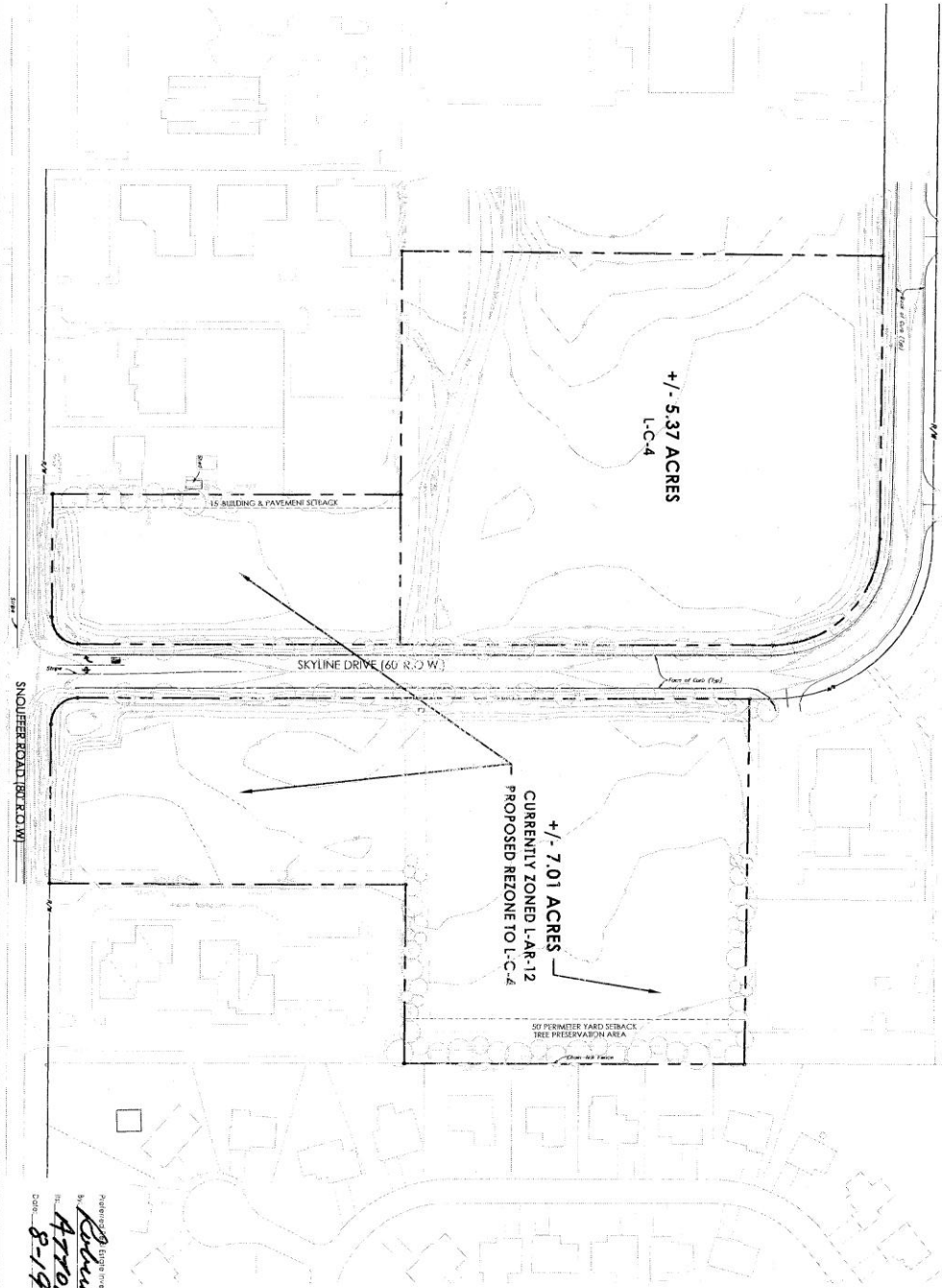


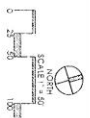
SITE PLAN

SKYLINE DRIVE
PREPARED FOR PREFERRED LIVING

DATE: MAY 27, 2009



209-014 Final received 8/19/09
by Shannon Long



Harris Planning & Design

Prepared by: *Robert D. Murray*
Attorney
8-19-09

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2009**

- 5. APPLICATION: Z09-014**
- Location:** **7324 SKYLINE DRIVE EAST (43235)**, being 7.01± acres located at the northeast and northwest corners of Skyline Drive East and Snouffer Road (590-189911, 590-189912, & 590-192106).
- Existing Zoning:** L-AR-12, Limited Apartment Residential District.
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Office and hotel development.
- Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Robert A. Meyer, Jr., Atty.; Porter, Wright, Morris & Arthur LLP; 41 South High Street; Columbus, Ohio 43215.
- Property Owner(s):** Reserve at Mercer Square LLC; 470 Olde Worthington Road; Westerville, Ohio 43082.
- Planner:** Shannon Pine; 645-2208; spine@columbus.gov.

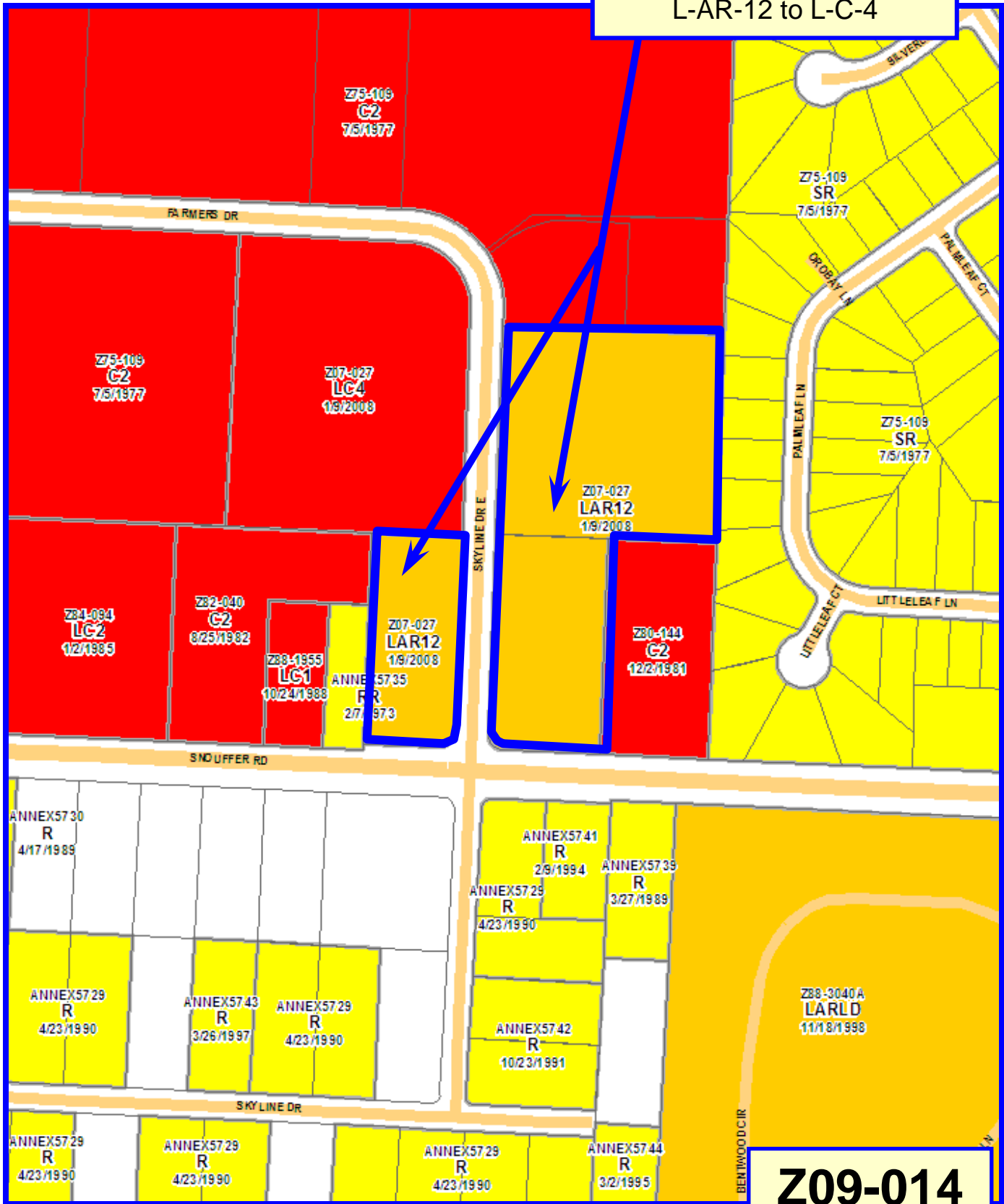
BACKGROUND:

- The 7.01± acre site is undeveloped and zoned in the L-AR-12, Limited Apartment Residential District. The applicant is requesting the L-C-4, Limited Commercial District for office and hotel development. The site is subject of a 2008 rezoning (Z07-027) from the C-2, Commercial District to the L-C-4, Limited Commercial, and L-AR-12 Limited Apartment Residential Districts. The L-C-4 District is developed with an extended-stay hotel.
- To the north is office development in the C-2, Commercial District. To the east are single-family dwellings in the SR, Residential District. To the southeast is an office building in the C-2, Commercial District. To the south across Snouffer Road are single-family dwellings in the R, Rural District and in Perry Township. To the west is a single-family dwelling in the RR, Rural Residential District and a daycare center in the L-C-1, Limited Commercial District.
- The site is located within the planning area of *The Northwest Plan (2007)*, which supports development under the previous C-2 District. Since the Plan recommendation had been deviated for the current L-C-4 and L-AR-12 Districts, and this proposal will now allow office development and only one C-4 use for hotel development, Staff is supportive of the request.
- The limitation text provides use restrictions, landscaping and buffering provisions, exterior building materials commitments, lighting controls, and a 50-foot tree preservation area along the northeastern boundary of the site. The text also provides for sidewalks five feet in width and bike racks as requested by the Healthy Places program.

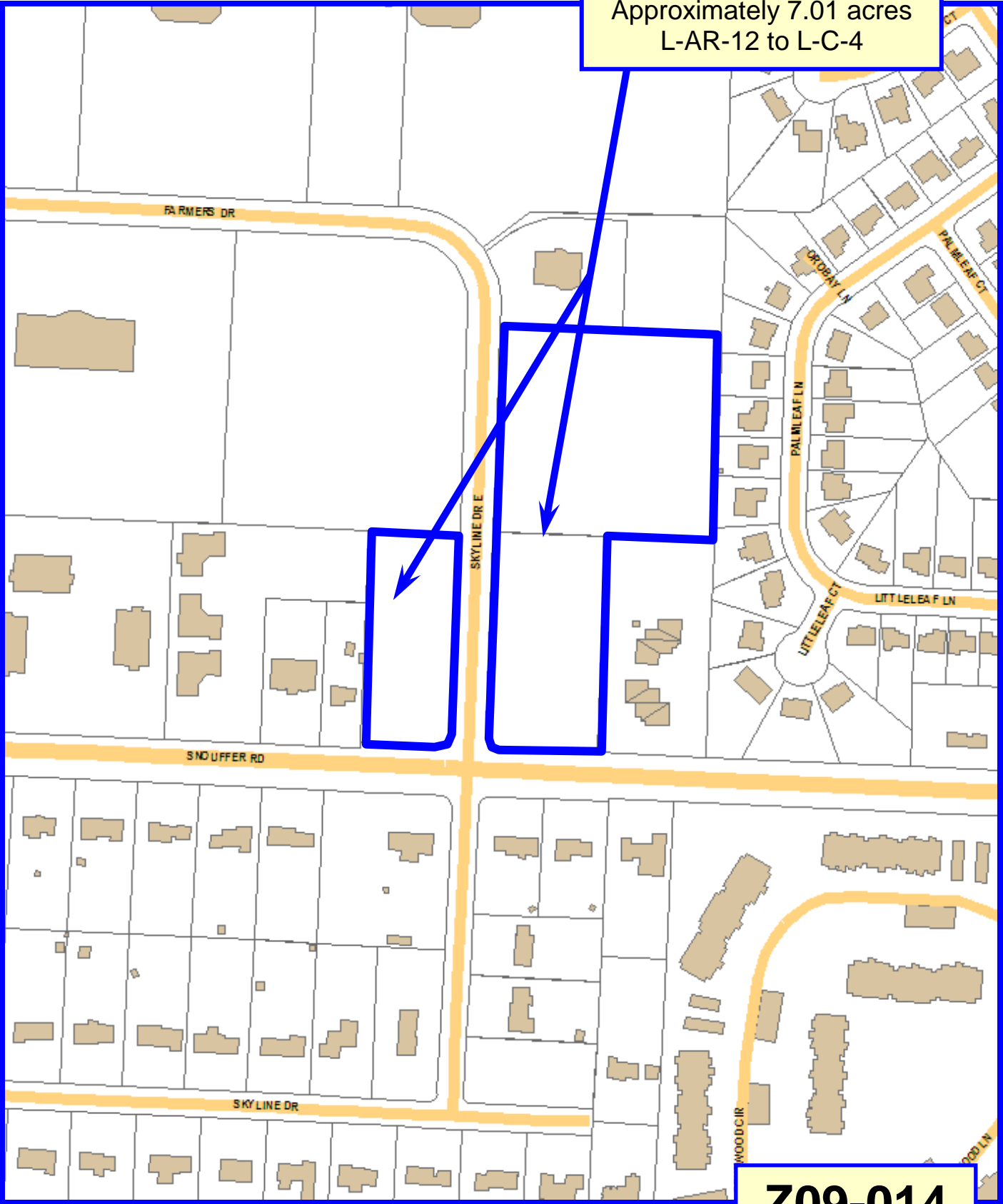
CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District would permit all C-2 uses with the addition of hotel uses. The limitation text contains appropriate development standards that are consistent with the adjacent L-C-4 District, and includes adequate buffering and screening provisions in consideration of the surrounding single-family residential development. The request is compatible with the zoning and development patterns in the area.

7324 Skyline Drive East
Approximately 7.01 acres
L-AR-12 to L-C-4



7324 Skyline Drive East
Approximately 7.01 acres
L-AR-12 to L-C-4



Z09-014

ISSUES/RECOMMENDATIONS SUBAREAS

SNUFFER ROAD AND SKYLINE DRIVE

On the south side of Snuffer Road near Skyline Drive development is mostly large-lot, single-family homes. Some of the area is in Perry Township. Adjacent development consists of offices, apartments, and shopping centers. The portion of the area that fronts on Snuffer Road is experiencing development pressures.

On the north side of Snuffer Road near Skyline Drive are several undeveloped parcels. The current zoning is Commercial (C2). Bordering development is made up of offices on the north, apartments on the west, and single-family homes on the south and east.

RECOMMENDATIONS

- ◆ **FOR THE AREA SOUTH OF SNOUFFER ROAD.**
 - Retain character of area by supporting existing residential as best long-term use along Skyline Drive.
 - Support small-scale, office commercial uses along Snuffer Road as the subarea redevelops. Future development should be sensitive to the residential character of the area. Development proposals should limit the number of curb cuts to obtain efficiency of traffic movement.
- ◆ **FOR THE AREA NORTH OF SNOUFFER ROAD.**
 - Support development under current zoning districts.



SMOKY ROAD AND SNOUFFER ROAD (NORTHWEST CORNER)

This area has mainly developed with large-lot single family uses. The area was annexed into Columbus several years ago and maintains residential zoning. Surrounding development includes religious uses and single-family homes.

RECOMMENDATIONS

- ◆ **SUPPORT RESIDENTIAL USES.** Single or two family units, with a density that is compatible with surrounding residential uses, are appropriate. Religious uses are also appropriate but access management at this busy intersection must be addressed.
- ◆ **NO COMMERCIAL DEVELOPMENT.** Commercial development is not appropriate for this location.

FAR NORTHWEST COALITION

P. O. BOX 340285 COLUMBUS, OH 43234

July 29, 2009

The Far Northwest Coalition (FNWC) met for its regularly scheduled meeting at the Northwest Library on Hard Road. Members present of the FNWC Board were John Best, John Murley, Mike Brown, Joe Macomber and Rich Herner.

Best noted that there has been very little zoning activity this year. He also said there were no code enforcement or parks issues that he was aware of, including anything new on the Discovery Playground. The Hard Road & St. Rt. 315 project was briefly discussed, as was the work being done on north outerbelt I-270 reconstruction work.

Murley reported that the new Orange Road bridge should open sometime in August. He also noted that officials are looking at adding a turn lane at the Powell Road/St. Rt. 315 intersection and that the Sawmill parkway extension was still in process.

Best noted that the Northwest Commercial Overlay was approved by the City Council and round 2 is yet to be announced. The goal is to get one standard for all of the commercial areas in the northwest quadrant of the City, not just certain pockets.


John Roush & Dave Perry made a presentation to the FNWC concerning the rezoning of property located at 7630 Sawmill Road; the SE corner of Sawmill & Summer Drive. The plan is for Roush's firm (Moo Moo Express Car Wash) to build & operate an automated car wash on the property. The request is to rezone the property from a C-2 to a CPD. Roush said they would tear down the existing building (basically only a shell now) & build the car wash. The rezoning was filed on July 28, with the text being essentially the same as submitted to the FNWC. The request would go to the Development Commission in October, with an anticipated opening date in May 2010.

Roush said he has 2 other car washes up & currently operating; one on E. Broad Street and the other on Hill Road in Pickerington. The 1st opened in February & the other in May. Roush said the facility will use state of the art equipment and chemistry, as well as recycling the water used in the car wash. There would be 2 employees on staff with anticipated hours of 8-8 M-S and 10-6 on Sunday. The goal is to have a nice, family-friendly automatic car wash, including free vacuums and employees wearing ties. The FNWC questioned the size of the subject property and whether it would be large enough to handle the projected activity, though the applicant feels there is adequate room on the site. The overall height of the building was also questioned and the group was told that it would not exceed the standard 35 feet restriction in the area. Lighting will also be of a down cast, shutoff variety and vacuums will be promptly shut down at closing.



Rob Meyer, Mike Kenney & Nick King then made a presentation to the FNWC on a request to rezone the property located at 7331 Skyline Dr. East. The property is approximately 7 acres and the request is to modify the zoning from an L-AR12 to an L-C-4, Limited Commercial District. The land had been changed to the AR12 last year but the owner, Kenney, wishes to take it back to the L-C-4 designation to allow the construction of a possible office or hotel in the future. Meyer noted that concessions had been made to the adjacent neighbors for setback requirements in the previous zoning request and they are not looking to change any of these setbacks. The FNWC noted its concerns about traffic in the area and Meyer noted that a traffic study had been completed on the Skyline Drive/Snuffer Road intersection and that there would be no meaningful

impact on the area. The group advised him, that our concern was for the Snouffer Road/Sawmill Road intersection and what impact the modified usage would have on traffic congestion there. In addition, currently under construction on the adjacent parcel is a residential hotel. Meyer noted that this rezoning request would be going to the Development Commission at the August meeting.

After discussion, the FNWC moved and seconded, that the request to rezone the property located at 7331 Skyline Dr. East from L-AR12 to L-C-4 be approved as presented, subject to the condition that an improvement plan for the intersection of Skyline Drive and Snouffer Road be included in the plan. Motion passed. 

The FNWC then had considerable discussion about the rezoning request for 7630 Sawmill Road. There is still a concern of the group about the size of the subject property, as well as the size and color of the building as it was presented. After the discussion, the FNWC moved and seconded that the rezoning request for 7630 Sawmill Road from a C-2 to a CPD be tabled for further information and review. Motion passed.

There being no further business to come before the FNWC, the meeting was adjourned.

Respectfully submitted,

Rich Herner
FNWC Secretary

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 # 209-014

Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr.
of (COMPLETE ADDRESS) Porter, Wright, Morris & Arthur LLP, 41 South High 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. Reserve at Mercer Square LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus-based employees Contact: Nick King 614/901-2400	2. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus-based employees Contact: Nick King 614/901-2400
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robert A. Meyer, Jr.

Subscribed to me in my presence and before me this 4th day of May, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Mary A. Rossi

My Commission Expires:

This Project Disclosure Statement expires six months after date of notary public

Mary A. Rossi
Notary Public, State of Ohio
My Commission Expires 11-05-12



Notary Seal Here