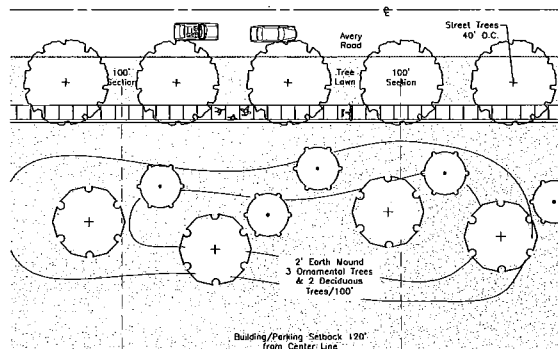
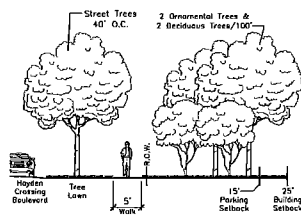


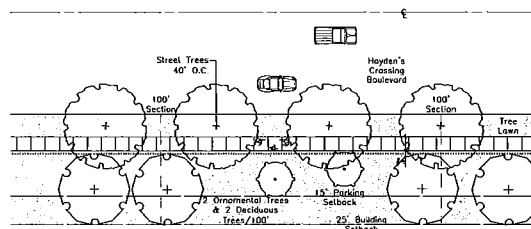
Typical Avery Road Section  
Scale 1"=10'



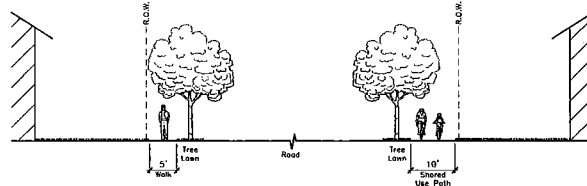
Typical Avery Road Plan  
Scale 1"=20'



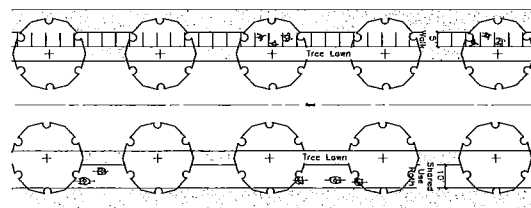
Typical Higgins Road Section  
Scale 1"=10'



Typical Higgins Road Plan  
Scale 1"=20'



Internal Private Street Section  
Not to scale



Internal Private Street Plan  
Not to scale

*Handwritten signature and date: [Signature] 10.16.15*

CITY OF COLUMBUS SITE PLAN	
<b>WHITE FAMILY FARM AVERY ROAD ZONING PLAN</b>	
<b>EMHT</b> <small>Earth, Mechanical, Horizontal &amp; Tilt, Inc. Engineers • Surveyors • Planners • Scientists 2007 West Avery Road, Columbus, OH 43224 Phone 614.721.6500 Fax 614.721.3648 emht.com</small>	DATE: October 6, 2015
	SCALE: As Noted
	JOB NO. 2012-1110
	SHEET: 2 of 2

*Handwritten note: Z14-010 Final Received 10/16/15 @of@*

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 12, 2015**

- 3. APPLICATION: Z14-010 (14335-00000-00134)**  
**Location:** 4956 AVERY ROAD (43016), being 101.77± acres located on the east side of Avery Road, 900± feet north of Hayden Run Road (010-265649 and 010-265650).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential Districts.  
**Proposed Use:** Commercial and multi-unit residential development.  
**Applicant(s):** DCR Commercial Development; c/o Laura MacGregor Comek; 300 East Broad Street, Suite 450; Columbus, OH 43215.  
**Property Owner(s):** White Family Farm LTD and Tim A. White; c/o Laura MacGregor Comek; 300 East Broad Street, Suite 450; Columbus, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The 101.77± acre site is used for farming and is zoned in the R, Rural District. The applicant requests the CPD, Commercial Planned Development, and L-AR-1, Limited Apartment Residential Districts to allow mixed commercial and multi-unit residential development with up to 340,000 square feet of commercial development, 915 apartment units, and provides 8.34 acres of open space. Riggins Road is proposed to be extended from the east through the CPD district to connect to Avery Road. The original proposal included 6.32 acres immediately south of the site adjacent to Hayden Run Road for a CPD district to conform the existing tractor and farm equipment dealer/service facility. That acreage has been removed, and the applicant has agreed to keep the underlying R, Rural District on this property in response to comments from Staff.
- o To the north and east of the site is farmland in the R, Rural District and City of Hilliard, and a single-unit residential subdivision in the City of Hilliard. To the south are a tractor and farm equipment dealer/service facility and single-unit dwellings in the R, Rural District. To the west across Avery Road are single-unit dwellings and a mobile home park in Washington Township.
- o The development text includes use restrictions, square-footage limitations of commercial uses, maximum number of residential units, setback requirements, height limitations, building and parking orientation and interconnectivity provisions, landscaping, tree preservation, exterior building material commitments, and lighting and graphics controls. The proposal also includes plans depicting street and open space locations and landscaping details.
- o The site falls within the boundaries of the *Interim Hayden Run Corridor Plan (2004)*, which calls for “Neighborhood Center,” “Community Commercial,” and “Community

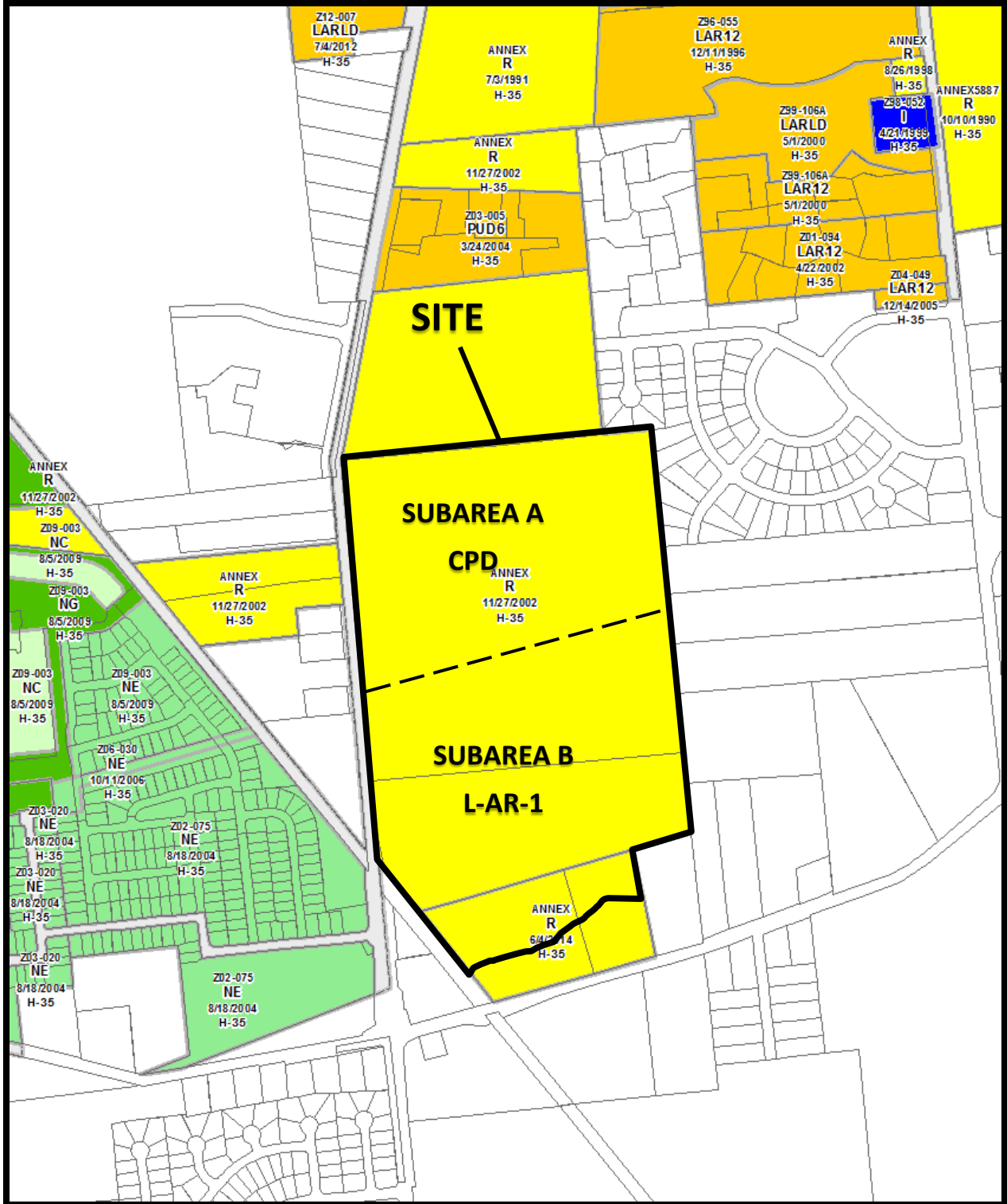
Center/School” uses on the site. The Plan recommends traditional neighborhood development (TND) standards for the neighborhood center areas, which are envisioned as primarily multi-unit residential development. While use of TND zoning districts is not required, the underlying principles are important (connectivity, building orientation to street, placement of parking, etc.) and should be reflected in the proposal. \*A review of the revised proposal was conducted by Planning Division Staff in January (attached). The Recreation and Parks Department also has concerns on how the commercial, residential, recreational, transportation and open space requirements will be appropriately balanced for this already active part of the Columbus area. Revisions were submitted on February 5, 2015, but Staff from the various review agencies did not have time to evaluate the changes at the time this report was prepared.

- o The site is included within the Pay as We Grow plan for the Northwest growth corridor which requires the developer to pay a specified amount towards infrastructure costs. The specifics of the funding requirements will need to be finalized prior to this application being submitted to City Council for consideration. A traffic impact study has been submitted and reviewed by several jurisdictions. Traffic commitments have been included in the proposal, but may need to be modified or added to the development text before the application proceeds to City Council. Negotiations related to the responsibilities of the applicant for off-site roadway improvements in conjunction with the Pay As We Grow requirements are continuing between the applicant, the Department of Public Service, and Department of Development.
- o The *Columbus Thoroughfare Plan* identifies Avery Road as a 6-2D arterial requiring 80 feet of right-of-way from the centerline, and Riggins Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

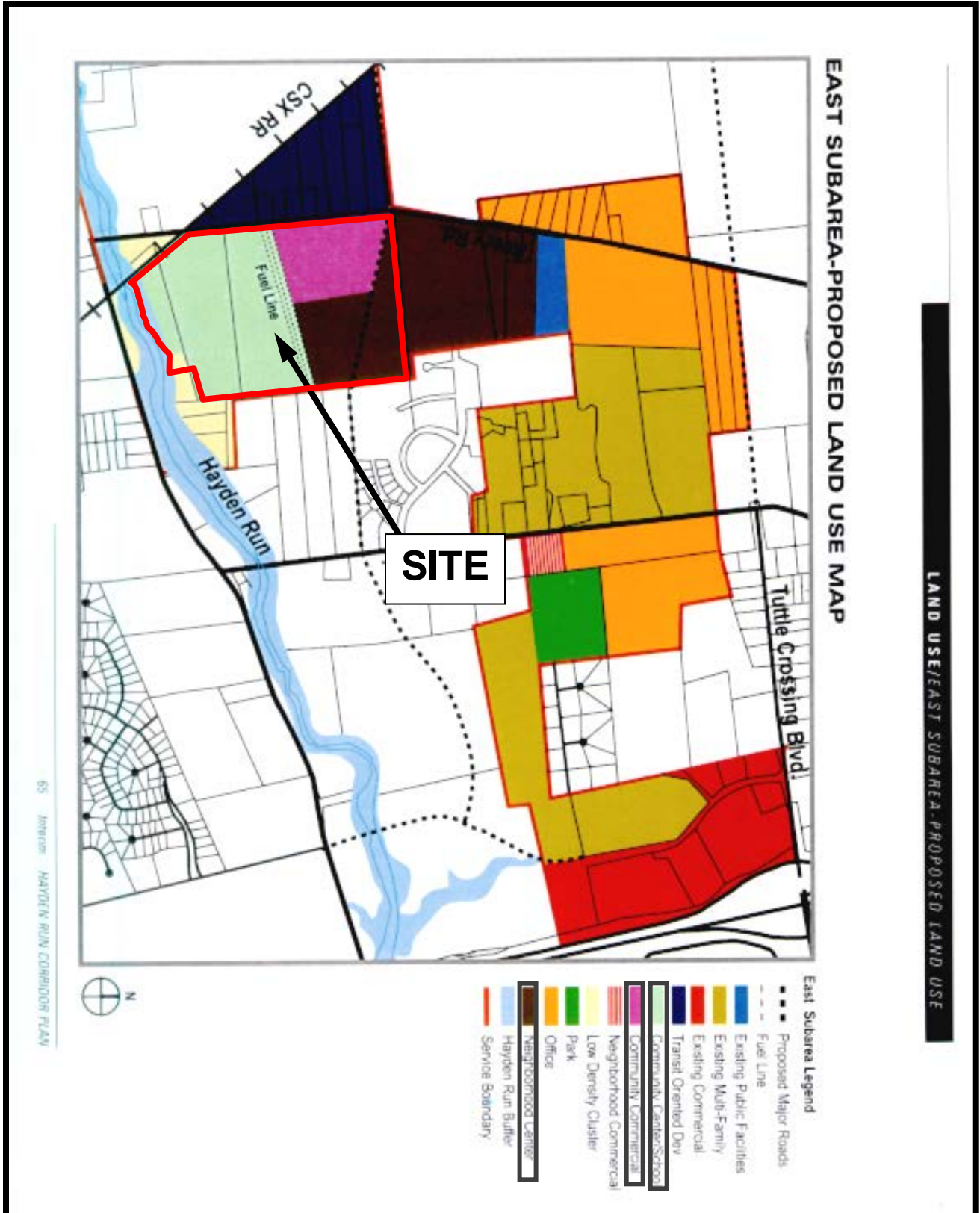
**\*CITY DEPARTMENTS’ RECOMMENDATION:** Disapproval.

The proposed CPD, Commercial Planned Development, and L-AR-1, Limited Apartment Residential Districts will allow up to 340,000 square feet of commercial development, 915 apartment units, and provide 8.34 acres of open space. The development text includes use restrictions, square-footage limitations of commercial uses, maximum number of residential units, setback requirements, height limitations, building and parking orientation and interconnectivity provisions, landscaping, tree preservation, exterior building material commitments, and lighting and graphics controls. At the time this report was prepared, a number of issues had still not been resolved, and Staff from the various review agencies did not have time to evaluate the revisions that were submitted by the applicant on February 5, 2015. The applicant is continuing to address those issues, and the recommendation may change, but as long as outstanding issues remain, the City Departments’ cannot support this proposal. Final traffic improvements and Pay As We Grow infrastructure fees for this proposal are still being completed, and additional commitments may be added to the development text prior to this application being submitted to City Council for consideration.

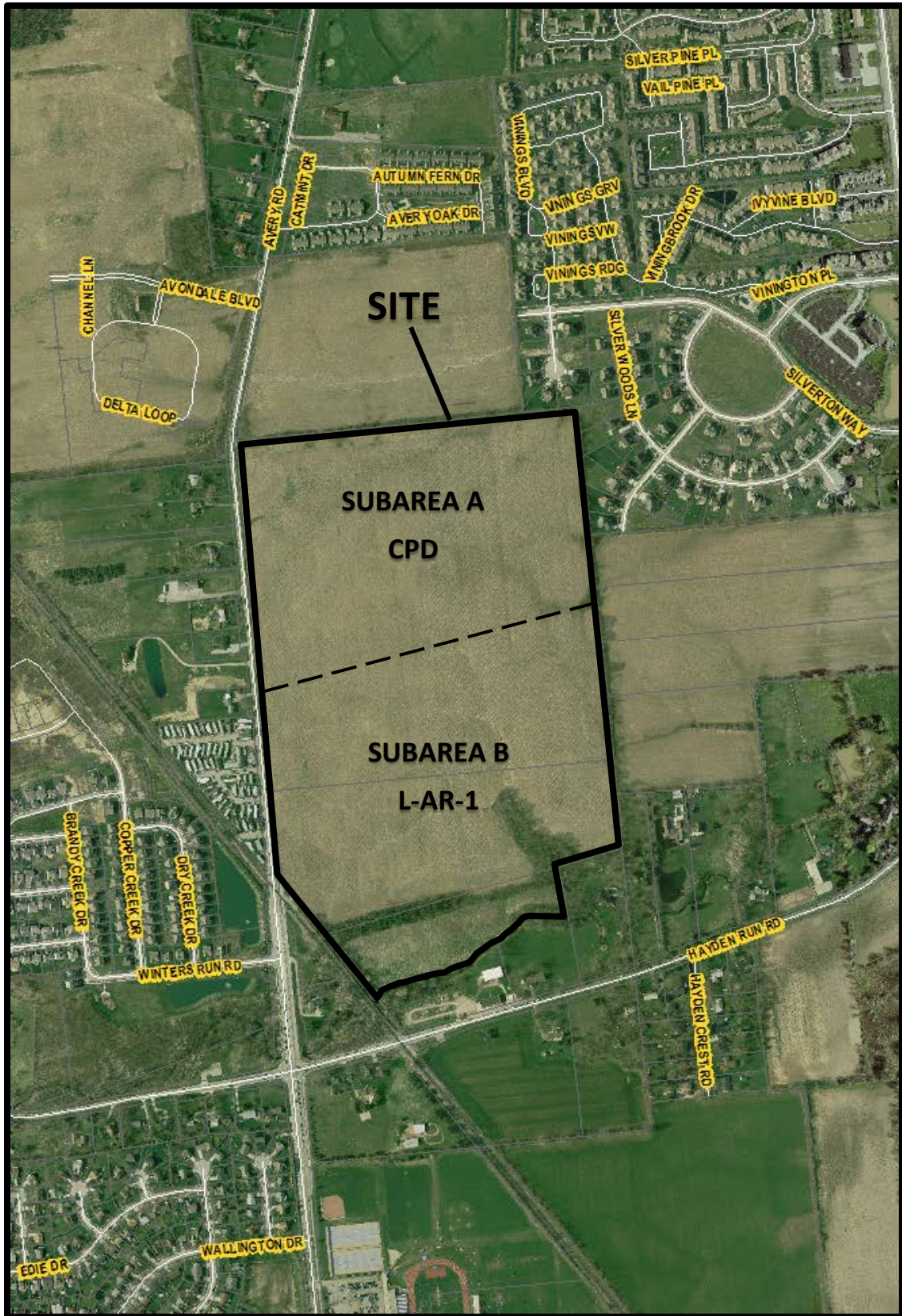
\*The applicant has revised the proposal to incorporate Regional Commercial Overlay standards into the CPD district, and height and density distribution limitations in the L-AR-1 district to the satisfaction of the Planning Division of the Department of Development. Issues with the Recreation and Parks Department and with the Public Service Department that were present at the Development Commission meeting have also been resolved. Therefore, the City Departments’ recommendation is now for approval.



Z14-010  
4956 Avery Road  
Approximately 101.77 acres  
R to CPD & L-AR-1



Z14-010  
4956 Avery Road  
Approximately 101.77 acres  
R to CPD & L-AR-1



Z14-010  
4956 Avery Road  
Approximately 101.77 acres  
R to CPD, &L-AR-1

#3



COLUMBUS DEVELOPMENT COMMISSION  
Basis for Recommendation

DEPARTMENT OF BUILDING AND ZONING SERVICES

Date: FEBRUARY 12, 2015

Application #: Z14-010	Requested: CPD & L-AR-1	Address: 4956 AVERY ROAD (43016)					
# Hearings: <i>OUTSIDE WANTS MORE DETAIL OPPOSITIONS (1)</i>	Length of Testimony: <i>6:05 → 6:55</i> (50)	Staff Position: <i>Nil</i>	Approval <input checked="" type="checkbox"/> Disapproval		Conditional Approval		
# Speakers Support: <i>1</i>	Development Commission Vote: <i>3</i> Yes <i>1</i> No <i>0</i> Abstain	Area Comm/ Civic Assoc:	Approval <input type="checkbox"/> Disapproval		Conditional Approval		
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	NO Anderson	ABSENT Cooley	ABSENT Conroy	ABSENT Onwukwe	Y Coe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<i>SO FEAR</i>	+	-				-
Other Infrastructure Commitments	+	+	-				
Compliance with City Plans							
Timeliness of Text Submission			-				-
Area or Civic Assoc. Recommendation							
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: <i>APPROPRIATE LAND USES! CRITICAL ELEMENT IS THE RIGGINS ROAD EXTENSION. THIS PLAN HAS STRATEGIC MERIT AND MEANINGFUL COMMITMENTS SO FAR, BUT ADDITIONAL DETAILS AND "PAY AS WE GROW" AGREEMENT IS NECESSARY</i>							
INGWERSEN: <i>APPROPRIATE LAND USE, WITH VERY NECESSARY RIGGINS ROAD CONNECTOR AS PART OF THIS PLAN. THIS PLAN, TO GO FORWARD, WILL REQUIRE AGREEMENTS BETWEEN NEIGHBORING JURISDICTIONS. STAFF CONCERNS ARE WELL FOUNDED.</i>							
ANDERSON: <i>This application seems premature and the traffic concerns/infrastructure issues are unresolved; the staff concerns are well founded.</i>							
COOLEY:							
CONROY:							
ONWUKWE:							
COE: <i>With respect to landuse I believe this is appropriate. I asked that all details are worked out before City Council action is taken.</i>							



# Rezoning Application

1000 BROAD STREET  
COLUMBUS, OHIO 43215

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 214-010

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura Macgregor Comele, Esq  
of (COMPLETE ADDRESS) 300 E Broad St., Ste 450 Coln, 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. <u>DCR Commercial Development LLC</u> <u>10104 Brewster Ln. Powell Rd. 43065</u> <u>attn</u> <u>0 Employees</u>	
3. <u>Tim White</u> <u>0 Employees</u> <u>c/o Laura Macgregor Comele</u>	4. <u>White Family Farm LTD.</u> <u>17500 Waldo Rd.</u> <u>Marysville, Oh 43040</u> <u>0 Employees</u>

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 7th day of October, in the year 2015

[Signature]  
SIGNATURE OF NOTARY PUBLIC



Notary Seal Here  
**Marian R. Geer**  
Notary Public, State of Ohio  
My Commission Expires 11-02-18

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

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer