

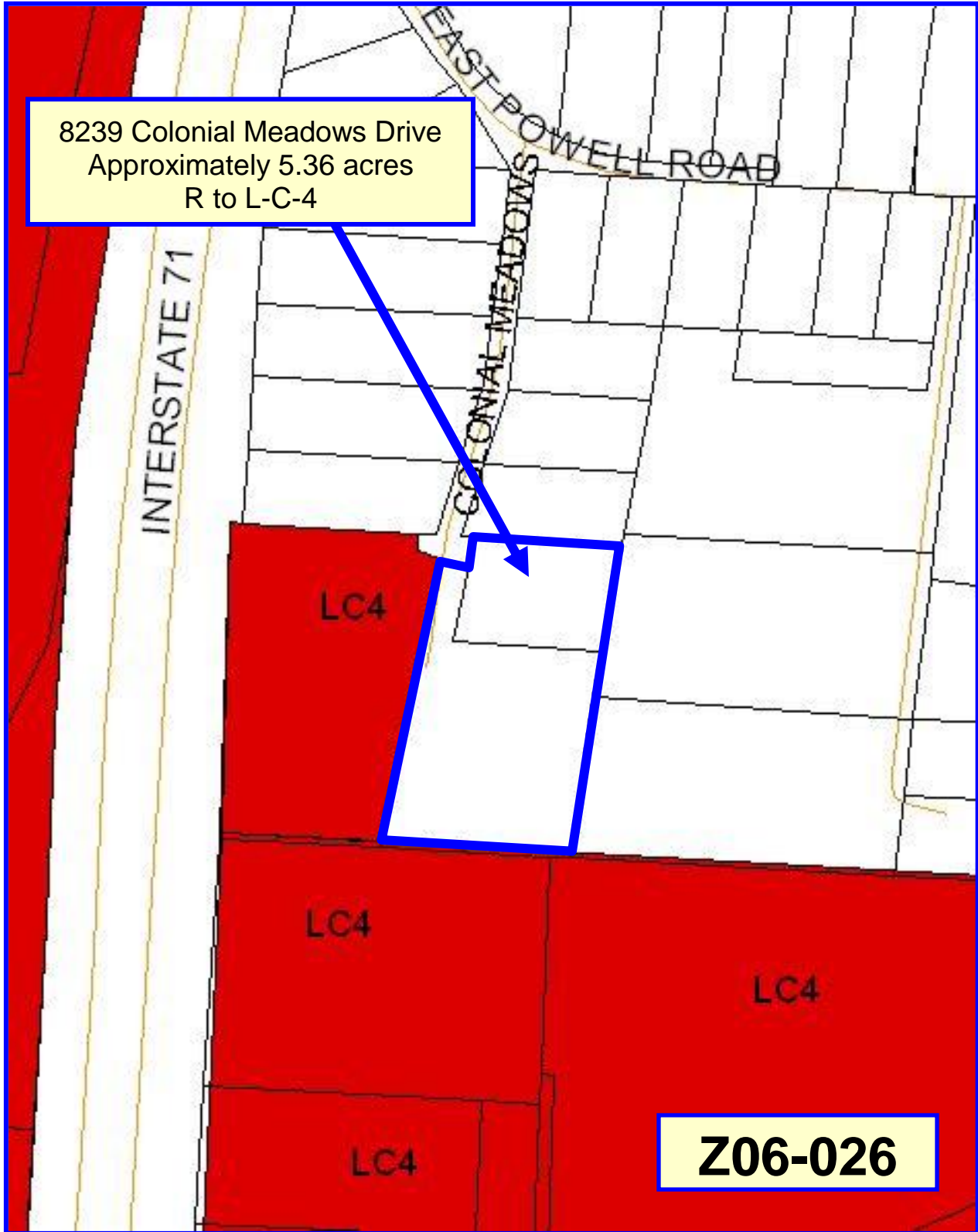
**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 11, 2006**

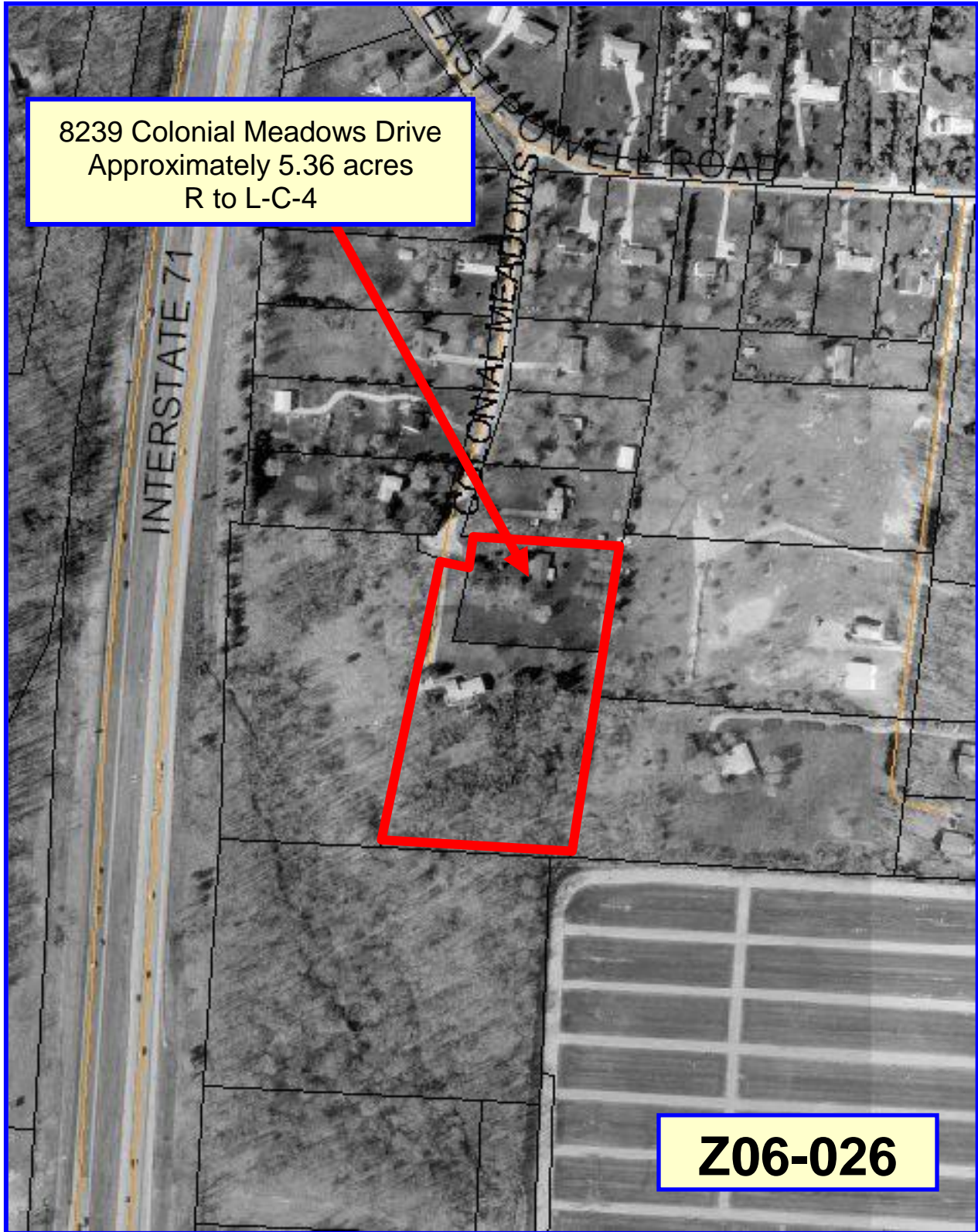
- 5. APPLICATION: Z06-026**
- Location:** **8239 COLONIAL MEADOWS DRIVE (43240)**, being 5.36± acres located at the southeastern terminus of Colonial Meadows Drive (31844202044000).
- Existing Zoning:** R, Rural District (annexation pending).
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Commercial development.
- Applicant(s):** N.P. Limited Partnership; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** Robert C. Williams and Jessica J. Williams, et al; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

**BACKGROUND:**

- The 5.36± acre site is developed with two single-family residences in the R, Rural District. The applicant is requesting the L-C-4, Limited Commercial District, to allow commercial development.
- To the north of the site is a single-family residence in Orange Township. To the east are single-family residences in Orange Township. To the south and west is undeveloped property in the L-C-4, Limited Commercial District.
- The limitation text includes development standards for access, landscaping, screening, lighting, and underground utility lines. The text proposes limiting Colonial Meadows Drive to access for only emergency services.
- The site is located within the boundaries of Subarea J.2 of *The Far North Plan* (1994). The plan supports “infill residential development that is compatible with existing residential development.” A deviation from the plan is warranted, in this case, owing to the site’s proximity to the new I-71 interchange. The property is approximately 375 feet east of I-71 and 600 feet north of Gemini Place, which intersects with I-71.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The proposed L-C-4, Limited Commercial District text commits to customary development standards, including access, landscaping, screening, lighting and underground utility lines. The deviation from The Far North Plan is warranted, in this case, owing to the site's proximity to the new I-71 interchange.

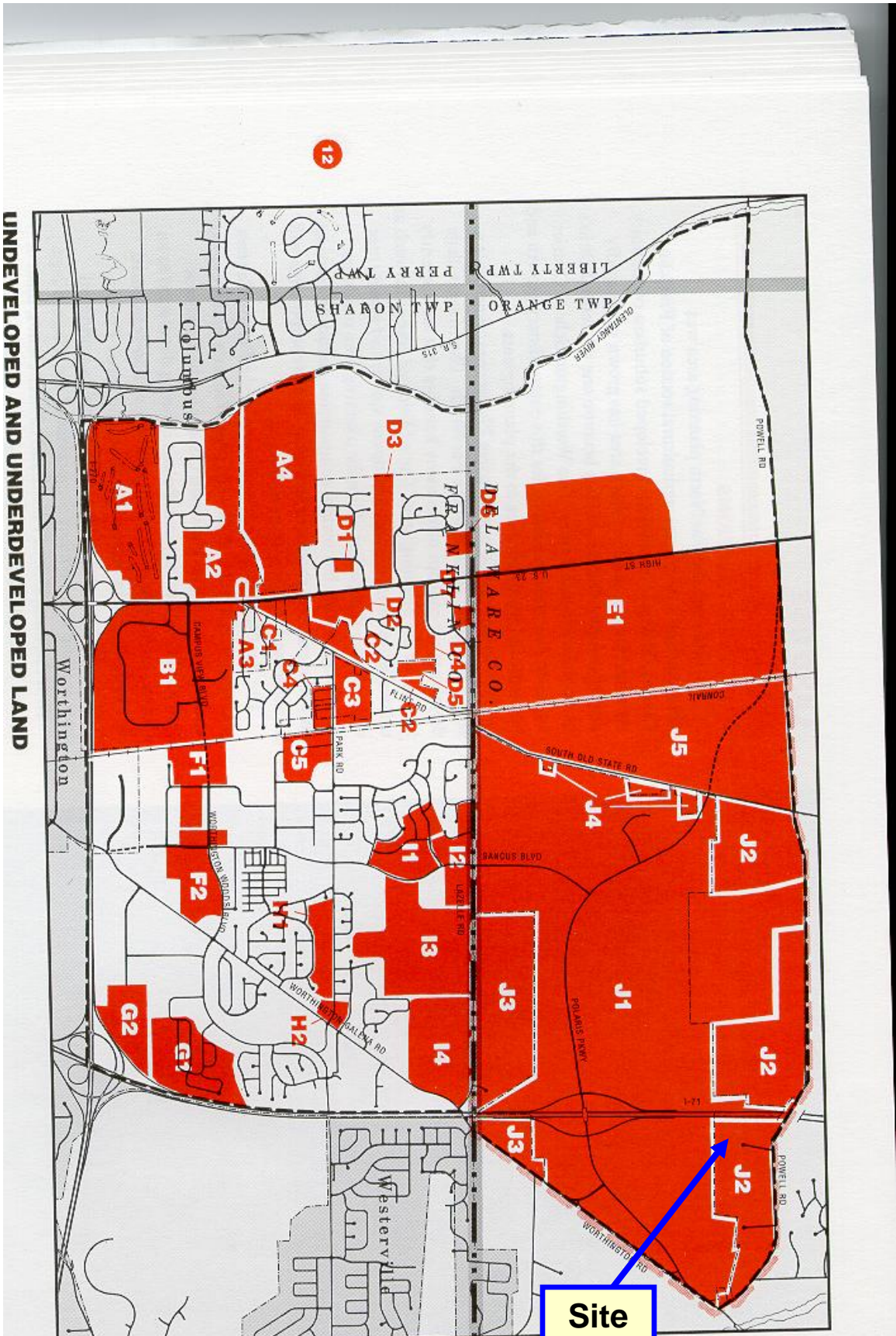




8239 Colonial Meadows Drive  
Approximately 5.36 acres  
R to L-C-4

**Z06-026**





adjacent single-family residential development from the negative impacts of commercial and industrial development.

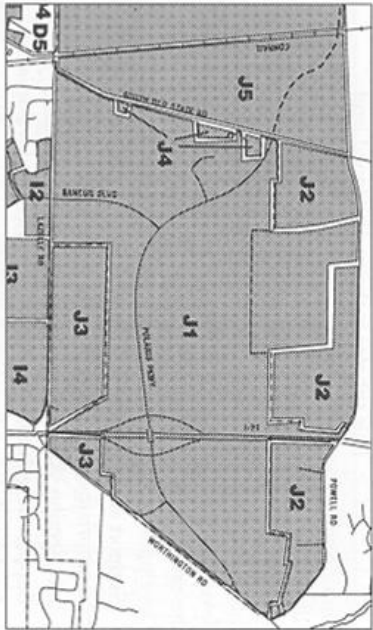
- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

**Subarea J.2:** This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.

- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

**Subarea J.3:** The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.



**F.N.C.C.C.**

P.O Box 261504  
Columbus, OH 43226  
April 5, 2006

RE: Z06-026

Development Commission  
City of Columbus  
757 Carolyn Avenue  
Columbus, OH 43224

Walter Green,

We heard this rezoning at our FNCCC meeting April 4, 2006.

The proposed rezoning is for an existing property at 8239 Colonial Meadows Drive, from R-Rural to L-C- 4, with a limited text.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**. The vote was eleven in favor non opposed.

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, President of FNCCC

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**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.

STATE OF OHIO  
 COUNTY OF FRANKLIN

APPLICATION # 206-026

Being first duly cautioned and sworn (NAME) Donald Plank  
 of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Jerry Neal Cline and Evelyn Jean Cline 8245 Colonial Meadows Drive Lewis Center, Ohio 43035 Contact: Jerry Cline (614-890-1554) # of Columbus Based Employees: 0	2. Cline Robert C. Williams and Jessica J. Williams 8231 Colonial Meadows Drive Lewis Center, Ohio 43035 Contact: Jessica Williams (614) 865-9548 # of Columbus based Employees: 0
3. N.P. Limited Partnership C/o Franz Geiger 8800 Lyra Drive, Suite 550 Columbus, Ohio Contact: Franz Geiger 841-1000 # of Employees: 3 (Columbus Based)	4. # of Columbus based Employees: 0

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 28<sup>th</sup> day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L Danza

My Commission Expires:

11-05-08

*This Project Disclosure Statement expires six months after date of notarization.*



STACEY L. DANZA  
 Notary Public, State of Ohio  
 My Commission Expires 11-05-08