

272 MULTIFAMILY UNITS
(APPROVED AND
CONSTRUCTED)

168 MULTIFAMILY
UNITS (PROPOSED)

SITE DATA

TOTAL ACRES	+/- 43.73 ACRES
TOTAL UNITS	440
DENSITY	+/- 11.34 D.U./AC
ZONING (CURRENT)	PUD-8
ZONING (PROPOSED)	L-AR-12

Bill Torgerson
8/29/2012

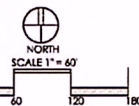
SITE PLAN

EXHIBIT A

ALBANY LANDINGS

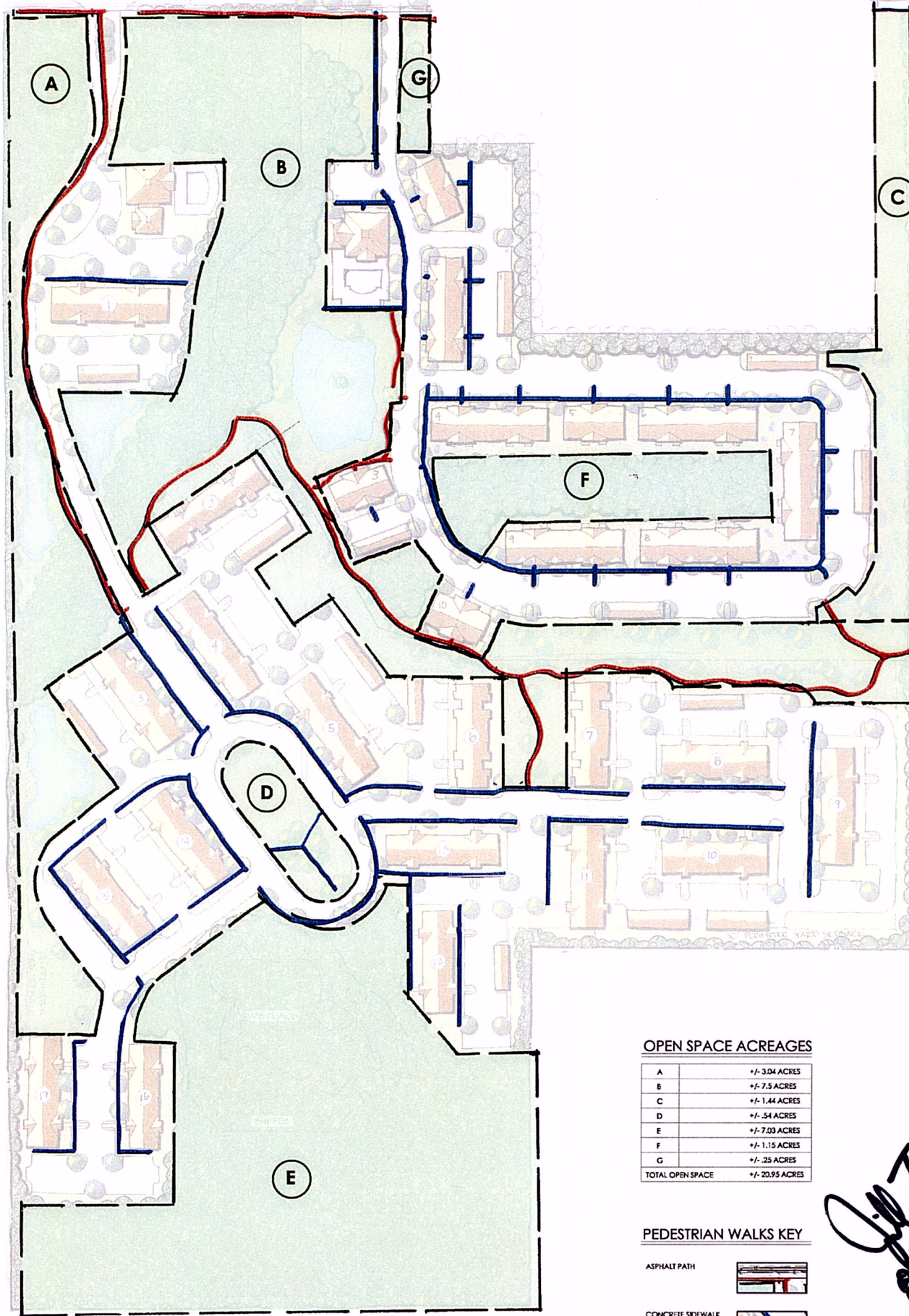
PREPARED FOR VILLAGE COMMUNITIES
DATE: APRIL 19, 2012; REV MAY 31, 2012

Z12-024 Final Received 8/29/12



Faris Planning & Design

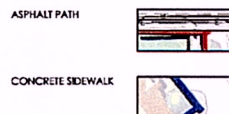
LAND PLANNING & LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401
Columbus, OH 43215
www.farisplanninganddesign.com



OPEN SPACE ACREAGES

A	+/- 3.04 ACRES
B	+/- 7.5 ACRES
C	+/- 1.44 ACRES
D	+/- .54 ACRES
E	+/- 7.03 ACRES
F	+/- 1.15 ACRES
G	+/- .25 ACRES
TOTAL OPEN SPACE	+/- 20.95 ACRES

PEDESTRIAN WALKS KEY



Bill Torgum
 8/29/2012

OPEN SPACE PLAN

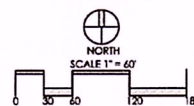
EXHIBIT B

ALBANY LANDINGS

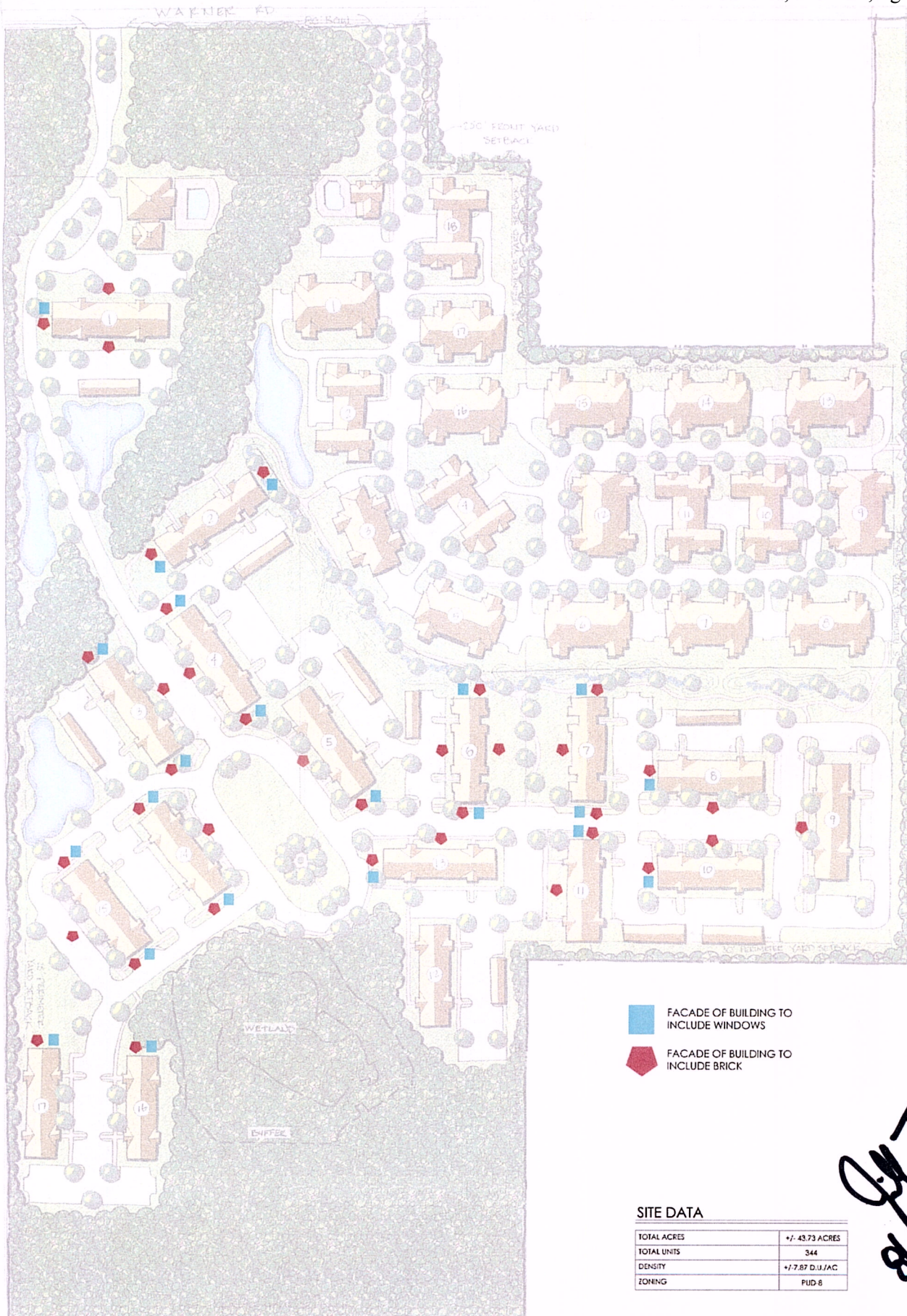
PREPARED FOR VILLAGE COMMUNITIES

DATE: APRIL 19, 2012; REV MAY 31, 2012

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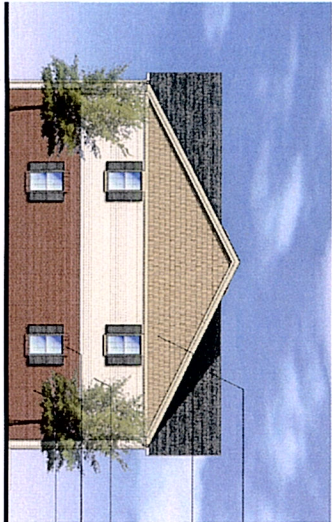


Faris Planning & Design
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FRONT/REAR ELEVATION



SIDE ELEVATION

NOTE - SOME BUILDINGS MAY HAVE BEHAVIORS THAT DO NOT COMBINE BRICK OR WINDOWS. THESE BEHAVIORS ARE NOT VISIBLE FROM ANY PRIMARY ROADWAY OR OPEN SPACE. THESE BEHAVIORS WILL BE REMOVED FROM THE FINAL SET OF BRICK SIDING AND WINDOWS.

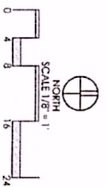
16-UNIT MULTIFAMILY BREEZEWAY BUILDING

ALBANY LANDINGS

PREPARED FOR VILLAGE COMMUNITIES

DATE: DECEMBER 15, 2018

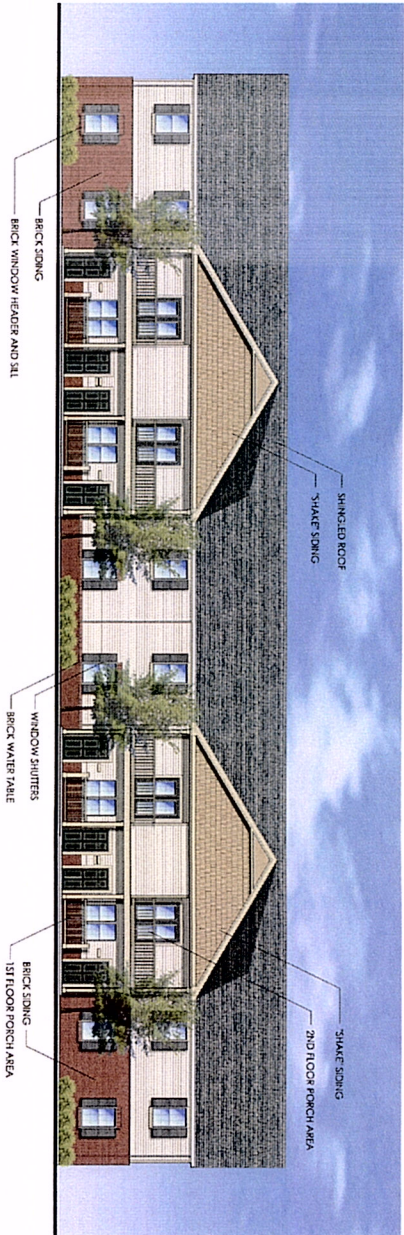
EXHIBIT C1



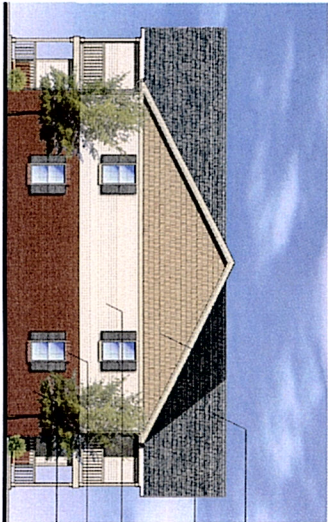
Paris Planning & Design
 LAND PLANNING
 5555 Old Orchard Avenue, Suite 200
 Columbia, MD 21046
 (410) 730-1111
 LANDSCAPE ARCHITECTURE
 CONTACT: CHRIS ZIMMERMAN
 (410) 730-1111

Handwritten signature: Jill Torgerson
 10/26/2012
 9/29/2012

Z12-024 Final Received 9/29/12



FRONT/REAR ELEVATION



SIDE ELEVATION

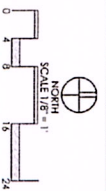
NOTE - SOME BUILDINGS MAY HAVE REVISIONS THAT DO NOT CONTAIN BRICK OR WINDOWS. THESE ELEVATIONS ARE SPACE REPRODUCED FROM OTHER DRAWINGS. THE LOCATION OF BRICK SIDING AND WINDOWS.

16-UNIT MULTIFAMILY VISTA BUILDING

ALBANY LANDINGS

PREPARED FOR VILLAGE COMMUNITIES
DATE: DECEMBER 15, 2008

EXHIBIT C2



Farris Planning & Design
LANDSCAPE ARCHITECTS
3200 Gateway Avenue
P.O. Box 20144
Atlanta, GA 30321
Phone: 404.525.1172

Z12-024 Final Received 9/29/12

Jim Taylor
8/29/2012



TYPICAL 3-STORY BUILDING ELEVATION
SCALE: N.T.S.



TYPICAL 2-STORY VISTA BUILDING ELEVATION
SCALE: N.T.S.



TYPICAL 2-STORY BREEZEWAY BUILDING ELEVATION
SCALE: N.T.S.

John Torgerson
8/29/2012

MULTIFAMILY BUILDING ELEVATIONS

EXHIBIT C3

ALBANY LANDINGS

PREPARED FOR VILLAGE COMMUNITIES
DATE: MAY 17, 2012; REV MAY 31, 2012

Z12-024 Final Received 9/29/12

Paris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 12, 2012**

1. **APPLICATION:** **Z12-024 (12335-00000-00206)**
 Location: **4871 WARNER ROAD (43081)**, being 43.73± acres located on the south side of Warner Road, 1400± feet east of Ulry Road (460-271260 & 010-252430).
 Existing Zoning: PUD-8, Planned Unit Development District.
 Request: L-AR-12, Limited Apartment Residential District.
 Proposed Use: Multi-unit residential development.
 Applicant(s): Albany Landings LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
 Property Owner(s): Albany Landings LLC; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov.

BACKGROUND:

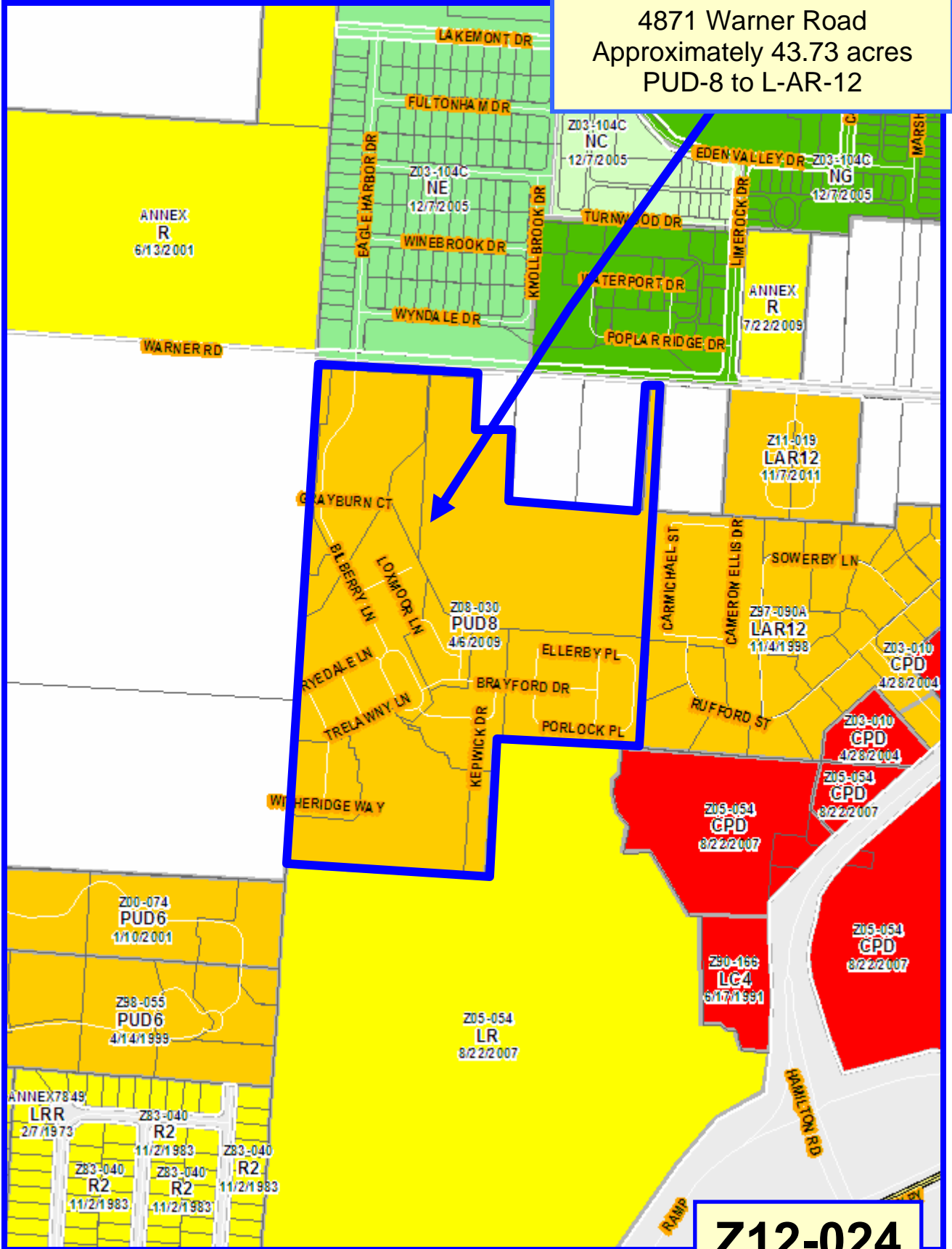
- This site was rezoned to the PUD-8, Planned Unit Development District in April, 2009 (Z08-030), to allow a 344-unit multi-unit residential development (272 apartment units and 18 four-unit dwellings) with 17.74± acres of open space and total gross density of 7.87± units per acre. 272 of those units have been constructed. The applicant now requests the L-AR-12, Limited Apartment Residential District to replace the four-unit dwelling phase of the development with apartment buildings. The proposal will allow a total of 440 apartment units (10.06± units/acre), an increase of 96 units, with 20.58± acres of provided open space.
- To the north across Warner Road are single-unit dwellings in Plain Township and a residential development in the NE, Neighborhood Edge, and NG, Neighborhood General Districts. Single-family dwellings in Plain Township and multi-unit residential development in the L-AR-12, Limited Apartment Residential District are located to the east. To the south is undeveloped land zoned in the CPD, Commercial Planned Development and L-R, Limited Rural Districts. A farm and vacant land are located to the west in Blendon Township. Multi-unit dwellings zoned in the PUD-6, Planned Unit Development District are located to the southwest.
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends multi-unit residential uses for the site.
- The Rocky Fork/Blacklick Accord Implementation Panel voted to approve this L-AR-12 zoning request. The proposed development complies with a majority of the Accord Evaluation Checklist items, including preservation of natural features and setback and aesthetic character along Warner Road.

- The limitation text provides development standards for model homes, street alignments, a sales office, street trees, street lights, sidewalks or paths that are a minimum of five feet in width as requested by the Columbus Healthy Places Program, building setbacks, minimum building separation, garage requirements, parking restrictions and signage, PDO requirements, landscaping/buffering, and building materials commitments. In addition, the developer will grant the City of Columbus a conservation easement over the wetlands area and surrounding buffer to insure that the area is not disturbed.
- 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.
- Warner Road is not listed in the *Columbus Thoroughfare Plan*. However, the City of Columbus Planning and Operations Division has determined that Warner Road requires a minimum of 30 feet of right-of-way from centerline.

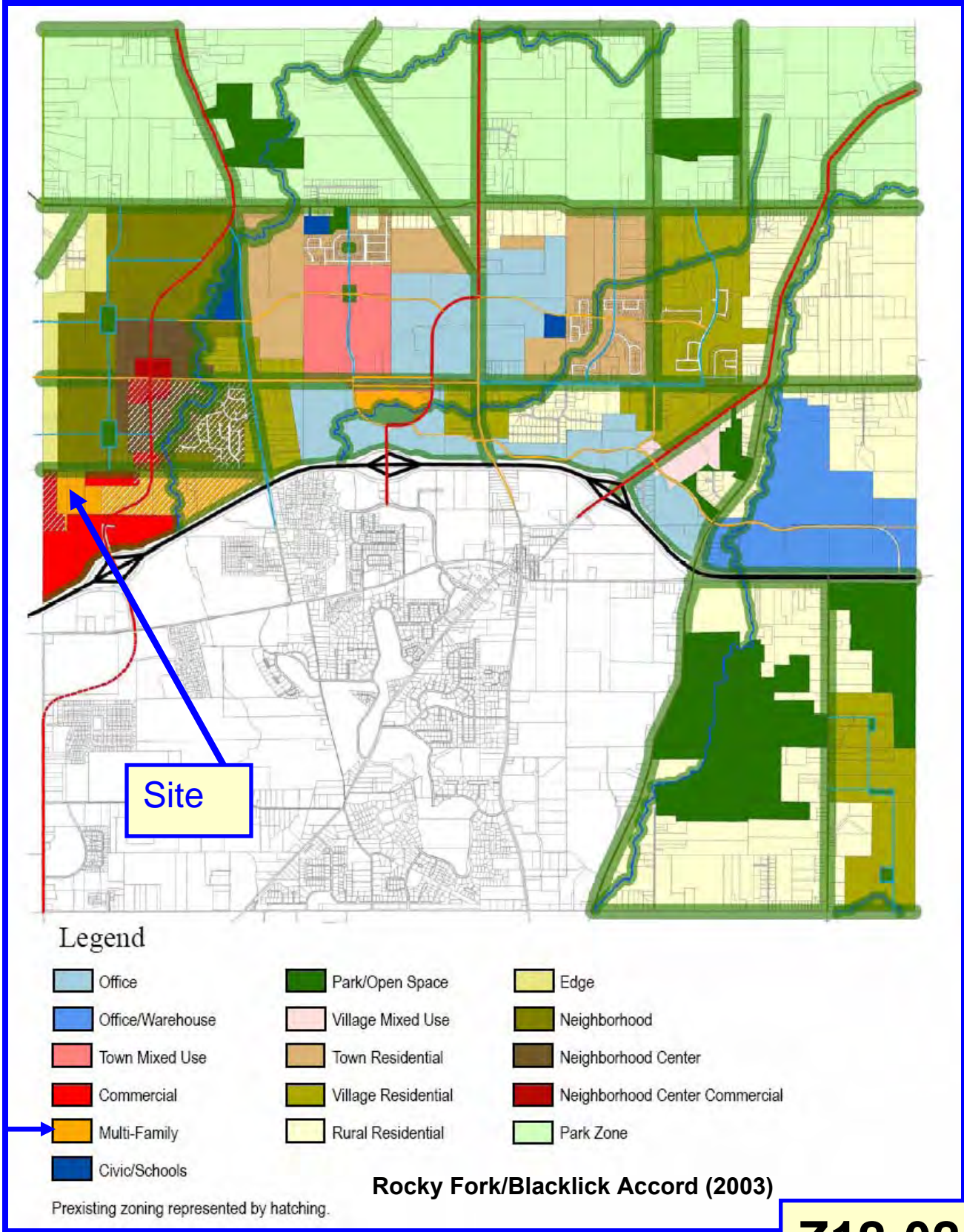
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will permit 440 apartment units on 43.73± acres with 20.58± acres of provided open space and a total gross density of 10.06± units per acre. The site plan and notes provide customary development standards and adequate buffering and screening throughout the site. The request for an increase of 96 units over what the current PUD-8, Planned Unit Development District allows is justified with the additional open space provided and better protection of the wetlands area. The requested rezoning is consistent with the *Rocky Fork/ Blacklick Accord* (2003) with respect to land use recommendations, and with the zoning and development patterns of the area.

4871 Warner Road
Approximately 43.73 acres
PUD-8 to L-AR-12



Z12-024



Site

Legend

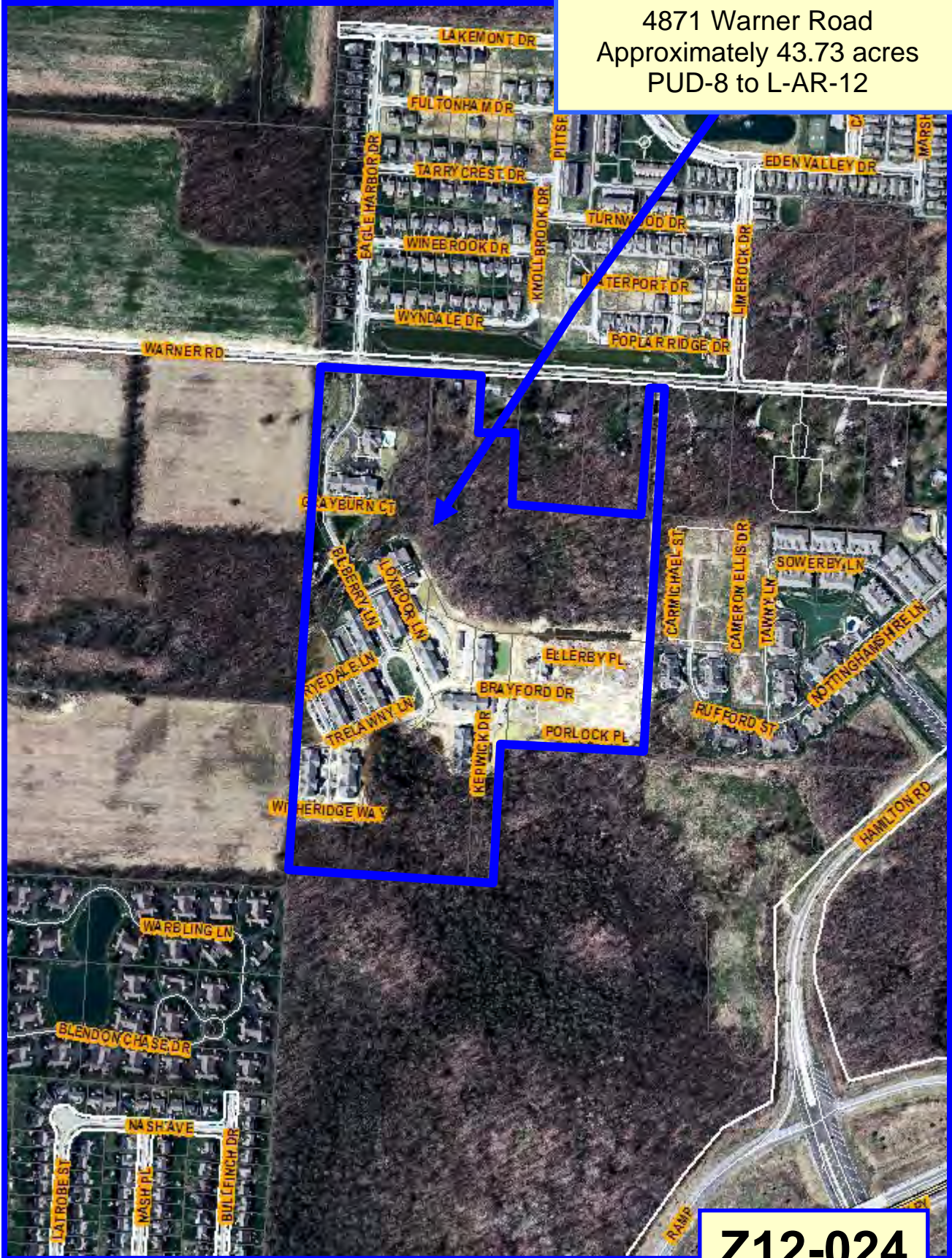
- | | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

Rocky Fork/Blacklick Accord (2003)

Preexisting zoning represented by hatching.

Z12-024

4871 Warner Road
Approximately 43.73 acres
PUD-8 to L-AR-12



Z12-024

RECORD OF PROCEEDINGS

June 21, 2012

7:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 7:05 pm at New Albany Village Hall with the following members present: Don Ballard, Doug Burnip, Derek Benseler, Mike Chappellear, Claudia Husak, Ron Lachey, and Gary Schmidt. Mr. Lachey chaired the meeting. Staff members present were Devayani Puranik, Adrienne Joly, and Ben Collins.

II. Record of Proceedings

May 2012 (Ballard- First, Schmidt- Second) – approved.

III. Old Business

IV. Cases/Public Hearings

1. 4899 Warner Road

Review and Action regarding a Columbus application to rezone an approximately 13 acre undeveloped subarea of Albany Landings from PUD-8 to L-AR-12. This development is located on the south side of Warner Road east of Ulry Road.

Proposed Use: Multifamily

Applicant: Village Communities, c/o Jill Tangeman, Atty

Applicant representatives present: Jill Tangeman (Vorys), Todd Foley (Faris Planning and Design), and Joe Thomas (Village Communities).

Staff Report: Ms. Puranik proceeded with the case, stating that most of the members are familiar with the case. She went through the PowerPoint presentation showing the aerial of the area. She went over the background of earlier zoning activities on the site.

Ms. Puranik explained that the overall site covers 43 acres, 30 of which have been developed with 272 multi-family units. This case focuses on an approximately 13 acre subarea, currently approved for 72 ranch condominium units. No development has occurred in this subarea and the applicant is proposing that multi-family units, similar to those in the first phase, be built instead.

When the panel reviewed this site in May, the plan included 168 new units, 20.2 acres open space with 10.2 units/acre density. The case was tabled.

The primary recommendation topics included:

- Locate stormwater facilities on the site plan.
- Improve three story building elevations.
- Evaluate possibility to provide vehicular connection between two phases.

Ms. Puranik went over the new proposal which incorporates some of panel's recommendations.

Stormwater facilities are now located on the site plan. Clubhouse and pool area is unchanged. A building is reoriented accommodate new facilities.

Applicant proposes 250' setback along Warner Rd similar to the phase 1 and 30' setback is maintained from all other sides. No vehicular connection is provided between phase 1 and 2. Network of sidewalks and shared use path is proposed on the site plan.

Ms. Puranik then showed the new elevations proposed for three story buildings similar to two story buildings.

Applicant Presentation: Jill Tangeman, Vorys, provided an overview of the proposal. She mentioned that they worked on the three issues that panel recommended during May meeting and are back with a better proposal.

Todd Foley, Faris Planning and Design, walked the panel through the proposed changes to the plan. He spoke about the proposed location for stormwater facility and the changed orientation of the building on the site plan. Mr. Foley said that they are encroaching on some of the previously preserved tree cover areas due to stormwater pond, but the new pond location has resulted in increase of overall open space.

Mr. Foley explained the building elevations, discussing general design and materials in detail. He said that they have tried to work on three story elevation to match the two story building elevation. He said that, open space, mixture of building types and heights with different elevations will result in an interesting community.

Panel Discussion:

Mr. Burnip asked about the difference in density between the March proposal and June proposal.

Ms. Tangeman explained that the density proposed in May was 12 units/acre and current density is 10 units/acre (56 units less). She said that 10 units/acre achieves a balance between the development and the open space.

Mr. Chappellear asked a question about the school district and impact of the proposed development on the school system.

Ms. Tangeman said that the school district will be Columbus and new development will have little or no impact on the schools as these types of developments cater to young professionals.

Mr. Chappellear also asked a question about the proposal for neighboring properties to the east and if they will be connected with Albany Landings.

Ms. Tangeman said that those properties will be developed by a different developer.

Mr. Burnip asked a question about the difference in building footprints and suggested that smaller building footprints will be better for the community in terms of reduced density and changed elevations.

Mr. Foley said that once they anticipate market conditions at the time of construction, there may be a combination of smaller and larger building footprints.

Ms. Tangeman said that the proposal is a good balance for density which provides Pay As We Grow amount for the infrastructure development.

Mr. Schmidt complemented the efforts to improve building elevations and locate stormwater facilities on the plan. But he would have appreciated if the applicant would have provided a vehicular connection between the two phases as well.

Ms. Tangeman said that they are still facing financing problems. However, the two phases have a connection already provided in the case of emergency.

Mr. Benseler asked if there is a traffic light at the Warner Rd entrance.

Ms. Tangeman said that there no traffic light currently. The traffic light will be installed at the Warner Rd and Hamilton Rd intersection.

Mr. Benseler asked if there are any traffic issues at the Warner Rd entrance.

Ms. Tangeman said that there are traffic issues on current two-lane Warner Rd but the road widening project will

be starting soon to take care of that problem.

Ms. Husak asked about the building closer to the pond and suggested to move it to south-east.

Mr. Foley said that it will be a good location as the buildings are closer to the pond and the pool area.

Ms. Husak suggested that applicant should consider providing a path around the pond for better usability.

Mr. Ballard asked about the size of potential stormwater pond.

Mr. Foley said that it might be 160' X 100'.

Mr. Chappellear said that the buffer between phase 1 and 2 seems larger than the buffer between neighboring properties to the north and phase 2.

Mr. Foley said that they have maintained the same buffer as proposed in ranch style development concept and setback area is maintained to preserve as many trees as possible.

Ms. Tangeman said that there is no opposition from the neighbors during last six years.

Ms. Husak said that she agrees with the staff suggestion to note tree preservation areas either in the text or on the plan. Also, the interior landscaping requirement should be noted in the text as well.

Ms. Husak mentioned that she is disappointed about not providing internal road connection as connectivity is the foundation of good planning.

But she appreciates better architecture and better plan with larger open space and tree preservation areas.

Ms. Husak asked about the next steps.

Ms. Tangeman said that they will present the case to the Development Commission and finally to the Council.

Mr. Benseler said that he is not disappointed that the vehicular connection is not provided as there might be friction between the two communities.

Mr. Lachey asked about the thought process behind the previously proposed elevation.

Ms. Tangeman said that they showed the typical elevations used by Village Communities.

Mr. Lachey said that he appreciates the new elevations.

Mr. Ballard said that the density is still higher than he would have preferred but he appreciates the efforts.

Ms. Tangeman thanked the panel members.

MOTION: To approve

MOTION BY: Mr. Ballard, seconded by Ms. Husak

RESULT: Approval (6-yes) Mr. Chappellear- Abstain

V. New Business

Chair election:

Ms. Claudia Husak- Columbus

Mr. Doug Burnip- New Albany

Mr. Don Ballard- Plain Township

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 8:05 pm.

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 # 212-024

Being first duly cautioned and sworn (NAME) Jill S. Tangeman of (COMPLETE ADDRESS) 52 E. Gay Street, Columbus, Ohio 43215 deposes and states that she is the DULY AUTHORIZED ATTORNEY FOR APPLICANT 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. Albany Landings LLC 470 Olde Worthington Road, Suite 100 Westerville, Ohio 43082 Number of Columbus Based Employees: 0 Contact: Joseph Thomas, Jr. 614-540-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill S. Tangeman

Subscribed to me in my presence and before me this 14th day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook

My Commission Expires:

N/A

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.