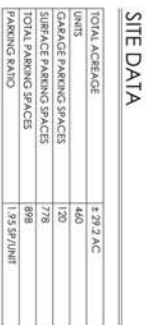


DATE: 2.18.25



Paris Planning & Design

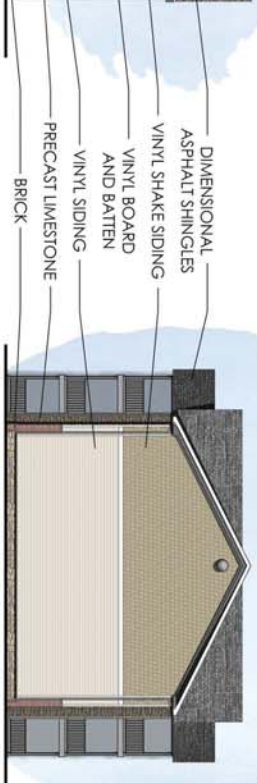
LAND PLANNING • LANDSCAPE ARCHITECTURE

487A Cemetery
PO BOX 618
03161 AND 1944

Hillside, OH 43034
www.parisplanninganddesign.com

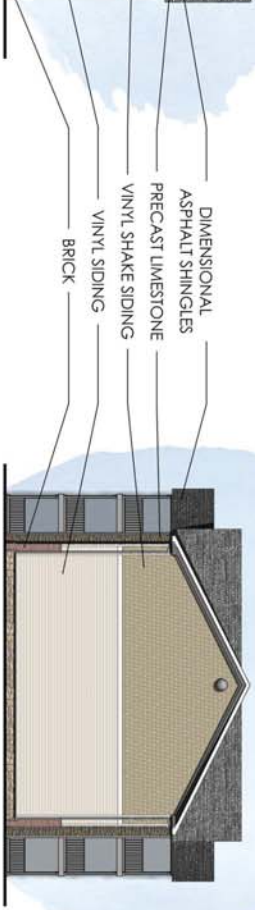
ELEVATIONS 1

Shane Bm 2/19/25



1 FRONT ELEVATION - HOTEL BUILDING 'G'
SCALE: 1"=10'

2 SIDE ELEVATION - HOTEL BUILDING 'G'
SCALE: 1"=10'



3 FRONT ELEVATION - HOTEL BUILDING 'J'
SCALE: 1"=10'

4 SIDE ELEVATION - HOTEL BUILDING 'J'
SCALE: 1"=10'

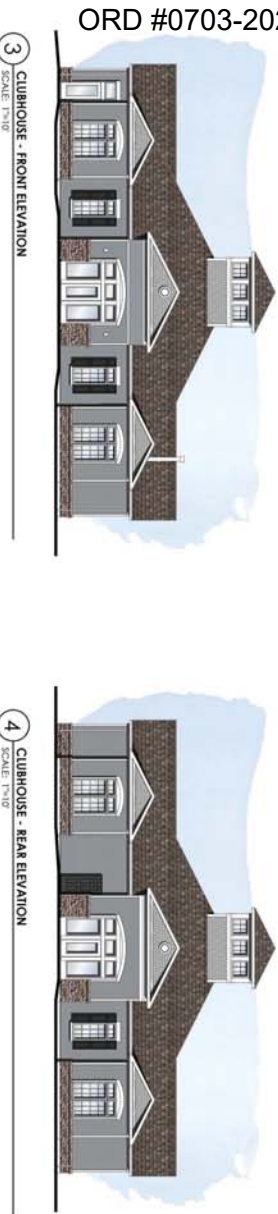
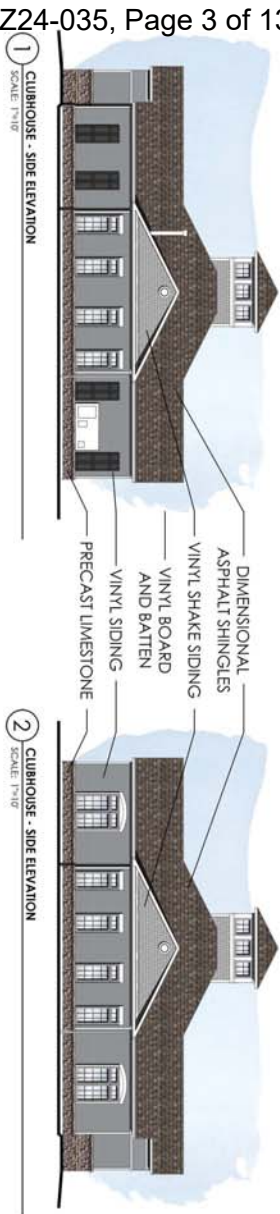
BUILDINGS 'G' & 'J' ELEVATIONS TYPICAL

HAGUE AVE

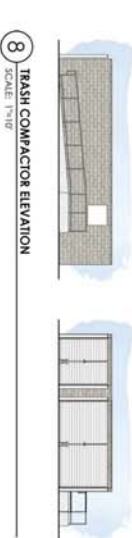
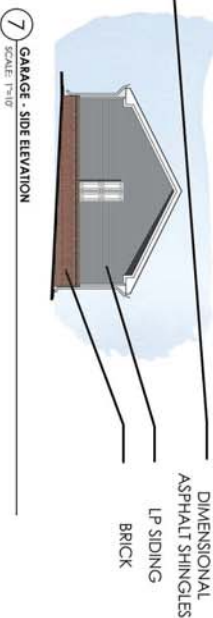
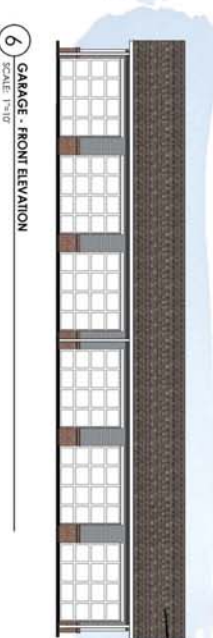
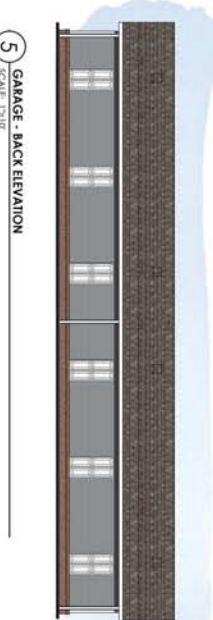
PREPARED FOR METRO DEVELOPMENT

DATE: 2.14.2025

ELEVATIONS 2



3 CLUBHOUSE - FRONT ELEVATION
SCALE 1/4"=10'



CLUBHOUSE & MISCELLANEOUS ELEVATIONS

HAGUE AVE
PREPARED FOR METRO DEVELOPMENT
DATE: 2/14/25

App'd
2/19/25

ELEVATIONS 3

Jeffrey D. B...
2/19/25

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1 FRONT & REAR ELEVATION - TYPE J
SCALE: 1"=10'

DIMENSIONAL
ASPHALT SHINGLES
VINYL SHAKE SIDING
VINYL BOARD AND BATTEN
VINYL SIDING
PRECAST LIMESTONE
BRICK



2 SIDE ELEVATION - TYPE J
SCALE: 1"=10'



3 FRONT & REAR ELEVATION - TYPE L
SCALE: 1"=10'

DIMENSIONAL
ASPHALT SHINGLES
VINYL SHAKE SIDING
VINYL BOARD
AND BATTEN
VINYL SIDING
PRECAST LIMESTONE
BRICK



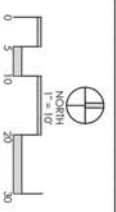
4 SIDE ELEVATION - TYPE L
SCALE: 1"=10'

BUILDING ELEVATIONS TYPICAL PREMIER VISTA

HAGUE AVE

PREPARED FOR METRO DEVELOPMENT

DATE: 02/14/2025



ELEVATIONS 4

John J. Bur
2/19/25

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1 FRONT ELEVATION - HOTEL BUILDING 'L'
SCALE: 1"=10'



2 SIDE ELEVATION - HOTEL BUILDING 'L'
SCALE: 1"=10'



3 FRONT ELEVATION - TYPE K
SCALE: 1"=10'



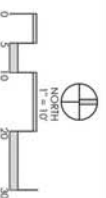
4 SIDE A ELEVATION - TYPE K
SCALE: 1"=10'

BUILDINGS 'L' & 'K' ELEVATIONS TYPICAL

HAGUE AVE

PREPARED FOR METRO DEVELOPMENT

DATE: 2/14/2025



**STAFF REPORT
DEVELOPMENT COMMISSION
CITY OF COLUMBUS, OHIO
DECEMBER 12, 2024**

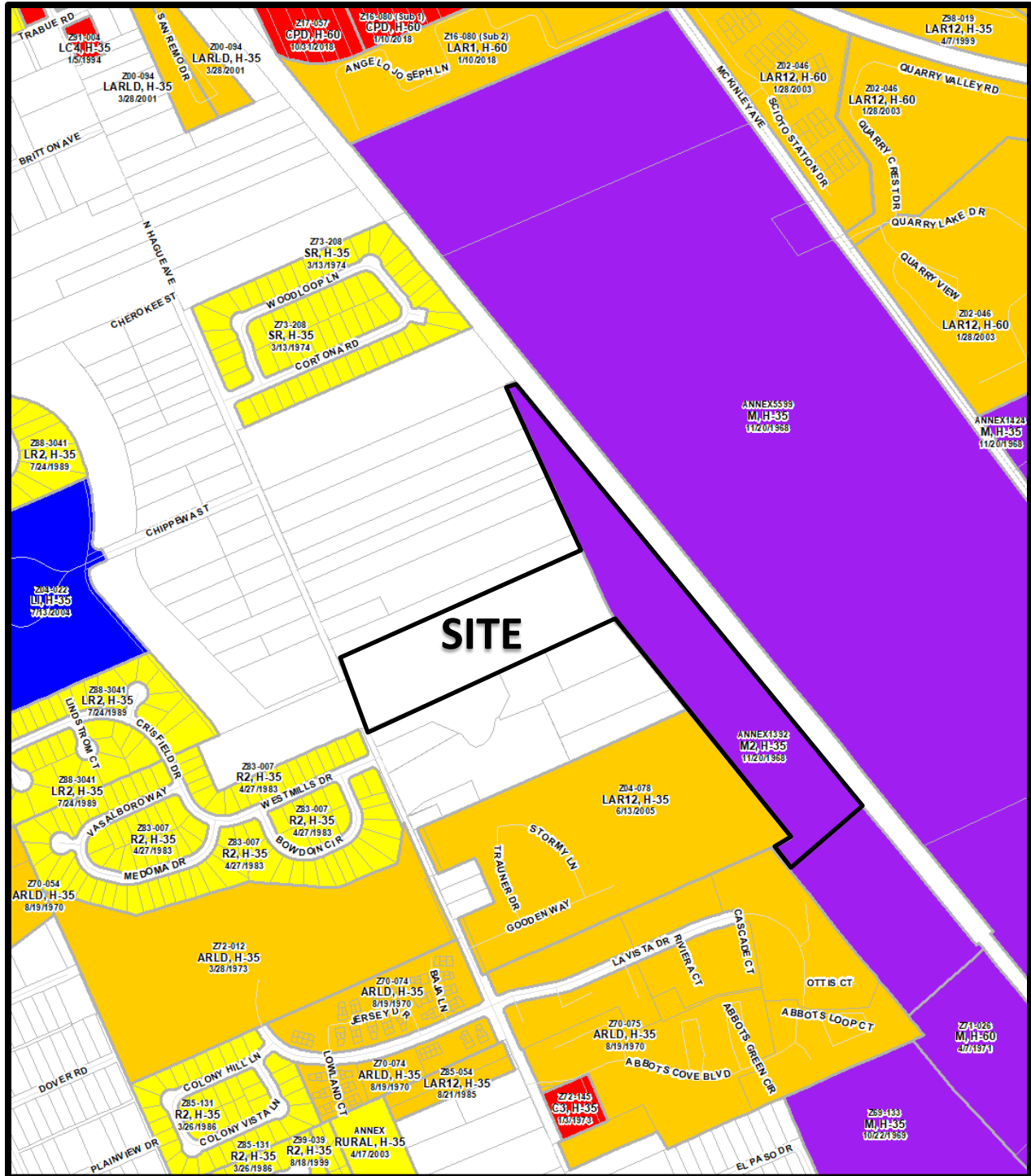
- 3. APPLICATION:** [Z24-035](#)
Location: **1470 N. HAGUE AVE. (43204)**, being 29.2± acres located on the east side of North Hague Avenue 3,200± feet south of Trabue Road (146-344558, 146-344559, & 010-153761; West Scioto Area Commission).
Existing Zoning: M-2, Manufacturing District & R, Rural District.
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development LLC; c/o Jeffery L. Brown, Atty. 37 West Broad Street, Suite 460; Columbus, OH 43215
Property Owner(s): Adterra Development LLC; 1937 Seaford Court; Columbus, OH 43220
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov

BACKGROUND:

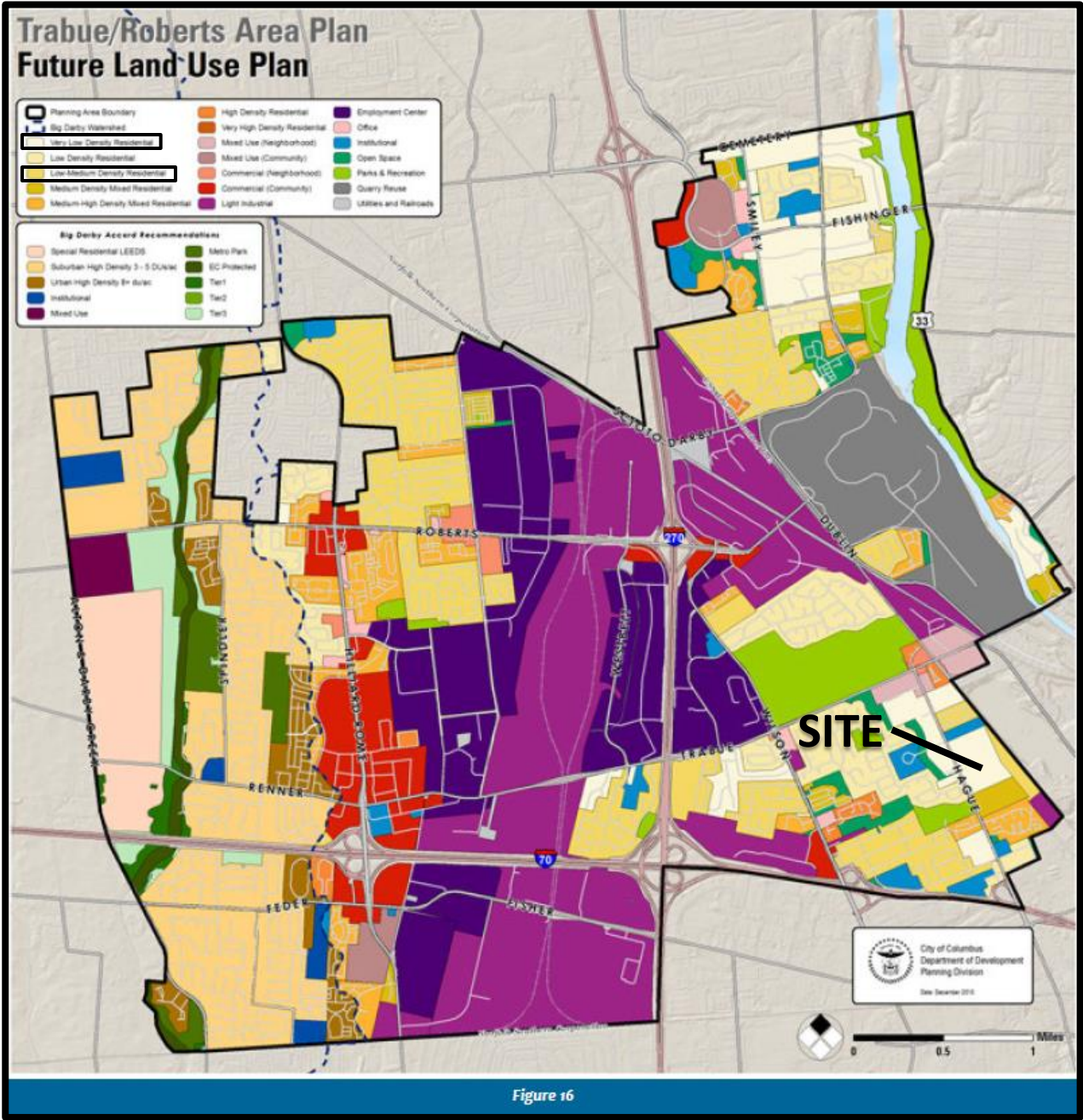
- The 29.2± site consists of three parcels. The first, zoned in the M-2, Manufacturing District, is developed with an equestrian school. The other two are developed with a single-unit dwelling and are zoned in the R, Rural District. The applicant requests the L-ARLD, Limited Apartment Residential District to allow for the establishment of a residential apartment complex.
- North, south, and west of the site are single-unit dwellings on unincorporated parcels. East of the site is an equestrian center in the M-2, Manufacturing District.
- The *Trabue/Roberts Area Plan* (2011) and the *McKinley Avenue Corridor Plan*, (2000) which recommends “very low density residential” and “low density residential” land uses at this location.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The limitation text includes a commitment to a maximum of 480 dwelling units and supplemental development standards addressing garage height, building setbacks, and perimeter yard. The text also includes commitments to develop the site in accordance with the submitted building elevations site plan.
- Concurrent Council variance CV24-091 has been filed which includes variances to allow a reduced building setback and perimeter yard and an increased detached garage height. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies North Hague Avenue as an “Urban Community Connector” requiring 80 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Conditional approval.

Staff note the proposed density of 16.4 du/ac is greater than the *Trabue/Roberts Area Plan* (2011) land use recommendation of "Very Low Density Residential" and "Low-Medium Density Residential (4-6 du/ac)." However, staff recognize the existing L-AR-12 multifamily residential to the south, and *Columbus Citywide Planning Policies* (C2P2) Design Guidelines recommendation stating projects that are proposed at a density higher than the recommended land use plan may be supported if they include a high level of site and architectural design, as mitigating factors. ~~The Franklin County Engineer's office has cited items from the traffic impact study conducted for this proposal that have not yet been addressed by the applicant. The Division of Traffic Management along with the Franklin County Engineer's Office can support the proposed development, with the condition that the items contained in Franklin County's Traffic Impact Study Acceptance letter shall be addressed prior to being heard by City Council.~~



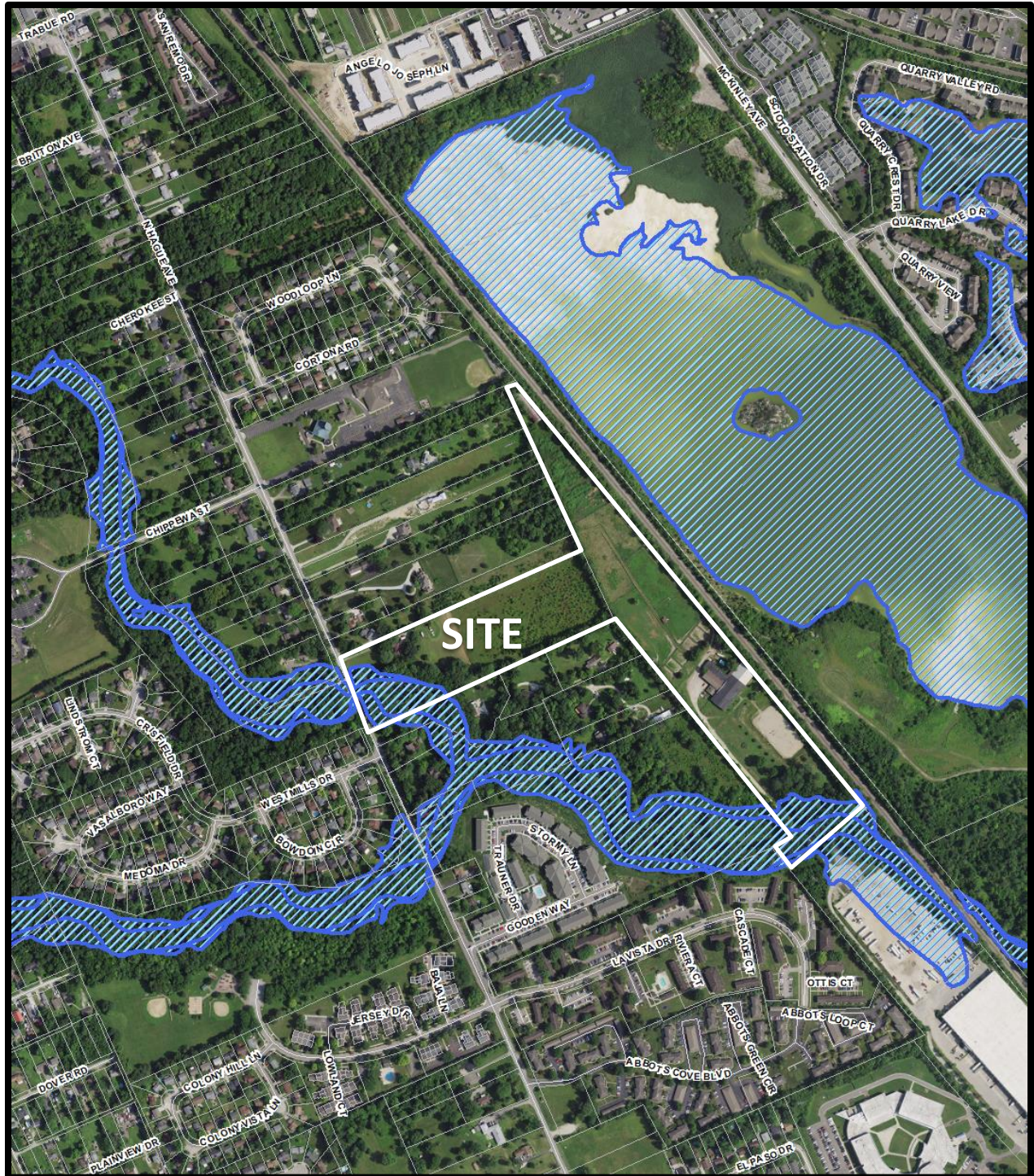
Z24-035
 R & M-2 to L-ARLD
 1470 N. Hague Ave. (43204)
 Approximately 29.2 acres



Z24-035
..... R & M-2 to L-ARLD
1470 N. Hague Ave. (43204)
Approximately 29.2 acres



Z24-035
R & M-2 to L-ARLD
1470 N. Hague Ave. (43204)
Approximately 29.2 acres



Z24-035
R & M-2 to L-ARLD
1470 N. Hague Ave. (43204)
Approximately 29.2 acres

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 Z24-035 & CV24-091

Address 1470 N. Hague Ave.

Group Name WEST SCIOTO AREA COMMISSION

Meeting Date November 21, 2024

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval

(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

WSAC met on November 21, 2024. WSAC voted to approve this application by a vote of 4 in favor, 1 opposed and 1 abstention. Two commissioners were absent. There was a robust conversation on the Hague Ave. use of an estimated 720 new residents accessing the already congested road. This information needs to be passed on to the City.

There is a school that creates significant traffic on Hague Avenue now with regular backups. Traffic congestion has to be considered on Hague Avenue given the existing traffic issues and all of the new developments that will add a significant number of residents to the already problematic traffic issues.

Vote 4-1-1

Signature of Authorized Representative Kristen E. McKinley Digitally signed by Kristen E. McKinley
Date: 2024.12.04 14:40:16 -05'00'

Recommending Group Title West Scioto Area Commission

Daytime Phone Number 614-404-9220

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.

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

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

ORD #0703-2025; Z24-035, Page 13 of 13

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-035

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) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 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. Metro Development LLC. Joe Thomas 614-540-2400 470 Olde Worthington Road STE 100 Westerville, OH 43082 number of Columbus based employees 65.	2. Adterra Development LLC. Sean Adkins 614-296-5488 1937 Seaford Court Columbus, OH 43220 No Columbus based employees
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 19th day of February, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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