



SITE DATA

TOTAL ACRES	47.1554 ACRES
TOTAL UNITS	204
DENSITY	4.1813 D.U./AC.
PARKING PROVIDED	403

DEVELOPMENT PLAN

STRAWBERRY FARMS

DATE: FEBRUARY 6, 2014

Z13-050
Final Received 3/11/14

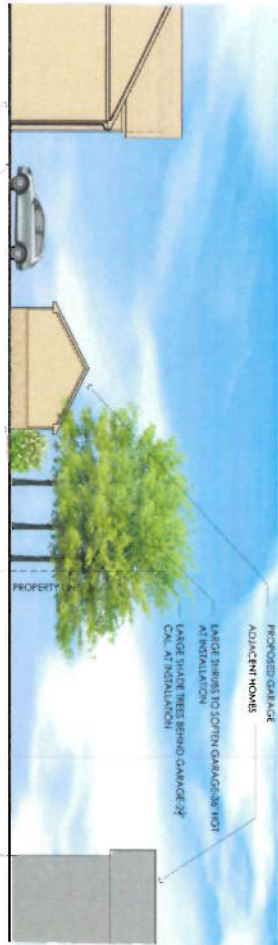
Jeffrey D. Row
Mar 24 11, 2014



Farris Planning & Design

LAND PLANNING
241 N. 5th Street
P.O. Box 755
St. Paul, MN 55101
501.461.1111
www.farrisplanning.com





**LANDSCAPE BUFFER REQUIREMENTS
EXISTING RESIDENTIAL**

PLANT MATERIAL	PLANTING REQUIRED PER 100 IN SQUARE FEET ADJACENT DEVELOPED AREA ON SITE
DECIDUOUS TREES - 2 1/2" CAL. MIN.	3
EVERGREEN TREES - 7' - 8' HIGH MAX	1/6
DECIDUOUS / EVERGREEN SHRUBS - 36" HIGH MAX.	1/8

LANDSCAPE BUFFER SHALL CONTAIN THE ABOVE QUANTITY OF PLANT MATERIAL. THE PLANTS MAY BE ORDERED AS SHOWN ON BUFFER PLAN OR TO MEET THE TOTAL AMOUNT OF PLANT MATERIAL AS SPECIFIED IN THE ABOVE TABLE. FOR THE ABOVE FORMULA, THE PLANTS DO NOT NEED TO BE GROUPED IN 100 FOOT INCREMENTS.



LANDSCAPE BUFFER PLAN

STRAWBERRY FARMS

DATE: JANUARY 7, 2014

Z13-050
Final Received 3/11/14

John G. P. M.
March 17, 2014

2044

ARCHITECTURAL CHARACTER
STRAWBERRY FARMS

DATE: DECEMBER 19, 2013



TYPICAL 3-STORY BUILDING ELEVATION
 SCALE: N1/S

- ASPHALT SHINGLES
- SHAKE SIDING
- VINYL SIDING
- BRICK WATERTABLE
- STONE VENEER



TYPICAL 2-STORY VISTA BUILDING ELEVATION
 SCALE: N1/S

- ASPHALT SHINGLES
- SHAKE SIDING
- VINYL SIDING
- STONE VENEER
- BRICK WATERTABLE



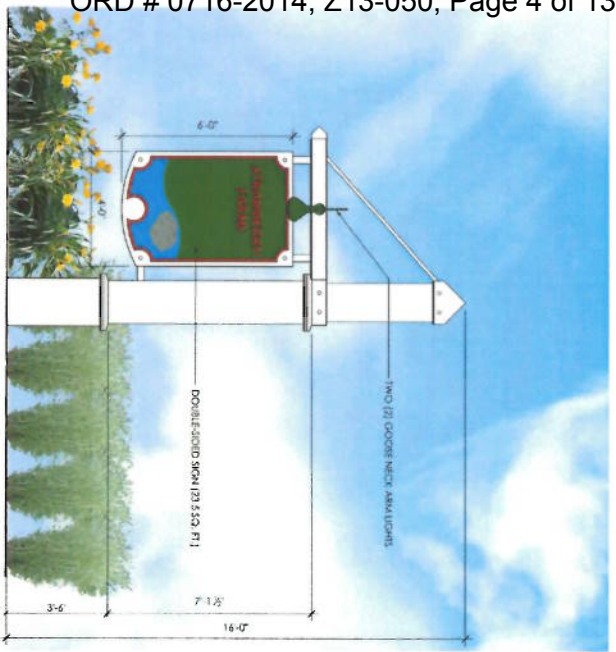
TYPICAL 2-STORY BREEZEWAY BUILDING ELEVATION
 SCALE: N1/S

- ASPHALT SHINGLES
- SHAKE SIDING
- STONE VENEER
- VINYL SIDING
- BRICK WATERTABLE

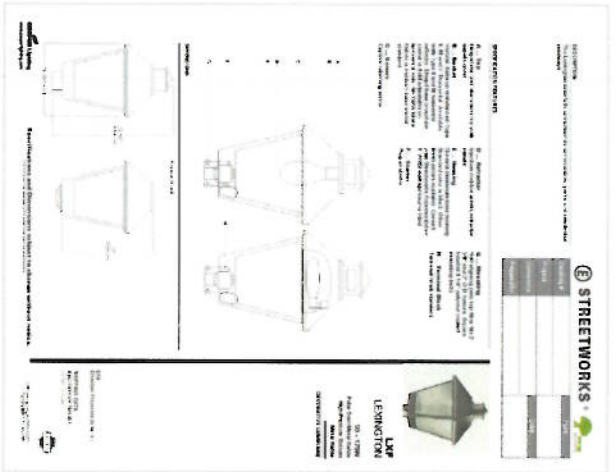
Z13-050
 Final Received 3/11/14

Robert & Pam
 March 11, 2014





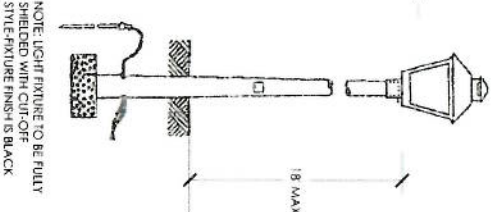
YARDARM SIGN DETAIL
N.T.S.



TYPICAL LIGHTING FIXTURE
N.T.S.



150 WATT MH RLB
BLACK FIBERGLASS POLE
DIRECT BURIAL



UV LENS/NOTION: FINISH FROM COOPER LIGHTING. FINISH: BLACK. POLE: BLACK FIBERGLASS. POLE: DIRECT BURIAL. 18' HEIGHT.

SITE AMENITIES

STRAWBERRY FARMS

DATE: JANUARY 7, 2014

Z13-050
Final Received 3/11/14

Applied for Review
March 11, 2014

SCALE: AS SHOWN

Paris Planning & Design
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1415 W. 10th Street, Suite 100
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 13, 2014**

- 4. APPLICATION: Z13-050 (13335-00000-00637)**
Location: **5400 STRAWBERRY FARMS BOULEVARD (43230)**, being 10.5± acres located at the southeast corner of Strawberry Farms Boulevard and East Dublin-Granville Road (600-118475; Northland Community Council).
Existing Zoning: C-2 and C-5, Commercial, and R, Rural Districts.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Forest Edge Assembly of God; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 10.5± acre site is developed with a church and zoned in the C-2 and C-5, Commercial, and R, Rural Districts. The applicant requests the L-AR-1, Limited Apartment Residential District for redevelopment of the site with a multi-unit residential development of 204 units (19.43 units/acre). The application was originally submitted for unspecified commercial development in the L-C-4, Limited Commercial District, but was changed to the L-AR-1 District after initial feedback from Staff.
- To the north across East Dublin-Granville Road (SR 161) are high-density multi-unit residential development and single-unit residential development in Blendon Township. To the east is a mixture of single- and two-unit dwellings in the R-2F, Residential District. To the south across Forest Edge Drive are two-unit and attached single-unit dwellings in the R-2F, Residential District, and an office building in the C-4, Commercial District. To the west across Strawberry Farms Boulevard is a three-story multi-unit residential development in the L-ARLD, Limited Apartment Residential District.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval of the requested L-AR-1, Limited Apartment Residential District.
- The site is located within the *Northland Plan Volume I* (2001) planning area. While there is no specific land use recommendation for the area in the 2001 plan, the following recommendations are relevant to the proposal:
 - Zoning be used to encourage new development to be sensitive to density, buffering, traffic and circulation patterns, and architectural details of the surrounding area. (pg. 30)
 - Infill developments that are compatible with their surroundings be encouraged. (pg. 30)
 - Adherence to the Northland Development Standards. (pg. 27)

Since the initial review of the multi-unit residential proposal, the Northland Community Council and the Development Commission have endorsed the updated Northland I Plan, which was adopted by City Council on February 3, 2014. The update recommends institutional uses on the subject site, but recognizes that new uses may be proposed and that the scale and intensity of new uses should reflect the location in terms of surrounding uses and access. Planning Division Staff is supportive of multi-unit residential development at this location, but does not support this proposal. The proposal remains substantially denser than most of the surrounding development, particularly south of SR 161.

Zoning Staff recognizes that this proposal does have a much higher density than properties south of 161, but with increased setbacks and tree preservation along the north property line, a maximum lot coverage of 65%, a commitment to elevation drawings which reflect architectural features to break up the massing of the buildings, reduced building height for the buildings in the southeast quadrant of the site, additional landscaping, and a three-story product across Strawberry Farms Boulevard, we believe that this proposal meets the recommendations of the *Northland Plan Volume I* (2001) and the recently-adopted update. The presence of commercial zoning in the neighborhood, the existing commercial zoning of the subject site, the higher-density apartment complex along SR 161 to the north in Blendon Township, the site's frontage along a major arterial, and lack of tree preservation commitments in the existing zoning districts are all factors that have been taken into consideration in evaluating the appropriateness of this proposal.

- The limitation text commits to a site plan and elevation drawings, and provides development standards for total number of units, setbacks, street trees, landscaping, buffering, tree preservation, building height, and building materials. Columbus Health Department Healthy Places features such as five foot wide sidewalks and internal connectivity are included in the proposed development.
- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road (State Route 161) as an F arterial requiring varying right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR1, Limited Apartment Residential District will allow a multi-unit residential development of 204 units. The plans and limitation text include development standards in consideration of the adjacent residential development. Zoning Staff has determined that this proposal meets the recommendations of the *Northland Plan Volume I* (2001) and the recently-adopted update. The presence of commercial zoning in the neighborhood, the existing commercial zoning of the subject site, the higher-density apartment complex along SR 161 to the north in Blendon Township, the site's frontage along a major arterial, and lack of tree preservation commitments in the existing zoning districts are all factors that have been taken into consideration in evaluating the appropriateness of this proposal.

The availability of land for future park development is another issue in the Northland area. Northland residents and the Columbus Recreation and Parks Department both have identified a need for new community and neighborhood parks. Land will need to be acquired from these large sites if park development requirements are to be satisfied in the area.

It is the recommendation of the Northland Plan that:

- pleasing views from the highway be encouraged when development occurs along the interstate system.
- zoning be used to protect residential neighborhoods from intrusion by commercial and manufacturing uses.
- all appropriate agencies be contacted in order to reserve adequate land for parks, recreation facilities, and schools in major rezoning areas.
- established single-family areas be protected by discouraging spot multi-family or commercial zoning within them.
- zoning be used to encourage new development to be sensitive to density, buffering, traffic and circulation patterns, and architectural details of the surrounding area.
- major commercial developments of five or more acres be zoned in planned or limited districts to ensure that the developments meet appropriate standards.
- reservation of development sites adjacent to freeways be encouraged for their highest and best economic use.
- office development be encouraged as an appropriate transition use between residential and commercial development.

Undeveloped Parcels Located In Commercial Areas:

Undeveloped parcels of land are scattered throughout the Northland area, mainly in office and warehouse complexes or along major arterials.

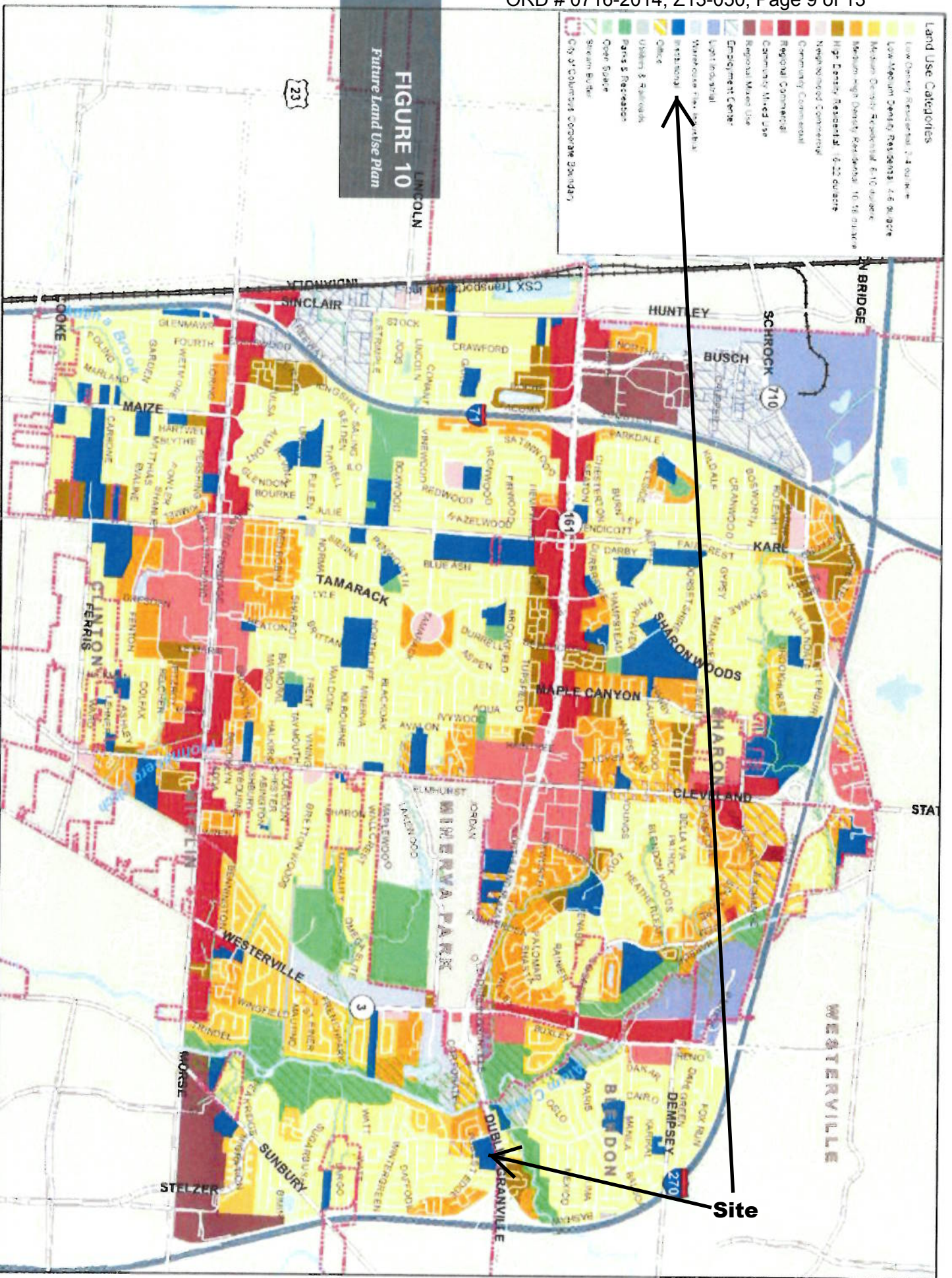
Some areas containing scattered undeveloped parcels have developed satisfactorily. Other areas have experienced problems. The successful development is a result of several factors:

- (1) adequate zoning policies and land use controls;
- (2) enforcement of private development standards; and
- (3) effective management and control of all redevelopment from residential to commercial.

In considering future development of the remaining parcels, the dominant residential character of the planning area must be considered. It is essential that the development of vacant parcels be sensitive to adjacent neighborhoods and incorporate buffering and transitional land use techniques to preserve the residential environment.

It is the recommendation of the Northland Plan that:

- zoning be used to protect residential neighborhoods from intrusion by commercial and manufacturing uses.
- established single-family areas be protected by discouraging spot multi-family or commercial zoning within them.
- new development be encouraged that is compatible with the architectural style established in an area.
- zoning be used to encourage new development to be sensitive to density, buffering, traffic and circulation pattern, and architectural details of the surrounding area.
- infill developments that are compatible with their surroundings be encouraged.
- office development be encouraged as an appropriate transition use between residential and commercial development.



- Land Use Categories**
- Low Density Residential: 2-4 units/acre
 - Low Medium Density Residential: 4-8 units/acre
 - Medium Density Residential: 8-10 units/acre
 - Medium High Density Residential: 10-16 units/acre
 - High Density Residential: 16-22 units/acre
 - Neighborhood Commercial
 - Community Commercial
 - Regional Commercial
 - Community Mixed Use
 - Regional Mixed Use
 - Employment Center
 - Light Industrial
 - Warehouse Flex Industrial
 - Industrial
 - Office
 - Utilities & Railroads
 - Parks & Recreation
 - Open Space
 - Stream Buffer
 - City of Columbus Corporate Boundary

FIGURE 10
Future Land Use Plan

Site

Policy:

Redevelopment of existing institutional, residential, and private park/recreational land uses should be compatible with surrounding development.

Guidelines/Strategies:

- Schools, libraries, places of worship, post offices, private recreational areas and other institutional uses play key roles in communities. Due to the nature of these uses, they are often located in residential areas. This can make proposals for reuse or expansion of an existing institutional use challenging. Consideration of such proposals requires careful attention, with a particular emphasis on impacts to adjacent properties and residences. Strategies are as follows:
 - A broad range of adaptive reuses may be appropriate for existing institutional uses and sites, but is largely dependent on the specific location and associated impacts on the surrounding neighborhood. New uses could include retail, office, education, housing, arts and entertainment, recreation, health care, and neighborhood assembly. The scale and intensity of new uses should reflect the location in terms of surrounding uses and access. For instance, retail and entertainment uses may be appropriate on commercial corridors, but not in the midst of a residential neighborhood.
- Site design for reuse or expansion should minimize negative impacts on adjacent properties and neighborhood character. Considerations include future access, lighting, outdoor activity, and buffering.
- Expansion should make efficient use of site areas and minimize disruption of sensitive natural resources.
- New or expanded uses should provide adequate parking for current and future needs and considers the availability of public transit services.
- New construction should complement the existing neighborhood fabric at a compatible style, scale, and density.
- Preservation of contributing historic sites and structures is encouraged.
- In the case of the Northern Columbus Athletic Association Soccer Fields, if the owner would decide to sell the site, its acquisition and use as parkland would be preferred. If this is not possible, residential development is recommended at a density level consistent with the residential uses around it.



Z13-050
5400 Strawberry Farms Boulevard
600-118475
Approximately 10.5 acres
Request: C-2, C-5 and R to L-AR-1



Northland Community Council
Development Committee

Report

January 29, 2014 6:30 PM
Northland Performing Arts Center
4411 Tamarack Boulevard

Meeting Called to Order:

6:40 pm by chair **Dave Paul**

Members represented:

Voting: (13): Albany Park (APHA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA). Non-voting: NCC president Emmanuel Remy.

Case #1: Application Z13-050 (*Rezone 10.5± acres to L-AR-1 from C-5, C-2, R for a multi-family residential development @ 19.3 units/acre*)
 Jeff Brown, Smith & Hale representing
 Forest Edge Assembly of God
 5400 Strawberry Farms Blvd, 43231 (PID 600-118475)

- *The Committee approved 11-2 a motion (by BWCA, second by APHA) to recommend **APPROVAL WITH THE FOLLOWING CONDITION:***
 1. *That the minimum width of the tree preservation area along East Dublin-Granville Road be specified in the text (paragraph 3(C)(2)) and on the Development Plan at 40'.*

Case #2: Application 13320-00918 (*Graphics variance from §3377.08(C)(1) to permit automatic changeable copy gas pricing sign in a CPD district, from §3372.806(C) to permit ACC sign within the Morse Road RCO.*)
 Rodger Kessler/Kessler Sign Company representing
 Englefield Oil
 927 Morse Road (BP station), 43229 (PID 010-018485)

- *The Committee approved 13-0 a motion (by KWPCA, second by CWCA) to recommend **APPROVAL** of the application.*

Case #3: Application Z13-062 (*Rezone 0.392 acres to CPD from CPD to permit addition of drive-through lane.*)
 Tom Martin/ms consultants, inc. representing
 BL&G LLC
 2255 E Dublin Granville Rd (Dunkin' Donuts), 43229 (PID 010-010554)

- *At the Committee's suggestion, the applicant requested that the case be **TABLED** to permit the applicant to address concerns identified with the site plan; the Committee approved 13-0 a motion to do so.*

Executive Session 8:17 pm

Meeting Adjourned 8:35 pm



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # Z13-050

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 West Broad Street, Suite 460, Columbus, 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. Forest Edge Assembly of God 5400 Strawberry Farms Blvd. Columbus, OH 43230 17 employees	2. Integrated Partners Development 470 Olde Worthington Rd., Suite 100 Westerville, OH 43082 0 employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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 all checks payable to the Columbus City Treasurer