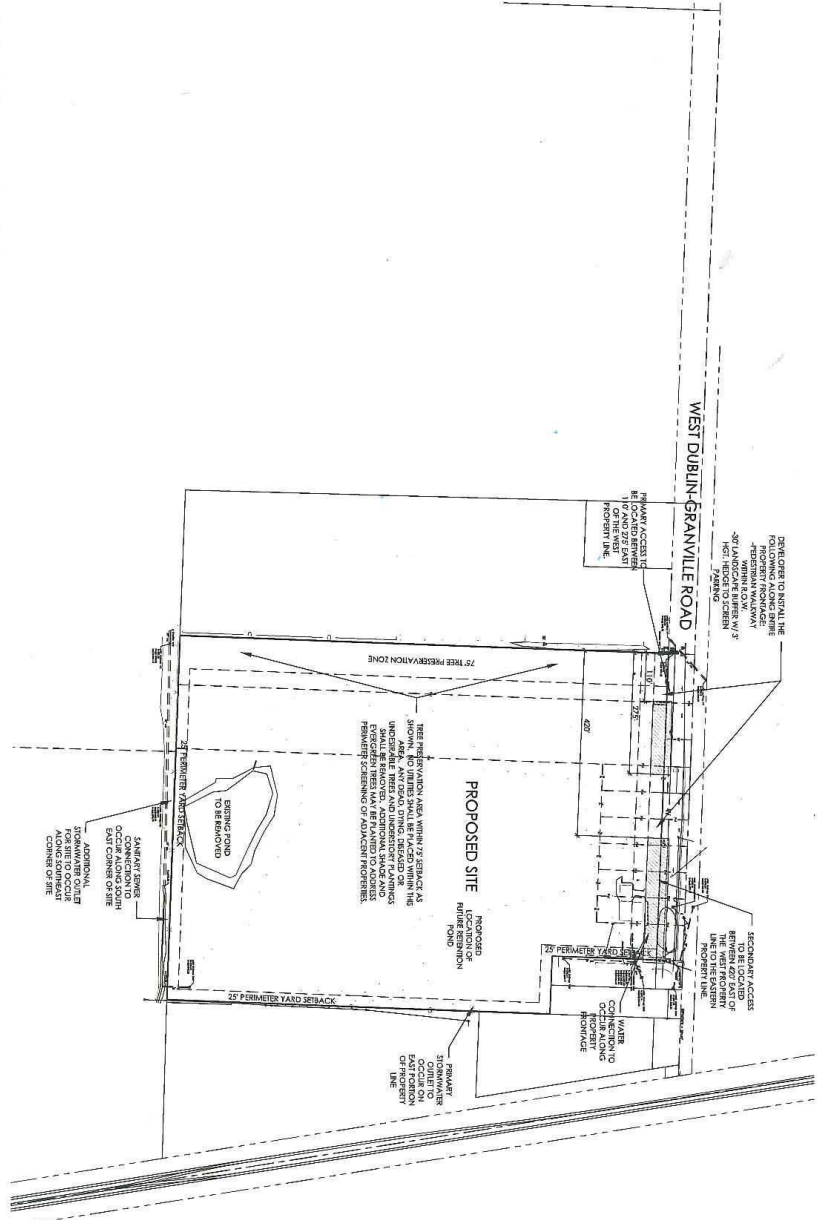
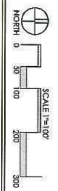


ACCESS & PRESERVATION PLAN

WEST DUBLIN-GRANVILLE ROAD  
PREPARED FOR VISION DEVELOPMENT  
DATE: JANUARY 30, 2013



Applicant's ATTN  
Cousin's J. Klems  
4/22/13



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 11, 2013**

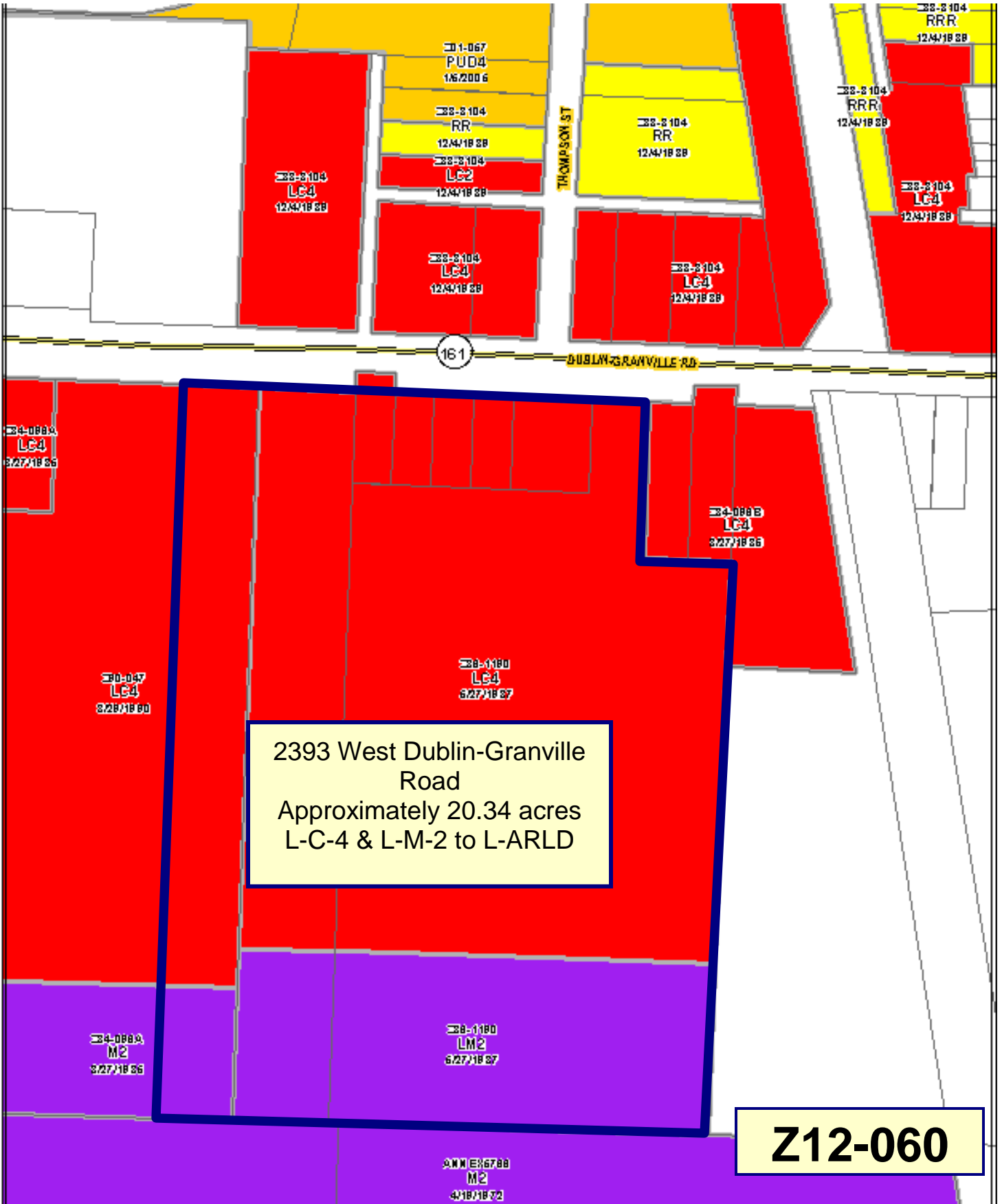
- 8. APPLICATION:** **Z12-060 (ACCELA # 12335-00000-00590)**  
**Location:** **2393 WEST DUBLIN GRANVILLE ROAD (43235),**  
being 20.49± acres located on the south side of West  
Dublin-Granville Road, 625± feet east of McVey  
Boulevard. (610-198847).  
**Existing Zoning:** L-C-4, Limited Commercial, L-M-2, Limited  
Manufacturing and M-2, Manufacturing Districts  
**Request:** L-ARLD, Limited Apartment Residential District  
**Proposed Use:** Multi-unit dwelling development.  
**Applicant(s):** Vision Development Inc; c/o Connie J. Klema, Atty; 145  
East Rich Street, 2nd Floor; Columbus, OH 43215.  
**Property Owner(s):** Linworth Village Center; 107 South High Street, 3rd  
Floor; Columbus, OH 43215.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- This was tabled at the March 14, 2013 Development Commission meeting. No changes have been made to the proposed text or plan since that meeting. This application is to rezone this undeveloped 20.49 acre site from the L-C-4, Limited Commercial, L-M-2, Limited Manufacturing and M-2, Manufacturing Districts to the L-ARLD, Limited Apartment Residential District to develop up to 326 multi-unit dwellings. The applicant is pursuing a concurrent Council variance to permit two-unit dwellings in the L-ARLD. The Council variance is only heard by City Council and will not be considered at the Development Commission hearing.
- To the north across West Dublin-Granville Road are commercial uses zoned in the L-C-4, Limited Commercial District. To the east is a contractor's storage yard in Perry Township. To the west is an auto body repair facility in the L-C-4, Limited Commercial District. To the south is an airport and laboratory facilities zoned in the M-2, Manufacturing District.
- The site is located within the boundaries of *The Northwest Plan (2007)*, however the plan provides no land use recommendation for the site. The Plan does recommend preservation of existing wooded and natural areas (page 30).
- The limitation text commits to a site plan that shows setbacks and tree preservation. The applicants are limiting the number of dwelling units to 326 which equates to a density of 15.9 dwelling units per acre, while the ARLD district would allow up to 17.4 dwelling units per acre. In addition, the applicant has committed to specific limits on vehicular access, to 5 foot wide sidewalks, lighting limitations and limits on the type of building materials that may be used.
- The *Columbus Thoroughfare Plan* identifies West Dublin-Granville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

Staff recognizes that the site, which has been zoned in the L-C-4, Limited Commercial, L-M-2, Limited Manufacturing and M-2 Manufacturing Districts for over 25 years, has not developed with commercial uses. The requested L-ARLD, Limited Apartment Residential District will allow development that will generate less traffic than had it been developed under the current commercial zoning. While staff recognizes that there may be a noise issue with this locating near Don Scott airport, the site is not within any LDN contour lines and existing dwellings have been built much closer to the airport than these proposed dwellings. Furthermore, the applicants are limiting density and are sufficiently preserving green space and trees. The applicant has provided commitments regarding vehicular access. Due to these considerations, Staff recommends approval.



**Z12-060**

2393 West Dublin-Granville  
Road  
Approximately 20.34 acres  
L-C-4 & L-M-2 to L-ARLD

161

DUBLIN-GRANVILLE RD

**Z12-060**



NORTHWEST CIVIC ASSOCIATION  
March 7, 2013

Re: Z12-060/12335 2393 W. Dublin-Granville Rd. (S.R. 161)

Dear Commissioners,

I am writing about the above reference site. It is currently zoned L-C-4. The applicant is asking for an L-ARLD to permit the construction of 320+ apartments. This is a down zoning according to the zoning code.

This site is located less than a 1/2 mile from the OSU Airport, it will empty onto a 2 lane, heavily traveled road that is always backed up. This road cannot handle any more traffic until or unless the road is widened. Adding turn lanes into this site will not correct the problem. No road improvements have been made since the last rezoning of this site was proposed in 2004 at that time the Development Commission voted to disapprove for the same reason that we have voted to disapprove this rezoning 6-0. This two lane road needs to be widened and the intersection of W. Dublin-Granville Rd. and Linworth Rd. needs to also be addressed.

We are not opposed to development when the infrastructure can handle it. We have met with members of City Council and the Transportation Dept. and have received no assurance that this roadway will receive any improvements in the near future. Since this is a state route and has multi-jurisdictions which will have to be involved in any improvements to this roadway it will take several years for the widening of the road to happen if it happens.

For this reason we cannot support this rezoning and are asking that a moratorium of development on S.R. 161 corridor between Sawmill Rd. and S.R. 315 until such time as the traffic concerns of this corridor have been addressed.

The Northwest Civic Association voted 6-0 to disapprove this rezoning for the reasons cited above. We ask that you join us by voting NO on this rezoning until the infrastructure on S.R. 161 is widened. To support this rezoning with the hope that the road will be widened would be a very poor decision.

Thank you for your consideration of our request.

Rosemarie Lisko  
Zoning Chair

I can be reached at 985-1150 if you would like to discuss this.

CASE #8



APPLICATION # Z12-060

COLUMBUS DEVELOPMENT COMMISSION

Basis for Recommendation

43235

\* 2393 DUBLIN-GRANVILLE RD Date: April 11, 2013

Application # <del>Z12-060</del>	Requested: CPD	Address: <del>201 EAST BROAD STREET (43213)</del>					
# Hearings:	Length of Testimony: 35 6:18 → 6:58	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: ①	Opposition: ③	Development Commission Vote: ③ Yes ② No ① Abstain			Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval		
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	NO Fitzpatrick	YES Ingwersen	YES Anderson	NO Cooley	ABSENT Conroy	NO Onwukwe	ABSENT Coe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use	+	+	+	+			
Use Controls							
Density or Number of Units	-	+	-	+			
Lot Size							
Scale	+	+	+	+			
Environmental Considerations							
Emissions							
Landscaping or Site Plans	+	+	+	+			
Buffering or Setbacks	+	+					
Traffic Related Commitments	-	-	-	-			
Other Infrastructure Commitments	+	+		+			
Compliance with City Plans	-	?					
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-	-	-	-			
Governmental or Public Input	+/-						
MEMBER COMMENTS:							

\* FITZPATRICK: LAND USE REQUEST IS APPROPRIATE; HOWEVER THE EXISTING 2-LANE ROAD IS QUITE INADEQUATE FOR THE ADDED INTENSITY THIS DEVELOPMENT WOULD ADD. IF THE ROAD WERE ALREADY WIDENED, I WOULD FAVOR THIS REQUEST, AS PRESENTED.

INGWERSEN: LAND USE IS APPROPRIATE BUT TRAFFIC INFRASTRUCTURE CAN'T SUPPORT EVEN THE APPROVED ZONING. ODDLY - THIS DOWNZONING WOULD REDUCE TRAFFIC COUNTS BY 80% - BUT THE INFRASTRUCTURE CANNOT SUPPORT ANY ADDITIONAL TRAFFIC, WHICH DISCOURAGES DEVELOPMENT IN GENERAL

ANDERSON: Voted yes only because of the downward zoning. All traffic concerns are valid.

COOLEY: LAND USE APPROPRIATE; DEVELOPMENTS WELL CONCEPTED. LACK OF ACTION BY PUBLIC ENTITIES ON TRAFFIC ISSUE PREVENTS A SOUND DEVELOPMENT

CONROY:

ONWUKWE: A failure of collaborative planning among the adjoining governments. The further delay of widening the road (IG) plans have for the development of the property along this arterial road. The land use is appropriate, but the traffic concern is not being the one major from development.

\* I RECOMMEND A MULTI-JURISDICTIONAL COMMITTEE TO LAY KEEL GROUNDWORK TO IMPROVE DUBLIN-GRANVILLE ROAD (AND/OR OTHER ROADS) TO TRIGGER APPROPRIATE DEVELOPMENT, JOBS, AND TAX BASE.



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # Z12-060

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. Klena ATTORNEY  
of (COMPLETE ADDRESS) 145 E RICH ST 2ND FLOOR COLS 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. <u>OWNER:</u> <u>LINNORTH VILLAGE CENTER</u> <u>107 S. HIGB ST.</u> <u>COLS OH 43215</u>	2. <u>PURCHASER:</u> <u>VISION DEVELOPMENT, INC.</u> <u>3300 RIVERSIDE DR. SUITE 100</u> <u>COLS OH 43221-1726</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Connie J. Klena

Subscribed to me in my presence and before me this 22 day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC Gordon P. Shuler

My Commission Expires: GORDON P. SHULER, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO

**This Project Disclosure Statement expires six months after date of notarization.**  
SECTION 147.05 R.C.

Notary Seal Here

**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**