



SITE DATA FOR WEST PARCEL

TOTAL ACRES	± 1.5,67 ACRES
TOTAL UNITS	288 UNITS
GARAGE PARKING SPACES	72 SPACES
SURFACE PARKING SPACES	422 SPACES
TOTAL PARKING SPACES	494 SPACES (± 1.72 SPACES/UNIT)

SITE DATA FOR EAST PARCEL

TOTAL ACRES	± 11.22 ACRES
TOTAL UNITS	72 UNITS
GARAGE PARKING SPACES	24 SPACES
SURFACE PARKING SPACES	150 SPACES
TOTAL PARKING SPACES	174 SPACES (± 2.41 SPACES/UNIT)

DEVELOPMENT PLAN

WALDEN LAKES

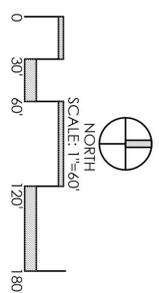
PREPARED FOR METRO DEVELOPMENT

DATE: 3/13/2021

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*Jeffrey J. Brown*

3-15-21



Farris Planning & Design

LAND PLANNING  
249 N. 5th Street  
P.O. Box 467-1784  
Suite 401  
LANDSCAPE ARCHITECTURE  
Columbus, OH 43215  
www.farrisplanninganddesign.com

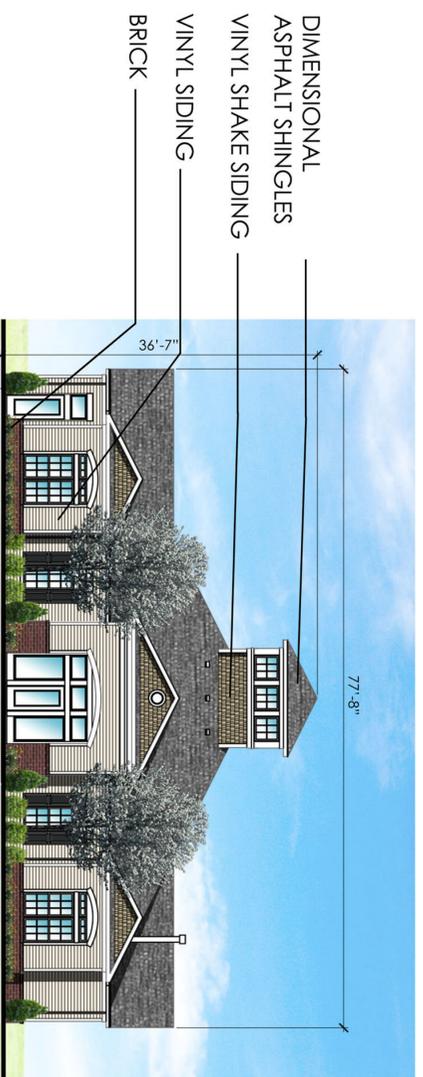
I-270



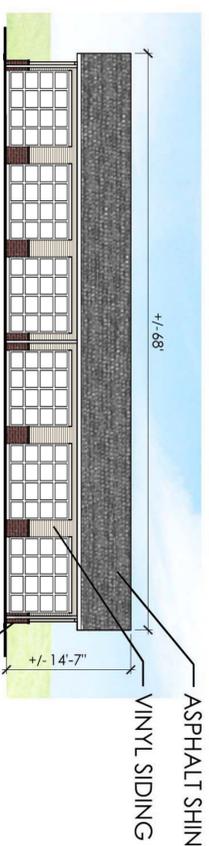
1 3 STORY BUILDING - TYPICAL FRONT & REAR ELEVATION  
SCALE: 1"=10'



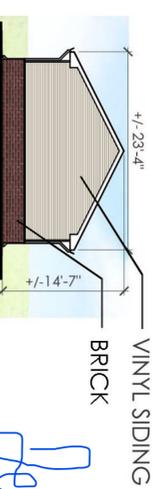
2 3 STORY BUILDING - TYPICAL SIDE ELEVATION  
SCALE: 1"=10'



3 CLUBHOUSE - TYPICAL FRONT ELEVATION  
SCALE: 1"=10'

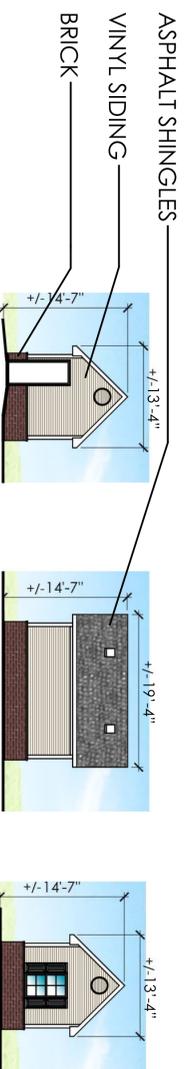


4 TYP. GARAGE FRONT ELEVATION  
SCALE: 1"=10'

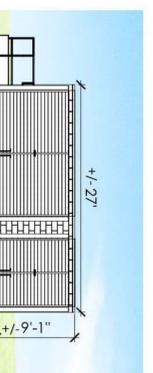


5 TYP. GARAGE SIDE ELEVATION  
SCALE: 1"=10'

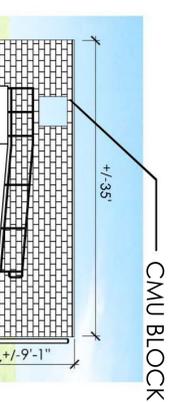
*3-15-21  
J. Kraybill*



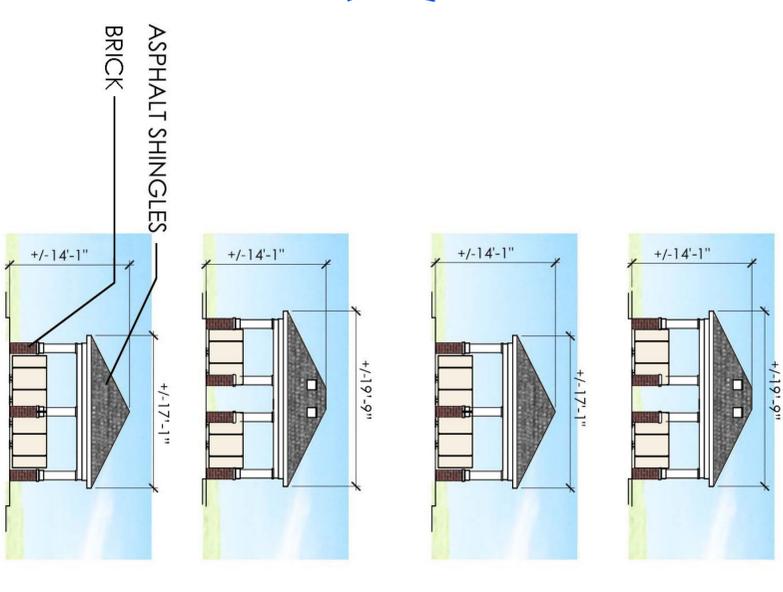
6 WATER METER BUILDING ELEVATIONS  
SCALE: 1"=10'



7 TRASH COMPACTOR ELEVATIONS  
SCALE: 1"=10'



8 MAIL STATION ELEVATIONS  
SCALE: 1"=10'



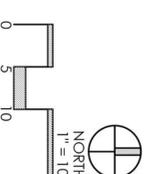
# ARCHITECTURAL ELEVATIONS

# WALDEN LAKES

PREPARED FOR METRO DEVELOPMENT

DATE: 2/16/21

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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 11, 2021**

- 9. APPLICATION: Z20-111**
- Location:** **2600 STELZER RD. (43219)**, being 26.88± acres located at the northeast corner of Stelzer Road and Codet Road (010-255289 & 11 others; Northeast Area Commission).
- Existing Zoning:** R, Rural District & AR-12, Apartment Residential District.
- Request:** L-AR-1, Limited Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Metro Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215
- Property Owner(s):** New Salem Missionary Baptist Church; 2956 Cleveland Avenue; Columbus, OH 43224.
- Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 26.88± acre site consists of twelve undeveloped parcels which are zoned in the R, Rural District. The requested L-AR-1, Limited Apartment Residential District will permit a multi-unit residential development.
- North of the site are single-unit dwellings in the PUD, Planned Unit Development District, and in Mifflin Township. East of the site is Interstate 270. West of the site across Stelzer Road is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District, and undeveloped lots in the SR, Suburban Residential District. South of the site across Codet Road is undeveloped land slated for multi-unit residential development in the L-ARLD, Limited Apartment Residential District.
- The site is within the boundaries of the *Northeast Area Plan (2007)* which recommends institutional uses at this location, resulting from ownership of the site by a church. Despite this recommendation, Planning Division staff recognizes the site's location along the Stelzer Road transit corridor and proximity to the Easton employment center which are sufficient factors for supporting the proposed use. The proposed site plan also incorporates design recommendations such as placing parking behind buildings and providing open space and pedestrian trails and connections.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation is for approval.
- The limitation text includes a commitment to a site plan and elevation renderings along with development standards including maximum density (360 units; 13.39 units/acre gross), pedestrian connectivity, landscaping, and tree preservation. A traffic access study has been approved for the proposed development, and a commitment for a monetary contribution towards the future improvements to the intersection of Stelzer Road and McCutcheon Road is included in the text.

- Concurrent Council variance CV20-126 has been filed to reduce the parking and building setbacks. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Stelzer Road as a Suburban Commuter Corridor with 120 feet of right-of-way.

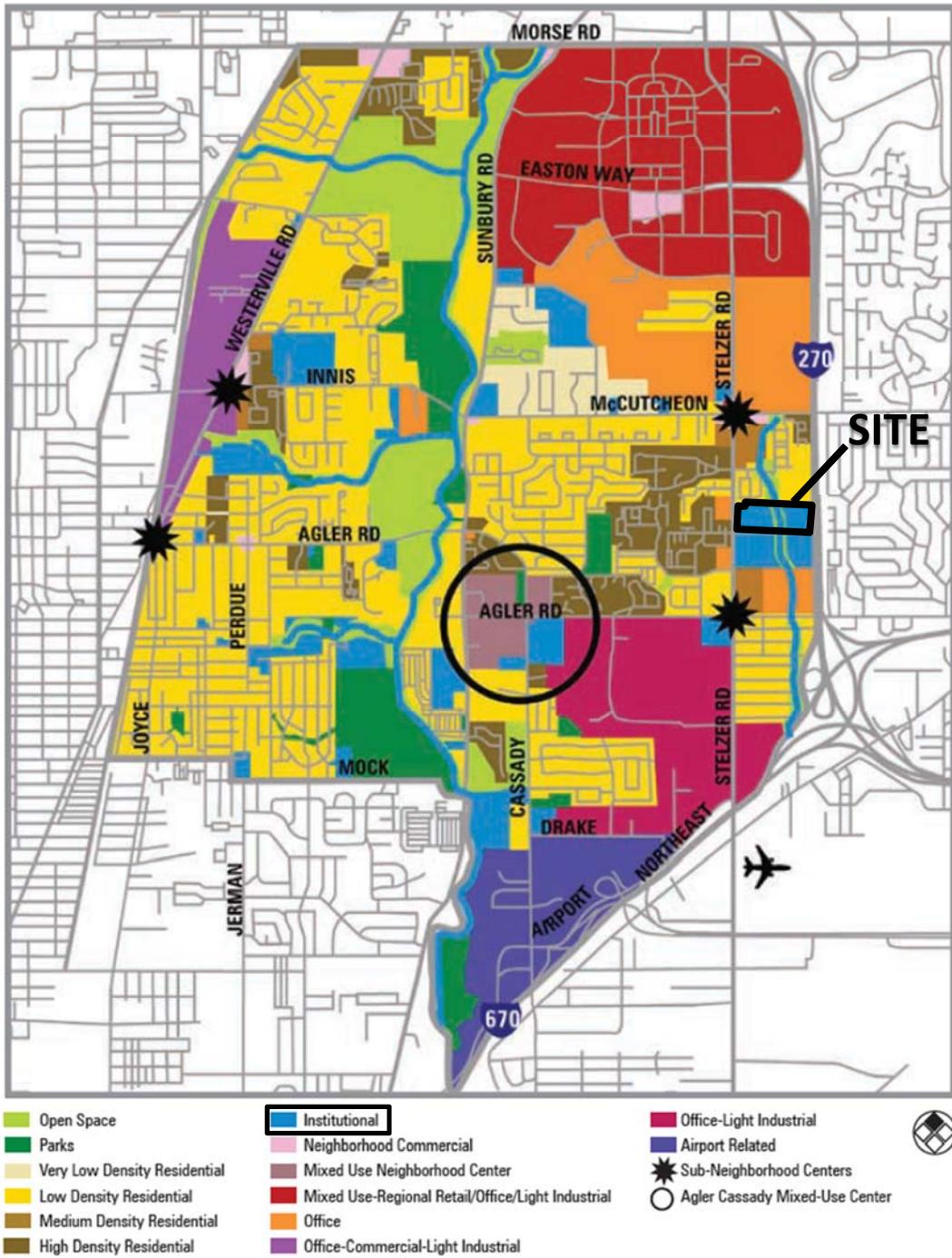
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-1, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 360 units. The limitation text includes a commitment to a site plan and elevation renderings along with development standards including maximum density, pedestrian connectivity, landscaping, and tree preservation. While the proposed use is inconsistent with the institutional land use recommendation of the *Northeast Area Plan*, staff recognizes the site's location along the Stelzer Road transit corridor and proximity to the Easton employment center which are sufficient factors for supporting the proposed use. Additionally, the proposed site plan incorporates the Plan's design recommendations such as placing parking behind buildings and providing open space and pedestrian trails and connections. The request does not represent an introduction of an incompatible use to the surrounding neighborhood.

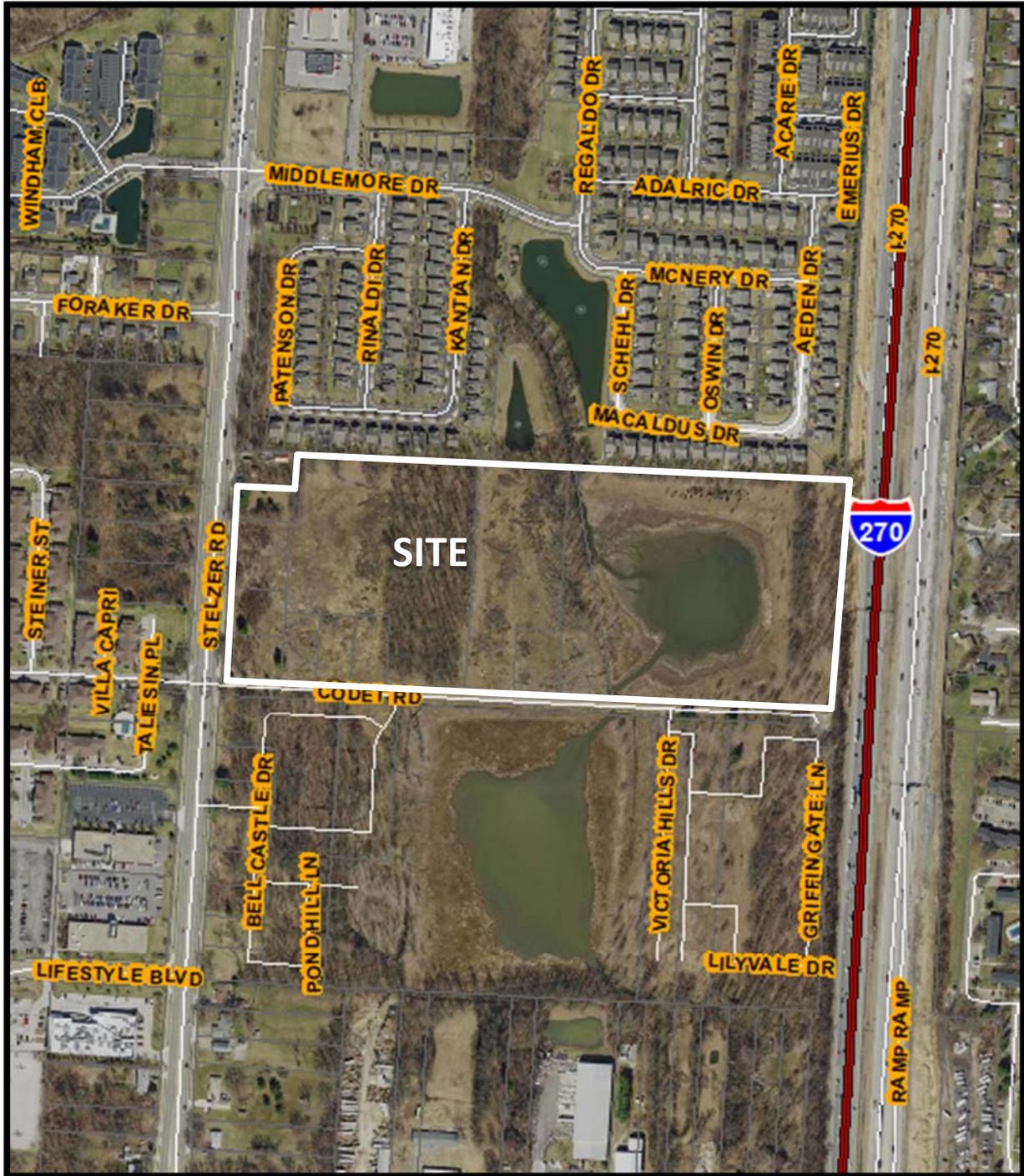


The Northeast Area Plan (2007)

Figure 5. Land Use Plan



Z20-111  
 2600 Stelzer Rd.  
 Approximately 26.88 acres  
 R & AR-12 to L-AR-1



Z20-111  
2600 Stelzer Rd.  
Approximately 26.88 acres  
R & AR-12 to L-AR-1



ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING

# 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: Z20-111

Address: 2600 STELZER RD

Group Name: NORTHEAST AREA COMMISSION

Meeting Date: \_\_\_\_\_

- 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:**

Application approved by all members of the full commission on February 4, 2021.

Vote:

*Approval*

Signature of Authorized Representative:

*[Handwritten Signature]*

SIGNATURE

RECOMMENDING GROUP TITLE

*614-596-2963*

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 Columbus, Department of Building & Zoning Commission, 111 N. Front St., Columbus, OH 43215

## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-111

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 40, 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 (include 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. Metro Development LLC 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 Joe Thomas 614-540-2400 <u>25</u> number of Columbus based employees	2. New Salem Missionary Baptist Church 2956 Cleveland Avenue Columbus, OH 43224 Dannee Cunningham 614-267-2536 31 number of Columbus based employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21<sup>st</sup> day of December, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2025

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



Here  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

**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**