

SITE DATA
PHASE II
TOTAL ACRES ± 2 ACRES
TOTAL UNITS 60
DENSITY ± 30 D.U./AC.
PARKING 91 (1.52/UNIT)



DEVELOPMENT PLAN

KENDALL PARK II

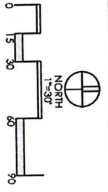
PREPARED FOR PREFERRED LIVING

DWG # 2416

DSU

Paris Planning & Design

LAND PLANNING 5
240 N. 38th Street
P.O. Box 201744
Spring, OH 44112
www.parisplanninganddesign.com



Handwritten: 01/02/2016
01/02/2016

Handwritten: 246-021 Final Site Plan Received 8/20/16

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2016**

1. **APPLICATION:** **Z16-021**
 Location: **4660 KENNY ROAD (43235)**, being 1.9± acres located on the east side of Kenny Road, 377± north of Godown Road (010-129794; Northwest Civic Association).

 Existing Zoning: CPD, Commercial Planned Development and M-1, Manufacturing Districts.

 Request: L-AR-1, Limited Apartment Residential District.
 Proposed Use: Multi-unit residential development.
 Applicant(s): Preferred Real Estate Investments II, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
 Property Owner(s): Kenny Road 4660, LLC; 3000 Tarrington Lane; Columbus, OH 43220.

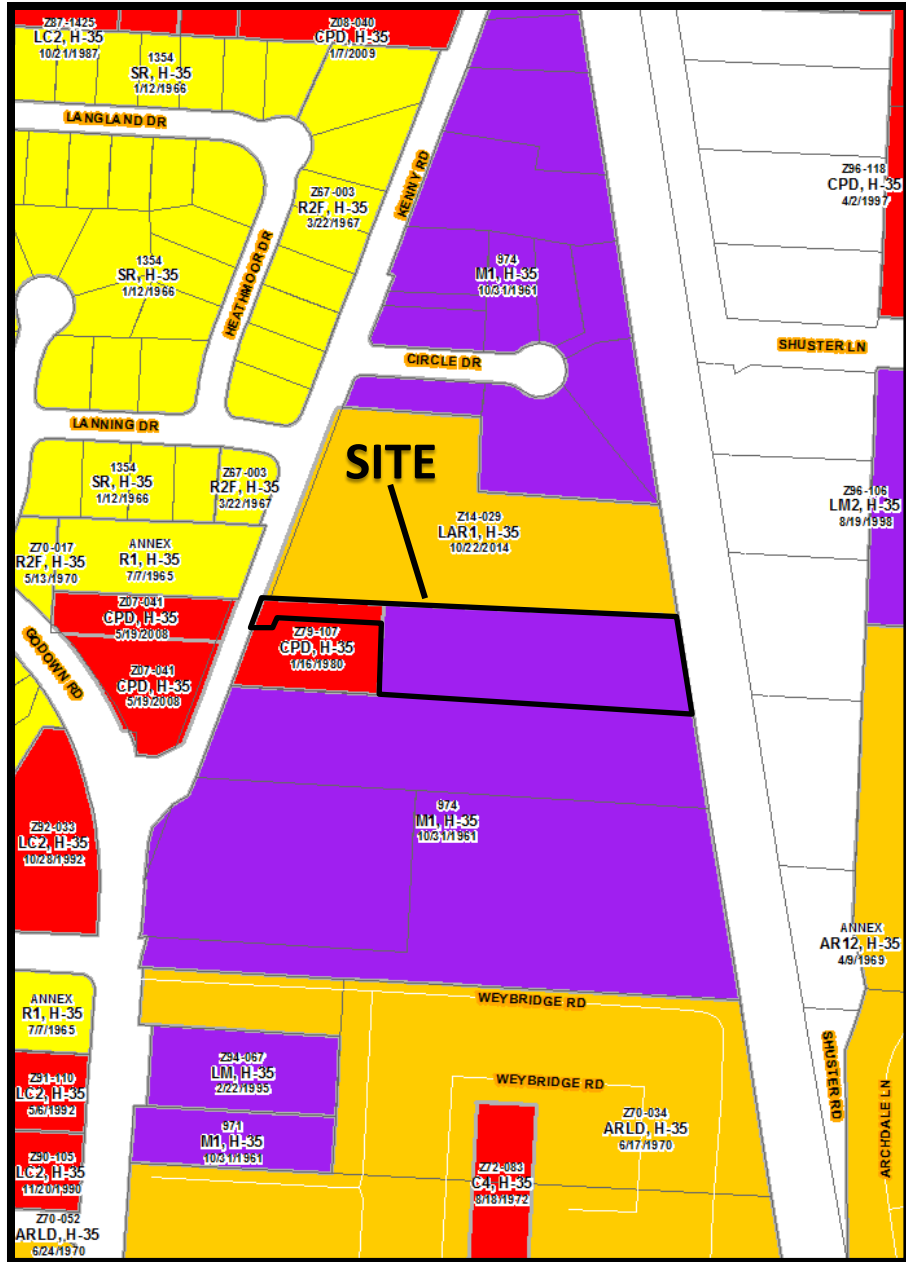
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
 Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 1.9± acre site consists of one parcel zoned in the CPD, Commercial Planned Development and M-1, Manufacturing Districts, developed with an office industrial warehouse. The applicant is requesting the L-AR-1 Limited Apartment Residential District to allow for the development of 60 apartment units.
- To the north of the site is multi-unit residential development zoned in the L-AR-1, Apartment Residential District. To the east across the railroad tracks is an industrial building in Perry Township. To the south are office industrial buildings zoned in the M-1, Manufacturing District. To the west is a convenience store, and across Kenny Road is a funeral home, both zoned in the CPD, Commercial Planned Development District.
- The site is located in the planning area of *The Northwest Plan (2007)*, which does not provide specific land use recommendations for this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation is for approval.
- The limitation text includes provisions for parking and building setbacks, building height, site access, bicycle parking, lighting, building exteriors, and signage. Concurrent Council variance (CV16-024) has been filed to permit the existing on-site driveway to continue serving the adjacent commercial buildings, and to reduce required perimeter yard, but will be considered by City Council and not at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-AR-1, Limited Apartment Residential District will allow the applicant to construct a 60-unit apartment development (31.58 du/acre). Given the existing mix of residential, commercial, and industrial land uses in the area, the existing multi-unit residential development to the north (32 du/acre), and the applicant's commitments to increased building setbacks and inclusion of landscaping and screening along the southern property line, Staff is supportive of the requested rezoning.



Z16-021
4660 Kenny Road
Approximately 1.9 acres
CPD & M-1 to L-AR-1



Z16-021
4660 Kenny Road
Approximately 1.9 acres
CPD & M-1 to L-AR-1



STANDARDIZED RECOMMENDATION FORM

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 216-021

Address 4660 Kenny Rd.

Group Name Northwest Civic Association

Meeting Date 06/08/16

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

NOTES:

Vote 8-0 Approval

Signature of Authorized Representative Rosemarie Luchs
SIGNATURE

Zoning Chair
RECOMMENDING GROUP TITLE

614-985-1150
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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 # 216-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay 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 Rd. Suite 470
Westerville, OH 43082
c/o Jared Smith #614-901-2400
0 Columbus employees

2.

Check if listing additional parties on a separate page.

Jill Tangeman
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of April, in the year 2010

SIGNATURE OF NOTARY PUBLIC Deanna R. Cook

My Commission Expires: NA



Deanna R. Cook, Attorney At Law expires six months after date of notarization.
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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