

NOTE:  
1. TREES OF 4" CALIBER OR GREATER WITH APPROXIMATE 10' TALL CANOPY SHALL BE REMOVED IN CONNECTION WITH SITE DEVELOPMENT. THE REMOVAL OF SUCH TREES SHALL BE IN COMPLIANCE WITH THE CITY OF COLUMBUS TREE REMOVAL AND REPLACEMENT REGULATIONS.

**SITE DATA TABLE**

RESIDENTIAL MULTIFAMILY	NORTH
EXISTING ZONING	LC-4
PROPOSED ZONING	L-RD
TOTAL ACREAGE (NOT INCLUDING RIGHT OF WAY)	16.2
TOTAL ACREAGE (INCLUDING RIGHT OF WAY)	22.4
TOTAL UNITS	138
DENSITY (UNITS/ACRE)	336
TOTAL PARKING PROVIDED (INCLUDING GARAGES)	435
ADA PARKING PROVIDED	8
INTERNAL TREES PROVIDED	28
INTERNAL TREES REQUIRED	34
INTERNAL TREES PROVIDED	105
INTERNAL TREES REQUIRED	32
STREET TREES PROVIDED	40
STREET TREES REQUIRED	40

Drawn by: *[Signature]*  
 Date: 6/20/11  
 Checked by: *[Signature]*  
 Date: 6/20/11  
 Designer: *[Signature]*  
 Date: 6/20/11

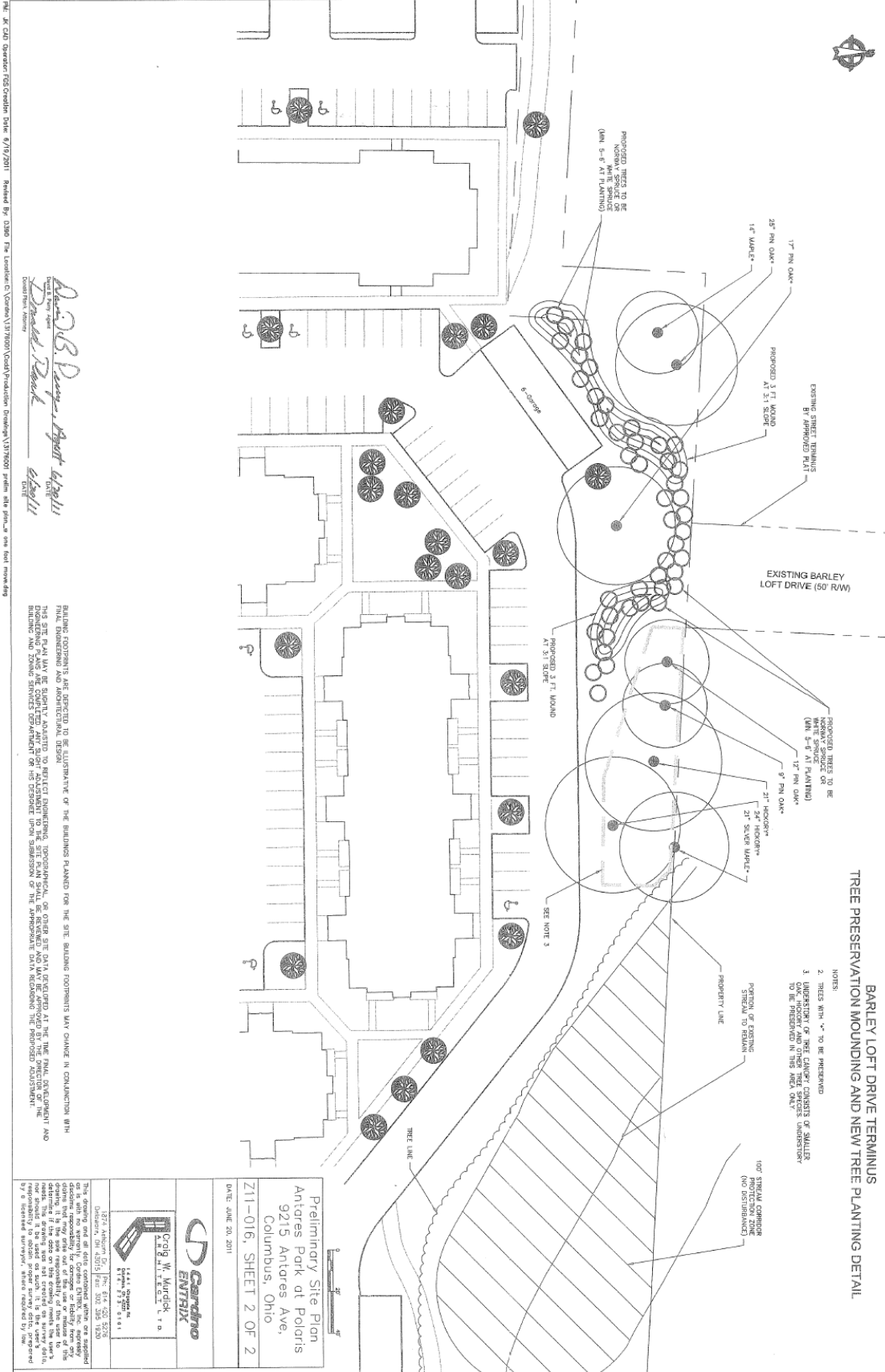
THESE COMMENTS ARE SUBJECT TO BE SUBSTITUTED BY THE BUILDING DEPARTMENT FOR THE SITE BUILDING COMMENTS MAY CHANGE IN CONSULTATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.  
 THIS SITE PLAN MAY BE SUBJECT TO VARYING ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA OR CONDITIONS AT THE TIME FINAL DEVELOPMENT AND ENGINEERING IS COMPLETED.  
 THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE RESIDENTIAL DEVELOPMENT SHOWN ON THIS SITE PLAN. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT OR OTHER SOURCES.  
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**LOCATION MAP**  
NOT TO SCALE

**Preliminary Site Plan**  
 Antares Park at Polaris  
 9215 Antares Ave.  
 Columbus, Ohio

DATE: JUNE 20, 2011  
 Z11-016, SHEET 1 OF 2

**CDM W. MURDLICK**  
 CIVIL ENGINEERING  
 1444 UNIVERSITY AVENUE  
 COLUMBUS, OHIO 43208  
 PH: 614.293.3111  
 FAX: 614.293.3112  
 WWW.CDMWMURDLICK.COM



**BARLEY LOFT DRIVE TERMINUS TREE PRESERVATION MOUNDING AND NEW TREE PLANTING DETAIL**

- NOTES:**
1. TREES WITH "x" TO BE PRESERVED
  2. UNDERSTORY OF TREE CANOPY CONSISTS OF SMALLER OAK, HONEYLOC AND OTHER TREE SPECIES UNDERSTORY TO BE PRESERVED IN THIS AREA ONLY

**Preliminary Site Plan**  
 Antares Park at Polaris  
 9215 Antares Ave.  
 Columbus, Ohio

Z11-016, SHEET 2 OF 2  
 DATE: JUNE 20, 2011

**Carlinio**  
 ENTRIX  
 A DESIGN GROUP

Craig W. Murdick  
 C.E.T., P.E., F.P.S.  
 4444 Orange Rd.  
 Columbus, OH 43224  
 Tel: 614.226.6200  
 Fax: 614.226.5238

This drawing is prepared for the project and site shown on the title block. It is not to be used for any other purpose without the written consent of Carlinio Entrix, Inc. Carlinio Entrix, Inc. does not assume any liability for the accuracy or completeness of the information provided in this drawing. It is the user's responsibility to verify the accuracy of the information provided in this drawing. The user assumes all responsibility for any errors, omissions, or other consequences that may result from the use of this drawing. The user agrees to hold Carlinio Entrix, Inc. harmless from any claims, damages, or other liabilities that may arise from the use of this drawing. This drawing was not created on survey data, nor is it intended to be used for any other purpose other than that intended by the engineer or architect. It is to be used for the purposes only as stated on the title block.

Approved: [Signature]  
 Date: 6/20/11  
 [Signature]  
 Date: 6/20/11

PLT: J.M. CAD Operator PDS-Creation Date: 6/19/2011 Reeled By: D390 The Landmark Group 1373001 Coord/Production Drawing 1373001 plotm the firm.. use font mwdg

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 9, 2011**

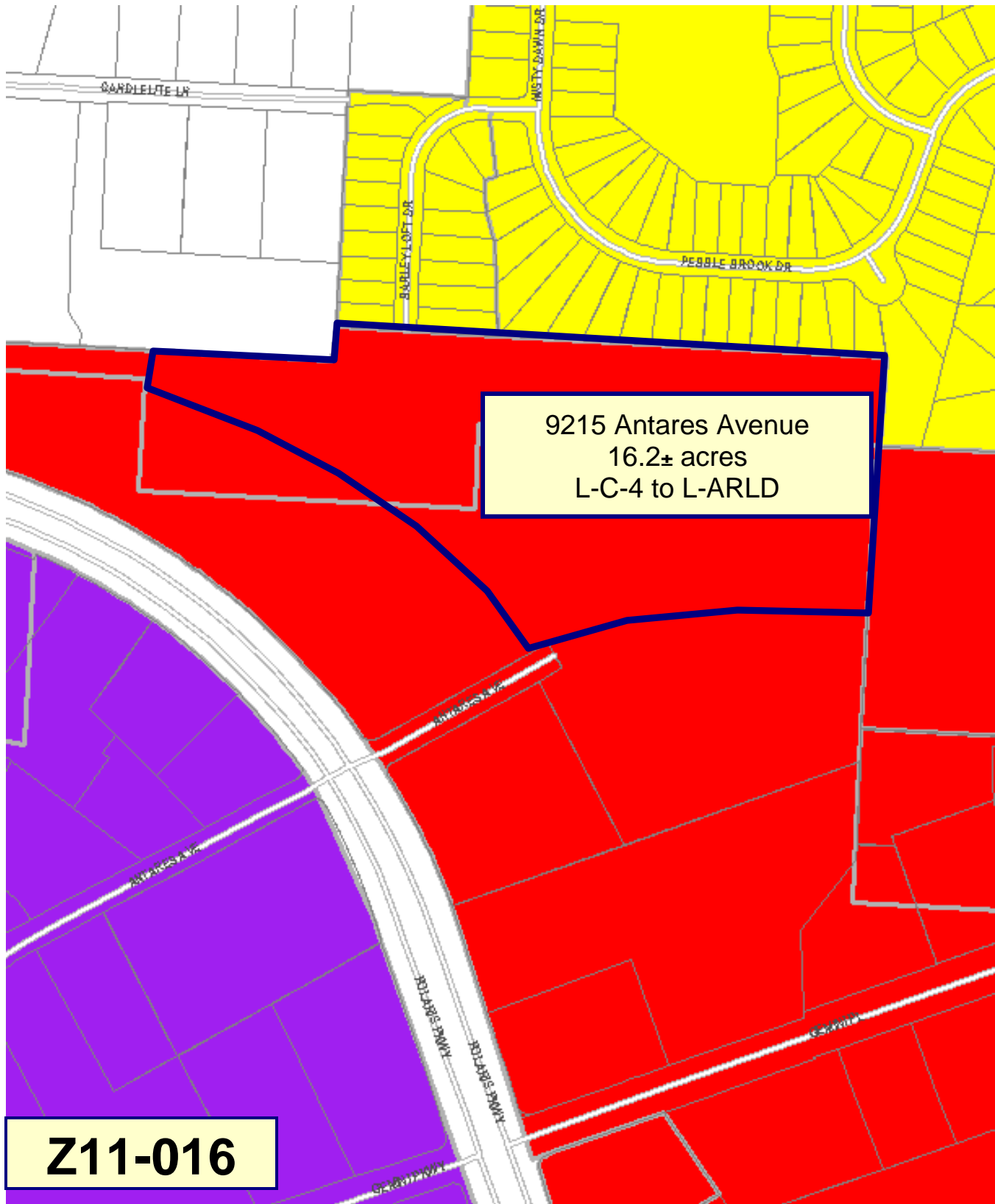
- 4. APPLICATION:** **Z11-016 (ACCELA # 11335-00000-00194)**  
**Location:** **9215 ANTARES AVENUE (43240)**, being 16.2± acres located at the terminus of Antares Avenue, 375± feet northeast of Polaris Parkway (45-3184320101600).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-ARLD, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit dwelling development.  
**Applicant(s):** NP Limited Partnership; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215 and Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.  
**Property Owner(s):** NP Limited Partnership; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215 and Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov).

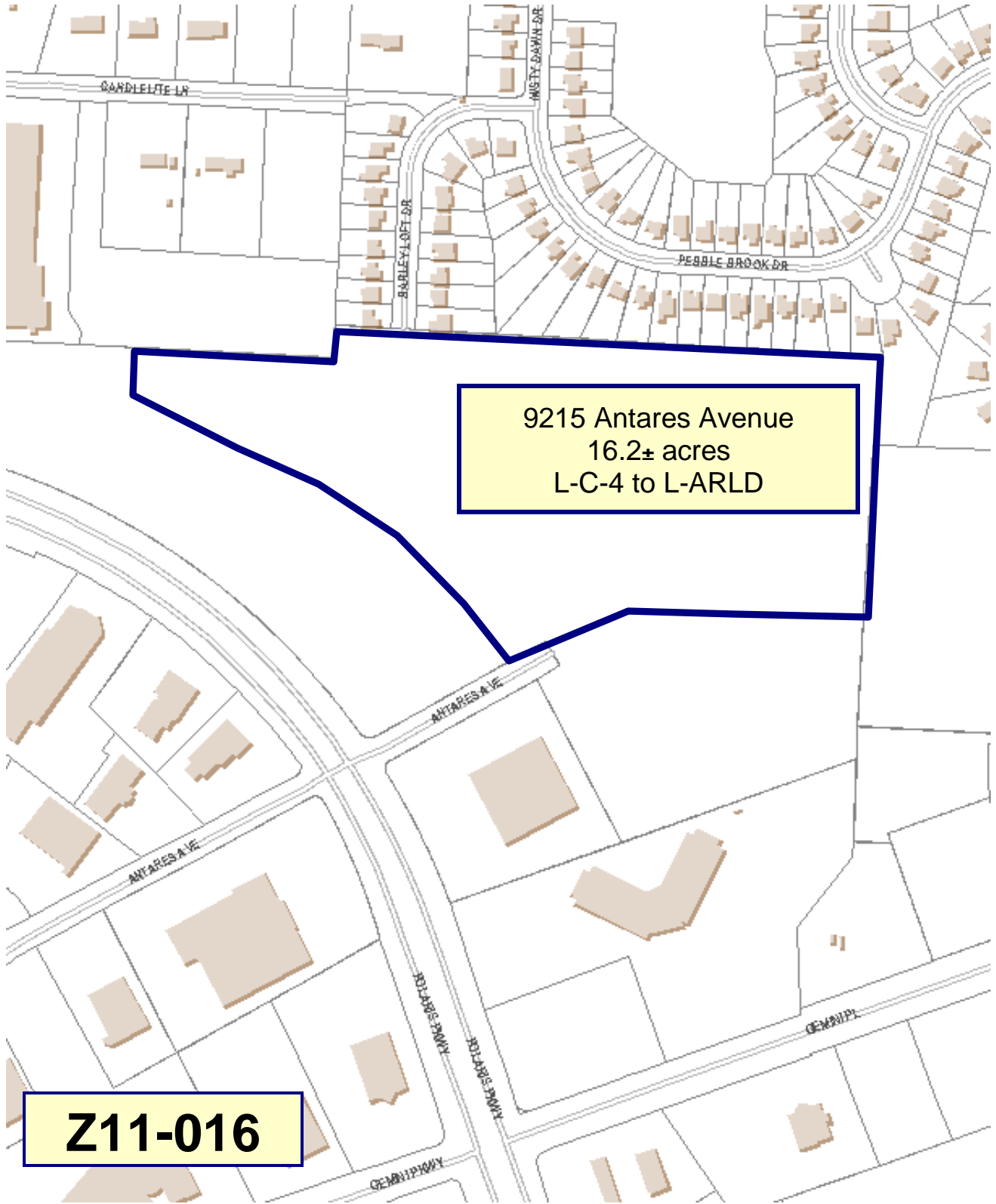
**BACKGROUND:**

- The site is currently zoned in the L-C-4, Limited Commercial District. The applicant is applying to rezone this to the L-ARLD, Limited Apartment Residential District to permit a net density of up to 14 units per acre.
- To the north are single-unit dwellings in the R-2, Residential District. To the south and east is land developed with office and retail uses in the L-C-4, Limited Commercial District. To the west across Polaris Parkway are office and retail uses zoned in the L-M, Limited Manufacturing District.
- The Planning Division identifies that site being within Subarea J1 of *The Far North Plan* (1994), which is proposed employment and shopping component of the fringe village. Deviation is supported given the transitional nature of the proposed use between the single-unit dwellings to the north and the commercial uses to the south and due to the large amount of commercial development already present in the area.
- The proposed L-ARLD, Limited Apartment Residential District text commits to the site plan, open space and street trees. The site plan commits to preserving existing trees between the proposed development and the existing single-unit dwellings to the north.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

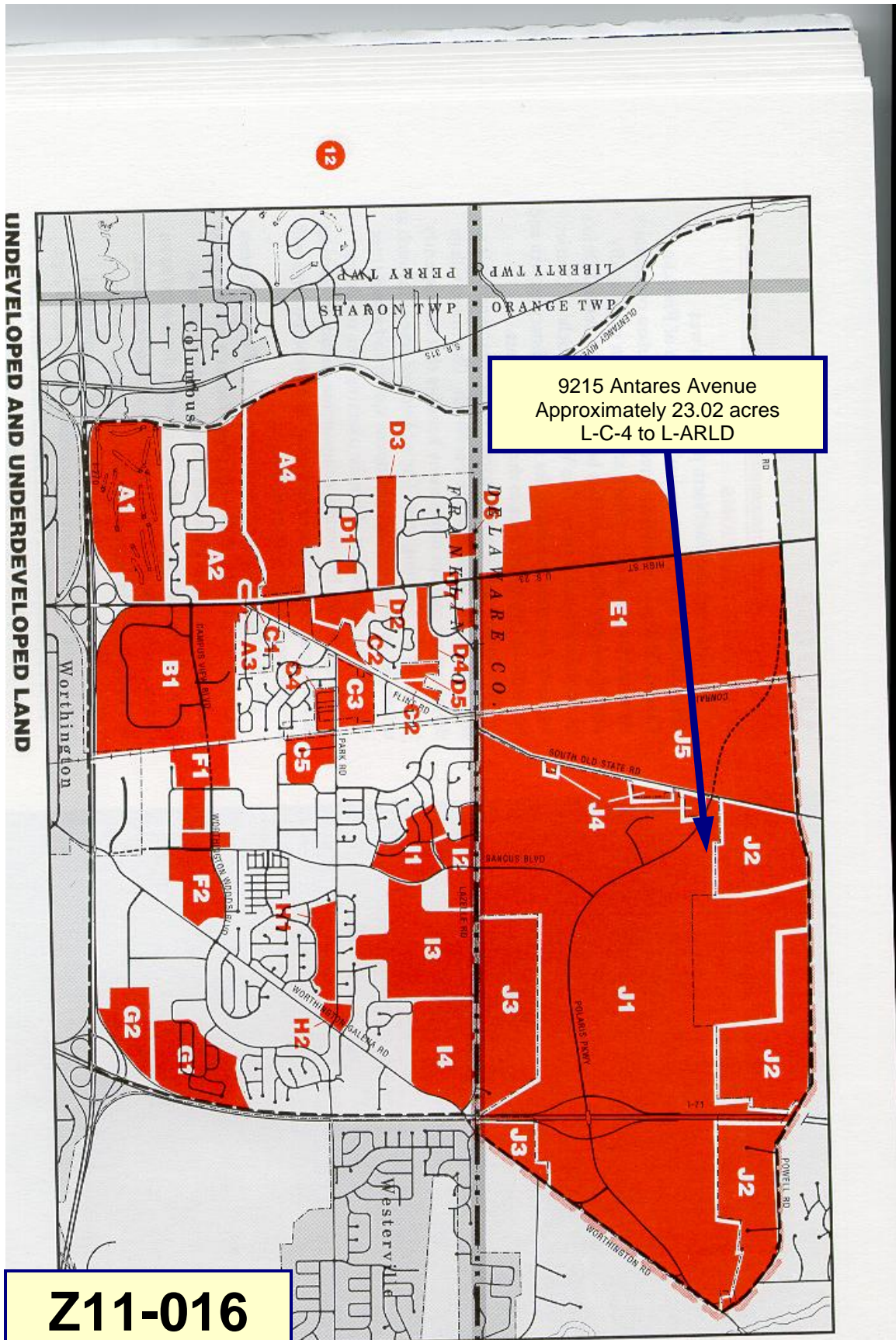
The requested L-ARLD, Limited Apartment Residential District would permit multi-unit dwellings with a maximum net density of 14 units per acre. The site plan commits to preserving existing trees between the proposed development and the existing single-unit dwellings to the north. Due to the transitional nature of the proposed use between the single-unit dwellings to the north and the commercial uses to the south and due to the large amount of commercial development already present in the area, deviation from the recommendations of *The Far North Plan* (1994) is supported. The proposal is consistent with the zoning and development patterns in the area.





9215 Antares Avenue  
16.2± acres  
L-C-4 to L-ARLD

**Z11-016**



- **Subarea I.2:** This subarea is the undeveloped land fronting along the southside of Lazelle Road that is located adjacent to Sancus Boulevard. Bordering development includes Polaris Centers of Commerce, water tower, and site of future fire station on the north, single-family and multi-family development on the south and west, and undeveloped land on the east. The existing zoning is Commercial Planned Development (CPD) and Commercial (C2, C3, C4, and C5).
- Support auto-oriented commercial uses as the most appropriate development for the parcels fronting on the intersection.
- Support neighborhood-oriented commercial development for the remaining portions of the subarea.
- All future development must be sensitive to the residential development located south of the subarea.

- Brethren Church. The undeveloped portion of the subarea has been reserved by the church as the location for a private high school. Adjacent development consists of single-family homes on the north, multi-family apartments on the south and east, and undeveloped land on the west. Current zoning is Institutional (I), Residential (R2F), and Rural (R).
- Support development of this subarea with land uses that support the mission of the church. Appropriate uses include: expanded church facilities, church parking, retirement housing, church-operated school, and church-related athletic facilities.

**Area J: Polaris**

**Subarea J.1:** This subarea is the 1200± acre Polaris

- **Subarea I.3:** This is a large, 93-acre undeveloped tract of land that is located south of Lazelle Road. The subarea is owned by the Worthington School District and has been reserved as a site for additional school buildings. Adjacent development consists of single-family homes on the south and multi-family apartments on the west. Undeveloped land borders the site on the north and east. The existing zoning is Rural (R) and Institutional (I).
- Support development of the subarea as school facilities for the Worthington School District.
- If the entire subarea is not needed for school buildings, develop with public uses such as a library, community park and recreation center, and police substation. Additional appropriate uses for the subarea include private recreation facilities, a church, or medical facilities.

- Centers of Commerce that is currently being developed as a mixed-use industrial, office, and commercial complex. The subarea is designated as an employment and shopping component of the fringe village. Adjacent development consists of single-family homes that have been developed on large lots. The subarea is zoned Limited Manufacturing (LM), Commercial Planned Development (CPD), and Limited Commercial (LC4).
- Support development of subarea in accordance with current plans and existing zoning. The land uses planned for the subarea include a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial.
- Support auto-oriented commercial uses at the major intersections along Polaris Parkway and at the northwest and northeast corners of the Sancus Boulevard and Lazelle Road intersection.
- Support the Special Development Standards contained in the zoning text for Polaris that are designed to protect



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



**STANDARDIZED RECOMMENDATION FORM**

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME FNCCC MEETING DATE June 7, 2011  
CASE NUMBER Z11-016 Case type  Council Variance  Rezoning  
ZONING ADDRESS 9215 ANTARES Ave APPLICANT NP Limited PARTNERSHIP  
PERSON(S) REPRESENTING APPLICANT AT MEETING DAVE PERRY

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed) Area commission see note at the bottom.	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval  Disapproval  Conditional approval (list conditions and applicant response)  
Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 3 Against 9

Signature / Title of Authorized Representative Doria Nunes - FNCCC President  
Daytime phone number 614-781-0064

NOTE TO AREA COMMISSIONS; Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval." Recommendations for "Conditional Approval" will be treated as a "Disapproval." If, at the time the ordinance is sent to Council, any condition that has checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

Page 2 - continuation

NP Limited Partnership

Z11-016

Dave Perry

Explain the basis for the Disapproval:

- Hammerhead (turnaround) emergency access already exists at Candlelite Lane.
- Density issue is too high in consideration of adjacent single-family uses. The proposed Limited Apartment Residential District abuts single-family residential development on the north and northeast area. The increase in density does not allow for a sufficient transition between the single-family uses to the north and northeast.
- No traffic study provided
- Not including a traffic light at intersections of Polaris Parkway and Antares or intersections Gemini and Antares will pose gridlock while steadily impacting the already heavily traveled areas
- The newly created Antares Avenue will become a major "short cut" for many drivers
- Loss of trees and lack of green space
- Require mounding, fencing or planting for buffer area



### 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 #           Z11-016          

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, 3rd Flr., 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

<p>1. NP Limited Partnership 8800 Lyra Drive, Suite 550 Columbus, OH 43240 # of Columbus Based Employees: 3 Contact: Franz Geiger, Esquire, Managing Director, (614) 841-1000</p>	<p>2. ----- ----- -----</p>
<p>3. ----- ----- -----</p>	<p>4. ----- ----- -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 5th day of APRIL, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
**Please make all checks payable to the Columbus City Treasurer**