

SITE DATA

Site Area:
PID # 545-295682
PID # 010-296328

Lots:
Density:
Proposed Zoning District:
Open Space Provided:

Required Parking (Aggregate):
Min. 1 garage space per unit
Provided Parking:
Garage:
Off-Street Parking:
On-Street Parking:

±15.6 AC

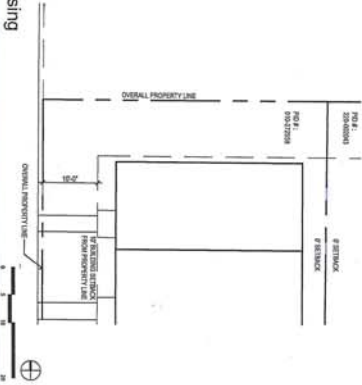
124 du
8.0 du/AC
PUD-8
±7.3 AC (47%)

2Unit (248 spaces)
344 spaces
124 spaces
168 spaces
54 spaces

VICINITY MAP-N.T.S.



PARCEL SETBACKS



Final received 2/3/17

*THIS PROJECT WILL COMPLY WITH SECTION 3121.01 OF THE ZONING CODE, 3121.01 OF THE PLANNING CODE, 3121.02 OF THE ZONING CODE, 3121.03 OF THE PLANNING CODE, 3121.04 OF THE ZONING CODE, AND 3121.05 OF THE PLANNING CODE. ALL OTHERS ARE SUBJECT TO THE CITY OF COLUMBUS, OHIO, NOT FOR CONSTRUCTION.

Sheet 1
XXXXXXXXXXXXXXXXXXXX 216-071

Bic Gestner 12/22/16

Planned Unit Development Plan, Preserve Crossing

LIFESTYLE COMMUNITIES: PRESERVE CROSSING | COLUMBUS, OHIO

XXXXXXXX 12/22/2016





BENTLEY BUILDING - PRESERVE CROSSING BLVD.



STANSBURY ENGLISH BASEMENT BUILDING - PRESERVE CROSSING BLVD.

SIDE ELEVATION - MORSE ROAD

Sheet-1
Z16-071
dw taylor
ARCHITECT

[Handwritten signature]

12-22-16

Preserve Crossing - Phase V
Final received 2/3/17

LC



Sheet 2
Z16-071
dw Taylor
ARCHITECT

W. J. Taylor
12-22-16
Preserve Crossing - Phase V
Final received 2/3/17

LC

STANSBURY BUILDING - MORSE ROAD



MIXED UNIT ELEVATION



SHEET 3
Z16-071
dw taylor
ARCHITECT

Mr. Scott 12-22-16
Preserve Crossing - Phase V
Final Received 2/3/17



Z 1 6 - 0 7 1

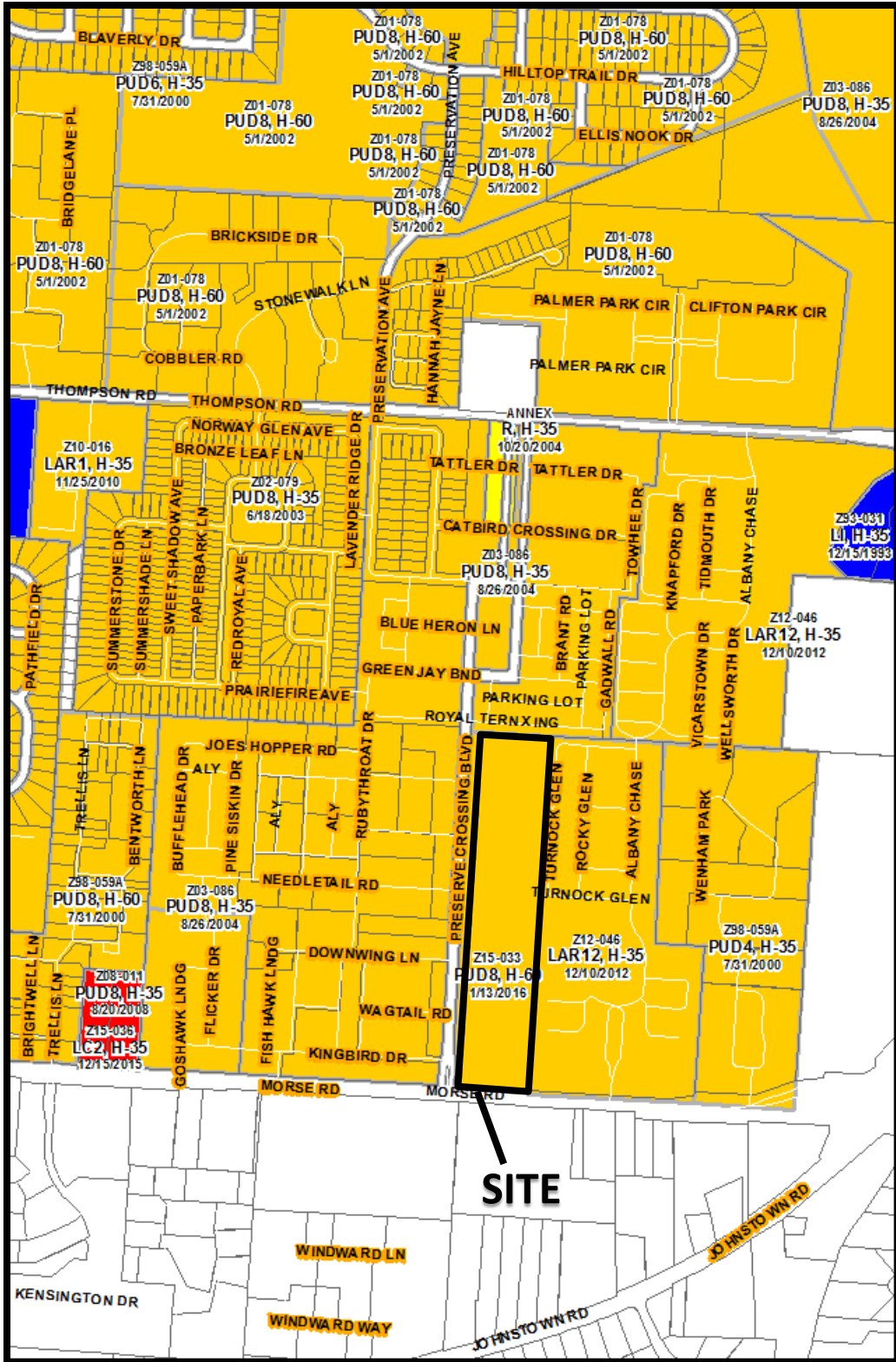
- 3. APPLICATION:** **Z16-071**
- Location:** **5440 MORSE ROAD (43230)**, being 15.6± acres located at the northeast corner of Morse Road and Preserve Crossing Boulevard (545-295682, and part of 010-296328; Northland Community Council).
- Existing Zoning:** PUD-8, Planned Unit Development District.
- Request:** PUD-8, Planned Unit Development District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Lifestyle Communities, Ltd; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
- Property Owner(s):** Preserve Crossing Development, Ltd; 230 West Street, Suite 200; Columbus, OH 43215.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is developed with a vacant single-unit dwelling zoned in the PUD-8, Planned Unit Development District (Z15-033). The applicant proposes a revised PUD-8, Planned Unit Development District to allow a multi-unit residential development containing 124 units on one lot. The existing PUD text also permits 124 units, but on individual lots. The requested PUD has an increase in the amount of open space provided from 4.8± acres to 7.3± acres.
- To the north and west of the site are apartments and condominiums in the PUD-8, Planned Unit Development District. To the east of the site are apartments in the L-AR-12, Limited Apartment Residential District. To the south of the site, across Morse Road and in Plain Township, is a senior housing facility.
- The site is located within the boundaries of the Preserve District of the *Northland Plan: Volume II* (2002), which recommends that the current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-unit residential encouraged, and that existing land-use and zoning patterns be taken into consideration when decisions are made regarding zoning changes.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for disapproval.
- The development text carries over commitments for building setbacks, access and street details, street trees, sidewalks, maximum building height, garage requirements, landscaping and buffering, building materials commitments, and Pay as We Grow and parkland dedication ordinance obligations.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested PUD-8, Planned Unit Development District will allow a multi-unit residential development that is compatible with the density and development standards of adjacent residential developments. The *Northland Plan, Volume 2* recommends that the current residential pattern of development east of Hamilton Road and south of Old Dublin-Granville Road be continued, with single-unit residential development encouraged. The Plan also recommends that the existing land-use and zoning patterns are taken into consideration when decisions are made regarding zoning changes. The site plan incorporates natural resources and increases open space, as recommended in the Plan, and the requested revision does not change the proposed density or Morse Road setback provisions.



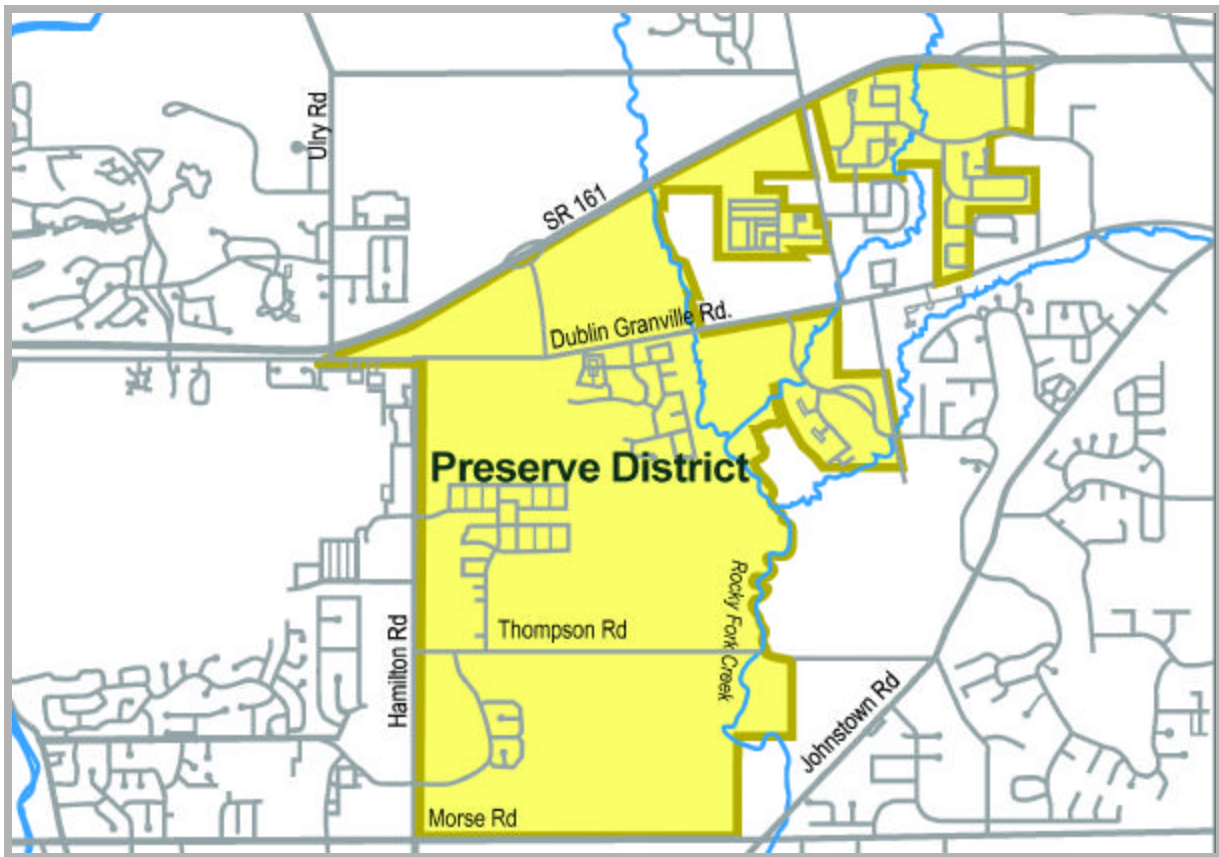
Z16-071
5440 Morse Road
Approximately 15.6 acres
PUD-8 to PUD-8

Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District



It is the recommendation of Northland Plan – Volume II that:

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



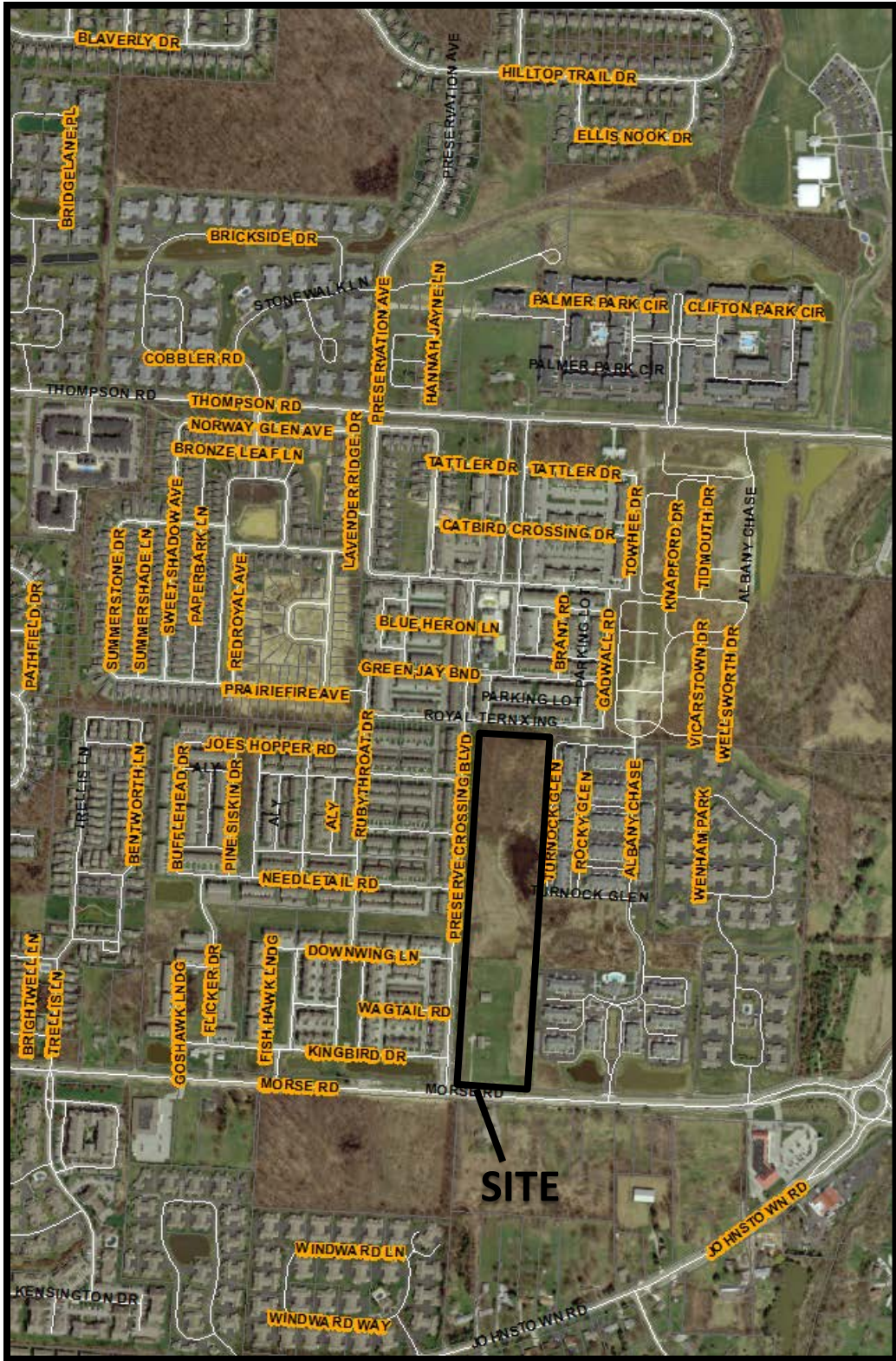
4. Unincorporated Residential Areas

- *infill developments that are compatible with their surroundings be encouraged.*
- *infill annexation requests that reduce service-related problems caused by "islands" of township land within the city's corporate boundaries be supported.*
- *annexation proposals that reasonably can be served by city services and facilities be readily accepted.*

There are other planning issues that are not easily categorized into one of the three districts. For those issues, the following recommendations shall apply.

It is the recommendation of Northland Plan - Volume II that:

- *when properties within this planning area are contiguous to properties covered in other plans, consideration of those plan recommendations be given to provide a seamless pattern of development between the two jurisdictions or planning boundaries.*
- *a planning process be undertaken for the area north of Central College Road and within the tributary area of the planned northern extension of the Big Walnut Sanitary Trunk, but outside the area covered by the Rocky Fork-Blacklick Accord. This subtrunk will likely be extended north from the Little Turtle area in two phases. The first phase, planned for 2004, will take the sewer to Central College Road. The second phase will extend the sewer north and then east to the intersection of Walnut Street and Lee Road, allowing for development of a substantial area. It will be important to have land-use and development guidelines in place as infrastructure is extended into the area.*



Z16-071
5440 Morse Road
Approximately 15.6 acres
PUD-8 to PUD-8



Northland Community Council
Development Committee

Report

November 30, 2016 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:30 pm** by chair **Dave Paul**

Members represented:

Voting: (15): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Sharon Woods (SWCA), Village at Preston Woods (PWCA), Woodstream East (WECA).

Case #1: Application #Z16-071 (Rezone 15.6 AC± from PUD-8 to PUD-8 for development of a multifamily residential development not to exceed 8 dwelling units/acre)
Michael Shannon *representing*
Lifestyle Communities, Ltd.
5540 Morse Road, 43230 (PID 545-295682)

- *The Committee approved (15-0) a motion (by KWPCA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.*

Case #2 “Look see” (Combine and redevelop former Columbus Inn & Suites and Rodeway Inn hotel sites, 2.9 AC± currently zoned C3, for multifamily housing)
Tony Lam
6121 & 6125 Zumstein Drive, 43231 (PID 010-282485/010-001405)

- *The Committee appreciated the opportunity to hear from and speak with the potential developer concerning this project. As this was an informal review (a “look see”), the Committee developed **NO RECOMMENDATION**.*

Executive Session **8:20 pm**

Meeting Adjourned **8:45 pm**

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 # Z16-071

STATE OF OHIO
COUNTY OF FRANKLIN

Eric Zartman

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) 500 South Front Street, Ste 1200, 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. Lifestyle Communities, Ltd 230 West Street, Suite 200, Columbus, Ohio 43215 Devin Carothers 614-918-2044	2.
3. dcarothers@lifestylecommunities.com	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 1st day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

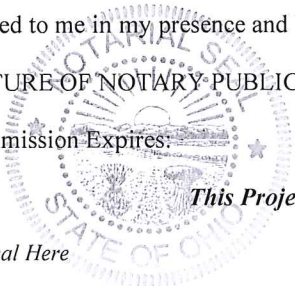
Carol A. Stewart

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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

Notary Seal Here



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