

SITE DATA

- 672 UNITS
- 116 PARKING SPACES
- 1.61 SP./UNIT PROVIDED
- 18 GARAGE SPACES
- 98 SURFACE SPACES

ORD #3305-2022; Z22-068; Pg 1 of 9

*Approved by Fran
01/31/22*

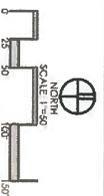


CONCEPT PLAN

GAGE CROSSING II

PREPARED FOR METRO DEVELOPMENT

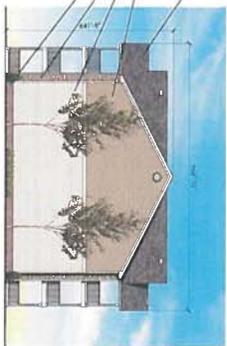
DATE 9/21/22



Farris Planning & Design

LAND PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
1400 COMMUNITY COLLEGE BLVD
SUITE 100
DALLAS, TX 75243
P 972.482.7834
WWW.FARRISPLANNING.COM

*Apply to Plan
10/31/22*

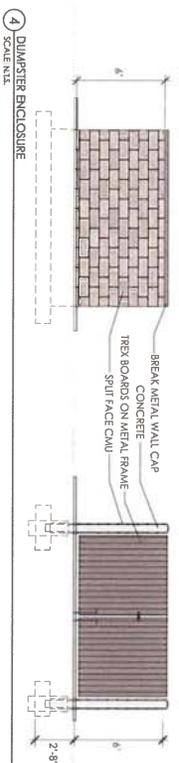


1 BUILDING 'J' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

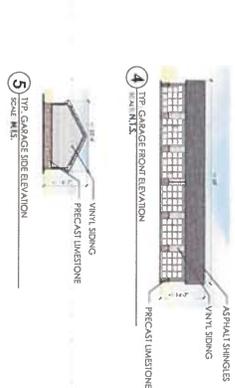
2 BUILDING 'J' & 'G' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 'G' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 DUMPSTER ENCLOSURE
SCALE: NTS



5 1ST GARAGE SIDE ELEVATION
SCALE: NTS

ARCHITECTURAL ELEVATIONS

REVISIONS

ARCHITECTURAL ELEVATIONS

GAGE CROSSING II
METRO DEVELOPMENT

Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
454 Coon Street, Madison, WI 53706
608.261.4547
www.farisplanninganddesign.com

DATE	8.22.2022
PROJECT	
SHEET	

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2022**

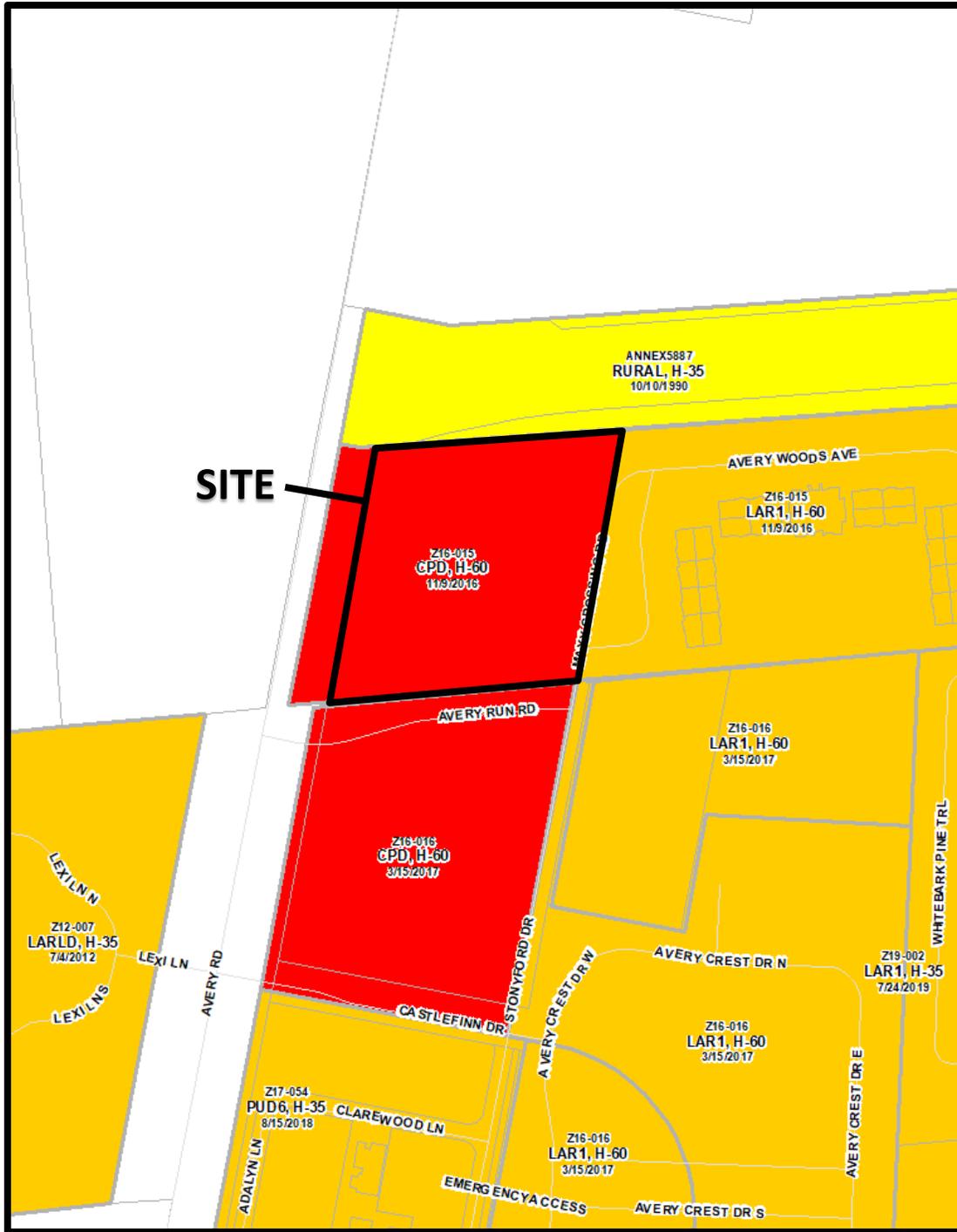
- 4. APPLICATION: Z22-068**
Location: 5314 AVERY RD. (43016), being 2.7± acres located at the northeast corner of Avery Road and Avery Run Road (010-297198; Hayden Run Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-1, Apartment Residential District (H-35).
Proposed Use. Multi-unit residential development.
Applicant(s): Metro Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Gage Crossing II LLC; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

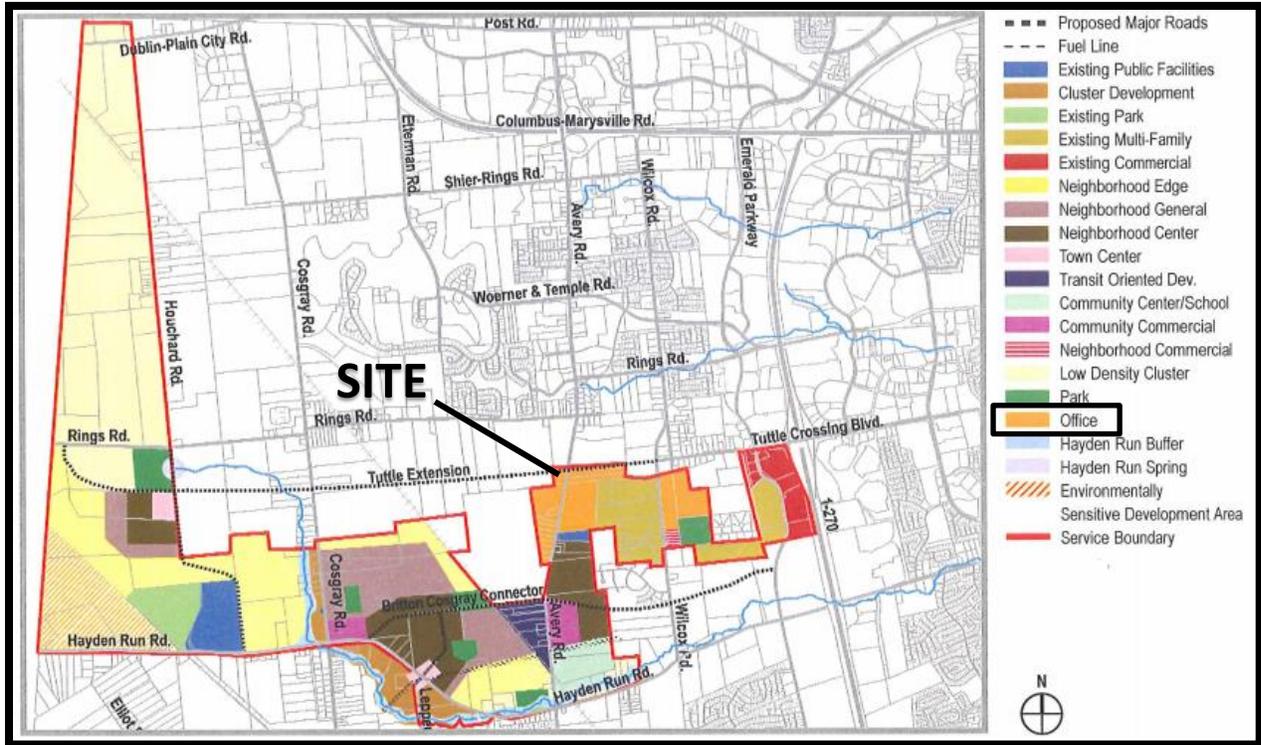
- The 2.7± acre site is undeveloped in the CPD, Commercial Planned Development District. The requested L-AR-1, Limited Apartment Residential district will permit a multi-unit residential development, expanding the existing adjacent multi-unit residential development located to the east, with a maximum of 72 dwelling units (26.67 du/ac).
- To the north of the site is undeveloped land in the R, Rural District. To the south is undeveloped land in the CPD, Commercial Planned Development District. To the east is a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. To the west, across Avery Road, is farmland in Washington Township.
- Concurrent CV22-092 has been filed to vary building lines, perimeter yard, and private garage height. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *Interim Hayden Run Corridor Plan (2004)*, which recommends “Office” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*.
- The site is located within the boundaries of the Hayden Run Civic Association, whose recommendation is for approval.
- The limitation text commits to developing the site in accordance with the submitted site plan and elevations and includes development standards addressing density, site access, and graphics provisions.
- The *Columbus Multimodal Thoroughfare Plan* identifies Avery Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-1, Limited Apartment Residential district will permit a multi-unit residential development that is compatible with the density and development standards of adjacent residential developments. Although the Interim *Hayden Run Corridor Plan* (2004) recommends "Office" uses at this location, staff recognize the surrounding neighborhood is predominantly residential in nature and note the proposed development is compatible with its neighboring development to the east. Planning Division Staff are supportive of the elevations and site plan, noting a sidewalk and tree lawn on the Avery Road frontage with a pedestrian connection to the site, which are consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.



Z22-068
5314 Avery Rd.
Approximately 2.7 acres
CPD to L-AR-1



Z22-068
5314 Avery Rd.
Approximately 2.7 acres
CPD to L-AR-1



Z22-068
5314 Avery Rd.
Approximately 2.7 acres
CPD to L-AR-1

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number 010-297298 (Z22-068 & CV22-092)

Address 5314 Avery Rd.

Group Name Hayden Run Civic Association

Meeting Date 09-02-2022

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 4-0 Approved

Signature of Authorized Representative Rebecca S. Obester *Rebecca S. Obester*

Recommending Group Title Hayden Run Civic Association

Daytime Phone Number 614-702-8706

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-068

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 Westy Broad Street STE 460 Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Metro Development LLC Joe Thomas 614-540-2400 470 Olde Worthington RD. STE 100 Westerville, OH 43082. Number of Columbus based employees <u>65</u></p>	<p>2. Gage Crossing LL LLC Joe Thomas 614-540-2400 470 Olde Worthington Rd. STE 100 Westerville, OH 43082. Number on Columbus based employees zero</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 23rd day of August, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Signature]

Notary Seal Here

My Commission Expires



Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Project Disclosure Statement expires six (6) months after date of notarization.