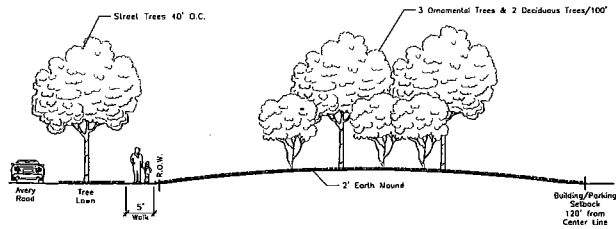
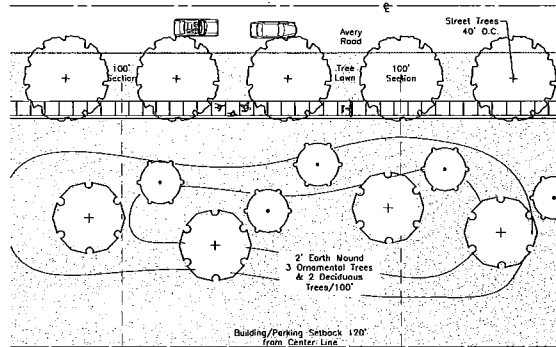


10.16.15

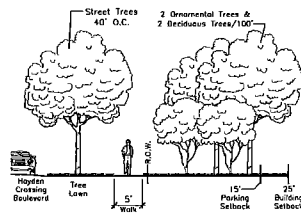
Z14-010 Final Received 10/16/15 Dot 2



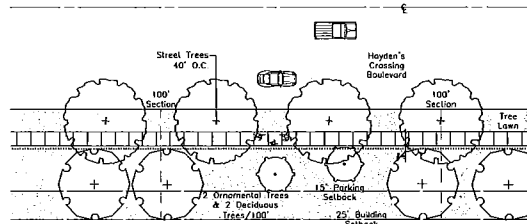
Typical Avery Road Section
Scale 1"=10'



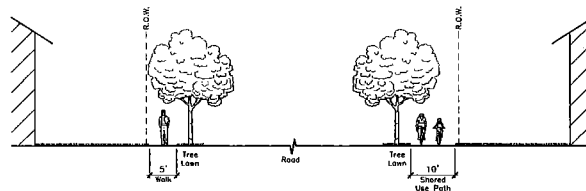
Typical Avery Road Plan
Scale 1"=20'



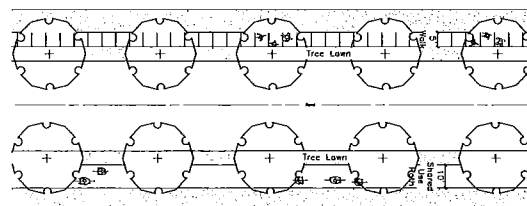
Typical Higgins Road Section
Scale 1"=10'



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: 10.16.15

| | |
|---|---|
| CITY OF COLUMBUS SITE PLAN | |
| WHITE FAMILY FARM AVERY ROAD ZONING PLAN | |
| EMHT Ernst, Macdonald, Harshbarger & Tollen, Inc. Engineers • Surveyors • Planners • Scientists 10070 Avery Road, Columbus, OH 43244 Phone 614/771-1500 Fax 614/771-1504 emht.com | DATE: October 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

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

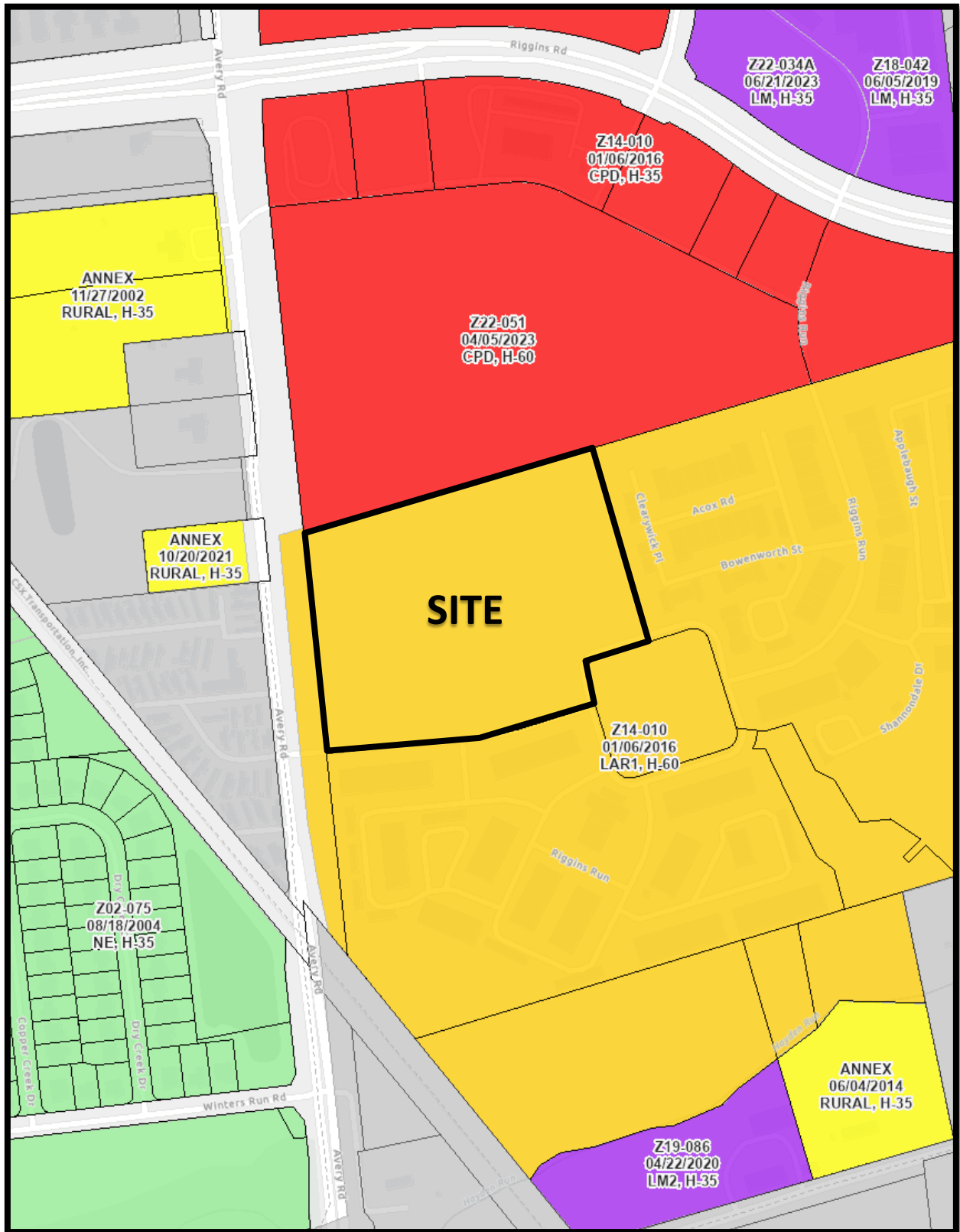
Center/School” uses on the site. The Plan recommends traditional neighborhood development (TND) standards for the neighborhood center areas, which are envisioned as primarily multi-unit residential development. While use of TND zoning districts is not required, the underlying principles are important (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.

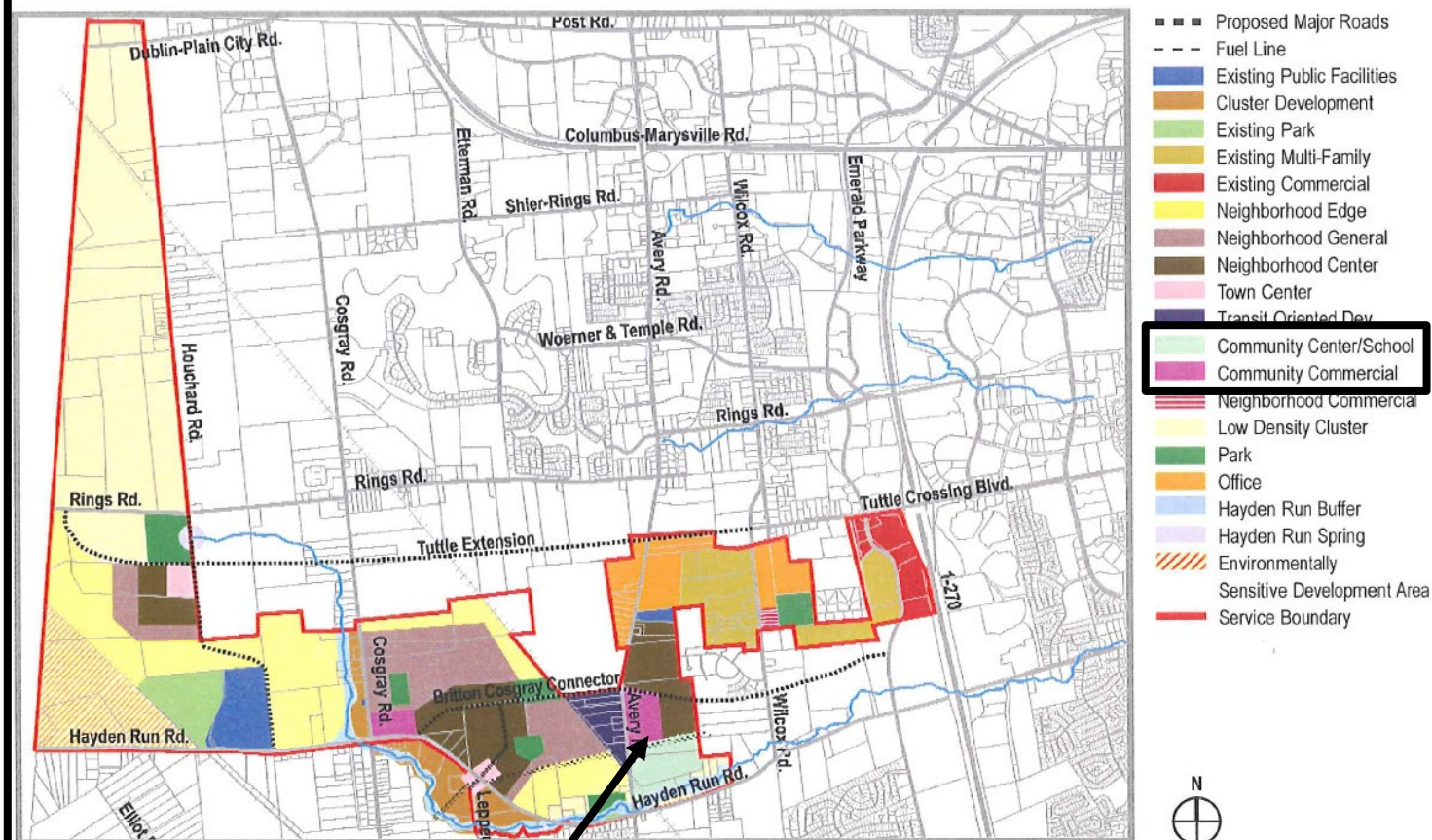
The proposed CPD, Commercial Planned Development, and L-AR-1, Limited Apartment Residential Districts will allow up to 340,000 square feet of commercial development, 915 apartment units, and provide 8.34 acres of open space. The development text includes use restrictions, square-footage limitations of 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.



Z14-010A
4986 Avery Rd.
Approximately 9.8 acres
Amendment to L-AR-1

PROPOSED LAND USE MAP



SITE

Z14-010A
4986 Avery Rd.
Approximately 9.8 acres
Amendment to L-AR-1



Z14-010A
4986 Avery Rd.
Approximately 9.8 acres
Amendment to L-AR-1

COLUMBUS
ANDREW J. GANTHER, MAYOR**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 ZA25-009 / Z14-010A

Address 4986 AVERY ROAD

Group Name HAYDEN RUN WEST CIVIC

Meeting Date November 12, 2025

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:

Approval is conditioned on Traffic Engineering's positive recommendation

Vote 3 to 0 for

Signature of Authorized Representative *Ann Gates*

Recommending Group Title Trustee Hayden Run West Civic Association

Daytime Phone Number 614-530-0653

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



Online Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N. Front St., Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z14-010A

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 120, New Albany, Ohio 43054

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. DC Building Company 565 Metro Place South, Suite 220 Dublin, Ohio 43017 | 2. Havery Run LLC 485 Metro Place South, Suite 350 Dublin, Ohio 43017 |
| 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 22 day of October, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



ELIZABETH CARON
Notary Public, State of Ohio
My Commission Expires
January 26, 2030

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