

SITE DATA	
TOTAL ACRES	+/- 18.17 ACRES
TOTAL UNITS	360
DENSITY	+/- 19.88 du/acre
PARKING PROVIDED	640 SPACES
SURFACE SPACES	568 SPACES
GARAGE SPACES	84 SPACES
PARKING BAND	1.77 SP/UN

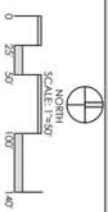
3/26/24
OFFICE

DEVELOPMENT PLAN

FINAL SITE PLAN RECEIVED 3.26.24 SHEET 1 OF 1 Z23-045

THE CLARKSON
 PREPARED FOR METRO DEVELOPMENT

DATE: 02/29/24



LAND PLANNING
 4835 Cornerway Road
 St. Louis, MO 63124
 www.farisplanning.com

Faris Planning & Design
 LANDSCAPE ARCHITECTURE
 REG. NO. 041-02026



1 CUBHOUSE - FRONT ELEVATION
SCALE: 1"=10'



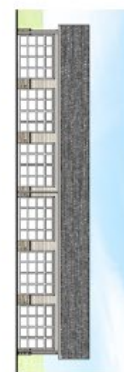
2 CUBHOUSE - REAR ELEVATION
SCALE: 1"=10'



3 CUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



4 CUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



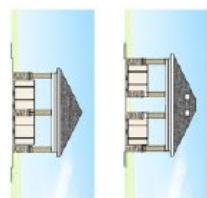
6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



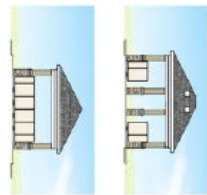
7 WATER METER BUILDING ELEVATIONS
SCALE: 1"=10'



8 TYP. TRASH COMPACTOR ELEVATION
SCALE: 1"=10'



9 MAIL STATION ELEVATIONS
SCALE: 1"=10'



ARCHITECTURAL ELEVATIONS

John J. Brown
3/26/24

Handwritten signature and date: *3/26/24*

ARCHITECTURAL ELEVATIONS



1 FRONT ELEVATION - TYPE G
SCALE: 1/8" = 1'-0"

DIMENSIONAL ASPHALT SHINGLES
 VINYL SHAKE SIDING
 VINYL BOARD AND BATTEN
 VINYL SIDING
 PRECAST LIMESTONE
 BRICK



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION - TYPE J
SCALE: 1/8" = 1'-0"

DIMENSIONAL ASPHALT SHINGLES
 VINYL SHAKE SIDING
 VINYL BOARD AND BATTEN
 VINYL SIDING
 PRECAST LIMESTONE
 BRICK



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



DIMENSIONAL ASPHALT SHINGLES
 VINYL SHAKE SIDING
 VINYL BOARD AND BATTEN
 VINYL SIDING
 PRECAST LIMESTONE
 BRICK



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2023**

- 5. APPLICATION: Z23-045**
Location: **2195 HOLT RD. (43123)**, being 18.11± acres located on the west side of Holt Road, 275± feet south of Alkire Road (570-199792, 570-199767, 570-199532, and part 570-199975; Westland Area Commission).
Existing Zoning: R, Rural District.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development LLC; 470 Olde Worthington Road, Suite 460; Westerville, OH 43082; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Robert E. & Katherine D. Williams; 2195 Holt Road; Grove City, OH 43123.
Planner: Phil Ashear; pjashear@columbus.gov; 614-645-1719

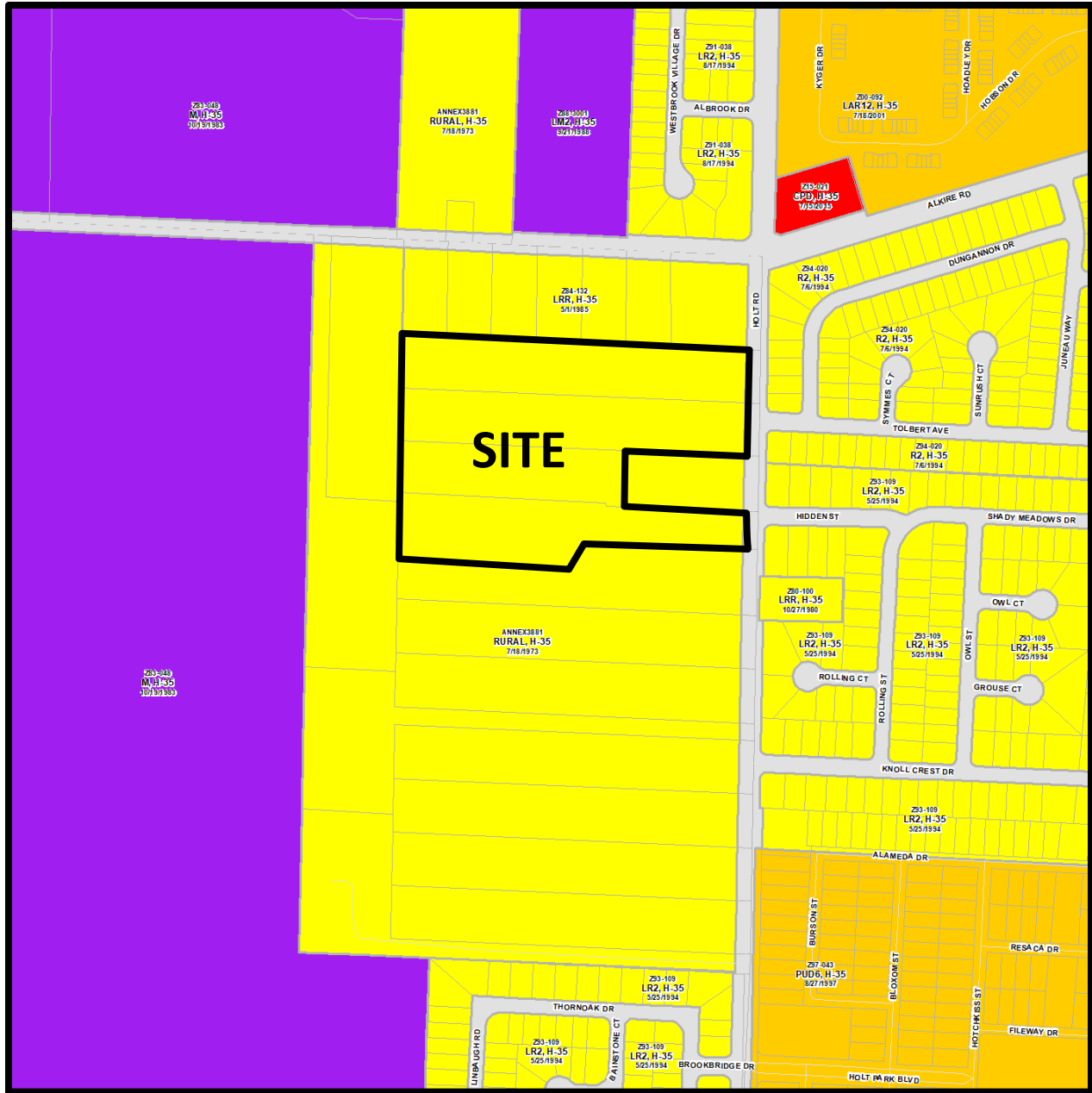
BACKGROUND:

- The site consists of four parcels, each developed with a single-unit dwelling in the R, Rural District. The requested L-AR-1, Apartment Residential District will allow the development of an apartment complex with a maximum of 360 dwelling units.
- To the north is a packaging facility in the M, Manufacturing District. To the south, east, and west are single-unit dwellings in the R, Rural District.
- The site is within the boundaries of the planning boundaries of the *Westland Plan* (1994), which recommends “Residential 3-5 Units Per Acre” land uses at this location.
- Concurrent Council variance CV23-078 has been filed and includes a variance to increase garage height. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for disapproval.
- The limitation text includes use restrictions, a commitment to the maximum number of dwellings units at 360, and supplemental development standards addressing traffic access and improvements, and perimeter landscaping. Additionally, the text includes commitments to development the site in accordance with the submitted site plan and elevations.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Holt Road as a Suburban Community Connector requiring 100 feet of right-of-way.

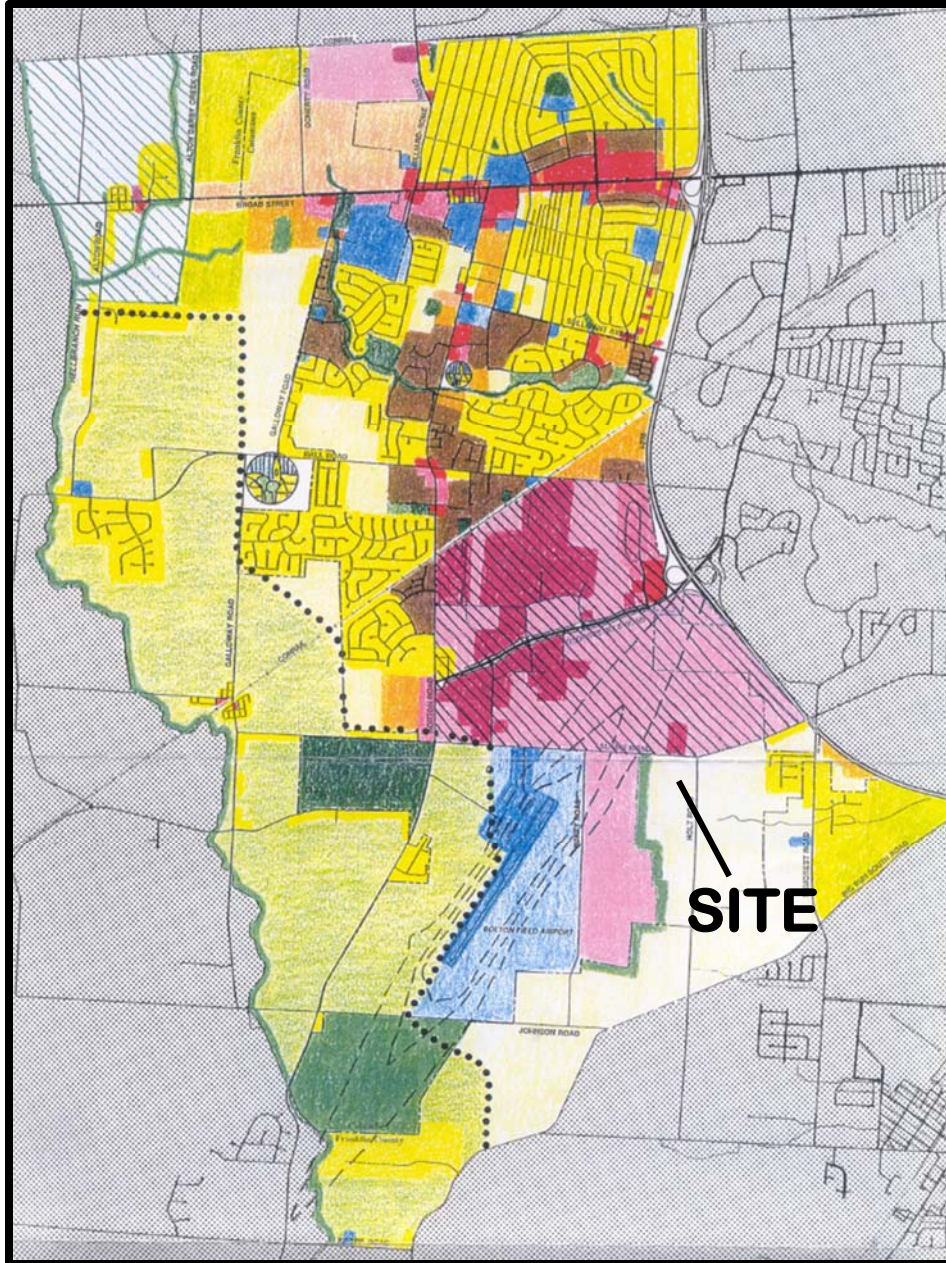
CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional~~ ***Approval.**

The proposed L-AR-1, Limited Apartment Residential District will permit redevelopment of the site with a multi-unit residential development containing up to 360 units (19.88 dwelling units per acre). The requested L-AR-1 district is consistent with the *Westland Plan* (1994) with regards to design, and is consistent with the surrounding zoning and development patterns along this portion of Holt Road. This request aligns with the city of Columbus' goal of increasing housing development throughout the city. ~~Upon resolution of the outstanding comments from the Division of Traffic Management, which include completion of the pending traffic impact study, City Departments' recommendation will be revised to full approval.~~

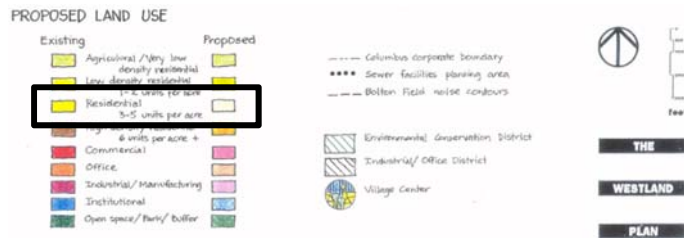
***Outstanding comments have been addressed to the satisfaction of the Department of Public Service, Division of Traffic Management.**



Z23-045
R to L-AR-1
2195 Holt Rd.
Approximately 18.11 acres



The Westland Plan (1994)



Z23-045
 R to L-AR-1
 2195 Holt Rd.
 Approximately 18.11 acres



Z23-045
R to L-AR-1
2195 Holt Rd.
Approximately 18.11 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z23-045

Address 2195 Holt Road

Group Name Westland Area Commission

Meeting Date January 9, 2024

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval


LIST BASIS FOR RECOMMENDATION:

The Westland Area Commission denied a motion to approve the request to re-zone the property from the R, rural district to L-AR-1 to allow for the development of multi-family residential.

The primary basis for the denial is density. The Westland Area Plan calls for this property to be developed as residential at 3-5 units per acre. The application proposes development of 360 units on 18 acres, at a density of 20 units per acre. This site is surrounded by single-family residential properties, between 1 and 5 acres each.

The Commission also has density-related concerns with traffic on Holt Road. Holt Road is a two-lane road that is already over-capacity, often congested, and the intersection of Holt Rd. and Alkire Road (just north of this site) sees frequent traffic accidents. Re-zoning this property to allow for 360 units would bring additional traffic that would slow traffic to a crawl. This site is not appropriate for the intensity of this proposed development.

Vote 0-10

Signature of Authorized Representative 

Recommending Group Title Michael McKay, Chairman, Zoning Committee

Daytime Phone Number 614-745-5452

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

MEETING DATE: MARCH 14, 2024

Application #: Z23-045	Requested District: L-AR-1	Address: 2195 Holt Rd.					
Length of Testimony: 5:00 PM	Motion to Vote: J.K Second: J.I	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input checked="" type="checkbox"/> Conditional Approval					
# Speakers Support: <input type="checkbox"/> Opposition: <input checked="" type="checkbox"/> (3)	Development Commission Vote: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	YES Fitzpatrick	NO Ingwersen	NO Keyes-Shanklin	NO Golden	ABSENT Conroy	NO Onwukwe	ABSENT Carey
+ = Positive or Proper - = Negative or Improper							
Land Use	+	+		T		+	
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						±	
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-	-		-		-	
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: APPROPRIATE USE WITH WELL DESIGNED BUFFER ZONES. EXCELLENT PRIVACY COVERED ON ALL PERIMETERS. OVERALL CONTEXT TRAFFIC IS HOLDING APPROVALS IN "TO MUCH IN ONE PLACE", ALL AT ONCE, REFINEMENTS ARE POSSIBLE							
INGWERSEN: APPROPRIATE SITE FOR HOUSING, BUT TOO DENSE - ACTUAL DENSITY OF THE APARTMENT AREAS IS 32-35 UNITS PER ACRE - MORE THAN THE ADVERTISED 19.8 UPA EVEN WITH TRAFFIC IMPROVEMENTS THE DEVELOPER'S 600 UNITS (PLANNED & BUILT) PUT AN UNDU STRAIN ON THE COMMUNITY AS REFLECTED BY WESTLAND AREA COMMISSION VOTE OF 0-YEA AND 10-NAYS							
KEYES-SHANKLIN: Appreciate the developers efforts to meet our cities goals to increase housing; however, this is not sufficient transitioning? the density is high.							
GOLDEN: housing proposed was too dense. Developer has 600 unit approved within one mile. 10-0 against from westland area commission. Neighbors shared no comment have been integrated except numbering and fencing around site.							
CONROY:							
ONWUKWE: Appropriate design approach to soften the impact of the development. Only the density is intense and dense, even he may the biggest development. Also the neighbourhood is NOT in support.							
CAREY:							



Rezoning Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-045

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

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215
deposes and states that they are 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:

For Example: Name of Business or individual
Contact name and number
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

1. Metro Development LLC 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 Joe Thomas 614-564-2400 65 Columbus based employees	2. Robert E & Katherine D Williams 2195 Holt Road Grove City, OH 43123 614-989-4663 No Columbus based employees
3. James B Mickelson 2197 Holt Road Grove City, OH 43123 614-327-7381 No Columbus based employees	4. Redeemer's Church West 2199 Holt Road Grove City, OH 43123 Mike Lape 614-208-9684 No Columbus based employees

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 20th day of June, in the year 2024

[Signature]
SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

This Project Disclosure Statement expires six (6) months after date of notarization.