

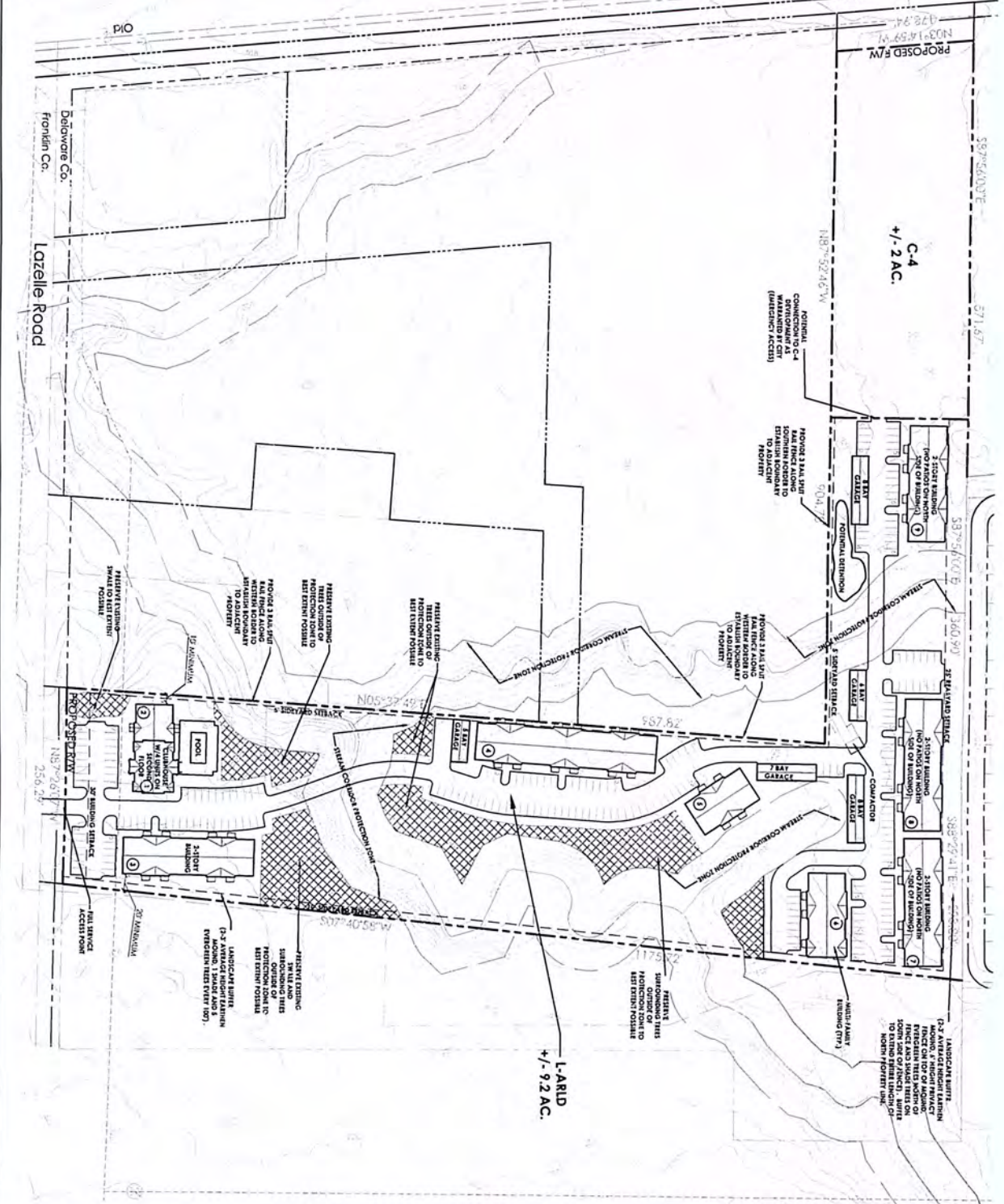
SITE PLAN

68 LAZELLE ROAD

PREPARED FOR METRO DEVELOPMENT LLC

DATE: FEBRUARY 27, 2012 REV. MARCH 19, 2012 REV. APRIL 28, 2012 REV. OCTOBER 2, 2012 REV. OCTOBER 26, 2012

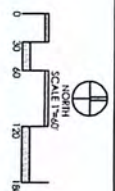
Z12-002 Final Received 10/29/12



SITE DATA

PROPOSED ZONING	C-4 & L-ARID
TOTAL ACRES	+/- 11.7 AC.
L-ARID	+/- 9.2 AC.
TOTAL UNITS (L-ARID)	140
DENSITY	+/- 15.2 DU/AC
PARKING PROVIDED (1.85 / UNIT)	259
SURFACE	225
GARAGE	34

Dr. [Signature]



Paris Planning & Design
 LANDSCAPE ARCHITECT
 1015 W. 10th St., Suite 101
 Lincoln, NE 68502
 Phone: 402.476.1111
 Fax: 402.476.1112
 Website: www.parisplanning.com



TYPICAL 3-STORY BUILDING ELEVATION
SCALE: N1.5

- ASPHALT SHINGLES
- SHAKE SIDING
- VINYL SIDING
- BRICK WATERTABLE
- STONE VENEER



TYPICAL 2-STORY VISTA BUILDING ELEVATION
SCALE: N1.5

- ASPHALT SHINGLES
- SHAKE SIDING
- VINYL SIDING
- STONE VENEER
- BRICK WATERTABLE



TYPICAL 2-STORY BREEZEWAY BUILDING ELEVATION
SCALE: N1.5

- ASPHALT SHINGLES
- SHAKE SIDING
- STONE VENEER
- VINYL SIDING
- BRICK WATERTABLE

ARCHITECTURAL CHARACTER

68 LAZELLE ROAD
PREPARED FOR METRO DEVELOPMENT LLC
DATE: FEBRUARY 27, 2012 (REV. OCTOBER 2, 2012)

Z12-002 Final Received 10/29/12

John L. ... 10/29/2012

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2012**

7. **APPLICATION:** **Z12-002 (11335-00000-00754)**
Location: **68 LAZELLE ROAD (43235)**, being 11.2± acres located on the north side of Lazelle Road, 780± feet east of North High Street (31834301005000).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential, and L-C-4, Limited Commercial Districts.
Proposed Use: Multi-unit residential and commercial development.
Applicant(s): Metro Development, LLC; c/o Jill S. Tangeman, Attorney; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): The Chakrof Family LP; 68 Lazelle Road: Columbus, OH 43235; and Dane Doremus III, Robert Doremus, and Derek Sargent, Jr.; 10175 Columbus Pike; Lewis Center, OH 43035.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 11.2± acre site has recently been annexed to Columbus, and is zoned in the R, Rural, District. The applicant requests the L-ARLD, Limited Apartment Residential District on 9.2 acres for a 148-unit* apartment complex, and L-C-4, Limited Commercial District for limited commercial development. The applicant has filed a companion Council variance (CV12-005) for a reduced perimeter yard and parking setback for the L-ARLD District due to stream corridor protection zones within the property.
- To the north are single-unit dwellings in the PUD-8, Planned Unit Development District, and an automobile dealership in Orange Township. To the east is a single-unit dwelling in the R, Rural District. To the south is a dwelling and cell tower in Orange Township, and across Lazelle Road are an electrical substation in the I, Institutional District, and a nursing home in the CPD, Commercial Planned Development District. To the west is an office, and across North High Street is an automobile dealership, both in Orange Township.
- The site is located within Subarea E1 of *The Far North Plan* (1994), which carries over Orange Township's land use plan recommendation for commercial and light industrial development as the most appropriate land use for this location. However, deviation from the Plan's recommendation is warranted due to subsequent residential zoning and development in the vicinity as well as the ample commercial and industrial zoning now in place at the Polaris Centers of Commerce nearby to the east. North High Street has consistently developed with commercial uses along its frontage and residential uses to the rear, and this application will continue this zoning pattern. Furthermore, residential development demonstrates a greater capacity to preserve natural features on the site than would have been possible with typical commercial development. Another important factor in this decision was the growing amount of commercial development along the corridor, with vacancies being common.

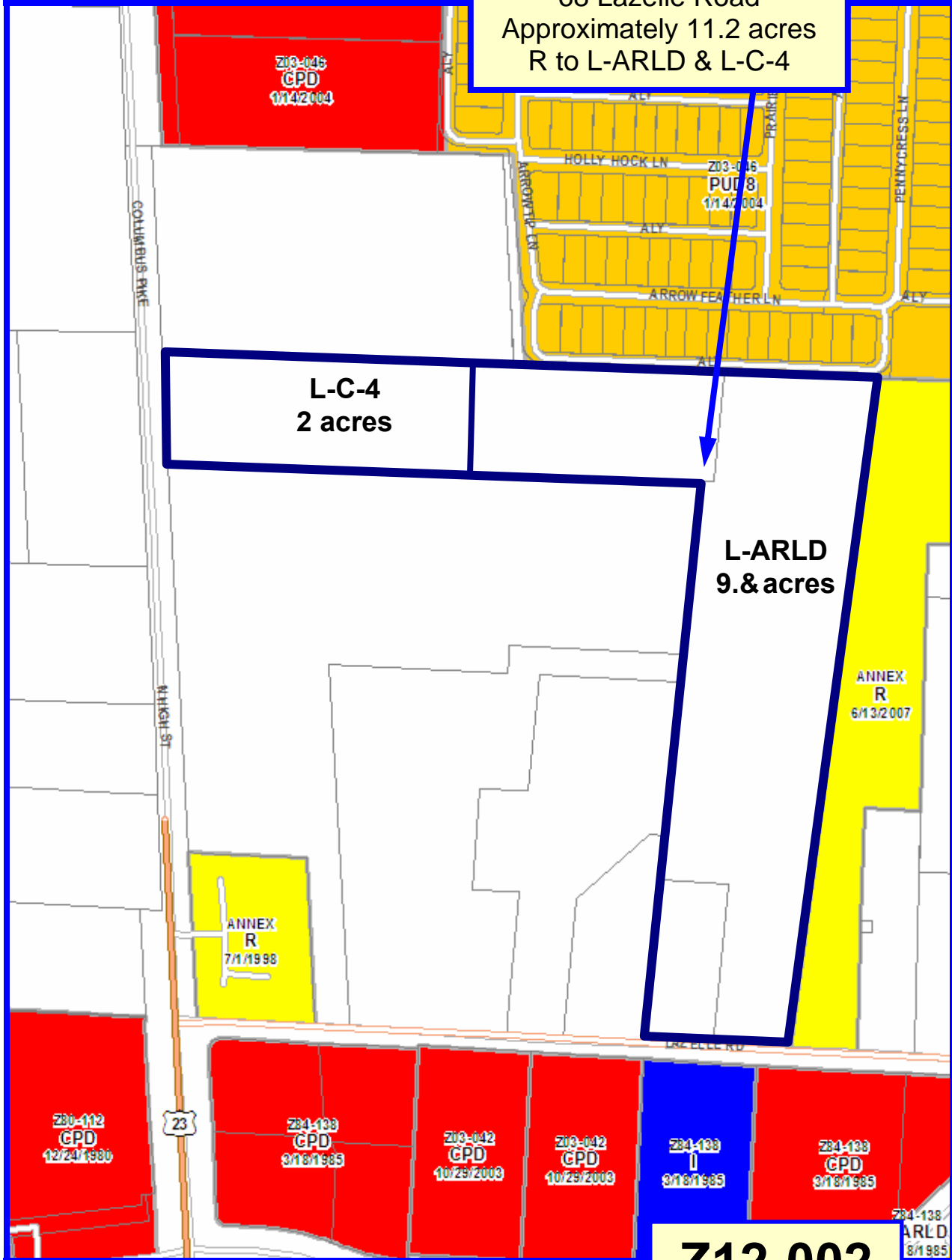
- The limitation text commits to a site plan and includes commitments for use restrictions, landscaping along North High Street, perimeter landscaping along the north property line adjacent to the single-unit subdivision, tree preservation and stream corridor protection, exterior building materials, maximum height of light poles, and Columbus Health Department Healthy Places features such as five foot wide sidewalks and internal connectivity.
- The *Columbus Thoroughfare Plan* identifies North High Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline, and Lazelle Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-ARLD, Limited Apartment Residential District will allow a 148-unit* apartment complex, and the L-C-4, Limited Commercial District will allow limited commercial development. The plans and limitation text include development standards in consideration of the adjacent single-unit residential development and preservation of natural features. The commercial component of this request is consistent with *The Far North Plan* recommendation for commercial and light industrial development. Although residential land use is not recommended by the plan, a deviation from this recommendation is warranted due to the established development trend of the North High Street Corridor and the adjacent single-unit uses to the north. Furthermore, residential development demonstrates a greater capacity to preserve natural features on the site than would have been possible with typical commercial development.

*The density has been reduced from 148 to 140 units due to Building Number 3 being reduced from three stories in height to two stories.

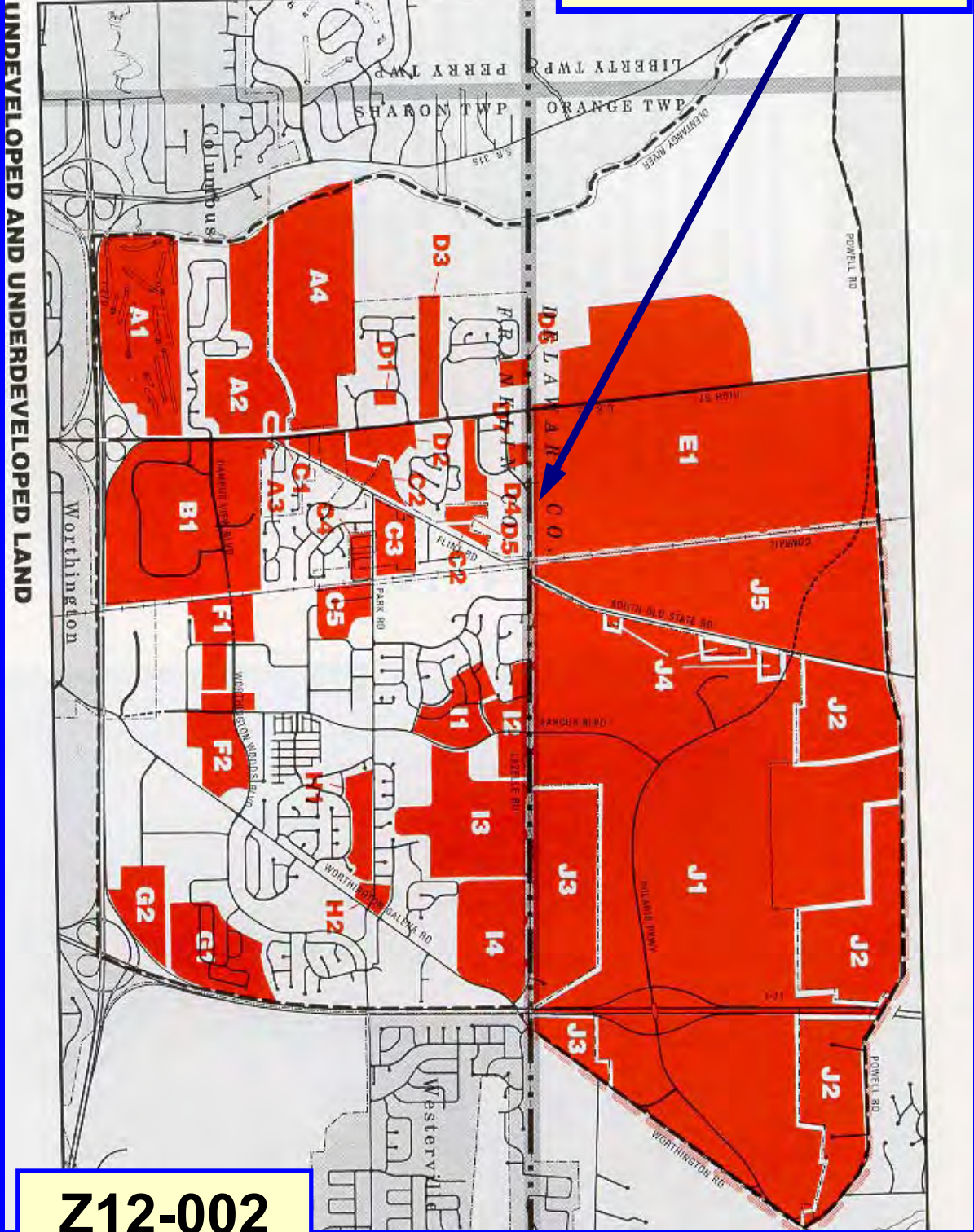
68 Lazelle Road
Approximately 11.2 acres
R to L-ARLD & L-C-4



Z12-002



68 Lazelle Road
Approximately 11.2 acres
R to L-ARLD & L-C-4



68 Lazelle Road
Approximately 11.2 acres
R to L-ARLD & L-C-4



Z12-002



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME FNCCC MEETING DATE 4/10/2012
CASE NUMBER Z12-002 Case Type Variance Special Permit
ZONING ADDRESS 68 Lazelle APPLICANT Metro Development LLC
PERSON[S] REPRESENTING APPLICANT AT MEETING _____

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

	Applicant Response	
	Yes	No
1. See attachment	<input type="checkbox"/>	<input type="checkbox"/>
2. See attachment	<input type="checkbox"/>	<input type="checkbox"/>
3. See attachment	<input type="checkbox"/>	<input type="checkbox"/>
4. See attachment	<input type="checkbox"/>	<input type="checkbox"/>
5. See attachment	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)
Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

See attachment listing conditions.

Recommending Commission / Association / Accord Partner Vote: For 13 Against 0

Signature / Title of Authorized Representative Storia Wumore - President FNCCC

Daytime phone number 614-781-0064

Attachment for Z12-002
Application: Z12-002 (11335-00000-00754)
Submission Date: 12/27/2011
Location: 68 Lazelle (43235)

FNCCC trustees designated by 13-0 in favor to Approve with all Conditions¹,

Rezoning application (Z12-002) for 68 Lazelle Road. The following conditions were stipulated:

- 1) To address concerns with density: FNCCC recommends that all units be two-stories in height, and the property be zoned LAR-12, for a total of 110 units, meaning fewer units per acre, and fewer units overall, thereby reducing the high density.
- 2) To address concerns of safety: FNCCC recommends that safe, clear walkways for student /pedestrians be provided, 5-foot width walkways be shown on the site plan. Also, provide a bus shelter on Lazelle Road for children who ride the bus. **Note:** Olentangy School District's facilities manager spoke at the April 3, 2012 General Meeting in opposition to the Lazelle Road development, citing concerns with density (adding to overcrowding at Olentangy Meadows Elementary School) and student safety (regarding bus transportation.) Additionally, FNCCC wants assurances that emergency vehicles can maneuver in and out of the development, and that site plan spells out how.
- 3) To address concerns regarding exclusions: Listed in (Chapter 3356.03 C-4 Regional Scale Commercial Uses - permitted uses of the Columbus City Code) submit as an exclusion, specifically hotel/motel.
- 4) To address miniscule setbacks that violate city code: Setback on west will be minimum of 15-feet and other building setbacks remain as current plan or conform to the city-mandated 25-foot setback.
- 5) To ensure full disclosure and open dialogue, FNCCC recommends that a site plan for the intended use of the L-C-4 commercial be presented and discussed prior to Development Commission vote.

Furthermore, we believe:

This development and the applicant should be held to the same guidelines as everyone else. The proposed precedent being set will provide unnecessary momentum for a desire by others to overbuild future developments. This action is not fair and equitable to the people who previously developed property according to the Zoning Code ordinances. This action skews the established level playing field that should remain consistent, especially in new-site development planning.

¹ FNCCC trustees designated by 13-0 in favor to Approve with all Conditions (4/11/2012)

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 # 212-002

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. Metro Development, 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 12th day of November, in the year 2012
 SIGNATURE OF NOTARY PUBLIC Michelle L. Parmenter
 My Commission Expires: _____

This Project Disclosure Statement expires six months after date of notary commission expiration.

Notary Seal Here



MICHELLE L. PARMENTER
 Notary Public, State of Ohio
 My Commission Expires
 10-16-2017