

SITE PLAN

KENNY ROAD  
PREPARED FOR PREFERRED LIVING  
DATE 8.5.14

Final site plan  
rec'd 9-19-14  
J. Y. Torgerson  
9/16/2014



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 11, 2014**

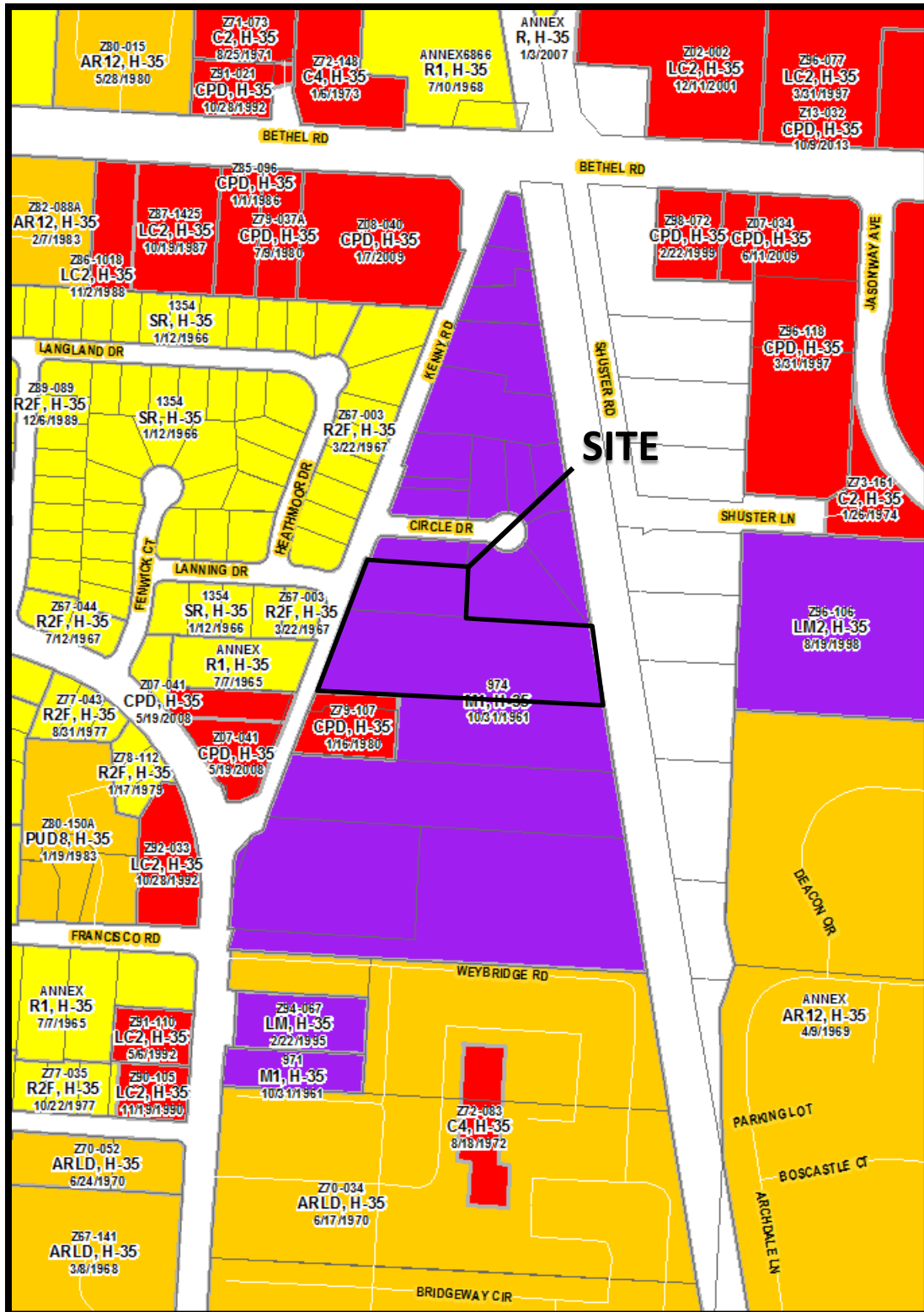
- 2. APPLICATION: Z14-029 (14335-00000-00452)**  
**Location:** **4692 KENNY ROAD (43220)**, being 3.77± acres located on the east side of Kenny Road, approximately 430± feet north of Godown Road (010-129789 and 010-129792; Northwest Civic Association).  
**Existing Zoning:** M-1, Manufacturing District.  
**Request:** L-AR-1, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit development.  
**Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Jill Tangeman; Vorys, Sater, Seymour and Pease LLP; 52 East Gay Street; Columbus, Ohio 43215.  
**Property Owner(s):** William C. Brunk; 2001 Circle Drive, Columbus, Ohio 43220.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)

**BACKGROUND:**

- The 3.77± acre site is developed with several storage structures and zoned in the M-1, Manufacturing District. The applicant requests rezoning to the L-AR-1, Limited Apartment Residential District to redevelop the site with multi-unit residential. A companion Council Variance (CV14-032) has also been filed to vary the perimeter yard requirement, but is heard only by City Council and will not be considered at this Development Commission meeting.
- To the north is industrial development in the M-1, Manufacturing District. To the east across the railroad tracks are industrial uses in Perry Township. To the south are retail uses and industrial development in the CPD, Commercial Planned Development and M-1, Manufacturing Districts, respectively. To the west across Kenny Road are single-unit dwellings in the SR, Suburban Residential District, a fraternity house in the R-1, Residential District, and a funeral home in the CPD, Commercial Planned Development District.
- The site is located within the planning area of the *Northwest Plan* (2007), which does not provide a specific recommendation for the site, but it does recommend that infill development is compatible with surrounding development.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval of requested L-AR-1 District.
- The limitation text commits to a site plan, and includes provisions for maximum number of dwelling units, specified building materials, and external lighting commitments.

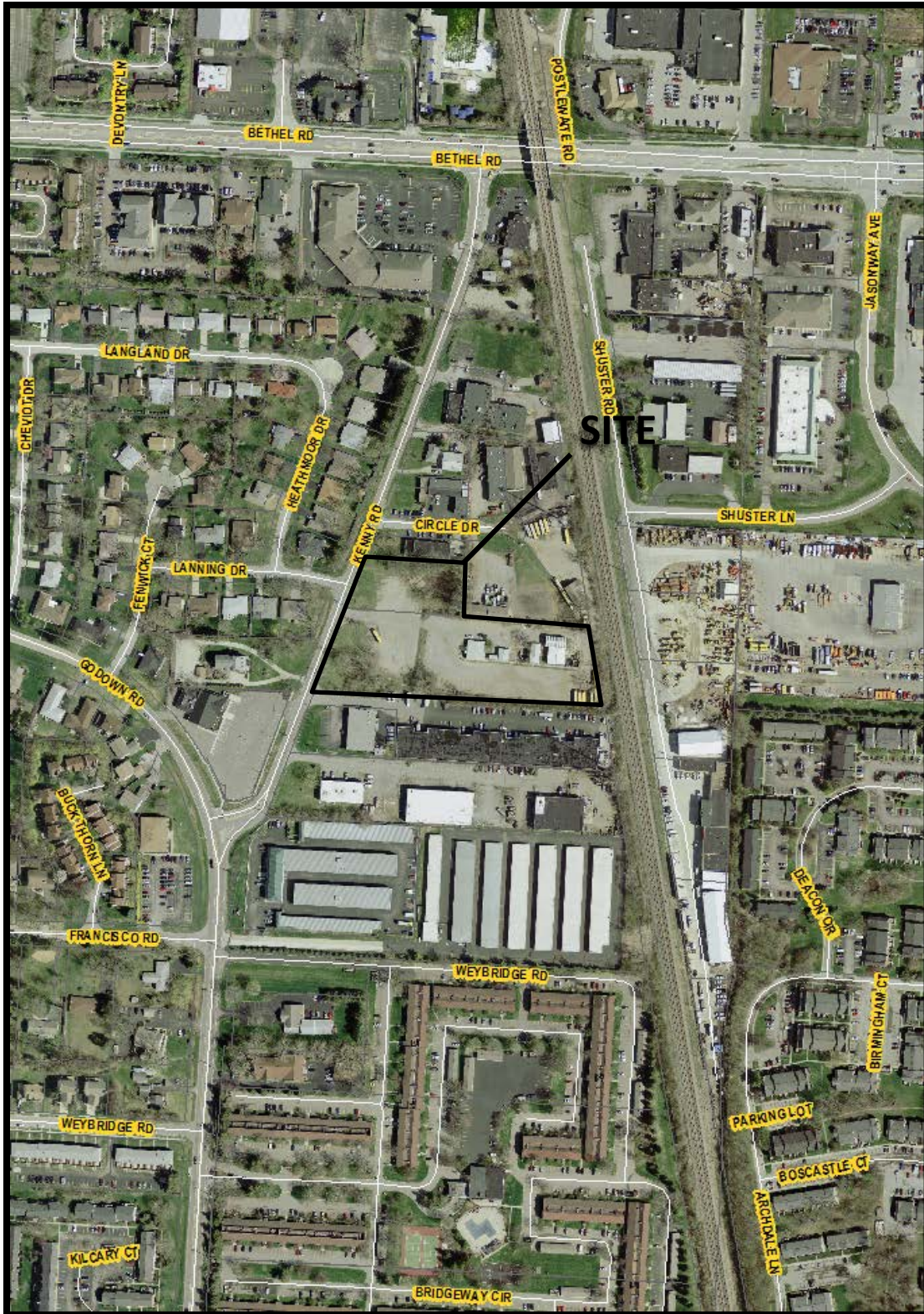
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-1, Limited Apartment Residential District, will allow a 114-unit residential complex to be developed on an approximate 3.77± acre site. Staff has determined this proposal is compatible with the surrounding development as recommended by the *Northwest Plan* (2007). The requested L-AR-1, Limited Apartment Residential District also replaces more intense manufacturing zoning with a residential development that incorporates a specific site plan and development standards. Therefore, Staff recommends approval of the proposed rezoning.



Z14-029  
 4692 Kenny Road  
 Approximately 3.77 acres  
 From M-1 to L-AR-1





Z14-029  
4692 Kenny Road  
Approximately 3.77 acres  
From M-1 to L-AR-1

**Thrush, Eliza C.**

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**From:** Rosemarie Lisko <rosemarielisko@sbcglobal.net>  
**Sent:** Tuesday, August 12, 2014 9:46 AM  
**To:** Thrush, Eliza C.  
**Subject:** Z14-029 & CV 14-032

4692 Kenny Rd.

Recommendation: Approval: 4 - 3 for both the rezoning of the property and council variance for setback for the perimeter yard.

Notes:

On Aug. 6 a presentation was made for both the rezoning of the property and or council variance for setback for the perimeter yard. After much discussion and a lengthy question and answer session, which included the surrounding community we voted to approve by a close vote. ( 4 - 3) Major concerns were for the increase in traffic on Kenny Rd. which could pour into the neighborhood across Kenny Rd. Another concern was the height of the buildings. We would have liked to see 2 stories instead of the 3 stories.

Rosemarie Lisko  
Northwest Civic Association  
Zoning Chair  
985-1150

**REZONING APPLICATION**

City of Columbus, Ohio Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://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 # 214-029

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

1. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Nicholas King #614-901-2400	2.
3.	4.

*Check here if listing additional parties on a separate page.*

SIGNATURE OF AFFIANT

Jill Tangeman, Esq.

Subscribed to me in my presence and before me this 27<sup>th</sup> day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires:

*This Project Disclosure Statement expires 10-16-2017 date of notarization.*

Notary Seal Here



**MICHELLE L. PARMENTER**  
Notary Public, State of Ohio  
My Commission Expires  
10-16-2017

**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**