

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 9, 2012**

- 1. APPLICATION:** **Z12-033 (12325-00000-00237)**
Location: **3433 GENDER ROAD (43110)**, being 4.9± acres located on the west side of Gender Road, 265± feet north of Refugee Road (530-248754, Southeast Community Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit dwellings.
Applicant(s): New Village Communities LLC; c/o Jeffrey L. Brown, atty; 37 West Broad Street; Suite 725; Columbus, Ohio 43215.
Property Owner(s): BJM Co. Inc; 6128 Inverurie Dr. E; Dublin, Ohio 43017.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

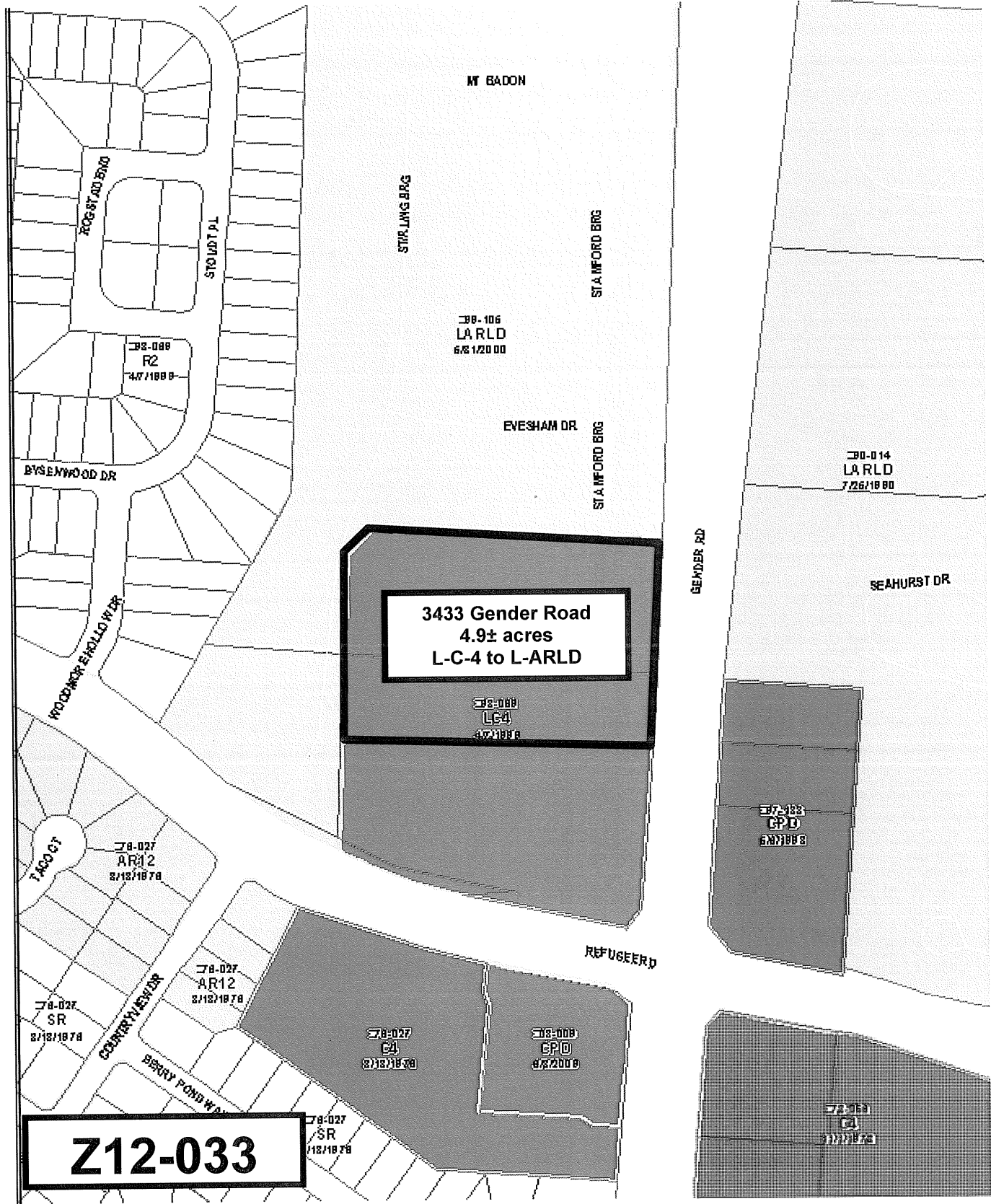
BACKGROUND:

- The applicant is applying for a rezoning to construct up to 72 multi-unit dwellings on this vacant site for a density of 14.7 units per acre.
- To the north and west are multi-unit dwellings zoned in the L-ARLD, Limited Apartment Residential District. To the south is undeveloped land in the L-C-4, Limited Commercial District. To the east across Gender Road are multi-unit dwellings zoned in the L-ARLD, Limited Apartment Residential District and commercial development zoned in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Brice Tussing Area Plan* (1990), which proposes single-unit dwellings at this site. Deviation is supported due to the presence of the existing adjacent multi-unit development and due to the preservation of commercial zoning at the Gender Road and Refugee Rd intersection.
- The limitation text commits to a maximum of 72 dwelling units, which is approximately thirteen units less than the maximum applicant the ARLD District would allow. The limitation text also commits to street trees, screening above what the Code requires and lighting limitations and a requirement for brick on at least 20 percent of the front facades.
- The *Columbus Thoroughfare Plan* identifies both Gender and Refugee Roads as 4-2D arterials requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed L-ARLD, Limited Apartment Residential District is consistent with the

zoning and development patterns of the area. The applicant is committing to approximately thirteen units less than they could theoretically construct. The limitation text also commits to street trees, screening above what the Code requires and lighting limitations and a requirement for brick on at least 20 percent of the front facades. Deviation from the *Brice Tussing Area Plan* (1990) is supported due to the presence of the existing adjacent multi-unit development and due to the preservation of commercial zoning at the Gender Road and Refugee Rd intersection.



Z12-033

**3433 Gender Road
4.9± acres
L-C-4 to L-ARLD**

38-088
R2
4/7/1988

38-106
LARLD
6/8/1980

38-014
LARLD
7/26/1980

38-027
AR12
2/18/1978

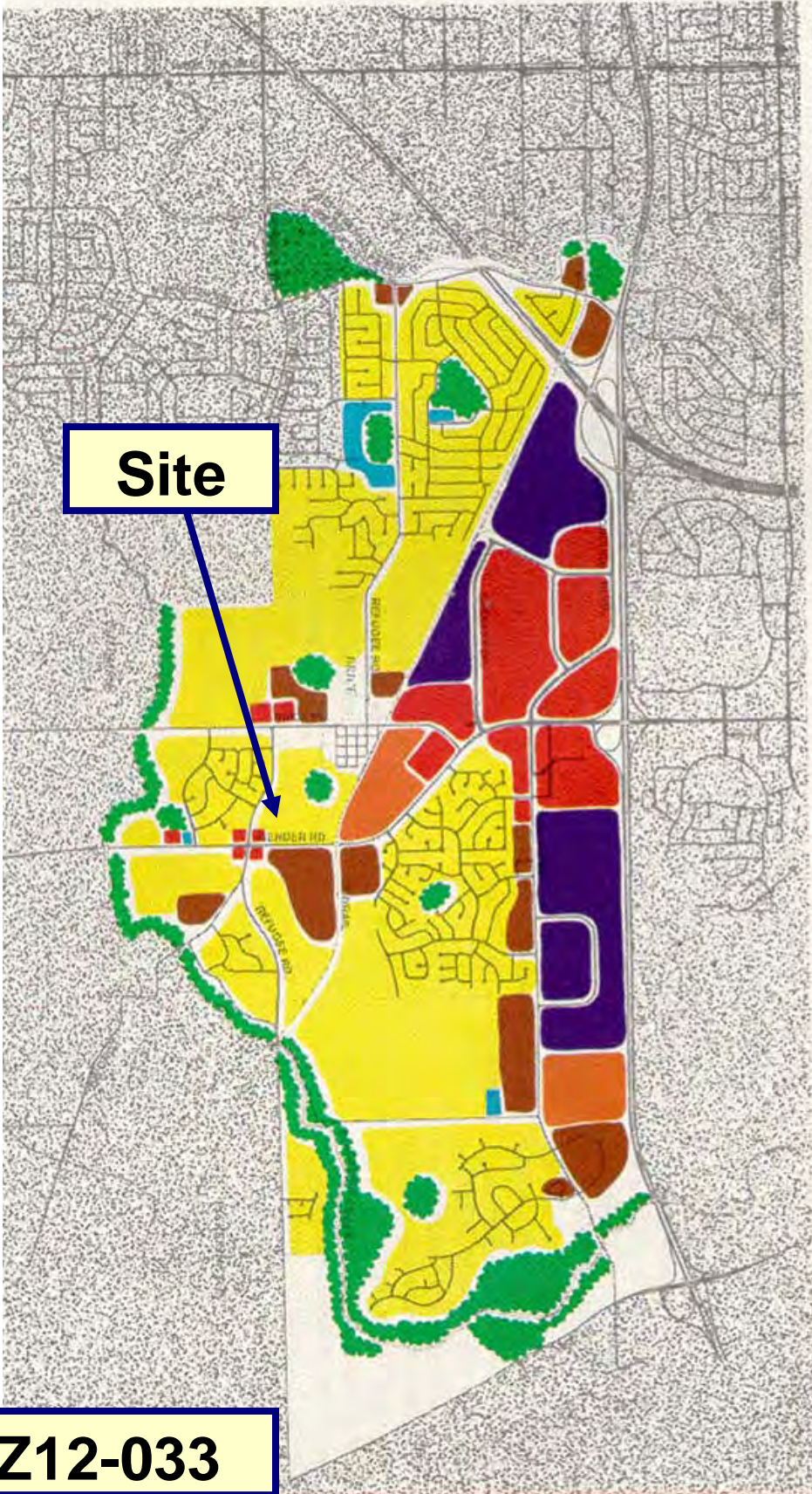
38-027
SR
2/18/1978

38-027
AR12
2/18/1978

38-027
CA
2/18/1978

38-008
EPD
6/22/1988

38-027
CA
2/18/1978



PROPOSED LAND USE

- residential single-family
- residential multi-family
- commercial
- office/warehouse
- light manufacturing
- parks
- institutional

Site

Z12-033



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 212-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W Broad St, Suite 725 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

1 New Village Communities, LLC 4242 Tuller Rd, Dublin, OH 43017 Robert Fiorita - 614-798-0900 14 Columbus based employees	2 BJM Co., Inc. 6128 Inverurie Dr E, Dublin, OH 43017 Ben Lamp 1 Columbus based employee
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT David Hodge
Subscribed to me in my presence and before me this 9th day of May in the year 2012
SIGNATURE OF NOTARY PUBLIC Natalie C Timmons
My Commission Expires: 9/4/15

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer