

ZONING SITE PLAN
SCALE: 1" = 40'

Signature
K.A.R.P.
 KONTOGIANNIS & ASSOCIATES
 ARCHITECTURE PLANNING DESIGN
 400 SOUTH FIFTH ST
 COLUMBUS, OHIO 43215-4682
 614.221.4121
 www.karpl.com

ZSP-1

DATE: MARCH 14, 2012
 DRAWING TITLE:
ZONING SITE PLAN

COLUMBUS, OHIO
 DRAWING TITLE:
ZONING SITE PLAN

PROJECT:
Z12-007
 5287 AVERY ROAD

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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 12, 2012**

- 3. APPLICATION: Z12-007 (ACCELA # 12335-00000-00036)**
Location: **5287 AVERY ROAD (43002)**, being 13.1± acres located on the west side of Avery Road, 1930± feet south of Rings Road. (010-279301).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential District
Proposed Use: Multi-unit dwellings.
Applicant(s): Colonial American Development Corporation c/o Jeffrey L. Brown, Smith & Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): Angelo J. Dallas Trust, FBO Marghrita (Dallas) Hennon; 3297 McKinley Ave; Columbus, Ohio 43204.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

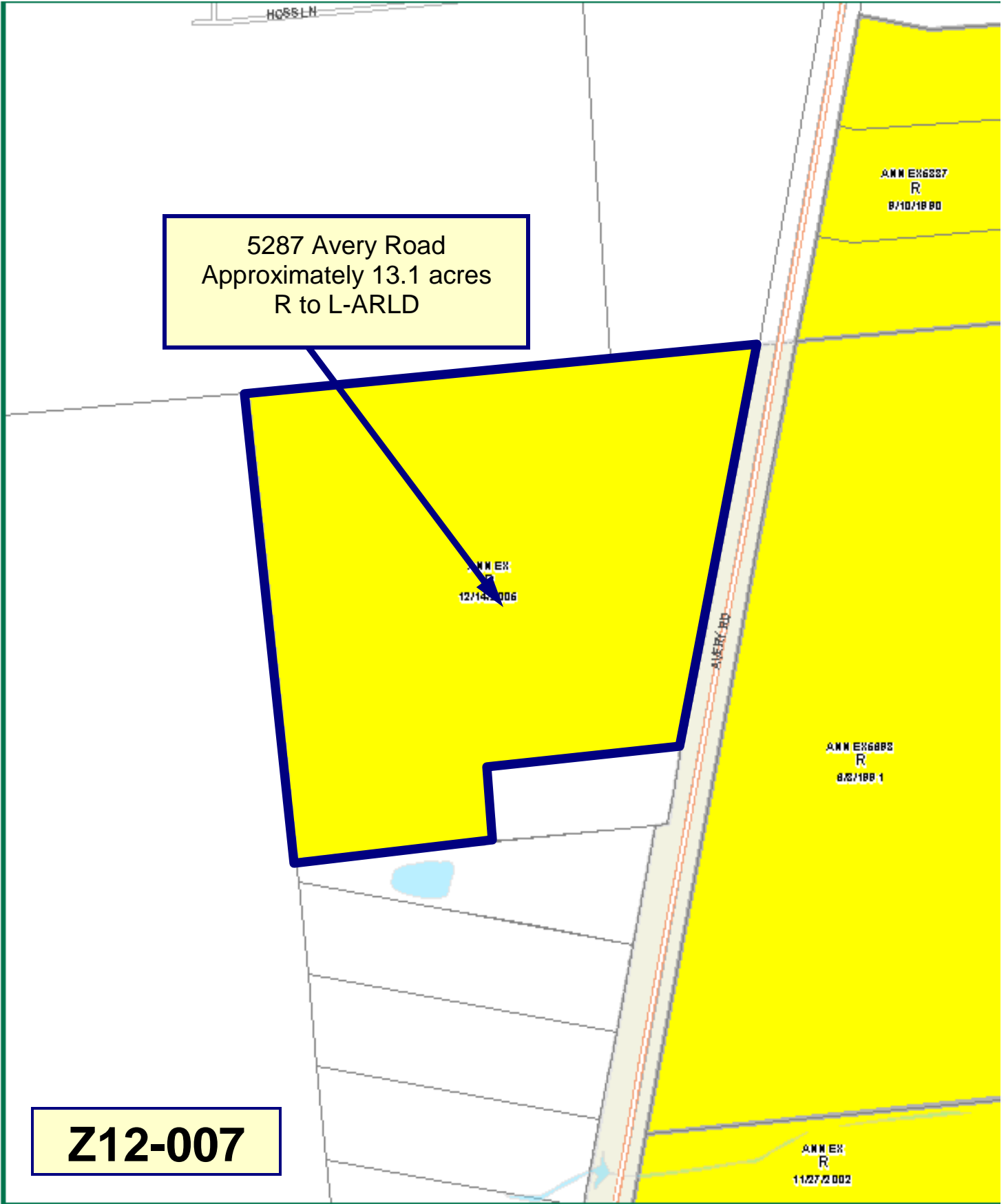
BACKGROUND:

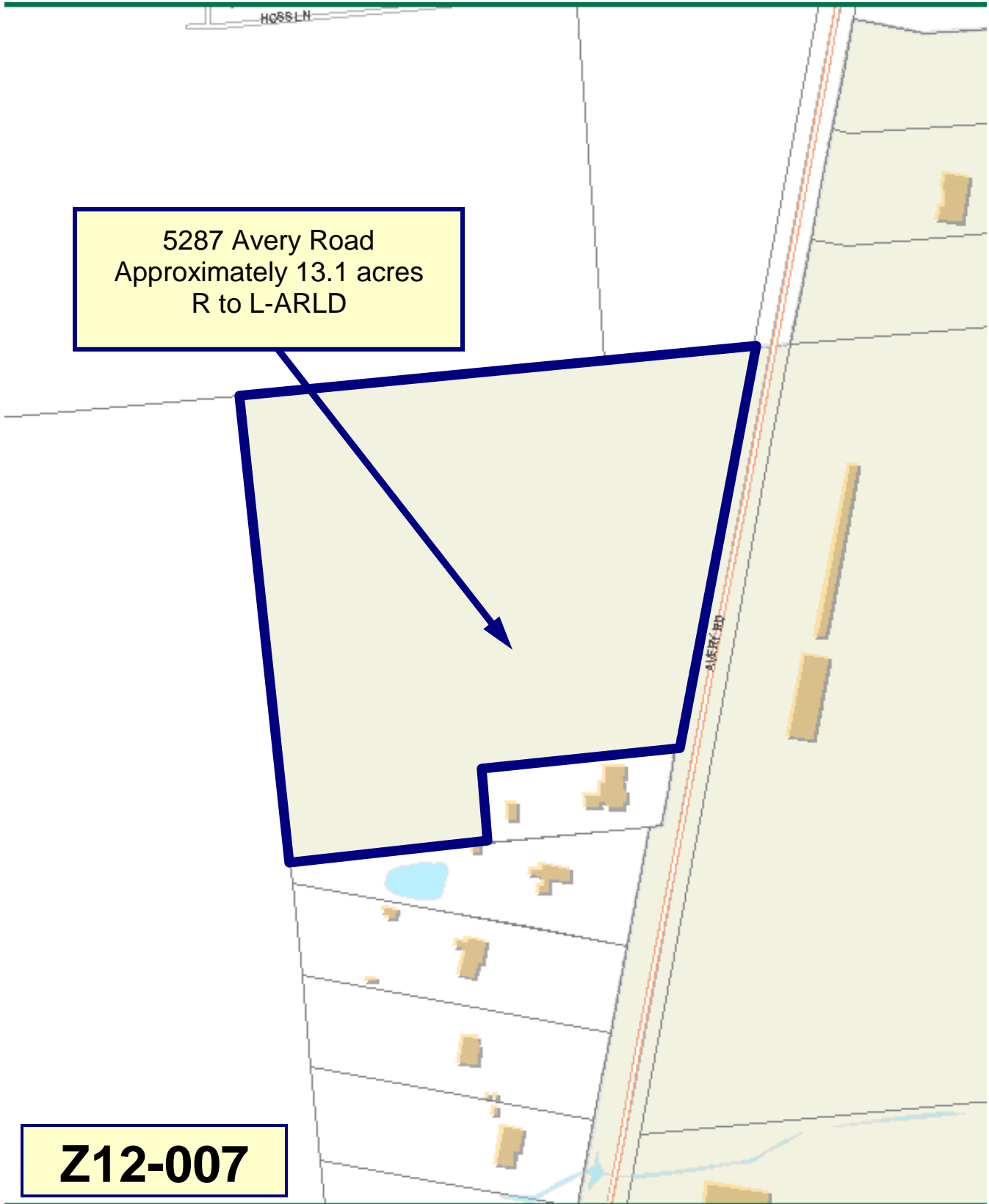
- This application is to rezone this vacant site from the R, Rural District to the L-ARLD, Limited Apartment Residential District to allow multi-unit dwellings.
- To the north is a mobile home park and undeveloped land in the City of Dublin. To the south are single-unit dwellings in Washington Township. To the east across Avery Road is a driving range zoned in the R, Rural District. To the west is undeveloped land in the City of Dublin.
- The site falls within the boundaries of the *Interim Hayden Run Corridor Plan* (2004), which calls for office development on the site. The Planning Division supports deviation from the *Plan* because the westward extension of Tuttle Boulevard is not yet scheduled for construction, a light rail line contemplated as part of a regional system in 2004 has not been pursued and because the market dynamics making office development challenging in an areas such as this.
- The proposed limitation text commits to a maximum of 165 dwelling units as well as street trees and lighting provisions. The site plan commits to the preservation of trees along the perimeter of the site.
- The *Columbus Thoroughfare Plan* identifies Avery Road as a 6-2D arterial requiring 80 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff recommends that the proposed L-ARLD, Limited Apartment Residential District be approved. The proposed L-ARLD will allow for controlled multi-unit development in harmony with the surrounding land use and zoning patterns. Deviation from the *Interim Hayden Run Corridor Plan* (2004) is supported because the westward extension of Tuttle

Boulevard is not yet scheduled for construction, a light rail line contemplated as part of a regional system in 2004 has not been pursued and because the market dynamics making office development challenging in areas such as this.

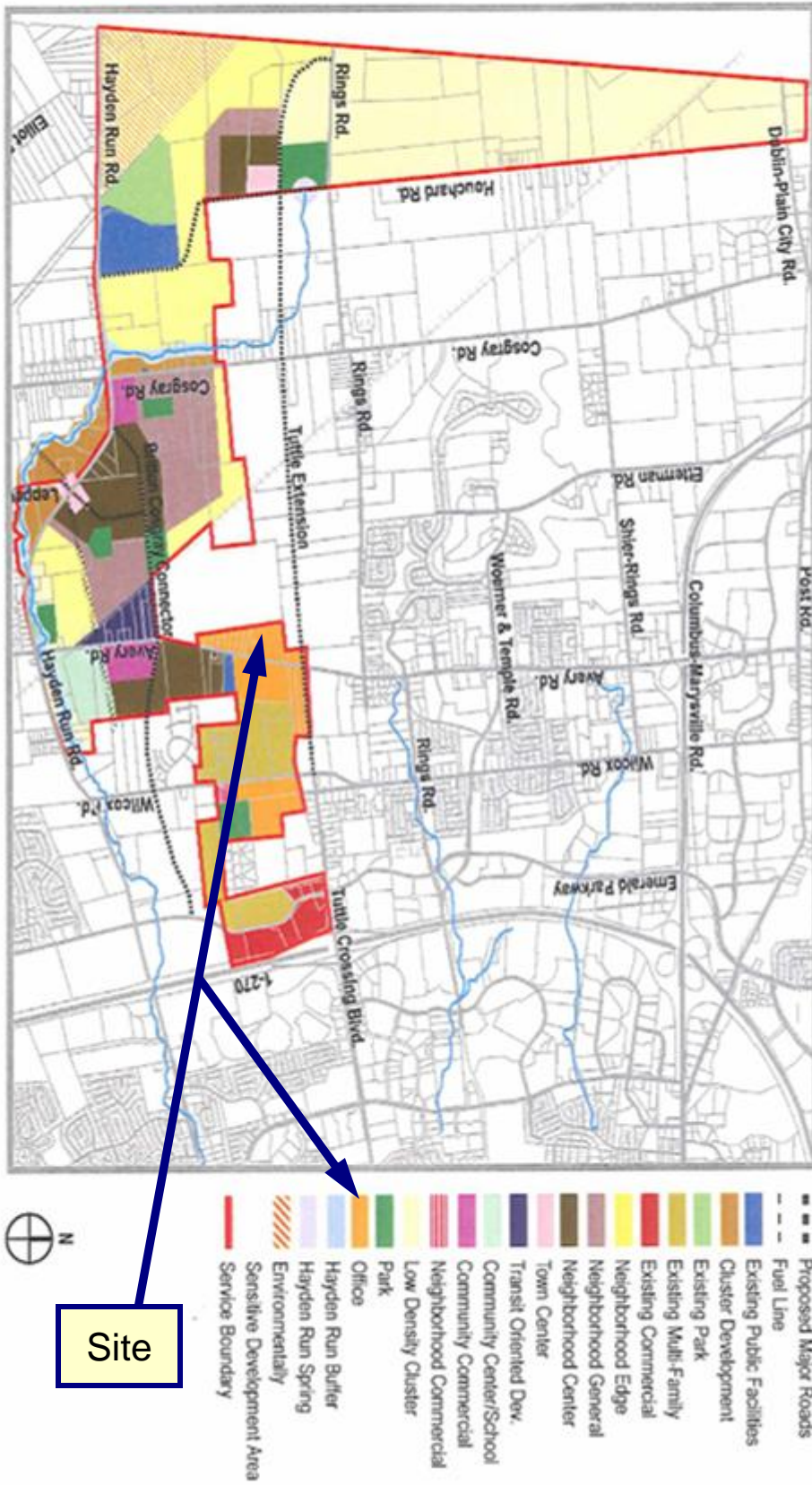




Z12-007

LAND USE/PROPOSED LAND USE

PROPOSED LAND USE MAP



Site



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 # Z12-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Randall Palmer
of (COMPLETE ADDRESS) Colonial American Development Corporation, 400 S. Fifth St., Suite 400, Columbus, Ohio 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. Colonial American Development Corporation 400 S. Fifth St. Suite 400 Columbus, Ohio 43219 44 Columbus based employees George J. Kontogiannis - 614-224-2083	2. Angelo J. Dallas Trust 3297 McKinley Ave. Columbus, Ohio 43204 Marghrita (Dallas) Hennon - 614-282-3155
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Randall B. Palmer

Subscribed to me in my presence and before me this 20th day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC Jeanne M. Shull

My Commission Expires: JEANNE M. SHULL
NOTARY PUBLIC • STATE OF OHIO
Recorded in Franklin County

This Project Disclosure Statement expires 90 days after date of notarization.

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer