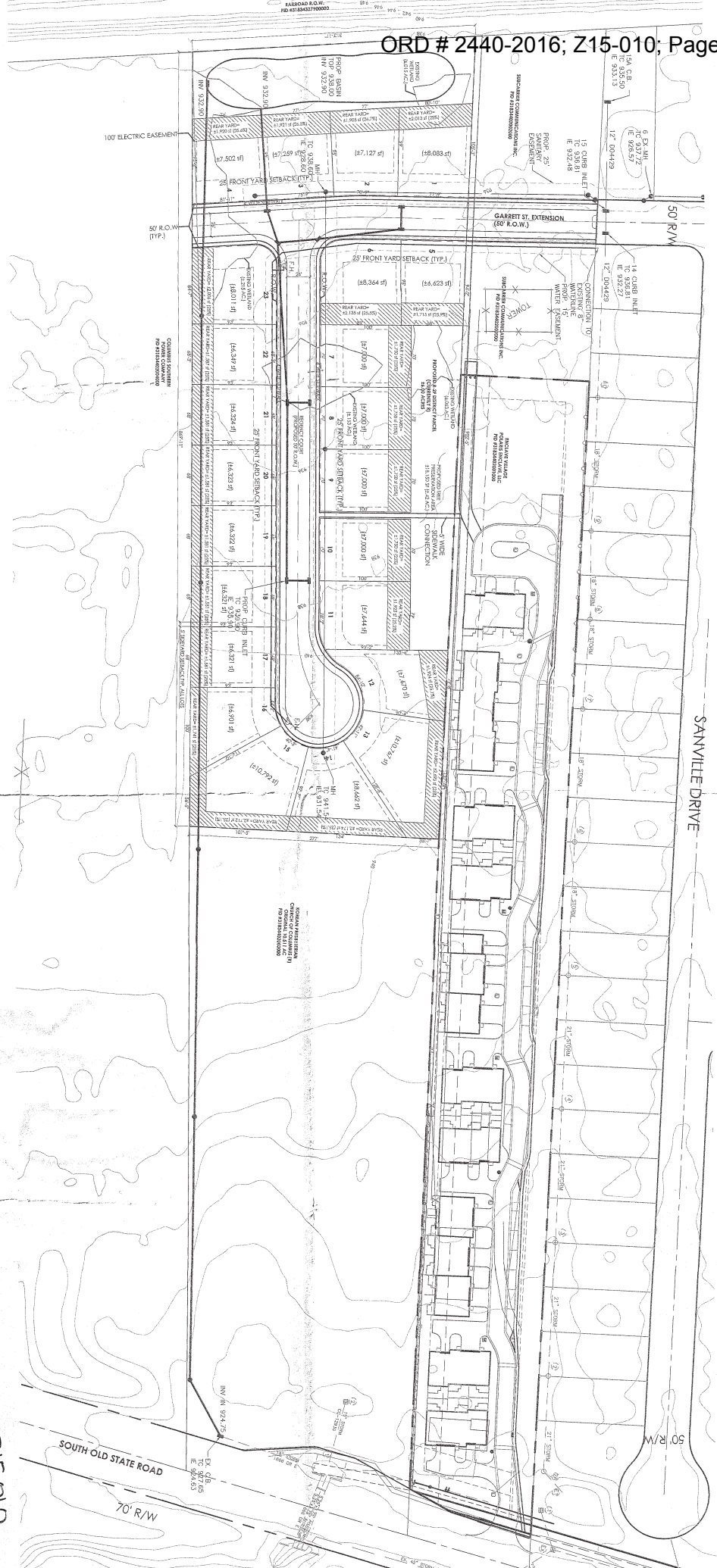


PRELIMINARY PLAT

SOUTH OLD STATE - GARRETT ST.

DATE: 7/29/16



FLOOD ZONE NOTE:
 THE SUBJECT TRACTS LIE IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS 39041 C0224K & 39041 C0225K, BOTH WITH AN EFFECTIVE DATE OF 4/16/07

*Z15-010
 Final Reared
 9/19/16*

Paris Planning & Design
 LAND PLANNING
 520 N. 10th Street
 Columbus, OH 43215
 614.291.1544
 www.parisplanninganddesign.com

LANDSCAPE ARCHITECTURE
 511 N. 10th Street
 Columbus, OH 43215
 614.291.1544
 www.parisplanninganddesign.com

SCALE 1"=50'
 NORTH
 0 25 50 100 150

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2016**

- 2. APPLICATION: Z15-010**
- Location:** **9480 SOUTH OLD STATE ROAD (43235)**, being 6.0± acres located 734± feet west of South Old State Road, at the terminus of Garrett Street (part of 31834402003000; Far North Columbus Communities Coalition).
- Existing Zoning:** R, Rural District.
- Request:** L-R-2F, Limited Residential District.
- Proposed Use:** Two-unit residential development.
- Applicant(s):** Bell Properties, Ltd.; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
- Property Owner(s):** Korean Presbyterian Church of Columbus; 9480 South Old State Road; Columbus, OH 43035.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

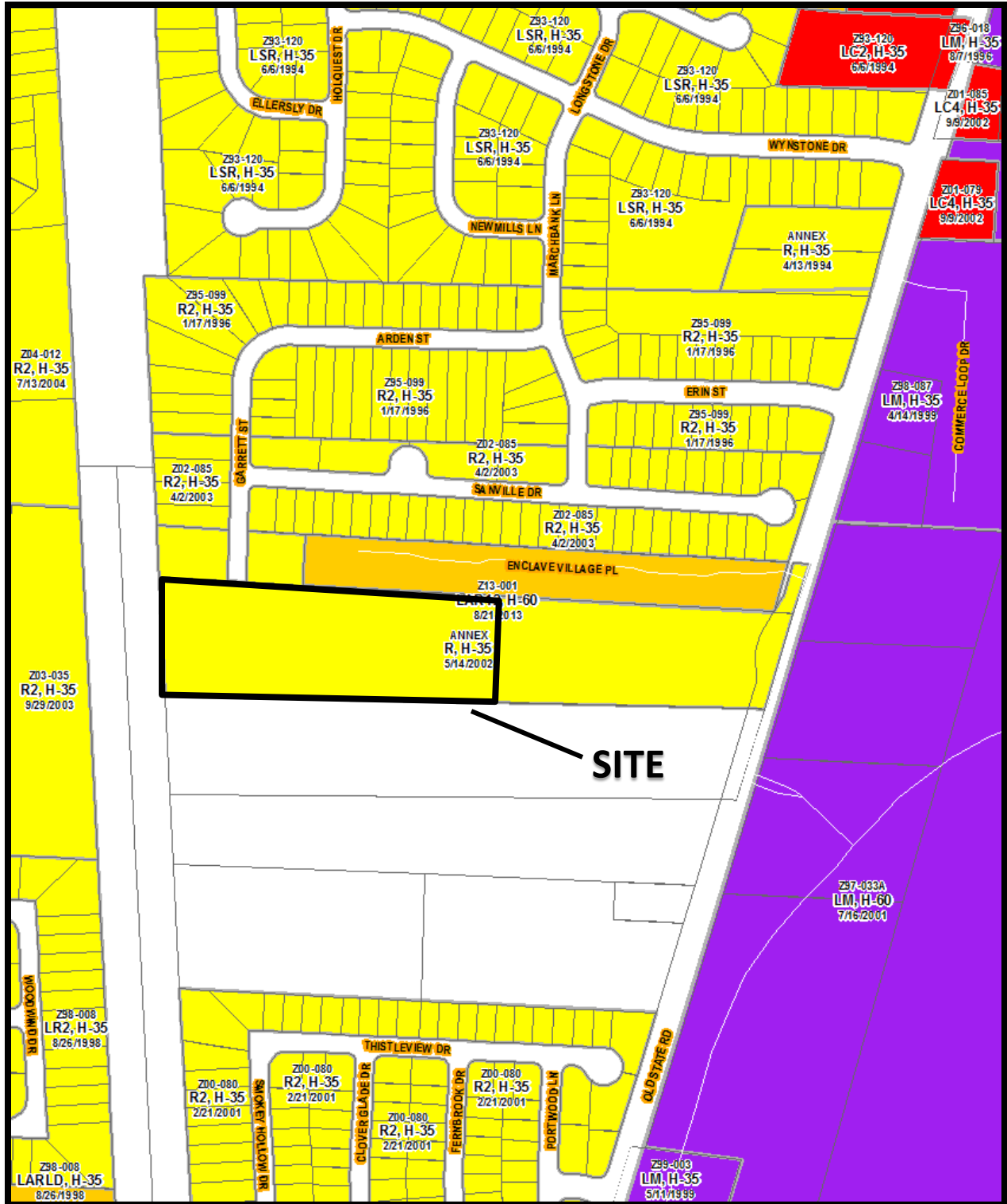
BACKGROUND:

- The 6.0± acre site is an undeveloped portion of a parcel developed with a church zoned in the R, Rural District. The requested L-R-2F, Limited Residential District will allow a two-unit dwelling development (46 total units) which will be accessed from Garrett Street.
- To the north is an apartment complex in the L-AR-12, Limited Apartment Residential District, and a monopole telecommunication antenna in the R, Rural District. To the east across South Old State Road is office development in the L-M, Limited Manufacturing District. To the south is an electrical substation in Orange Township. To the west are railroad tracks and undeveloped land in the R-2, Residential District.
- The site is located within the planning area of *The Far North Area Plan* (2014), which recommends institutional uses for this location. Redevelopment of existing institutional land uses should be compatible with surrounding development, and expansion should make efficient use of site areas and minimize disruption of sensitive natural resources. The Plan also recommends tree preservation, open space, and connectivity.
- The site is located within the boundaries of the Far North Columbus Communities Coalition who recommends approval of the requested L-R-2F district.
- The limitation text commits to a site plan (subdivision plat), and provides development standards for total number of units, dwelling size, height limit, access, landscaping, screening, tree preservation, connectivity to the north, and building materials commitments.
- Concurrent Council Variance CV16-048 has been filed to permit reduced maximum side yard requirements for the proposed subdivision. That request will be heard by City Council and will not be considered at this Development Commission meeting.

- The *Columbus Thoroughfare Plan* identifies South Old State Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline, although this site does not have direct access to South Old State Road.

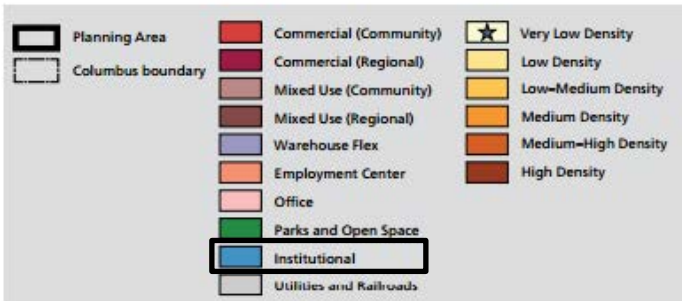
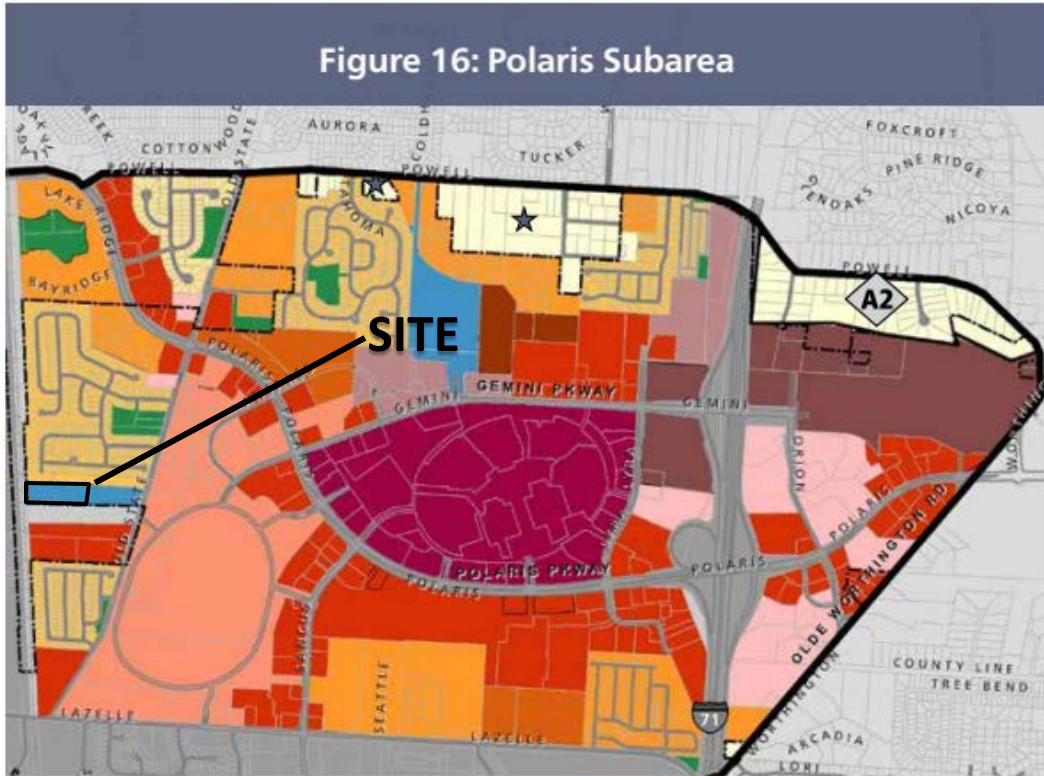
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-R-2F, Limited Residential District will allow a two-unit dwelling development containing a maximum of 46 units, which is compatible with the residential densities to the north. The site plan and limitation text include development standards in consideration of adjacent residential developments, and incorporate tree preservation, open space, and connectivity. Staff has determined that this proposal is consistent with the recommendations of *The Far North Area Plan*.



.....N% !S%\$''
9480 South Old State Road
R to L-R-2F
Approximately 6.00 acres

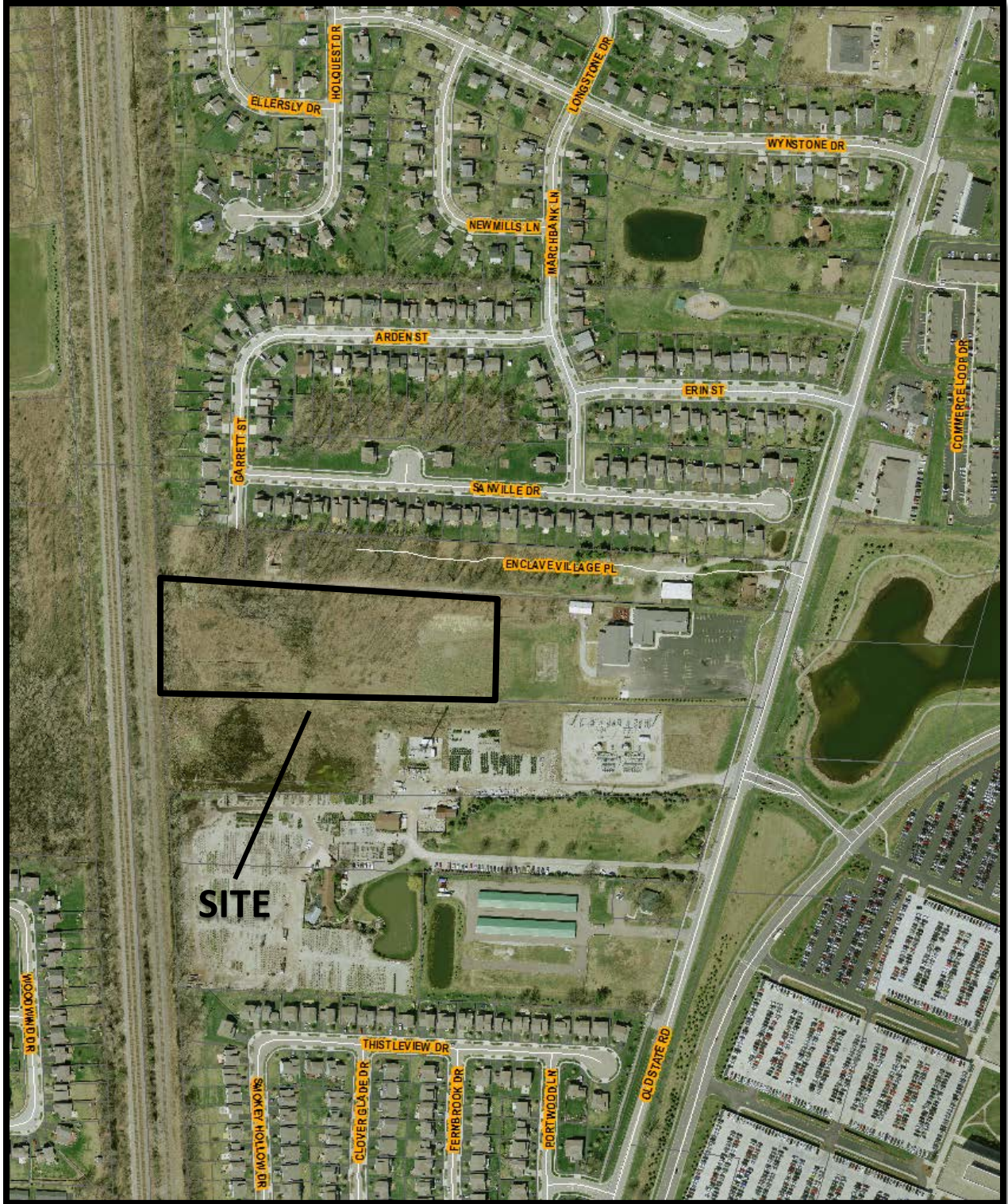
Figure 16: Polaris Subarea



Refer to page 55 for supporting text for site A2.

★ Refer to page 43 for supporting text.

.....N% !\$\$`
 9480 South Old State Road
 R to L-R-2F
 Approximately 6.00 acres



SITE

.....N) !%\$''
9480 South Old State Road
R to L-R-2F
Approximately 6.00 acres



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 215-610 + CV16-048

Address _____

Group Name For North Columbus Communities Coalition

Meeting Date 8-2-2016

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

Recommendation (Check only one)
 Approval
 Disapproval

NOTES: Motion to accept as written was passed
unanimously.

Vote 14-0

Signature of Authorized Representative James Palmisano

SIGNATURE
President- FNCCC

RECOMMENDING GROUP TITLE
614-832-9083

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 AND ZONING SERVICES

REZONING APPLICATION

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 # Z15-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman, Esq.
of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, 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

Table with 2 columns and 2 rows for listing parties with interest in the project.

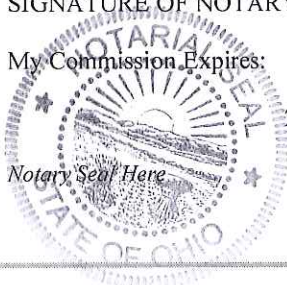
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature of Eric J. Zartman]

Subscribed to me in my presence and before me this 11th day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature of Carol A. Stewart]

My Commission Expires:



CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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