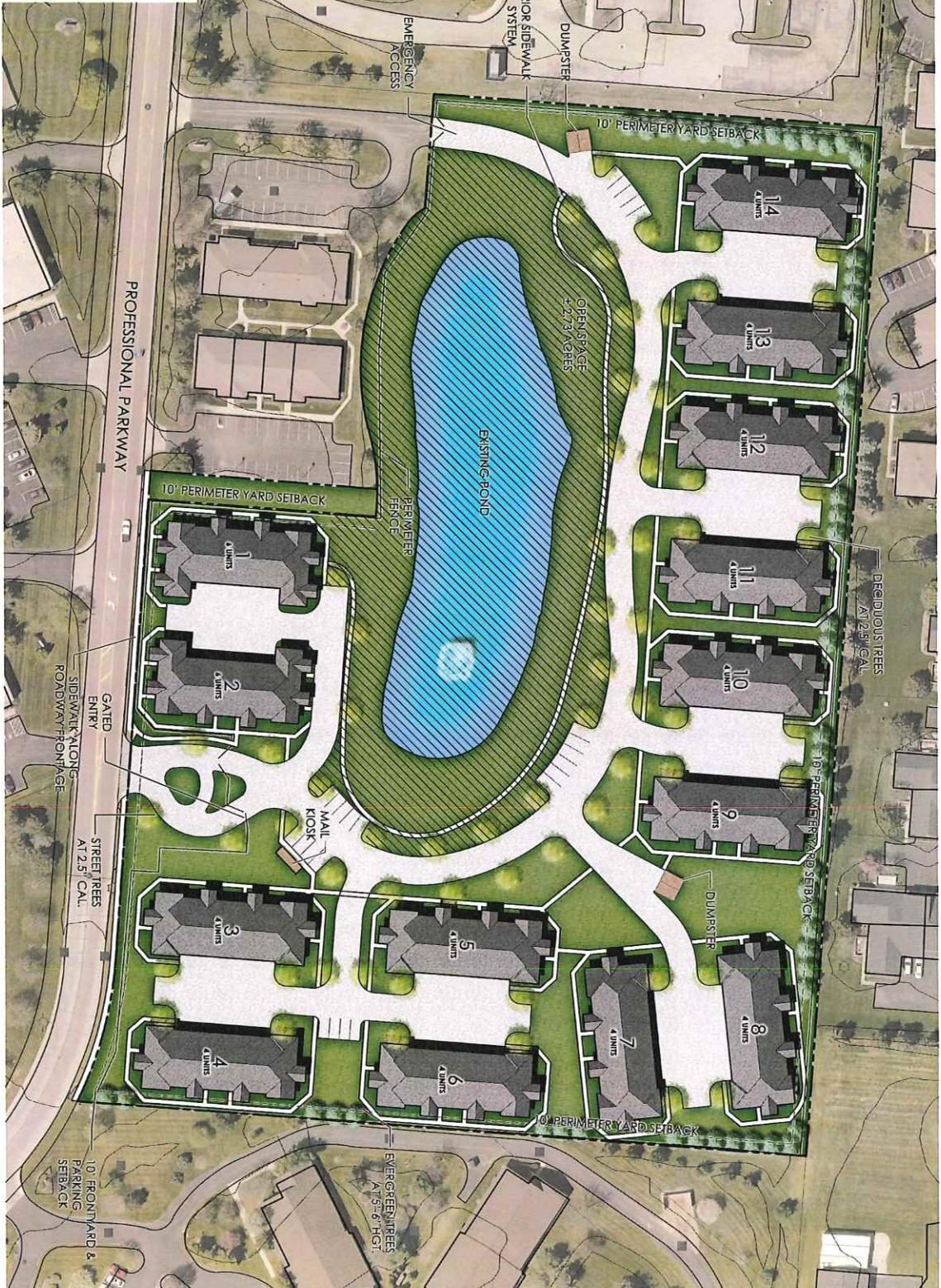


**SITE DATA**

TOTAL ACRES	± 10.507 ACRES
TOTAL UNITS	40 UNITS
DENSITY	± 3.7 DU/AC
REQUIRED OPEN SPACE	160 UNITS X 800 SF ± 1.10 ACRES
PROVIDED OPEN SPACE	± 2.73 ACRES
REQUIRED PARKING SPACES	130 SPACES
PROVIDED PARKING SPACES	145 SPACES



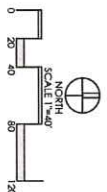
**DEVELOPMENT PLAN**

**PROFESSIONAL PARKWAY / LAKEVIEW APARTMENTS**

PREPARED FOR MID OHIO DEVELOPMENT  
DATE: 10/22/18

*Joe Tongren* 12/14/18

218-047 Final Received 12/14/2018



**Harris Planning & Design**  
LAND PLANNING • 3041 S. 10th Ave. Columbus, OH 43221  
LANDSCAPE ARCHITECTURE • 3041 S. 10th Ave. Columbus, OH 43221  
www.harrisplanning.com

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 8, 2018**

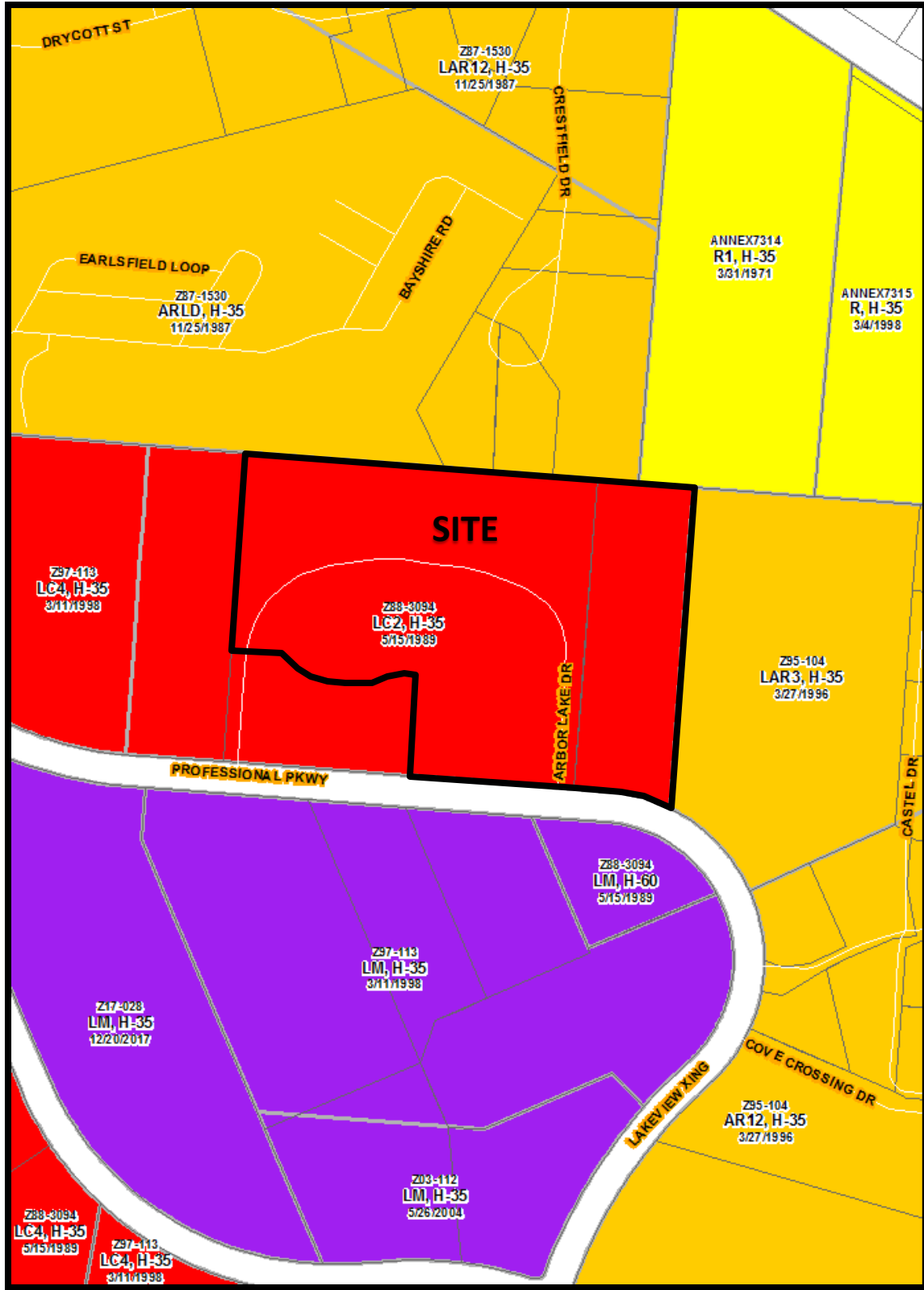
- 9. APPLICATION: Z18-047**  
**Location:** **4464 PROFESSIONAL PARKWAY (43125)**, being 10.53± acres located on the north side of Professional Parkway, 860± feet east of Hamilton Square Boulevard, (010-215435 and 010-243274; Greater South East Area Commission).  
**Existing Zoning:** L-C-2, Limited Commercial District.  
**Request:** PUD-6, Planned Unit Development District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** M Five LP; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

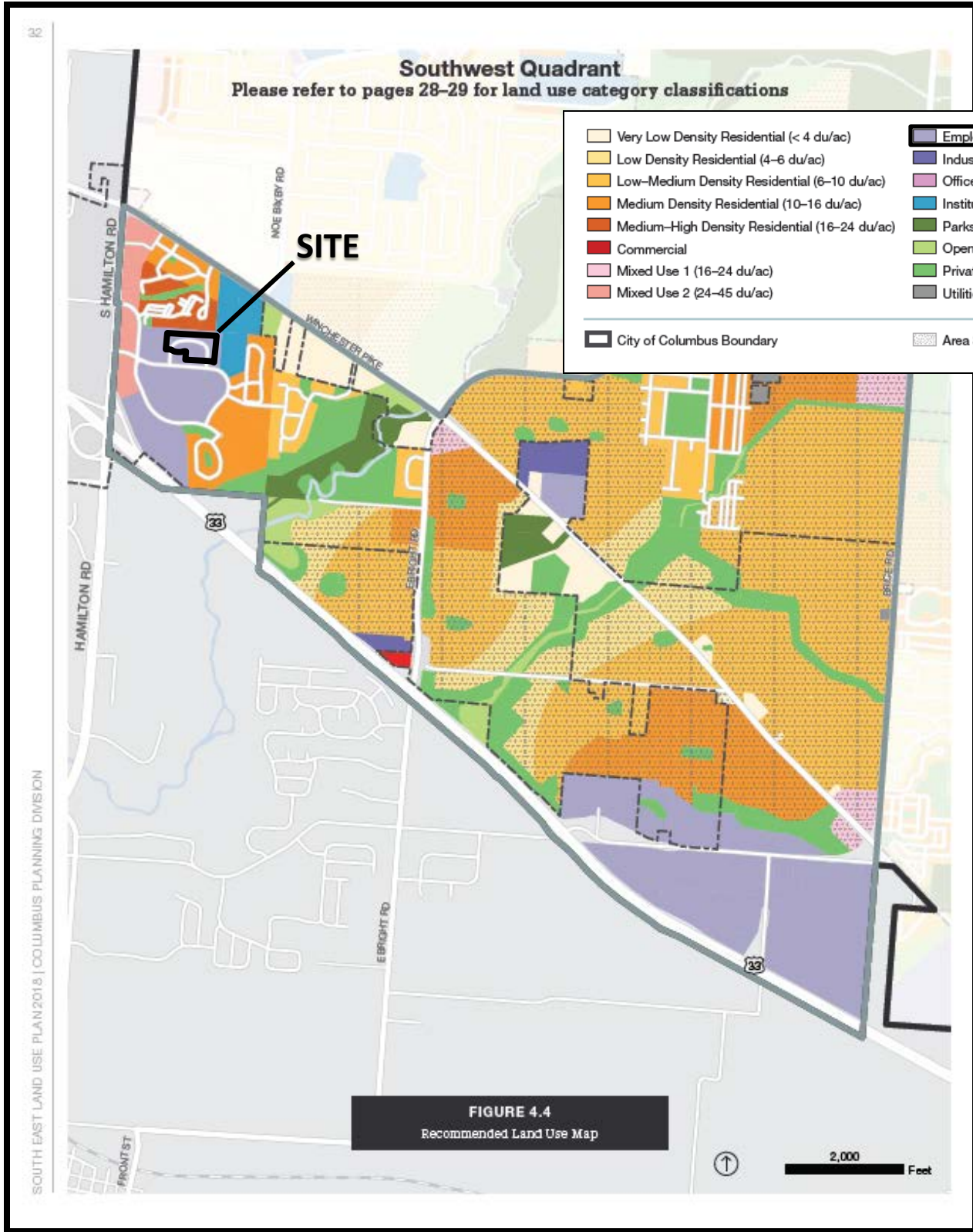
- The site consists of two undeveloped parcels zoned in the L-C-2, Limited Commercial District. The requested PUD-6, Planned Unit Development District will permit a multiple dwelling development consisting of 12 four-unit dwellings and 2 six-unit buildings (60 units; 5.7 units/acre) on private streets with 2.73 acres of open space (1.1 acres required).
- To the north is multi-unit residential development in the ARLD, Apartment Residential District. To the east is an assisted living facility in the L-AR-3, Limited Apartment Residential District. To the west is a medical office in the L-C-2, and L-C-4, Limited Commercial districts. To the south is an office complex in the L-C-2, Limited Commercial District, and office warehouse development in the L-M, Limited Manufacturing District.
- The site is within the boundaries of the *South East Land Use Plan (2018)*, which recommends “Employment Center” land uses at this location. Residential uses are generally not supported when a site is recommended for Employment Center.
- The site is located within the boundaries of the Greater South East Area Commission whose recommendation is for approval (9-0) of the requested PUD-6 district.
- The PUD plan depicts the buildings and open space locations, site access, landscaping, and sidewalks/paths. The text includes commitments for setbacks, a turn lane, screening, building materials, and lighting controls.

**CITY DEPARTMENTS’ RECOMMENDATION:** Disapproval.

The requested PUD-6, Planned Unit Development District will permit a multi-unit residential development consisting of 60 units. The proposal is inconsistent with the land use recommendations of the *South East Land Use Plan*. Staff would consider support for residential development on the rear portion of the site if the frontage was retained in the L-C-2, Limited Commercial District to match the established zoning pattern to the west.



Z18-047  
4464 Professional Parkway  
Approximately 10.53 acres  
L-C-2 to PUD-6



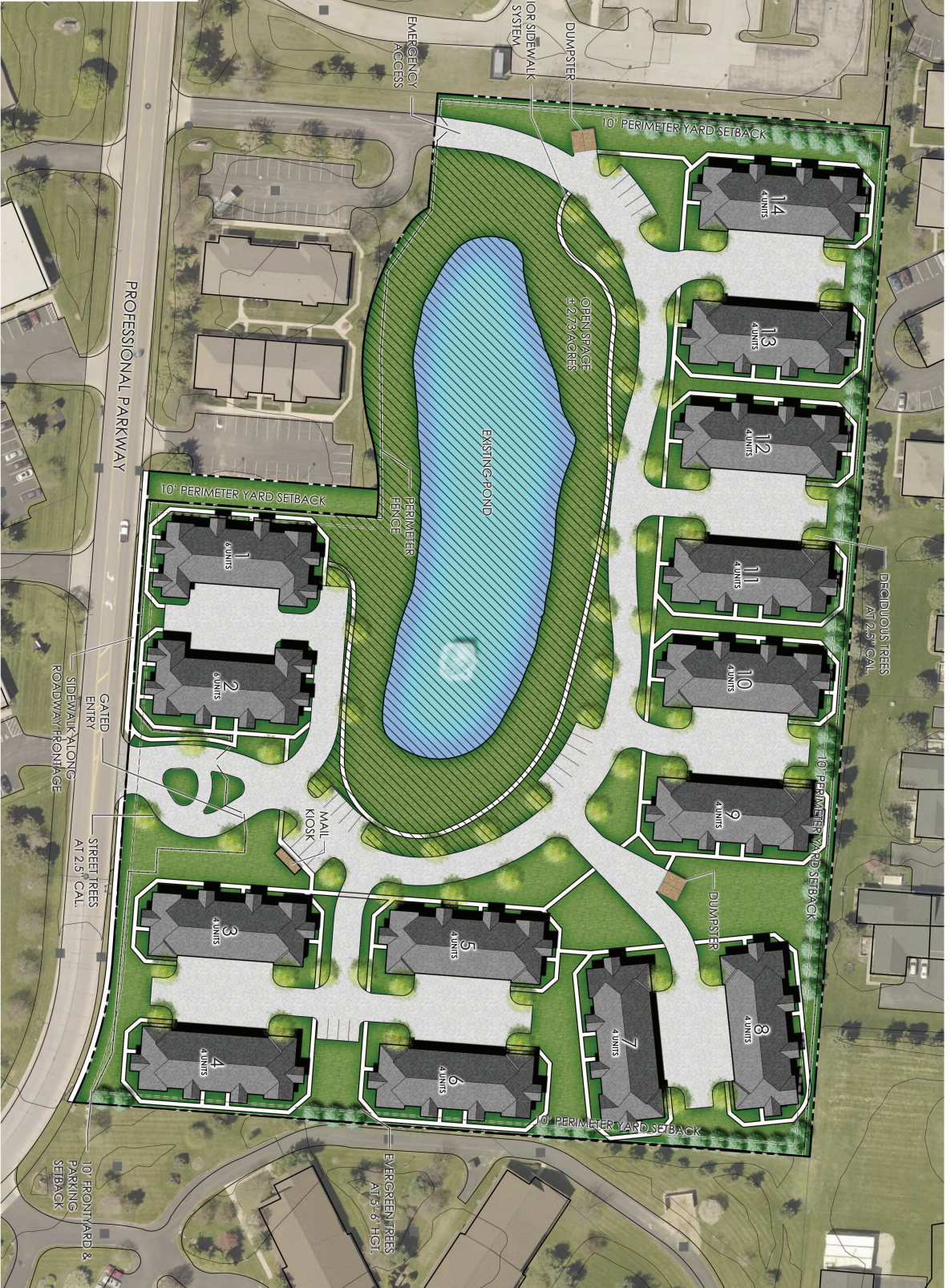
Z18-047  
4464 Professional Parkway  
Approximately 10.53 acres  
L-C-2 to PUD-6



Z18-047  
4464 Professional Parkway  
Approximately 10.53 acres  
L-C-2 to PUD-6

**SITE DATA**

TOTAL ACRES	± 10.527 ACRES
TOTAL UNITS	60 UNITS
DENSITY	± 5.7 DU/AC
REQUIRED OPEN SPACE	160 UNITS X 800 SF ± 11.0 ACRES
PROVIDED OPEN SPACE	± 2.73 ACRES
REQUIRED PARKING SPACES	120 SPACES
PROVIDED PARKING SPACES	145 SPACES

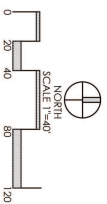


DEVELOPMENT PLAN

PROFESSIONAL PARKWAY / LAKEVIEW APARTMENTS

PREPARED FOR MID OHIO DEVELOPMENT

DATE: 10/22/18



**Paris Planning & Design**  
 LAND PLANNING  
 2620 N. 5th Street  
 P.O. Box 1754  
 Columbus, OH 43215  
 614.461.1754  
 www.parisplanning.com

**Standardized Recommendation Form**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

(PLEASE PRINT)

Case Number:

Z18-047

Address:

4464 PROFESSIONAL PARKWAY,

Group Name:

GREATER SOUTHEAST AREA COMMISSION GROUP, OH 43125

Meeting Date:

8-26-18

Specify Case Type:

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

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

**NOTES:**

MOTION TO APPROVE REZONING TO PUD 6  
WITH SUBMITTED SITE PLAN.  
NEIGHBORING RESIDENTS IN ATTENDANCE AND HAD  
QUESTIONS ADDRESSED.

Vote:

9 AFFIRMATIVE, 0 NEGATIVE

Signature of Authorized Representative:

J. Schacht  
SIGNATURE

ZONING CHAIR  
RECOMMENDING GROUP TITLE

614 496 5482  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



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 # 218-047

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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, 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

Jill Tangeman

Subscribed to me in my presence and before me this 24th day of July, in the year 2018

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

NA



This Project Disclosure Statement expires six months after date of notarization.
Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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