

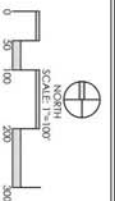
SUBAREA PLAN  
ALKIRE WOODS

*922 Taylor 4/15/22*



SITE DATA

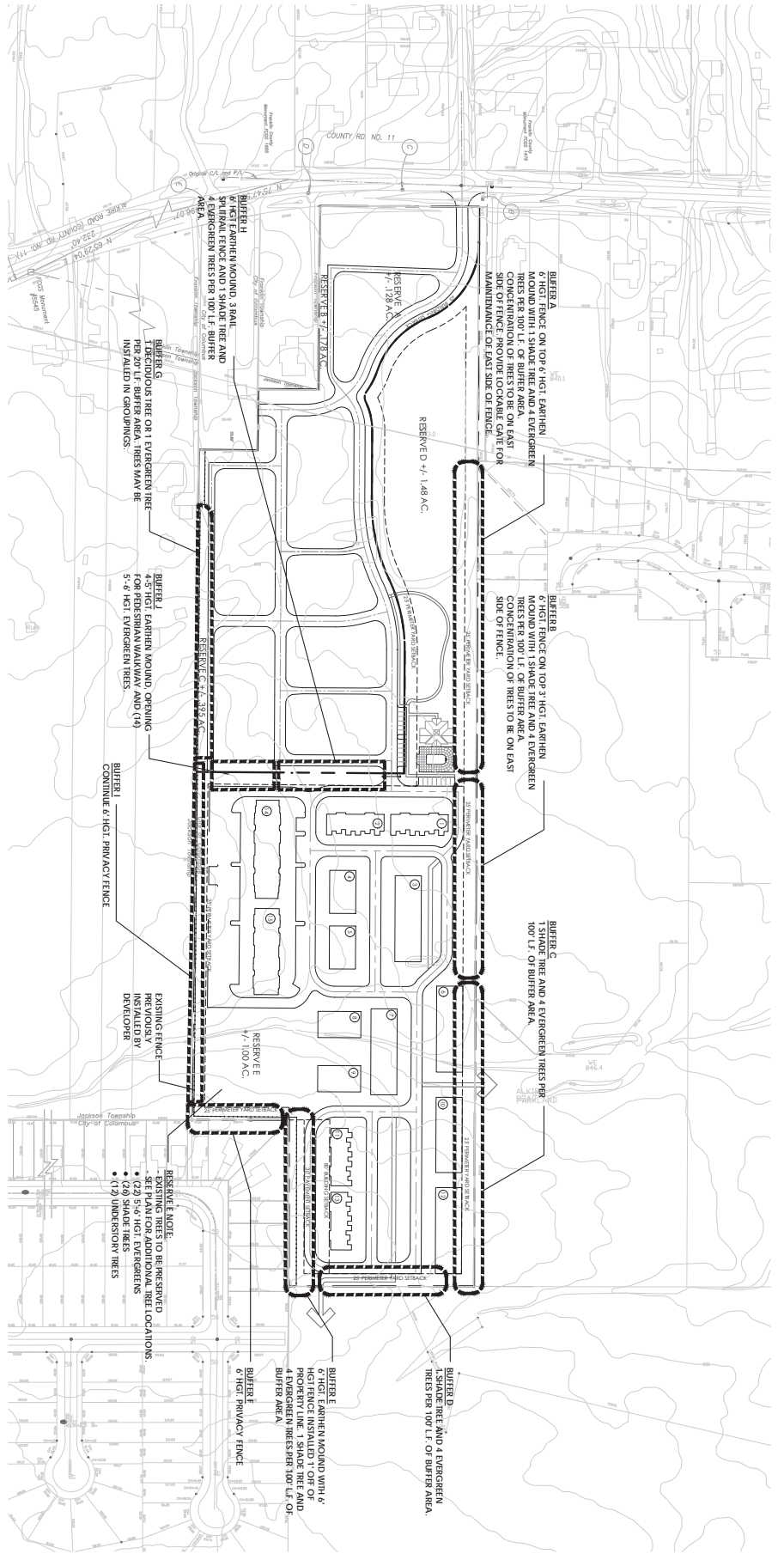
TOTAL GROSS ACRES	23.674 AC
NET ACRES	20.674 AC
PIEDS	
GROSS ACRES	15.39 AC
NET ACRES	13.39 AC
L-AR-D	
GROSS ACRES	15.41 AC
NET ACRES	13.41 AC
TOTAL UNITS OVER ENTIRE SITE	248
PIEDS	
L-AR-D	208
TOWNHOUSES	34
TOWNHOUSE/STAYMAINT	184
TOTAL GROSS DENSITY	44 UNITS/AC
L-AR-D	13.41 UNITS/AC
NET DENSITY	44 UNITS/AC
L-AR-D	13.41 UNITS/AC
TOTAL OPEN SPACE PROVIDED	13.67 UNITS/AC
PIEDS (PROVIDED 0.007' SQ. FT./AC)	PROVIDED = 201 AC
RESERVE A	1.29 AC
RESERVE B	1.29 AC
RESERVE C	0.30 AC
L-AR-D	13.41 AC
RESERVE D	1.48 AC
RESERVE E	1.00 AC



**Farris Planning & Design**  
LANDSCAPE ARCHITECTURE  
4824 Gateway  
P.O. Box 887194  
Miami, OH 45088  
www.farrisplanninganddesign.com

PERIMETER LANDSCAPE BUFFERING PLAN  
 ALKIRE WOODS

*Handwritten signature*  
 4/6/22



SCALE: 1"=100'  
 LAND PLANNING  
 4871 Centerville Road  
 Dayton, OH 45424  
 www.farrisplanning.com  
 LANDSCAPE ARCHITECTURE  
 HILDA CHAVEZ  
 www.farrisplanning.com



*JJ T...*  
4/6/22

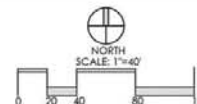
**SITE DATA**

TOTAL ACRES	± 15.41 ACRES
TOTAL UNITS	208
EXISTING UNITS	160
PROPOSED UNITS	48
TOTAL PARKING	403 SPACES
EXISTING SURFACE PARKING	243 SPACES
EXISTING GARAGE PARKING	46 SPACES
PROPOSED SURFACE PARKING (EXCLUDES RELOCATED)	96 SPACES
PROPOSED GARAGE SPACES	18 SPACES
OPEN SPACE PROVIDED	± 1.00 AC.

**ILLUSTRATIVE PLAN- SUBAREA 2**

**ALKIRE WOODS**

Z21-084; Final Received 4/6/22



**Faris Planning & Design**

LAND PLANNING LANDSCAPE ARCHITECTURE  
4876 Cainesbury Hill Blvd., OH 43026  
p (614) 487-1194 www.farisplanninganddesign.com



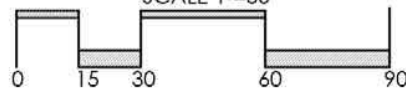
*John T. ... 4/6/22*

OPEN SPACE PLAN

ALKIRE WOODS



NORTH  
SCALE 1"=30'



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE  
4876 Cemetery Hilliard, OH 43026  
p 614 487-1764 www.farisplanninganddesign.com

# Elevations



John Turner 4/6/22

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 10, 2022**

- 4. APPLICATION: Z21-084**
- Location:** **3855 ALKIRE RD. (43123)**, being 23.67± acres located at the southwest corner of Alkire Road and Southwestern Road (010-275703 and 51 others; Greater Hilltop Area Commission).
- Existing Zoning:** PUD-6 Planned Unit Development District and L-AR-12, Limited Apartment Residential District.
- Request:** PUD-6, Planned Unit Development District and L-ARLD, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Alkire Woods LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** Alkire Woods LLC; c/o Joe Thomas; 470 Olde Worthington Road, Suite 100; Columbus, OH 43082.
- Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

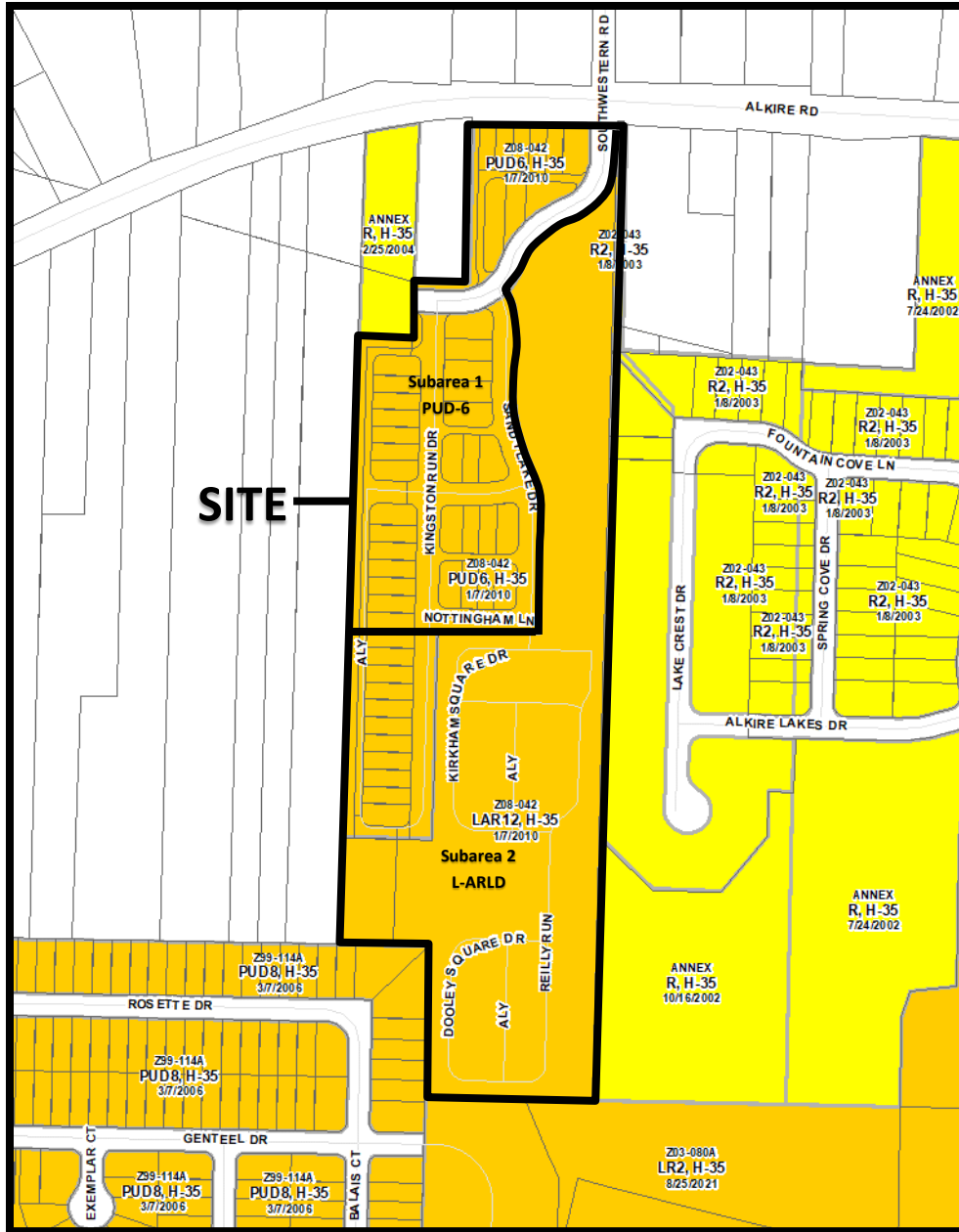
**BACKGROUND:**

- This site, Alkire Woods, was zoned in 2004 to a PUD-6 to permit a residential subdivision. In 2009, the property was rezoned PUD-6 and L-AR-12 to allow for the existing single-unit residential subdivision and a new apartment complex. The applicant is now seeking to rezone the property to expand the apartment complex. Subarea 1 shall remain a PUD-6, Planned Unit Development District, with the same standards as set forth in the existing PUD-6 district to accommodate the existing single-unit lots. Subarea 2 shall be rezoned to L-ARLD, Limited Apartment Residential District, with the same standards as set forth in the L-ARLD district to accommodate the existing multi-unit residential development and to allow for the construction 48 units in three additional apartment buildings.
- To the north of the site, across Alkire Road, are single-unit dwellings in Franklin Township. To the south are single-unit dwellings in the PUD-8, Planned Unit Development District and vacant land in the L-R-2, Limited Residential District. To the east and west are single-unit dwellings in Franklin Township and in the R-2, Residential District, and also to the east is parkland in the R, Rural District.
- A concurrent Council variance will be filed to vary the internal perimeter yard, as parcel numbers with different taxing districts are not able to be combined. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning boundaries of the *Hilltop Land Use Plan (2019)*, which recommends “Private Open Space,” “Low Density Residential (4-6 du/ac),” and “Medium Density Residential (10-16 du/ac)” land uses for this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.

- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval. However, the recommendation from had not been received at the time this report was finalized.
- The limitation text commits to a site plan, landscape plan, and elevations and includes development standards addressing number of units (38 in Subarea 1 and 208 in Subarea 2) setbacks, access, screening, building design, lighting, and graphics provisions.
- The *Columbus Multimodal Thoroughfare Plan* identifies Alkire Road as a Suburban Community Connector requiring 100 feet of right-of-way.

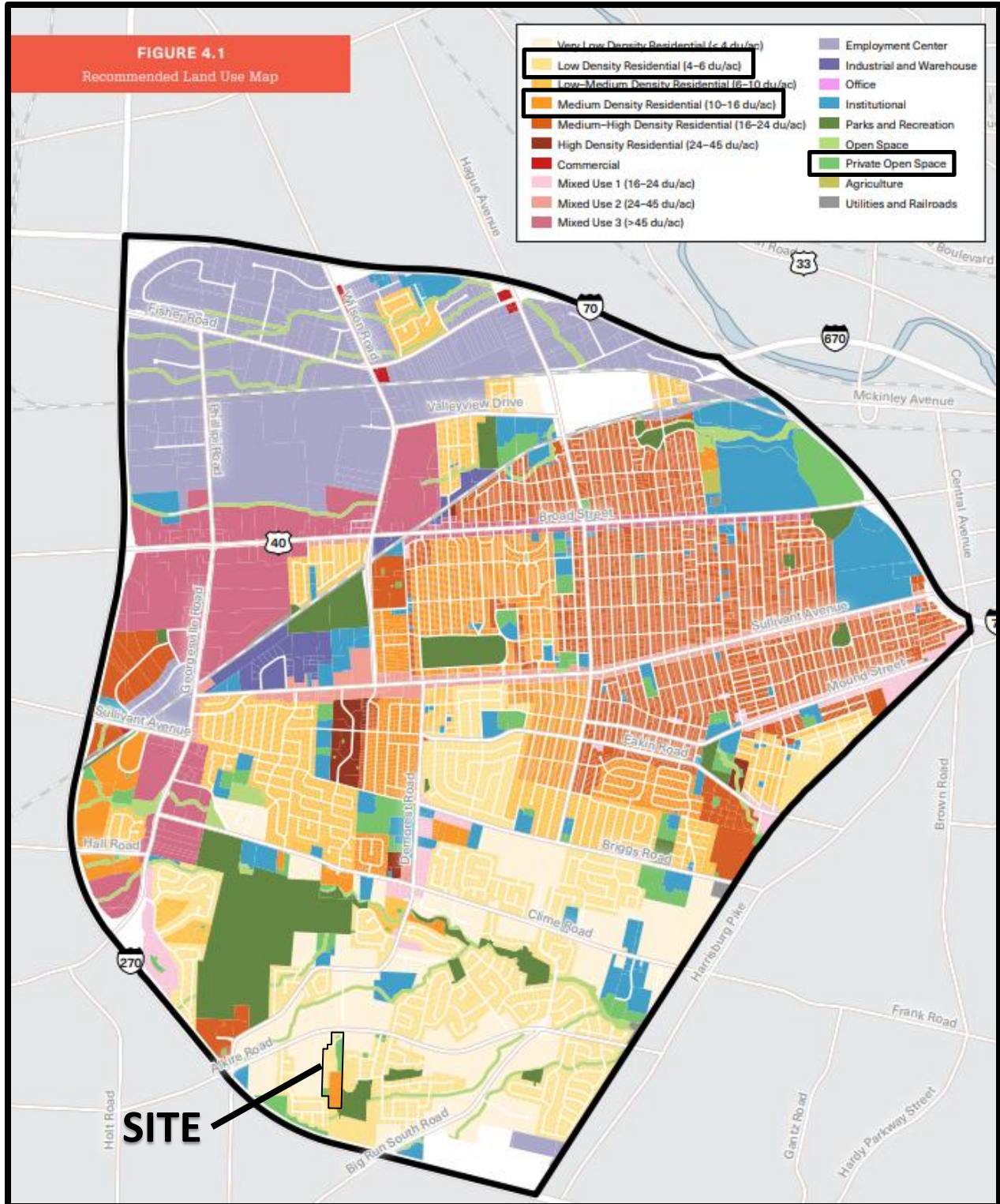
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested PUD-6, Planned Unit Development District and L-ARLD, Limited Apartment Residential District will retain an existing single-unit subdivision and allow expansion of an apartment complex with density and development standards that are compatible with adjacent residential developments. The proposal is also consistent with the land use and design recommendations of the *Hilltop Land Use Plan* and the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*. Planning Division staff continues to encourage an activated open space in the southwest corner of the site, but will not condition support on this revision.



Z21-084  
3855 Alkire Rd.  
Approximately 23.67 acres  
PUD-6, L-AR-12 to PUD-6, L-ARLD





Z21-084  
3855 Alkire Rd.  
Approximately 23.67 acres  
PUD-6, L-AR-12 to PUD-6, L-ARLD



SITE

Z21-084  
3855 Alkire Rd.  
Approximately 23.67 acres  
PUD-6, L-AR-12 to PUD-6, L-ARLD



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW (PLEASE PRINT)

Case Number: Z21-084

Address: 3855 Alkire Road

Group Name: Greater Hilltop Area Commission

Meeting Date: 1/4/2022

- Specify Case Type: BZA Variance / Special Permit, Council Variance, Rezoning, Graphics Variance / Plan / Special Permit

Recommendation: (Check only one and list basis for recommendation below) Approval, Disapproval

NOTES: Approval based on enforceable covenants to: Preserve 1 acre of green space between adjacent development, Maintain fencing with no gaps on perimeter, Maintain trees / remove & replace dead + dying trees

Vote: 13-0

Signature of Authorized Representative: [Handwritten Signature]

Zoning Chair

614.364.6486

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

# Council Variance Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z21-084 & CV22-009

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

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.  
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43082

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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Alkire Woods LLC c/o Joe Thomas 470 Olde Worthington Rd., Suite 100 Westerville, OH 43082 / 0 Columbus Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman, Esq.

Sworn to before me and signed in my presence this 8<sup>th</sup> day of February, in the year 2022

[Signature]  
SIGNATURE OF NOTARY PUBLIC

12/04/2022  
My Commission Expires

Notary Seal Here



Jennifer J Mehaffie  
Notary Public, State of Ohio  
My Commission Expires 12-04-22

***This Project Disclosure Statement expires six (6) months after date of notarization.***