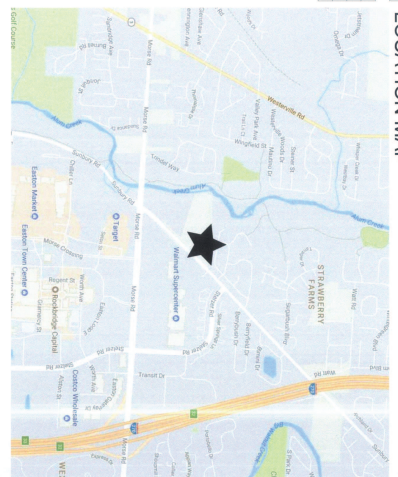


SITE DATA TABLE	
SITE AREA - PID-410-2959667	5.035 AC
NUMBER OF UNITS	60 UNITS
DENSITY	11.9 UNITS/AC
PARKING	80 DU @ 1.5 = 90 SPACES

LOCATION MAP



This Site Plan may be slightly adjusted to reflect final engineering, topographical, or other site data developed at the time final development and engineering plans are prepared by the Designer upon submission of the appropriate data regarding the proposed adjustment.

*David B. Perry* Date: 1-12-18  
 David B. Perry, Agent  
*Donald Peck* Date: 1/12/18  
 Donald Peck, Attorney

SITE PLAN (A)  
 1" = 40' 0"  
 1" = 80' 0"  
 1" = 120' 0"  
 1" = 160' 0"  
 1" = 200' 0"  
 1" = 240' 0"  
 1" = 280' 0"  
 1" = 320' 0"  
 1" = 360' 0"  
 1" = 400' 0"  
 1" = 440' 0"  
 1" = 480' 0"  
 1" = 520' 0"  
 1" = 560' 0"  
 1" = 600' 0"  
 1" = 640' 0"  
 1" = 680' 0"  
 1" = 720' 0"  
 1" = 760' 0"  
 1" = 800' 0"  
 1" = 840' 0"  
 1" = 880' 0"  
 1" = 920' 0"  
 1" = 960' 0"  
 1" = 1000' 0"

Z17-045, Sheet 1 of 5  
**A001**

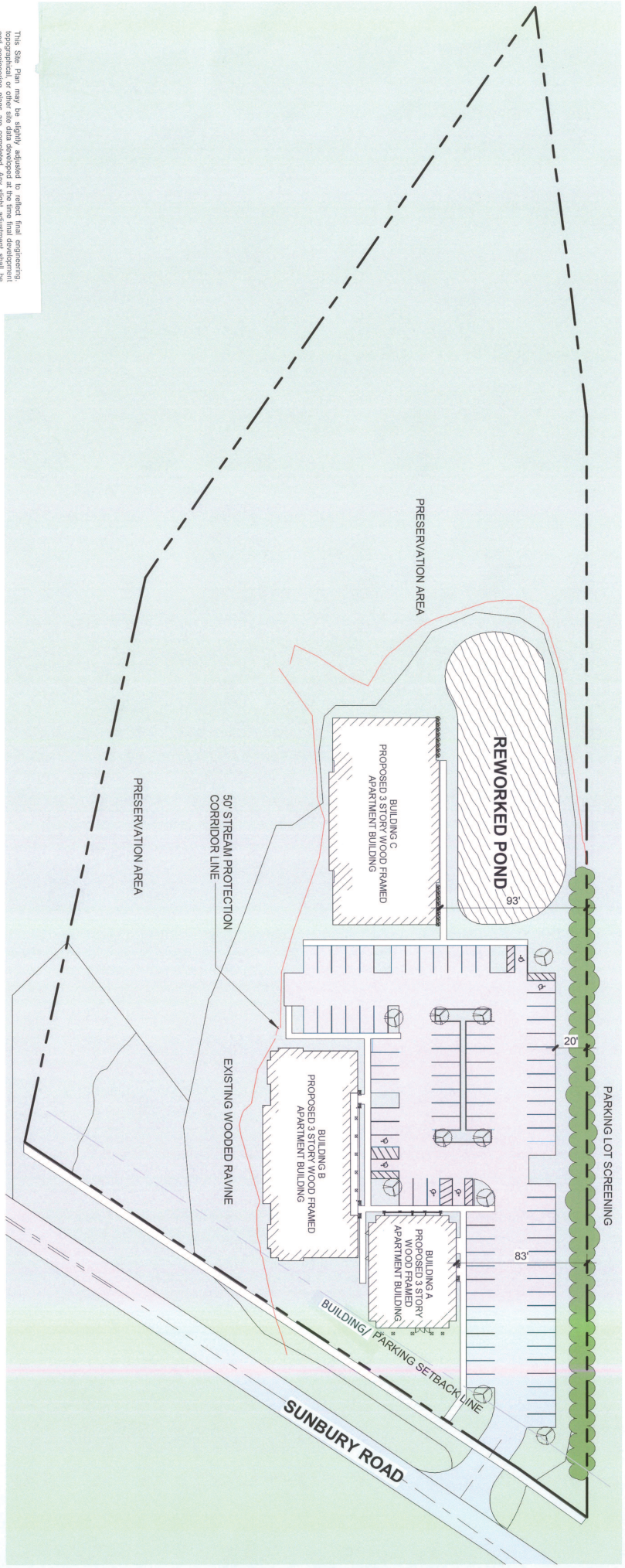
HOMEPORT  
 5049 SUNBURY ROAD  
 - ZONING SITE PLAN -

PRELIMINARY  
 NOT FOR CONSTRUCTION

**SHREMSHOCK**  
 SHREMSHOCK ARCHITECTS, INC.  
 7400 West Campus Road Suite 150 New Albany, OH 43054  
 t 614 545 4550 f 614 545 4555 www.shremshock.com

**SITE DATA TABLE**

SITE AREA - PD-410-295667	5038 AC
NUMBER OF UNITS	80 UNITS
DENSITY	15.9 UNITS/AC
PARKING	80 DU @ 1.5 = 90 SPACES



This Site Plan may be slightly adjusted to reflect final engineering, topographical, or other site data developed at the final development review. The final development review and final site plan shall be submitted to the Planning and Zoning Services Department or this designer upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent  
*David B. Perry*  
 Date: 1-12-18  
*Donald Rank*  
 Date: 1/12/18  
 Donald Rank, Attorney



SHREMSHOCK ARCHITECTS, INC.  
 7400 West Campus Road Suite 150 New Albany, OH 43054  
 614 545 4550 614 545 4555 www.shremshock.com

Z17-045, Sheet 2 of 5

**HOMEPORT**  
 5049 SUNBURY ROAD



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SAI # 170541 V10

01/12/18 ARCHITECTURAL SITE

**A2**



This building rendering may be slightly adjusted to reflect final building elevations prepared for building permit. Any slight adjustment shall be approved by the Director of the Building and Zoning Services Department or the Director of the Planning Department on the submission of the appropriate data regarding the proposed adjustment.

DAVID B. FERRY, Agent  
*David B. Ferry*  
Date: 1-12-18  
*Donald Frank, Attorney*  
Date: 1/12/18



SHREMSHOCK ARCHITECTS, INC.  
7400 West Campus Road Suite 150 New Albany, OH 43054  
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Z17-045, Sheet 3 of 5

# HOMEPORT

5049 SUNBURY RD  
BUILDING A

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SAI # 170541 01/12/18

A-A20  
EXTERIOR



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Z17-045, Sheet 4 of 5

# HOMEPORT

5049 SUNBURY RD  
BUILDING B

This building rendering may be slightly adjusted to reflect final building details. The rendering is provided for informational purposes only and is not intended for use in any legal proceeding. The rendering is not a contract and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed development.

David S. Perry, Agent  
*David S. Perry* Date: 1-12-18  
*David S. Perry*  
David S. Perry, Attorney

B-A20

EXTERIOR

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SAI # 170541 01/12/18



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Z17-045, Sheet 5 of 5

# HOMEPORT

5049 SUNBURY RD  
BUILDING C

C-A20

EXTERIOR

This building rendering may be slightly adjusted to reflect final building materials and construction. The rendering is for informational purposes only and is not intended to be used for any other purpose. The rendering is not a contract and is not intended to be used for any other purpose. The rendering is not a contract and is not intended to be used for any other purpose.

David B. Perry, Agent Date: 1-12-18

*David B. Perry*  
Donald P. Park, Attorney Date: 1/12/18

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SAI # 170541 01/12/18

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 11, 2018**

- 3. APPLICATION: Z17-045**
- Location:** **5049 SUNBURY ROAD (43230)**, being 5.04± acres located on the west side of Sunbury Road, 350± feet south of Hidden Ridge Drive (410-295667; Northland Community Council).
- Existing Zoning:** R, Rural District.
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Homeport; c/o Dave Perry, Agent, David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.
- Property Owner(s):** Charles and Cynthia Herndon; 9110 Laylin Lane; Kelleys Island, OH 43438.
- Planner:** Michael Maret; 614-645-2749; [mjmaretcolumbus.gov](mailto:mjmaretcolumbus.gov)

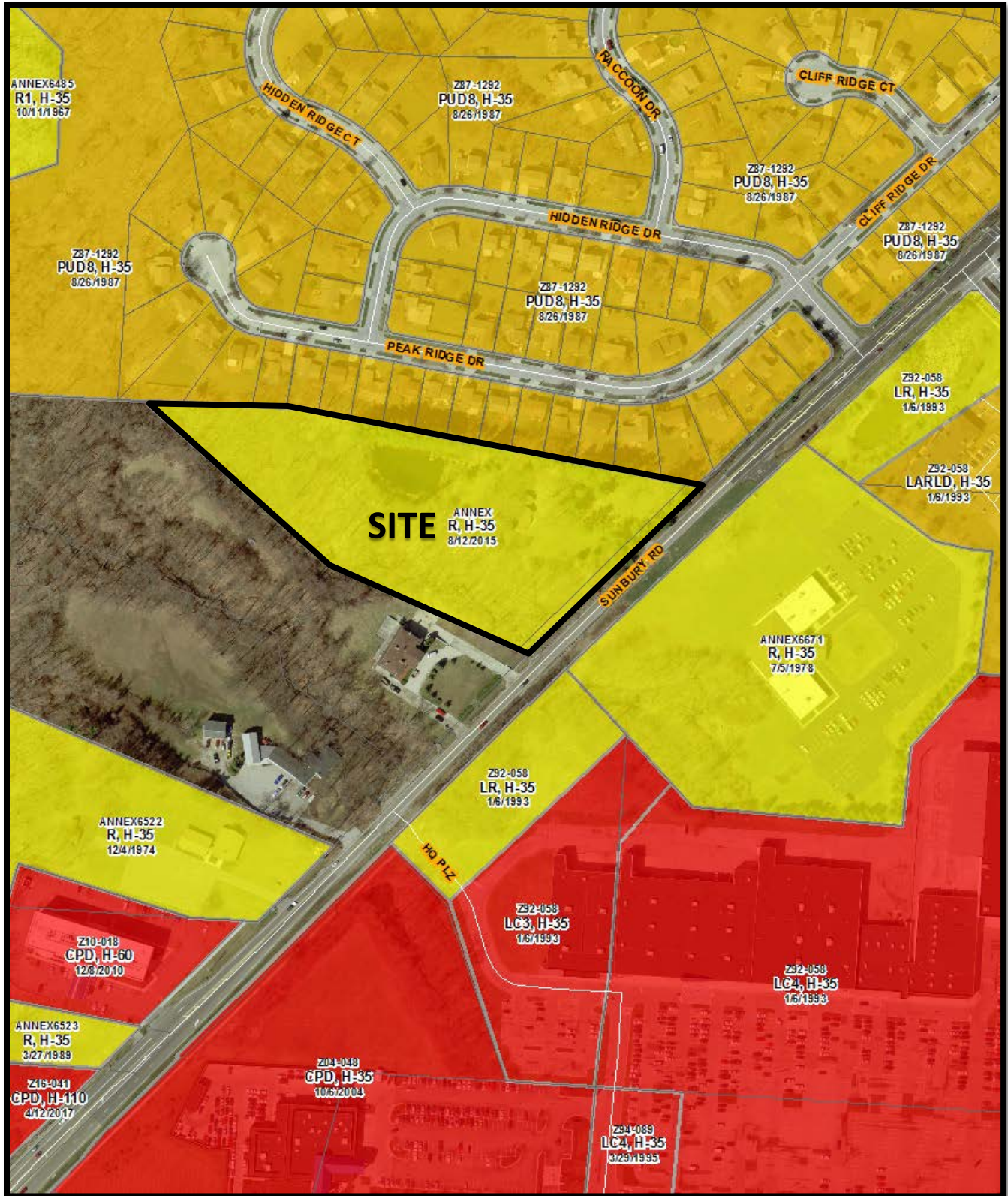
**BACKGROUND:**

- The site consists of one parcel developed with a single-unit dwelling in the R, Rural District as the result of annexation. The applicant is requesting the L-AR-12, Limited Apartment Residential District to allow development of the site with 60 dwelling units, arranged in three buildings, with a total density of 11.91 dwelling-units per acre.
- North of the site are single-unit dwellings in the PUD-8, Planned Unit Development District. South and west of the site is a single-unit dwelling in the R-8, Restricted Urban Residential District in Blendon Township. East of the site is a religious facility in the R, Rural District.
- This site is located within the *Northland I Area Plan (2014)*, which recommends “Low-Medium Density Residential” uses for this location with a typical density of 4-6 dwelling-units per acre.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for disapproval.
- The limitation text includes a commitment to a site plan, building renderings and development standards addressing density, building and parking setbacks, vehicular access, buffering, screening, and landscaping, preservation of natural elements, and building materials.

- Concurrent CV17-075 has been filed to allow reduced building setback along Sunbury Road, a reduction in the required perimeter yard on the north side of the property, and to allow maneuvering into the required parking setback. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Thoroughfare Plan* identifies Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

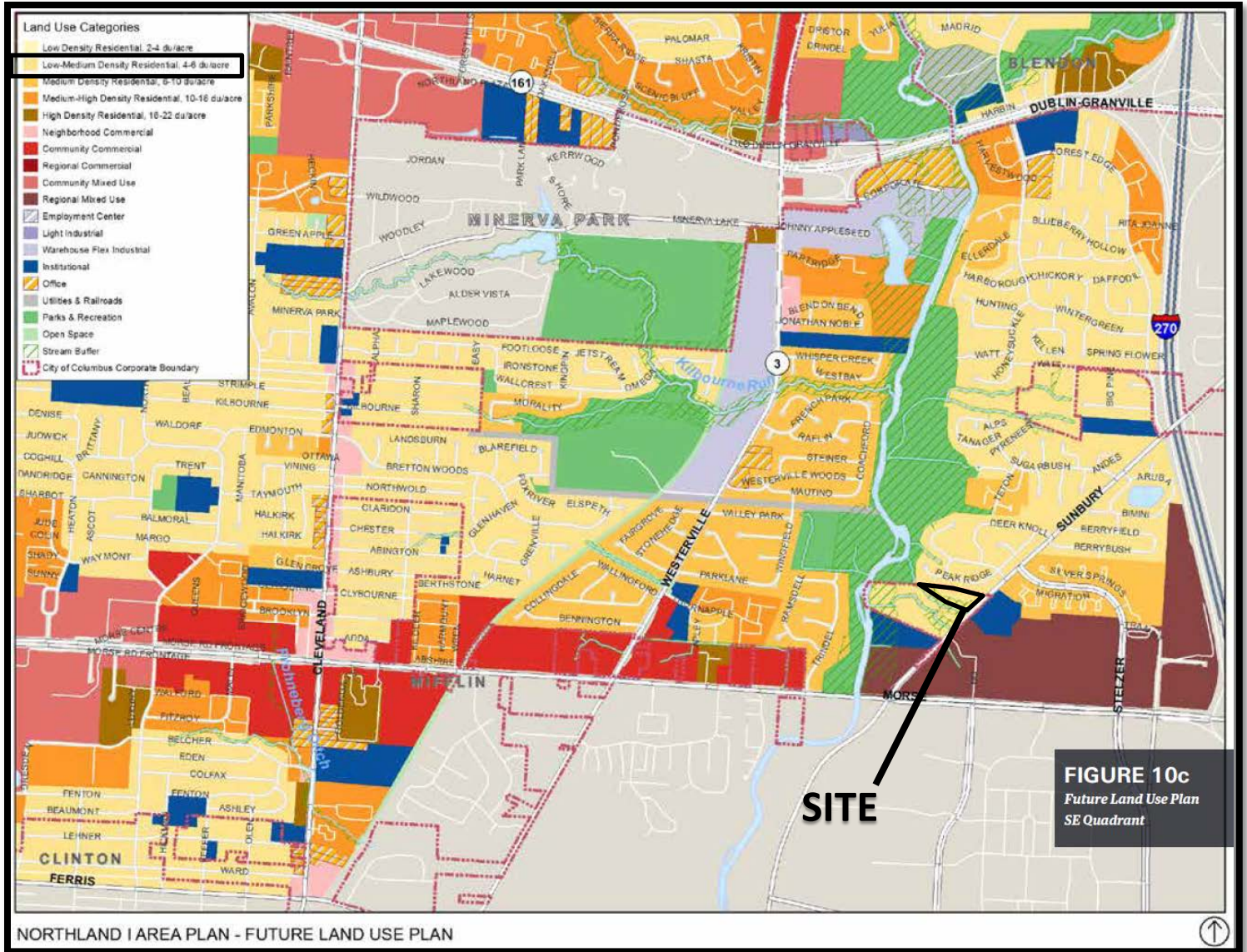
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 60-units contain in three buildings, resulting in a gross density of 11.91 dwelling-unit per acre. The *Northland I Area Plan* calls for typical density of 4-6 dwelling-units per acre. The increased density proposed for this location is supportable because the site plan and development text are sensitive to existing natural resources and the stream corridor protection zone on site, and includes sufficient buffering and setbacks between the proposed buildings and the single-unit dwellings to the north.



Z17-045  
5049 Sunbury Road  
Approximately 5.04 acres  
From R to L-AR-12





Low-Medium Density Residential: Predominantly single-family development, with limited amounts of 2-4 unit buildings interspersed - often at intersections or along larger streets. This category may also include lower density townhouses/condominiums. Typical Density: 4-6 dwelling units per acre.

Z17-045  
5049 Sunbury Road  
Approximately 5.04 acres  
From R to L-AR-12



Z17-045  
5049 Sunbury Road  
Approximately 5.04 acres  
From R to L-AR-12



Northland Community Council  
Development Committee

Report

December 6, 2017 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order: 6:35 pm by chair Dave Paul**

Members represented:

*Voting: (16):* Albany Park (APHA), Asherton Grove (AGHA), Blendon Chase (BCHA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

---

**Case #2:** Application #Z17-045/CV17-075 (Rezone 5.035 AC± from R to L-AR-12 for 60 multi-family residential units; concurrent Council variance to increase building height to 37', reduce setback and reduce rear yard)

Dave Perry/David Perry Co. *representing*  
Homeport  
5049 Sunbury Rd, 43230 (PID 110-00023)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by KWPCA, second by BCHA) to **RECOMMEND DISAPPROVAL** of the rezoning application. Consequently, the Committee did not vote concerning the concurrent Council variance.*
- 

**Executive Session 9:15 pm**

**Meeting Adjourned 10:10 pm**

3

Date: January 11, 2018

Application #: Z17-045	Requested: L-AR-12		Address: 5049 Sunbury Road				
# Hearings:	Length of Testimony: 6:10 → 7:50 (20)	Staff Position:	Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/>		Conditional Approval <input type="checkbox"/>		
① # Speakers Support: ③ Opposition: ③	Development Commission Vote: ② Yes ① No ② Abstain	Area Comm/ Civic Assoc:	Approval <input checked="" type="checkbox"/> Disapproval <input checked="" type="checkbox"/>		Conditional Approval <input type="checkbox"/>		
<b>Position</b> Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Cooley	Conroy	Onwukwe	Golden
+ = 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							
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-	-	-		-	-	-
Governmental or Public Input							
<b>MEMBER COMMENTS:</b>							
FITZPATRICK: APPROPRIATE LAND USE SPECIFICALLY WITH THE PROPOSED SITE PLAN & BUILDING CONFIGURATION. BUFFER IS EFFECTIVE ON NORTH EDGE OF SITE, AND 93' TO 80' SET-INS ADD TO QUALITY.							
INGWERSEN: THE PROPOSED SITE PLAN & BUILDING MASSING & SETBACKS ALLOW THIS SITE TO DEVELOP APPROPRIATELY. DENSITY IS A LITTLE HIGH, BUT AS SUNBURY ROAD & THE ADJACENT PROPERTIES ARE DEVELOPED/ REDEVELOPED OVER TIME THIS USE WILL FIT IN NICELY.							
ANDERSON: My vote to approve was tentative, as I must agree w/ Ms. Conroy re: the jump in density.							
COOLEY: Yes. Planning housing in an area undergoing significant economic development which will necessitate medium density housing.							
CONROY: This is a good proposal for LAR12 but it seems like a significant jump from the PUD 8 to North... why 60 units was critical wasn't well addressed - potential for 2 level lots w/ 40 or 50 units unexplored.							
ONWUKWE: Appropriately development considering the anticipated widening of Sunbury Road and commercial development.							
GOLDEN: Appropriate land use for this growing area of Columbus. Homeport worked to meet desires of neighbors through high quality site planning and thoughtful design of the three buildings. Upcoming adjacent development supports this density.							



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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 # 217-045

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 E Town Street, 2nd FL, Columbus, Ohio 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

Table with 2 columns and 2 rows containing party information. Row 1: 1. Homeport (3443 Agler Road) and 2. Charles L. and Cynthia S Herndon (9110 Laylin Lane). Row 2: 3. and 4. (Empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank (Handwritten signature)

Subscribed to me in my presence and before me this 23rd day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza (Handwritten signature)

My Commission Expires:

11-5-2018 (Handwritten)



This Project Disclosure Statement expires six months after date of notarization.
Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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