

Z12-053 Final Received 2/6/13

SITE DATA

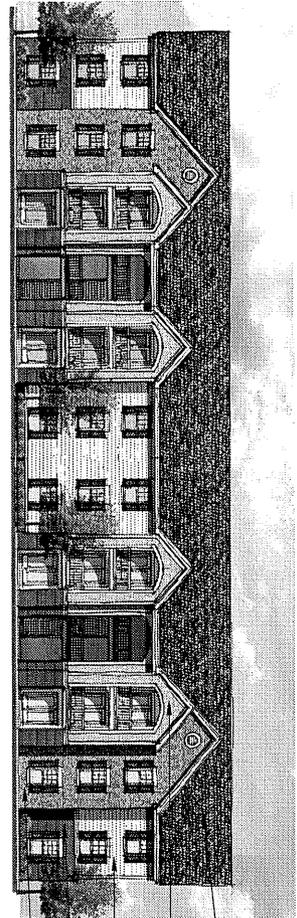
EXISTING ZONING	AR-12
PROPOSED ZONING	ARD
TOTAL ACRES OVERALL	+1.23873 AC.
TOTAL UNITS OVER ENTIRE SITE	286
TOWNSHIP (EXISTING)	150
APARTMENT	136
DENSITY OVERALL	+1.12 DU/AC
PARKINGS PROVIDED - APARTMENT	279 (12.59/UNIT)
CLUBHOUSE	26
SERVICE	29
GAMMAGE	30

MULTIFAMILY CONCEPT PLAN

TRADITIONS AT
ROCKY FORK

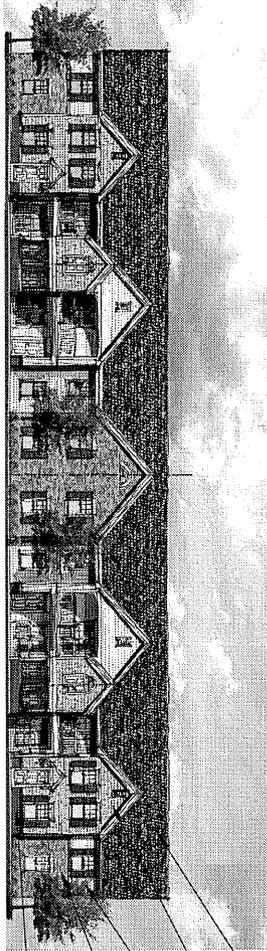
DATE: FEBRUARY 5, 2013
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 Paris Planning & Design
 1441 N. 25th Street
 P.O. Box 1000
 508-401
 www.parisplanninganddesign.com

[Handwritten Signature]
 2/6/13
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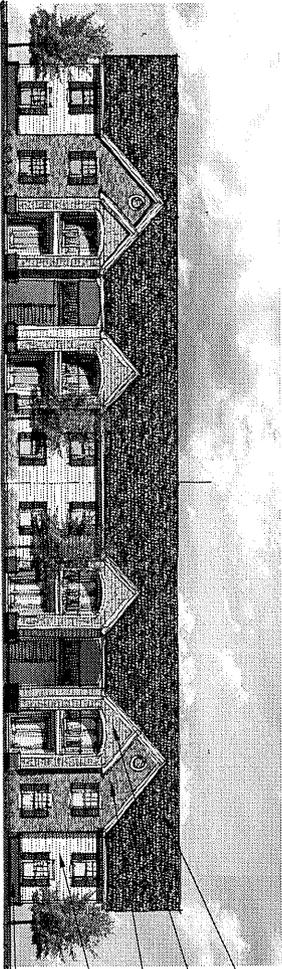
TYPICAL 3-STORY BUILDING ELEVATION
SCALE: N1/S

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



TYPICAL 2-STORY VISTA BUILDING ELEVATION
SCALE: N1/S

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



TYPICAL 2-STORY BREEZEWAY BUILDING ELEVATION
SCALE: N1/S

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

Z12-053 Final Received 2/8/13

BUILDING ELEVATIONS
TRADITIONS AT
ROCKY FORK

DATE: AUGUST 22, 2012

Paris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
240 N. 25th Street, Suite 401
P.O. Box 407184
Columbus, OH 43115
www.parisplanninganddesign.com

John Taylor
2/19/2013

② of ③

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 13, 2012**

- 2. APPLICATION: Z12-053 (12335-00000-00518)**
Location: **5702 HIGH ROCK DRIVE (43081)**, being 23.87± acres located on the south side of Central College Road, 827± feet east of North Hamilton Road (010-274571; Rocky Fork/Blacklick Accord).
Existing Zoning: L-AR-12, Limited Apartment Residential District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Traditions at Rocky Fork LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Traditions at Rocky Fork LLC et al; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

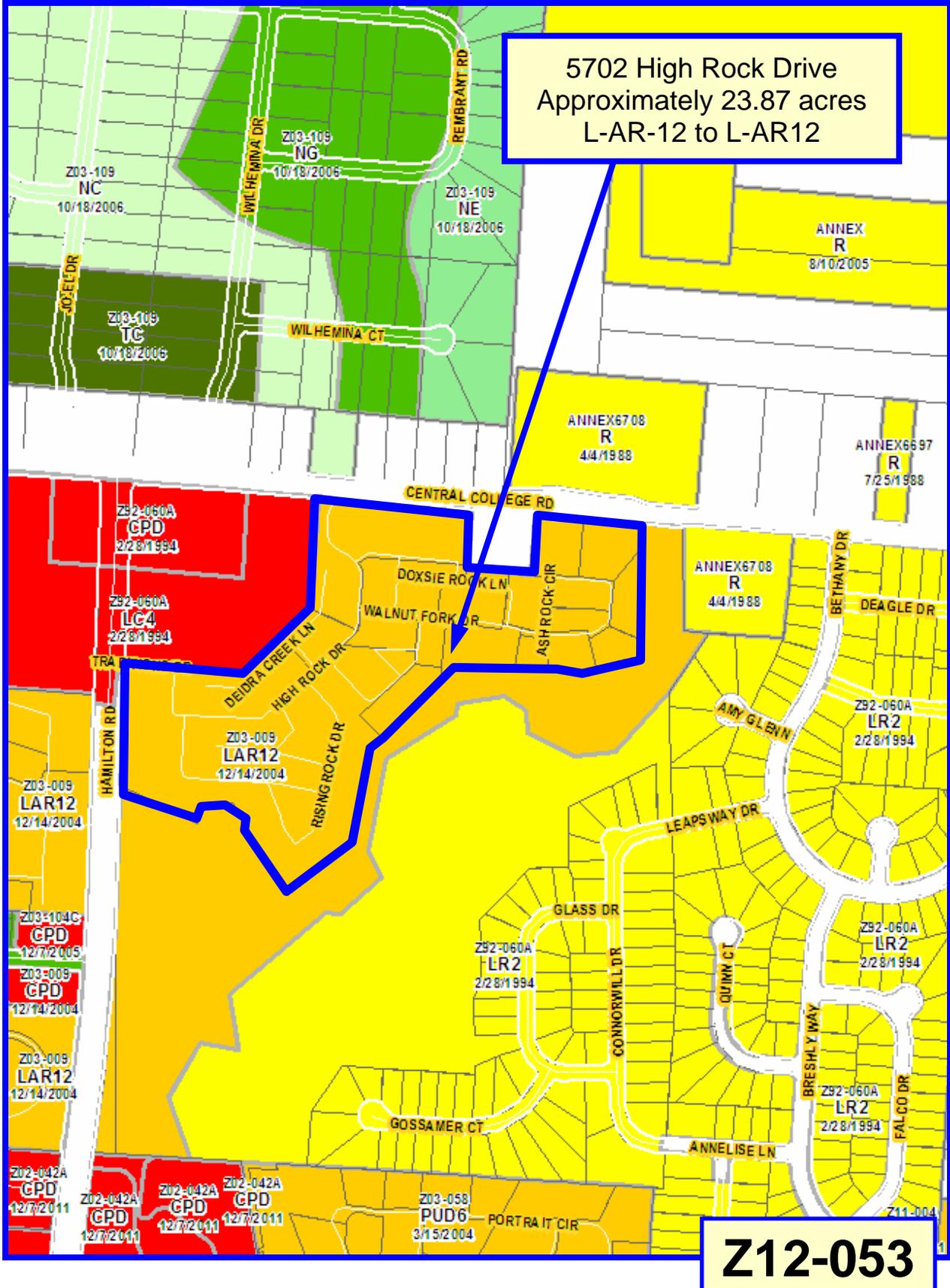
- This site was rezoned to the L-AR-12, Limited Apartment Residential District in December, 2004 (Z03-009), to allow multi-unit residential development with a maximum of 262 units and total gross density of 10.98± units per acre. 150 of those units have been constructed. The applicant requests the L-AR-12, Limited Apartment Residential District to construct 136 apartment units on the undeveloped portion of the site. The proposal will allow a total of 286 apartment units (11.98± units/acre), an increase of 24 units, and provides more open space than the current development plan.
- To the north across Central College Road are single-unit dwellings in Plain Township and the R, Rural District, and undeveloped land in the NE, Neighborhood Edge District. City of Columbus parkland in the L-AR-12, Limited Apartment Residential District borders the site to the east and south. To the west across North Hamilton Road is undeveloped land zoned in the L-C-4, Limited Commercial District, and multi-unit residential development in the L-AR-12, Limited Apartment Residential District. Undeveloped land zoned in the CPD, Commercial Planned Development and L-C-4, Limited Commercial Districts is located to the northwest.
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends multi-unit residential uses for the site as part of the West Village area.
- The Rocky Fork/Blacklick Accord Implementation Panel voted to approve this L-AR-12 zoning request on October 18, 2012. The proposed development complies with a majority of the Accord Evaluation Checklist items, including

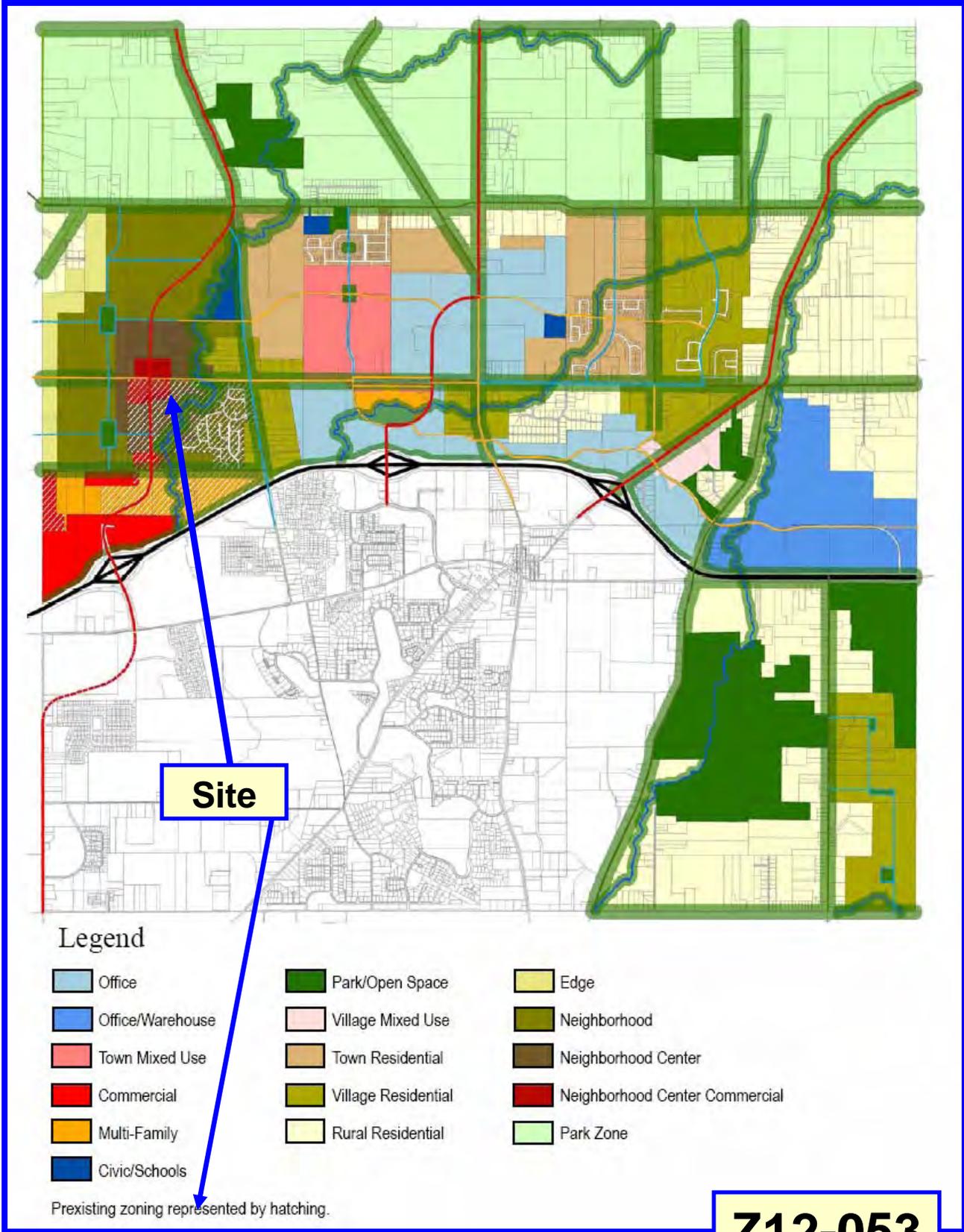
preservation of natural features and setback and aesthetic character along Central College and Hamilton Roads.

- The limitation text provides development standards for total number of units, setbacks, parking/towing language, street trees, landscaping/buffering, fencing, building materials commitments, and sidewalks or paths that are a minimum of five feet in width as requested by the Columbus Healthy Places Program.
- The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs. The specifics of the funding requirements will need to be finalized prior to this application being submitted to City Council for consideration.
- 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, and North Hamilton Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

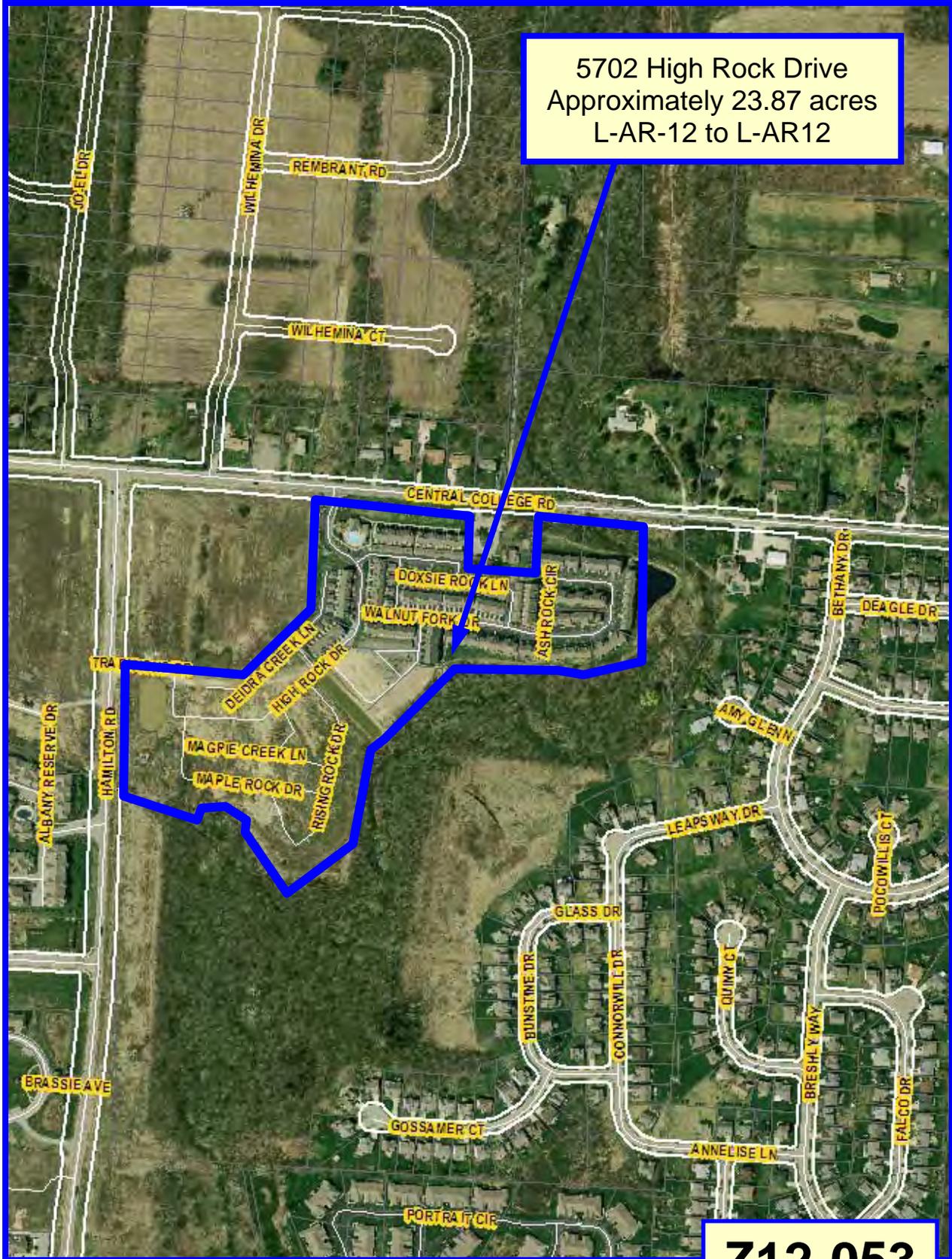
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will permit 286 apartment units on 23.87± acres with a total gross density of 11.98± units per acre. The site plan and text provide customary development standards and adequate buffering and screening throughout the site. The request for an increase of 24 units over what the current L-AR-12 District allows is justified with the additional open space provided and better protection of the creek. The requested rezoning is consistent with the *Rocky Fork/Blacklick Accord* (2003) with respect to land use recommendations, and with the zoning and development patterns of the area.





Z12-053



5702 High Rock Drive
Approximately 23.87 acres
L-AR-12 to L-AR12

Z12-053

RECORD OF PROCEEDINGS

OCTOBER 18, 2012

7:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 7:05 pm at New Albany Village Hall with the following members present: Don Ballard, Doug Burnip, Claudia Husak, Mike Chappellear, Jon Lucas, and Gary Schmidt. Ms. Husak chaired the meeting. Staff members present were Kevin Wheeler and Adrienne Joly.

II. Record of Proceedings

August minutes approved. (Ms. Husak- First; Mr. Ballard- Second)
September Minutes postponed.

III. Old Business

IV. Cases/Public Hearings

1. 5373 Central College Rd

Review and Action regarding a Columbus rezoning application to develop the remaining half of a 23.87 acre site located near the southeast corner of Hamilton and Central College roads.

Proposed Use: Multifamily Residential

Applicant: Jill Tangeman, Atty

Staff Presentation: Mr. Wheeler referred to the staff report and the checklist. He requested the applicant to move ahead with their presentation.

Application Presentation: Ms. Tangeman gave a brief background about the project and limitations to continue with the project as anticipated originally. She also talked about the panel discussions when the application was reviewed conceptually in September.

Ms. Tangeman said that the product type was changed in the proposal than the original development. The original site plan included condominium development. The proposal includes apartment units. More open space is available as part of change in the product type.

Mr. Foley discussed the changes from the conceptual plan. The major changes include-

- Larger stream corridor protection zone.
- Larger building setback.
- Combination of two and three story building.
- Central open green space as an amenity for the whole site with pedestrian connections.
- Lower density.

Mr. Ballard asked if there is any connectivity between townhomes and proposed development.

Mr. Foley said that there is no vehicular connection except for emergency access.

Mr. Ballard asked about the setback from Hamilton Rd.

Mr. Foley said that it will be about 200' from ROW to buildings.

Mr. Schmidt asked about the location of stormwater facilities.

Mr. Foley said that there is existing pond. There will be a pond in addition but it will not be in the corridor protection zone.

Mr. Chappellear asked about the depth of the possible pond.

Mr. Foley said that he is not very sure about exact depth.

Ms. Husak mentioned that there is lack of connection between two developments which would help to distribute the traffic. At the minimum there should be a pedestrian connection.

Ms. Husak asked about the nature of open space within easement.

Mr. Foley said that there might be some medium sized trees depending on height restriction. They plan on planting some trees within the easement with an entry feature. Parking will be screened by hedgerows.

Ms. Husak asked about the size of central open space.

Mr. Foley said that it is about 160'X100' at its widest point.

Ms. Husak suggested that the open space will be used more if it was closer to the club house.

Mr. Foley said that the open space will serve mostly to the residents using premium units in this development.

Ms. Husak suggested building a sidewalk along all sides of the open space.

Mr. Foley said that according his discussions with Ms. Lorenz, they will have to provide some connectivity. City's Parks and Recreation department is planning bikepath connections from Morse Rd to Rocky Fork north. There might be an opportunity to connect to that system as well.

Ms. Tangeman said that they can commit to the sidewalks.

Mr. Lucas asked if there were any discussions related to the density.

Ms. Tangeman said that the site is currently zoned for 12 units/acre and they are continuing with the same zoning classification.

Mr. Schmidt said that he is familiar with the proposed elevations for new buildings but he is not very familiar with the architecture of existing townhouses.

Mr. Thomas said that the town homes have fewer exterior materials than the proposed apartments.

Mr. Schmidt asked if the use of two distinct sets of elevations is intentional.

Ms. Tangeman said that those will be two separate communities and will be visually distinguished.

Mr. Chappellear asked about the address of the property. He said that it is 5373 Central College Rd without any relation with the Central College Rd.

Ms. Tangeman said that it might be from the original larger zoning.

Mr. Schmidt asked if Ms. Tangeman is ready to make commitments to all the issues raised by the staff.

Ms. Tangeman said that she is comfortable to do so.

Mr. Burnip said that he appreciates the new site plan which is better than presented during conceptual review.

Mr. Shipka from Preston Woods Association mentioned that the traffic on Hamilton Rd causes major traffic problems.

Ms. Tangeman said that the improvements are planned for that area.

Mr. Chappellear asked if the new development is going to add to the traffic problem.

Mr. Thomas said that traffic studies are done for the area and improvements are planned.

Mr. Schmidt made the motion to approve with the conditions to commit to all the issues raised by the staff in staff report and the checklist and addition of sidewalks along central open green space.

Ms. Tangeman thanked the panel.

MOTION: To approve

MOTION BY: Mr. Schmidt, seconded by Ms. Husak

RESULT: Approval (6-0)

V. New Business

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:45 pm.



REZONING APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ 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 # Z12-053

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill 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
Address of corporate headquarters City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1.</p> <p>Traditions at Rocky Fork LLC 470 Olde Worthington Rd, Westerville, OH 43215 Joe Thomas / # 540-2400 0 Employees</p>	<p>2.</p> <p>Traditions at Rocky Fork Condominium Association 470 Olde Worthington Rd, Westerville, OH 43215 Joe Thomas / #54-2400 0 Employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman

Subscribed to me in my presence and before me this 14th day of February, in the year 2013.

SIGNATURE OF NOTARY PUBLIC Deanna R. Cook

My Commission Expires: NA

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

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.