



**SITE DATA PHASE 1-EXISTING**

TOTAL ACRES	+/- 9.2 ACRES
TOTAL UNITS	140 UNITS
DENSITY	+/- 15.21 D.U./AC.

**SITE DATA PHASE 2 PROPOSED**

TOTAL ACRES	+/- 6.38 ACRES
TOTAL UNITS	136 UNITS
DENSITY	+/- 16.2 D.U./AC.
PARKING PROVIDED	290
SURFACE SPACES	255
GARAGE SPACES	35

**SITE DATA COMBINED**

TOTAL ACRES	+/- 17.58 ACRES
TOTAL UNITS	276 UNITS
DENSITY	+/- 15.7 D.U./AC.

**SITE PLAN**

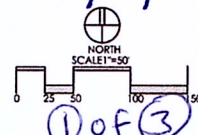
**REMINGTON WOODS II**

PREPARED FOR METRO DEVELOPMENT LLC  
DATE: 9/10/2014

Z14-026 Final Received 9/10/14

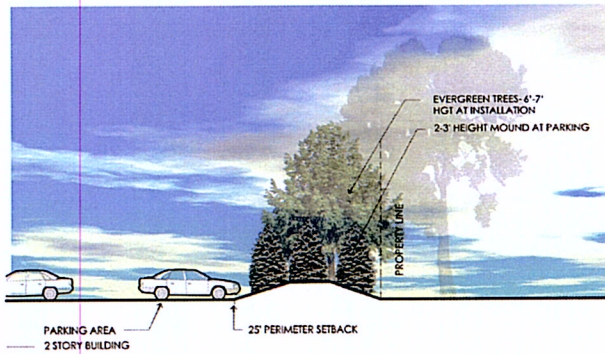
*Deane Cook*  
9/10/14

**EXHIBIT A**

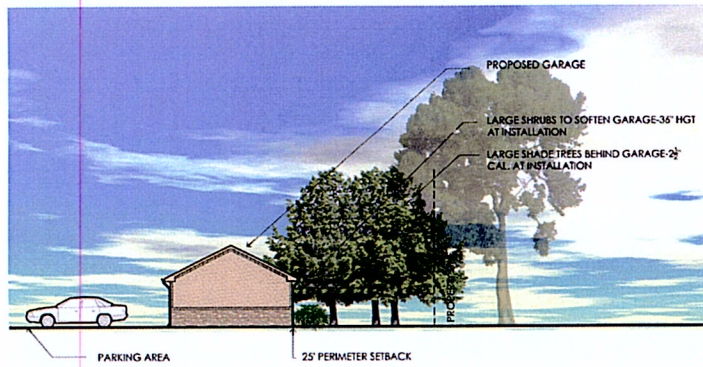


**Faris Planning & Design**  
LAND PLANNING • LANDSCAPE ARCHITECTURE  
243 N. 2nd Street Suite 401 Columbus, OH 43215  
p (614) 487-1164 www.farispn.com

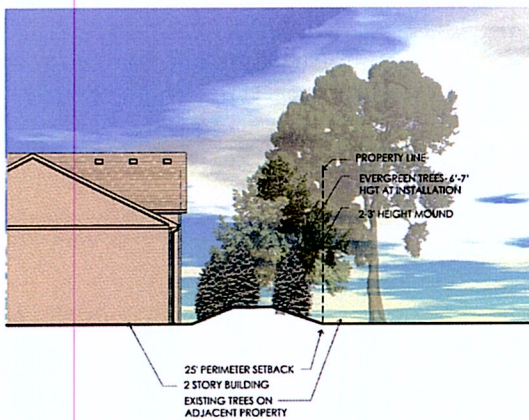
11 of 31



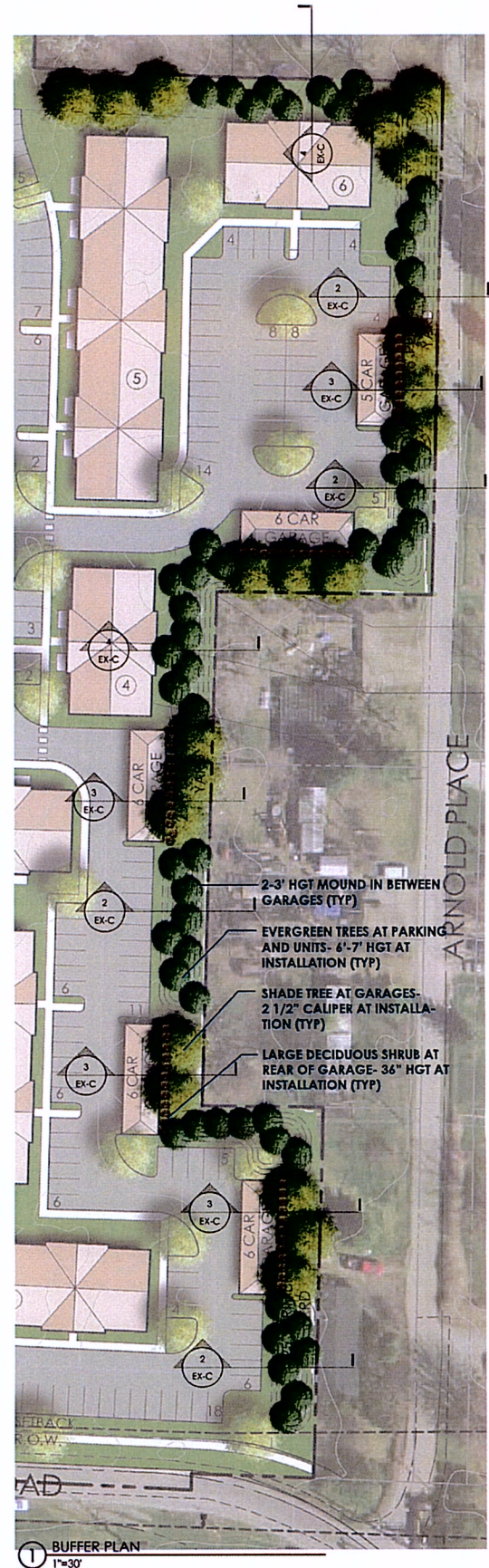
② TYPICAL BUFFER AT PARKING  
1"=10'



③ TYPICAL BUFFER AT GARAGES  
1"=10'



④ LANDSCAPE BUFFER AT NORTH  
1"=10'



① BUFFER PLAN  
1"=30'

## LANDSCAPE BUFFER

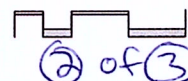
# REMINGTON WOODS II

PREPARED FOR METRO DEVELOPMENT LLC  
DATE: 9/10/2014

Z14-026 Final Received 9/10/14

*Manual look*

9-10-14



## EXHIBIT B

Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE  
243 N. 5th Street Suite 401 Columbus, OH 43215  
p (614) 427-1164 www.farisplanninganddesign.com

② of ③

# ARCHITECTURAL CHARACTER

**68 LAZELLE ROAD**  
 PREPARED FOR METRO DEVELOPMENT LLC  
 DATE: 9/10/2014



TYPICAL 3-STORY BUILDING ELEVATION  
 SCALE: N.T.S.

ASPHALT SHINGLES  
 SHAKE SIDING  
 VINYL SIDING  
 BRICK WATERTABLE  
 STONE VENEER



TYPICAL 2-STORY VISTA BUILDING ELEVATION  
 SCALE: N.T.S.

ASPHALT SHINGLES  
 SHAKE SIDING  
 VINYL SIDING  
 STONE VENEER  
 BRICK WATERTABLE



TYPICAL 2-STORY BREEZEWAY BUILDING ELEVATION  
 SCALE: N.T.S.

ASPHALT SHINGLES  
 SHAKE SIDING  
 STONE VENEER  
 VINYL SIDING  
 BRICK WATERTABLE

*Navalut*

## EXHIBIT C

Z14-036 Final Received 9/10/14

9-10-14  
 3043

**Paris Planning & Design**  
 LANDSCAPE ARCHITECTS  
 301 N. 2nd Street  
 Suite 101  
 Carrollton, TX 75006  
 972.483.1144  
 www.parisplanninganddesign.com

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 11, 2014**

- 5. APPLICATION:** **Z14-026 (14335-00000-00377)**  
**Location:** **68 LAZELLE ROAD (43235)**, being 17.46± acres located on the north side of Lazelle Road, 450± feet west of Arnold Place (31834301005000 plus 10 others; Far North Columbus Communities Coalition).  
**Existing Zoning:** L-ARLD, Limited Apartment Residential, and R, Rural Districts (annexation pending).  
**Request:** L-ARLD, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** Remington Woods LLC; et al; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- Roughly half of the 17.46± acre site is comprised of ten separate parcels developed with residential uses in the R, Rural District, and the other half is a 140-unit apartment complex under construction in the L-ARLD, Limited Apartment Residential District (Z12-002). The requested L-ARLD, Limited Apartment Residential District will allow a Phase II of the apartment complex for up to an additional 136 units, and will revise the site plan and setback requirements on the current L-ARLD District. Companion Council Variance CV14-031 has also been filed to vary parking setback and perimeter yard requirements, but is heard only by City Council and will not be considered at this Development Commission meeting.
- To the north are single-unit dwellings in the PUD-8, Planned Unit Development District, and an automobile dealership in Orange Township. To the east are single-unit dwellings in Orange Township and in the R, Rural District. To the south across Lazelle Road are an electrical substation in the I, Institutional District, and a nursing home in the CPD, Commercial Planned Development District. To the west are a dwelling, a cell tower, and an office in Orange Township, and an extended-stay hotel development under construction in the L-C-4, Limited Commercial District.
- The site is located within Subarea E1 of *The Far North Plan* (1994), which will be replaced by the updated *Far North Area Plan* in October 2014, but currently recommends commercial and light industrial development as the most appropriate land use for this location. Deviation from the Plan's recommendation is warranted due to subsequent residential zoning and development in the vicinity as well as the ample commercial and industrial zoning now in place at the Polaris Centers of Commerce nearby to the east. This area has been consistently zoned for commercial uses along the North High Street frontage with residential uses to east, and this request continues that zoning pattern. Furthermore,

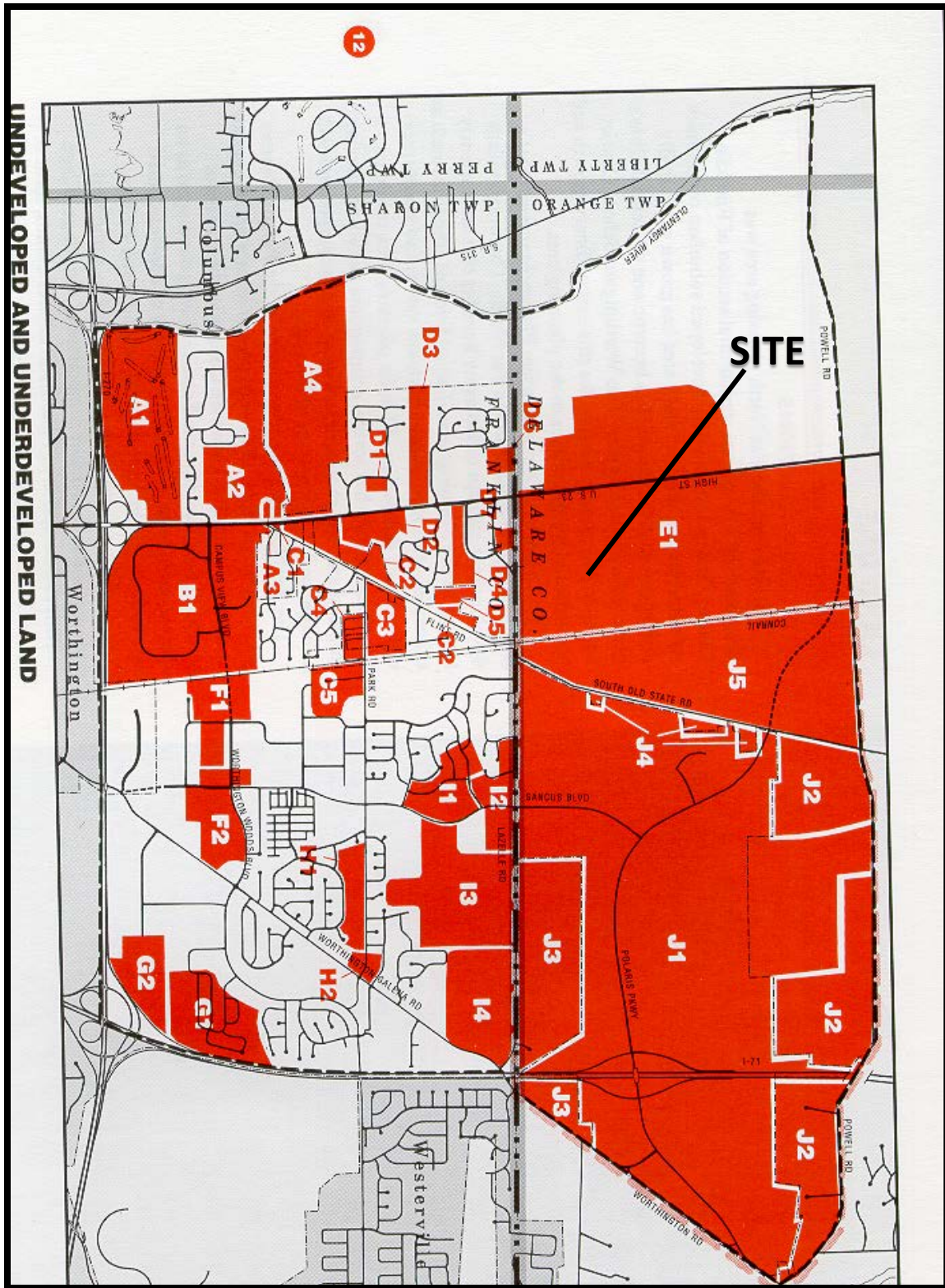
residential development demonstrates a greater capacity to preserve natural features on the site than would have been possible with typical commercial development.

- The limitation text commits to a site plan, landscaping details, and architectural features, and includes commitments for use restrictions, landscaping, screening along the north and property lines adjacent to single-unit development, tree preservation and stream corridor protection, exterior building materials, maximum height of light poles, and sidewalks and internal connectivity.
- The site lies within the boundaries of the Far North Columbus Community Coalition, whose recommendation is for approval of the requested L-ARLD District.
- The *Columbus Thoroughfare Plan* identifies Lazelle Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-ARLD, Limited Apartment Residential District will allow apartment complex development with a maximum of 276 units. The plans and limitation text include development standards in consideration of the adjacent single-unit residential development and preservation of natural features. Although residential land use is not recommended by the current version of the Plan, a deviation is warranted due to subsequent residential zoning and development in the vicinity, as well as the ample commercial and industrial zoning now in place east of the site. Furthermore, residential development demonstrates a greater capacity to preserve natural features on the site than would have been possible with typical commercial development.

Z14-026  
68 Lazelle Road  
Approximately 17.46 acres  
From L-ARLD & R to L-ARLD

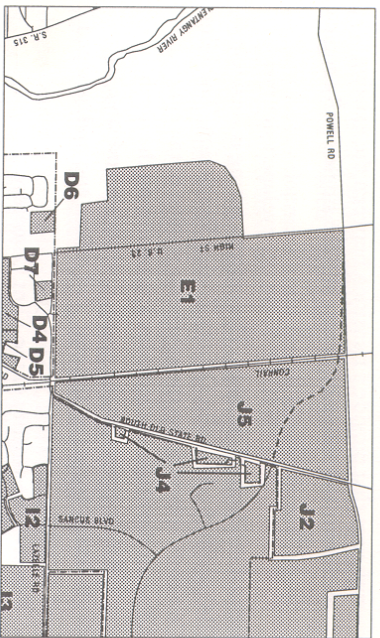


Z14-026

68 Lazelle Road

Approximately 17.46 acres

From L-ARLD & R to L-ARLD



#### Area E: High Street Corridor - North

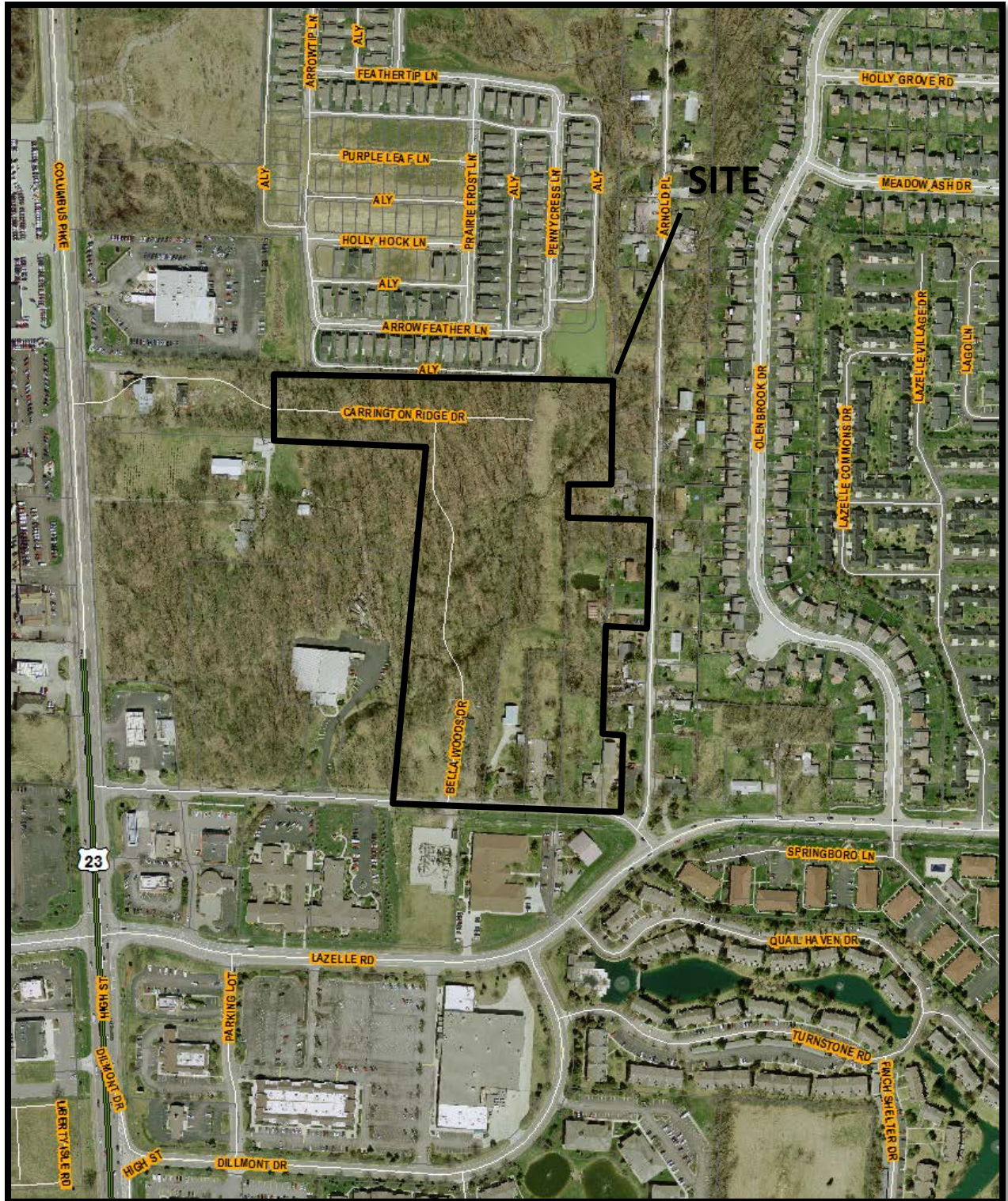
18

- Subarea E.1:** This very large subarea consists of the land between Powell Road on the north, Lazelle Road on the south, the Conrail Railroad on the east, and the Highbanks Metropolitan Park on the west. This subarea has been designated an employment component of the fringe village. Existing development includes several automobile dealerships, retail marine sales, and a cemetery. The Nationwide training facility and an office/industrial park is located in the southeast quadrant of North High Street and Powell Road. The subarea is located in Delaware County and zoned under Orange Township jurisdiction.
- Support the Orange Township Land Use Plan's recommendation for commercial and light industrial development as the most appropriate land use for this subarea.
  - Future development must be very sensitive to the natural characteristic of Highbanks Metropolitan Park.
  - Development proposals should limit the number of curb cuts along North High Street to obtain efficiency of traffic movement.

#### Area F: Sancus and Worthington Woods

- Subarea F.1:** This subarea consists of the undeveloped land that fronts on Worthington Woods Boulevard. It is located in a portion of an employment and shopping component of the fringe village. Adjacent development includes an elementary school and multi-family housing on the north, an industrial park on the south, undeveloped land on the east, and offices and undeveloped land on the west. Existing zoning is Manufacturing (M2) south of Worthington Woods Boulevard; and Commercial Planned Development (CPD) and Limited Apartment Office (LARO) north of Worthington Woods Boulevard.
- Support development in accordance with current zoning districts. Future development of this subarea must be sensitive to the elementary school located to the north.
  - Consider a portion of the subarea along the Conrail Railroad as a possible location for a mass transit terminal.

- Subarea F.2:** Subarea is located along Worthington Woods Boulevard and is zoned Commercial Planned Development (CPD) and Limited Apartment Office (LARO). The subarea is located in a portion of an employment and shopping component of the fringe village. Adjacent development consists of multi-family on the north, industrial on the south, a fast food restaurant on the east, and undeveloped land on the west. Subarea includes the undeveloped land at the Sancus/Worthington Woods intersection.
- Support neighborhood-oriented commercial uses as the most appropriate development of the subarea. Potential uses include grocery store, drug store, dry cleaners, video store, ice cream shop, and pizza restaurant or delicatessen.
  - Support low-intensity commercial development as the most appropriate land use for the northwest quadrant of the Sancus/Worthington Woods intersection. Appropriate land uses include a bank, medical offices, and day care center.



Z14-026  
68 Lazelle Road  
Approximately 17.46 acres  
From L-ARLD & R to L-ARLD

**STANDARDIZED RECOMMENDATION FORM**

City of Columbus, Ohio Department of Building &amp; Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://www.columbus.gov)

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

Z14-026 (14 335-00000 - 00 377)

Address

68 Lazelle Road, Columbus, OH 43235

Group Name

Far North Columbus Communities Coalition

Meeting Date

9-2-2014

Specify Case Type

- ☐ BZA Variance / Special Permit  
☒ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

 Recommendation  
 (Check only one)

- ☒ Approval  
☐ Disapproval

NOTES:

This was an application to rezone 17.462<sup>+</sup> acres,  
 located east of N. High Street and north of Lazelle Road,  
 to L-ARLD. A Council Variance application was  
 submitted in connection with the rezoning asking for  
 a reduction of the parking setback along Lazelle Road  
 to 5 feet.

Vote

8-0 For

Signature of Authorized Representative

James Palmisano  
 SIGNATURE

James Palmisano / FNCC President  
 RECOMMENDING GROUP TITLE

614-430-7840  
 DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**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



## REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://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 # 214-026

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna R. Cook  
of (COMPLETE ADDRESS) 52 East Gay Street, 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. Metro Development LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Joe Thomas #614-540-2400	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Deanna R. Cook

Subscribed to me in my presence and before me this 11<sup>th</sup> day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC Torpy L. Yates

My Commission Expires: \_\_\_\_\_



TORPY L. YATES  
Notary Public, State of Ohio  
My Commission Expires  
07-15-2018

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

NOTE: incomplete information will result in the rejection of this submittal.  
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Please make all checks payable to the Columbus City Treasurer