

Zoning Amendment – Rezoning Application

Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 10-2-20

Case # 2020-05

FEES: 1) Straight Letter District:

A) Residential \$150.00 plus \$25.00 per acre

B) Non-Residential \$250.00 plus \$25.00 per acre

2) PUDS:

A) Without Development Plan \$250.00 plus \$25.00 per acre

B) Development Plan \$350.00 plus \$25.00 per acre

C) Modification of Development Plan \$150.00

0 Groveport Rd

Address of property to be rezoned PID 185-002772 located on the
North side of Groveport Road street / road / avenue.

Parcel # PID 185-002772. The property contains a total of +/- 8.391 acres.

The property is currently being used for Agriculture/vacant.

The property is currently zoned R-(rural).

I am requesting rezoning to the PR-18 district so that I may use
the property for Multi Family Development.

Applicant Name: Metro Development, Joe Thomas Jr. Phone #: 614-540-2400

Address: 470 Olde Worthington Road, Suite 100, Westerville, Ohio 43082

Property Owner Name: Roger Studley Phone #: 1-810-845-4540

Address: 12175 Margaret Drive, Fenton, MI 44430

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

- ☐ Legal description, survey drawing of the subject property, subdivision plat, and other plans that may be applicable.
- ☐ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- ☐ Any additional information that may be helpful to the Planning & Zoning Commission.

Joseph D. Thomas Jr
Applicant's Signature

614-540-2400
Contact phone number

Joseph D. Thomas Jr
Applicant's Printed Name

Jthomasjr @ PRK Metro . com
Email address

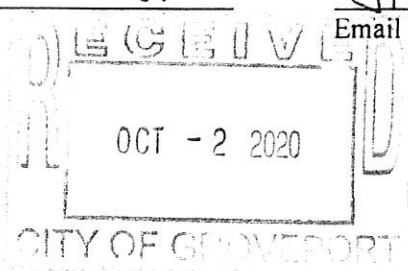


EXHIBIT 1

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 180-00921

Owner's Name: David Arlington & Dawn
Address: 5600 Groveport Road
City & State: Groveport OH Zip Code 43215

Site Address: 5600 Groveport Road

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002766

Owner's Name: Church of Christ of Groveport
Address: 5626 Groveport Rd
City & State: Groveport, OH Zip Code 43125

Site Address: 5626 Groveport Rd

Mail Address: Name: Church of Christ of 5626 Groveport Rd
Address: 5626 Groveport Rd
City & State: Groveport OH Zip Code 43125

Parcel Number: 145-602774

Owner's Name: Bobby Brunson
Address: 800 W. Pine St
City & State: Winnsboro TX Zip Code 75494

Site Address: 5610 Groveport Rd

Mail Address: Name: Bobby Brunson
Address: 800 W. Pine St
City & State: Winnsboro TX Zip Code 75494

If additional space is needed, make copies as needed of this page.

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Parcel Number: 185-002909

Owner's Name: David Stambaugh & Kelly
Address: 3181 Toy Rd
City & State: Groveport OH Zip Code 43215

Site Address: 5511 Saltzgaber Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002759

Owner's Name: David Stambaugh
Address: 5511 Saltzgaber Rd
City & State: Groveport OH Zip Code 43125

Site Address: 5455 Saltzgaber Rd

Mail Address: Name: David Stambaugh
Address: 5511 Saltzgaber Rd
City & State: Groveport OH Zip Code 43125-1051

Parcel Number: 180-001505

Owner's Name: Buntheam Hem & Chanroath Men
Address: 4567 Bayshire Rd
City & State: Groveport OH Zip Code 43215

Site Address: 5521 Saltzgaber Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

If additional space is needed, make copies as needed of this page.

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Parcel Number: 185-002767

Owner's Name: Roger Studley
Address: 16047 Catalpa Ridge Dr
City & State: Holly MI Zip Code 48442

Site Address: 5625 Groveport Rd

Mail Address: Name: Marc Studley
Address: 5625 Groveport Rd
City & State: Groveport OH Zip Code 43125

Parcel Number: _____

Owner's Name: _____
Address: _____
City & State: _____ Zip Code _____

Site Address: _____

Mail Address: Name: _____
Address: _____
City & State: _____ Zip Code _____

Parcel Number: _____

Owner's Name: _____
Address: _____
City & State: _____ Zip Code _____

Site Address: _____

Mail Address: Name: _____
Address: _____
City & State: _____ Zip Code _____

If additional space is needed, make copies as needed of this page.

MORNINGSIDE HIGHLANDS

Rezoning Application
PR-18 - Multi Family Development
Groveport and Saltzgaber Road
Groveport, Ohio
October 1, 2020



TABLE OF CONTENTS

1. Zoning Amendment/Surrounding Property Owners
2. Narrative
3. Legal Description
4. Regional Plan
5. Concept Plan
6. Exterior Photos
7. Interior Photos
8. Traffic Volume Table

Faris Planning & Design, LLC

Landscape Architecture
243 North 5th Street
Columbus, OH
p(614)487-1964



Land Planning
Suite 401
43215
www.farisplanninganddesign.com

October 2, 2020
Revised 10/20/20

**RE: REZONING NARRATIVE-MORNINGSIDE HIGHLANDS
+/- 8.391 acres, PID 185-002772, Groveport Road**

The applicant, Metro Development, 470 Olde Worthington Road, Suite 100, Westerville, Ohio 43082, is requesting a rezoning of the above described parcel from R-Rural, to PR-18, Multi Family Development.

Currently the site is vacant and is used for agricultural purposes. The site is bounded by the Groveport Church of Christ to the west, storage uses across Groveport Road to the south, and existing large lot single family to the north and east.

The current Comprehensive Plan for Groveport calls this area out as Industrial. The plan also suggests that all developments be zoned as planned districts. Multi-family housing, as pointed out by the comprehensive plan, is an acceptable use adjacent Industrial uses, and can be used as a transition from commercial and Industrial uses to lower intensity residential uses.

The application to rezone for multifamily residential considers several factors of existing and proposed land uses. The first being that there is a need for workforce housing in this area to service the existing and future Industrial needs for employees working in these facilities. Current employers seek areas that have quality housing in the amounts needed to staff facilities in near proximity to work.

Secondly, the multi family does not compete with any future Industrial uses planned in the area or adjacent the site, as it is seen as a complimentary use versus a competing use, such as single-family housing. The target market for the proposed multi family project are the employees of the businesses in the general area.

Thirdly, the comprehensive plan envisions mixed use, local, walkable communities with diverse housing and other uses. This development provides a housing choice not currently available with the 3 story walk up, provides for pedestrian connections with planned walkways along the frontage of Groveport Road which will be expanded with future development, and has immediate access

to surrounding existing businesses, reducing traffic impacts, and localizing the workforce.

The Groveport Gateways report also envisions this area as a growing hub for future Industrial, logistics, and supporting uses. The report points out the lack of infrastructure in the area, of which this project will extend a major sanitary sewer project along Groveport road from its current terminus at Groveport Road and Saltzgaber Road, opening up additional lands for development that currently are not serviced by central sewer.

New development along Groveport Road is encouraged to 'set the stage' for future growth, by providing large setbacks for future road widening, extended utilities along the Groveport Road corridor, buffering, access management, and landscaping. The proposed plan accommodates all these items, extending utilities, buffering adjacent uses per code requirements, providing for a cohesive frontage landscape treatment that is managed and maintained by one entity, with large setbacks dedicated to future ROW to allow for road widening, and providing a land use that has traffic patterns that complement existing traffic patterns versus competing with them.

A conceptual plan is supplied with the rezoning request so that the City has a understanding of what is being proposed as this zoning amendment moves forward. The plan incorporates 5 multi family buildings, totaling 144 units, with detached garages, mail kiosk, resort style clubhouse and pool, and a centralized trash compactor location, along with other on site amenities such as dog park, community gardens and sitting area.

The site plan is organized so that existing buffers along property boundaries may be retained and augmented as needed, as well as providing walking paths through out the development to utilize the amenities located around the open spaces and pond areas. The clubhouse features work out facilities, theatre room, gathering space with kitchen, and workspace available for office uses by the residents. The pool area incorporates an outdoor kitchen, seating areas, and fire pit.

Exhibits have been included that show photos of the intended product type that is proposed for the site, with interior photos of the units and clubhouse.

Statistics for the site include the following

1. Parking spaces at a rate of +/-1.81 spaces per unit, divided between surface and garage parking .
2. Typical amount school age children are between 5%- 10% of units, or 7 to 14 children.
3. Rents average \$925 for 1-bedroom units, \$1,100 for 2-bedroom units, and \$1,375 for 3-bedroom units.

4. Traffic counts for multifamily are considerably less than other forms of housing, due to reduced children and trips needed. A trip generation study for the number of units proposed for the site is attached with the other supporting documents.
5. The developer will extend +/- 1,000 lineal feet of sanitary sewer to service this development, opening additional lands for future development.

We look forward to meeting regarding this matter and will be available to answer questions as they arise from the Board and Council as this zoning amendment moves forward.

A handwritten signature in black ink, appearing to read "Todd M. Faris". The signature is fluid and cursive, with the first name "Todd" and last name "Faris" being clearly legible.

Todd M. Faris
Faris Planning & Design, LLC

EXHIBIT "A" LEGAL DESCRIPTION

(FROM TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 20170759-JWT WITH AN EFFECTIVE DATE OF APRIL, 23 2020 AT 8:00 AM.)

BEING SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MADISON, SECTION 20, TOWNSHIP 11, RANGE 21, CONGRESS LANDS, AND BEING A PART OF 10.29 ACRE TRACT DEEDED TO JOHN AND MARY H. BELCHER, IN DEED BOOK 1223, PAGE 185, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN AT THE INTERSECTION OF THE CENTERLINE OF GROVEPORT ROAD WITH THE WESTERLY LINE OF SAID SECTION 20;

THENCE ALONG THE CENTERLINE OF SAID GROVEPORT ROAD, SOUTH 54 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,181.47 FEET TO A SPIKE AT A POINT OF CURVE;

THENCE ALONG THE CENTERLINE OF SAID GROVEPORT ROAD AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3,819.71 FEET, A CHORD WHICH BEARS SOUTH 54 DEGREES 55 MINUTES 40 SECONDS EAST, A CHORD DISTANCE OF 55.96 FEET TO A SPIKE IN THE WESTERLY LINE OF SAID 10.29 ACRE TRACT PRODUCED SOUTHERLY;

THENCE ALONG THE WESTERLY LINE OF SAID 10.29 ACRE TRACT PRODUCED SOUTHERLY, NORTH 4 DEGREES 05 MINUTES EAST, A DISTANCE OF 7.97 FEET TO A SPIKE AT THE SOUTHWESTERLY CORNER OF SAID 10.29 ACRE TRACT AND AT THE SOUTHEASTERLY CORNER OF THE C.C. KENNAM 4.84 ACRE TRACT, (DEED BOOK 3121, PAGE 282), AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG THE WESTERLY LINE OF SAID 10.29 ACRE TRACT AND ALONG HE EASTERLY LINE OF SAID 4.84 ACRE TRACT, NORTH 4 DEGREES 05 MINUTES WEST, PASSING AN IRON PIN ON LINE IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GROVEPORT ROAD AT 26.92 FEET, SAID LAST DESCRIBED IRON PIN BEING IN A LINE 30 FEET MEASURED RADIAL NORTHERLY OF THE CENTERLINE OF SAID GROVEPORT ROAD, A TOTAL DISTANCE OF 1,004.8 FEET TO A FOUND IRON PIN AT THE NORTHWESTERLY CORNER OF SAID 4.84 ACRE TRACT AND IN THE SOUTHERLY LINE OF THE M. G. JOHNSON 19.114 ACRE TRACT (DEED BOOK 3115, PAGE 291);

THENCE ALONG THE NORTHERLY LINE OF SAID 10.29 ACRE TRACT AND ALONG THE SOUTHERLY LINE OF SAID 19.114 ACRE TRACT AND ALONG THE SOUTHERLY LINE OF THE J. P. BOLTON 1.983 ACRE TRACT (DEED BOOK 2803, PAGE 662), SOUTH 89 DEGREES 52 MINUTES EAST, A DISTANCE OF 497.91 FEET TO A FOUND IRON PIN AT THE NORTHEASTERLY CORNER OF THE J. R. WILLIAMS 5.29 ACRE TRACT (DEED BOOK 1947, PAGE 162);

THENCE ALONG THE EASTERLY LINE OF SAID 10.29 ACRE TRACT AND ALONG THE WESTERLY LINE OF SAID 5.29 SOUTH 4 DEGREES 03 MINUTES WEST, A DISTANCE OF 328.45 FEET TO AN IRON PIN, SAID LAST DESCRIBED IRON PIN BEING NORTH 4 DEGREES 03 MINUTES EAST, A DISTANCE OF 679.53 FEET FROM A SPIKE AT THE SOUTHEASTERLY CORNER OF SAID 10.29 ACRE TRACT;

THENCE ACROSS SAID 10.29 ACRE TRACT, NORTH 85 DEGREES 57 MINUTES WEST, A DISTANCE OF 134.74 FEET TO AN IRON PIN;

THENCE ACROSS SAID 10.29 ACRE TRACT, AND ALONG A LINE PARALLEL TO THE EASTERLY LINE OF SAID 10.29 ACRE TRACT, SOUTH 4 DEGREES 03 MINUTES WEST, PASSING AN IRON PIN ON LINE IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GROVEPORT ROAD AT 597.25 FEET, SAID LAST DESCRIBED IRON PIN BEING IN A LINE 30 FEET MEASURED RADIAL NORTHERLY OF THE CENTERLINE OF SAID GROVEPORT ROAD, A TOTAL DISTANCE OF 613.62 FEET TO AN IRON PIN IN THE SOUTHERLY LINE OF SAID 10.29 ACRE TRACT, SAID LAST DESCRIBED IRON PIN BEING NORTH 4 DEGREES 03 MINUTES EAST, A DISTANCE OF 16.64 FEET FROM A SPIKE IN THE CENTERLINE OF SAID GROVEPORT ROAD, SAID LAST DESCRIBED IRON PIN BEING NORTH 99 DEGREES 03 MINUTES WEST ALONG THE SOUTHERLY LINE OF SAID 10.29 ACRE TRACT, A DISTANCE OF 150.0 FEET FROM A SPIKE AT THE SOUTHEASTERLY CORNER OF SAID 10.29 ACRE TRACT;

THENCE ALONG THE SOUTHERLY LINE OF SAID 10.29 ACRE TRACT, NORTH 59 DEGREES 53 MINUTES WEST, A DISTANCE OF 42.13 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.394 ACRES, SUBJECT HOWEVER TO ALL LEGAL HIGHWAYS AND EASEMENTS AND RESTRICTION AND LEAVES AND AGREEMENTS OF RECORD AND OF PUBLIC RECORDS IN UTILITY OFFICES, AD ALL BEARINGS USED ARE FOR THE DETERMINATION OF ANGLES ONLY.

SCHEDULE B/II ITEMS:

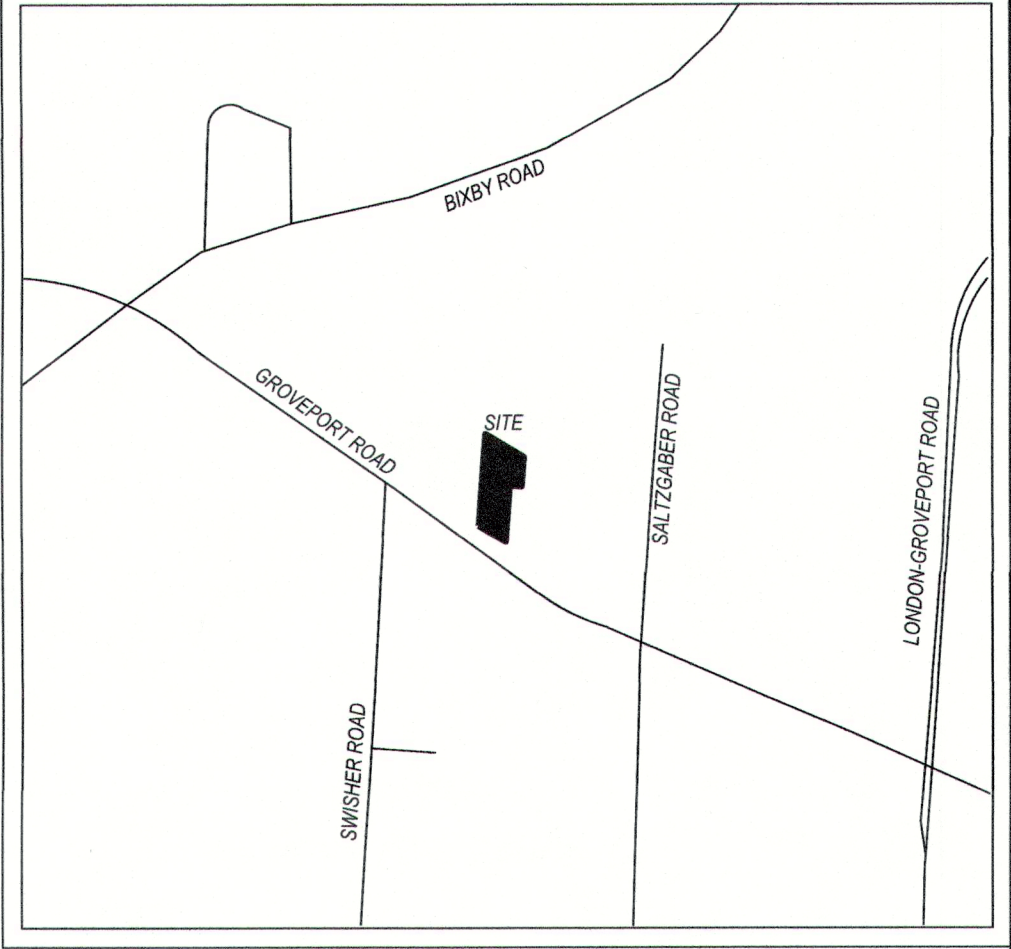
FROM CERTIFIED TITLE COMMITMENT CONDUCTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 20170759-JWT WITH AN EFFECTIVE DATE OF APRIL, 23 2020 AT 8:00 AM.
ITEMS 1-12 ARE NOT SURVEY RELATED.

ITEM 13. EASEMENT OF RECORD AS SET FORTH IN DEED BOOK 3128, PAGE 436.

EASEMENTS ARE ADJACENT TO SUBJECT PARCEL AND SHOWN HEREON.

ALTA / NSPS LAND TITLE SURVEY

SECTION 20, TOWN 11, RANGE 21
VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO



VICINITY MAP:
NOT TO SCALE

TABLE A ITEMS

- MONUMENTS FOUND OR SET AS SHOWN.
- ADDRESSES NOT DISCLOSED IN RECORD DOCUMENTS.
- BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0431K, WHICH BEARS AN EFFECTIVE DATE OF MONTH JUNE 17, 2008.
- GROSS LAND AREA AS SHOWN.
- ZONING CLASSIFICATION NOT PROVIDED BY THE INSURER.
- ZONING SETBACKS NOT PROVIDED BY THE INSURER.
- NO BUILDINGS ON SUBJECT PARCEL.
- NO BUILDINGS ON SUBJECT PARCEL.
- NO BUILDINGS ON SUBJECT PARCEL.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN.
- NO PARKING SPACES ON SUBJECT PARCEL.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- UPS UTILITY LOCATE ORDER B015301626-008.
- NAMES OF ADJOINERS AS SHOWN.
- APPROXIMATELY 665' SOUTHEAST TO THE INTERSECTION OF GROVEPORT ROAD AND SALTZGER ROAD.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE DISCLOSED TO THE SURVEYOR AT TIME OF SURVEY.
- A FIELD DELINEATION OF WETLANDS SURVEY WAS NOT CONDUCTED AT THE TIME OF SURVEY.
- PLOTTABLE OFFSITE EASEMENTS PROVIDED AS SHOWN.

SURVEYORS NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH A CERTIFIED TITLE COMMITMENT CONDUCTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 20170759-JWT WITH AN EFFECTIVE DATE OF APRIL, 23 2020 AT 8:00 AM.

ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE FRANKLIN COUNTY RECORDERS OFFICE LOCATED IN COLUMBUS, OHIO.

NO OCCUPATION FOUND ALONG THE BOUNDARY LINES AS SHOWN.

MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.

BASIS OF BEARINGS - U.S. STATE PLANE, NAD83 OHIO SOUTH (3412) ESTABLISHED FROM UTILIZING THE OHIO VIRTUAL REFERENCE STATION PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N39°51'35.26146", LONGITUDE W82°54'40.30546", PROJECT HEIGHT 642.757' GROUND SCALE FACTOR 1.00006046091076.

SOURCE DOCUMENTS USED AS SHOWN.

SURVEYORS CERTIFICATION

TO: METRO DEVELOPMENT II, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, WESTAR TITLE AGENCY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19, AND 20, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY, 2020.

JEFFREY A. MILLER, S.S.
STATE PROFESSIONAL SURVEYOR #7211
DATE 6/9/2020

ALTA/NSPS SURVEY

METRO DEVELOPMENT PARCEL
GROVEPORT ROAD
VILLAGE OF GROVEPORT
SCALE: 1" = 60'
DESIGN: N/A
DRAWN: DAS
CHECKED: JKH
SECTION 20, TOWN 11, RANGE 21
FRANKLIN COUNTY, OHIO
DATE: 6/9/2020
JOB NO.: 758022
SHEET NO.: 1 OF 1

INTERSECTION OF CENTERLINE OF GROVEPORT RD. & THE WEST LINE OF SECTION 20.

CHURCH OF CHRIST OF GROVEPORT
INSTRUMENT #199811120290229
PARCEL # 185-002760

ROGER STUDLEY
INSTRUMENT #199603190083107
PARCEL #185-002772
PER SURVEY 8.391 TOTAL ACRES
INCLUDING APPROXIMATELY 0.204 ACRES
IN RIGHT-OF-WAY
(VACANT GROUND)

BOBBY BRUNSON
INSTRUMENT #200906100083997
PARCEL # 185-002774

DAVID H. & DAWN A. ARLINGTON
O.R. 16379/J03
PARCEL # 180-000921

DAVID M. STAMBAUGH
INSTRUMENT #201411130151601
PARCEL # 185-002759

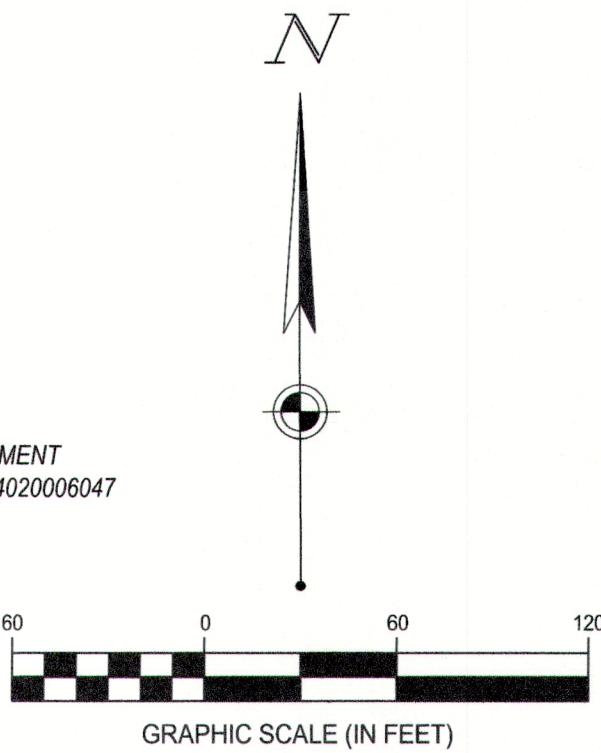
DAVID M. & KELLY S. STAMBAUGH
INSTRUMENT #201411130151601
PARCEL # 185-002909

BUNTHEARN HEM & CHANROATH MEN
INSTRUMENT #201708100110462
PARCEL # 185-001505

LEGEND:

PROPERTY LINE
ADJOINER LINE
EDGE OF ASPHALT
RIGHT-OF-WAY LINE
EDGE OF GRAVEL
OVERHEAD LINE
WATER LINE
GAS PIPELINE

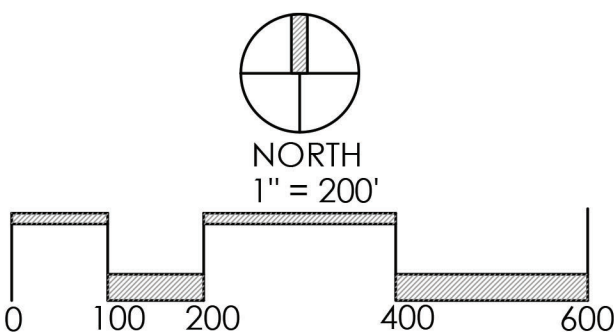
FOUND MONUMENT AS NOTED
SET IRON PIN
GUY WIRE
POWER POLE
POWER & TELEPHONE POLE
UNDERGROUND TELEPHONE MARKER
GAS VALVE
FIRE HYDRANT
WATER VALVE



SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MAMMISBURG, OHIO 43342
(637) 435-8564

REVISIONS		
NO.	DATE	DESCRIPTION

EXHIBIT 3





TOTAL UNITS	
TOTAL ACRES	± 8.24 ACRES
TOTAL UNITS	144 UNITS
UNIT DENSITY	± 17.48 D.U./ACRE
SURFACE PARKING	225 SPACES
GARAGE PARKING	36 SPACES
TOTAL PARKING	261 SPACES
PARKING	1.81 SPACES/ D.U.

BUILDING TYPES		
BUILDING TYPE	UNIT TYPE	BUILDINGS
TYPE G	24 - 2 BED	2, 4
TYPE K	24 - 2 BED / 12 - 1 BED	1, 5
TYPE L	12 - 3 BED / 12 - 2 BED	3

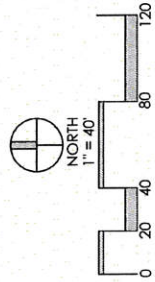
SITE PLAN

MORNINGSIDE HIGHLANDS

PREPARED FOR METRO DEVELOPMENT

DATE: 10/20/23

EXHIBIT 5





1 TYPICAL BUILDING ELEVATION



2 SIGNAGE



3 CLUBHOUSE ELEVATION



4 TYPICAL GARAGE



5 CLUBHOUSE AND POOL

EXTERIOR PHOTOS

MORNINGSIDE HIGHLANDS

PREPARED FOR METRO DEVELOPMENT
DATE: 10/1/20

EXHIBIT 6

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com



1 APARTMENT PHOTOS



2 CLUBHOUSE PHOTOS

INTERIOR PHOTOS

MORNINGSIDE HIGHLANDS

PREPARED FOR METRO DEVELOPMENT
DATE: 10/1/20

EXHIBIT 7

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

Table 1
Residential Development Weekday Peak Hour Generated Traffic Volumes

ITE Land Use Description	ITE Cat.	Size	Unit	Total Generated Trips										
				Weekday			Weekday AM Peak Hour				Weekday PM Peak Hour			
				Trips			Trips				Trips			
				Tot	In	Out	^A Tot	In	Out	^B PB	^A Tot	In	Out	^B PB
Passenger Car														
Residential Development	221	144	DU	784	392	392	50	13	37	0	63	38	25	0
ITE Cat. 221 Entering (%) / Exiting (%)				100%	50%	50%	100%	26%	74%	^C 0%	100%	61%	39%	^C 0%
Total				784	392	392	50	13	37	0	63	38	25	0
Net Trip Generation Summary				784	392	392	50	13	37	0	63	38	25	0

^A – Primary Trips + Pass-by Trips, ^B – Pass-by Trips Generated, ^C – Percent (%) of ^ATot

TRAFFIC VOLUME TABLE

EXHIBIT 8

MORNINGSIDE HIGHLANDS

PREPARED FOR METRO

DATE: 10/1/20