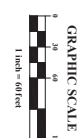
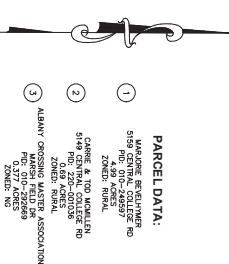
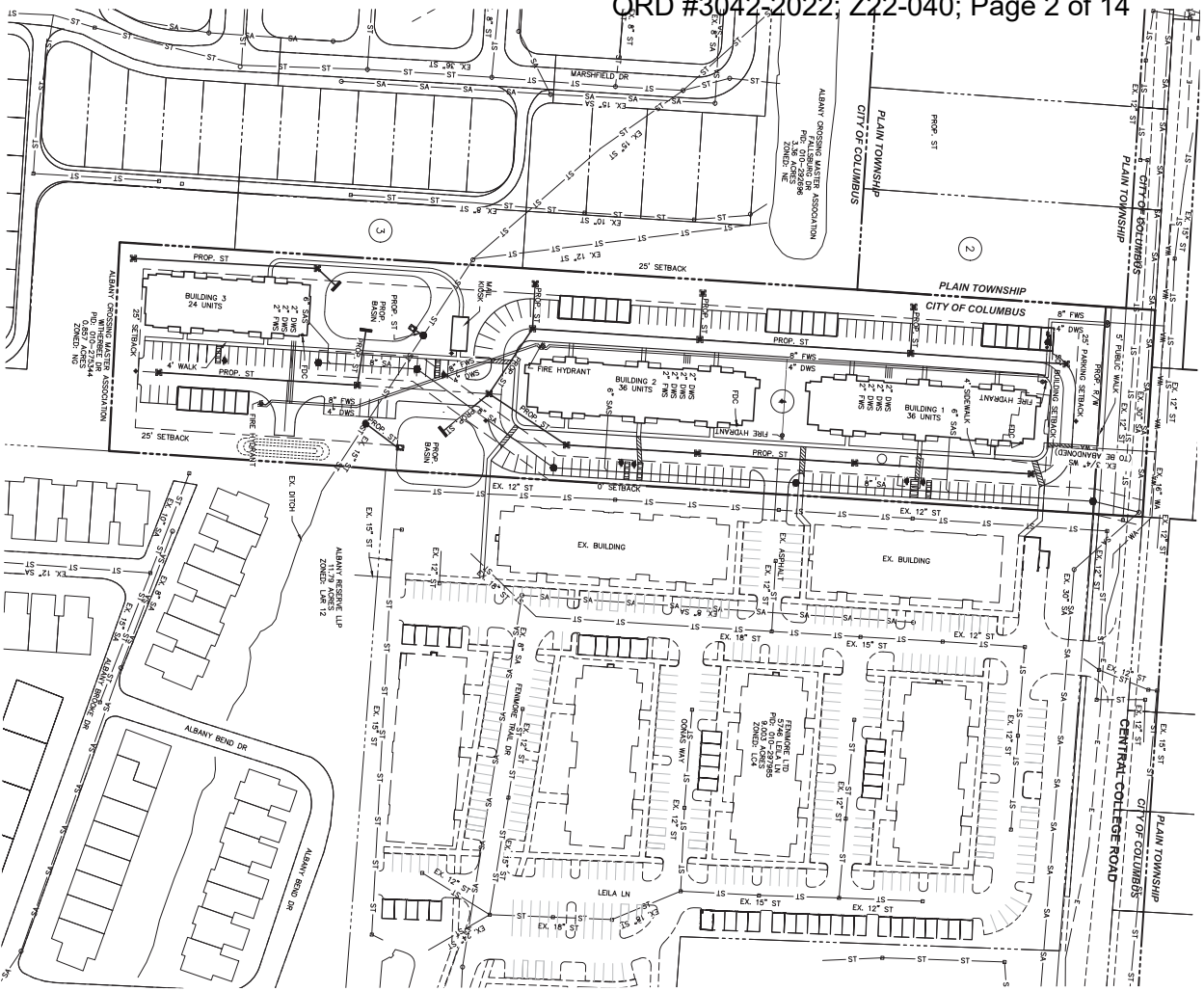
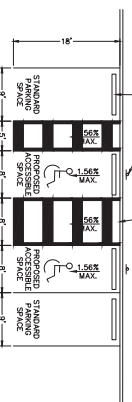


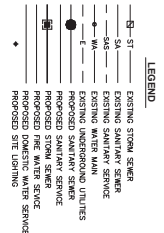
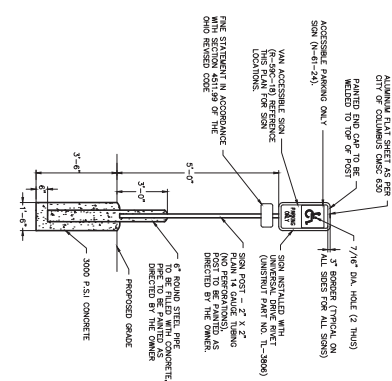
FINAL SITE PLAN RECEIVED 10.26.22 SHEET 2 OF 3 Z22-040



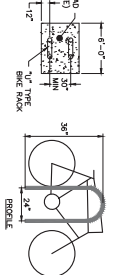
TWO ACCESSIBLE PARKING SPACES DETAIL
NO SCALE



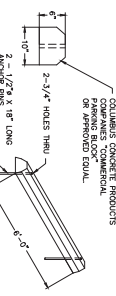
TYPICAL BOLLARD ACCESSIBLE SIGN DETAIL
NO SCALE



BIKE RACK DETAIL
NO SCALE



STANDARD PARKING BLOCK DETAIL
NO SCALE



Columbus Division of Water Fire Flow Test

FLOW TEST ID	1-10	NO. OF TEST RUN	3	APPROX. PUMP	6-7
FLOW TEST 1	1-10	3	3	3	3
FLOW TEST 2	1-10	3	3	3	3
PRESSURE HYDRANT 1	1-10	3	3	3	3
PRESSURE HYDRANT 2	1-10	3	3	3	3
PRESSURE HYDRANT 3	1-10	3	3	3	3
DATE	11/20/21				
TIME	11:55 AM				
STATIC PRESSURE	62 psi				
RESIDUAL PRESSURE	58 psi				
PISTON 1	31 psi				
PISTON 2	31 psi				
PISTON 3	31 psi				
OUTLET	4" CPV				
FLOW (GPM)	2100				
FLOW (PSI)	2100				
WATER DISTANCE	1000				
ON	1100				
WELL	1100				

Please consider when reviewing the results of this flow test that varying factors could change the results. I.e., heavy fluctuations in water levels in the City of Columbus water system could affect the results. The test results are for informational purposes only and are not intended to be used for any other purpose. The test results are for informational purposes only and are not intended to be used for any other purpose.

ADVANCED CIVIL DESIGN

781 Solway Boulevard, Suite 100
Columbus, Ohio 43230
614-432-7700
info@advancedcivil.com

CITY OF COLUMBUS, OHIO
Preliminary Site Compliance Plan
FOR
THE FENIMORE II

PLAN REVIEWED BY: [Signature]
SCALE: AS SHOWN
DATE: 08/11/2022
SHEET 2 / 3



SITE DATA

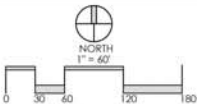
TOTAL ACRES	± 4.99 ACRES
TOTAL UNITS	96 UNITS
DENSITY	± 19.24 D.U./AC
SURFACE PARKING	140 SPACES
GARAGE PARKING	24 SPACES
TOTAL PARKING	164 SPACES
PARKING	± 1.7 SPACE/D.U.

CONCEPT PLAN

FINAL LANDSCAPING PLAN RECEIVED 10.26.22 SHEET 1 OF 1 Z22-040

THE FENIMORE
PREPARED FOR DC BUILDING COMPANY, LLC
DATE: 8/10/22

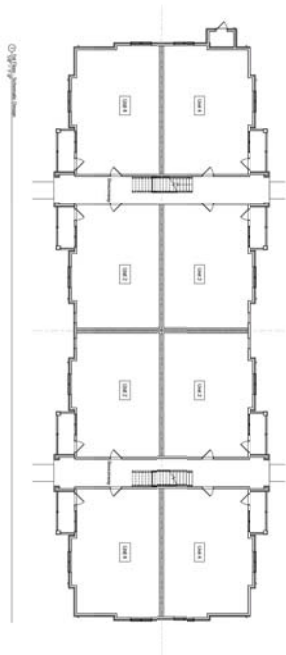
10-26-2022



Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4576 Cemetery Hills Rd., OH 43024
p (614) 487-1164 www.farisplanninganddesign.com

ELEVATIONS

the Fenimore - Phase II Apartments
Central College Road Westerville, Ohio



Building Type B - 24 Units
DEAN A. WENZ
ARCHITECTS
2403 East Main Street Building, Suite 41200 Phone (614) 270-4688
www.deanarchitects.com

the Fenimore - Phase II Apartments
Central College Road Westerville, Ohio



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2403 East Main Street Building, Suite 41200 Phone (614) 270-4688
www.deanarchitects.com

Handwritten signature and date: 10-26-2022

the Fenimore - Phase II Apartments
Central College Road Westerville, Ohio



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ARCHITECTS
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Building, Suite 41200
Fremont, OH 43150
www.deanawenz.com

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Central College Road Westerville, Ohio



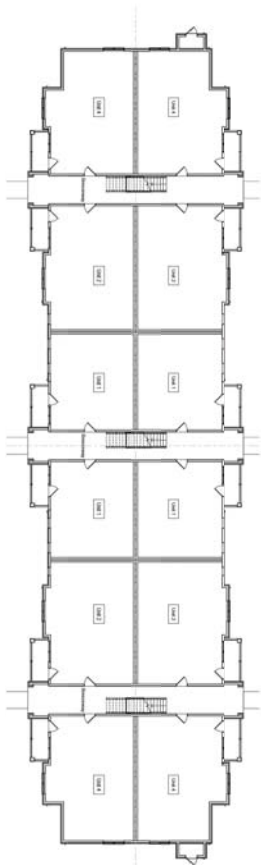
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Building Type C - 20 Units
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ARCHITECTS
2343 East Main Street
Building, Suite 41200
Fremont, OH 43150
www.deanawenz.com

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10-26-2022

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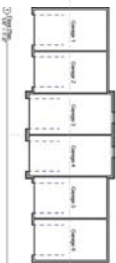
DEAN A. WENZ
ARCHITECTS
2463 East Main Street
Bexley, Ohio 43209 Phone (614) 270-6888
www.wenzarchitects.com

the Fenimore - Phase II Apartments
Central College Road Westerville, Ohio



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ARCHITECTS
2463 East Main Street
Bexley, Ohio 43209 Phone (614) 270-6888
www.wenzarchitects.com

the Fenimore - Phase II Apartments
Central College Road Westerville, Ohio



0' 10" 17 1/2"



0' 10" 17 1/2"



0' 10" 17 1/2"



0' 10" 17 1/2"



0' 10" 17 1/2"

Typical 6 Bay Garage Building
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Accepted 10-26-2022

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

- 7. APPLICATION: Z22-040**
Location: **5159 CENTRAL COLLEGE RD. (43081)**, being 5.00± acres located on the south side of Central College Road, 660± feet west of North Hamilton Road (010-249597; Rocky Fork-Blacklick Accord).
Existing Zoning: R, Rural District.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): The Robert Weiler Company; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Marjorie Bevelhymmer, Tr.; 5159 Central College Road; Columbus, OH 43081.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

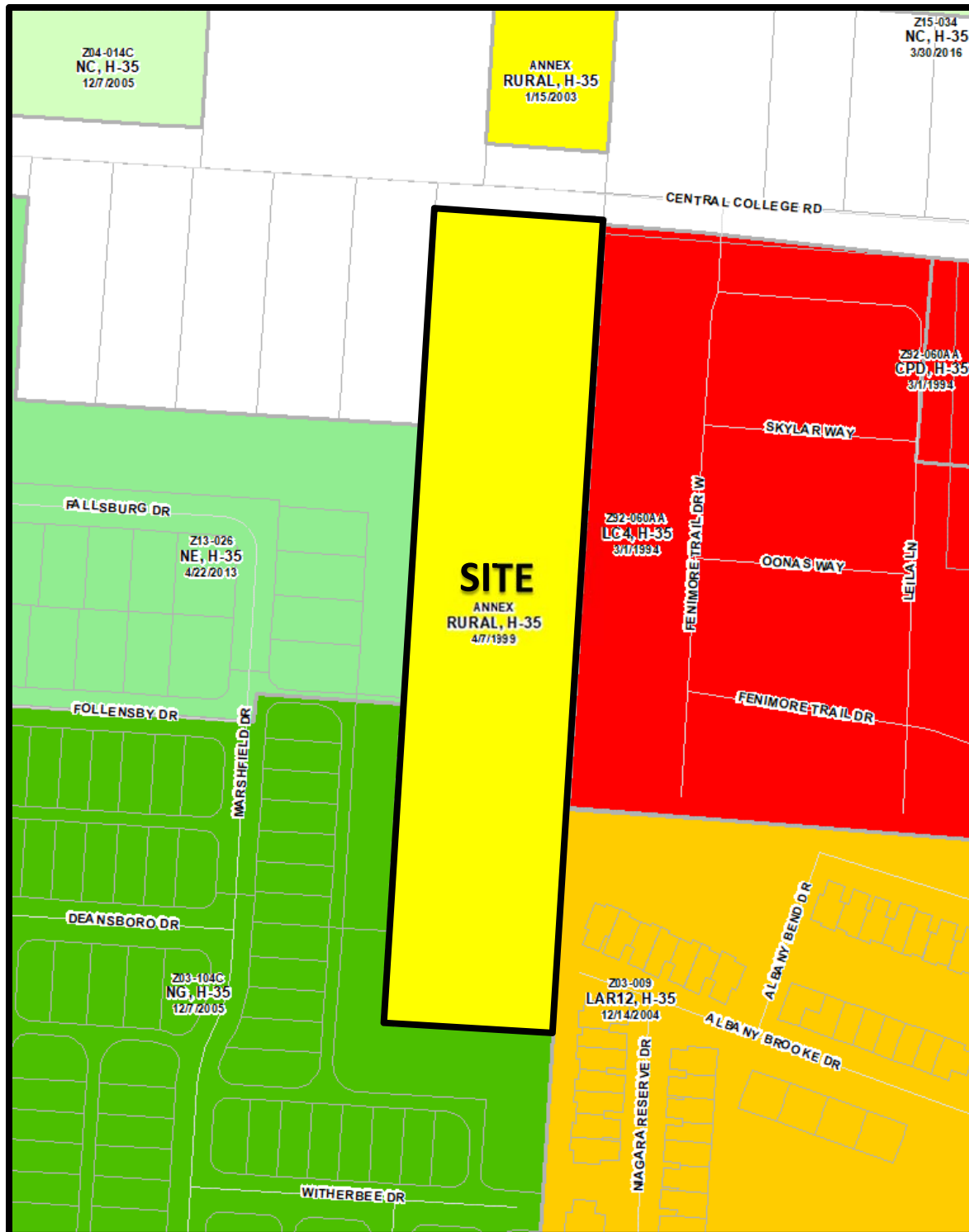
BACKGROUND:

- The 5.0± acre site consists of one parcel developed with a single-unit dwelling in the R, Rural District. The applicant requests the L-AR-1, Limited Apartment Residential District to permit a multi-unit residential development with a maximum density of 96 units.
- North of the site are single-unit dwellings in the R, Rural District in Columbus and Plain Township. South 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-12, Limited Apartment Residential District and an extended stay hotel in the L-C-4, Limited Commercial District. West of the site are single-unit dwellings in the NG, Neighborhood General District and the R, Rural District in Plain Township.
- Concurrent CV22-054 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 Center” 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 and supplemental development standards that address the maximum number of dwelling units permitted, building and parking setbacks, traffic access, off-site traffic improvements, perimeter yard, stream corridor protection, landscaping, and lighting. Additionally, the text includes commitments to develop the site in accordance with the submitted site plan, landscaping plan, and building elevations.

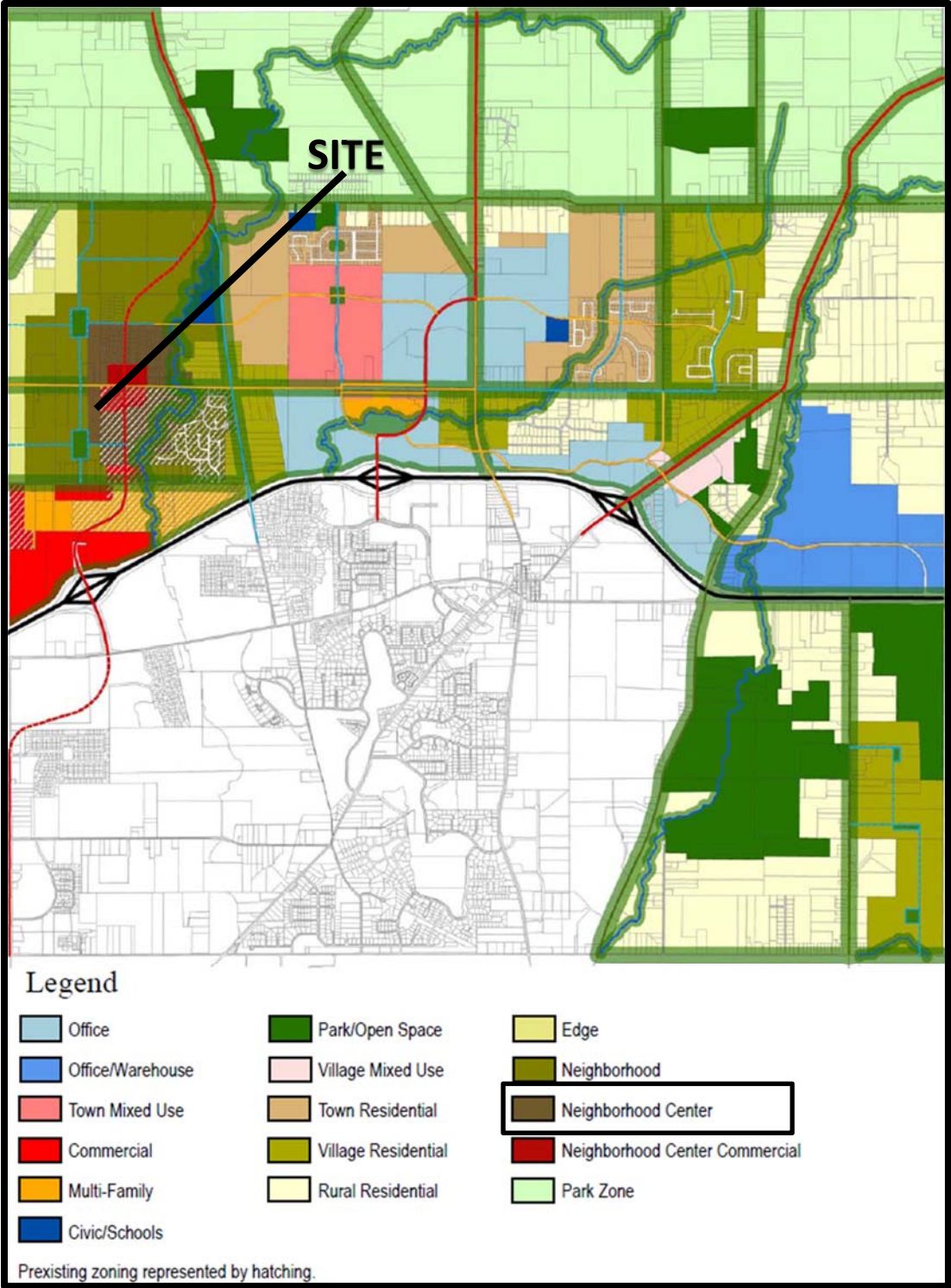
- The *Columbus Multimodal Thoroughfare Plan* identifies Central College Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-1, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 96 units developed in accordance with the submitted site plan, landscape plan, and building elevations. The proposed density is consistent with the adjacent extended stay hotel and is also appropriate per the recommendation of the Rocky Fork-Blacklick Accord and the area's emerging development patterns. The request incorporates street trees, pedestrian connectivity, building design, and increased landscaping along Central College Road.



Z22-040
5159 Central College Rd.
Approximately 5.0 acres
R to L-AR-1



Z22-040
5159 Central College Rd.
Approximately 5.0 acres
R to L-AR-1



Z22-040
5159 Central College Rd.
Approximately 5.0 acres
R to L-AR-1

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
August 18, 2022
RECORD OF PROCEEDINGS**

Z22-040& CV22-054 (5159 Central College Rd):

Review and action regarding a Columbus application to rezone, with variances, a site generally located west of Hamilton Rd, north of Warner Rd, east of Lee Rd.

<i>Acreage:</i>	<i>19.24 ac +/-</i>
<i>Current Zoning:</i>	<i>R, Rural (Annexation Pending)</i>
<i>RFBA District:</i>	<i>West Village-Neighborhood Center</i>
<i>Proposed Zoning:</i>	<i>L-AR-1 (H-35)</i>
<i>Applicant(s):</i>	<i>The Robert Weiler Company; C/O Michael Shannon, Atty.</i>
<i>Property Owner(s):</i>	<i>M/I Homes of Central Ohio LLC</i>

STAFF COMMENTS:

The proposal was considered for conceptual review at the July meeting, where panel comments surrounding connectivity, traffic, and preservation of natural resources 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 (7-0-0)

Mr. Brubaker	Yes
Mr. Chapplear	Yes
Mr. Herskowitz	Yes
Mr. Harper	Yes
Mr. Smithers	Yes
Mr. Paul	Yes
Mr. Sellers	Yes

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-040

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) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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. The Robert Weiler Company 10 N. High Street, Suite 401 Columbus, OH 43215	2. Marjorie Bevelhymer, Tr. 5159 Central College Road Westerville, OH 43081
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 24th day of May, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 1-11-2026

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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