



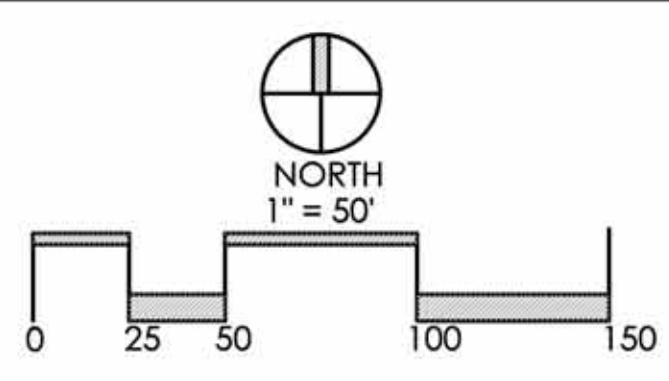
SITE DATA	
TOTAL ACRES	± 13.413 ACRES
TOTAL UNITS	144 UNITS
TOTAL PARKING	246 SPACES (1.70 SPACE/UNIT)
SURFACE PARKING	216 SPACES
GARAGE PARKING	30 SPACES

DEVELOPMENT PLAN

Z21-086 Final Received 2/9/2022

ALTERRA MANOR
 PREPARED FOR METRO DEVELOPMENT
 DATE: 10/27/21

E. Zook 2-9-22



Faris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 4876 Cemetery Hilliard, OH 43026
 p (614) 487-1944 www.farisplanninganddesign.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 13, 2022**

- 5. APPLICATION: Z21-086**
Location: **5971 WINCHESTER PI. (43110)**, being 13.4± acres located on the southwest side of Winchester Pike, 1,730± feet west of Gender Road (010-260326; Greater South East Area Commission).
Existing Zoning: L-AR-12, Limited Apartment Residential District.
Request: L-AR-12, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): WX2 Ventures, LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

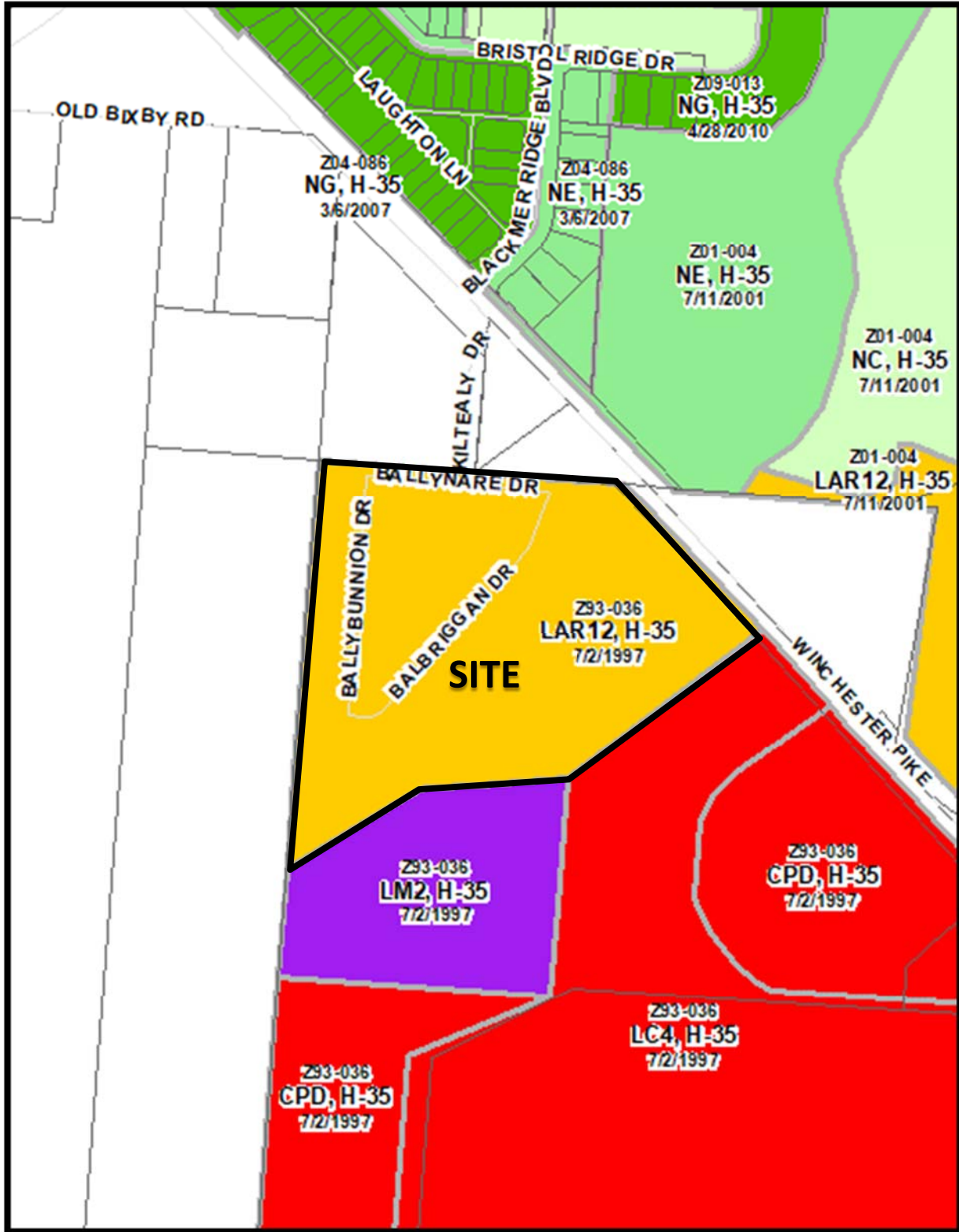
BACKGROUND:

- The site consists of part of one undeveloped parcel zoned in the L-AR-12, Limited Apartment Residential District (Z93-036). The requested L-AR-12, Limited Apartment Residential District eliminates a density restriction of 10 units per acre and increases the allowable building height to greater than 2 ½ stories within the permitted building height range of the 35-foot height district.
- To the north and east are residential structures in Madison Township and in Canal Winchester, and across Winchester Pike are single-unit dwellings as part of a traditional neighborhood development in the NE, Neighborhood Edge, and NG, Neighborhood General districts. To the south is undeveloped land in the L-M-2, Limited Manufacturing and CPD, Commercial Planned Development districts pending zoning to the L-M-2, Limited Manufacturing District (Z21-008). To the west is undeveloped industrial land in Canal Winchester.
- The site is within the boundaries of the *South East Land Use Plan (2018)*, which recommends “Low-Medium Density Residential” (6-10 units per acre) and “Open Space” land uses at this location. *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)* are also applicable to the site.
- The site is located within the boundaries of the Greater South East Area Commission whose recommendation is for approval of the requested L-AR-12 district.
- The limitation text includes access provisions, shared and leisure path commitments, building materials commitments, lighting and preservation area controls, and a commitment to the attached site plan which reflects a 144-unit apartment complex. Access to the site is through property in Canal Winchester, and that access is still pending approval.

- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Winchester Pike as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

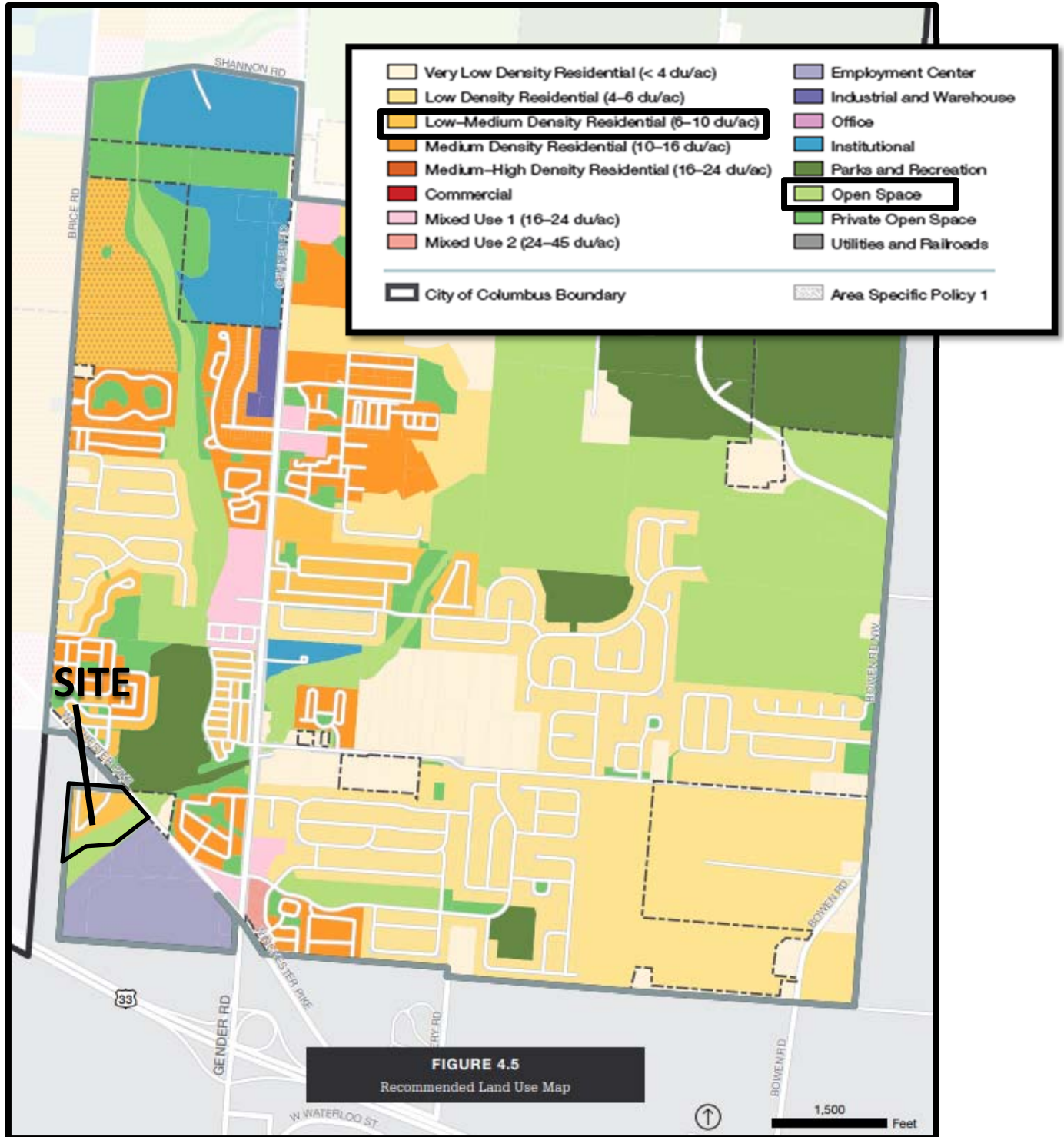
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will permit a 144-unit apartment complex that is compatible with surrounding development, provides shared and leisure paths, and protects natural features. The proposal remains consistent with the land use recommendation of the *South East Land Use Plan*, and the Planning Division has reviewed building elevations for consistency with C2P2 Design Guidelines.



Z21-086
5971 Winchester Pi.
Approximately 13.4 acres
L-AR-12 to L-AR-12

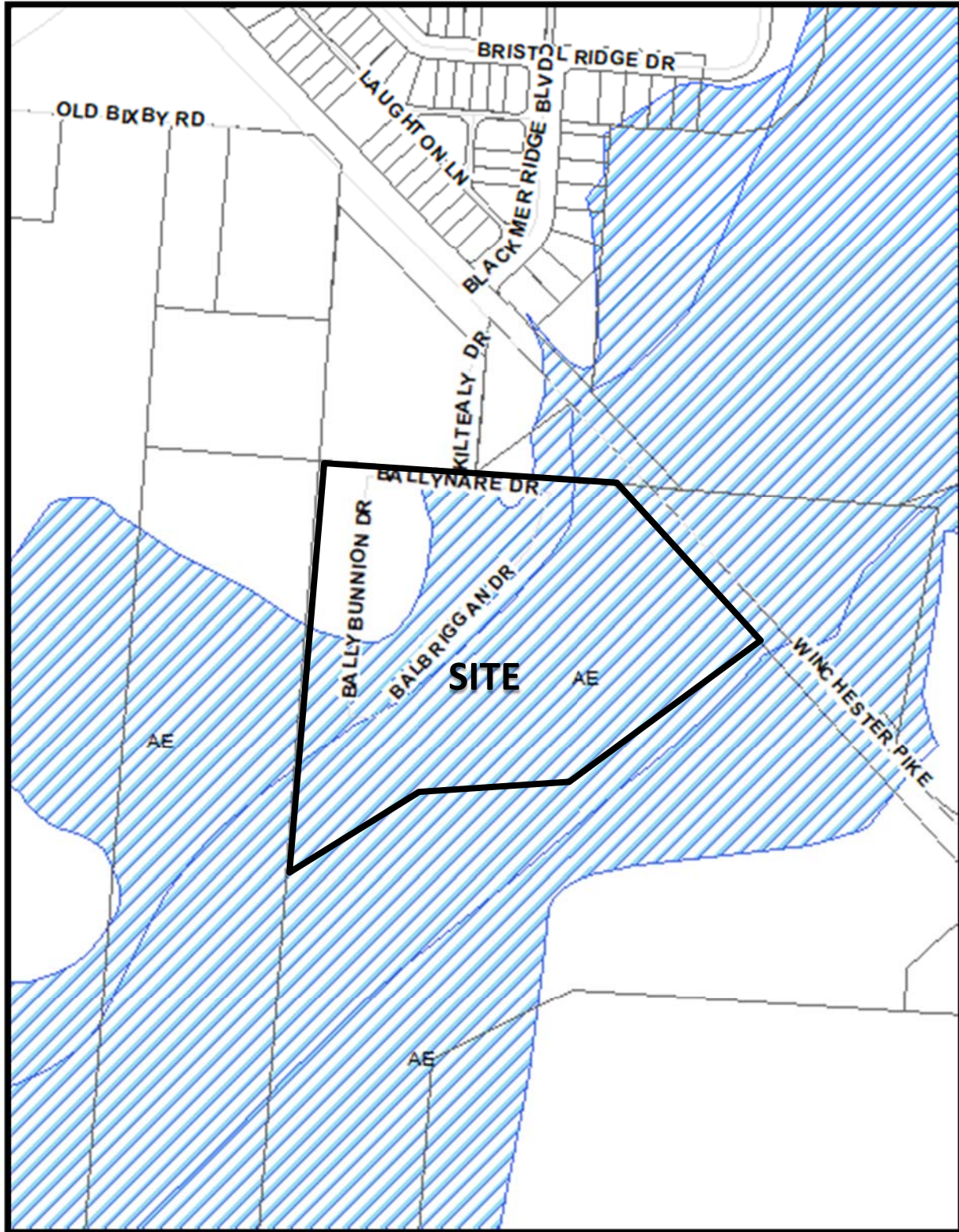
Southeast Land Use Plan (2018)



Z21-086
5971 Winchester Pi.
Approximately 13.4 acres
L-AR-12 to L-AR-12



Z21-086
5971 Winchester Pi.
Approximately 13.4 acres
L-AR-12 to L-AR-12



Flood Plain Map
Z21-086
5971 Winchester Pi.
Approximately 13.4 acres
L-AR-12 to L-AR-12

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: Z21-086

Address: 5971 Winchester Pike

Group Name: Greater South East Area Commission

Meeting Date: October 26, 2021

Specify Case Type:

BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

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

NOTES:

Applicant and Commission have agreed that if Applicant is not able to obtain access to parcel as shown on application, the Applicant will return to the Area Commission to show new access and layout of the development. There is an issue with the City of Canal Winchester and whether they will allow residential access across a commercially zoned property.

Vote: Approval - 7; Against - 1; Abstain - 1

Signature of Authorized Representative: 
SIGNATURE

Commission Chair, Zoning Chair
RECOMMENDING GROUP TITLE

614-378-3953
DAYTIME PHONE NUMBER

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

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-086

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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)

<p>1. WX2 Ventures LLC 781 Science Boulevard, Suite 100 Columbus, Ohio 43230</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 22nd day of December in the year 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

1-11-2026
My Commission Expires



Notary Seal Here
KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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