

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2007**

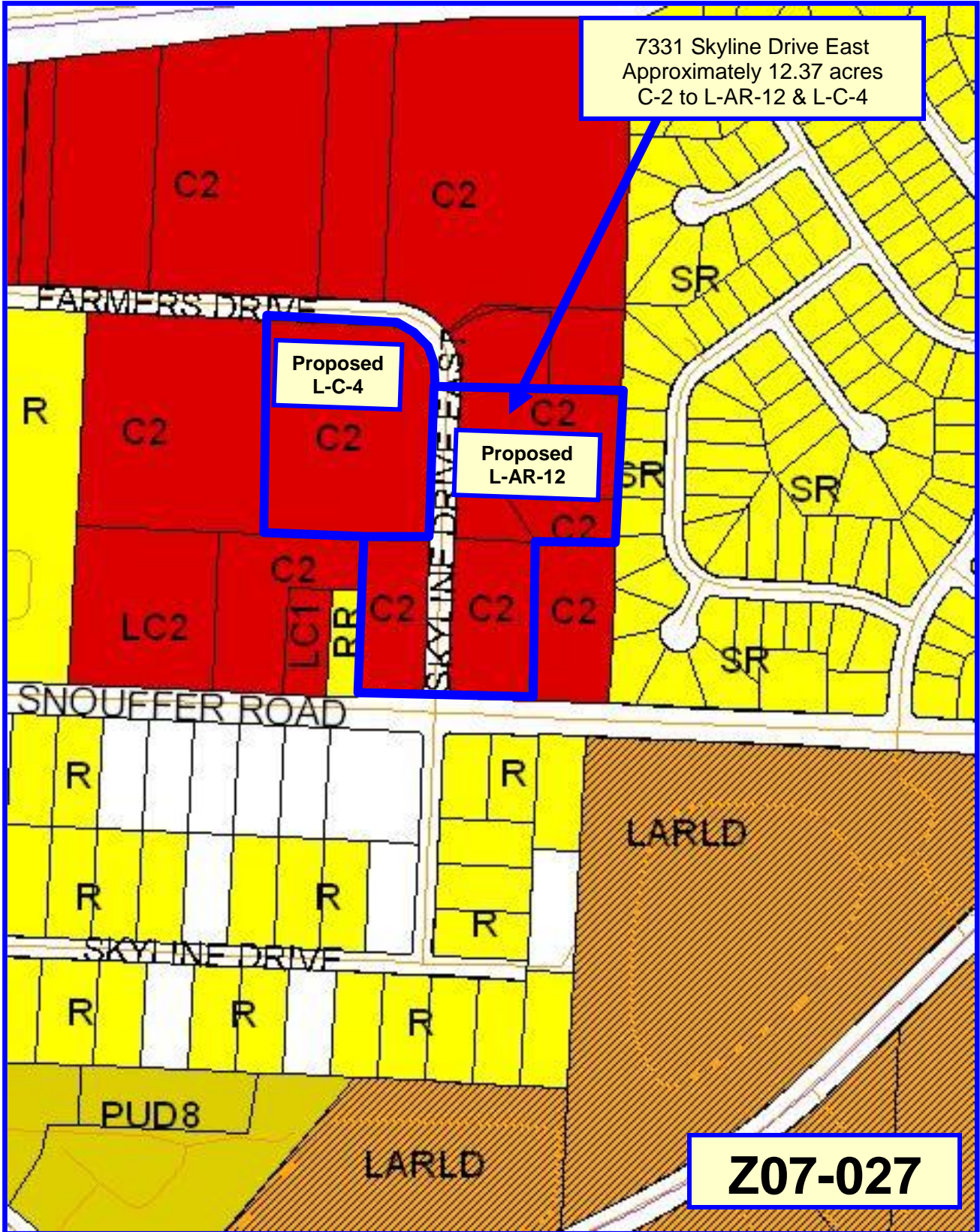
- 2. APPLICATION: Z07-027**
- Location:** **7331 SKYLINE DRIVE EAST (43235)**, being 12.37± acres located at the northeast and northwest corners of Skyline Drive East and Snouffer Road (590-189911, 590-189912, 590-192106 & 590-280514).
- Existing Zoning:** C-2, Commercial District.
- Request:** L-AR-12, Limited Apartment Residential and L-C-4, Limited Commercial Districts.
- Proposed Use:** Commercial and residential development.
- Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Robert A. Meyer, Jr., Atty.; Porter, Wright, Morris & Arthur LLP; 41 South High Street; Columbus, Ohio 43215.
- Property Owner(s):** F.I.G. Holding Company; 4680 Wilshire Boulevard; Los Angeles, CA 90010.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

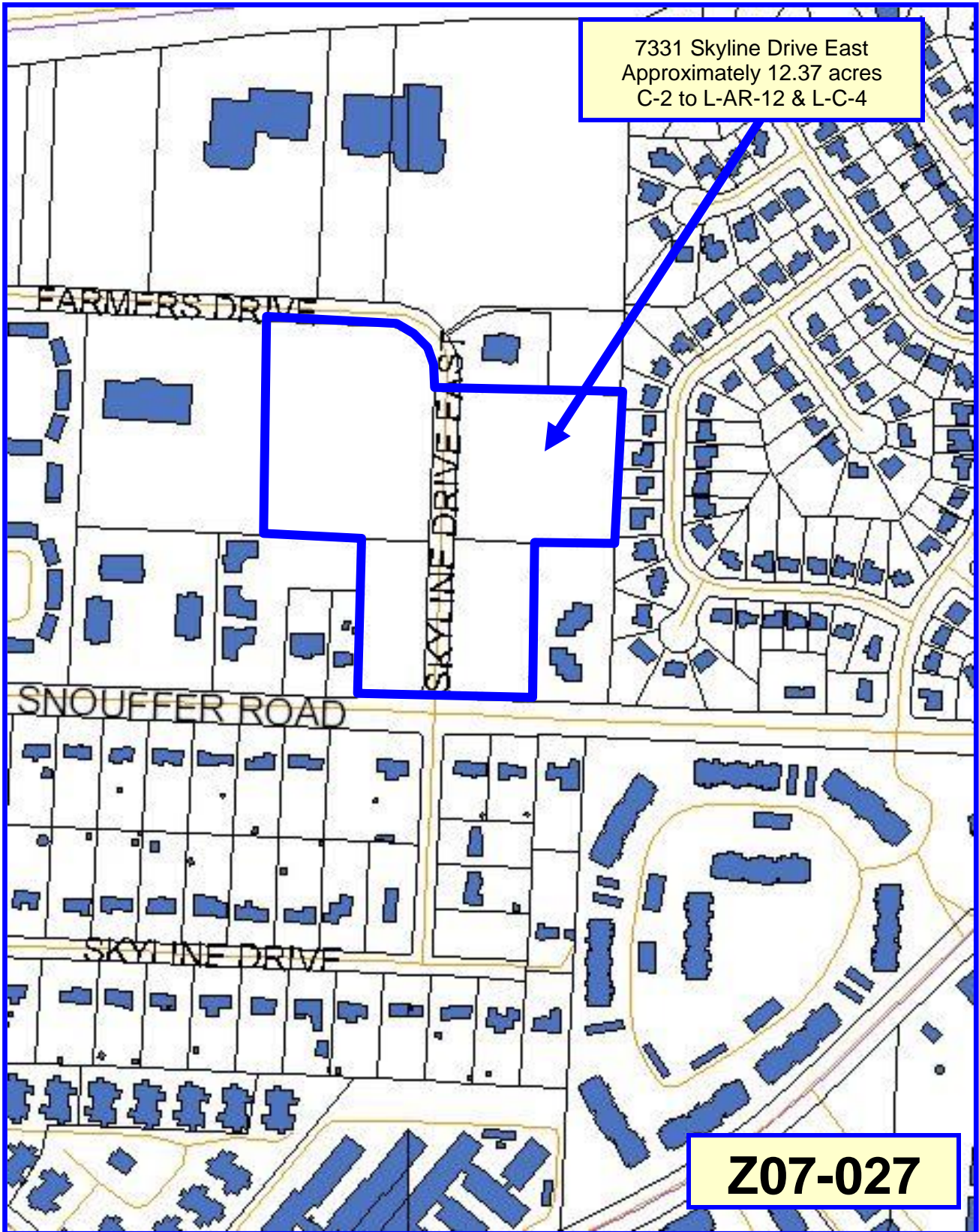
BACKGROUND:

- The 12.37± acre site is undeveloped and zoned in the C-2, Commercial District. The applicant is requesting the L-C-4, Limited Commercial District for office and hotel development for 5.37± acres on the northwest portion of the site (Subarea 1). The L-AR-12, Limited Apartment Residential District is being requested for multi-family development for 7.01± acres on the south and east portion of the site (Subarea 2).
- To the north of the site is office development in the C-2, Commercial District. To the east are single-family residences in the SR, Residential District. To the southeast is an office building in the C-2, Commercial District. To the south, across Snouffer Road, are single-family residences in the R, Rural District and in Perry Township. To the west is a single-family residence in the RR, Rural Residential District and a commercial property in the L-C-1, Limited Commercial District.
- Subarea 1 has a proposed maximum building height of 45 feet. The existing zoning allows all C-2 uses. The proposed rezoning would allow all C-2 uses and add a hotel as a permitted use. Subarea 2 permits multi-family dwellings to a maximum density of 12 dwelling units/acre.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The site is currently zoned C-2, Commercial District. The requested L-C-4, Limited Commercial District would permit all C-2 uses with the addition of a hotel. The requested L-AR-12 district would permit multi-family residential development. The rezoning includes appropriate development standards. The request is compatible with the development in the area.







Interstate 270 and Sawmill Area

Subarea 10:

Subarea developed as a large-lot, single-family subdivision in Perry Township prior to the development of the surrounding land. The homes front on Snouffer Road and Skyline Drive. Adjacent development consists of offices, apartments, and shopping centers. The portion of the subarea fronting on Snouffer Road is experiencing redevelopment pressures.

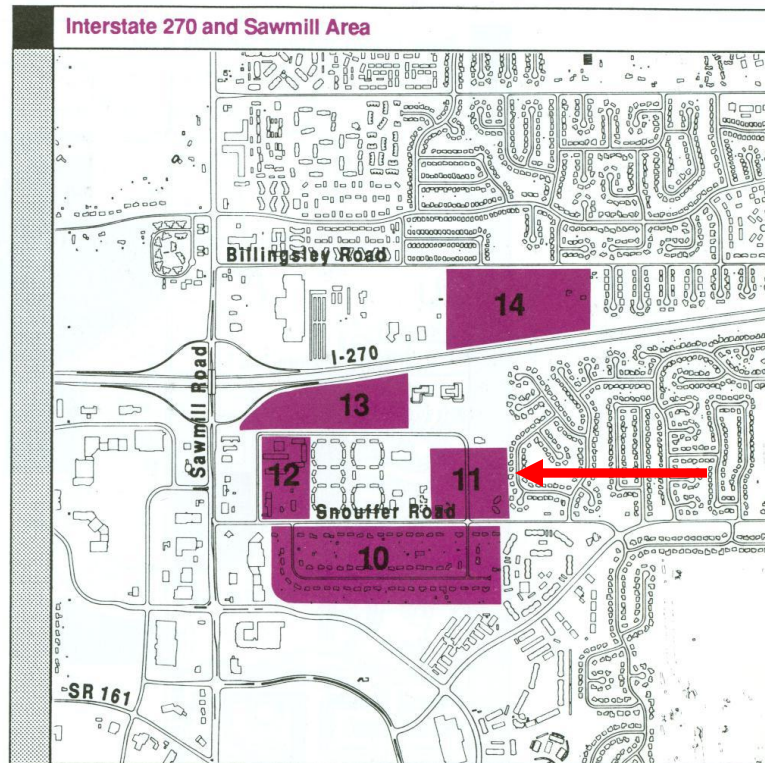
- Retain character of the subarea by supporting existing residential as best long-term use along Skyline Drive.
- Support small-scale, office commercial uses along Snouffer Road as the subarea redevelops. Future development should be sensitive to the residential character of the area. Development proposals should limit the number of curb cuts to obtain efficiency of traffic movement.



Subarea 11:

Subarea consists of several, undeveloped parcels. The current zoning is Commercial (C2). Bordering development is made up of offices on the north, apartments on the west, and single-family homes on the south and east.

- Support development under current zoning districts.



From: Baudro, Lori S.
Sent: Wednesday, September 12, 2007 4:04 PM
To: Green, Walter A.
Subject: FW: 7331 Skyline Drive

-----Original Message-----

From: johnwbest@juno.com [mailto:johnwbest@juno.com]
Sent: Tuesday, September 11, 2007 9:48 PM
To: Baudro, Lori S.
Subject: 7331 Skyline Drive

Lori, please pass along to appropriate Zoning staff, so they are aware of the FNWC position for the Development Commission this coming Thursday. Thanks.

----- Forwarded Message -----

Mike,

FNWC voted and it was a split vote in your favor to support the rezoning to include condos, offices and a small scale hotel on the subject site.

Please let me know if you have any questions.

John W. Best, President

Far Northwest Coalition

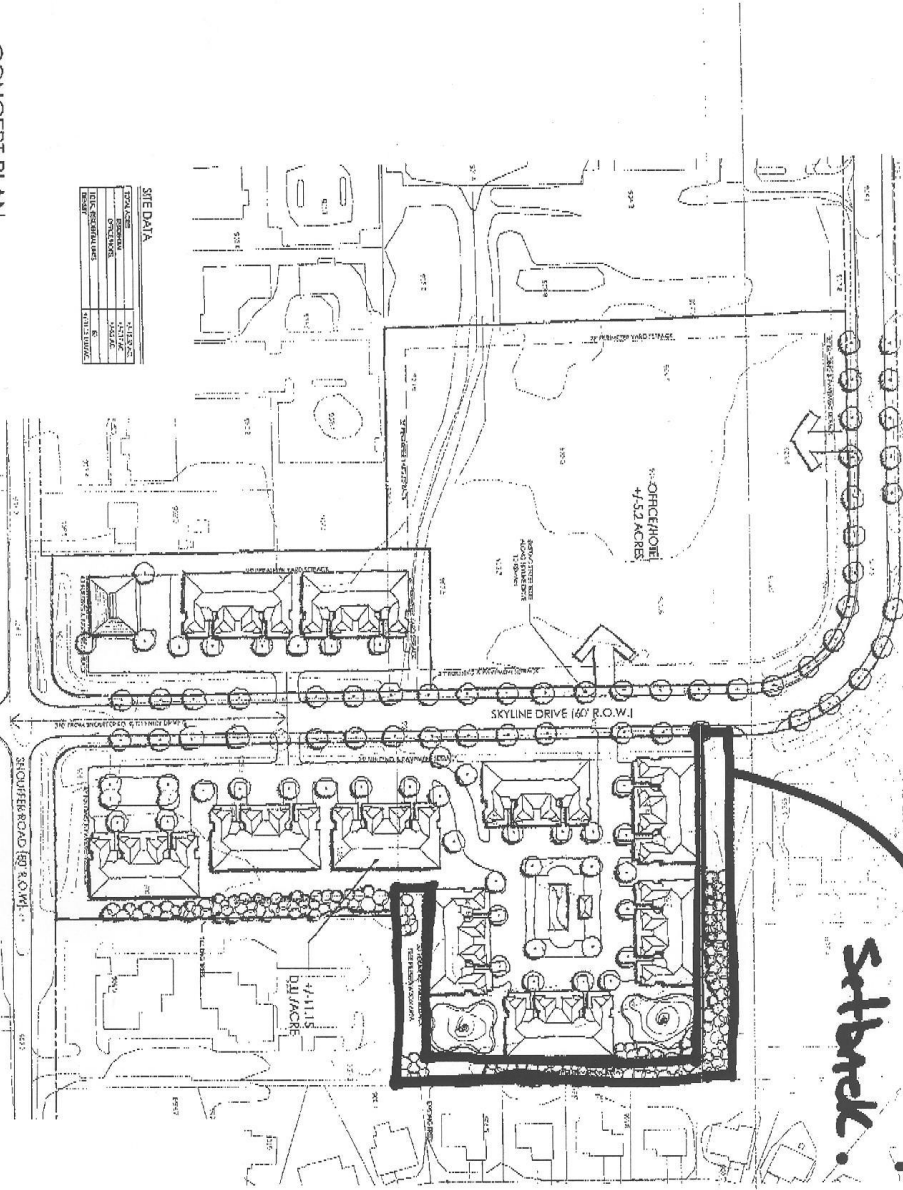
COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: October 11, 2007

Application #: Z07-027	Requested: L-AR-12	Address: 7331 SKYLINE DRIVE EAST (43235)							
# Hearings:	Length of Testimony: 6:15 → 6:40	Staff Position:	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval					
# Speakers Support:	③ Opposition:	Development Commission Vote:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	Area Comm/ Civic Assoc:	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Conditional Approval
Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)	YES Fitzpatrick	YES Ingwersen	ABSTAIN Barnes	YES NO 2 Anderson	YES Cooley	ABSTAIN Onwukwe	YES Conroy		
+ = Positive or Proper - = Negative or Improper									
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: APPROPRIATE USES FOR THIS SITE; APPLICANT AGREED TO 35' WIDE "GREEN" SETBACK & TREE PROTECTION BUFFER. • VERIFY WETLAND ISSUE IN EXISTING WOODED AREA.									
INGWERSEN: APPROPRIATE USE, ADDITIONAL 10' OF BUFFER TO 35' AND FENCE COMMITMENT TO WEST A PLUS, AS IS TREE PRESERVATION ZONE. LOCAL STORMWATER ISSUES NEED TO BE ADDRESSED									
BARNES:									
ANDERSON: Concern about sub area 2 - allowing the possibility of rental properties in proximity to single family dwellings. Less or no concern re: subarea 1									
COOLEY: Concerns about WETLANDS/ENVIRONMENTAL AND TRAFFIC ADVERSE USE IS APPROPRIATE GOOD BUFFERING									
ONWUKWE:									
CONROY: Use (Hotel) seems appropriate though the potential to change from proposed condos is concerning to residents, applicant has made good faith effort to address concerns. Special attn should be given to possible wetlands issue.									

CONCEPT PLAN
SKYLINE DRIVE
PREPARED FOR PREFERRED LIVING

SITE DATA	
PROJECT NO.	11-18-07
DATE	07/25/07
SCALE	AS SHOWN
DESIGNER	PAUL PLANNING & DESIGN
CLIENT	PREFERRED LIVING
PROJECT LOCATION	11-18-07



30' tree preservation setback.

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 # 207-027

Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr.
of (COMPLETE ADDRESS) Porter, Wright, Morris & Arthur LLP, 41 South High Street, 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. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road, #470 Westerville, OH 43082 0 Columbus-based employees Contact: Nick King 614/901-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robert A. Meyer, Jr.

Subscribed to me in my presence and before me this 5th day of June, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Mary A. Rossi

My Commission Expires:

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

Notary Seal Here



MARY A. ROSSI
Notary Public, State of Ohio
My Commission Expires 11-05-07