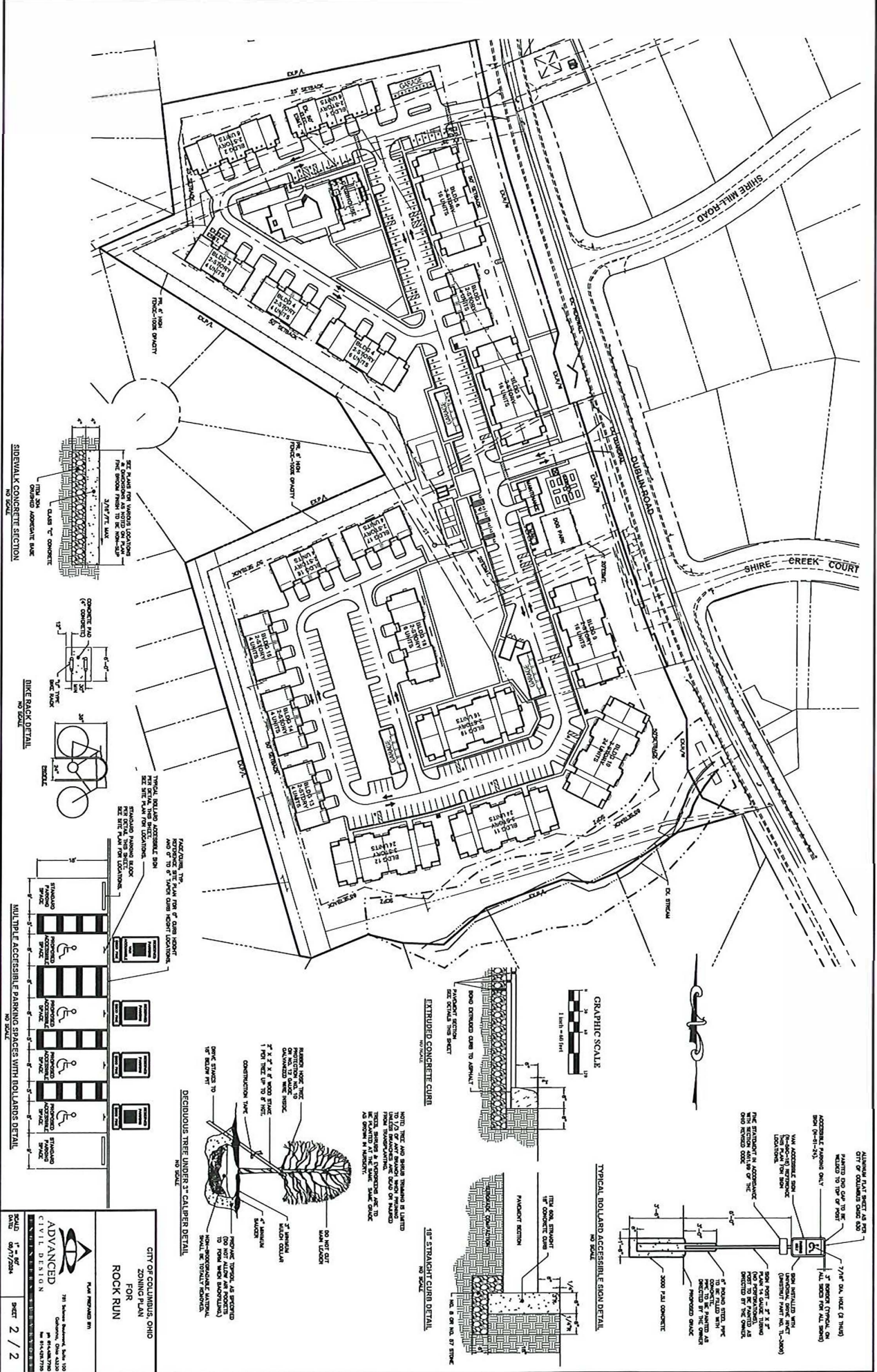



1:22-001-1812-PRODUCTION DRAWINGS/2024/27-CL-02-2 PROPOSED CONDITIONS May 17, 2024 - 3:22:36pm [p]rtd



Final Site Plan Received 5/20/2024 Sheet 2 of 13 Z23-065

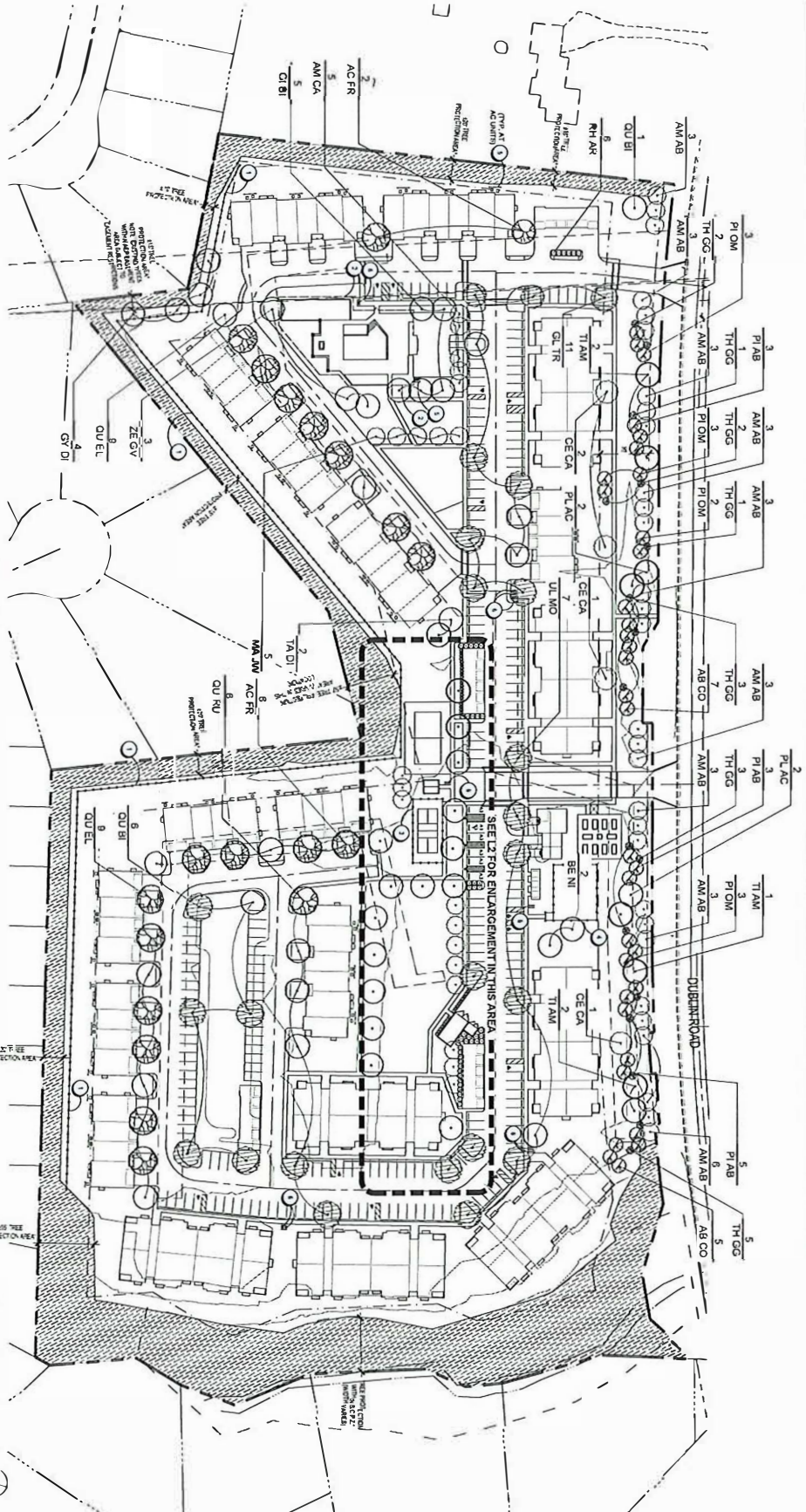
SHEET 2

5-20-24


ADVANCED
 PLANNING & DESIGN, INC.
 711 S. Main Street, Suite 100
 Columbus, Ohio 43215
 (614) 261-1111
 www.advancedplanninganddesign.com

PLAN PROVIDED BY:
CITY OF COLUMBUS, OHIO
 201 FOR
ROCK RUN

SHEET 2 / 2



Landscape Code Requirements:

- 1 Shade Tree / 10 Parking Spaces
- 228 Surface Spaces = 23 Trees
- Residential Tree Req. (3321.07 B): 1 Tree / 10 Dwelling Units
- 192 D.U.s = 20 Trees

Additional Landscaping Key:

- Medium to Large Deciduous Tree
- Ornamental Tree
- Evergreen Tree

PLANT LIST

CODE	10' DIMENSIONED NAME	HT.	CONTR.	SPACING	NOTES
AC FR	Aspen Fraxinus	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
AM CA	Amelanchier	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
QU BI	Quercus	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
TH GG	Thuja	7'-10'	BA	AS SHOWN	Evergreen Tree
AM AB	Amelanchier	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
PI OM	Picea	7'-10'	BA	AS SHOWN	Evergreen Tree
CE CA	Cornus	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
TI AM	Tilia	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
AB CO	Abutilon	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
QU EL	Quercus	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
MA DM	Malus	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree

PLANT LIST CONTINUED

CODE	10' DIMENSIONED NAME	HT.	CONTR.	SPACING	NOTES
CE CA	Cornus	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
TI AM	Tilia	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
AB CO	Abutilon	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
QU EL	Quercus	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree
MA DM	Malus	7'-10'	BA	AS SHOWN	Medium to Large Deciduous Tree

CODED MATERIALS NOTES

- 1 EXISTING TREE PRESERVE AREA
- 2 EXISTING TREE PRESERVE AREA
- 3 EXISTING TREE PRESERVE AREA
- 4 EXISTING TREE PRESERVE AREA
- 5 EXISTING TREE PRESERVE AREA
- 6 EXISTING TREE PRESERVE AREA
- 7 EXISTING TREE PRESERVE AREA
- 8 EXISTING TREE PRESERVE AREA
- 9 EXISTING TREE PRESERVE AREA
- 10 EXISTING TREE PRESERVE AREA
- 11 EXISTING TREE PRESERVE AREA
- 12 EXISTING TREE PRESERVE AREA
- 13 EXISTING TREE PRESERVE AREA
- 14 EXISTING TREE PRESERVE AREA
- 15 EXISTING TREE PRESERVE AREA
- 16 EXISTING TREE PRESERVE AREA
- 17 EXISTING TREE PRESERVE AREA
- 18 EXISTING TREE PRESERVE AREA
- 19 EXISTING TREE PRESERVE AREA
- 20 EXISTING TREE PRESERVE AREA
- 21 EXISTING TREE PRESERVE AREA
- 22 EXISTING TREE PRESERVE AREA
- 23 EXISTING TREE PRESERVE AREA
- 24 EXISTING TREE PRESERVE AREA
- 25 EXISTING TREE PRESERVE AREA
- 26 EXISTING TREE PRESERVE AREA
- 27 EXISTING TREE PRESERVE AREA
- 28 EXISTING TREE PRESERVE AREA
- 29 EXISTING TREE PRESERVE AREA
- 30 EXISTING TREE PRESERVE AREA
- 31 EXISTING TREE PRESERVE AREA
- 32 EXISTING TREE PRESERVE AREA
- 33 EXISTING TREE PRESERVE AREA
- 34 EXISTING TREE PRESERVE AREA
- 35 EXISTING TREE PRESERVE AREA
- 36 EXISTING TREE PRESERVE AREA
- 37 EXISTING TREE PRESERVE AREA
- 38 EXISTING TREE PRESERVE AREA
- 39 EXISTING TREE PRESERVE AREA
- 40 EXISTING TREE PRESERVE AREA
- 41 EXISTING TREE PRESERVE AREA
- 42 EXISTING TREE PRESERVE AREA
- 43 EXISTING TREE PRESERVE AREA
- 44 EXISTING TREE PRESERVE AREA
- 45 EXISTING TREE PRESERVE AREA
- 46 EXISTING TREE PRESERVE AREA
- 47 EXISTING TREE PRESERVE AREA
- 48 EXISTING TREE PRESERVE AREA
- 49 EXISTING TREE PRESERVE AREA
- 50 EXISTING TREE PRESERVE AREA

SHEET 3

Handwritten signature and date: S-20-24

OVERALL LANDSCAPE PLAN

L1

DATE: 05.13.24

SCALE: AS SHOWN

DUBLIN ROAD RESIDENTIAL

Dublin Road
Columbus, OH 43221

Prepared for:
ADVANCED CIVIL DESIGN

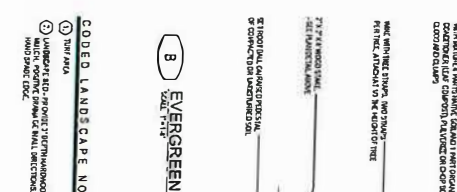
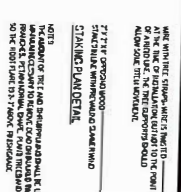
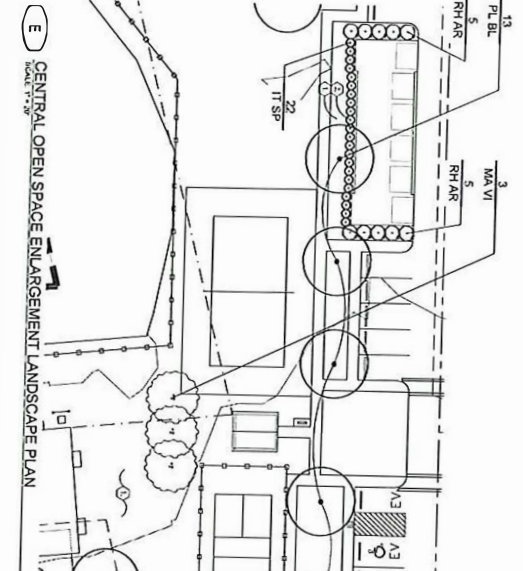
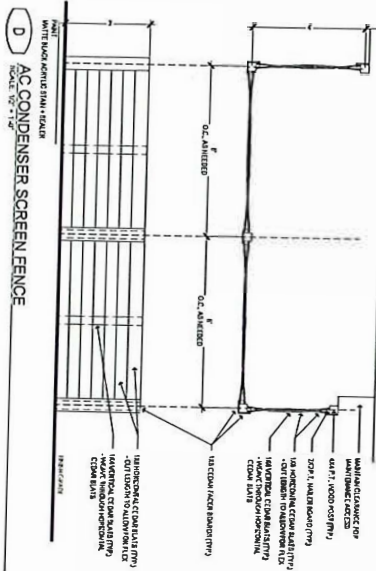
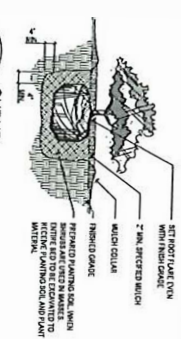
ROCKRUN

G2 PLANNING

G2 Planning and Design

Addressed Civil Design
10000 N. High Street
Columbus, OH 43240
614.881.1111
www.g2planning.com

DATE: 05.13.24



PLANT LIST

CODE	NOT NAME/COMMON NAME	SIZE	CONC.	SPACING	NOTES
ACZ FR	Asian Coral Palm	4-6'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form

PLANT LIST CONTINUED

CODE	NOT NAME/COMMON NAME	SIZE	CONC.	SPACING	NOTES
CE FP	Chinese Elm	10-12'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form
ULMO	Ulmus	6-8'	3/4"	AS SHOWN	Match form

SHEET 4

5.20.24

DUBLIN ROAD RESIDENTIAL
 Dublin Road
 Columbus, OH 43221

Prepared for:
ADVANCED CIVIL DESIGN

REVISIONS

NO.	DESCRIPTION

LANDSCAPE DETAILS & ENLARGEMENTS

L2

ROCKRUN

G2 PLANNING & DESIGN

ADVANCED CIVIL DESIGN

5.20.24



Site Data:

Total Acres:	± 14.71 Acres
Total Townhome Units:	56 Units
Total Garden Units:	136 Units
Total Multi-Family Units:	192 Units
Total Residential Density:	± 13.05 du/acre
Total Surface Spaces:	228
Total Detached Garage Spaces:	24
Total Townhome Garage Spaces:	72
Total Spaces:	324
Parking Ratio:	1.69 SPACES PER UNIT

Key:

- Additional Tree Screening at Dublin Road
- Mix of Deciduous, Evergreen & Flowering Ornamental Trees
- Tree Preservation Area

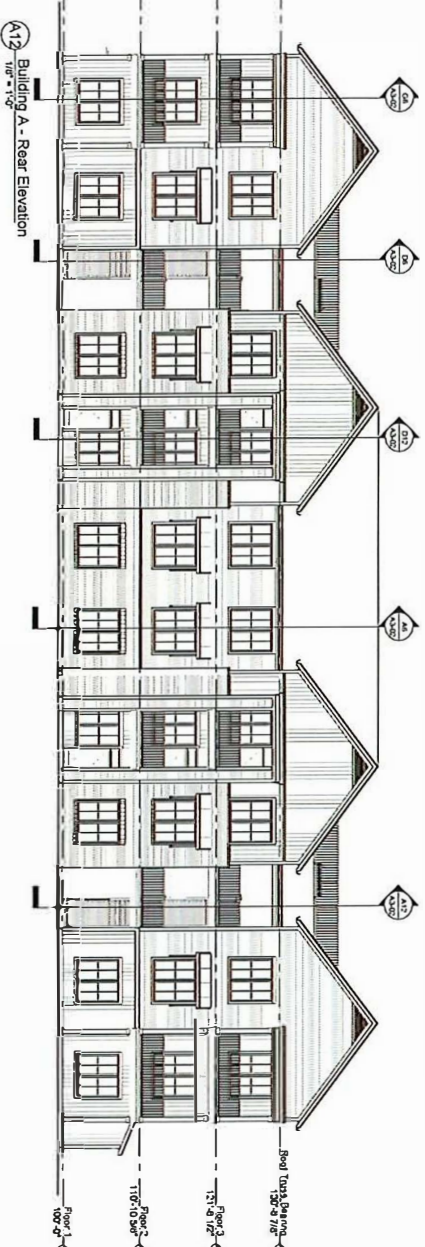
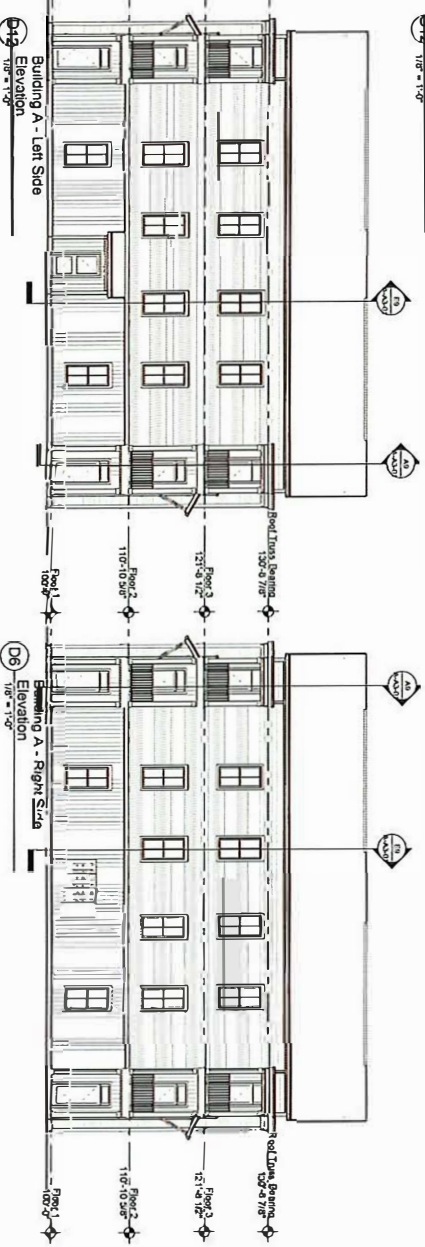
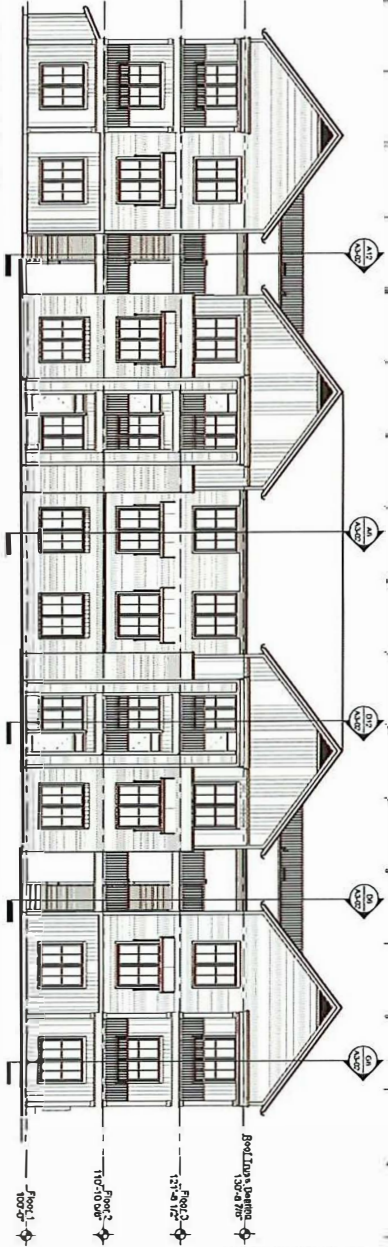


Final Site Plan Received 5/20/2024 Sheet 5 of 13 Z23-065

SHEET 5

5-20-24

<p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION																			<p>DUBLIN ROAD RESIDENTIAL</p> <p>Dublin Road Columbus, OH 43221</p> <p>Prepared for: ADVANCED CIVIL DESIGN</p>	<p>ROCKRUN</p> <p>G2 PLANNING AND DESIGN</p>	<p>02 Planning and Design 5/20/2024</p>	<p>DATE: 05/20/24</p> <p>DESIGNER: [Name]</p> <p>CHECKED: [Name]</p>
	NO.	DATE	DESCRIPTION																						
<p>L3</p> <p>ILLUSTRATIVE SITE PLAN</p>	<p>DATE: 05/27/24</p> <p>DESIGNER: [Name]</p> <p>CHECKED: [Name]</p>																								



Exterior Elevation Colored Notes

1. BRICK - WEST SIDE
2. WHITE VENEER - EAST SIDE
3. BRICK - NORTH SIDE
4. BRICK - SOUTH SIDE
5. WHITE VENEER - WEST SIDE
6. BRICK - EAST SIDE
7. BRICK - SOUTH SIDE
8. BRICK - NORTH SIDE
9. BRICK - WEST SIDE
10. BRICK - EAST SIDE
11. BRICK - SOUTH SIDE
12. BRICK - NORTH SIDE
13. BRICK - WEST SIDE
14. BRICK - EAST SIDE
15. BRICK - SOUTH SIDE
16. BRICK - NORTH SIDE
17. BRICK - WEST SIDE
18. BRICK - EAST SIDE
19. BRICK - SOUTH SIDE
20. BRICK - NORTH SIDE
21. BRICK - WEST SIDE
22. BRICK - EAST SIDE
23. BRICK - SOUTH SIDE
24. BRICK - NORTH SIDE
25. BRICK - WEST SIDE
26. BRICK - EAST SIDE
27. BRICK - SOUTH SIDE
28. BRICK - NORTH SIDE
29. BRICK - WEST SIDE
30. BRICK - EAST SIDE
31. BRICK - SOUTH SIDE
32. BRICK - NORTH SIDE
33. BRICK - WEST SIDE
34. BRICK - EAST SIDE
35. BRICK - SOUTH SIDE
36. BRICK - NORTH SIDE
37. BRICK - WEST SIDE
38. BRICK - EAST SIDE
39. BRICK - SOUTH SIDE
40. BRICK - NORTH SIDE
41. BRICK - WEST SIDE
42. BRICK - EAST SIDE
43. BRICK - SOUTH SIDE
44. BRICK - NORTH SIDE
45. BRICK - WEST SIDE
46. BRICK - EAST SIDE
47. BRICK - SOUTH SIDE
48. BRICK - NORTH SIDE
49. BRICK - WEST SIDE
50. BRICK - EAST SIDE
51. BRICK - SOUTH SIDE
52. BRICK - NORTH SIDE
53. BRICK - WEST SIDE
54. BRICK - EAST SIDE
55. BRICK - SOUTH SIDE
56. BRICK - NORTH SIDE
57. BRICK - WEST SIDE
58. BRICK - EAST SIDE
59. BRICK - SOUTH SIDE
60. BRICK - NORTH SIDE

- Exterior Materials Legend
- MATERIAL LIST
 - INDICATES BRICK - WEST SIDE
 - INDICATES BRICK - EAST SIDE
 - INDICATES BRICK - SOUTH SIDE
 - INDICATES BRICK - NORTH SIDE

COLOR SCHEDULE

- BRICK - WEST SIDE
- BRICK - EAST SIDE
- BRICK - SOUTH SIDE
- BRICK - NORTH SIDE
- WHITE VENEER - WEST SIDE
- WHITE VENEER - EAST SIDE
- WHITE VENEER - SOUTH SIDE
- WHITE VENEER - NORTH SIDE
- BRICK - WEST SIDE (SHADE)
- BRICK - EAST SIDE (SHADE)
- BRICK - SOUTH SIDE (SHADE)
- BRICK - NORTH SIDE (SHADE)



ROCKRUN
ARCHITECTS

Date of
2023-08-08
Issued
PRELIMINARY
FOR PRICING
Revision History:
Project Number
22010.00
Elevations

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project Number
22010.00
Elevations

Copyright © Daniel J. O'Connell, Esq. All rights reserved. No portion of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

SS

5-20-24



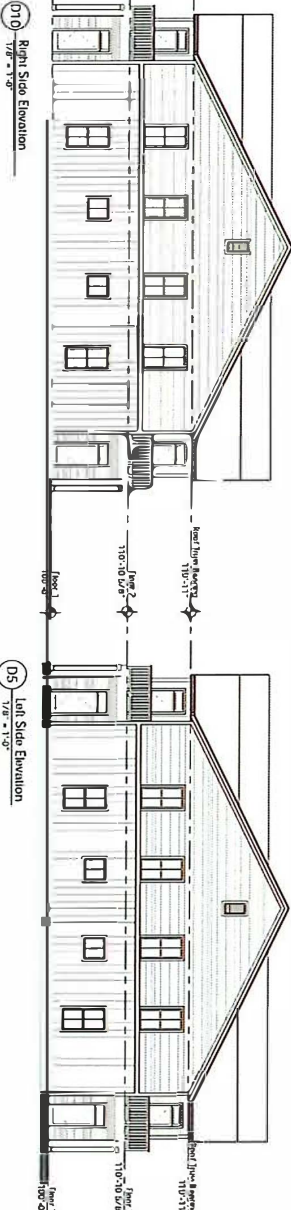
1	SHOULD MATCH
2	SHOULD MATCH
3	SHOULD MATCH
4	SHOULD MATCH
5	SHOULD MATCH
6	SHOULD MATCH
7	SHOULD MATCH
8	SHOULD MATCH
9	SHOULD MATCH
10	SHOULD MATCH
11	SHOULD MATCH
12	SHOULD MATCH
13	SHOULD MATCH
14	SHOULD MATCH
15	SHOULD MATCH
16	SHOULD MATCH
17	SHOULD MATCH
18	SHOULD MATCH
19	SHOULD MATCH
20	SHOULD MATCH
21	SHOULD MATCH
22	SHOULD MATCH
23	SHOULD MATCH
24	SHOULD MATCH
25	SHOULD MATCH
26	SHOULD MATCH

Exterior Materials Legend

- MATERIAL LIST**
- [Symbol] INDICATES ROUGH & BATTEN SIDING
 - [Symbol] BRICK
 - [Symbol] MASONRY IN FINISH - AMERICAN
 - [Symbol] WINDOW FINISH
 - [Symbol] WINDOW FINISH - AMERICAN
 - [Symbol] WINDOW FINISH - AMERICAN
 - [Symbol] WINDOW FINISH - AMERICAN
 - [Symbol] WINDOW FINISH - AMERICAN
 - [Symbol] WINDOW FINISH - AMERICAN

COLOR SCHEMES

- COULD BE MATCHED:**
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
- COULD BE MATCHED:**
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE
 - ADJACENT TRIM DOWN WHITE





SULLIVAN BRUCK ARCHITECTS

8400 Lakeside
Columbus, OH 43231
714.466.9900
info@sullivanbruck.com

RockRun

Columbus, Ohio

Date of Issue: 2024-05-17
 Drawn for: PRELIMINARY for PRICING
 Revision History:
PRELIMINARY NOT FOR CONSTRUCTION

Diag of Issue: 2024-05-17
 Hand for: PRELIMINARY for PRICING
 Revision History:
PRELIMINARY NOT FOR CONSTRUCTION

Copyright © 2024 by Sullivan Bruck Architects. All rights reserved. This drawing is the property of Sullivan Bruck Architects and is intended for the use of the client for the project identified herein. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Sullivan Bruck Architects.

BA2-01 Elevations

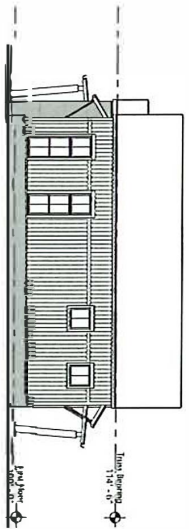
Project Number: 2201000

5-20-24

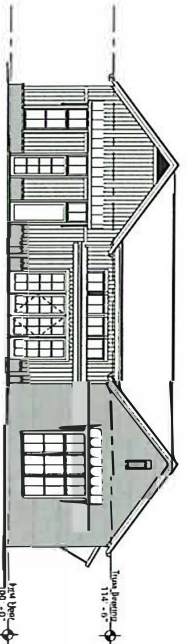
Exterior Elevation Coord Notes	
None	None
None	None

SULLIVAN BRUCK ARCHITECTS
 8 South Coast Highway
 Columbia, Ohio 43213
 614.444.8800
 Fax: 614.444.8801
 www.sullivanbruck.com

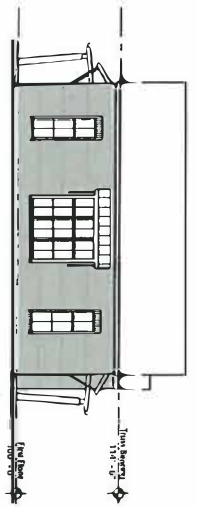
ROCK RUN



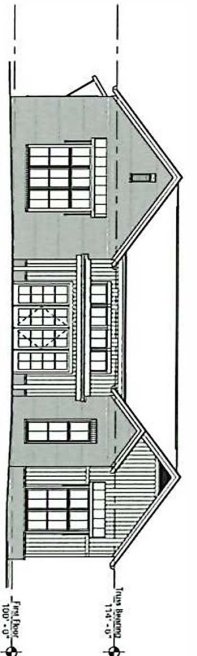
E12 Right Side Elevation
 1/8" = 1'-0"



E6 Rear Elevation
 1/8" = 1'-0"



A12 Left Side Elevation
 1/8" = 1'-0"



A6 Front Elevation
 1/8" = 1'-0"

Date of Issue: 2024-03-17
 Issued for: Construction
 Revision History:
PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 1400A.00
 Elevations
 CH-A2.01

5-20-24

- FIGURE 1**
STEP 1 (FIGURE 1)
1. INITIAL FLASHEE SILL FLASHING BY WOODWORKER TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME. THE WINDOW FRAME TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME.
- FIGURE 2**
STEP 2 (FIGURE 2)
1. INITIAL FLASHEE SILL FLASHING BY WOODWORKER TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME. THE WINDOW FRAME TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME.
- FIGURE 3**
STEP 3 (FIGURE 3)
1. APPLY WEATHER RESISTIVE BARRIER TO THE WINDOW HEAD AND SILL. THE WEATHER RESISTIVE BARRIER TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME. THE WINDOW FRAME TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME.
- FIGURE 4**
STEP 4 (FIGURE 4)
1. INITIAL FLASHING THE OVER THE WINDOW HEAD AND SILL. THE FLASHING TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME. THE WINDOW FRAME TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME.
- FIGURE 5**
STEP 5 (FIGURE 5)
1. INITIAL FLASHING THE OVER THE WINDOW HEAD AND SILL. THE FLASHING TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME. THE WINDOW FRAME TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME.
- FIGURE 6**
STEP 6 (FIGURE 6)
1. INITIAL WEATHER RESISTIVE BARRIER TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME. THE WINDOW FRAME TO BE INSTALLED TO PROTECT AGAINST WEATHER AND TO PROVIDE A WEATHER TIGHT SEAL TO THE WINDOW FRAME.

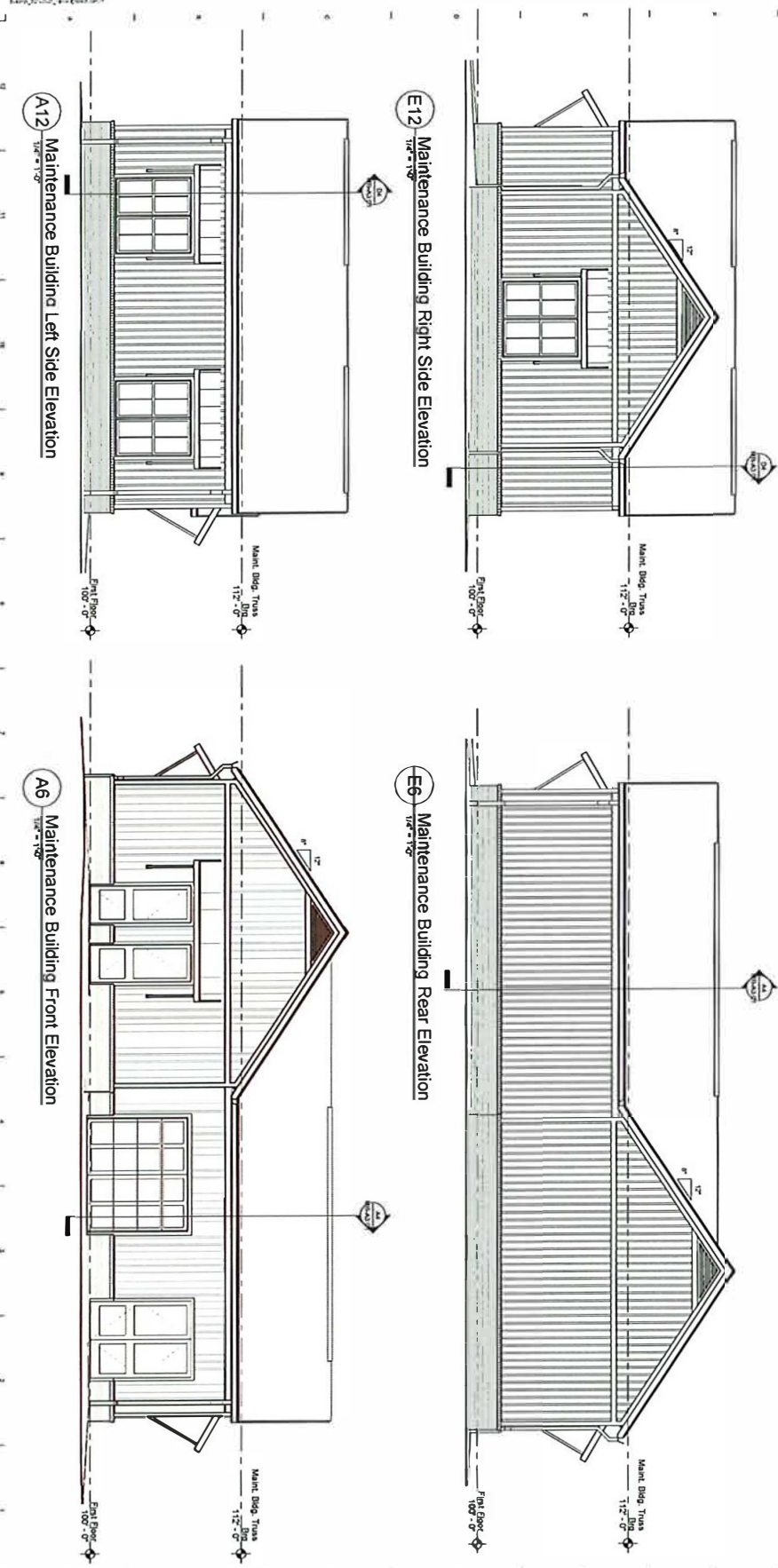
Window Flashing Details

COLOR SCHEME & ELEVATION CODED NOTES

SULLIVAN BRUCK ARCHITECTS



1000 N. 1st St. Suite 100
Phoenix, AZ 85004
Tel: 602.441.4600
www.sullivanbruck.com



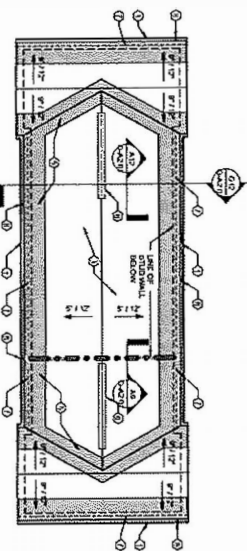
Date of Issued
2023-06-08
PRELIMINARY
or PRELIMINARY
Revision History:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project Number
22010.00
Maintenance Building Elevations
MB-A2-01

Signature
5-20-24

- ROOF PLAN NOTES**
1. IDENTIFY ROOF TOP SURFACE A MINIMUM SQUARE FOOTAGE OF ROOF SHALL BE IDENTIFIED FOR EACH ROOF TYPE.
 2. IDENTIFY ROOF AREA WITH EXISTING ROOF OR ROOF TO BE REMOVED AND IDENTIFY ROOF TO BE ADDED FOR EACH ROOF TYPE.
 3. IDENTIFY ROOF AREA TO BE ADDED FOR EACH ROOF TYPE.
 4. IDENTIFY ROOF AREA TO BE REMOVED FOR EACH ROOF TYPE.
 5. IDENTIFY ROOF AREA TO BE ADDED FOR EACH ROOF TYPE.
 6. IDENTIFY ROOF AREA TO BE REMOVED FOR EACH ROOF TYPE.
 7. IDENTIFY ROOF AREA TO BE ADDED FOR EACH ROOF TYPE.
 8. IDENTIFY ROOF AREA TO BE REMOVED FOR EACH ROOF TYPE.

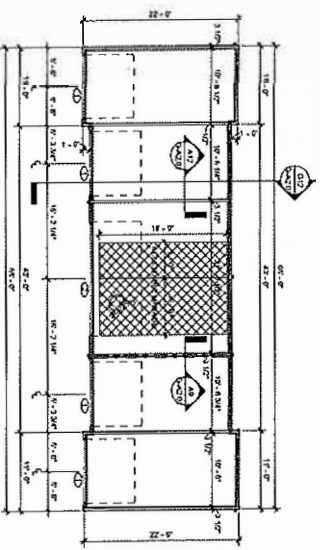
ROOF PLAN - See # of
 Area = 214.00 sq ft
 Height = 14.00 ft
 Slope = 12:12
 Pitch = 12:12
 Rise = 12.00 ft
 Run = 12.00 ft
 Length = 12.00 ft
 Width = 12.00 ft
 Area = 144.00 sq ft
 Volume = 1728.00 cu ft



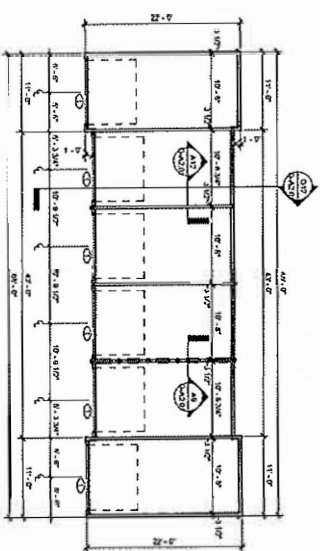
H7 Garage Roof Plan

Roof Plan Coded Notes

1	EXISTING ROOF TO REMAIN
2	EXISTING ROOF TO REMAIN
3	EXISTING ROOF TO REMAIN
4	EXISTING ROOF TO REMAIN
5	EXISTING ROOF TO REMAIN
6	EXISTING ROOF TO REMAIN
7	EXISTING ROOF TO REMAIN
8	EXISTING ROOF TO REMAIN
9	EXISTING ROOF TO REMAIN
10	EXISTING ROOF TO REMAIN
11	EXISTING ROOF TO REMAIN
12	EXISTING ROOF TO REMAIN
13	EXISTING ROOF TO REMAIN
14	EXISTING ROOF TO REMAIN
15	EXISTING ROOF TO REMAIN
16	EXISTING ROOF TO REMAIN
17	EXISTING ROOF TO REMAIN
18	EXISTING ROOF TO REMAIN
19	EXISTING ROOF TO REMAIN
20	EXISTING ROOF TO REMAIN
21	EXISTING ROOF TO REMAIN
22	EXISTING ROOF TO REMAIN
23	EXISTING ROOF TO REMAIN
24	EXISTING ROOF TO REMAIN
25	EXISTING ROOF TO REMAIN
26	EXISTING ROOF TO REMAIN
27	EXISTING ROOF TO REMAIN
28	EXISTING ROOF TO REMAIN
29	EXISTING ROOF TO REMAIN
30	EXISTING ROOF TO REMAIN
31	EXISTING ROOF TO REMAIN
32	EXISTING ROOF TO REMAIN
33	EXISTING ROOF TO REMAIN
34	EXISTING ROOF TO REMAIN
35	EXISTING ROOF TO REMAIN
36	EXISTING ROOF TO REMAIN
37	EXISTING ROOF TO REMAIN
38	EXISTING ROOF TO REMAIN
39	EXISTING ROOF TO REMAIN
40	EXISTING ROOF TO REMAIN
41	EXISTING ROOF TO REMAIN
42	EXISTING ROOF TO REMAIN
43	EXISTING ROOF TO REMAIN
44	EXISTING ROOF TO REMAIN
45	EXISTING ROOF TO REMAIN
46	EXISTING ROOF TO REMAIN
47	EXISTING ROOF TO REMAIN
48	EXISTING ROOF TO REMAIN
49	EXISTING ROOF TO REMAIN
50	EXISTING ROOF TO REMAIN



E12 Garage Type 2 Floor Plan

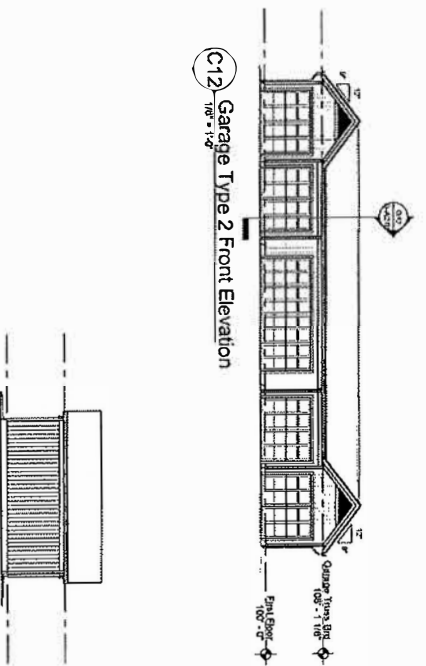


E7 Garage Type 1 Floor Plan

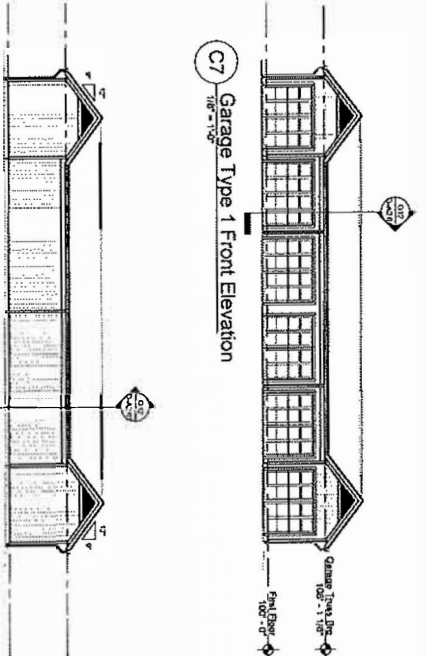
ADD
 COLOR SCHEME
 & ELEVATION
 CODED NOTES

Exterior Elevation Coded Notes

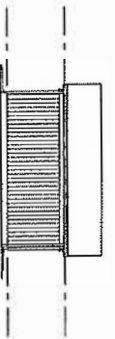
1	EXISTING EXTERIOR FINISH TO REMAIN
2	EXISTING EXTERIOR FINISH TO REMAIN
3	EXISTING EXTERIOR FINISH TO REMAIN
4	EXISTING EXTERIOR FINISH TO REMAIN
5	EXISTING EXTERIOR FINISH TO REMAIN
6	EXISTING EXTERIOR FINISH TO REMAIN
7	EXISTING EXTERIOR FINISH TO REMAIN
8	EXISTING EXTERIOR FINISH TO REMAIN
9	EXISTING EXTERIOR FINISH TO REMAIN
10	EXISTING EXTERIOR FINISH TO REMAIN
11	EXISTING EXTERIOR FINISH TO REMAIN
12	EXISTING EXTERIOR FINISH TO REMAIN
13	EXISTING EXTERIOR FINISH TO REMAIN
14	EXISTING EXTERIOR FINISH TO REMAIN
15	EXISTING EXTERIOR FINISH TO REMAIN
16	EXISTING EXTERIOR FINISH TO REMAIN
17	EXISTING EXTERIOR FINISH TO REMAIN
18	EXISTING EXTERIOR FINISH TO REMAIN
19	EXISTING EXTERIOR FINISH TO REMAIN
20	EXISTING EXTERIOR FINISH TO REMAIN
21	EXISTING EXTERIOR FINISH TO REMAIN
22	EXISTING EXTERIOR FINISH TO REMAIN
23	EXISTING EXTERIOR FINISH TO REMAIN
24	EXISTING EXTERIOR FINISH TO REMAIN
25	EXISTING EXTERIOR FINISH TO REMAIN
26	EXISTING EXTERIOR FINISH TO REMAIN
27	EXISTING EXTERIOR FINISH TO REMAIN
28	EXISTING EXTERIOR FINISH TO REMAIN
29	EXISTING EXTERIOR FINISH TO REMAIN
30	EXISTING EXTERIOR FINISH TO REMAIN
31	EXISTING EXTERIOR FINISH TO REMAIN
32	EXISTING EXTERIOR FINISH TO REMAIN
33	EXISTING EXTERIOR FINISH TO REMAIN
34	EXISTING EXTERIOR FINISH TO REMAIN
35	EXISTING EXTERIOR FINISH TO REMAIN
36	EXISTING EXTERIOR FINISH TO REMAIN
37	EXISTING EXTERIOR FINISH TO REMAIN
38	EXISTING EXTERIOR FINISH TO REMAIN
39	EXISTING EXTERIOR FINISH TO REMAIN
40	EXISTING EXTERIOR FINISH TO REMAIN
41	EXISTING EXTERIOR FINISH TO REMAIN
42	EXISTING EXTERIOR FINISH TO REMAIN
43	EXISTING EXTERIOR FINISH TO REMAIN
44	EXISTING EXTERIOR FINISH TO REMAIN
45	EXISTING EXTERIOR FINISH TO REMAIN
46	EXISTING EXTERIOR FINISH TO REMAIN
47	EXISTING EXTERIOR FINISH TO REMAIN
48	EXISTING EXTERIOR FINISH TO REMAIN
49	EXISTING EXTERIOR FINISH TO REMAIN
50	EXISTING EXTERIOR FINISH TO REMAIN



C12 Garage Type 2 Front Elevation



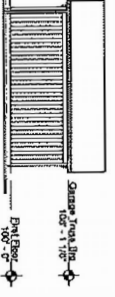
C7 Garage Type 1 Front Elevation



A10 Garage Right Side Elevation



A7 Garage Rear Elevation



A3 Garage Left Side Elevation

PRELIMINARY NOT FOR CONSTRUCTION

Date of 2023-09-08
 PRELIMINARY
 BY PRJ/CMS

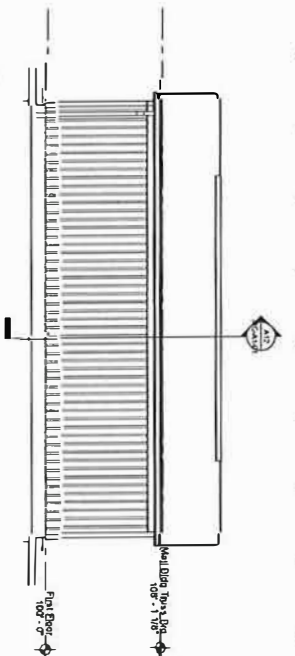
Project Number 22010.00
 Garage Buildings
 G-A1-01

ROCKRIN

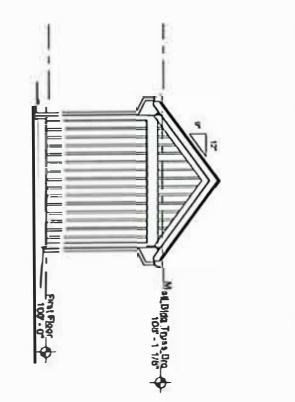
5-20-24



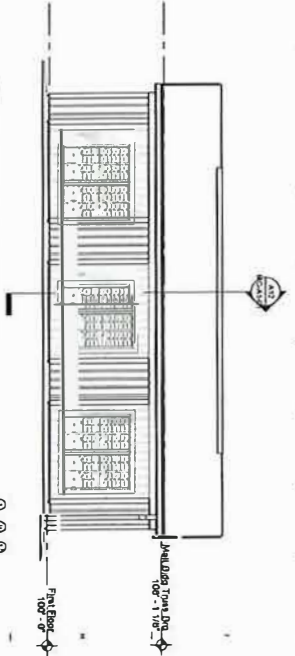
SULLIVAN BRUCK ARCHITECTS
 1400 North 1st Street
 Columbus, Ohio 43215
 Tel: 614.446.8800
 Fax: 614.446.8801
 www.sullivanbruck.com



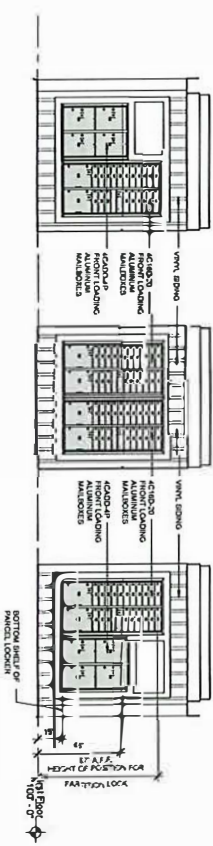
E139 Mail Center Rear Elevation



G7 Mail Center Typical Side Elevation



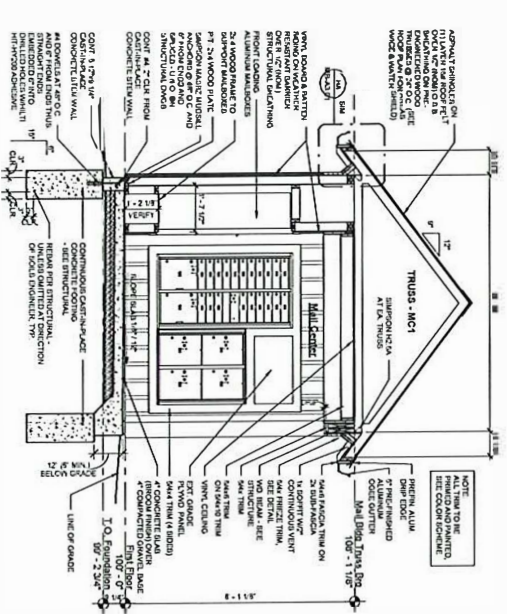
E4 Mail Center Front Elevation



E142 Mail Center Elev. A, E140 Mail Center Elev. B, E8 Mail Center Elev. C

COLOR SCHEME & ELEVATION CODED NOTES

MARK	Color/Elevation Coded Notes
1	ROCK RUN
2	WOOD PANELING
3	WOOD PANELING
4	WOOD PANELING
5	WOOD PANELING
6	WOOD PANELING
7	WOOD PANELING
8	WOOD PANELING
9	WOOD PANELING
10	WOOD PANELING
11	WOOD PANELING
12	WOOD PANELING
13	WOOD PANELING
14	WOOD PANELING
15	WOOD PANELING
16	WOOD PANELING
17	WOOD PANELING
18	WOOD PANELING
19	WOOD PANELING
20	WOOD PANELING
21	WOOD PANELING
22	WOOD PANELING
23	WOOD PANELING
24	WOOD PANELING
25	WOOD PANELING
26	WOOD PANELING
27	WOOD PANELING
28	WOOD PANELING
29	WOOD PANELING
30	WOOD PANELING
31	WOOD PANELING
32	WOOD PANELING
33	WOOD PANELING
34	WOOD PANELING
35	WOOD PANELING
36	WOOD PANELING
37	WOOD PANELING
38	WOOD PANELING
39	WOOD PANELING
40	WOOD PANELING
41	WOOD PANELING
42	WOOD PANELING
43	WOOD PANELING
44	WOOD PANELING
45	WOOD PANELING
46	WOOD PANELING
47	WOOD PANELING
48	WOOD PANELING
49	WOOD PANELING
50	WOOD PANELING
51	WOOD PANELING
52	WOOD PANELING
53	WOOD PANELING
54	WOOD PANELING
55	WOOD PANELING
56	WOOD PANELING
57	WOOD PANELING
58	WOOD PANELING
59	WOOD PANELING
60	WOOD PANELING
61	WOOD PANELING
62	WOOD PANELING
63	WOOD PANELING
64	WOOD PANELING
65	WOOD PANELING
66	WOOD PANELING
67	WOOD PANELING
68	WOOD PANELING
69	WOOD PANELING
70	WOOD PANELING
71	WOOD PANELING
72	WOOD PANELING
73	WOOD PANELING
74	WOOD PANELING
75	WOOD PANELING
76	WOOD PANELING
77	WOOD PANELING
78	WOOD PANELING
79	WOOD PANELING
80	WOOD PANELING
81	WOOD PANELING
82	WOOD PANELING
83	WOOD PANELING
84	WOOD PANELING
85	WOOD PANELING
86	WOOD PANELING
87	WOOD PANELING
88	WOOD PANELING
89	WOOD PANELING
90	WOOD PANELING
91	WOOD PANELING
92	WOOD PANELING
93	WOOD PANELING
94	WOOD PANELING
95	WOOD PANELING
96	WOOD PANELING
97	WOOD PANELING
98	WOOD PANELING
99	WOOD PANELING
100	WOOD PANELING



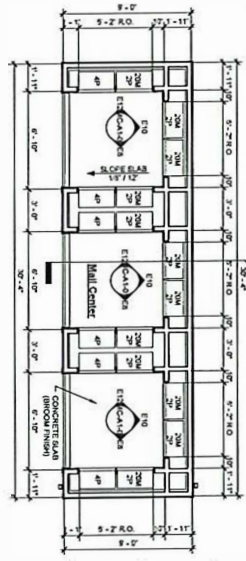
A42 Mail Center Building Section

MAIL CENTER
 1. NUMBER OF CHAIRS: 25
 2. NUMBER OF TABLES: 10
 3. NUMBER OF SEATING: 100
 4. NUMBER OF LIGHT FIXTURES: 10
 5. NUMBER OF WALL LIGHTS: 10
 6. NUMBER OF FLOOR LIGHTS: 10
 7. NUMBER OF CEILING LIGHTS: 10
 8. NUMBER OF DOORS: 10
 9. NUMBER OF WINDOWS: 10
 10. NUMBER OF STAIRS: 10
 11. NUMBER OF ELEVATORS: 10
 12. NUMBER OF HALLWAYS: 10
 13. NUMBER OF RESTROOMS: 10
 14. NUMBER OF OFFICES: 10
 15. NUMBER OF STORAGE ROOMS: 10
 16. NUMBER OF MEETING ROOMS: 10
 17. NUMBER OF CONFERENCE ROOMS: 10
 18. NUMBER OF BREAK ROOMS: 10
 19. NUMBER OF LOBBY: 10
 20. NUMBER OF RECEPTION: 10
 21. NUMBER OF SECURITY: 10
 22. NUMBER OF MAINTENANCE: 10
 23. NUMBER OF STORAGE: 10
 24. NUMBER OF OFFICE: 10
 25. NUMBER OF MEETING: 10
 26. NUMBER OF CONFERENCE: 10
 27. NUMBER OF BREAK: 10
 28. NUMBER OF LOBBY: 10
 29. NUMBER OF RECEPTION: 10
 30. NUMBER OF SECURITY: 10
 31. NUMBER OF MAINTENANCE: 10
 32. NUMBER OF STORAGE: 10
 33. NUMBER OF OFFICE: 10
 34. NUMBER OF MEETING: 10
 35. NUMBER OF CONFERENCE: 10
 36. NUMBER OF BREAK: 10
 37. NUMBER OF LOBBY: 10
 38. NUMBER OF RECEPTION: 10
 39. NUMBER OF SECURITY: 10
 40. NUMBER OF MAINTENANCE: 10
 41. NUMBER OF STORAGE: 10
 42. NUMBER OF OFFICE: 10
 43. NUMBER OF MEETING: 10
 44. NUMBER OF CONFERENCE: 10
 45. NUMBER OF BREAK: 10
 46. NUMBER OF LOBBY: 10
 47. NUMBER OF RECEPTION: 10
 48. NUMBER OF SECURITY: 10
 49. NUMBER OF MAINTENANCE: 10
 50. NUMBER OF STORAGE: 10
 51. NUMBER OF OFFICE: 10
 52. NUMBER OF MEETING: 10
 53. NUMBER OF CONFERENCE: 10
 54. NUMBER OF BREAK: 10
 55. NUMBER OF LOBBY: 10
 56. NUMBER OF RECEPTION: 10
 57. NUMBER OF SECURITY: 10
 58. NUMBER OF MAINTENANCE: 10
 59. NUMBER OF STORAGE: 10
 60. NUMBER OF OFFICE: 10
 61. NUMBER OF MEETING: 10
 62. NUMBER OF CONFERENCE: 10
 63. NUMBER OF BREAK: 10
 64. NUMBER OF LOBBY: 10
 65. NUMBER OF RECEPTION: 10
 66. NUMBER OF SECURITY: 10
 67. NUMBER OF MAINTENANCE: 10
 68. NUMBER OF STORAGE: 10
 69. NUMBER OF OFFICE: 10
 70. NUMBER OF MEETING: 10
 71. NUMBER OF CONFERENCE: 10
 72. NUMBER OF BREAK: 10
 73. NUMBER OF LOBBY: 10
 74. NUMBER OF RECEPTION: 10
 75. NUMBER OF SECURITY: 10
 76. NUMBER OF MAINTENANCE: 10
 77. NUMBER OF STORAGE: 10
 78. NUMBER OF OFFICE: 10
 79. NUMBER OF MEETING: 10
 80. NUMBER OF CONFERENCE: 10
 81. NUMBER OF BREAK: 10
 82. NUMBER OF LOBBY: 10
 83. NUMBER OF RECEPTION: 10
 84. NUMBER OF SECURITY: 10
 85. NUMBER OF MAINTENANCE: 10
 86. NUMBER OF STORAGE: 10
 87. NUMBER OF OFFICE: 10
 88. NUMBER OF MEETING: 10
 89. NUMBER OF CONFERENCE: 10
 90. NUMBER OF BREAK: 10
 91. NUMBER OF LOBBY: 10
 92. NUMBER OF RECEPTION: 10
 93. NUMBER OF SECURITY: 10
 94. NUMBER OF MAINTENANCE: 10
 95. NUMBER OF STORAGE: 10
 96. NUMBER OF OFFICE: 10
 97. NUMBER OF MEETING: 10
 98. NUMBER OF CONFERENCE: 10
 99. NUMBER OF BREAK: 10
 100. NUMBER OF LOBBY: 10

Roof Plan Coded Notes

1. ROOF PLAN Coded Notes
2. ROOF PLAN Coded Notes
3. ROOF PLAN Coded Notes
4. ROOF PLAN Coded Notes
5. ROOF PLAN Coded Notes
6. ROOF PLAN Coded Notes
7. ROOF PLAN Coded Notes
8. ROOF PLAN Coded Notes
9. ROOF PLAN Coded Notes
10. ROOF PLAN Coded Notes
11. ROOF PLAN Coded Notes
12. ROOF PLAN Coded Notes
13. ROOF PLAN Coded Notes
14. ROOF PLAN Coded Notes
15. ROOF PLAN Coded Notes
16. ROOF PLAN Coded Notes
17. ROOF PLAN Coded Notes
18. ROOF PLAN Coded Notes
19. ROOF PLAN Coded Notes
20. ROOF PLAN Coded Notes
21. ROOF PLAN Coded Notes
22. ROOF PLAN Coded Notes
23. ROOF PLAN Coded Notes
24. ROOF PLAN Coded Notes
25. ROOF PLAN Coded Notes
26. ROOF PLAN Coded Notes
27. ROOF PLAN Coded Notes
28. ROOF PLAN Coded Notes
29. ROOF PLAN Coded Notes
30. ROOF PLAN Coded Notes
31. ROOF PLAN Coded Notes
32. ROOF PLAN Coded Notes
33. ROOF PLAN Coded Notes
34. ROOF PLAN Coded Notes
35. ROOF PLAN Coded Notes
36. ROOF PLAN Coded Notes
37. ROOF PLAN Coded Notes
38. ROOF PLAN Coded Notes
39. ROOF PLAN Coded Notes
40. ROOF PLAN Coded Notes
41. ROOF PLAN Coded Notes
42. ROOF PLAN Coded Notes
43. ROOF PLAN Coded Notes
44. ROOF PLAN Coded Notes
45. ROOF PLAN Coded Notes
46. ROOF PLAN Coded Notes
47. ROOF PLAN Coded Notes
48. ROOF PLAN Coded Notes
49. ROOF PLAN Coded Notes
50. ROOF PLAN Coded Notes
51. ROOF PLAN Coded Notes
52. ROOF PLAN Coded Notes
53. ROOF PLAN Coded Notes
54. ROOF PLAN Coded Notes
55. ROOF PLAN Coded Notes
56. ROOF PLAN Coded Notes
57. ROOF PLAN Coded Notes
58. ROOF PLAN Coded Notes
59. ROOF PLAN Coded Notes
60. ROOF PLAN Coded Notes
61. ROOF PLAN Coded Notes
62. ROOF PLAN Coded Notes
63. ROOF PLAN Coded Notes
64. ROOF PLAN Coded Notes
65. ROOF PLAN Coded Notes
66. ROOF PLAN Coded Notes
67. ROOF PLAN Coded Notes
68. ROOF PLAN Coded Notes
69. ROOF PLAN Coded Notes
70. ROOF PLAN Coded Notes
71. ROOF PLAN Coded Notes
72. ROOF PLAN Coded Notes
73. ROOF PLAN Coded Notes
74. ROOF PLAN Coded Notes
75. ROOF PLAN Coded Notes
76. ROOF PLAN Coded Notes
77. ROOF PLAN Coded Notes
78. ROOF PLAN Coded Notes
79. ROOF PLAN Coded Notes
80. ROOF PLAN Coded Notes
81. ROOF PLAN Coded Notes
82. ROOF PLAN Coded Notes
83. ROOF PLAN Coded Notes
84. ROOF PLAN Coded Notes
85. ROOF PLAN Coded Notes
86. ROOF PLAN Coded Notes
87. ROOF PLAN Coded Notes
88. ROOF PLAN Coded Notes
89. ROOF PLAN Coded Notes
90. ROOF PLAN Coded Notes
91. ROOF PLAN Coded Notes
92. ROOF PLAN Coded Notes
93. ROOF PLAN Coded Notes
94. ROOF PLAN Coded Notes
95. ROOF PLAN Coded Notes
96. ROOF PLAN Coded Notes
97. ROOF PLAN Coded Notes
98. ROOF PLAN Coded Notes
99. ROOF PLAN Coded Notes
100. ROOF PLAN Coded Notes

B4 Mail Center Roof Plan



A44 Mail Center Floor Plan

Date of: 2023-09-08
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 REVISION THEORY: [Name]
PRELIMINARY NOT FOR CONSTRUCTION
 Project Number: 22010.00
 Mail Center
 MC-A1-01

SULLIVAN BRUCK ARCHITECTS
 1000 ...
 781.414.8000
 1000 ...



5-20-24

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2024**

- 8. APPLICATION: Z23-065**
Location: 4747 DUBLIN RD. (43221), being 14.71± acres located on the west side of Dublin Road, 1,700± feet south of Hayden Run Road (200-000050 and 5 others; Hayden Run West Civic Association).
Existing Zoning: R, Rural District and PUD-8, Planned Unit Development District.
Request: L-ARLD, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Rock Run Developer, c/o Sean Mentel, Atty.; 250 East Town Street, Suite 200; Columbus, OH 43215.
Property Owner(s): 4747 Dublin Road LLC, c/o Sean Mentel, Atty.; 250 East Town Street, Suite 200; Columbus, OH 43215.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

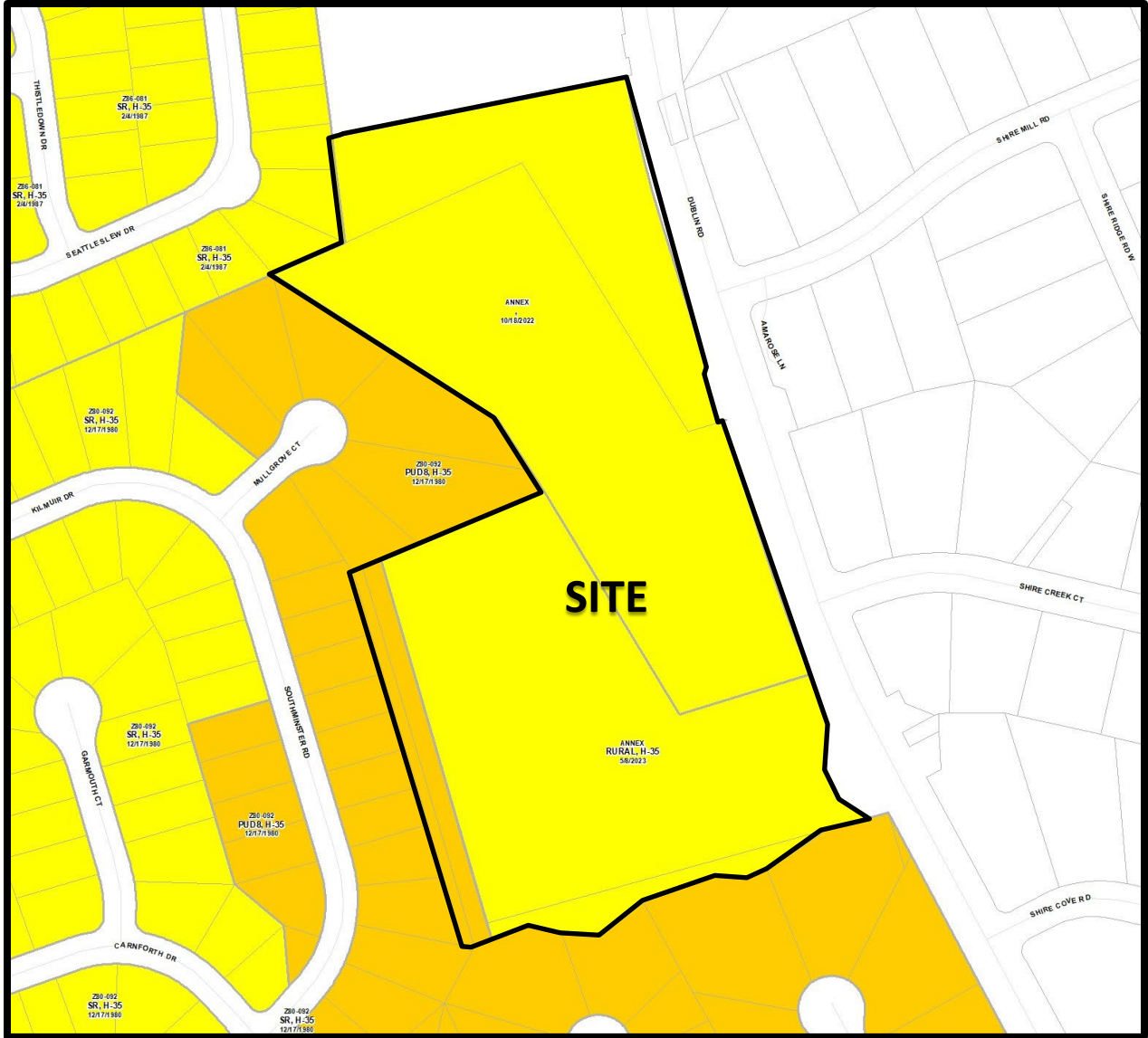
BACKGROUND:

- This application was tabled at the February 2024 Development Commission meeting. The 14.71 acre site consists of six parcels, four of which are in the R, Rural District and the other two in the PUD-8, Planned Unit Development District. Three parcels are developed with single-unit dwellings. The other three are currently undeveloped. The requested L-ARLD, Limited Apartment Residential District will allow for the development of a 192-unit apartment complex as demonstrated on the submitted site plans.
- North of the site are single-unit dwellings in the R, Rural District in Norwich Township. South and west of the site are single-unit dwellings in the PUD-8, Planned Unit Development District. East of the site are single-unit dwellings in the R-R, Rural Residential District in Hilliard.
- ~~Concurrent CV23-132 has been filed to reduce building lines, and increased building height. That request will be heard by City Council and will not be considered at this Development Commission meeting. *CV withdrawn on 5.16.2024*~~
- There is no Council adopted land use recommendation at this location, however, the site is subject to *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Hayden Run West Civic Association, whose recommendation is for disapproval.
- The limitation text includes use restrictions limiting the maximum number of total units to 220 and supplemental development standards that address setbacks, access, landscaping and screening, and building design. The request includes a commitment to develop the site in accordance with the submitted site plans and building elevations. Additionally, the request includes traffic commitments as requested by the City of Hilliard.

- The Columbus *Multimodal Thoroughfare Plan* (2019) identifies this portion of Dublin Road as a Suburban Community Connector requiring 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-ARLD, Limited Apartment Residential District will allow the site to be developed with a 192-unit apartment complex. The limitation text includes appropriate supplemental development standards and a commitment to develop the site in accordance with the submitted site plans and building elevations. While there is no Council adopted land use recommendation at this location, the proposal demonstrates landscaping around the sides and rear of detached garages, supplemental trees in adjacent open spaces, and existing tree preservation, all of which are consistent with *Columbus Citywide Planning Policies (C2P2) Design Guidelines*.



Z23-065
4747 Dublin Rd.
Approximately 14.71 acres
R & PUD-8 to L-ARLD



Z23-065
4747 Dublin Rd.
Approximately 14.71 acres
R & PUD-8 to L-ARLD



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 Z23-065, CV23-132

Address 4747 Dublin Road

Group Name Hayden West Civic Association

Meeting Date 1/22/24

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
 - Disapproval

LIST BASIS FOR RECOMMENDATION:

SEE ATTACHED PAGE.

Vote 4 BOARD MEMBERS DISAPPROVE. ZERO APPROVE.

Signature of Authorized Representative Mike Brown

Recommending Group Title HAYDEN RUN WEST CIVIC ASSOCIATION

Daytime Phone Number 614-401-7534

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.

Hayden Run West Civic Association

Rock Run Developer LLC is asking for a zoning change (Z23-065) for the properties along Dublin Road, parcel numbers 200-000050, 200-000203, 200-000554, 201-000002, 560-188936 and 560-196520. The area is currently zoned R-Rural District, and the developer is asking for rezoning to L-ARLD, limited apartment residential district.

The area in question is approximately 14.71 acres to be built with 2-3 floor apartment buildings with 220 dwelling units resulting in a density of about 14.96 units per acre. This would be a high-density housing development.

The area is in the middle of multiple single family home neighborhoods where the density is about 2.3 units per acre. This proposed development does not fit in with surrounding homes.

An apartment complex dropped into the middle of these existing neighborhoods would be a stark departure from the existing land use. This constitutes an example of spot zoning, an arbitrary capricious and unreasonable treatment of a limited parcel of land via rezoning. This would be a detriment to the general land use plan, and an unjustified special treatment benefiting only one owner, the Rock Run Developer.

In contrast, there are many other residential apartment areas in this part of town, where the apartments are close to public transit, shopping, access to freeways, etc.

Other issues with this development proposal were shared with us at an Association meeting held on January 22. These included:

- Parking – The development proposal shows 220 units with 335 parking spaces. 330 spaces are required by the city as a minimum standard. One and a half spaces per apartment will not be close to what is needed. Current residents feel that 335 spaces is not adequate, resulting in apartment residents parking on streets in adjacent neighborhoods.
- Sidewalks – There are no sidewalks on Dublin Road.
- Storm water - Storm water in this area has runoff into a creek, there is no retention pond in the plan. Plan is to have underground tanks under the parking areas. But there is much bed rock under this area. Existing storm water drains in the area required blasting out rock to install. The developers geotechnical report shows no bed rock.
- Traffic – The current residents are concerned with traffic being added to Dublin Road, which is already heavy during rush hours. Backups are already a problem trying to turn left onto Dublin Road from the existing neighborhoods. The developers see no issues with traffic. They said that a traffic study would be submitted to Hilliard soon. Where is it?

Based on the problems inherent to the proposed rezoning and many other issues enumerated above, the Hayden Run West Civic Association recommends that the Rezoning Application be disapproved by the Columbus Development Commission.

The Hayden Run West Civic Association also voted to disapprove the Variance Application (CV23-132) seeing no need for these variances given that the proposed apartment buildings do not fit the land use of this area.

8

DEPARTMENT OF BUILDING
AND ZONING SERVICES

MEETING DATE: MARCH 14, 2024

Application #: Z23-065	Requested District: L-ARLD	Address: 4747 Dublin Rd.					
Length of Testimony: 45 7:05 7:50	Motion to Vote: JK Second: JJ	Staff	Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/>		Position: <input type="checkbox"/> Conditional Approval <input type="checkbox"/>		
# Speakers: 1 Support: 1 Opposition: 3	Development Commission Vote: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/	Approval <input type="checkbox"/> Disapproval <input checked="" type="checkbox"/>		Civic Assoc: <input type="checkbox"/> Conditional Approval <input type="checkbox"/>		
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	NO Ingwersen	NO Keyes-Shanklin	NO Golden	ABSENT Conroy	NO Onwukwe	ABSENT Carey
+ = Positive or Proper - = Negative or Improper							
Land Use	+/-	+		-			
Use Controls		-					
Density or Number of Units	-	-		-		-	
Lot Size							
Scale	-	-		-		-	
Environmental Considerations							
Emissions							
Landscaping or Site Plans	-			+		-/+	
Buffering or Setbacks	-	-		+		-	
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans						-/+	
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-	-		-			
Governmental or Public Input	-						

MEMBER COMMENTS:

FITZPATRICK: Property does not lie along a "corridor", has no bus service, and appears as an anomaly, excessive in density, and scale, this application has triggered the most opposition I have seen in 20 years. Approving this proposed development would create an extremely poor precedent.

INGWERSEN: Completely out of scale. Too dense & overcrowds the site, disrespects the neighbors and guidance of the area commission and the Development Commission.

KEYES-SHANKLIN: The du/acre transition is non-existent. In addition, the du/acre in the 1 mile radius of the development plan is extremely high (with the newest approved apartment complex by the same developer). While this land needs to be developed to decrease our housing shortage, the developer must consider the community residents.

GOLDEN: While I am sympathetic to the serious need for housing, I do not feel that placing this density of housing among single family homes is appropriate. The burden on the neighbors would be intense as the roads are not prepared to handle that abrupt increase in residential traffic. The developer expressed no desire to work with the community to find something that worked between single family and 220+ units between the last meeting and this meeting.

CONROY:

ONWUKWE: The applicant failed to reach out to the neighbours for a friendly discussion in order to reach amicable solution as was advised by the Development Commission in February, 2024. The plan as represented is an unpleasant intrusiveness into the existing neighbourhood fabric. The density is of concern.

CAREY:



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 #: Z23-065

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) Sean Mentel
of (COMPLETE ADDRESS) 250 E. Town Street, Suite 200, Columbus, Ohio 43215
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Rock Run Developer, LLC/Todd Yaross 614.344.4800/ 0 Employees 250 E. Town St. #200, Cols. Oh 43215	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 21st day of MAY, in the year 2024

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Jacob W. Avetisyan
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 O.R.C.

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