

Jeffrey H. R.
12/28/17

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

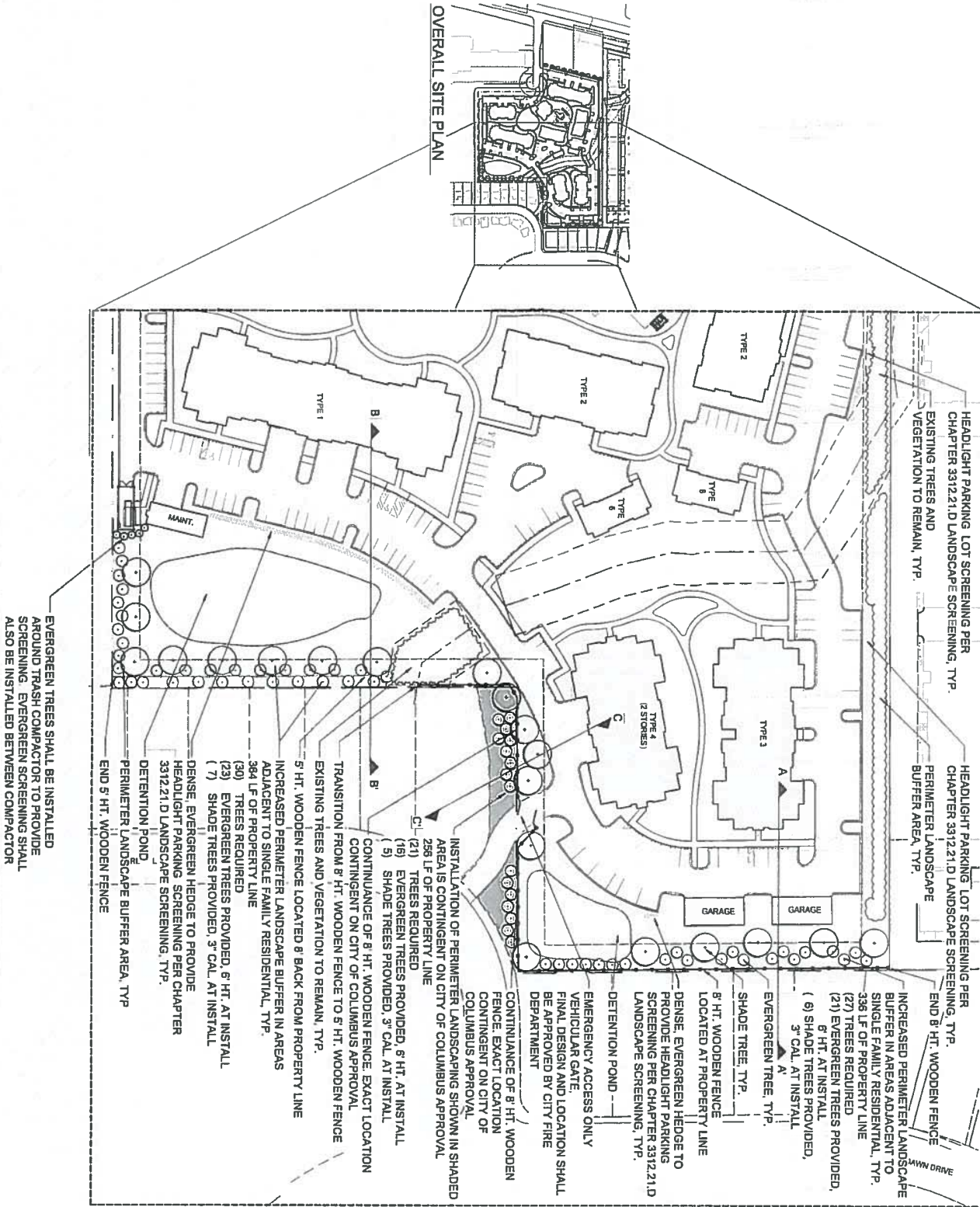
DATE	12/28/17
SCALE	1" = 50'
PROJECT	1



CITY OF COLUMBUS, DELAWARE COUNTY, OHIO
PRELIMINARY SITE PLAN

MARK	DATE	DESCRIPTION

Z17-037, Final Received 12/28/17



EVERGREEN TREES SHALL BE INSTALLED AROUND TRASH COMPACTOR TO PROVIDE SCREENING. EVERGREEN SCREENING SHALL ALSO BE INSTALLED BETWEEN COMPACTOR

- HEADLIGHT PARKING LOT SCREENING PER CHAPTER 3312.21.D LANDSCAPE SCREENING, TYP.
- EXISTING TREES AND VEGETATION TO REMAIN, TYP.
- PERIMETER LANDSCAPE BUFFER AREA, TYP.
- INCREASED PERIMETER LANDSCAPE BUFFER IN AREAS ADJACENT TO SINGLE FAMILY RESIDENTIAL, TYP.
- END 8' HT. WOODEN FENCE
- 8' HT. WOODEN FENCE LOCATED AT PROPERTY LINE
- DENSE EVERGREEN HEDGE TO PROVIDE SCREENING PER CHAPTER 3312.21.D LANDSCAPE SCREENING, TYP.
- DETENTION POND
- PERIMETER LANDSCAPE BUFFER AREA, TYP.
- END 5' HT. WOODEN FENCE
- INSTALLATION OF PERIMETER LANDSCAPING SHOWN IN SHADED AREAS CONTINGENT ON CITY OF COLUMBUS APPROVAL
- 256 LF OF PROPERTY LINE
- (21) TREES REQUIRED
- (16) EVERGREEN TREES PROVIDED, 6' HT. AT INSTALL
- (5) SHADE TREES PROVIDED, 3" CAL. AT INSTALL
- CONTINUANCE OF 8' HT. WOODEN FENCE. EXACT LOCATION CONTINGENT ON CITY OF COLUMBUS APPROVAL
- EXISTING TREES AND VEGETATION TO REMAIN, TYP.
- 5' HT. WOODEN FENCE LOCATED 8' BACK FROM PROPERTY LINE
- INCREASED PERIMETER LANDSCAPE BUFFER IN AREAS ADJACENT TO SINGLE FAMILY RESIDENTIAL, TYP.
- 364 LF OF PROPERTY LINE
- (30) TREES REQUIRED
- (23) EVERGREEN TREES PROVIDED, 6' HT. AT INSTALL
- (7) SHADE TREES PROVIDED, 3" CAL. AT INSTALL
- DENSE EVERGREEN HEDGE TO PROVIDE HEADLIGHT PARKING SCREENING PER CHAPTER 3312.21.D LANDSCAPE SCREENING, TYP.
- DETENTION POND
- PERIMETER LANDSCAPE BUFFER AREA, TYP.
- END 5' HT. WOODEN FENCE
- CONTINUANCE OF 8' HT. WOODEN FENCE. EXACT LOCATION CONTINGENT ON CITY OF COLUMBUS APPROVAL
- VEHICULAR GATE
- FINAL DESIGN AND LOCATION SHALL BE APPROVED BY CITY FIRE DEPARTMENT
- EMERGENCY ACCESS ONLY
- DETENTION POND
- SCREENING PER CHAPTER 3312.21.D LANDSCAPE SCREENING, TYP.
- EVERGREEN TREE, TYP.
- SHADE TREE, TYP.
- 8' HT. WOODEN FENCE LOCATED AT PROPERTY LINE
- DENSE EVERGREEN HEDGE TO PROVIDE HEADLIGHT PARKING SCREENING PER CHAPTER 3312.21.D LANDSCAPE SCREENING, TYP.
- EVERGREEN TREE, TYP.
- SHADE TREE, TYP.
- 8' HT. AT INSTALL
- (9) SHADE TREES PROVIDED, 3" CAL. AT INSTALL
- (21) EVERGREEN TREES PROVIDED, 6' HT. AT INSTALL
- (27) TREES REQUIRED
- 336 LF OF PROPERTY LINE
- BUFFER IN AREAS ADJACENT TO SINGLE FAMILY RESIDENTIAL, TYP.
- END 8' HT. WOODEN FENCE
- HEADLIGHT PARKING LOT SCREENING PER CHAPTER 3312.21.D LANDSCAPE SCREENING, TYP.
- EXISTING TREES AND VEGETATION TO REMAIN, TYP.
- PERIMETER LANDSCAPE BUFFER AREA, TYP.
- INCREASED PERIMETER LANDSCAPE BUFFER IN AREAS ADJACENT TO SINGLE FAMILY RESIDENTIAL, TYP.
- END 8' HT. WOODEN FENCE
- 8' HT. WOODEN FENCE LOCATED AT PROPERTY LINE
- DENSE EVERGREEN HEDGE TO PROVIDE HEADLIGHT PARKING SCREENING PER CHAPTER 3312.21.D LANDSCAPE SCREENING, TYP.
- DETENTION POND
- PERIMETER LANDSCAPE BUFFER AREA, TYP.
- END 5' HT. WOODEN FENCE

QUALITY CURBICULARIUM SUMMARY

The east perimeter shall have the following buffer landscape per the development standards for this property:

- (8) trees per 100 lineal feet of property line with the (8) trees consisting of a 3:1 ratio of evergreen trees to ornamental and/or street trees.

Minimum Tree Sizes per Ch. 3312.13.C of Site Development Standards

- Deciduous/Shade Trees shall be 2" caliper, min. at time of planting.
- Evergreen/Conifer Trees shall be 4" height, min. at time of planting.
- Ornamental Trees shall be 1.5" caliper, min. at time of planting.
- Shrubs shall be 2' ht., min. at time of planting.
- Ornamental Grasses shall be Number 2 size container, min. at time of planting.



Applied for
12/28/17

ZONING SUBMITTAL

CANDLELITE LANE DEVELOPMENT
Columbus, Ohio

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 9, 2017**

- 6. APPLICATION: Z17-037**
- Location:** **8835 SOUTH OLD STATE ROAD (43035)**, being 10.45± acres located at the northeast and southeast corners of South Old State Road and Candlelite Lane (31834101006000 and 8 others; Far North Columbus Communities Coalition).
- Existing Zoning:** R, Rural District (Annexation Pending).
- Request:** L-ARLD, Limited Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Arlington Properties; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** Norma Jean Lunzar, et al; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

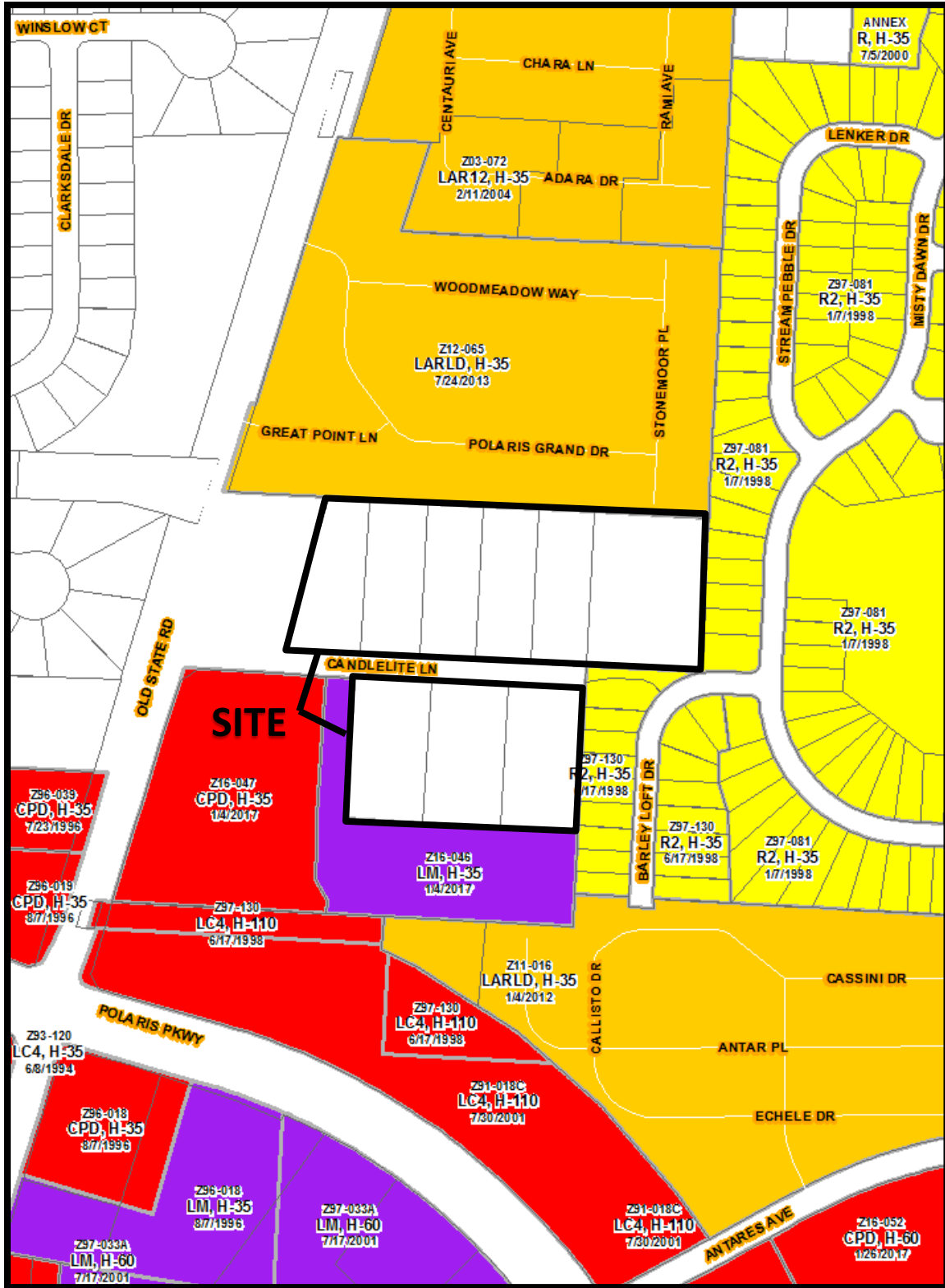
- The site consists of nine parcels that are developed with single-unit dwellings in the R, Rural District (annexation pending). The applicant proposes the L-ARLD, Limited Apartment Residential District, in order to construct a multi-unit residential development with a maximum of 176 dwelling units.
- To the north of the site is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. To the south is a shopping center in the CPD, Commercial Planned Development District and a self-storage facility in the L-M, Limited Manufacturing District. To the west across South Old State Road are single-unit dwellings in Orange Township.
- Companion CV17-064 has been filed to vary the perimeter yard. 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 *Far North Area Plan (2014)*, which recommends “Medium Density” land uses for this location (6-10 du/ac). The Plan also recommends buffering between adjacent uses, through the use of such elements as existing and new vegetation, fencing, masonry walls, mounding, orientation of residential garages, and careful placement of site lighting. Additionally the Plan recommends that proposals for multi-unit residential development must demonstrate that they will not adversely impact the existing development pattern of the area. The proposed development utilizes fencing and landscaping as buffering between adjacent uses and the proposed construction is similar and compatible in regards to density with the existing multi-unit residential development to the north. Staff also notes that a self-storage facility is approved for construction to the immediate south of the subject site.

Lastly, the applicant has committed to site plan, elevations and the use of quality building materials. For these reasons, the higher density of this proposal is justified.

- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation was not available at the time this report was finalized.
- The development text permits ARLD, Apartment Residential District uses, and includes development standards addressing density, traffic access, landscaping and buffering, building design, lighting, and graphics provisions. The text also commits to a site plan, elevations and the use of quality building materials.

CITY DEPARTMENTS' RECOMMENDATION: Approval

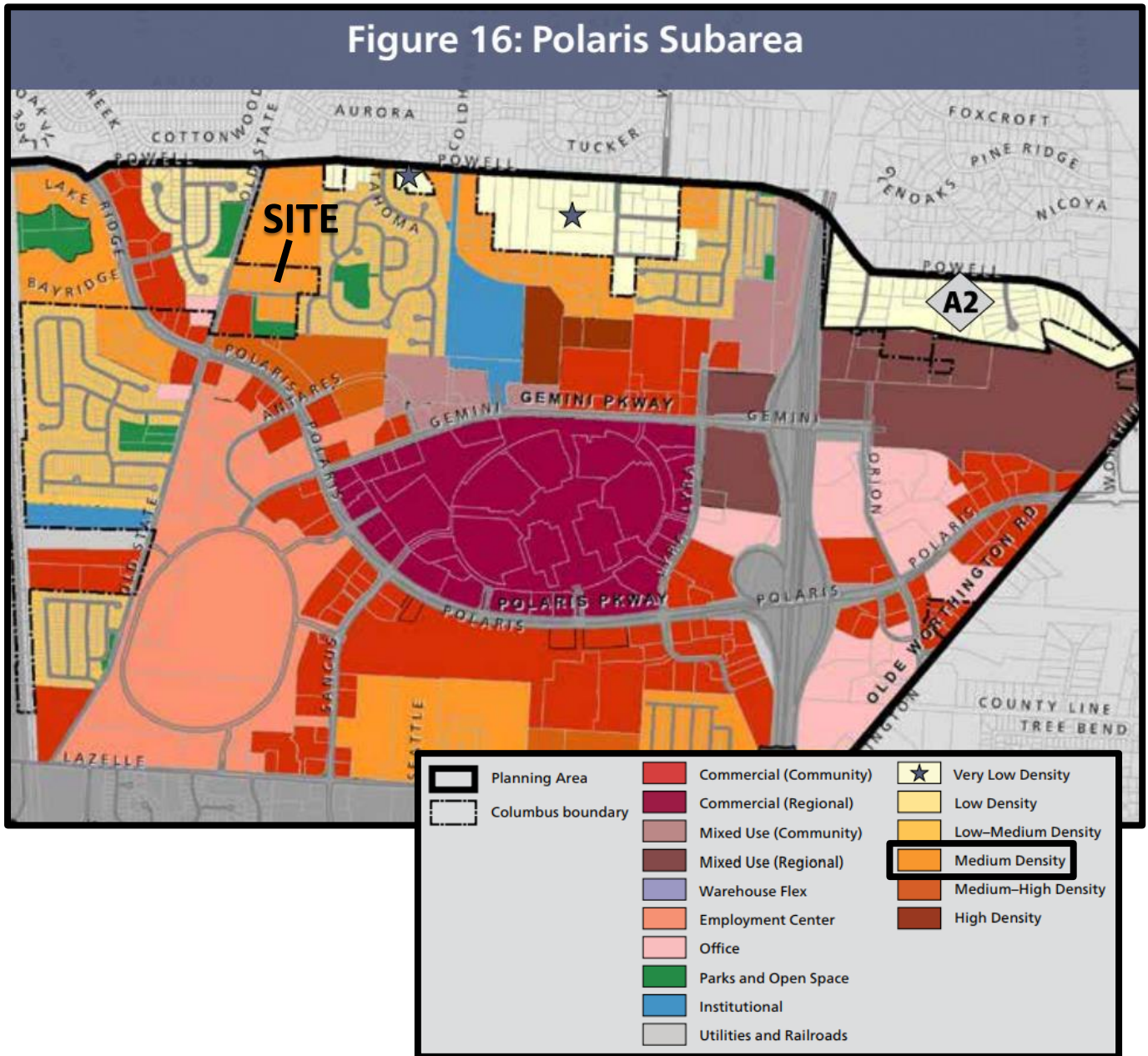
The requested L-ARLD, Limited Apartment Residential District will allow a multi-unit residential development. The proposal is similar and compatible in regards to density with the existing multi-unit residential development to the north, and will be bordered to the south by a self-storage facility. Also, the proposal uses buffering between adjacent uses, particularly between higher density residential and lower density residential, as recommended in the Plan. Staff's support is based on the site being designed in a manner that mitigates its impact on nearby lower density residential developments, and the factors mentioned above.



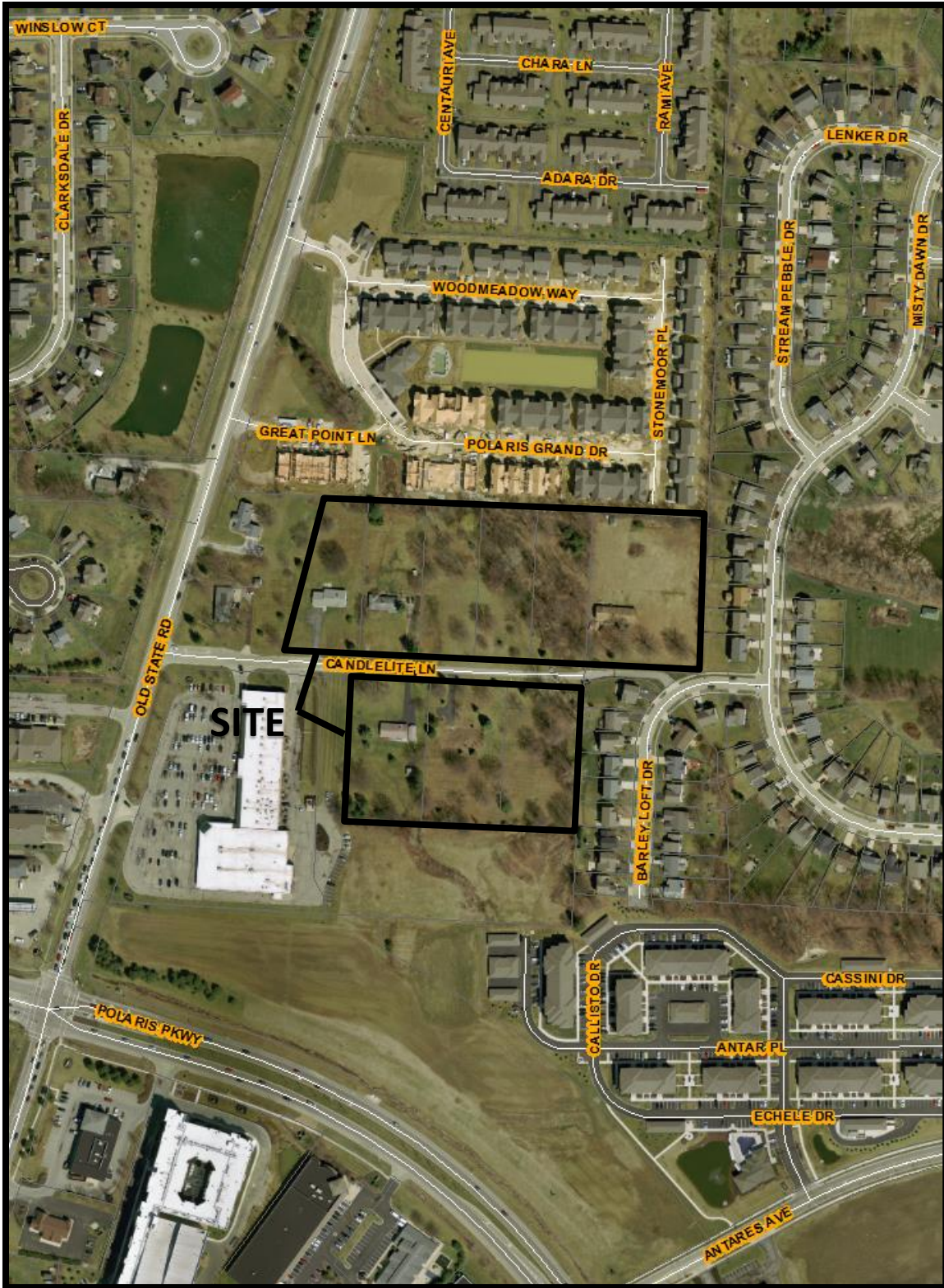
Z17-037
8835 South Old State Road
Approximately 10.45 acres
R to L-ARLD

Far North Area Plan (2014)

Figure 16: Polaris Subarea



Z17-037
8835 South Old State Road
Approximately 10.45 acres
R to L-ARLD



Z17-037
8835 South Old State Road
Approximately 10.45 acres
R to L-ARLD



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: 217-037

Address: 8835 S. Old State Rd

Group Name: Fer North Columbus Communities Coalition

Meeting Date: 11/7/17

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

- Recommendation: (Check only one) [x] Approval, [] Disapproval

NOTES: Conditions:

Dog park be 200' from east property line
East access for fire+emergency vehicles only

Vote: 11-2

Signature of Authorized Representative: James Palmisano
Signature
FNCCC President
RECOMMENDING GROUP TITLE
614/832-9083
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 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 # 217-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

Table with 2 columns and 2 rows containing project details: 1. Arlingotn Properties, 2. see attached list, 3. no Columbus based employees, 4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 29th day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]

My Commission Expires:

9/4/2020

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

Norma Jean Lunzar
Attn: Mark A Myer
18035 SE Main Street
Portland, OR 97233
318-341-03-002-000

Connie Harmon
1550 Candlelite Lane
Lewis Center, OH 43035
318-341-03-003-000

Paul M Jr & Cathy L Canter
1651 Candlelite Lane
Lewis Center, OH 43035
318-432-01-006-000

Ostap Szwabinsky
Larry Barnett
David Marhover
229 Brisbane Avenue
Westerville, OH 43081
318-341-01-006-000

John & Angela Harris
1543 Candlelite Lane
Lewis Center, OH 43035
318-341-01-005-000

James W Rosenberry
465 Trace Drive
Delaware, OH 43015
318-341-01-004-000

arlington-candlelight.lst (nct)
6/23/17 S:Docs