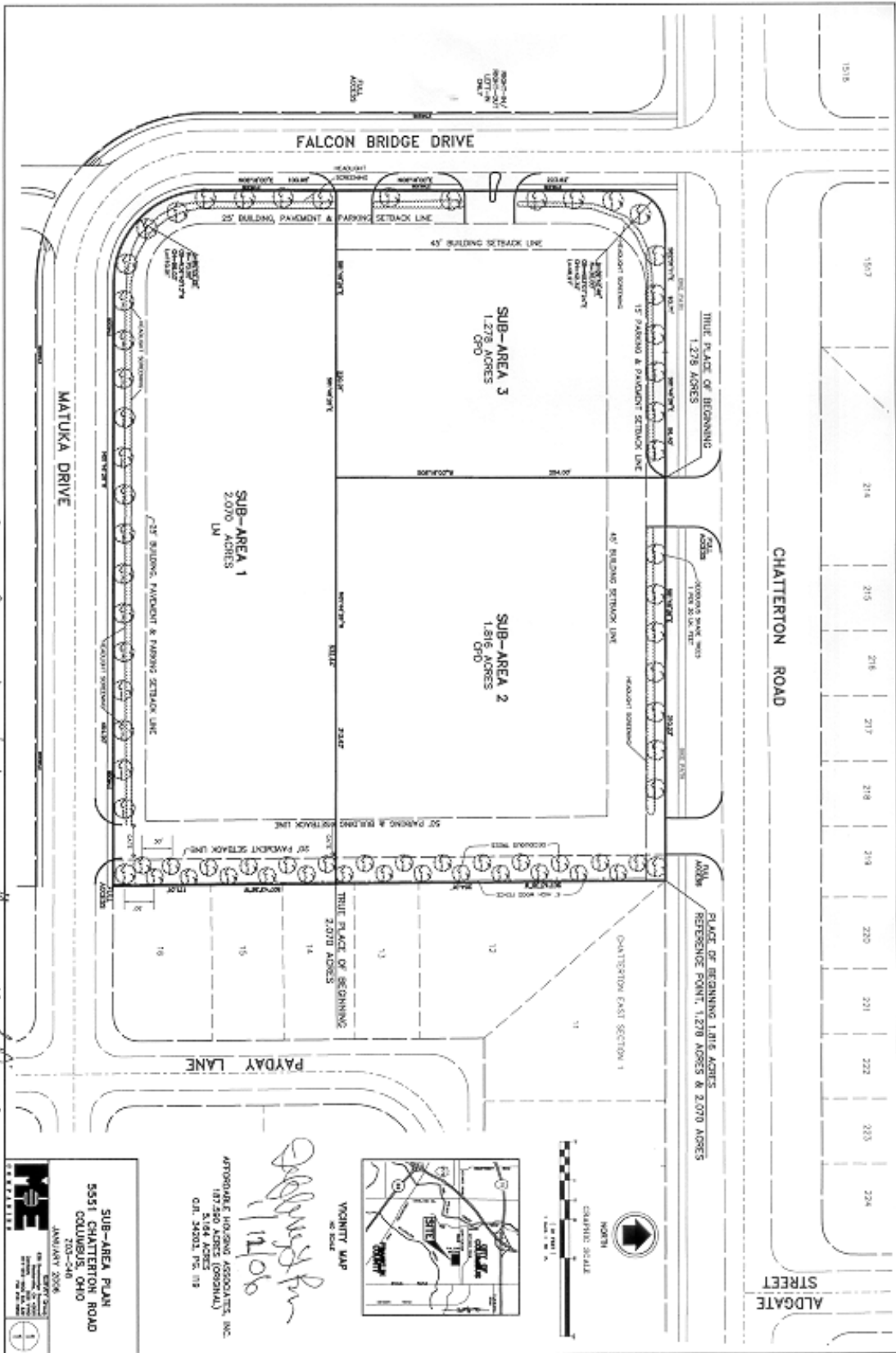


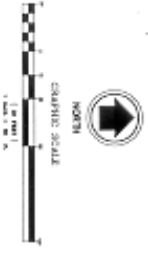
203-048 Final Received 1/12/06 by Shannon King



WE
 SUB-AREA PLAN
 5551 CHATTERTON ROAD
 COLUMBUS, OHIO
 Z03-048
 JANUARY 2006

ATTORNEYS: HOLLAND ASSOCIATES, INC.
 18750 ACRES (ORIGINAL)
 OH. 3800, P.C. 03

Shannon King
 1/12/06



ALDGATE STREET

CHATTERTON ROAD

FALCON BRIDGE DRIVE

MATUKA DRIVE

PAYDAY LANE

SUB-AREA 3
 1,278 ACRES
 CPO

SUB-AREA 1
 2,070 ACRES
 LN

SUB-AREA 2
 1,816 ACRES
 CPO

TRUIE PLACE OF BEGINNING
 1,278 ACRES

TRUIE PLACE OF BEGINNING 1,816 ACRES
 REFERENCE POINT 1,278 ACRES & 2,070 ACRES

CHATTERTON EAST SECTION 1

TRUIE PLACE OF BEGINNING
 2,070 ACRES

1518

1517

214

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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2005**

- 5. APPLICATION: Z03-048**
- Location:** 5551 CHATTERTON ROAD (43232), being 5.16± acres located on the southeast corner of Chatterton Road and Falcon Bridge Drive (010-236412).
- Existing Zoning:** L-AR-12, Limited Apartment Residential District.
- Request:** L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts.
- Proposed Use:** Limited commercial uses and self storage.
- Applicant(s):** Timothy R. Foley; c/o Jeffrey L. Brown, Atty.; 10 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** Affordable Housing Association; c/o Jeffrey L. Brown, Atty.; 10 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

- The 5.16± acre site is undeveloped, and is currently zoned L-AR-12, Limited Apartment Residential District. The applicant requests the CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts for the development of limited commercial uses and a self storage facility.
- To the north across Chatterton Road is a single-family subdivision in the R-2, Residential District. To the east is a single-family subdivision in the L-R-2, Limited Residential District. To the south and west is multi-family residential development in the L-AR-12, Limited Apartment Residential District.
- The submitted development plan is comprised of three separate subareas. Subarea 1, a request for L-M, Limited Manufacturing District containing ~~2.3~~ **2.07±** acres, proposes self storage units, day care, and office uses. Subarea 2, a request for CPD, Commercial Planned Development District containing ~~4.59~~ **1.82±** acres, proposes C-1 commercial uses, but allows for larger maximum square footage for uses than the C-1 District allows. Subarea 3, a request for CPD, Commercial Planned Development District containing 1.28± acres, proposes all subarea 2 uses, a restaurant, and C-2, Commercial District uses. The submitted plan commits to a 15' parking and building setbacks along Chatterton Road, and 25' parking and building setbacks along Falcon Bridge and Matuka Drives. A minimum 20-foot landscaped buffer area including a six-foot high wood privacy fence is proposed along the east property line for the adjacent single-family subdivision.
- Because the site is surrounded by three public streets it has been difficult to develop it as a multi-family residential complex. The current zoning was established in 1997, and the site has remained undeveloped. Staff can support neighborhood commercial uses and the self storage facility with the proposed development standards which will serve

the immediate residential population. In addition, with the construction of sidewalks along Falcon Bridge and Matuka Drives and a bike path along the Chatterton Road frontage, an opportunity for pedestrian activity and reduced automobile trips exists.

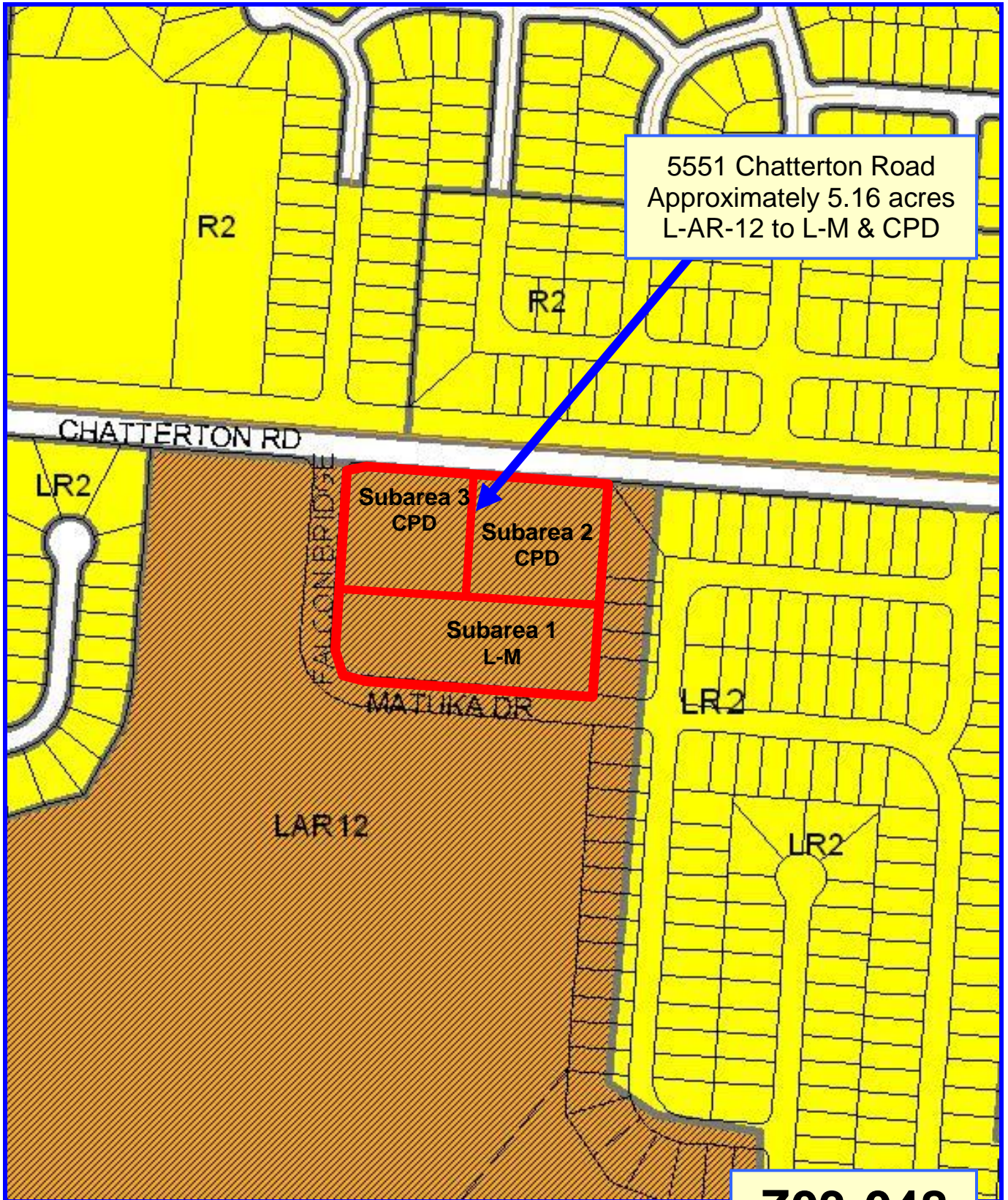
- o The proposed development plan and text include use restrictions, exterior building commitments, pitched or gabled roofs, buffering, screening, landscaping, and lighting controls. If self-storage units are developed in Subarea 1, the following commitments are proposed in order to achieve compatibility with the surrounding residential development:
 - A building shall be located parallel to Matuka Drive at the building setback line.
 - No exterior doors will be on the south side of that building except for any required fire doors.
 - The building material for the building(s) on the perimeter of the site will be split face block.
 - The same neutral color will be used for all of the building elements of the units, and each building will have a minimum 4/12 pitched roof.

- o The *Columbus Thoroughfare Plan* identifies Chatterton Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

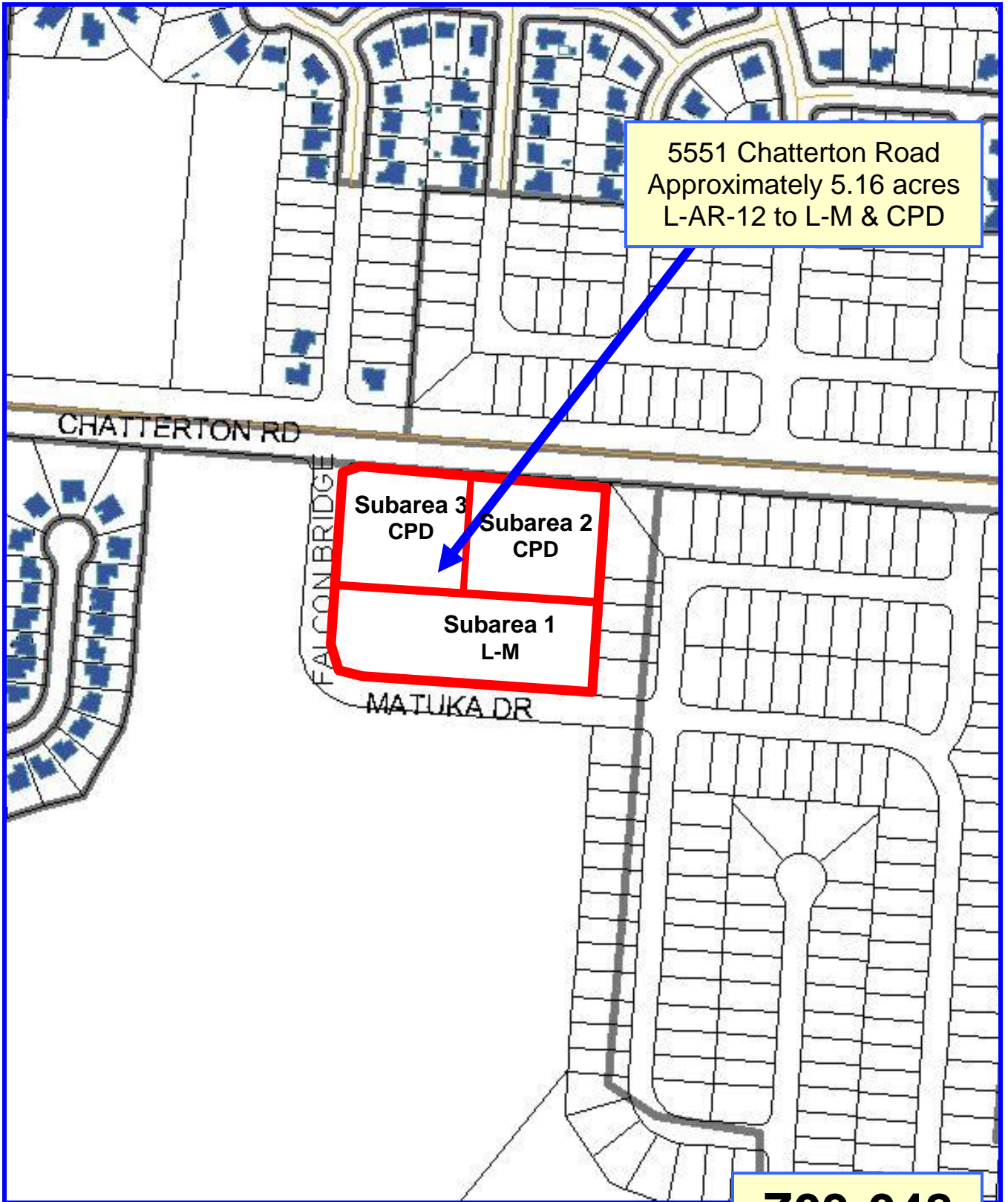
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development and L-M, Limited Manufacturing Districts would permit limited commercial development and a self storage facility. The proposed development plan and text include use restrictions, exterior building commitments, pitched or gabled roofs, buffering, screening, landscaping, and lighting controls in consideration of the surrounding residential development. With the proposed development standards, Staff can support neighborhood commercial uses and the self storage facility at this location.

* The zoning district boundaries and acreages were slightly adjusted for Subareas 1 and 2 on January 12, 2006.



Z03-048



Z03-048

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 # 203048

Being first duly cautioned and sworn (NAME) Nicholas C. Cavalaris
of (COMPLETE ADDRESS) 37 W. Broad Street, 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, Z ip
- Number of Columbus based employees
- Contact name and number

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

1. Timothy R. Foley 635 Brookside Blvd. Westerville, OH 43081	2. Affordable Housing Associates, Inc. 39 E. Whittier St. Columbus, Oh 43206
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of November in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Nicholas Cavalaris
Natalie C. Patrick
9/10/2010

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



Seal Here

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