

205-056
DRAFT
FRANKLIN
COUNTY
PLANNING
COMMISSION



Submitted from
May 8, 2006

NOTICE TO THE PUBLIC
This Development Plan is being submitted to the Franklin County Planning Commission for review and approval. The Commission will hold a public hearing on this plan on May 15, 2006 at 7:00 PM in the Board Room of the Franklin County Administration Center, 100 North High Street, Columbus, Ohio. Any person wishing to comment on this plan should appear at the hearing or submit written comments to the Franklin County Planning Commission, 100 North High Street, Columbus, Ohio, by May 12, 2006.

PRELIMINARY CALCULATIONS

Item	Area	Volume
Site Area	10.5	
Building Footprint	1.2	
Parking	1.5	
Open Space	7.8	



DEVELOPMENT PLAN FOR:
KRAMER TRACT

205-056
FRANKLIN COUNTY, OHIO

LEGEND

Symbol	Description
[Solid Line]	Property Line
[Dashed Line]	Setback Line
[Stippled Area]	Open Space
[Hatched Area]	Parking
[Solid Area]	Building Footprint



Jeffrey C. Brown Esq. OAH
2/12/06



Color	Description
[Red]	Proposed
[Blue]	Water
[Green]	Vegetation
[Black]	Other

EMHIT
Engineering, Mapping, and
Information Technology

WEST LAFAYETTE
INVESTMENT LLC

NATURAL
FEATURES
PLAN

ZONING
DOCUMENTS

KRAMER TRACT
City of Columbus, Franklin County, Ohio



Jeffrey L. Brown by Aft
212 106



EMHIT
MARK L. SPERD
REGISTERED L.L.C.

ZONING
DOCUMENTS
THOROUGHFARE
PLAN

KRAMER TRACT

City of Columbus, Franklin County, Ohio



Jeffrey L Brown by OHA
2/2/06



Color	Symbol	Description
Blue	Blue hatched	Water
Green	Green hatched	Forest
Yellow	Yellow hatched	Open Space
White	White	Other



WEST LEMPERT INVESTMENT LLC

REGIONAL MAP

ZONING DOCUMENTS

KRAMER TRACT

City of Columbus, Franklin County, Ohio

STAFF REPORT**DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2005**

- 4. APPLICATION: Z05-056**
- Location:** **4815 LEPPERT ROAD (43212)**, being 30.4± acres located at the southwest corner of Leppert and Hayden Run Roads (277-276233).
- Existing Zoning:** R, Rural District.
- Request:** PUD-4, Planned Unit Development and TC, Town Center Districts.
- Proposed Use:** Multi-family residential and commercial development.
- Applicant(s):** West Leppert Investments, LLC; c/o David L. Hodge, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** West Leppert Investments, LLC; 310 Wildwood Court; Columbus, OH 43230.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

- o The 30.4± acre site is undeveloped and zoned in the R, Rural District. The applicant requests the TC, Town Center District for Traditional Neighborhood Development for 2.2± acres and PUD-4, Planned Unit Development District for 28.2± acres.
- o To the northeast is single-family residential development in the township and property zoned NC, Neighborhood Center and TC, Town Center Districts. To the east is property zoned TC, Town Center and PUD-4, Planned Unit Development Districts. To the west and north are single-family residences in the township.
- o The site is located within the Central Subarea of the *Interim Hayden Run Corridor Plan* (2004) which recommends Cluster Development and Town Center uses for the site. The plan designates a maximum density for the site of four dwelling units per acre. The plan also requires 30% of the site to be in the form of open space, the applicant is setting aside 32% of the site as open space.
- o The PUD-4, Planned Unit Development District would permit a maximum of 26 four-unit dwellings for a total of 104 units for a proposed net density of 3.8 dwelling units per acre. The PUD notes and site plan specify setbacks, a tree preservation zone, street trees, landscaping, external sidewalks, and underground electric lines.
- o The plan requires a natural buffer along Hayden Run, which is the western boundary of the site. The applicant will dedicate the land 150' feet from the centerline of Hayden Run to the City of Columbus.
- o The TC, Town Center District allows a mixture of uses including retail and residential uses. The applicant has indicated that they will be applying for variances to the maximum permitted building size of 10,000 square feet and the prohibition against drive-

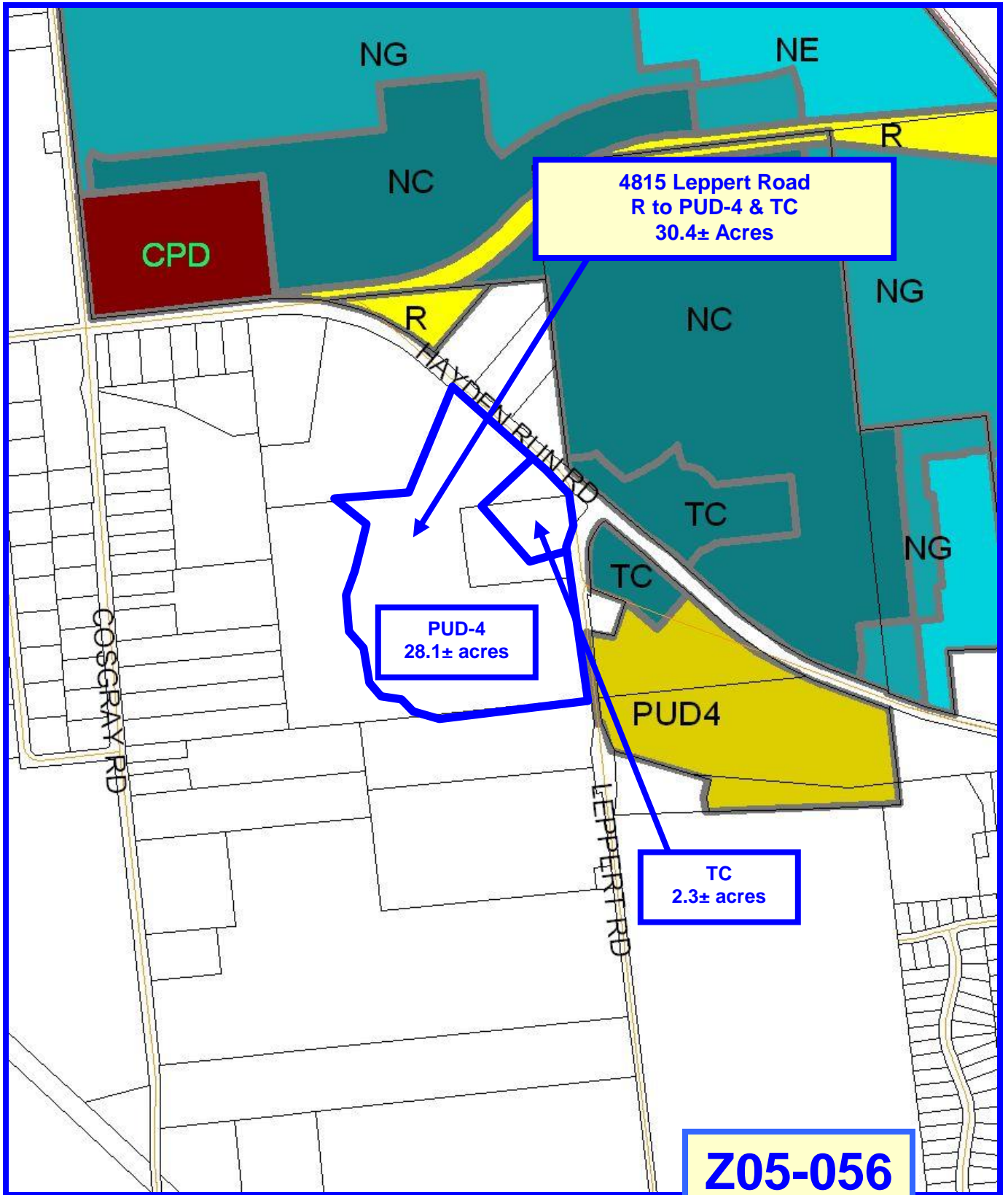
throughs.

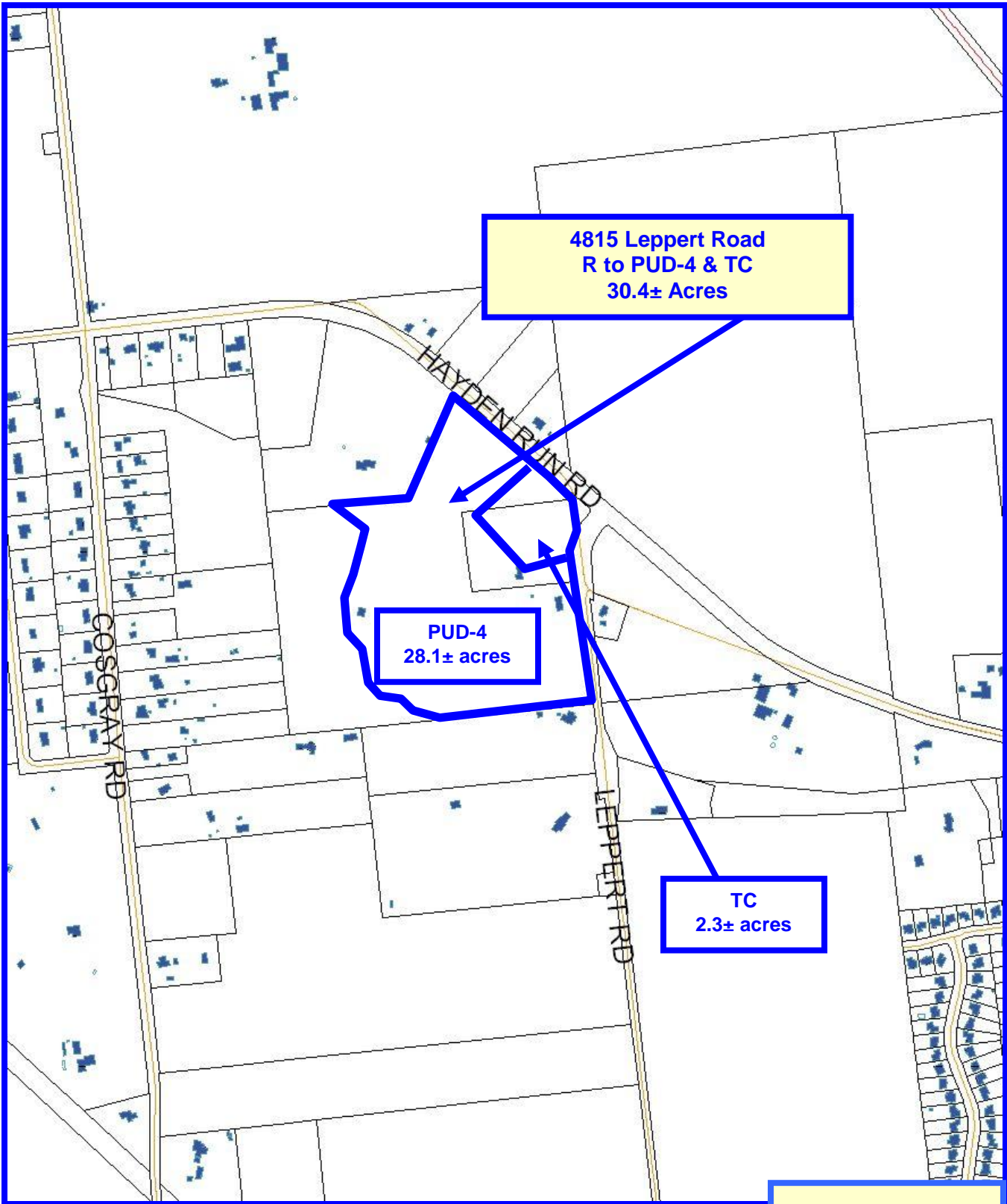
- o The *Columbus Thoroughfare Plan* identifies Hayden Run Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.**

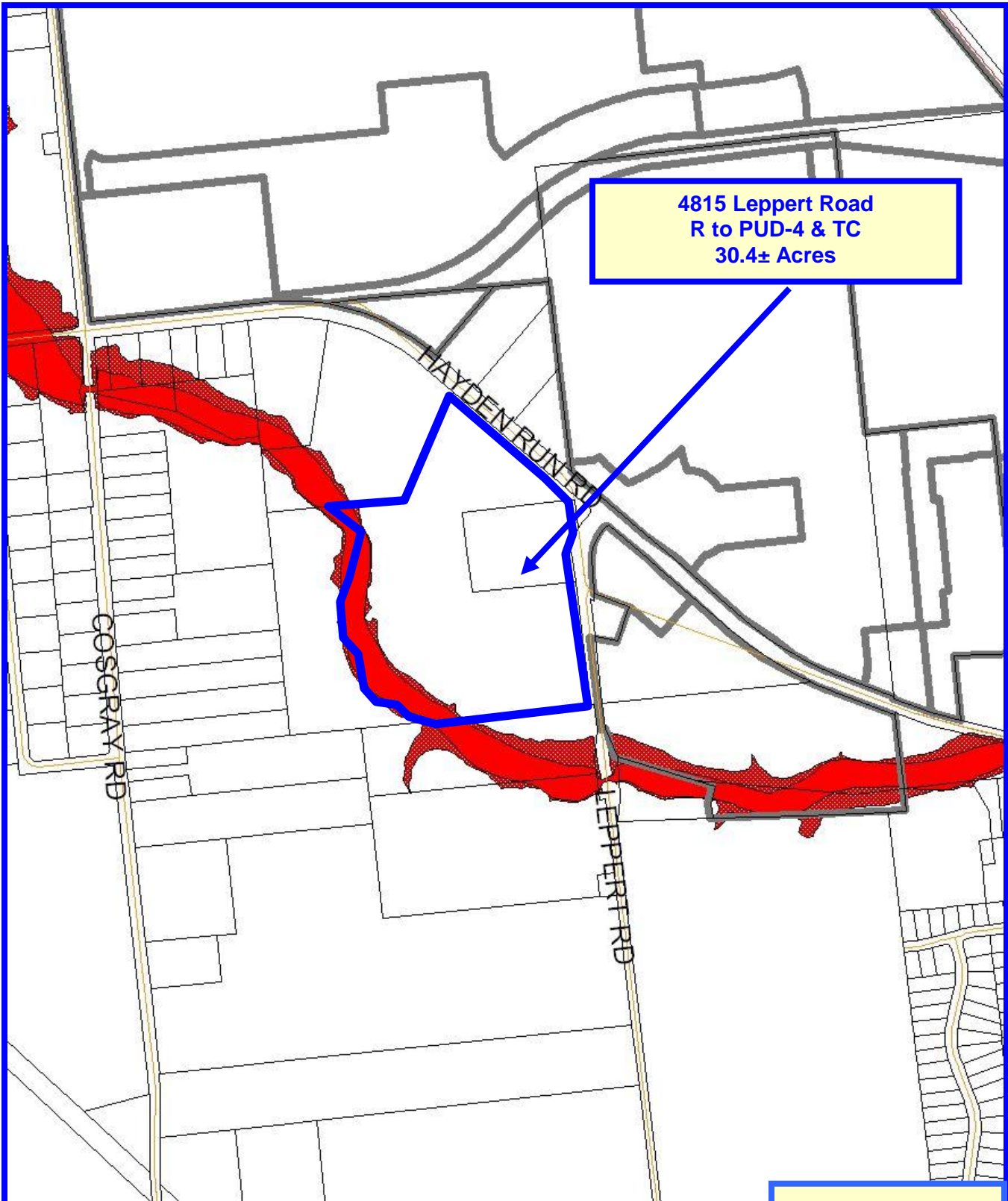
The applicant recently revised the request for the 2.2 acre site from CPD, Commercial Planned Development to TC, Town Center. Staff supports the proposed zoning districts; however, at the deadline for the completion of this report, the applicant has not provided information required for review of the TC request. In addition, the requirement for internal sidewalks and access for the commercial area have not yet been resolved.

**The applicant has supplied the necessary information for the TC, Town Center District request and the sidewalk and access issues have been resolved, therefore, staff now recommends approval of this application.

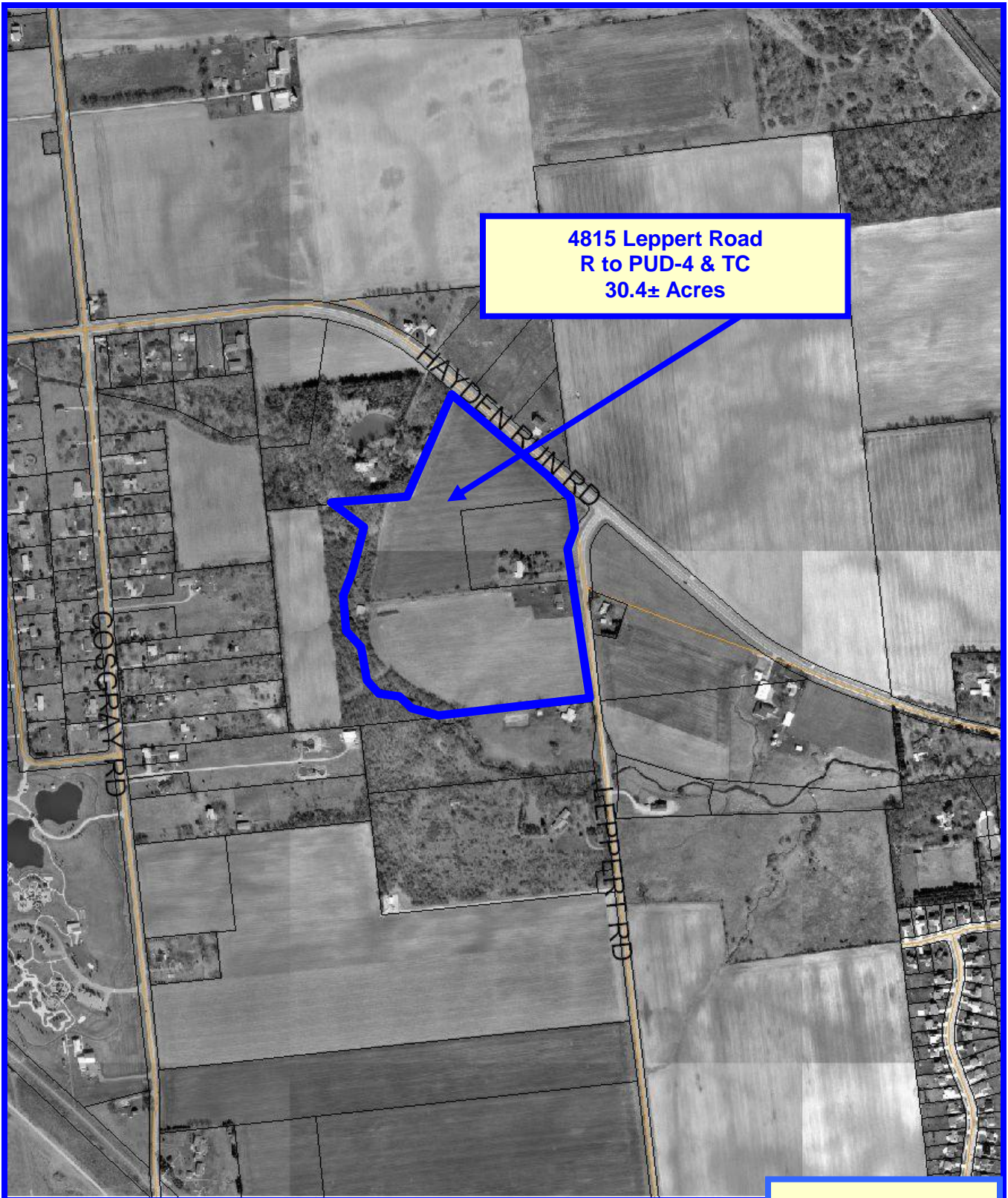




Z05-056



Z05-056



Z05-056

Z05-056
4815 Leppert Road
Statement Addressing TND Principles

The site is approximately 2.3 acres and is located at the southwest corner of Leppert Road and Hayden Run Road. The proposed TND District is Town Center.

It is intended that this development incorporate the principles of the Traditional Neighborhood Development Ordinance into the design and planning effort.

- A. *The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.*

The proposed TND District reflects the current zoning pattern of non-residential uses at this intersection with residential zonings adjacent to the TND Districts as you move outward from the intersection.

- B. *The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

The adjacent residential is interconnected via a path system and public sidewalks with the proposed Town Center District.

- C. *A variety of housing stock serves a range of incomes and age groups and included backyard apartments, apartments above shops and residential units adjacent to work places.*

The site is zoned Town Center with the adjacent property which is part of the same zoning application providing the residential component.

- D. *A variety of business types are accommodated, from retail and professional offices to "live-work" units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.*

This site is zoned Town Center which permits a mixture of office and retail uses.

- E. *Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.*

Civic Buildings are not part of this zoning application.

- F. *A variety of civic spaces take the form of parks, greens, squares, and plazas.*

The open space is provided on the residential portion of the zoning application including a dedication of ground along the Hayden Run Creek to the City.

- G. *A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and lengths of automobile trips.*

No new streets are created with this development but connectivity is created via the public sidewalks and a path which ties the adjacent residential to the TND site.

- H. *Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.*

The proposed development shall comply with the TND development standards unless varied by action of the Board of Zoning Adjustment.

- I. *Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.*

Block size is not applicable to this site.



310 Wickwood
Gahanna, Ohio 43230
pcoppel@metropolitanpartners.info

November 3, 2005

Re: Z05-056/ 4815 Leppert Road

Greg J. Davies
Deputy Director, Regional Growth
City of Columbus
50 W. Gay Street, 3rd Floor
Columbus, Ohio 43215

Dear Greg

This letter shall serve as a memorandum of Understanding between the developer and the city of Columbus regarding the PAWG for the above captioned zoning application. The developer will make cash contributions with respect to the multifamily residential portion of the project in the amount of \$1,217 per unit. The aforesaid amount shall be paid as follows: \$217 per unit shall be paid upon commencement of the development of the project and \$1,000 per unit shall be payable with the issuance of the building permit for that unit.

The sum of \$768,000 has been paid with respect to 40,000 square feet of commercial development to be constructed in the future at (a) the north east corner of Hayden Run Road and the new road extending northerly from Leppert road, (b) the south east corner of Hayden Run Road and Leppert Road and (c) the southwest corner of Hayden Run Road and Leppert Road. Developer will make an additional cash contribution in the amount of \$19.20 for each square foot that exceeds 40,000 square feet, at the time of the issuance of the building permits for all buildings, if any, which, after completion, will increase the aggregate of all the commercial buildings to over 40,000 square feet.

METROPOLITAN LAND

A LIMITED LIABILITY COMPANY

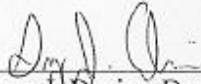
In addition, all of the property shall added to the Hayden Run Tax Increment Financing District and the Hayden Run Community Development District and shall be encumbered by the Hayden Run Community Development charge (as all of the foregoing capitalized terms are defined in the Memorandum of Understanding for certain developments located in the Hayden Run Growth Corridor dated November 22, 2004).

Type your text here.



Paul S. Coppel
Managing Member
Leppert Road Investments, LLC

Accepted:



Greg J. Davies, Deputy Director, Regional Growth

HARRISON W. SMITH, JR.
BEN W. HALE, JR.
JEFFREY L. BROWN
GLEN A. DUGGER
JACKSON B. REYNOLDS, II
NICHOLAS C. CAVALARIS
DAVID L. HODGE
AARON L. UNDERHILL

SMITH & HALE
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199
614/221-4255

HARRISON W. SMITH
1900-1978

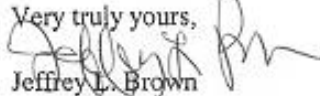
February 6, 2006

Mr. Walter Green
757 Carolyn Ave.
Columbus, OH 43224

RE: Z05-056

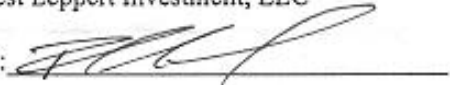
Dear Walter,

At the request of Maureen Lorenz with the City's Recreation and Parks Department, my client has agreed to deed restrict the TND portions of this zoning application to prohibit gasoline sales. The deed restrictions will be placed on this site once the property has been purchased by my client.

Very truly yours,

Jeffrey L. Brown

APPROVED BY:

West Leppert Investment, LLC

By: 

Its: Murphy member

JLB/ssg

cc: Maureen Lorenz

F:\docs\green-leppert.ltr (2/6/06) ssg

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO
 COUNTY OF FRANKLIN

APPLICATION # 205-056

Being first duly cautioned and sworn (NAME) David L. Hodge
 of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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:

Check here if listing additional parties on a separate page (REQUIRED)

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Z ip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

<p>1. West Leppert Investments, LLC 310 Wildwood Court Columbus, OH 43230</p>	<p>2. The Epcon Group 500 Stonehenge Parkway Dublin, OH 43017</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of February in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

David L. Hodge
Natalie C. Patrick
9/4/2010

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



NATALIE C. PATRICK
 Notary Public, State of Ohio
 My Commission Expires 09-04-10

2/8/06