



**SITE DATA**

TOTAL ACRES	+/- 25.8 ACRES
TOTAL UNITS	304
DENSITY	+/- 19.2 DU/AC.
SURFACE PARKING PROVIDED	820
GARAGE PARKING PROVIDED	124
TOTAL PARKING PROVIDED	924 (1204 SP/UNIT)

<b>PHASE 1</b>	
PHASE 1 ACREAGE	+/- 22.3 ACRES
TOTAL UNITS	439
DENSITY	+/- 19.7 DU/AC.
SURFACE PARKING PROVIDED	794
GARAGE PARKING PROVIDED	115
TOTAL PARKING PROVIDED	899 (204 SP/UNIT)

<b>PHASE 2</b>	
PHASE 2 ACREAGE	+/- 3.5 ACRES
TOTAL UNITS	45
DENSITY	+/- 18.6 DU/AC.
SURFACE PARKING PROVIDED	48
GARAGE PARKING PROVIDED	9
TOTAL PARKING PROVIDED	77 (1.18 SP/UNIT)

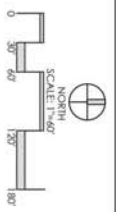
DEVELOPMENT PLAN

PRIMROSE PLACE

PREPARED FOR METRO DEVELOPMENT

DATE: 01.14.25

*Handwritten signature: Jeffrey L. Brown*  
 12/30/24

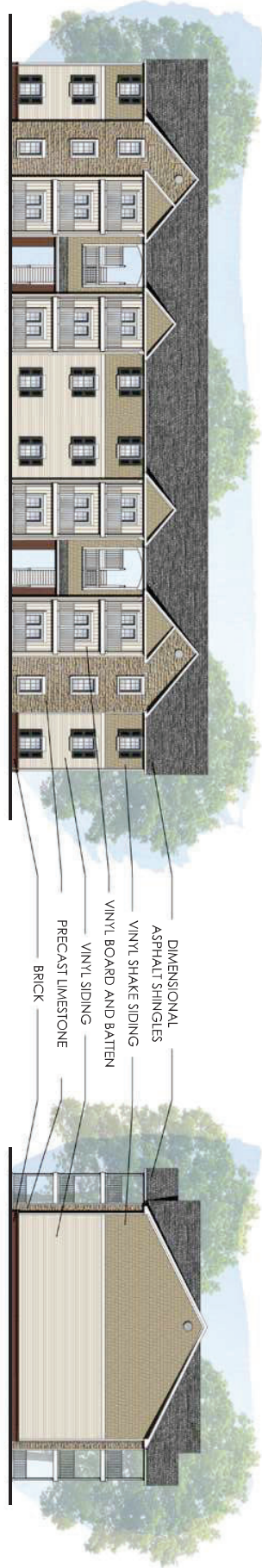


**Farris Planning & Design**  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 4875 Gateway Road  
 Hillview, OH 44024  
 P: 419.487.5144  
 www.farrisplanninganddesign.com



1 FRONT ELEVATION - TYPE G  
SCALE: 1"=10'

2 SIDE ELEVATION  
SCALE: 1"=10'



1 FRONT ELEVATION - TYPE J  
SCALE: 1"=10'

2 SIDE ELEVATION  
SCALE: 1"=10'



1 FRONT ELEVATION - TYPE J  
SCALE: 1"=10'

2 SIDE ELEVATION  
SCALE: 1"=10'

# ARCHITECTURAL ELEVATIONS

*Robert J. Dan* 12/30/24

DIMENSIONAL  
ASPHALT SHINGLES  
VINYL SHAKE SIDING  
VINYL SIDING  
PRECAST LIMESTONE



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



2 CLUBHOUSE - REAR ELEVATION  
SCALE: 1"=10'



3 CLUBHOUSE - SIDE ELEVATION  
SCALE: 1"=10'



4 CLUBHOUSE - SIDE ELEVATION  
SCALE: 1"=10'



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



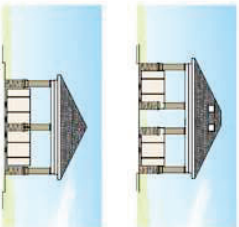
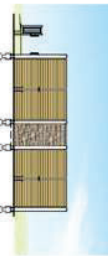
6 TYP. GARAGE SIDE ELEVATION  
SCALE: 1"=10'



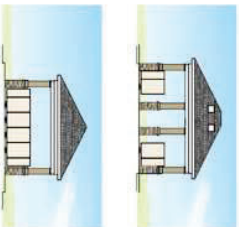
7 WATER METER BUILDING ELEVATIONS  
SCALE: 1"=10'



8 TYP. TRASH COMPACTOR ELEVATION  
SCALE: 1"=10'



9 MAIL STATION ELEVATIONS  
SCALE: 1"=10'



# ARCHITECTURAL ELEVATIONS

Handwritten signature and date: *12/30/24*

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 14, 2024**

- 4. APPLICATION: Z23-032**  
**Location:** **5656 BIXBY RD. (43110)**, being 22.3± acres located on the north side of Bixby Road, northeast of the intersection with US Route 33 (433-322196, ~~181-000118, & 181-001386~~; Greater South East Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development, LLC; c/o Jeffery L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Michael P. Barr; 5656 Bixby Road, Canal Winchester, OH 43110.  
**Planner:** Phil Ashear; 614-645-1719; [pjashear@columbus.gov](mailto:pjashear@columbus.gov)

**BACKGROUND:**

- The 22.3 acre site consists of one parcel developed with agricultural and single-unit residential uses in the R, Rural District in ~~Madison Township. Upon annexation into the City of Columbus the property will be assigned the R, Rural District.~~ The applicant requests the L-AR-1, Limited Apartment Residential District to allow the development of a 504-unit apartment complex as shown in the submitted site plan and building elevations. Two additional parcels will be included in the overall development site upon annexation, and this Rezoning Application will be amended to incorporate that property which is labeled as Phase Two on the site plan, containing 3.5± acres\*\*.
- North and east of the site are single-unit dwellings and agricultural uses in the NC, Neighborhood Center and TC, Town Center Districts. South and west of the site are US Route 33 and single-unit dwellings in the R, Rural District in Madison Township.
- Concurrent CV23-050 has been filed to increase garage height. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *South East Land Use Plan (2018)*, which recommends “Employment Center” uses for this location.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval (3-2 with 1 abstention).
- The limitation text includes use restrictions, limiting the total number of units to 504, and supplemental development standards that address garage heights, traffic access and improvements as requested by the Franklin County Engineer’s office and ODOT, and building design. The request includes commitments to develop the site in accordance with the submitted site plans and building elevations.

**CITY DEPARTMENTS' RECOMMENDATION:** Conditional Approval

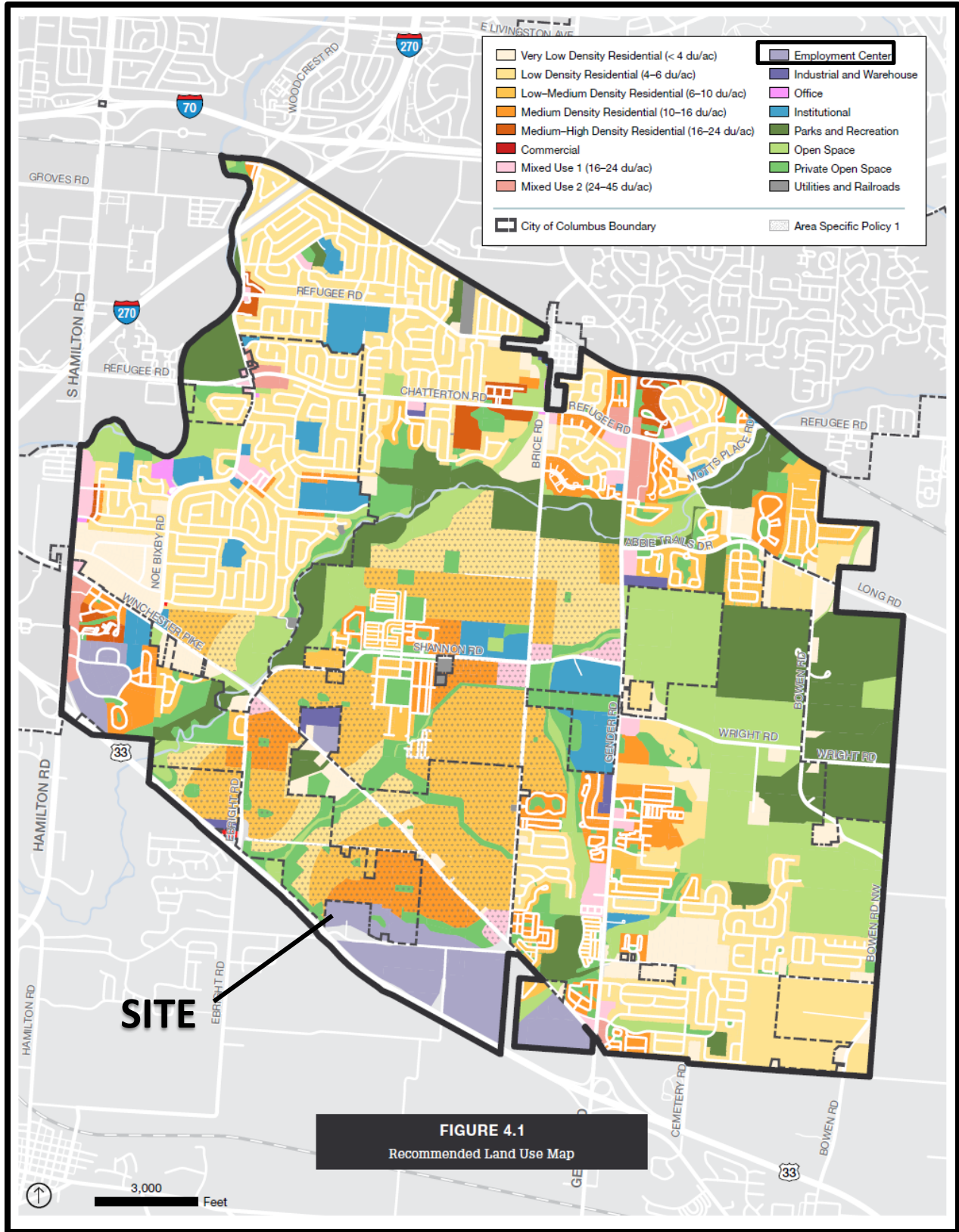
The requested L-AR-1, Limited Apartment Residential District will allow the site to be developed with a 504-unit apartment complex. The limitation text includes appropriate supplemental development standards and a commitment to develop the site in accordance with the submitted site plan and building elevations. While the *South East Land Use Plan* recommends "Employment Center" uses at this location, the site is adjacent to emerging employment uses along Winchester Pike and the proposal demonstrates an overall site design that is consistent with *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. ~~Planning Division requests clarification on the proposed access point on the east side of the site and final traffic commitments must be vetted by the Division of Traffic Management, Franklin County Engineer's Office, and ODOT.~~ Upon resolution of these comments, City Departments' recommendation will be for full approval.\*

**\*Outstanding comments have been resolved. City Departments' recommendation is for full approval.**

**\*\* Two additional parcels will be included in the overall development site upon annexation, and this Rezoning Application will be amended to incorporate that property which is labeled as Phase Two on the site plan, containing 3.5± acres.**



Z23-032  
5656 Bixby Rd  
Approximately 22.3 acres  
From R to L-AR-1



**FIGURE 4.1**  
Recommended Land Use Map

Z23-032  
5656 Bixby Rd  
Approximately 22.30 acres  
R (annexation pending) to L-AR-1



Z23-032  
5656 Bixby Rd.  
Approximately 22.3 acres  
From R to L-AR-1



# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** Z23-032 / CV23-050

**Address** 5656 BIXBY RD

**Group Name** GREATER SOUTH EAST AREA COMM.

**Meeting Date** 1/17<sup>23</sup>/2024

**Specify Case Type**

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

**Recommendation** (Check only one)

- Approval
- Disapproval

**LIST BASIS FOR RECOMMENDATION:**

- 1) West turn lane off Route 33 to East
- 2) Drainage study results from QDOT
- 3) Installation of sidewalks around Corridor of Property.
- 4) Developer will report back to the Commission in person their results.

**Vote** 3 Yes, 2 No, 1 Abstention

**Signature of Authorized Representative** [Signature]

**Recommending Group Title** Commission

**Daytime Phone Number** 614 634 2726

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z23-032

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) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 43215

deposes and states that they are 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:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

<p>1. Metro Development LLC. Joe Thomas 614-560-2400 470 Olde Worhtington Road STE 100 Westerville, OH 43082 65 Columbus based employees</p>	<p>2. Michael P. Barr 614-325-2809 5656 Bixby Road Canal Winchester, OH 43110 No Columbus based employees.</p>
<p>3.</p>	<p>4.</p>

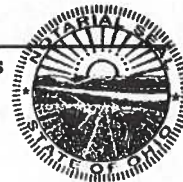
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT \_\_\_\_\_

Sworn to before me and signed in my presence this 9<sup>th</sup> day of January, in the year 2025

Natalie C  
SIGNATURE OF NOTARY PUBLIC

9/4/25  
My Commission Expires



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

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