

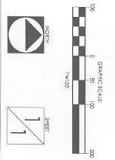
Site Plan
Order Area
206-090

Delighted Plan
10/23/07



DEVELOPMENT DATA (PUD-4)
APPLICANT: [illegible]
PROJECT: [illegible]
DATE: 10/23/07
SHEET: 2
TOTAL SHEETS: 2
SCALE: 1" = 40.00'
DATE: 10/23/07
BY: [illegible]
CHECKED: [illegible]
APPROVED: [illegible]
CITY OF COLUMBUS, OHIO

Apply for
10/23/07
Site Plan
Order from
206-090



EMHIT
The New Albany
Company

DEVELOPMENT PLAN FOR:
SHOCKEY/MONTESSORI TRACT

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

DATE	10/23/07
BY	[illegible]
CHECKED	[illegible]
APPROVED	[illegible]
SCALE	1" = 40.00'
SHEET	2
TOTAL SHEETS	2
DATE	10/23/07
BY	[illegible]
CHECKED	[illegible]
APPROVED	[illegible]
SCALE	1" = 40.00'
SHEET	2
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2007**

- 7. APPLICATION: Z06-090**
- Location:** **5855 CENTRAL COLLEGE ROAD (43054)**, being 86.47± acres located on the south side of Central College Road, 1,000± feet east of Harlem Road (010-220116, 010-279391, 460-282291; Rocky Fork - Blacklick Accord).
- Existing Zoning:** R, Rural and L-ARO, Limited Apartment Office Districts.
- Request:** L-AR-12, Limited Apartment Residential, PUD-4, Planned Unit Development and L-ARO Limited Apartment Office Districts.
- Proposed Use:** Multi-family development.
- Applicant(s):** The New Albany Company, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** The New Albany Company, LLC, et al.; 8000 Walton Parkway; New Albany, Ohio 43054.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

- This request includes the combination of two rezonings and a revision to an existing requirement for the remainder of the site. The 86.47± acre site encompasses four subareas. A 4.73 acre parcel at the northwest portion of the site (subarea 1), along Central College Road, is proposed to be rezoned from R, Rural District to the L-AR-12, Limited Apartment Residential District. A 5.2 acre parcel on the west portion of the site (subarea 2), along Harlem Road, is proposed to be rezoned from R, Rural District to PUD-4, Planned Unit Development District. The remaining 76.5± acres (subareas 3 and 4), located in the eastern portion of the site, will remain zoned L-ARO, Limited Apartment Office District. There is a required 25 foot wide setback along the west property line. This rezoning proposes to remove the requirement for the setback between the two new properties and the property zoned L-ARO. The 25-foot wide setback would still be required adjacent to all properties not part of this request.
- To the north of the site is property zoned in the PUD-4, Planned Unit Development, PUD-6, Planned Unit Development, and CPD, Commercial Planned Development Districts. To the east is property zoned in the CPD, Commercial Planned Development and L-ARO, Limited Apartment Office Districts. To the south is State Route 161 with property zoned in the SR, Residential and L-AR-12, Limited Apartment Residential, Districts south of it. To the southwest is property zoned in the PUD-6, Planned Unit Development. To the west is property zoned in the R, Rural District.
- The proposed limitation texts for Subareas 1 and 2 address density, landscaping and lighting.
- Subarea 3 and subarea 4 are both zoned L-AR-O, Limited Apartment Office (Z95-102). One of the requirements of that zoning is to provide 25 foot wide setbacks for all

buildings and parking, loading and maneuvering areas from the west property lines. The requested revision for these subareas would remove this requirement for shared property lines adjacent to subarea 1 and subarea 2. The remainder of the requirements would not change for either subarea 3 or subarea 4.

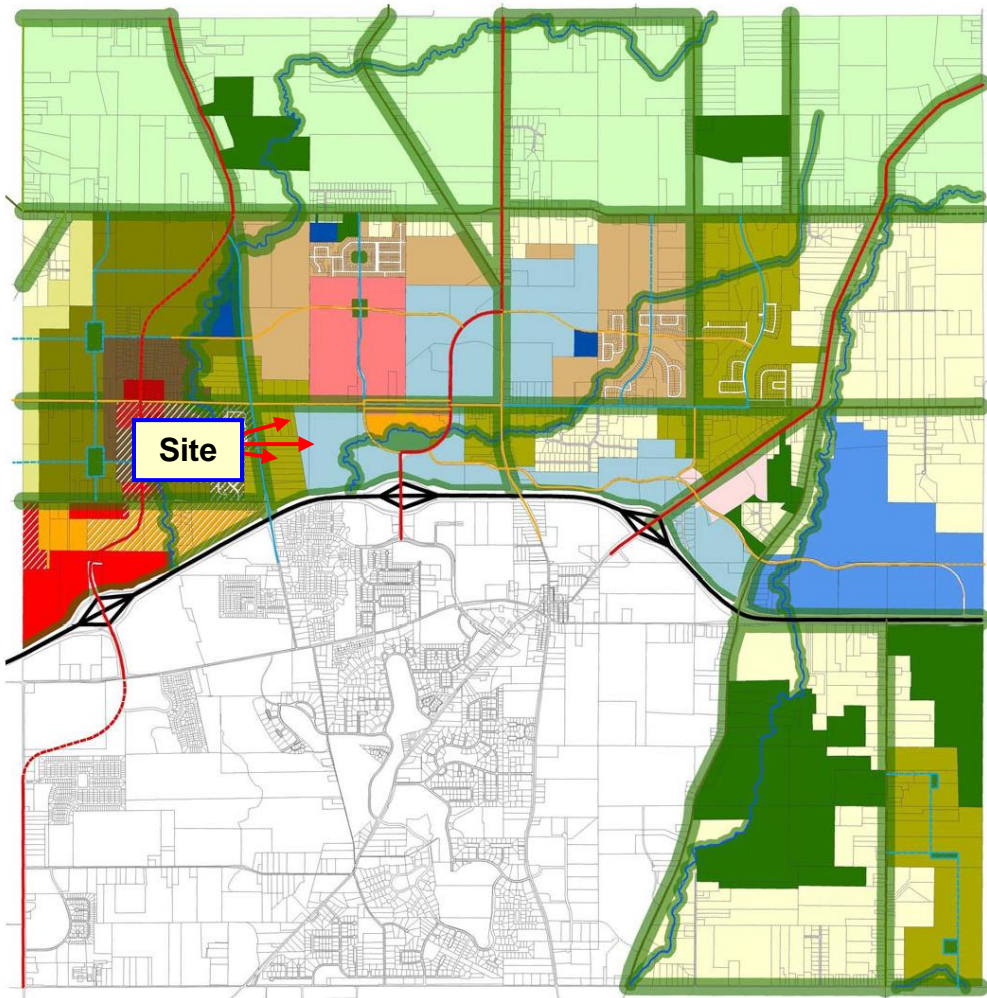
- The Rocky Fork – Blacklick Accord recommended conditional approval for subarea 1, as the original Z06-090, 5855 Central College Road. The Accord recommended conditional approval of subarea 2, originally Z06-071, 6350 Harlem Road. There are no changes to sub-areas 3 & 4, except to delete the required 25-foot wide setbacks where they abut sub-area 1 and sub-area 2. The changed setback within the site is minor, does not change any other requirements, and is not required to go before the Accord.
- The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed rezoning would permit multi-family development in Subarea 1, two-family dwellings in Subarea 2, and remove the setbacks from the shared property lines in Subareas 3 and 4. The request is consistent and compatible with the development in the area.

Z06-090

Z06-090



Legend

Office	Park/Open Space	Edge
Office/Warehouse	Village Mixed Use	Neighborhood
Town Mixed Use	Town Residential	Neighborhood Center
Commercial	Village Residential	Neighborhood Center Commercial
Multi-Family	Rural Residential	Park Zone
Civic/Schools		

Preexisting zoning represented by hatching.

Rocky Fork – Blacklick Accord Recommendation

1. 5855 Central College Road (Z06-090)

The Rocky Fork-Blacklick Accord panel recommended approval of this application on February 15, 2007 with a condition of preserving existing trees in a 75-foot setback along Central College Road. The applicant must submit a revised site plan to the planning division demonstrating the tree preservation. Additionally, the revised plan should state the density. The density of 6.34 units per acre was extrapolated by planning staff; it was not stated in the application materials. The motion from the RFBA meeting is quoted below:

Review & Action of Columbus rezoning application to develop 4.73 acres located between Hamilton Road and New Albany Road West.

Applicant: The New Albany Company; c/o Jeff Brown

MOTION: To amend the zoning text to preserve the existing trees in the 75-foot setback, to the satisfaction of staff. Applicant will provide revised site plan and clarification of density.

MOTION BY: Andy Show and seconded by Eileen Pewitt

RESULT: Approved (8-0)

6350 Harlem Road (Z06-071)

The RFBA Implementation Panel recommended approval of the rezoning application, conditioned on adding a vegetative buffer to the south.

Review of Columbus rezoning application to develop 5.2 acres located midway between Warner Road and Central College Road on the east side of Harlem Road.

Zoning Request: To rezone from R, Rural to PUD-4, Planned Unit Development

MOTION: To approve

MOTION BY:

RESULT: Conditionally approved; add vegetative buffer on south property line.

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: October 11, 2007

Application #: Z06-090	Requested: L-AR-12	Address: 5855 CENTRAL COLLEGE ROAD (43054)						
# Hearings:	Length of Testimony: <u>7:00 → 7:30</u> ⁽³⁰⁾	Staff	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval					
		Position:	<input type="checkbox"/> Conditional Approval					
# Speakers Support: <u>(3)</u>	Opposition: <u>(1)</u>	Development Commission Vote: <u>(1) Yes</u> <u>(4) No</u> <u>(0) Abstain</u>	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)	Fitzpatrick	NO Ingwersen	ABSENT Barnes	NO Anderson	NO Cooley	ABSENT Onwukwe	NO 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			SUB AREA #2 ONLY					
Compliance with City Plans								
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation	+	?		-	?		?	
Governmental or Public Input								
MEMBER COMMENTS:								
FITZPATRICK: APPROPRIATE USE; FURTHER SPECIFICS MUST BE SIGNIFIED PRIOR TO CITY COUNCIL ACTION.								
INGWERSEN: APPROPRIATE USE BUT CONNECTION OF SUB AREAS #3 & #4 THRU SUB AREA 2 TO HARLEM AT THE PROPOSED DENSITY IS UNACCEPTABLE • NOTIFICATION OF NEIGHBORS & INVOLVEMENT A MUST.								
BARNES:								
ANDERSON: Inadequate notice to residents; traffic impact unclear. (Harlem Rd. issue); eventual development in area relates to the traffic concerns								
COOLEY: Serious definitions on my part yes but the on traffic issue involving it is appropriate								
ONWUKWE:								
CONROY: Use is appropriate; Character of Harlem is in question. Concerns exist from neighbors especially w/rt possible "cut-through"								

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 # _____

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown / Smith & Hale LLC
 of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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

☐ If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. The New Albany Company, LLC 8000 Walton Pkwy., Suite 120 New Albany, OH 43054 Zero Columbus based employees	2. Epcon Sugar Run, LLC 500 Stonehenge Pkwy. Dublin, OH 43017 Zero Columbus based employees
3. New Albany Montessori School 6436 Harlem Road New Albany, OH 43054 10 Columbus based employees	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of September in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2010

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



NATALIE C. PATRICK
 Notary Public, State of Ohio
 My Commission Expires 09-04-10