



BUILDING ELEVATION

*John Ferguson*  
9/25/10

PAUL W. KENNY

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 9, 2010**

- 3. APPLICATION: Z10-016 (10335-00000-00226)**  
**Location:** 5101 THOMPSON ROAD (43230), being 7.2± acres located on the south side of Thompson Road, 980± feet east of Chestnut Hill Drive (460-289147 & 460-289148).  
**Existing Zoning:** R, Rural District.  
**Request:** L-AR-1, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** Judith Davis; 5101 Thompson Road; Columbus, OH 43230, & Daniel Galiardi; 5151 Thompson Road; Columbus, OH 43230.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

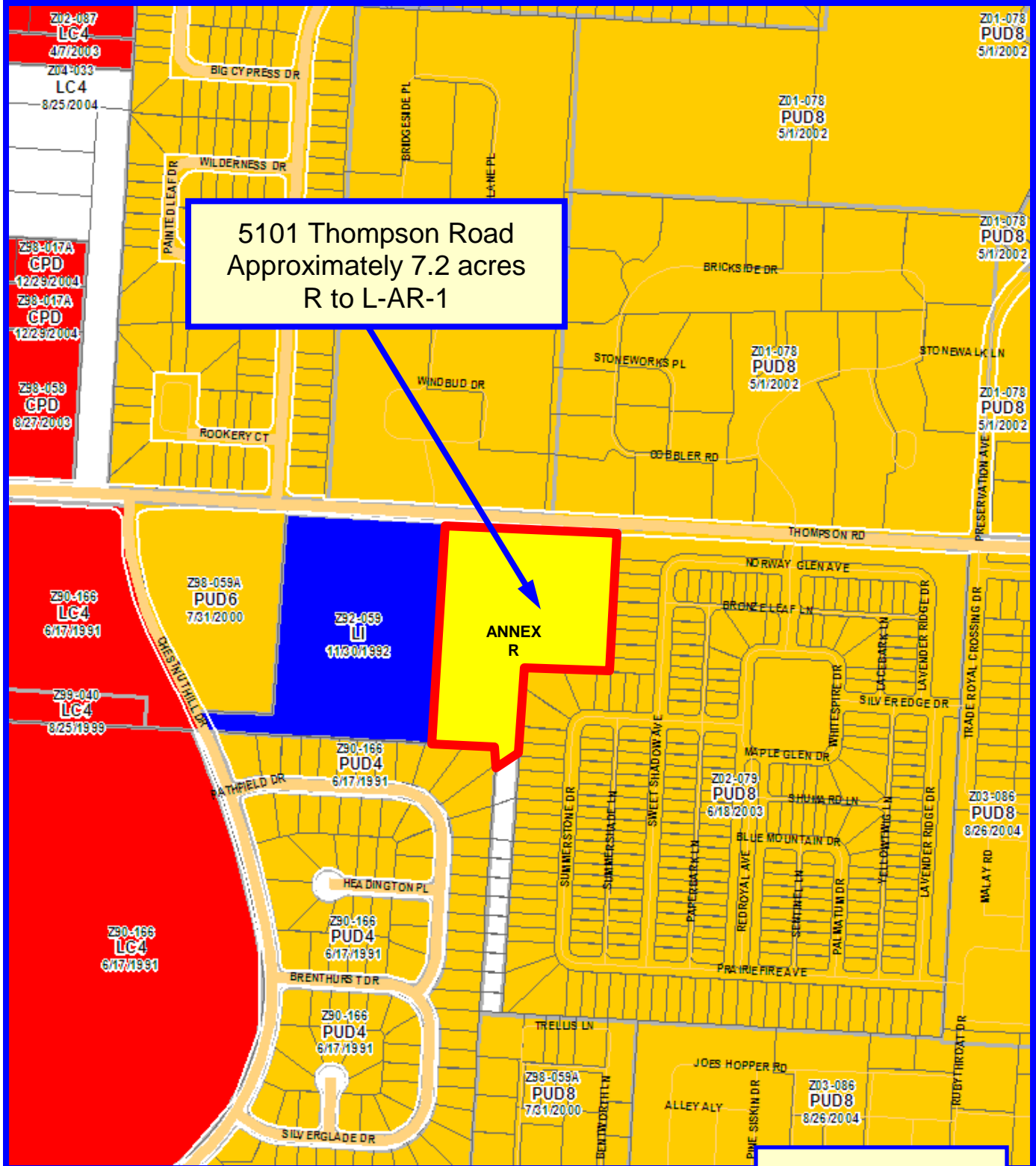
- The 7.2± acre site is developed with two single-unit dwellings that were recently annexed to the City of Columbus and are zoned R, Rural District. The applicant requests the L-AR-1, Limited Apartment Residential District to allow a 186-unit apartment complex.
- The site is bounded by multi-unit residential development to the north across Thompson Road and single-unit residential development to the east and south, all in the PUD-8, Planned Unit Development District. To the west is an elderly housing/assisted living facility in the L-I, Limited Institutional District.
- The site is located within the planning area of *The Northland Plan Volume II (2002)*, which encourages single-unit residential development east of Hamilton Road and south of East Dublin-Granville Road. The Plan also encourages preservation of existing tree stands, wetlands, and other natural areas through sensitive site design. Staff supports the proposed multi-unit residential development as a transitional use between the institutional use to the west and the adjacent single-unit residential development.
- The limitation text commits to a site plan and elevation drawings, and includes applicable *Northland Development Standards (1992)*, commitments to a maximum of 186 units, maximum lot coverage of 68%, landscaping, screening, tree preservation, exterior building materials, and lighting controls. The proposed 15-foot tree preservation area along the east and south property lines combined with the tree preservation area in the adjacent single-unit development achieves a 40-foot total area.
- The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards

infrastructure costs. The specifics of the funding requirements will need to be finalized prior to this application being submitted to City Council for consideration.

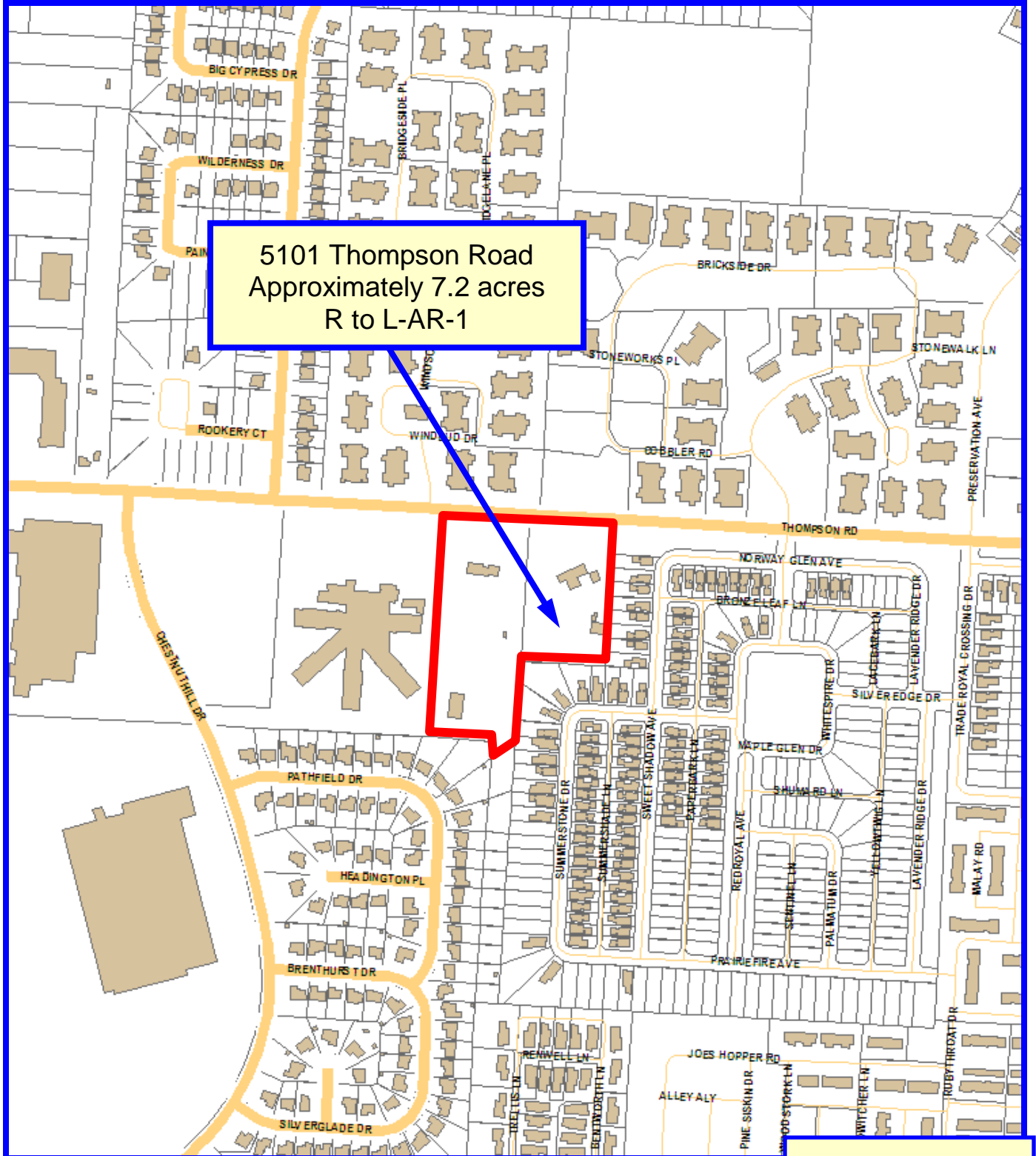
- The applicant has filed a companion Council variance (CV10-029) for a reduced perimeter yard from twenty-five feet to five feet along the west property line.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.

The requested L-AR-1, Limited Apartment Residential District will allow a maximum of 186 apartment units at a density of 25.83 units per acre, much higher than what is permitted in the surrounding PUD-8 Districts and the adjacent elderly housing/assisted living facility. The plans and limitation text include development standards in consideration of the adjacent single-unit development, and are consistent with site design recommendations from the *Northland Development Standards* and *The Northland Plan Volume II*. Staff supports the multi-unit residential development at this location, but prefers a lower density that is more consistent with the surrounding developments.



**Z10-016**



5101 Thompson Road  
Approximately 7.2 acres  
R to L-AR-1

**Z10-016**

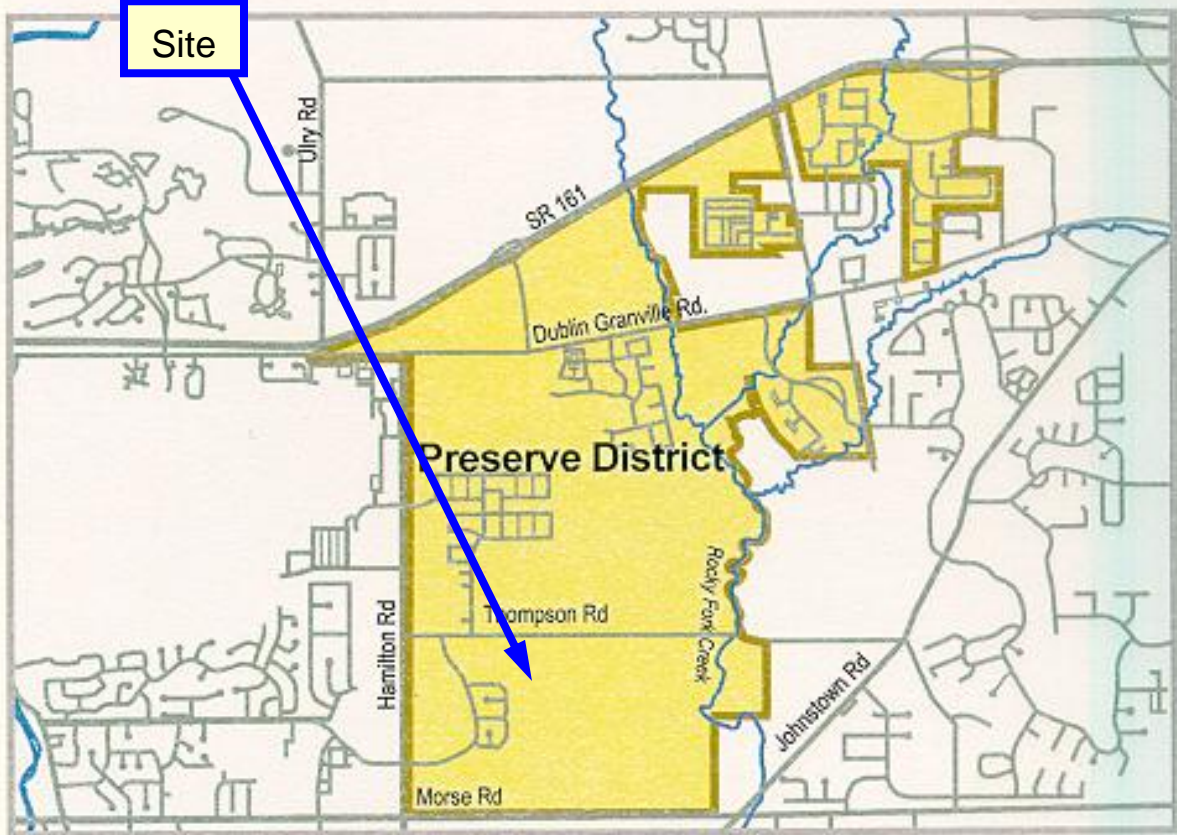
Proposed Land-use/Preserve District

### Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District

**Z10-016**

***It is the recommendation of Northland Plan – Volume II that:***

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



**Z10-016**





5101 Thompson Road  
Approximately 7.2 acres  
R to L-AR-1

**Z10-016**

NCC Development Committee Response

Application #Z10-016  
Address 5101 Thompson Rd.  
Agent/Applicant Jill S. Tangeman Esq.  
Telephone 614-464-5608  
Email [jstangeman@vorys.com](mailto:jstangeman@vorys.com)

Ms. Tangeman,

Our committee feels we could support your proposal with the following conditions:

1. Lighting to be 14 ft.(down lighting) and porch/patio lights not to exceed 60 watts..
  2. Front fencing on Thompson Rd. white board that meets the New Albany Co. Standard.
  3. All basket weave fencing shall be 6 ft. in height and white in color.
  4. There will be 2 Handicap parking spaces at all 4 buildings (8 total).
  5. An Advisory Committee will be formed with the surrounding residents to discuss any issues for 12 months after completion of construction.
  6. Meet with green Team Columbus to use Green materials as part of construction.
- Please add to text.

If there are any questions, you can contact me at 614-855-5456

Sincerely,

Robert Thurman  
Development Chairman  
Northland Community Council  
4493 Flower Garden Dr.  
New Albany, Ohio 43054  
(614) 855-5456  
[rthurman@insight.rr.com](mailto:rthurman@insight.rr.com)

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

**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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 210-016

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.  
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43216  
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

1. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, Ohio 43082 c/o Jill Tangeman, Esq. #614-464-5608 0 Columbus Employees	2.
3.	4.

SIGNATURE OF AFFIANT

*Jill Tangeman*

Subscribed to me in my presence and before me this 23rd day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

*Deanna R. Cook*

My Commission Expires:

NA

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

Notary Seal Here



Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.