



**TRABUE/MCKIMLEY AVENUE
MIXED USE CONCEPT PLAN**

SUBAREA 2:

PHASE 1: SITE DATA	
TOTAL LOTS	248 LOTS
TOTAL PARKING	447 SPACES

PHASE 2: SITE DATA	
TOTAL LOTS	374 LOTS
TOTAL PARKING	580 SPACES

PAIS Planning & Design

11/8/17

Z16-080; Final Received 11/8/17

EXHIBIT 1

David H. J. - others
11/18/17



EXHIBIT 2

David Hottel - attorney
11/8/17



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 12, 2017**

- 6. APPLICATION: Z16-080**
- Location:** **3241 MCKINLEY AVENUE (43204)**, being 28.7± acres located on the west side of McKinley Avenue, 180± feet south of Trabue Road (010-261456 and 12 others; West Scioto Area Commission).
- Existing Zoning:** M-2, Manufacturing and R, Rural Districts.
- Request:** CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential Districts.
- Proposed Use:** Mixed-use development.
- Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 800 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Dallas Mobile Home Village, Inc., et al.; 1673 North Hague Avenue; Columbus, OH 43204.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

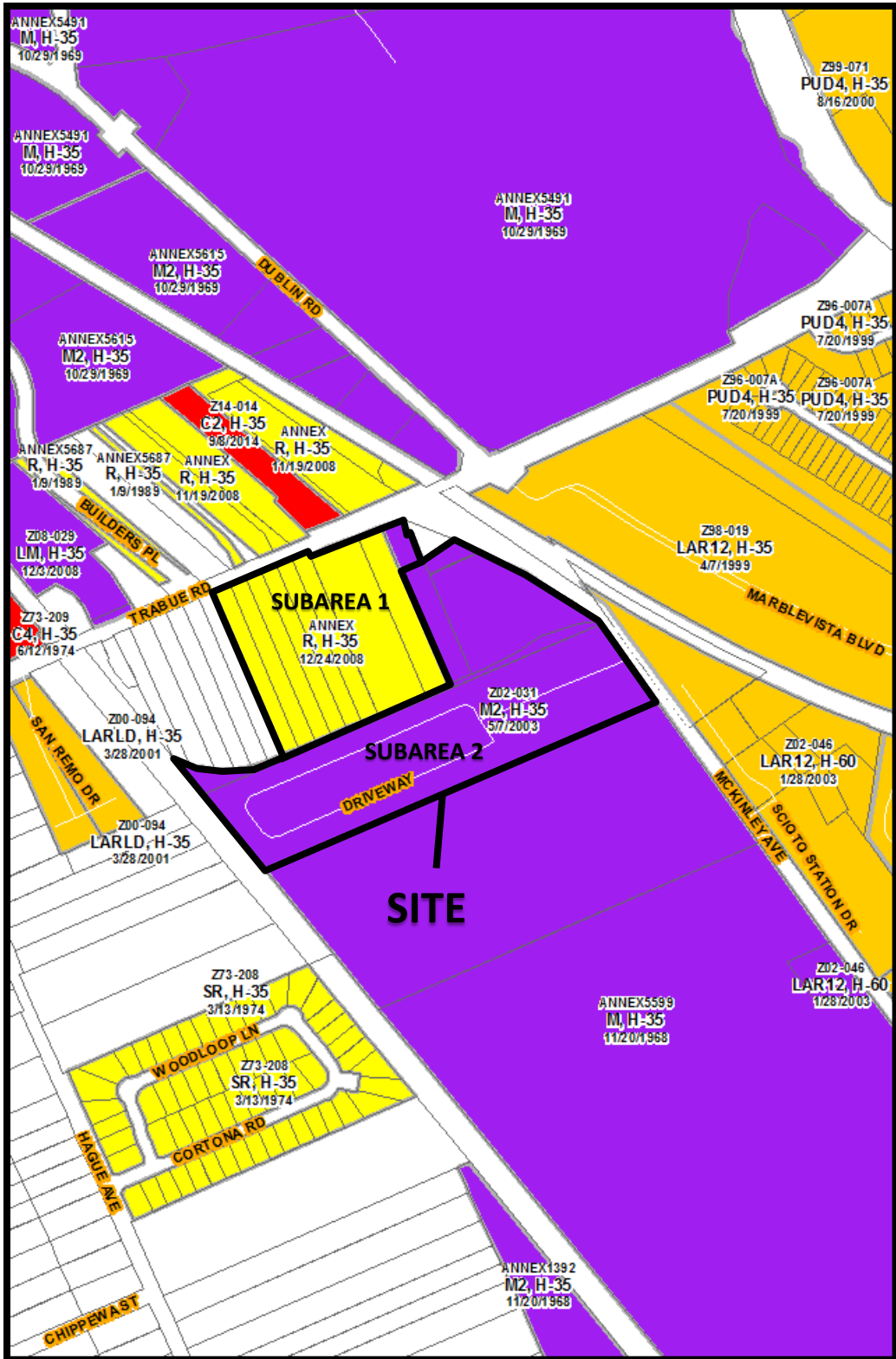
- The site is developed with a storage yard, a mobile home park, and single-unit residential developments. The applicant proposes to rezone the site to CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential Districts to allow a mixed-use development. The requested CPD, Commercial Planned Development District (Subarea 1) will allow 35,000 square feet per gross acre of commercial development, and the requested L-AR-1, Limited Apartment Residential District (Subarea 2) will allow 45 dwelling units per acre, up to a maximum of 481 dwelling units.
- To the north of the property are single-unit dwellings in the R, Residential District, and an office in the C-2, Commercial District. To the south is a former quarry in the M, Manufacturing District, now owned by the City of Columbus, and used by the Department of Public Service, Division of Water. To the east are multi-unit residential developments in the L-AR-12, Apartment Residential District. To the west are single-unit dwellings in Franklin Township, and railroad tracks.
- Companion CV17-050 has been filed on Subarea 2 to permit commercial access in the L-AR-1 district, and to reduce the parking setback and perimeter yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- Subarea 1 is within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends mixed use town center development for this location. Subarea 2 is within the boundaries of the *McKinley Avenue Corridor Plan* (2000), which recommends the preservation of existing manufacturing zoning classifications and confining residential development to existing residential zoning districts. However, Planning Division Staff

recognizes that residential zoning is prevalent in the area and that the proposed multi-unit residential development in Subarea 2 is appropriate as part of a larger mixed-use town center development, as recommended by the adjoining *Trabue/Roberts Area Plan* and as proposed by the applicant.

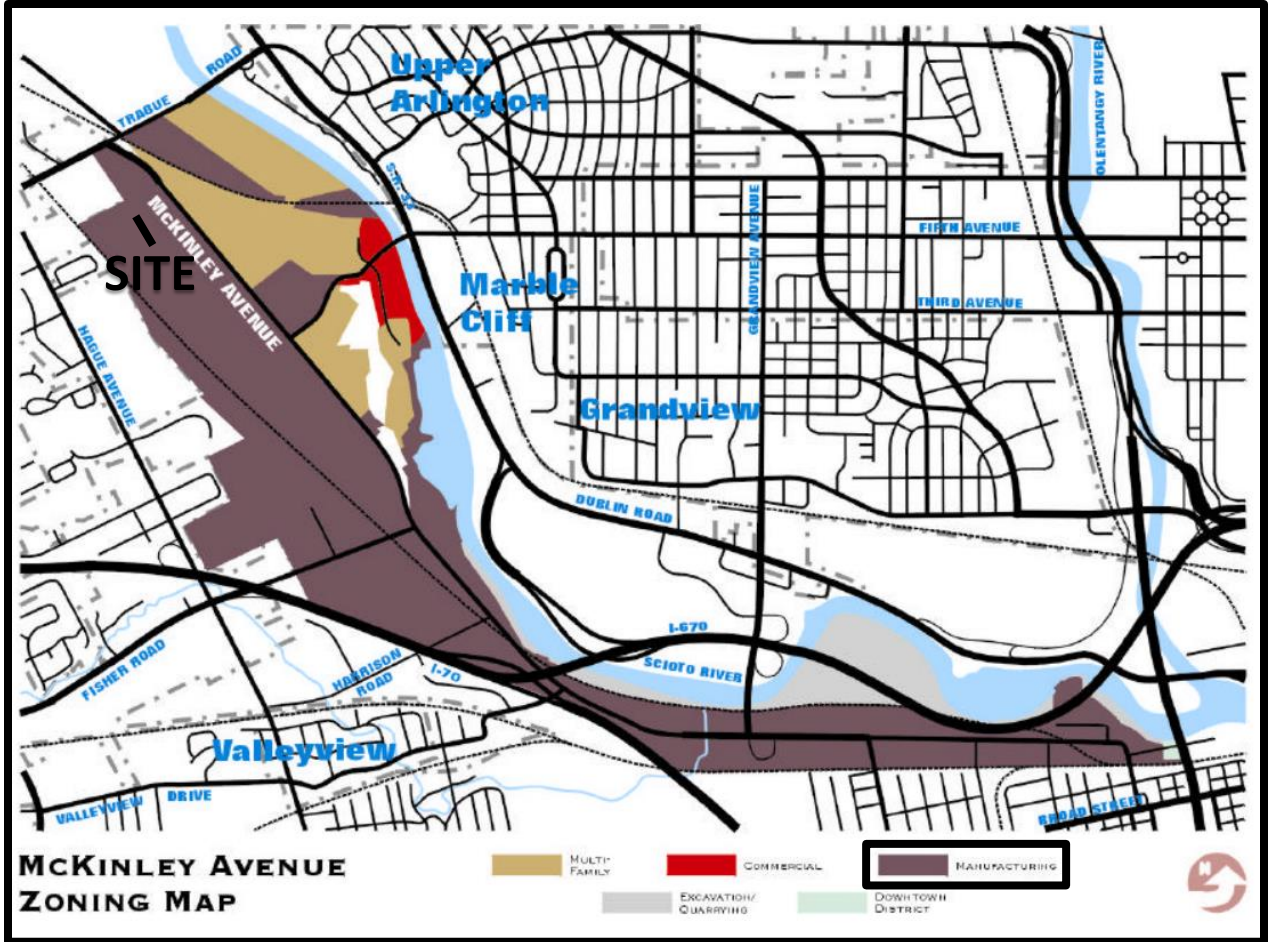
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The development text commits to a site plan, and includes use restrictions, maximum commercial square-footage, maximum number of residential units, setback requirements, site access, building and parking interconnectivity provisions, landscaping, exterior building material commitments, and lighting and graphics controls. In Subarea 1, variances to reduce aisle width and setback lines, to reduce the minimum number of required parking spaces, and to permit driveways and maneuvering to be divided by property lines are included in this request.
- The *Columbus Thoroughfare Plan* identifies Trabue Road and McKinley Avenue as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District and L-AR-1, Limited Apartment Residential District will allow a mixed-use development with 367,500± square feet of commercial space and up to 481 apartment units. While the *McKinley Avenue Corridor Plan* recommends preserving existing manufacturing zoning classifications and confining residential development to existing residential zoning districts, staff recognizes that residential zoning is prevalent in the area and that the proposed multi-unit residential development in Subarea 2 is appropriate as part of a larger mixed use town center development, as recommended by the adjoining *Trabue/Roberts Area Plan*.

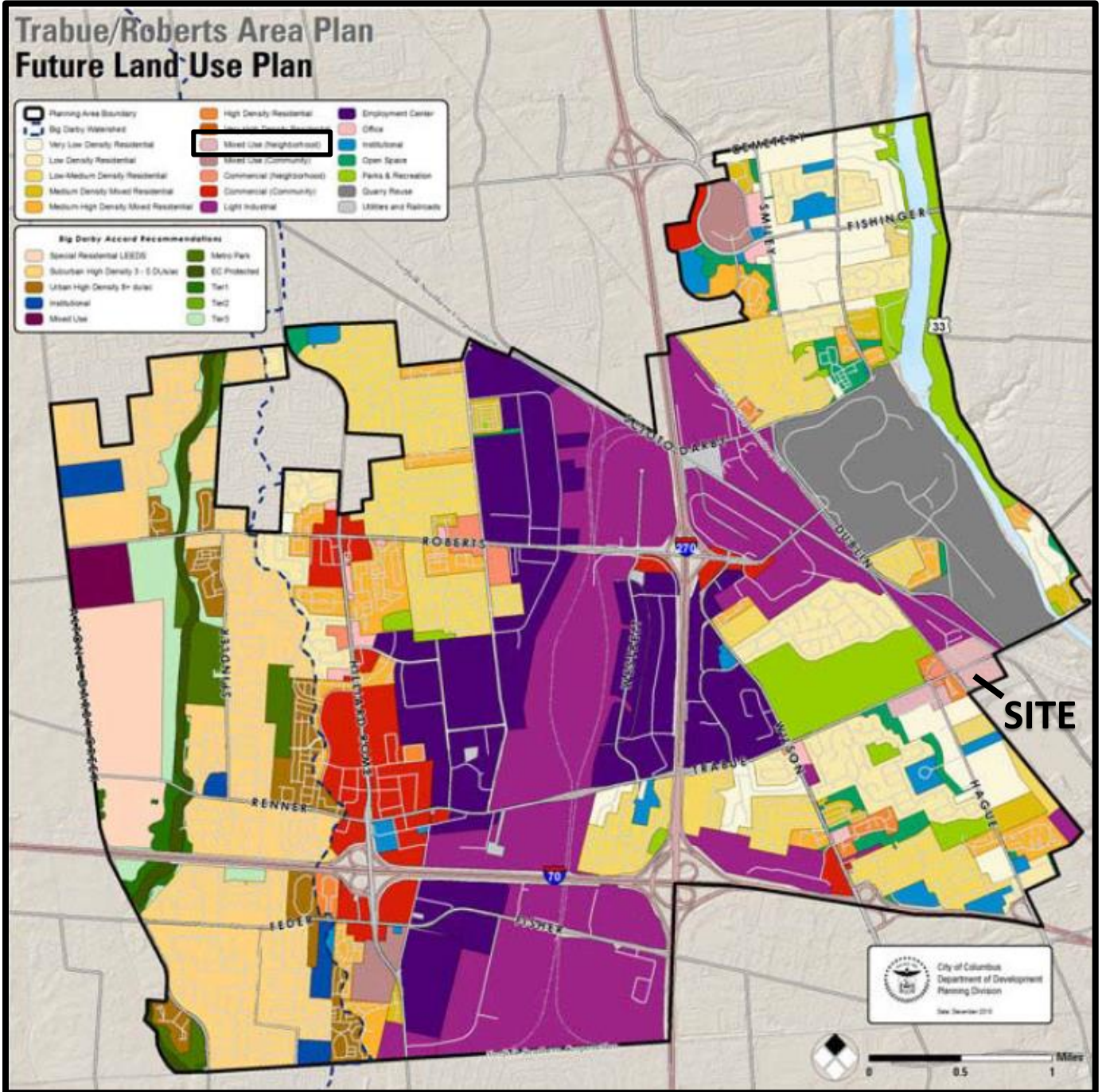


Z16-080
3241 McKinley Avenue
Approximately 28.7 acres
M-2, R to CPD, L-AR-1



September, 2000

Z16-080
3241 McKinley Avenue
Approximately 28.7 acres
M-2, R to CPD, L-AR-1



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3241 McKinley Avenue
Approximately 28.7 acres
M-2, R to CPD, L-AR-1



Z16-080
3241 McKinley Avenue
Approximately 28.7 acres
M-2, R to CPD, L-AR-1

Priebe, Kelsey R.

To: Jessica Dyszel
Subject: RE: Preferred - Trabue

Kelsey,

On September 21st, 2017 The West Scioto Area Commission voted on concurrent applications Z16-080 and CV17-50 for the property located at 3241 McKinley Ave.

Votes in Support: 2

Votes in Support with the modification that developers use native species in landscaping: 2

Votes Against: 2

Abstain:1

1 Commissioner was absent and we have not officially appointed our student commissioner.

This was in no means a unanimous vote. Concerns were around traffic, and other support structures (sewer, fire and police) for the proposed density (3 stories apartments, no owner occupied space) and loss of green space. Community feedback was that some development is going to happen at this site and residential is better than manufacturing. The idea of the CPD is attractive to add to the area but that ideally more development details would have been worked out. Preferred did attend all of the meetings and provided us with all the information that we requested.

Jessica

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 # 216-080

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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

<p>1. Preferred Living 750 Communications Parkway Columbus, Ohio 43214</p>	<p>2. Please see attached list of property owners</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

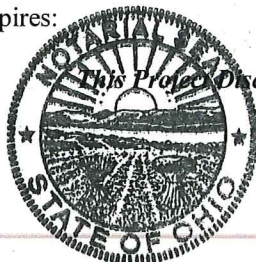
David Hodge

Subscribed to me in my presence and before me this 7th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson
1-11-2021

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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

Owners of Property to be Rezoned

Angelo J. Dallas, Tr.
1673 North Hague Avenue
Columbus, Ohio 43204-1616

Joseph S. Dallas, Tr., et al.
3297 McKinley Avenue
Columbus, Ohio 43204

Anthony Tiberi and Margherita Filichia
1583 Linkhorn Drive
Grove City, Ohio 43123

Richard A. Capuano, Tr.
5384 Haughn Road
Grove City, Ohio 43123

Joseph and Kerma Dallas
3403 Trabue Road
Columbus, Ohio 43204

William J. Shaffer, Tr.
10731 Campden Lakes Boulevard
Dublin, Ohio 43016

Ida Q. Tiberi, Tr.
1068 South High Street
Columbus, Ohio 43206

Joseph and Rebecca Castorano
3445 Trabue Road
Columbus, Ohio 43204