

SITE DATA

TOTAL ACRES	7.48 ACRES
TOTAL UNITS	148 UNITS
GARAGE PARKING	39 SPACES
SURFACE PARKING	242 SPACES
TOTAL PARKING	281 SPACES
TOTAL PARKING	1.67 SP/UNIT

DEVELOPMENT PLAN

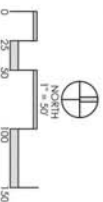


The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

FINAL SITE PLAN RECEIVED 5.12.22 SHEET 1 OF 1 Z22-007

WARNER ROAD WEST
PREPARED FOR PREFERRED LIVING

David E. Perry, Agent for Applicant
David E. Perry, Attorney for Applicant
Date: 05/12/2022
Date: 05/12/2022



Farris Planning & Design
LAND PLANNING
4815 S. Canyon Blvd.
P.O. Box 480, 8054
www.farrisplanninganddesign.com
LANDSCAPE ARCHITECTURE
Hobart, OR 97034

Z22-007, 5050 WARNER ROAD, BUILDING ARCHITECTURE



This building rendering is submitted to depict the style and architecture of the three (3) story apartment building. Building architecture may be slightly adjusted to reflect final architectural design developed at the time final architecture is completed. Any change to the building architecture will be subject to the review and approval of the Department of Building and Zoning Services or its designee upon submission of the appropriate data requiring the proposed adjustment.

Signature: *[Handwritten Signature]* 05/11/2022

DATE: 05/11/2022

DATE: 05/11/2022

Signature: *[Handwritten Signature]* 05/11/2022

DATE: 05/11/2022

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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2022**

- 6. APPLICATION: Z22-007**
Location: **5050 WARNER RD. (43081)**, being 7.68± acres located at the northeast corner of Warner Road and Limerock Drive (010-288493, 220-000554 & 220-00638; Rock Fork-Blacklick Accord).
Existing Zoning: R, Rural District (annexation pending).
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living.; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Goerge Hartig, et al; 5050 Warner Road; Columbus, OH 43081.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

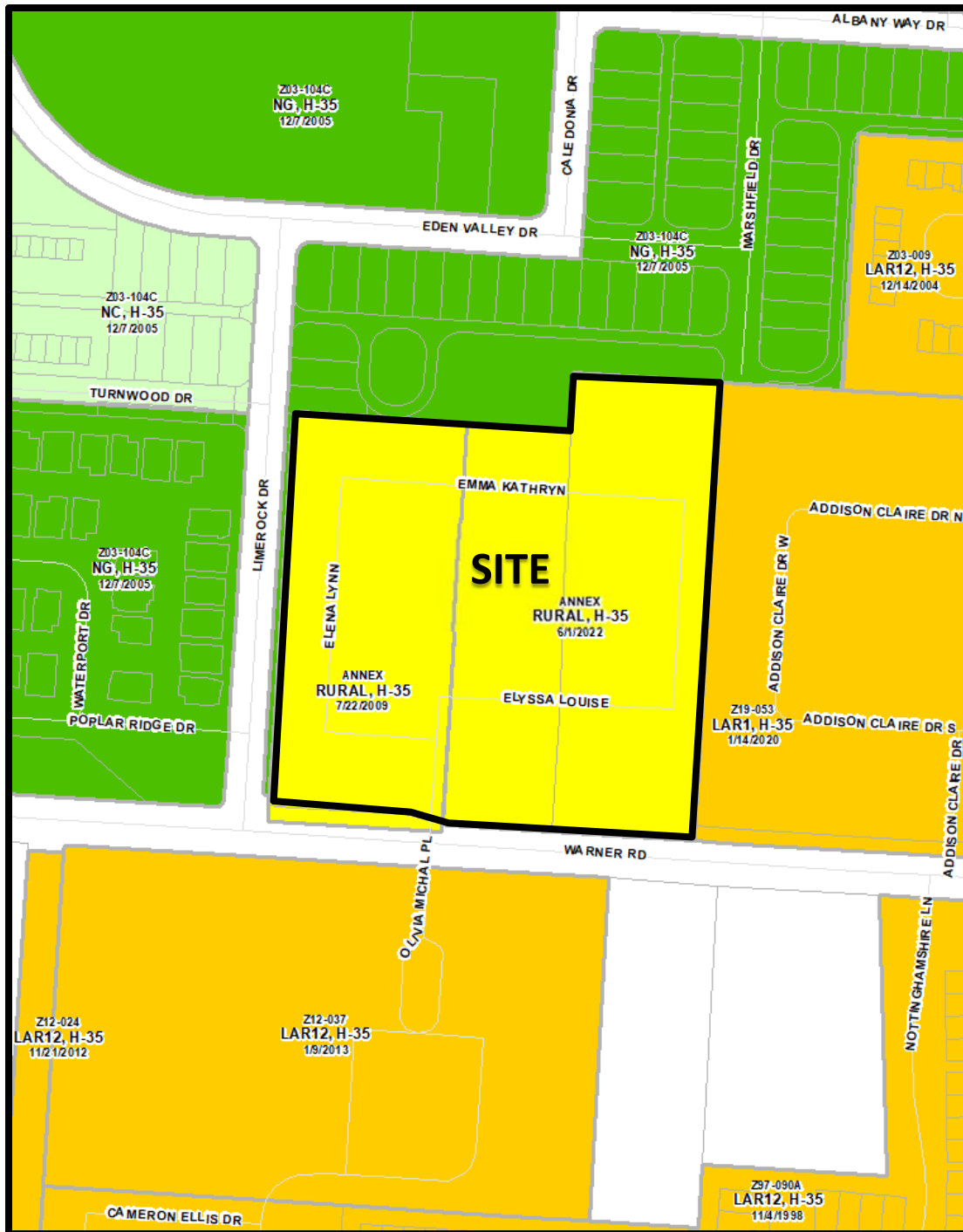
- The 7.68± acre site consists of three parcels, each developed with a single-unit dwelling, in the R, Rural District. The eastern two parcels were approved for annexation into the City of Columbus with effect on June 1st, 2022. The requested L-AR-1, Limited Apartment Residential District will permit a multi-unit residential development containing up to 168 units (21.88 units per acre).
- North and west of the site are single-unit dwellings in the NG, Neighborhood General District. East of the site is a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. South of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District and a single-unit dwelling in the Rural District of Plain Township.
- Concurrent CV22-005 has been filed to reduce the required perimeter yard along the eastern property line. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of the *Rocky Fork-Blacklick Accord* (2003) which recommends “Neighborhood” land uses at this location.
- The site is located within the boundaries of the Rocky Fork-Blacklick Accord whose recommendation is for approval.
- The limitation text includes use restrictions, a maximum dwelling unit count of 168 units, and supplemental development standards that address building setbacks, perimeter yard, traffic access, pedestrian connectivity, tree preservation, building materials, and building design. Additionally, the text includes a commitment to develop the site in accordance with the submitted site plan and an example rendering of the architecture

proposed for the three-story apartment buildings on site.

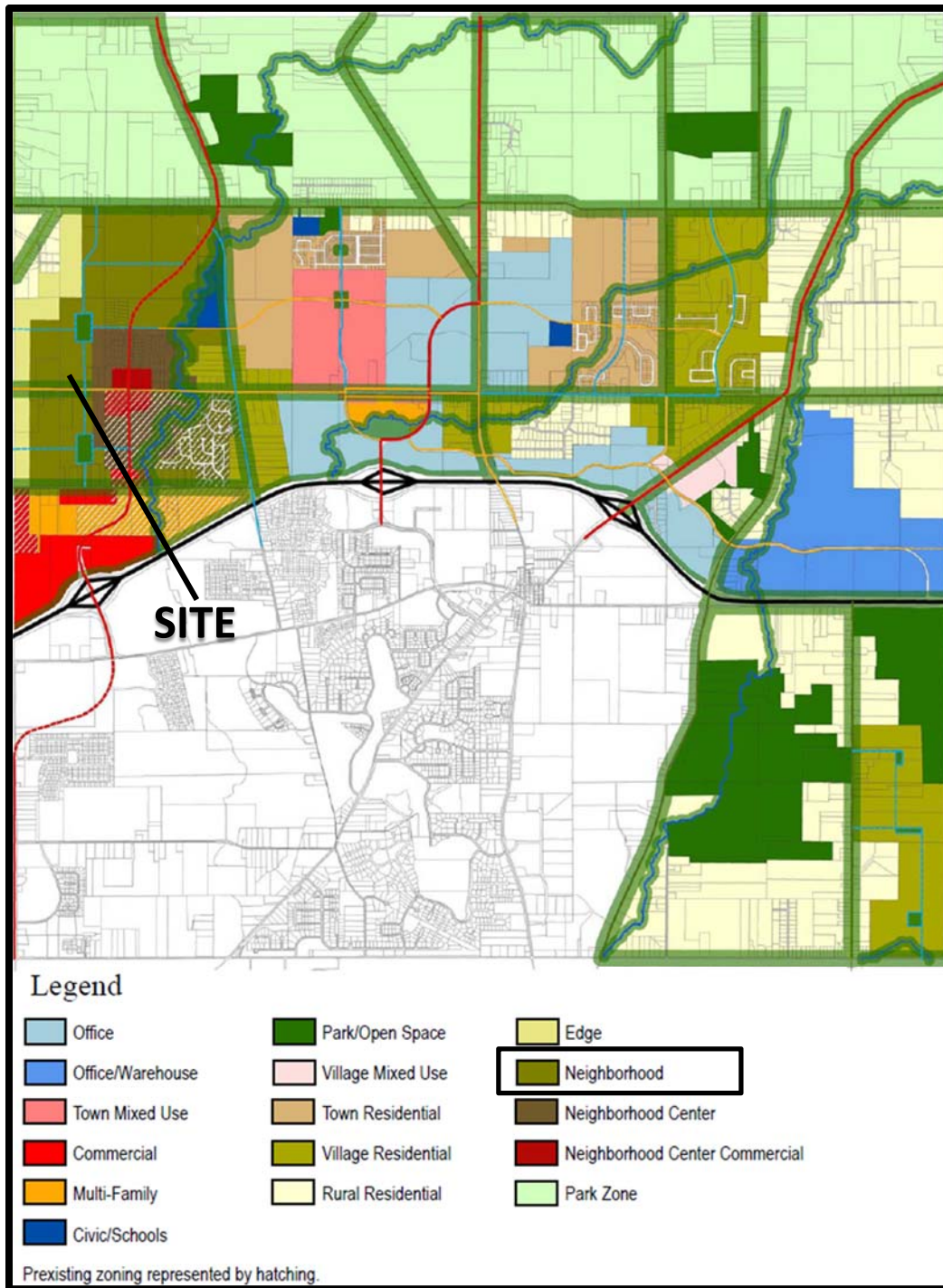
- The *Columbus Multimodal Thoroughfare Plan* identifies Warner Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-1, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 168 units that is appropriate per the recommendation of the Rocky Fork-Blacklick Accord and area's emerging development patterns. The proposed density is consistent with adjacent multi-unit residential developments along this section of Warner Road. The request incorporates pedestrian connectivity, ample landscaping, and includes architectural examples for the three story apartment buildings that are supported by staff and the Rocky For-Blacklick Accord.



Z22-007
5050 Warner Rd.
Approximately 7.68 acres
R to L-AR-1



Z22-007
5050 Warner Rd.
Approximately 7.68 acres
R to L-AR-1



Z22-007
5050 Warner Rd.
Approximately 7.68 acres
R to L-AR-1

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
April 21, 2022
RECORD OF PROCEEDINGS**

5050 Warner Rd. (Z22-007 & CV22-005):

Review and action regarding a Columbus application for a new multi-unit residential development 5050 Warner Road:

<i>Acreage:</i>	<i>7.68 ac +/-</i>
<i>Current Zoning:</i>	<i>R, Rural (Annexation Pending)</i>
<i>RFBA District:</i>	<i>Neighborhood</i>
<i>Proposed Zoning:</i>	<i>L-AR-1</i>
<i>Applicant(s):</i>	<i>Preferred Living; c/o Dave Perry (Applicant)</i>
<i>Property Owner(s):</i>	<i>George Hartig; 5050 Warner Road; Columbus, OH 43081</i>

STAFF COMMENTS:

The proposal was considered for conceptual review at the March meeting, where panel comments surrounding secondary access, connectivity, and architectural standards were noted. The applicant has taken steps to address this feedback in their revised site plan.

It is the opinion of staff that for reasons of a density appropriate for the area's emerging development pattern, the applicant's responsiveness to panel and staff feedback with site revisions, and a site design that generally adheres to the spirit of the Accord, this proposal is recommended for approval.

MOTION:

To recommend approval of a City of Columbus rezoning and council variance applications within the Accord study area as presented.

RESULT:

This motion was approved (5-0-0)

Ms. Boni	Yes
Mr. Chappellear	Yes
Mr. Gupta	Yes
Mr. Herskowitz	Yes
Mr. Smithers	Yes

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 #: Z22-007

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) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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)

1. George & Leanna Hartig, 5050 Warner Road, Westerville, OH 43081; # Cols-based emps: Zero (0) Contact: George Hartig, (614) 506-2659	2. Eugene T. & Myra L. Carty, 5068 Warner Road, Westerville, OH 43081; # Cols-based emps: Zero (0) Contact: Eugene Carty, (614) 855-1486
3. Joshua & Charmagne Shremshock, 5100 Warner Rd, Westerville, OH 43081; # Cols-based emps: Zero (0) Contact: Joshua Shremshock, (614) 216-4130	4. Preferred Living, 750 Communications Parkway, Columbus, OH 43215; # Cols-based emps: 105 Contact: Jared Smith, (614) 306-2912

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this

1st

day of

June

, in the year

2022

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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