

DEVELOPMENT PLAN

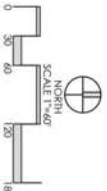
MCCNAUGHTEN SOUTH

PREPARED FOR FATIH GUNAL
DATE 11.10.22

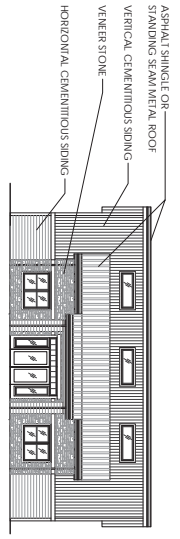


SITE DATA		± 24.7952 acres
TOTAL UNITS	1 BED - 94 UNITS 2 BED - 200 UNITS	294 UNITS
TOTAL PARKING	GARAGE - 89 SPACES SURFACE - 458	547 SPACES ± 145 SP/UNIT

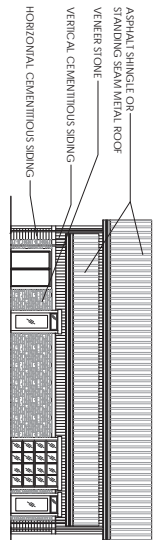
F. Gunal
10-26-2022



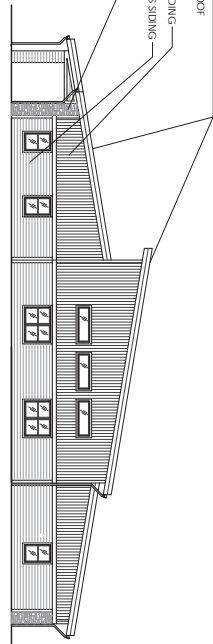
Paris Planning & Design
LAND PLANNING
SCALE: 1/8" = 1'-0"
DATE: 10/26/2022
SHEET NO: 1
PROJECT: MCCNAUGHTEN SOUTH



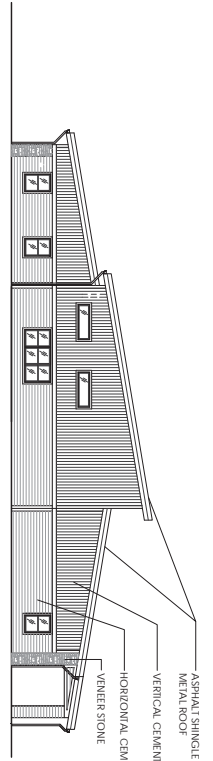
FRONT ELEVATION



REAR ELEVATION

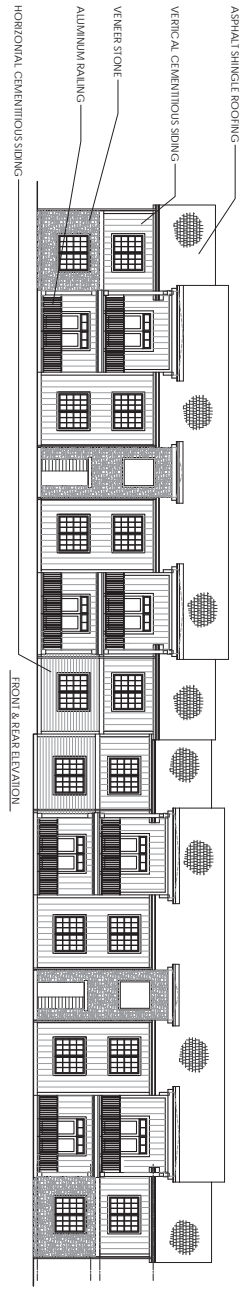


SIDE ELEVATION - 1

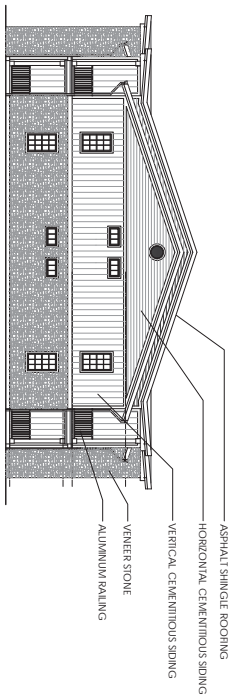


SIDE ELEVATION - 2

1 SUBHOUSE ELEVATION
SCALE: 1"=10'



FRONT & REAR ELEVATION



SIDE ELEVATION - TYPICAL OF BOTH SIDES

2 APARTMENT ELEVATION - SIMILAR ALL THREE BUILDING TYPES
SCALE: 1"=10'

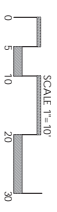
ARCHITECTURAL ELEVATIONS

MCNAUGHTEN SOUTH

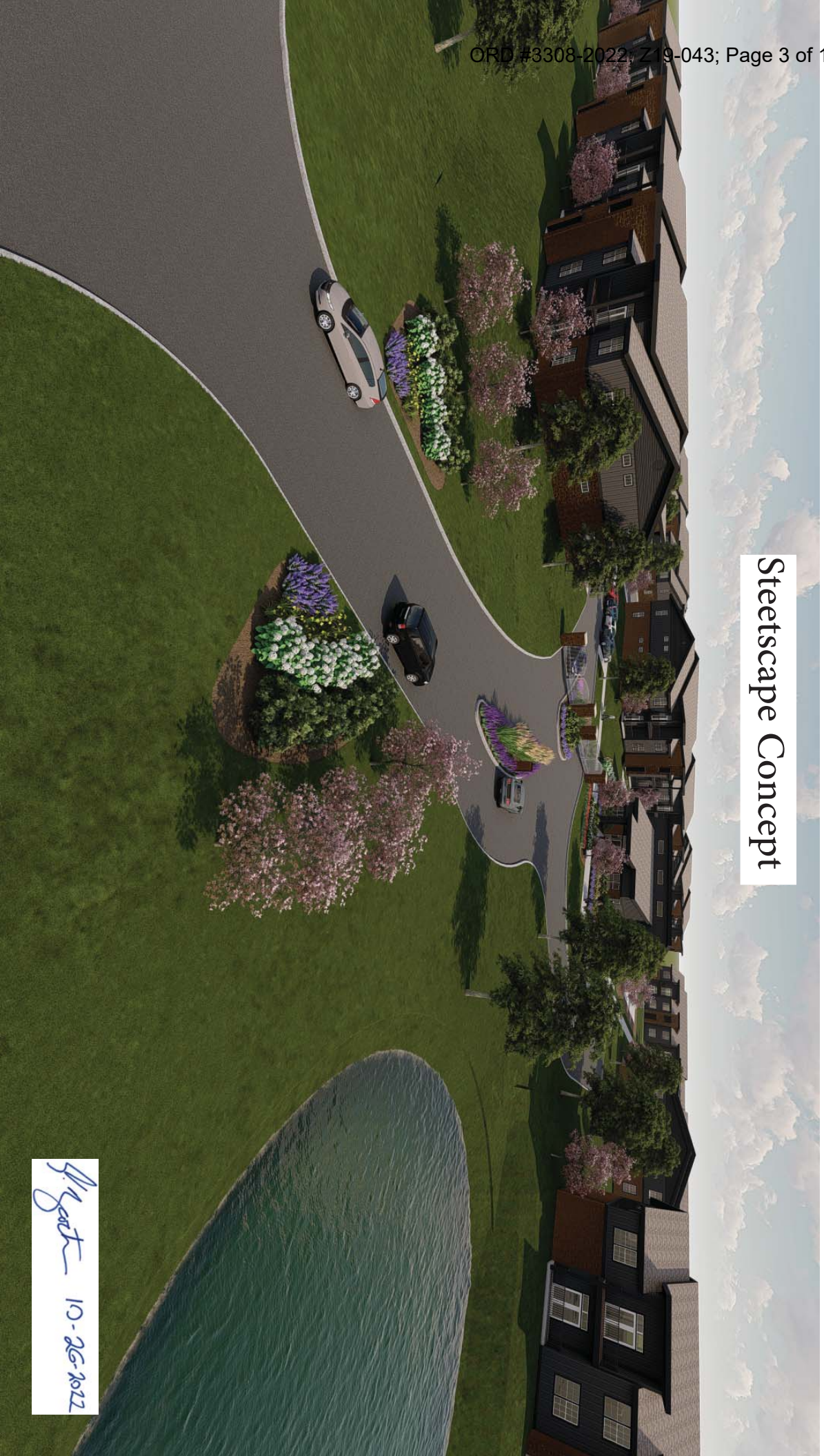
PREPARED FOR FATIHA GUNAL

DATE: 9/19/22

F. Gunal 10-26-2022



Streetscape Concept



W. G. Galt
10-26-2022

Streetscape Concept



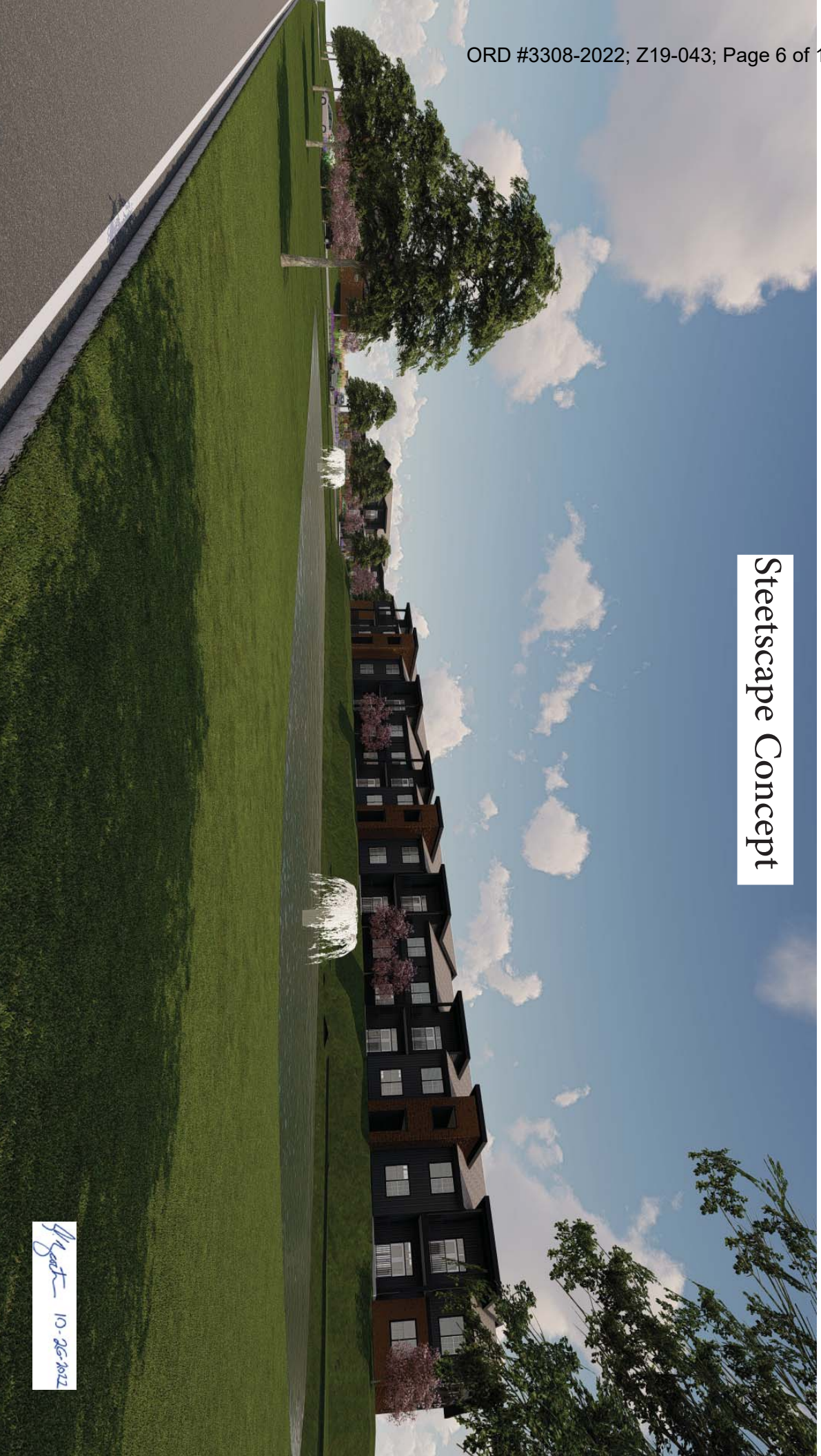
M. Galt
10-26-2022

Streetscape Concept



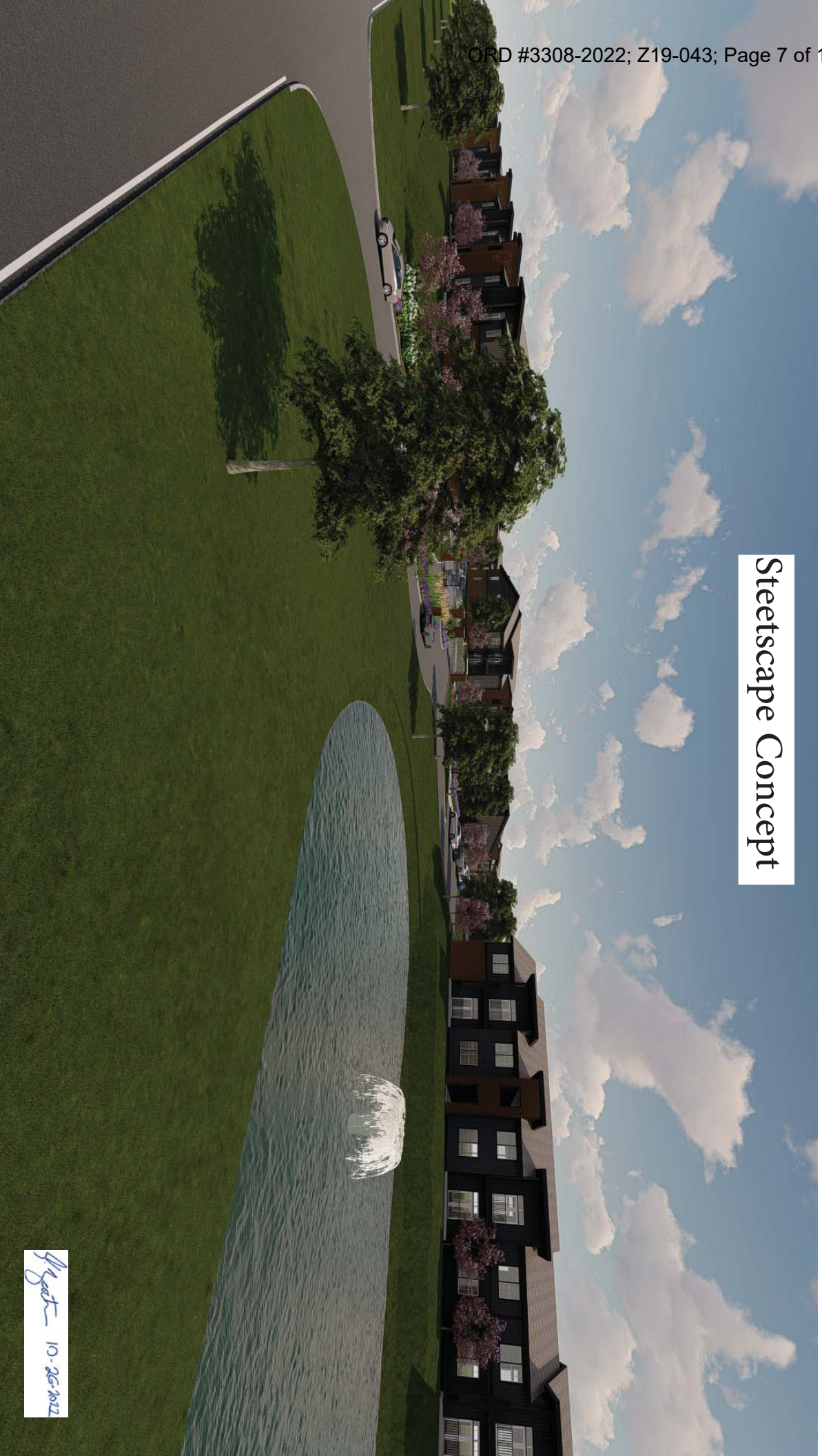
J. Galt 10-25-2022

Streetscape Concept



J. A. Gault 10-26-2022

Streetscape Concept



M. East 10-26-2022

Streetscape Concept



M. East
10-26-2022

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2022**

- 11. APPLICATION: Z19-043**
Location: 198 MCNAUGHTEN RD. (43213), being 24.8± acres located on the east side of McNaughten Road, 1,425± feet south of East Broad Street (267-298175 and 5 others; Far East Area Commission).
Existing Zoning: R, Rural District.
Request: L-AR-12, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Fatih Gunal; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): 198 McNaughten LLC; 6580 Longshore Street, Unit 200; Dublin, OH 43017.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site consists of six parcels developed with two single-unit dwellings and a religious facility in the R, Rural District. The applicant is requesting the L-AR-12, Limited Apartment Residential District to permit a multi-unit residential development with a maximum of 296 dwelling units. Z19-043 was initially considered at the June 19, 2019 Staff Review meeting and approved at the February 26, 2020 Development Commission meeting. The application has been revised from 2 parcels, 14.8 acres, 192 dwelling units (12.97 du/acre) to 6 parcels, 24.8 acres, 296 dwelling units (11.94 du/acre).
- To the north of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the south are single-unit dwellings in the L-R-2F, Limited Residential District. To the east are single-unit dwellings in Truro Township. To the west across McNaughten Road is a fire station and religious facility in the R-1, Residential District.
- Concurrent CV22-032 has been filed to vary building lines, perimeter yard, perimeter parking lot landscaping, maneuvering, and parking spaces size. 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 *Far East Land Use Plan (2018)*, which recommends “Low–Medium Density Residential (6-10 du/ac)” land uses at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*. The *Columbus Citywide Planning Policies* indicate that “Projects that are proposed at a density higher than the recommended land use may be supported if they include a high level of site and architectural design.”

- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for disapproval.
- The limitation text commits to a site plan and elevations and includes development standards addressing site access, buffering, building design, and graphics provisions.
- The *Columbus Multimodal Thoroughfare Plan* identifies McNaughten Road as a Suburban Community Connector requiring 100 feet of right-of-way.

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

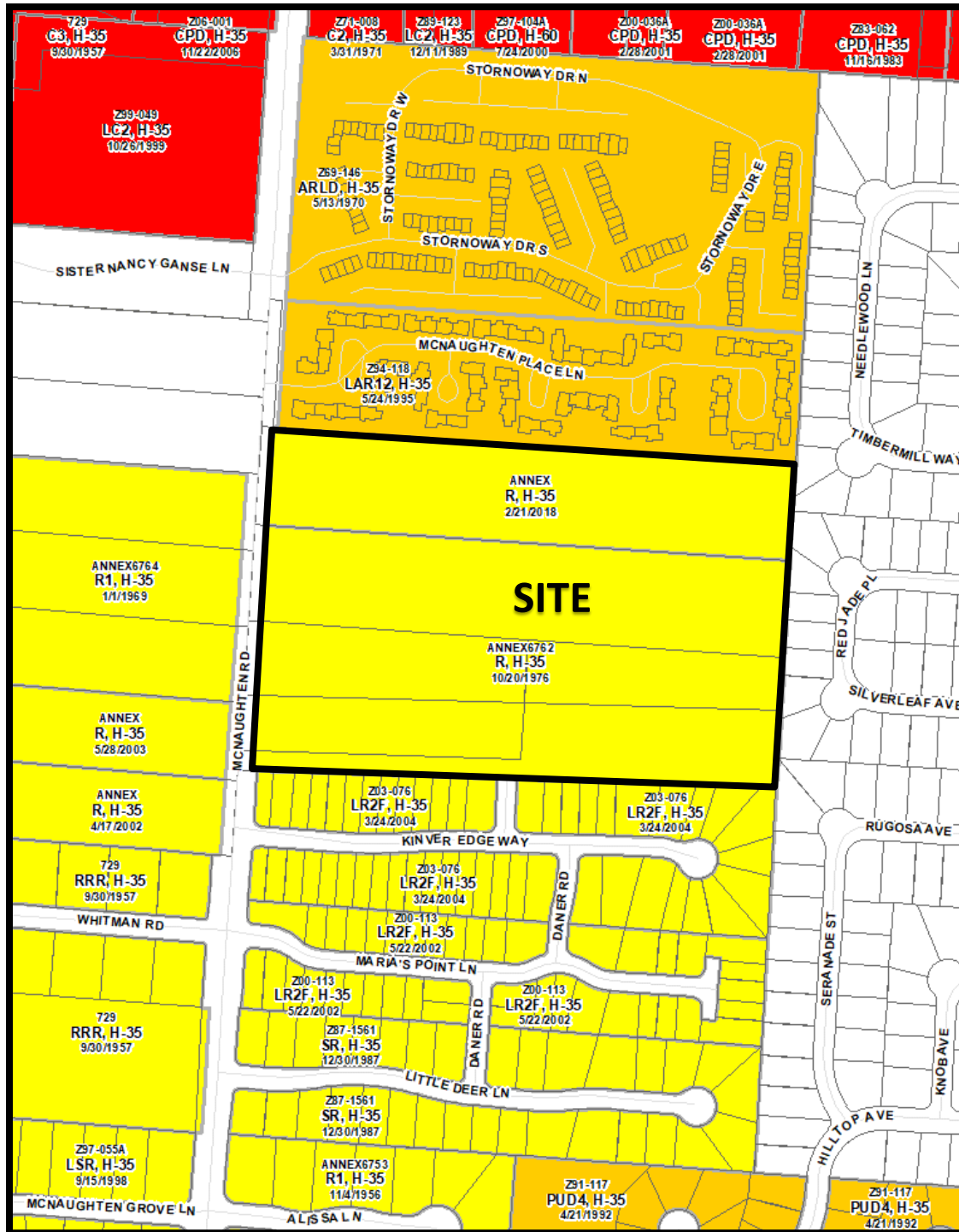
The requested L-AR-12, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 296 dwelling units. While the *Far East Land Use Plan* (2018) recommends "Low-Medium Density Residential (6-10 du/acre)" for the site, staff supports the proposal as the proposed plan has sidewalk access along McNaughten Road with a pedestrian connection to the site, adequate landscaping, and building elevations that provide for high quality materials, consistent with *Columbus Citywide Planning Policies (C2P2) Design Guidelines*.

At the time this report was finalized, the Division of Traffic Management is in the process of reviewing updated materials. The following comments need to be addressed:

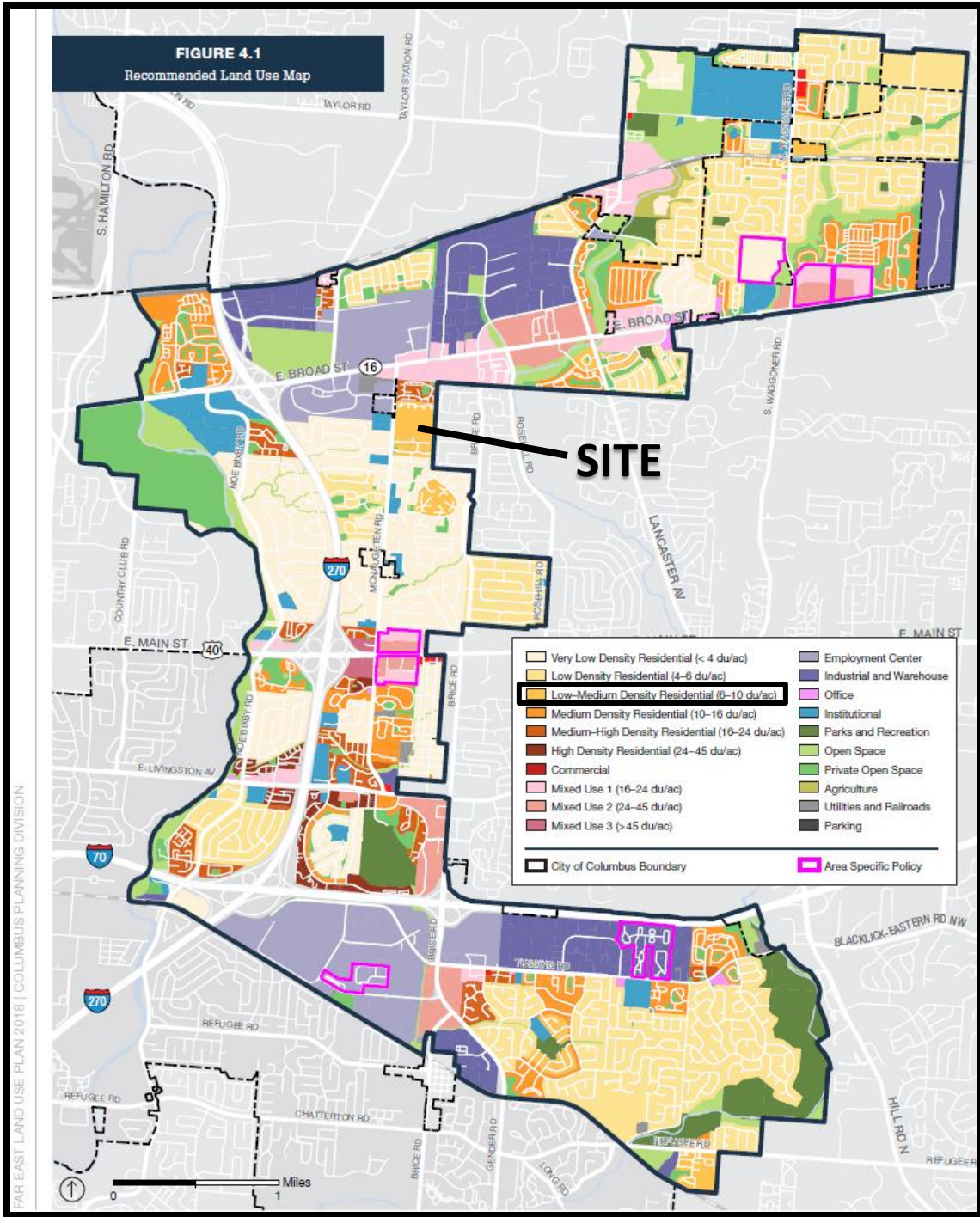
- Sidewalk will need to be provided between the existing sidewalk stubs along each side of Daner Road and the private sidewalk network that serves this site.
- Connectivity for vehicular ingress and egress will need to be provided at the terminus of Daner Road.
- The proposed entry median within the McNaughten Road right-of-way will need to be removed from the plan.
- Further review of the available stacking space for entering and exiting vehicles at the proposed access point to McNaughten Road will be needed.
- Additional information will need to be provided for review regarding the proposed operation of any gated entries.

Once it is confirmed that all comments have been addressed, Staff's recommendation will be updated to approval.

***All Traffic Management comments have been addressed.**



Z19-043
198 McNaughten Road
Approximately 24.8 acres
R to L-AR!%&



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 Approximately 24.8 acres
 R to L-AR!%&



Z19-043
198 McNaughten Road
Approximately 24.8 acres
R to L-AR!%&

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

Case Number CV22-032 / Z19-043
Address 198 McNaughten Rd
Group Name Far East Area Commission
Meeting Date 09/06/22
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:

NOT AN ACCEPTABLE DENSITY PER OUR AREA PLAN.
LOW-MEDIUM DENSITY 6'-10 DU/ACRE
DENSITY IS EXCEEDED.

Vote 6 VOTES OF DISAPPROVAL 1 VOTE OF APPROVAL
Signature of Authorized Representative Jennifer C. Ambler
Recommending Group Title Far East Area Commission Chair
Daytime Phone Number 614-307-4708

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.

Date: **OCTOBER 13, 2022**

Application #: Z19-043	Requested: L - A R-12	Address: 198 MCNAUGHTEN RD (43213)					
# of Hearings: _____	Length of Testimony: 5:55-6:40	Staff: ___ Approval ___ Disapproval Position: <u> X </u> Conditional Approval					
# Speakers Support: _____ Opposition: 3	Development Commission Vote: <u>2</u> Yes <u>3</u> No <u>0</u> Abstain	Area Comm/ ___ Approval <u> X </u> Disapproval Civic Assoc: ___ Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	Y Ingwersen	ABSENT Anderson	N Keyes-Shanklin	N Conroy	N Onwukwe	ABSENT Golden
+ = Positive or Proper - = Negative or Improper							
Land Use	+	+			-		
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 land use with a 6 acre green space, open to visitors, 2 story units perpendicular to neighbors affords practical privacy. Density is not as much of an issue given the green space.							
INGWERSEN: This is an appropriate use - the neighbors issues are with the lack of improvement on McNaughten Road. The proposed development is well considered and deserves full considerations based on its merits.							
ANDERSON:							
KEYES-SHANKLIN: Rezoning could be detrimental to the residents of this community. While the developer tried to reach a consensus, I recommend the developer develop a relationship with the Far East Area Commission to see how it can better serve the community's wants and needs while gaining the profit the developer desires and deserves. I would not recommend an increase of the current du/acre for this area without a comprehensive traffic study.							
CONROY: This is not a bad option, but it is primarily surrounded by homeowners. This could be a similar density condo that allows affordability. Apartments are not the only option or even the best one here.							
ONWUKWE: While the use may have been appropriate, my NO vote was based on: 1. Not supported by Far East Area Commission; 2. Deviation from the Far East Land Use Plan; 3. Traffic congestion with potential increase of accidents if decongestion is not addressed							
GOLDEN:							

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 #: Z19-043

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) Aaron L. Underhill
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, OH 43054
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. # of Columbus based employees: 1 198 McNaughten LLC 6580 Longshore St., Suite 200 Dublin, OH 43017</p>	<p>2. # of Columbus based employees: 1 Gardenia Properties LLC P.O. Box 992 Grove City, OH 43123</p>
<p>3. # of Columbus based employees: 1 Fatih Gunal 6580 Longshore St., Suite 200 Dublin, OH 43017</p>	<p>4. # of Columbus based employees: 1 266 McNaughten LLC 6580 Longshore St., Suite 200 Dublin, OH 43017</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Aaron L. Underhill*

Sworn to before me and signed in my presence this 10th day of November, in the year 2022

SIGNATURE OF NOTARY PUBLIC *Kimberly R. Grayson*
My Commission Expires 1-11-2026

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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