN SPACE & ENVIRONMENTAL
ENHANCEMENT PLAN

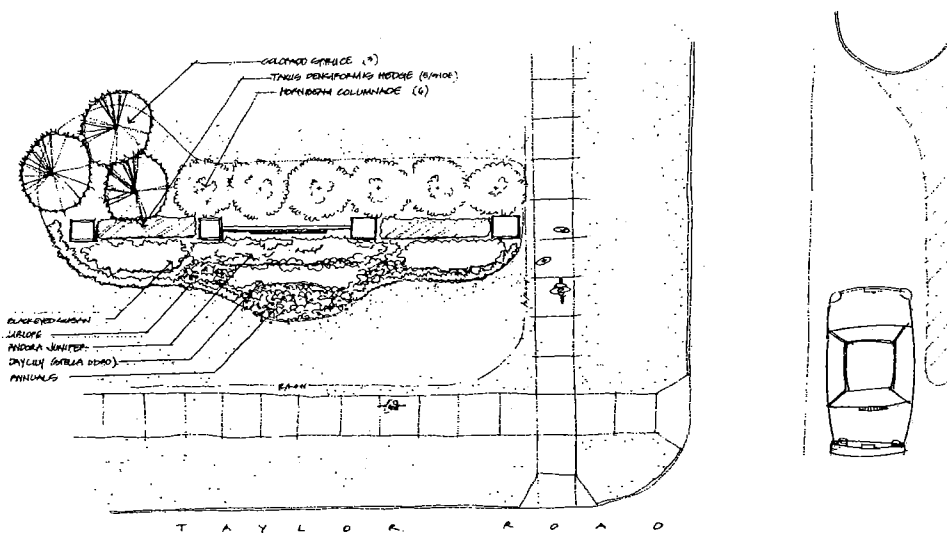
FOXWOOD

Gahanna Ohio

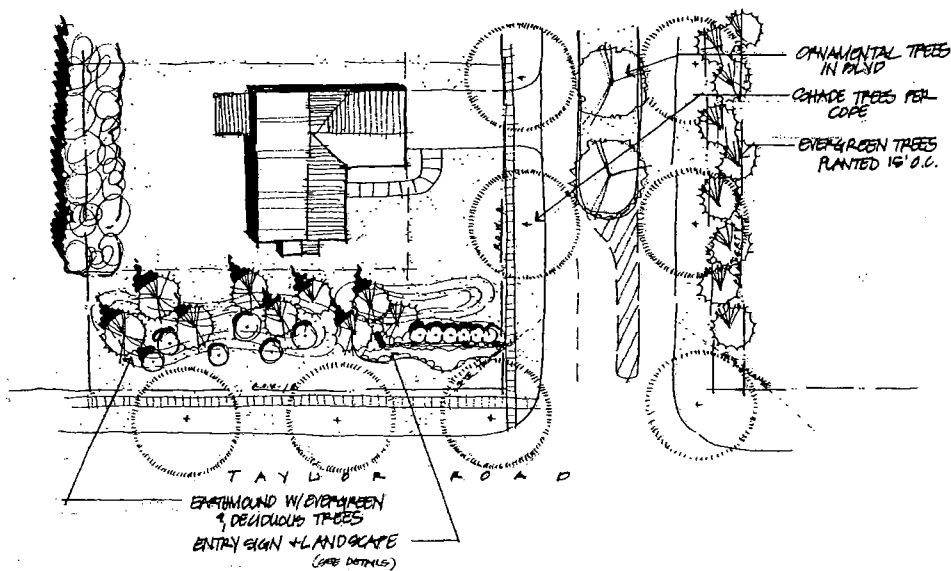




Elevation: Entry Sign
Scale: 1" = 4'



Plan: Entry Sign Landscape
Scale: 1" = 6'



Plan: Taylor Road Entry
Scale: 1" = 20'

LANDSCAPE
ENHANCEMENT PLAN

FOXWOOD

Gahanna Ohio



April 17, 2012

