

SITE DATA	
TOTAL ACRES	+/- 6.691 ACRES
TOTAL UNITS	130
DENSITY	+/- 19.43 D.U./AC.
TOTAL PARKING	226 (1.74 S/U)
SURFACE SPACES	203
GARAGE SPACES	23

Final Site Plan Received 7.11.23 Z23-024

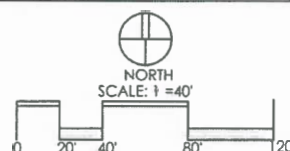
SITE PLAN

ALKIRE RD AND 270

PREPARED FOR METRO DEVELOPMENT

DATE 7.11.23

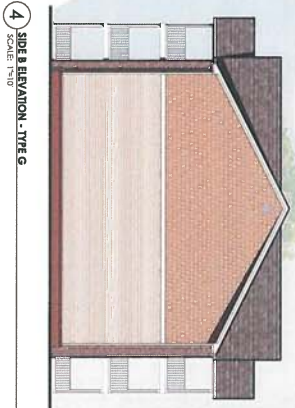
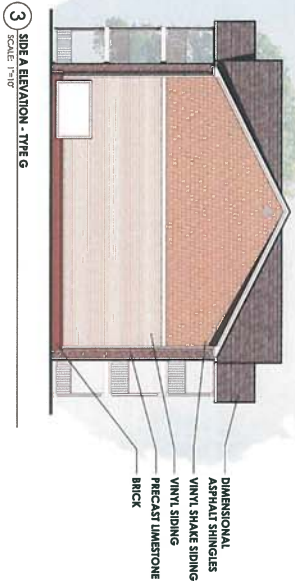
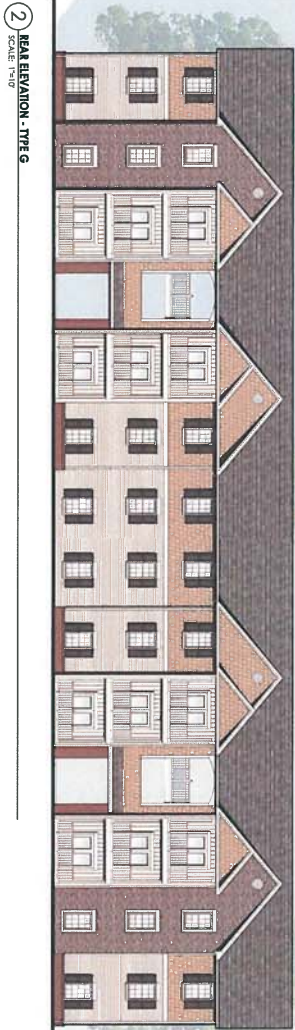
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7/11/23



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery 4876 Cemetery
p 614 487 1964 p 614 487 1964
www.farisplanninganddesign.com

Elevations - Sheet 1



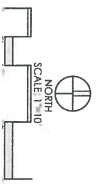
BUILDING TYPE G ELEVATIONS

4300 ALKIRE RD

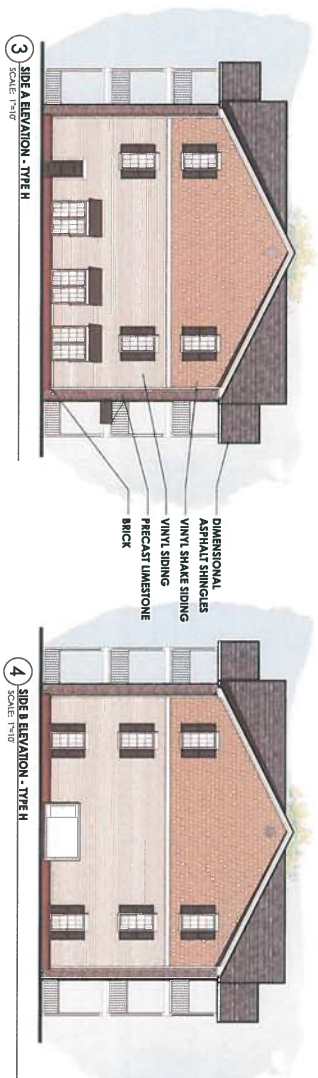
PREPARED FOR METRO DEVELOPMENT
DATE 4.20.23

Final Building Elevations Received 6.13.23 Sheet 1 of 5 Z23-024

Handwritten signature and date: 4/23/23



Faris Planning & Design
LAND PLANNING
4274 Chenoweth
LANDSCAPE ARCHITECTURE
Hillsdale, OH 45120



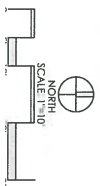
Agony for...
12/13/23

BUILDING TYPE H WITH 1ST FLOOR CLUBHOUSE ELEVATIONS

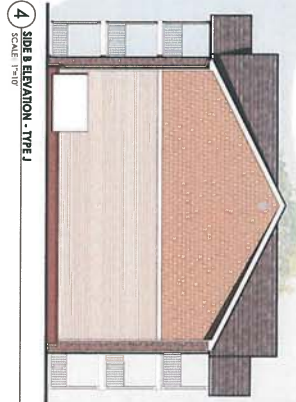
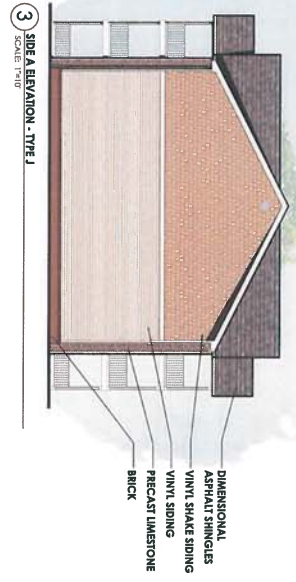
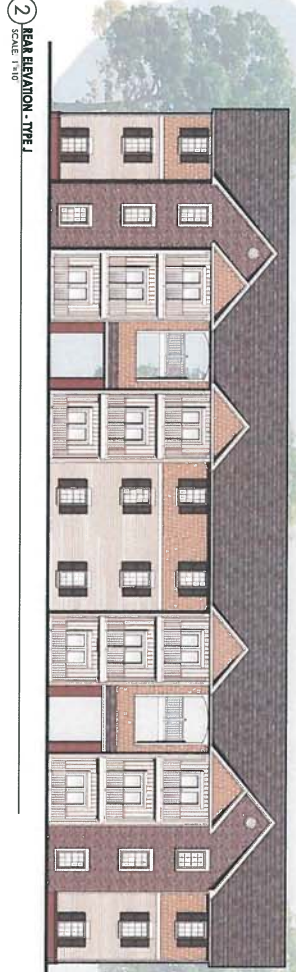
4300 ALKIRE RD

Final Building Elevations Received 6.13.23 Sheet 2 of 5 Z23-024

PREPARED FOR METRO DEVELOPMENT
DATE 4.20.23



Faris Planning & Design
LAND PLANNING
4201 Cemetery
LANDSCAPE ARCHITECTURE
Herald, OH 43024



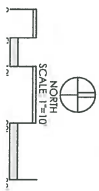
BUILDING TYPE J ELEVATIONS

4300 ALKIRE RD

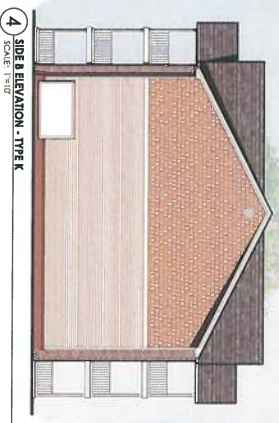
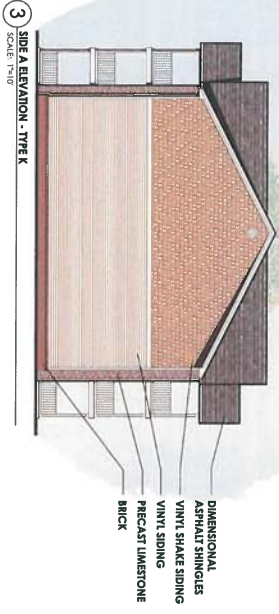
Final Building Elevations Received 6.13.23 Sheet 3 of 5 Z23-024

PREPARED FOR METRO DEVELOPMENT
DATE 4/20/23

Signature
6/13/23



Faris Planning & Design
LAND PLANNING
4872 Chenoweth
LANDSCAPE ARCHITECTURE
Hillsdale, OH 45224



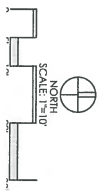
Jeffrey J. Kim
 10/13/23

BUILDING TYPE K ELEVATIONS

4300 ALKIRE RD

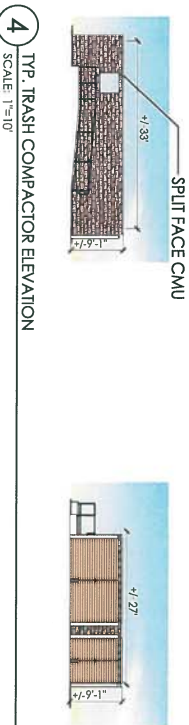
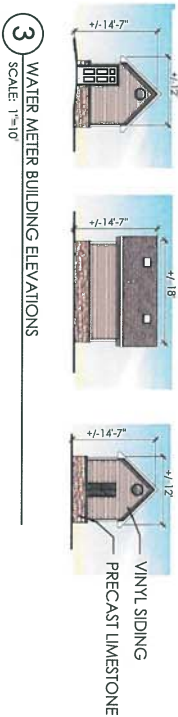
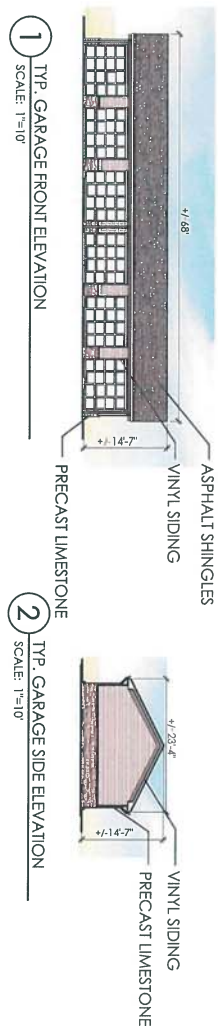
Final Building Elevations Received 6.13.23 Sheet 4 of 5 Z23-024

PREPARED FOR METRO DEVELOPMENT
 DATE 4.20.23



Faris Planning & Design

LAND PLANNING
 4875 Chenoweth
 LANDSCAPE ARCHITECTURE
 HIGHLAND, OH 43024

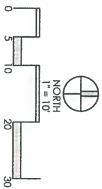


BUILDING ELEVATIONS

4300 ALKIRE RD
 PREPARED FOR METRO DEVELOPMENT
 DATE: 4/20/23

Final Building Elevations Received 6.13.23 Sheet 5 of 5 Z23-024

Abbey J. [Signature]
 6/13/23



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2023**

- 7. APPLICATION:** [Z23-024](#)
Location: **4300 ALKIRE RD. (43228)**, being 6.4± acres located on the north side of Alkire Road, 400± feet west of Demorest Road (160-000220; Westland Area Commission).
Existing Zoning: R, Rural District (Pending Annexation).
Request: L-AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development LLC; c/o Jeffery L. Brown, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Bible Truth Tabernacle; P.O. Box 44035; Columbus, OH 43204.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

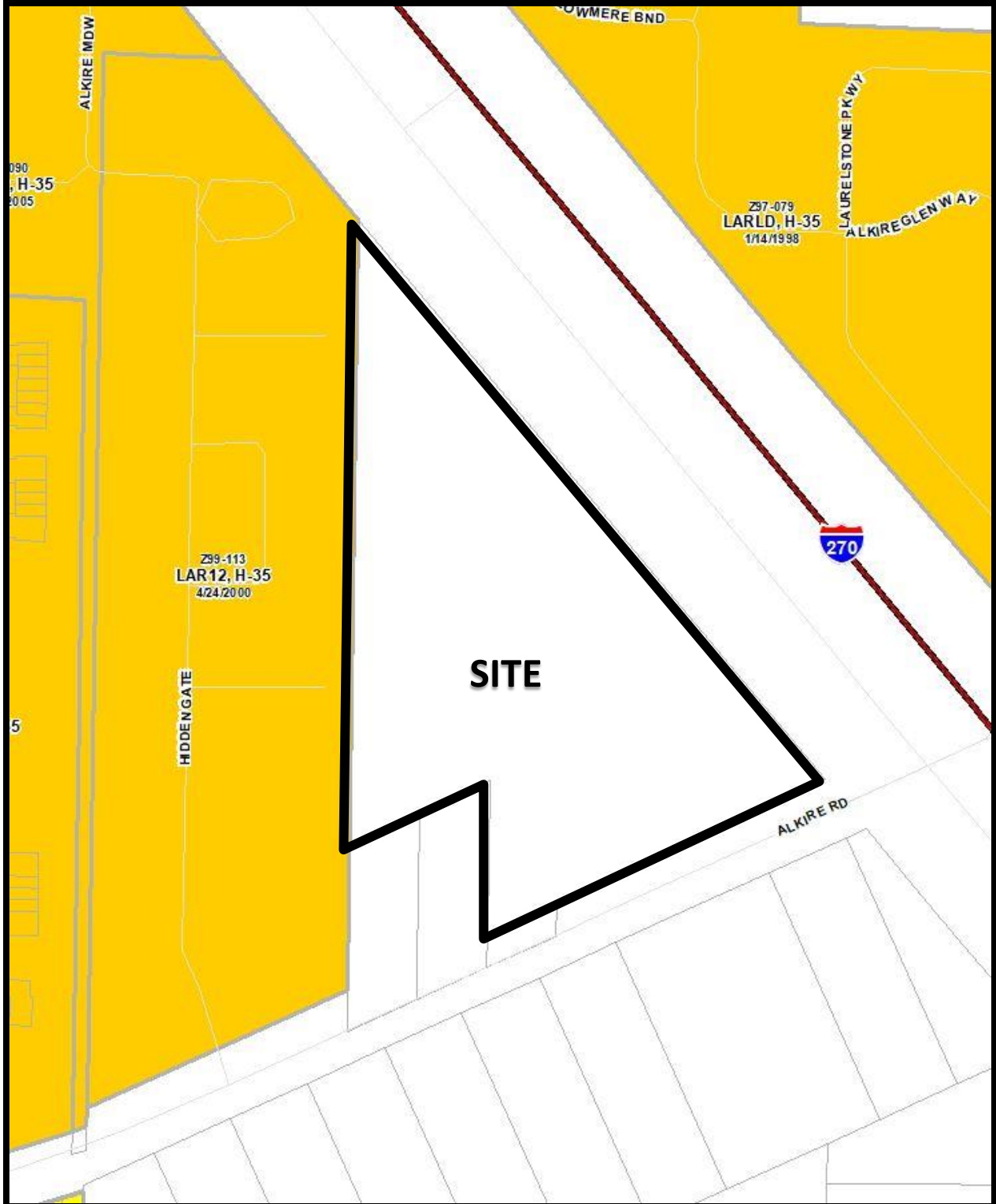
BACKGROUND:

- The site consists of one parcel developed with a single-unit dwelling and additional accessory structures, pending annexation into the City of Columbus after which it will be assigned the R, Rural District. The requested L-AR-1, Apartment Residential District will permit a multi-unit residential development containing up to 130 apartment units resulting in a density of 20.31 dwelling units per acre.
- To the north and east is right-of-way for Interstate 270. To the south are single-unit dwellings in the SR, Semi-Residential District in Jackson Township. To the west is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site is within the boundaries of the *Westland Area Plan* (1994), which recommends “Industrial/Manufacturing” land uses at this location. The Plan includes the early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- Concurrent CV23-036 has been filed and includes variances for building setback, perimeter yard, and 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 had not been received at the time this staff report was written.
- The limitation text establishes a maximum density of 130 dwelling units, commits to a site plan, building elevations, and includes supplemental development standards addressing traffic access, sidewalks, landscaping, and a stream corridor protection zone.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies the portion of Alkire Road as a Suburban Community Connector requiring 100 feet of right-of-way.

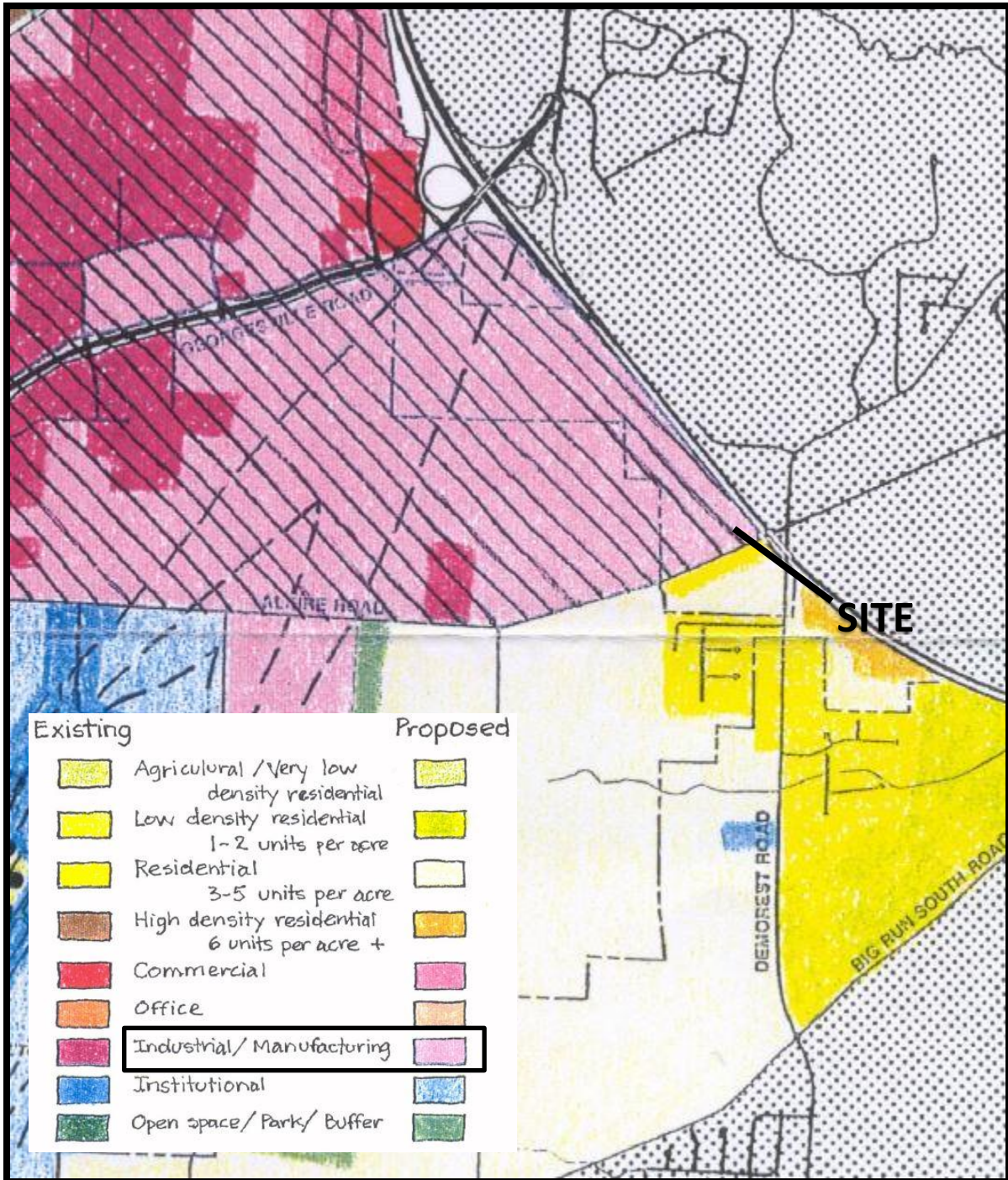
CITY DEPARTMENTS' RECOMMENDATION: *Conditional Approval

The requested L-AR-1, Apartment Residential District will permit a multi-unit residential development containing up to 130 apartment units. While the *Westland Area Plan* recommends "Industrial/Manufacturing" land uses at this location, Staff supports the request as the proposal is consistent with the surrounding zoning and residential development pattern along Alkire Road, and C2P2 Design Guidelines. The Department of Public Service notes that a traffic access study is pending review and may require additional commitments or access limitations based on the results of the approved access study. Staff's recommendation will move to full support upon review and approval of the traffic access study and once all comments from the Department of Public Service are addressed.

*The traffic access study has been approved; conditions are met for a recommendation of approval.



Z23-024
4300 Alkire Road
Approximately 6.4 acres
R (Pending Annexation) to L-AR-1



Z23-024
4300 Alkire Road
Approximately 6.4 acres
R (Pending Annexation) to L-AR-1



Z23-024
4300 Alkire Road
Approximately 6.4 acres
R (Pending Annexation) to L-AR-1

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

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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

Recommendation **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative* _____

Recommending Group Title _____

Daytime Phone Number _____

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.

*Technical issue with signature. E-mail confirmation of information received.

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 #: Z23-024

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 STE 460 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Metro Development LLC. Joe Thomas 614-540-2400 470 Olde Worthington Road STE 100 Westerville, OH 43082 65 Columbus based employees.</p>	<p>2. Bible Truth Tabernacle Allen Evans 614-275-0560 P.O. Box 44035 Columbus, OH 43204 2 Columbus based employees.</p>
<p>3.</p>	<p>4.</p>

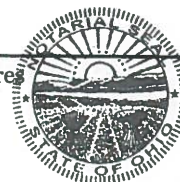
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 13th day of April, in the year 2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2025



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.