

DESCRIPTION OF 7.951 ACRES OF LAND LOCATED  
SOUTH OF JOHNSTOWN ROAD AND  
ON THE WEST SIDE OF JAMES ROAD,  
IN THE CITY OF GAHANNA,  
STATE OF OHIO

TO REZONE FROM:

TO:

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 4, Township 1, Page 17, United States Military Lands, containing 7.951 acres of land, more or less, said 7.951 acres being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Orchard Drive and James Road; thence S04°42'00"W, with the centerline of said James Road, a distance of 223.27 feet to the true point of beginning, said point being in the easterly line of that 2.325 acre tract of land described in the deed to Phyllis H. Brehm, Trustee, of record in Instrument No. 200204180098473, Recorder's Office, Franklin County, Ohio;

Thence from said true point of beginning, S04°42'00"W, with the centerline of said James Road and with the easterly line of said 2.325 acre tract, a distance of 114.19 feet to the southeasterly corner of said 2.325 acre tract;

Thence N84°49'34"W, with the southerly line of said 2.325 acre tract, a distance of 506.90 feet to a point at the southwesterly corner of said 2.325 acre tract, said point being in an easterly line of that 1.59 acre tract of land described in the deed to Richard D. Hall, of record in Official Record 27887E08, Recorder's Office, Franklin County, Ohio;

Thence S03°04'36"W, with the easterly line of said 1.59 acre tract and with an easterly line of that 1.15 acre tract of land described as PARCEL FOUR, in the deed to Phyllis M. Brehm, Trustee, of record in Instrument No. 199811060286083, Recorder's Office, Franklin County, Ohio, a distance of 335.52 feet to the northwesterly corner of that 1.523 acre tract of land described as EXHIBIT "A" in the deed to Mark L. Sweatland, of record in Instrument No. 200209110225517, Recorder's Office, Franklin County, Ohio;

Thence S84°49'34"E, with the northerly line of said 1.523 acre tract, a distance of 497.40 feet to the northeasterly corner of said 1.523 acre tract, said point also being in the centerline of said James Road;

Thence S04°42'00"W, with an easterly line of said 1.523 acre tract and with the centerline of said James Road, a distance of 83.71 feet to a point;

Thence N84°49'34"W, with a southerly line of said 1.523 acre tract, a distance of 248.01 feet to a point;

Thence S04°42'00"W, with an easterly line of said 1.523 acre tract, a distance of 94.00 feet to a point;

Thence N84°49'34"W, with the southerly line of said 1.523 acre tract, and with the southerly line of said 1.15 acre tract of land, a distance of 523.75 feet to a southwesterly corner of said 1.15 acre tract;

Thence N03°58'29"E, with a westerly line of said 1.15 acre tract, with a westerly line of that 0.307 acre tract of land described in the deed to Phyllis M. Brehm, Trustee, of record in Instrument No. 199811060286083, and a westerly line of that 0.038 acre tract of land described as PARCEL NUMBER ONE in the deed to J.A.C. Property Investment, of record in Official Record 22877F06, both being of record in the Recorder's Office, Franklin County, Ohio, distance of 473.40 feet to a point;

DESCRIPTION OF 7.951 ACRES OF LAND LOCATED SOUTH OF JOHNSTOWN ROAD  
AND WEST OF JAMES ROAD, - (Cont'd) -

Thence S85°03'14"E, with a northerly line of said 0.038 acre tract, a distance of 114.36 feet to the northeasterly corner of said 0.038 acre tract, said point being in the westerly line of said 1.59 acre tract;

Thence N04°38'58"E, with a westerly line of said 1.59 acre tract, a distance of 74.96 feet to the southeasterly corner of that 0.51 acre tract of land described as PARCEL FIVE in the deed to Phyllis M. Brehm, of record in Instrument No. 199811060286083, Recorder's Office, Franklin County, Ohio;

Thence S85°03'14"W, with a southerly line of said 0.51 acre tract, a distance of 50.14 feet to a southwesterly corner of said 0.51 acre tract;

Thence N04°24'21"E, with a westerly line of said 0.51 acre tract, a distance of 442.56 feet to the northwesterly corner of said 0.51 acre tract, said point also being in the centerline of Johnstown Road;

Thence N76°01'55"E, with the northerly line of said 0.51 acre tract and with the centerline of said Johnstown Road, a distance of 61.26 feet to the northeasterly corner of said 0.51 acre tract;

Thence S05°44'01"W, with an easterly line of said 0.51 acre tract, a distance of 278.52 feet to the northwesterly corner of said 1.59 acre tract;

Thence S86°12'34"E, with a northerly line of said 1.59 acre tract, a distance of 150.40 feet to a northeasterly corner of said 1.59 acre tract;

Thence S04°37'42"W, with an easterly line of said 1.59 acre tract, a distance of 28.00 feet to the northwesterly corner of said 2.325 acre tract;

Thence S86°12'34"E, with a northerly line of said 2.325 acre tract, a distance of 340.38 feet to a point;

Thence S04°42'00"E, a distance of 89.27 feet to a point;

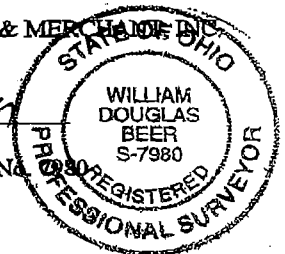
Thence S84°49'34"E, a distance of 172.09 feet to the true point of beginning and containing 7.951 acres of land, more or less.

TO REZONE 7.951 ACRES FROM:

TO:

BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers

*William D. Beer*  
William D. Beer  
Professional Surveyor No. 0280



## LIMITED OVERLAY TEXT

PROPOSED DISTRICT: L-AR - 7.951+/- Acres  
 PROPERTY ADDRESS: 143 James Road  
 APPLICANT: The Stonehenge Company  
 DATE OF TEXT: 2/18/03 3/21/03

- A. INTRODUCTION: The subject property is located west of James Road and south of Johnstown Road. The western portion of the site is currently zoned in the CC, Community Commercial District. The eastern portion of the site is currently zoned in the SF-3, Single-Family Residential District Through this proposal, applicant intends to rezone the site to the L-AR, Multi-Family Residential District. The proposal is to develop the 7.951+/- acre site with detached condominiums of one dwelling unit per building on private streets within the City of Gahanna, utilizing municipal water and sewer utilities.
- B. LOCATION - DESCRIPTION: This proposed development site is located in the southwest area of the City of Gahanna. Currently, the property is comprised of vacant commercial land and vacant single family residential land. The property to the north and west is zoned CC, Community Commercial, with mixed uses including office, automobile service station, and a nursing home. The properties to the south and east area zoned SF-3 and developed with single-family residential structures. The AR, Multi-Family Residential District, with limitation overlay is an appropriate zoning classification in this instance as it provides a neo-traditional housing layout that is compatible with the mixed use nature of the surrounding development.
- C. PROPOSED USE:
1. The following uses shall be permitted: not more than 32 residential units with one dwelling unit per building.
1. DEVELOPMENT STANDARDS: Except as otherwise noted above and herein, the applicable development standards of Chapter 1149, AR, Multi-family Residential District, shall apply to the subject property.
- A. Density, Height, Lot and/or Setback commitments.
1. The building setback shall be a minimum of ten (10) feet from the internal private street.
  2. There shall be a minimum distance of ten (10) feet between units. However, bay windows, fireplaces, and eaves may encroach. Air conditioning units may encroach where it is impracticable that such units

be located in the rear yard.

3. The height district shall be (thirty-five) 35 feet.

4. The building shall have a rear yard setback of 20.

B. Access, Loading, Parking and/or Traffic related commitments.

1. The development will be served by private streets with pavement widths of twenty-two (22) feet.

2. Curbs and gutters shall be provided along the roadways.

3. There shall be three (3) access points to the site. Said access points to be located to the north along Johnstown Road and two (2) to the east along James Road. The north access road may be used during the construction and sales phase only. After all the units are sold, this access must be closed off, provided however emergency vehicle access may be maintained if required by the City safety departments.

4. The north access road shall be paved prior to commencement of construction.

5. No fences shall be permitted except for fences located on the perimeter boundary line after review and approval by the Gahanna City Planning Commission.

C. Buffering, Landscaping, Open Space and/or Screening commitments.

1. The landscaping requirement of this section may be satisfied or off-set by the preservation of existing vegetation. Landscaping shall be as shown on the Preliminary Site Plan as further articulated at the time of Final Development Plan.

2. Minimum size of all trees at installation shall be two (2) inch caliper for deciduous, four (4) to six (6) feet high for evergreens and one (1) inch caliper for ornamentals.

3. The open space requirement will be provided through fees in lieu.

4. A landscaping buffer shall be provided along the south property line, the details of which shall be further articulated at the time of the Final Development Plan.

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

1. The following architectural requirements will be applied to all housing units constructed within the subdivision.
  - a. All garage doors shall be raised panel garage doors.
  - b. The front facade elevation of each unit shall utilize the following materials:
    1. Brick, cultured stone, stone, or wood siding
    2. Siding shall either be all natural materials (i.e. wood siding, brick, stone, or cultured stone) or high quality vinyl or hardy-plank siding.
  - c. All units shall have the same roof shingles, spindles and hand rails, and exterior light fixtures for architectural consistency.
  - d. Each unit shall have a exterior light at or near the front door on a photo-cel.
  - e. Exterior patios are permitted, however, such patios shall be no closer than ten (10) feet to the exterior property line.
2. The building elevations shall be as shown on the attached example elevations, with additional elevations which are consistent in character with those submitted.
3. The minimum square footage shall be 1,750 square feet of living space.
4. All units shall have basements.

E. ~~Dumpsters~~, Lighting, Outdoor Display Areas and/or other Environmental commitments.

1. All external lighting shall be cut-off type fixtures (down-lighting), and shall provide no light spillage to off-site parcels.
2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure compatibility.

3. ~~Dumpsters shall not be permitted in the development.~~

F. Graphics and Signage commitments.

1. Identification signage shall be permitted at the Johnstown Road access point and at one or both of the James Road access points.
2. All signage shall have a maximum height of eight (8) feet.
3. All signage shall be coordinated in shape, color, and style.

G. Additional Limitations and Conditions.

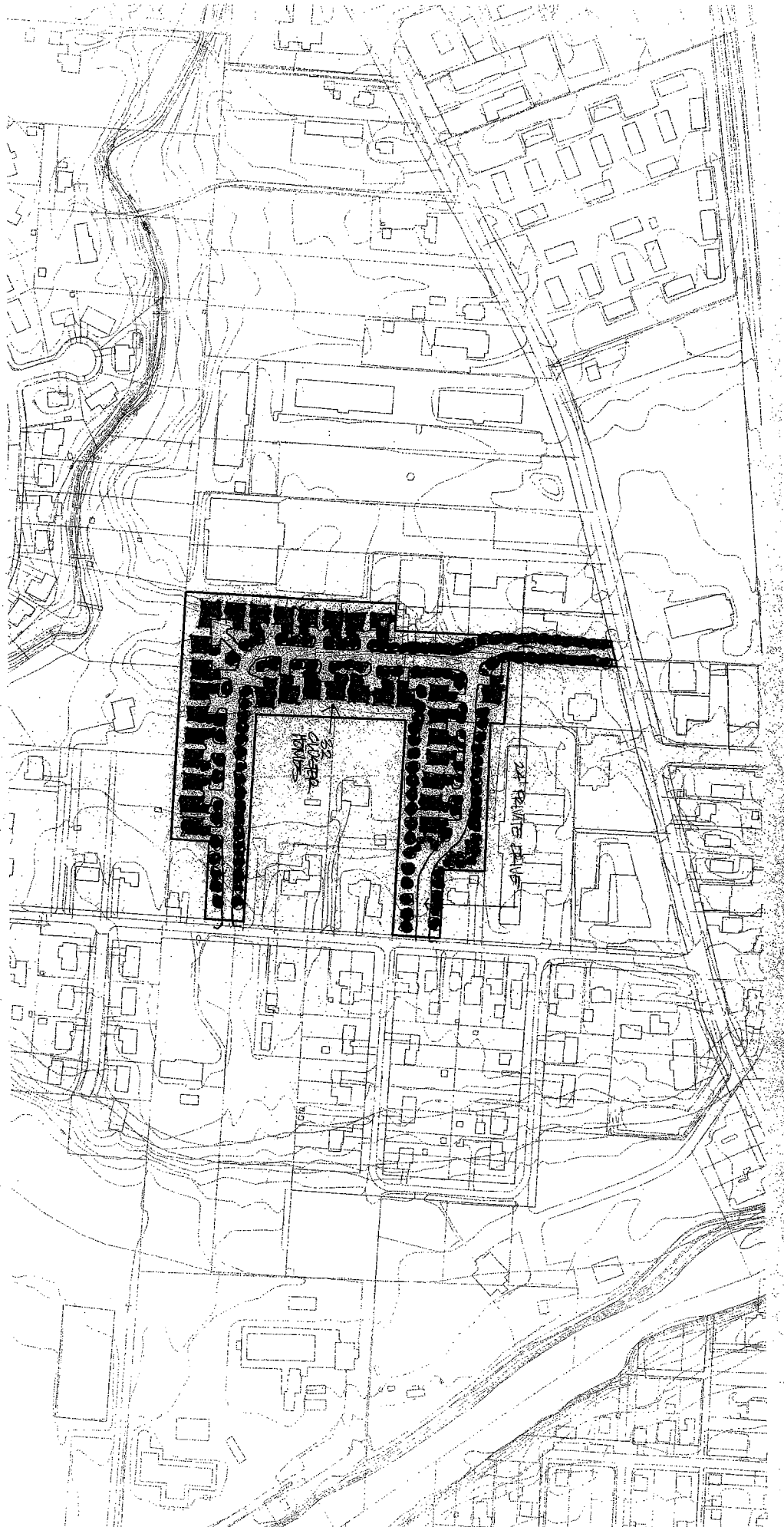
1. The applicant has a contingent purchase contract for the property and estimates that construction on the development could begin within a year after completion of the rezoning process.
2. Additional limitations may be developed as public hearings generate input on the proposal.

H. Storm Management.

1. Storm water management engineering shall be designed, submitted, and approved in compliance with the City of Gahanna Subdivision Regulations and Storm Water Management Policy, Chapter 1193, Gahanna City Code.

I. Miscellaneous.

1. The Stonehenge Company is the applicant. Smith and Hale represents the property owner and applicant, and Bird Houk Collaborative will be providing the site plan, surveying, and utility layout for the rezoning request.



# JAMES ROAD

CITY OF GAHANNA, OHIO

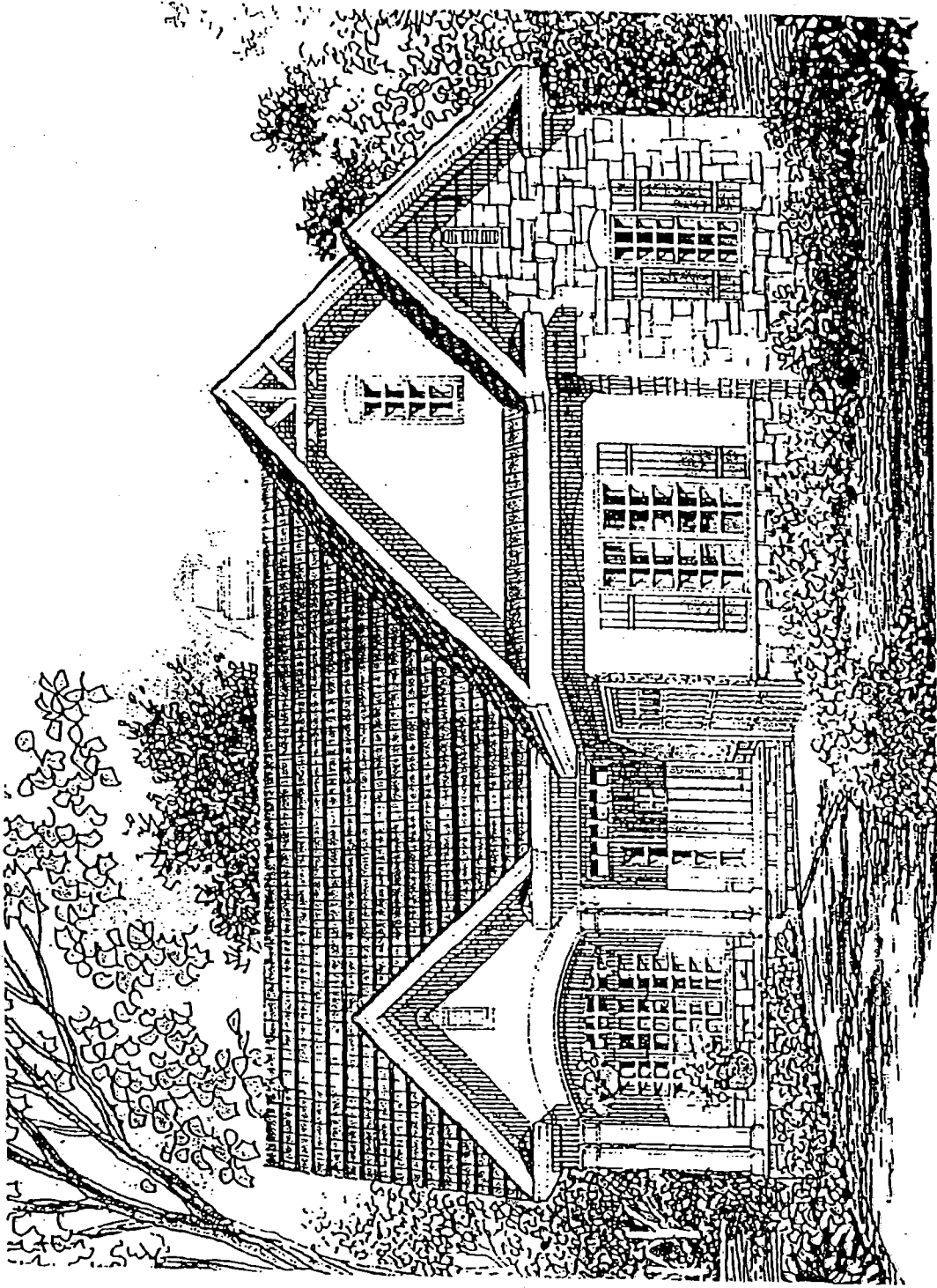
PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR THE CANTON SCHOOL DISTRICT



Prepared For: The Stouffer Company  
 JAN 14, 2005  
 Project: XXXXX  
 Scale: 1" = 100'

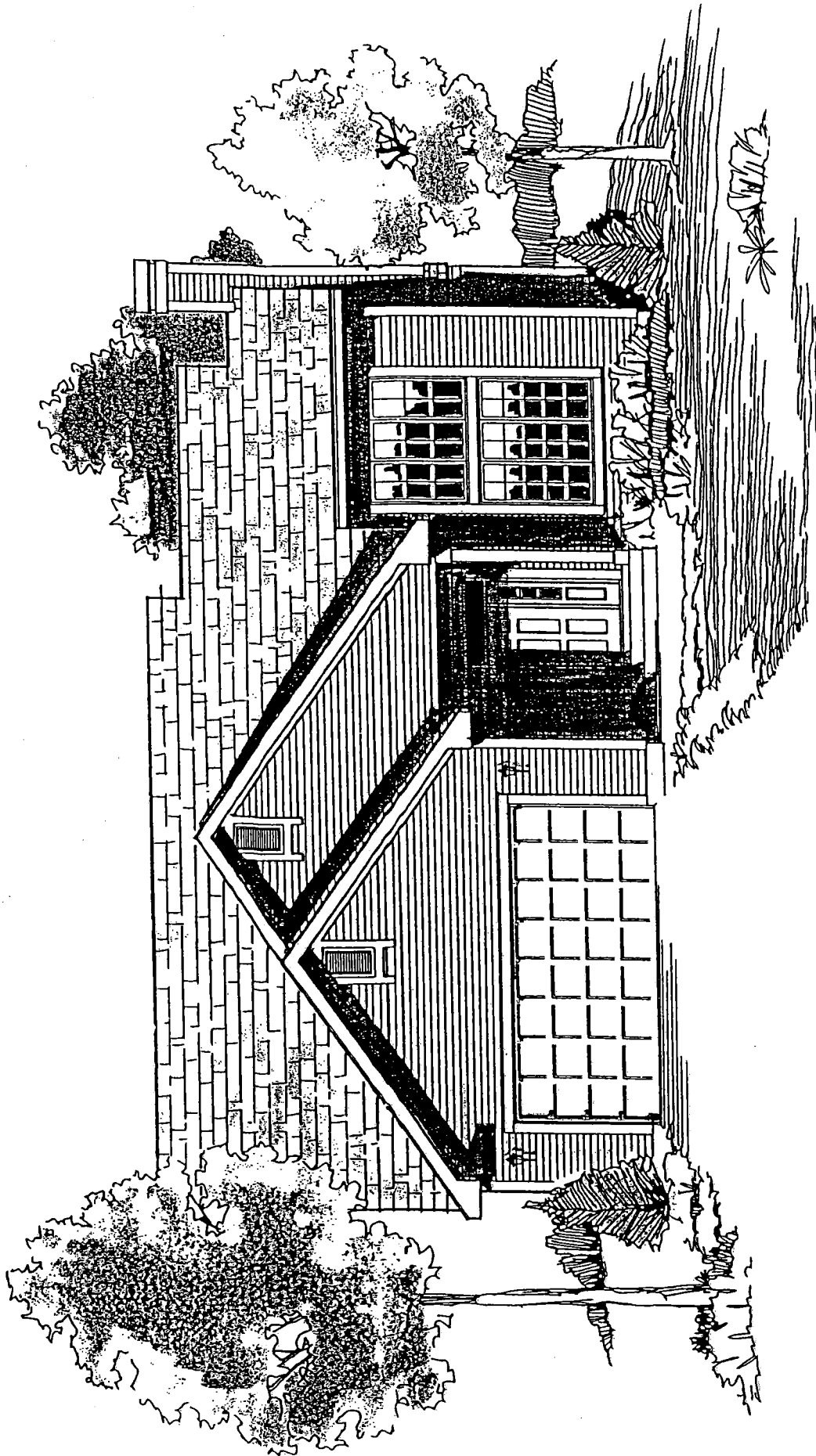
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T H E  
**STONEHENG**  
C O M P A N Y

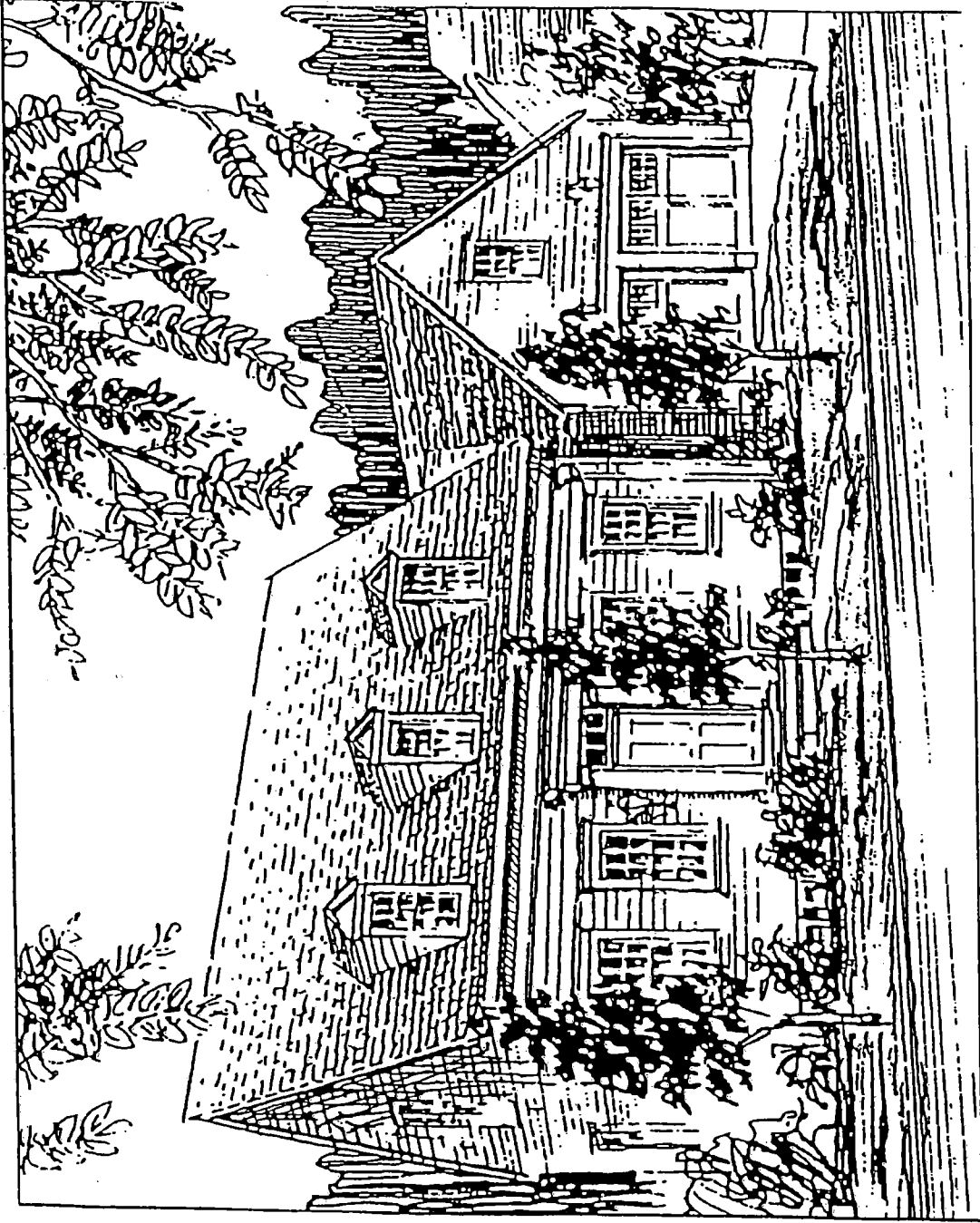


*Design I*



T H E  
STONEHENGE  
C O M P A N Y

*Design C*



T H E  
**STONEHEDGE**  
C O M P A N Y