



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

Building architecture depicted hereon may be slightly adjusted to reflect final design, architecture and building permit drawings. Any slight adjustment shall be reviewed and approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry MAY 7, 2024
Date

David B. Perry, Agent for Applicant

Charles Campisano MAY 7, 2024
Date

Charles Campisano, Attorney for Applicant

► BUILDING 200A ELEVATIONS

MOORE'S EDGE

05/07/2024



MOORE'S EDGE



Z23-052, 7745 Walton Parkway



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

BUILDING 275 ELEVATIONS

MOORE'S EDGE

05/07/2024



Advancing Communities



MOORE'S EDGE

2 of 6

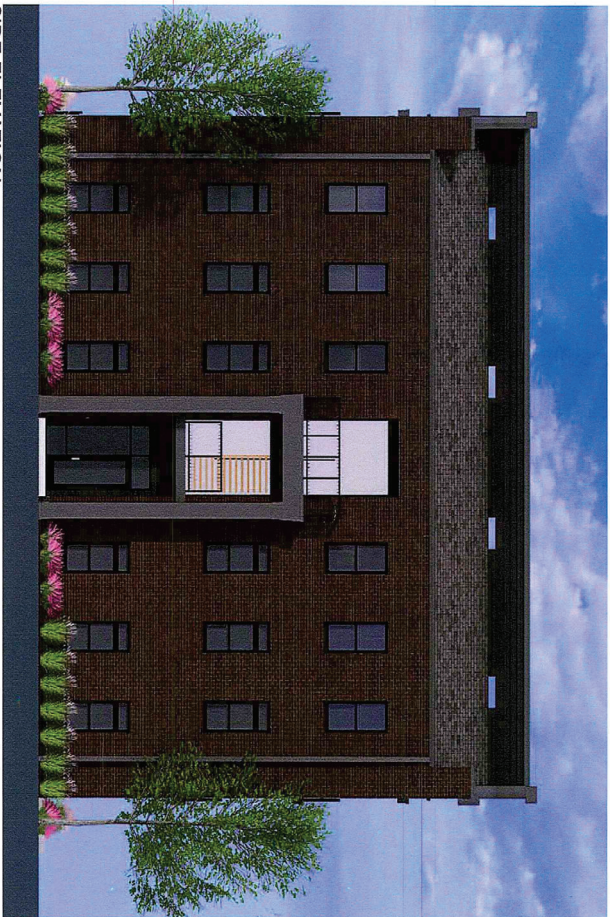
Z23-052, 7745 Walton Parkway



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

COMMUNITY BUILDING ELEVATIONS
MOORE'S EDGE

05/07/2024



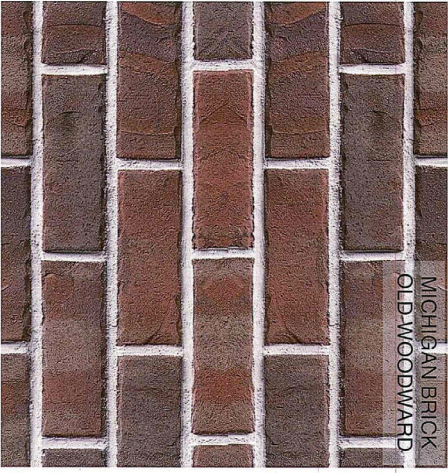
Advancing Communities

MOORE'S EDGE



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Z23-052, 7745 Walton Parkway



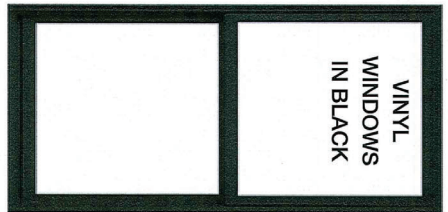
MICHIGAN BRICK
OLD-WOODWARD



CERTAINTEED
HORIZONTAL
SIDING IN SLATE



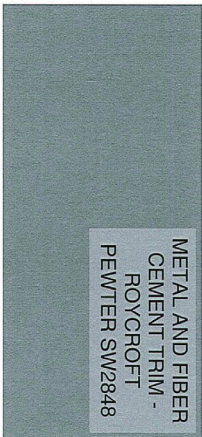
WIDE PICKET
ALUMINUM
RAILING
IN BLACK



VINYL
WINDOWS
IN BLACK



FULL
LITE
GLASS
DOOR
IN BLACK



METAL AND FIBER
CEMENT TRIM -
ROYCROFT
PEWTER SW2848

MATERIALS - 200A

MOORE'S EDGE

05/07/2024



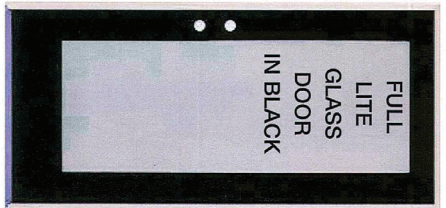
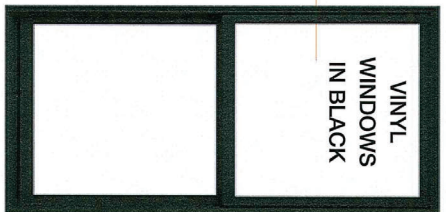
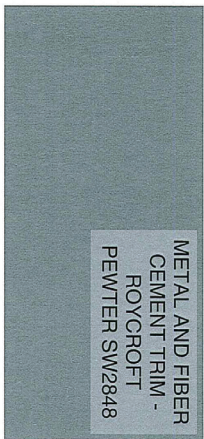
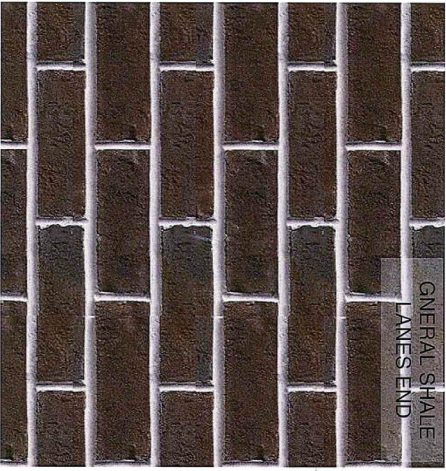
Advancing Communities



MOORE'S EDGE

4 of 6

Z23-052, 7745 Walton Parkway



MATERIALS - 200C

MOORE'S EDGE

05/07/2024

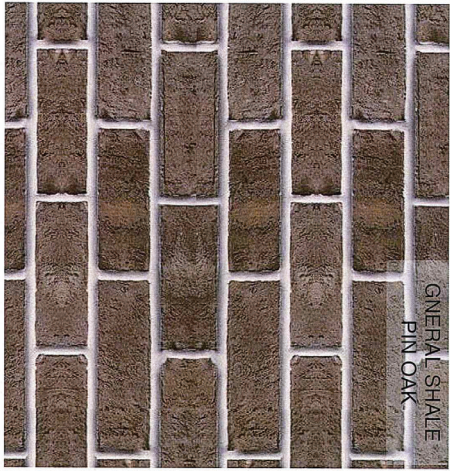


223-052, 7745 Walton Parkway

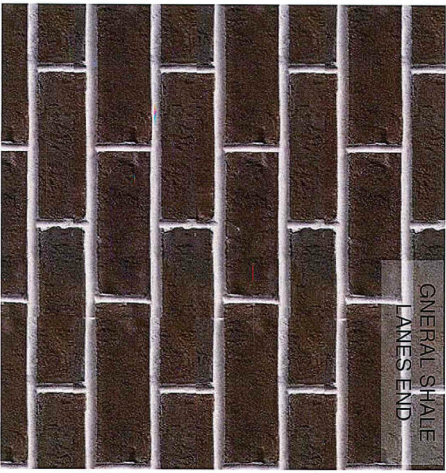


MOORE'S EDGE

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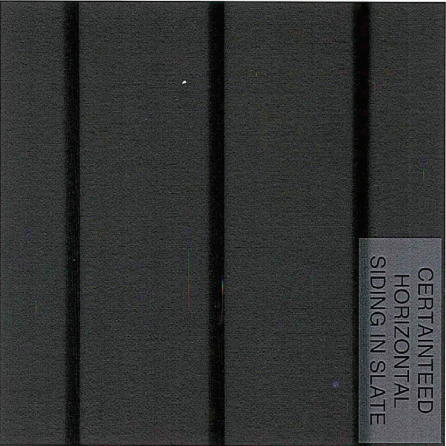
GENERAL SHALE
PIN OAK



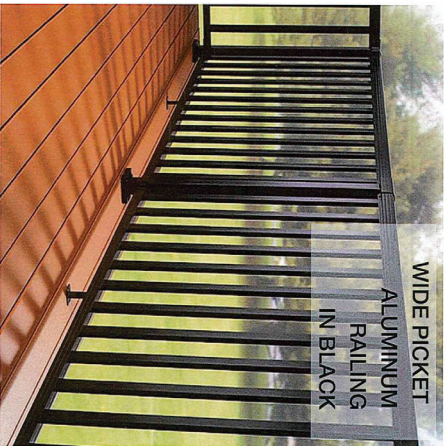
GENERAL SHALE
LAMES END



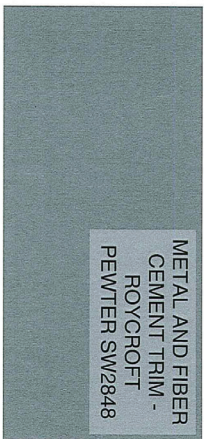
CERTAINTEEED
HORIZONTAL
SIDING IN
STERLING GRAY



CERTAINTEEED
HORIZONTAL
SIDING IN SLATE



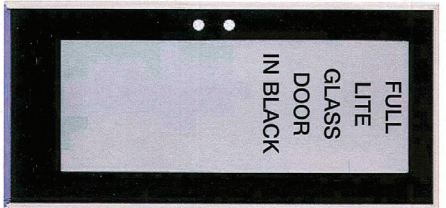
WIDE PICKET
ALUMINUM
RAILING
IN BLACK



METAL AND FIBER
CEMENT TRIM -
ROYCROFT
PEWTER SW2848



VINYL
WINDOWS
IN BLACK



FULL
LITE
GLASS
DOOR
IN BLACK

MATERIALS - 275

MOORE'S EDGE

05/07/2024



Advancing Communities

MOORE'S EDGE



Z23-052, 7745 Walton Parkway

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

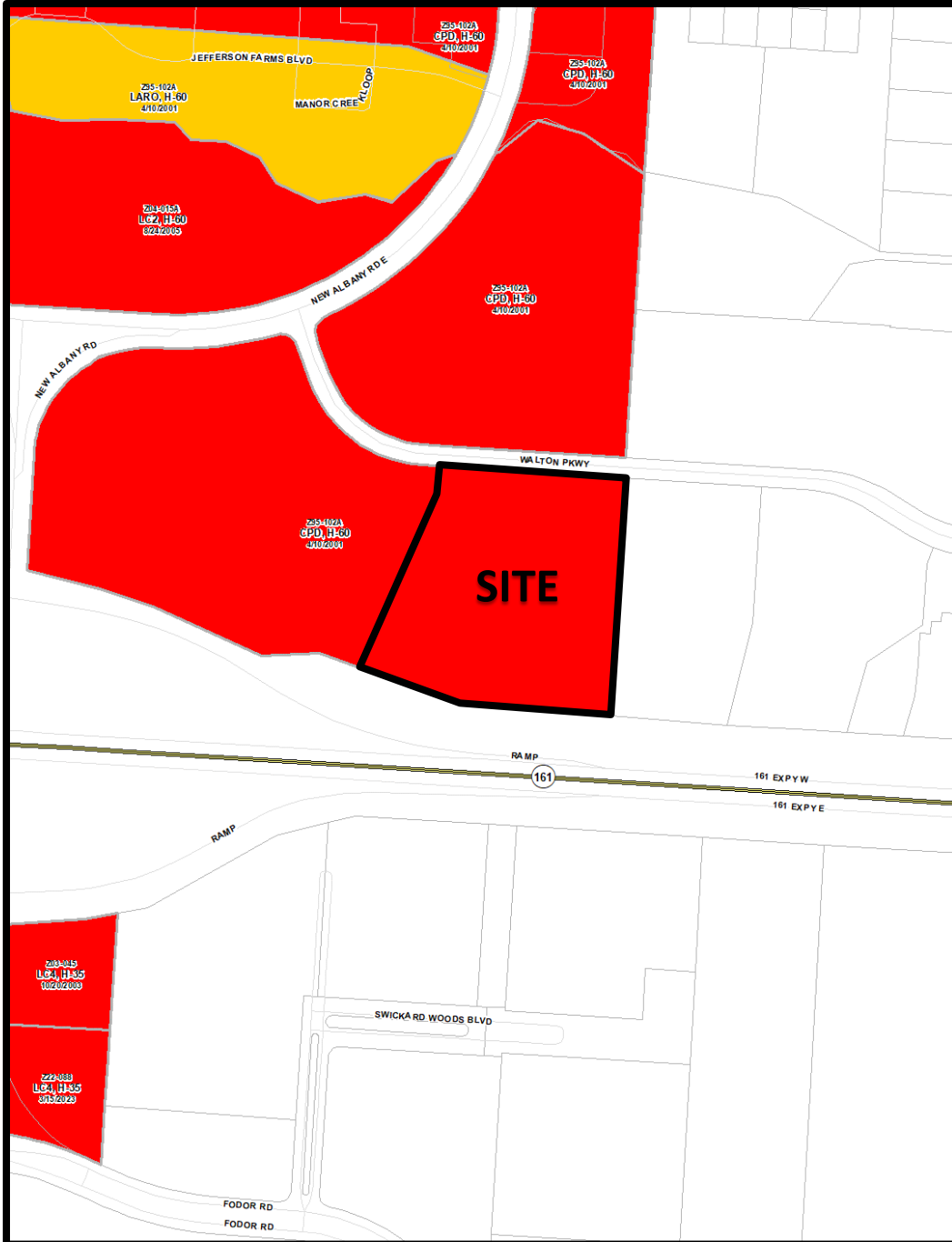
1. **APPLICATION:** [Z23-052](#)
Location: **7745 WALTON PKWY. (43054)**, being 10.17± acres located on the south side of Walton Parkway, 1,250± feet east of New Albany Road (010-292742; Rocky Fork Blacklick Accord).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-2, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Thrive Companies, c/o Dave Perry; Dave Perry Company; 411 East Town Street, Floor 1; Columbus, OH 43215 and Charles Campisano; Thrive Companies; 842 North 4th Street, Suite 200; Columbus, OH 43215.
Property Owner(s): New Albany Company, LLC; c/o Jamie McNally; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Planner: Brandon Carpenter; 614-645-1574;
bmcarpenter@columbus.gov

BACKGROUND:

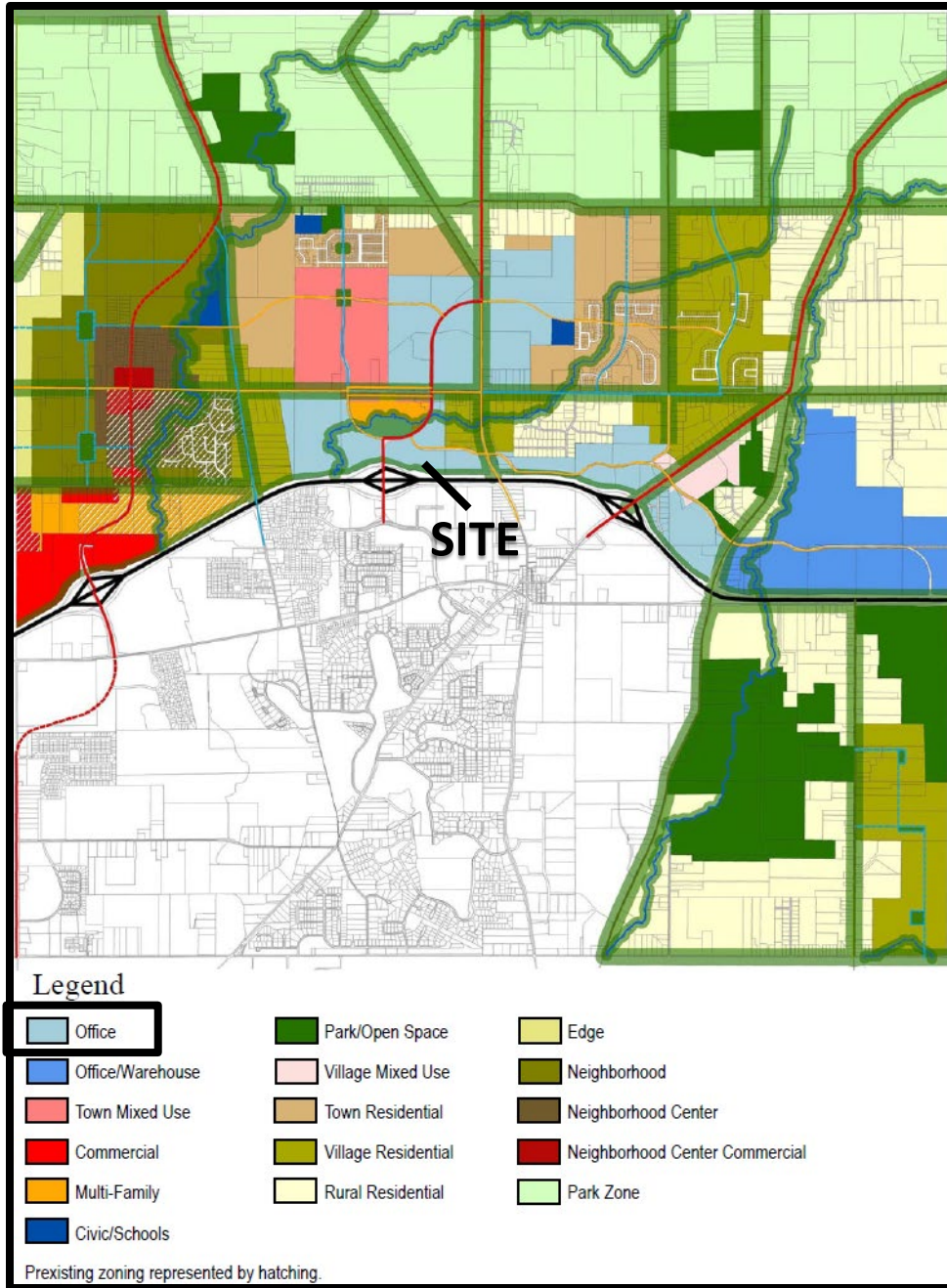
- The 10.17 acre site consists of one undeveloped parcel in the CPD, Commercial Planned Development District. The requested L-AR-2, Limited Apartment Residential District will allow for the development of a ~~408-unit~~ **353-unit** apartment complex as demonstrated on the submitted site plan.
- North of the site is an undeveloped parcel in the CPD, Commercial Planned Development District. South of the site is Ohio State Route 161 right-of-way. East of the site is an office building in the CPUD, Comprehensive Planned Unit Development District in New Albany. West of the site is an office building in the CPD, Commercial Planned Development District.
- Concurrent CV23-095 has been filed to reduce interior landscaping, reduce the required number of parking spaces, and reduce the east and west perimeter yards. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Rocky Fork – Blacklick Accord* (2003), which recommends “Office” land uses at this location.
- The site is located within the boundaries of the Rocky Fork Implementation Board, whose recommendation is for approval.
- The limitation text includes use restrictions limiting the maximum number of total units to 408 and supplemental development standards that address building and parking setbacks, number of parking spaces, vehicular access, landscaping, and building design. The request includes a commitment to develop the site in accordance with the submitted site plan and building elevations.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-AR-2, Limited Apartment Residential District will allow the site to be developed with a ~~408-unit~~ **353-unit** apartment complex. The limitation text includes appropriate supplemental development standards and a commitment to develop the site in accordance with the submitted site plan and building elevations. While the proposed L-AR-2 district is inconsistent with the *Rocky Fork – Blacklick Accord's* recommended land use of "Office", staff note the land use and site design are generally appropriate as it is consistent with the development pattern in the area. Mitigating factors include active and open green space around the center of the development, maintaining existing as well as planting new trees, and connectivity to neighboring properties.



Z23-052
7745 Walton Pkwy.
Approximately 10.17 acres
CPD to L-AR-2



Z23-052
7745 Walton Pkwy.
Approximately 10.17 acres
CPD to L-AR-2



Z23-052
7745 Walton Pkwy.
Approximately 10.17 acres
CPD to L-AR-2

**THE ROCKY FORK-BLACKLICK ACCORD
IMPLEMENTATION PANEL
September 21, 2023
RECORD OF PROCEEDINGS**

Z23-052 and CV23-095 (7745 Walton Parkway)

Review and action regarding a Columbus application to rezone, with variances, a site generally located south of Walton Parkway, north of SR-161, and east of New Albany Rd.

Acreeage: 10.165 +/-
Current Zoning: CPD, Commercial Planned District
RFBA District: Office District
Proposed Zoning: L-AR-2 (H-60)
Applicant(s): Thrive Companies, c/o Dave Perry
Property Owner(s): New Albany Company, LLC

STAFF COMMENTS:

The proposal was considered for conceptual review at the June 15, 2023 meeting, where the staff and panel's comments surrounding tree preservation, bicycle parking, landscaping/screening, building heights, vehicular traffic, connectivity to surrounding parcels as well as the impact on the school district were noted. The applicant has taken steps to address this feedback in their revised site plan.

Staff finds the proposed land use and density to be appropriate based on the location and the emerging development patterns in the area. Additionally, staff finds the site design to be generally appropriate as the applicant has taken steps to adhere to the Accord design standards by including active open and green space toward the center of the development, maintaining existing trees within the right of way and eastern edge, and adding additional trees throughout the site.

MOTION:

To recommend approval of a City of Columbus rezoning and council variance application within the Accord study area as presented.

RESULT:

This motion was approved (4-1-0)

Ms. Boni	Yes
Mr. Brubaker	Yes
Mr. Chappellear	No
Mr. Herskowitz	Yes
Mr. Paul	Yes

THE CITY OF COLUMBUS ANDREW J. GINTHER, MAYOR

Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-052

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) Charles Campisano of (COMPLETE ADDRESS) Thrive Companies; 842 North 4th Street, Suite 200, 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

Table with 2 columns and 2 rows containing project details for Thrive Companies and New Albany Company, LLC.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 12th day of April, in the year 2024

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here My Commission Expires



Kellie L Banyay Notary Public, State of Ohio My Commission Expires 07/06/26

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