

PEDESTRIAN CONNECTIVITY KEY

- ASPHALT PATH
- SIDEWALK/PEDESTRIAN CONNECTION
- PARKLAND DEDICATION AREA
- OPEN SPACE

SITE DATA

EXISTING ZONING	EXISTING ACREAGE
RESUBDIVISION	8.7 AC
SUBAREA 1 - CPD	46.52 AC
SUBAREA 2, 3, 4 - PUD-S	64.26 AC
TOTAL ACREAGE	111.8 AC
NET ACREAGE	64.26 AC

PERMITTED STANDARDS FOR SINGLE FAMILY DWELLING

PERMITTED STANDARDS FOR SINGLE FAMILY DWELLING	EXISTING ACREAGE	REQUIRED ACREAGE
R-3	46.52 AC	41.8 AC
LOT WIDTH - 50'	40.13 AC	36.7 AC
LOT AREA - 5,000 SQ. FEET MINIMUM	46.39 AC	42.7 AC
TOTAL OPEN SPACE (PARKLAND AND PROVIDED)	48.88 AC	42.7 AC
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NOTE:
THIS PLAN IS CONFIDENTIAL. THE PUD AND CPD TEXT SUBMITTED HEREWITH AND APPLICABLE TO OTHER DEVELOPMENT STANDARDS AND COMMENTS BY THE APPLICANT THE LOCATION OF BUSINESS PATHS MAY BE REVISION IN THE DESCRIPTION OF THE BUSINESS SERVICES OR THE BUSINESS.



MIT
Merrill Lynch, Pierce, Fenner & Smith
100 South Main Street
Columbus, OH 43260
614.467.1000

DATE: MAY 18, 2017
SCALE: AS SHOWN
JOB NO.: 20150301
SHEET: 1/1

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
CPD/PUD SITE PLAN
FOR
GENDER ROAD TRACT

REVISIONS

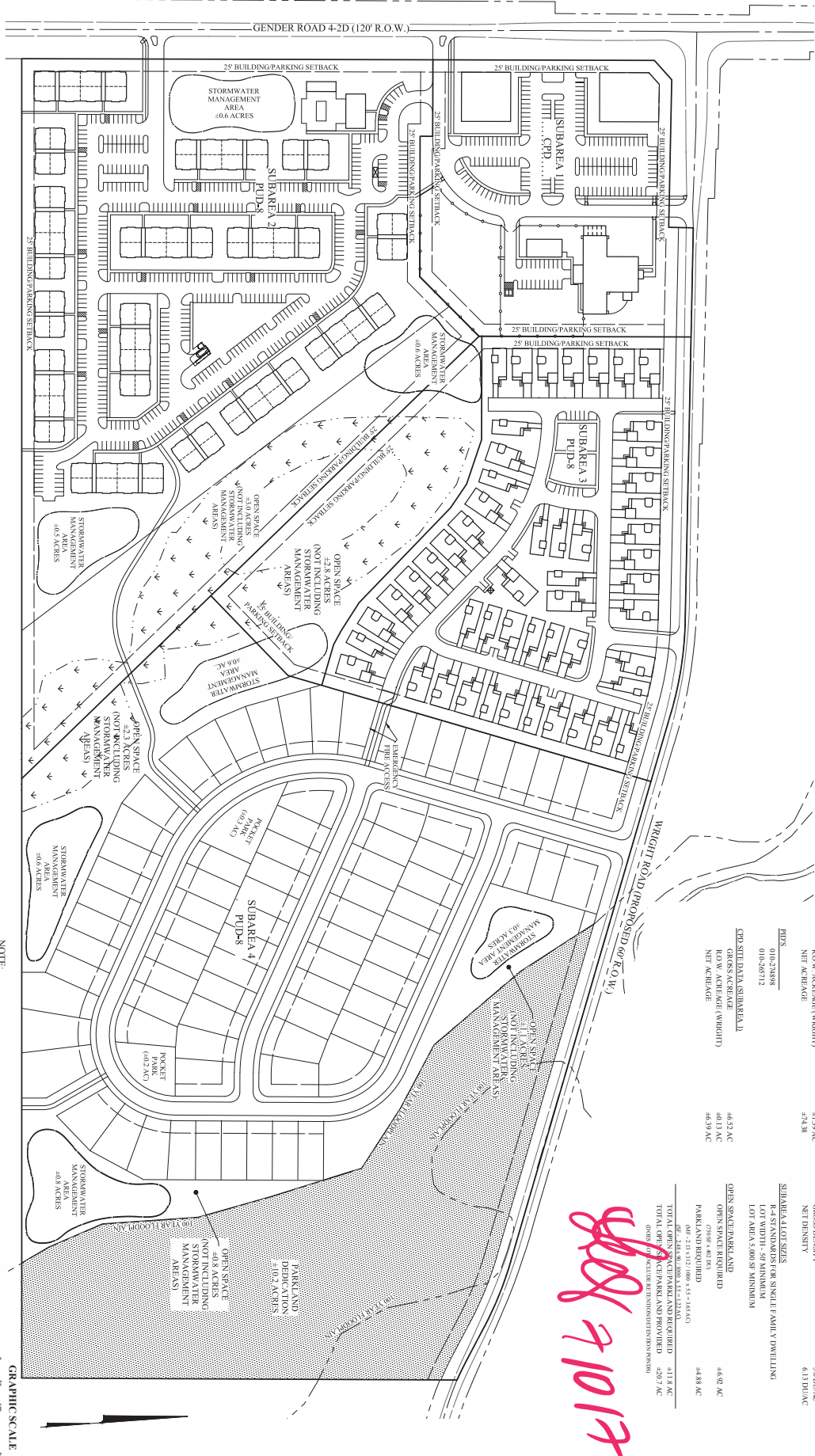
MARK	DATE	DESCRIPTION
06-25-17	06-13-17	SIDEWALK ADDED SUBAREA 3
06-13-17	06-13-17	UPDATED UNITS, COUNTY, COMMERCIAL AND OPEN SPACE

HOMEROOD

Z16-054 Final Received 7/10/2017

1 of 5

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SITE DATA

EXISTING ZONING	R-RURAL, TINDEN & NC
PROPOSED ZONING	SUBAREA 1 - CD
	SUBAREA 1, 2, 3, 4 - PD-8
TOTAL ACREAGE	46.25 AC
GROSS ACREAGE	41.39 AC
R.O.W. ACREAGE (WRIGHT)	4.86 AC
NET ACREAGE	36.53 AC

REVISIONS

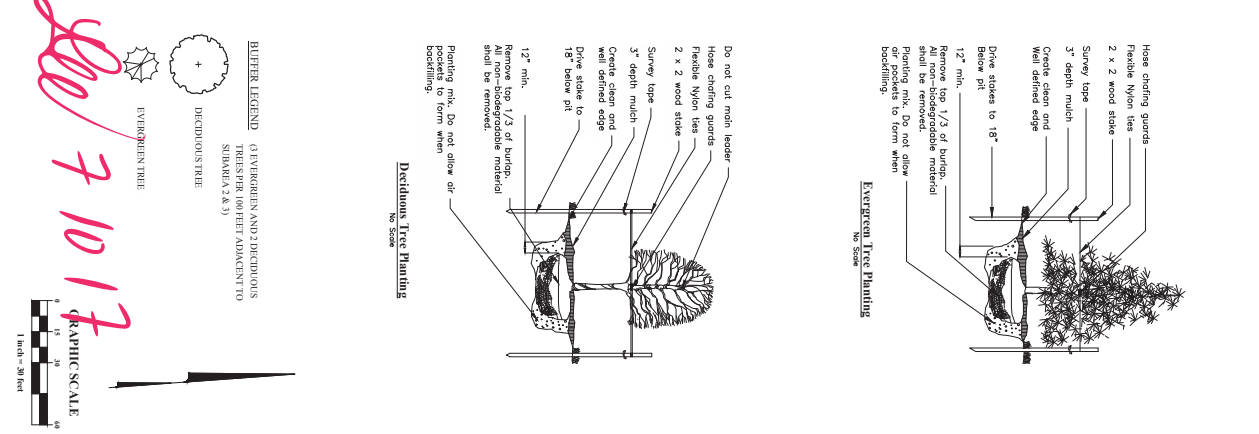
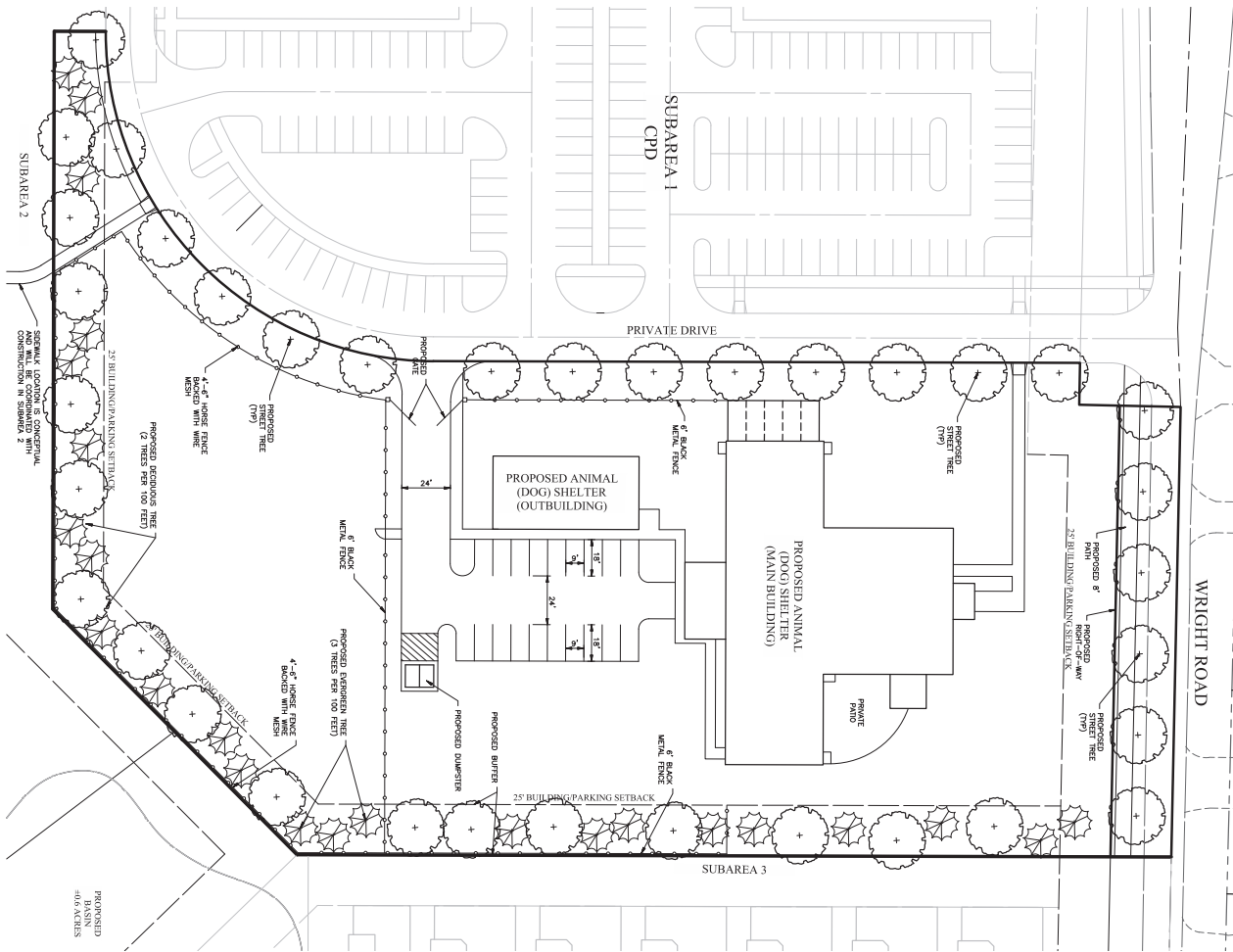
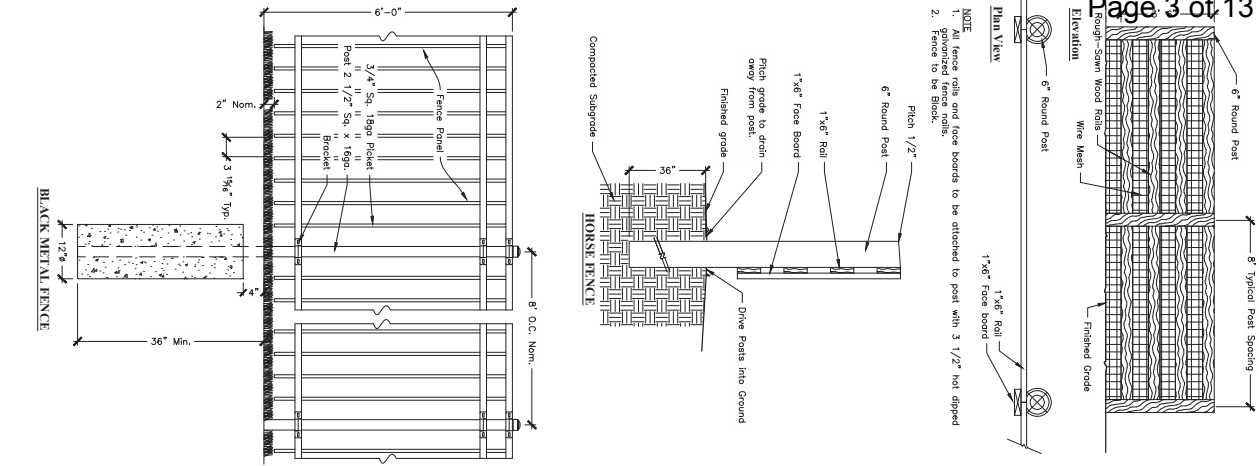
MARK	DATE	DESCRIPTION
01	05-25-17	SHOW ALK. ADDED SUBAREA 3
02	06-13-17	TREATED LINTA. COUNCIL, COMMERCIAL AND OPEN SPACE
07	06-17	REMOVE DOG RUN ON EAST SIDE OF BUILDING

NOTE:
THIS PLAN IS INTENTIVELY REPRESENTS THE PROPOSED DEVELOPMENT AS SET FORTH IN THE PLD AND CDP. THIS IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT. THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

GRAPHIC SCALE
1 inch = 100 feet

Shawn O'Hara
7/10/17

Z16-054 Final Received 7/10/2017
2 of 5



MARK	DATE	DESCRIPTION
	7/6/17	REMOVE DOGRUN FROM EAST SIDE OF BUILDING

HOMWOOD

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 SITE PLAN ENLARGEMENT
 FOR
**GENDER ROAD TRACT
 ANIMAL (DOG) SHELTER**



DATE	MAY 18, 2017
SCALE	1" = 30'
DRAWN BY	2018031
SHEET	1/1

Z16-054 Final Received 7/10/2017

Cambridge



Newport



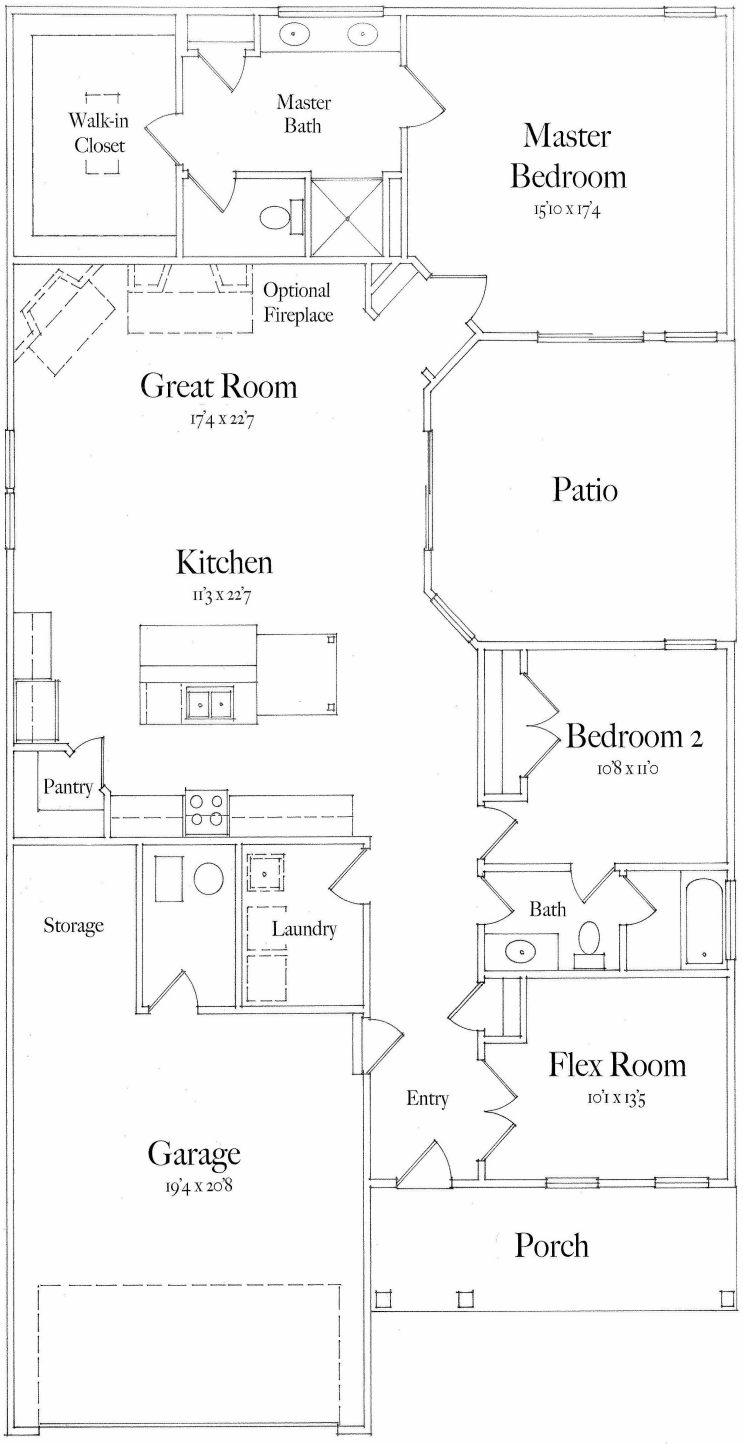
Introducing
The Cottage Collection
Inspired and Inspiring



Handwritten signature
7.10.17

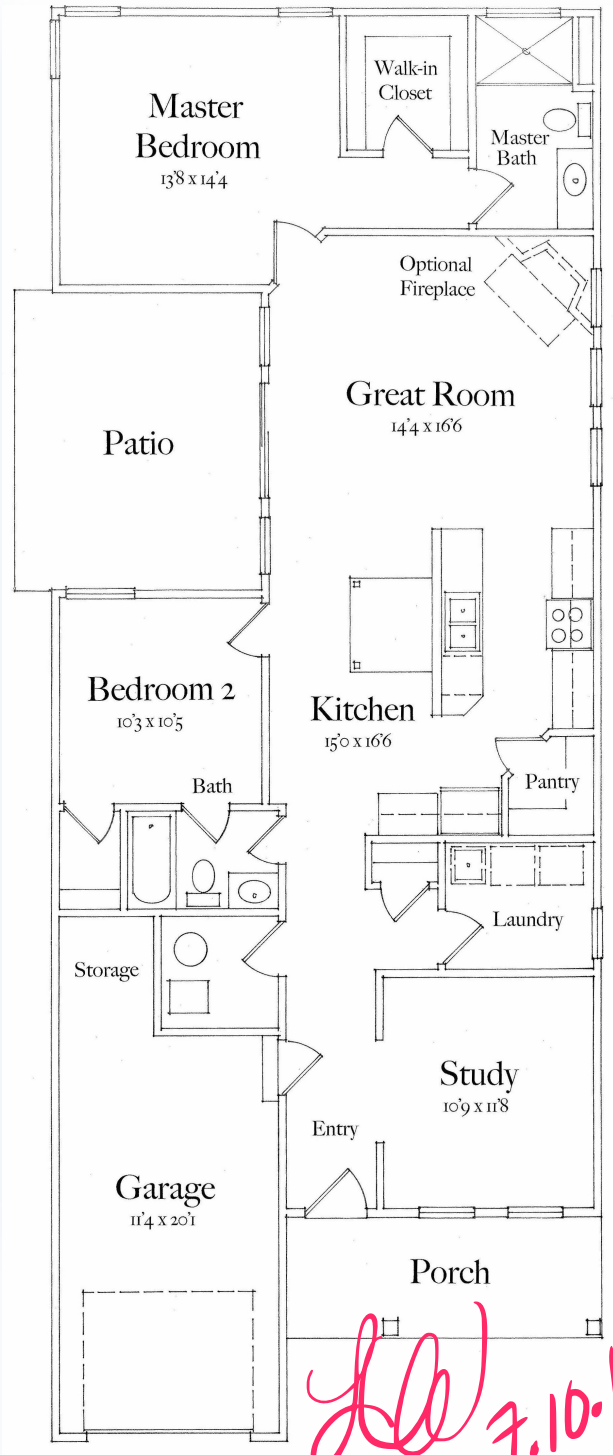
The Cottage Collection

Inspired and Inspiring



CAMBRIDGE 2144 sq ft

Inspired by the beauty and simplicity of Seaside Living, these homes offer well-organized open plans, private patios, plenty of natural light and just the right amount of space for your new simpler life.



NEWPORT 1581 sq ft

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2017**

- 9. APPLICATION: Z16-054**
Location: **6261 WRIGHT ROAD (43130)**, being 75.7± acres located at the southeast corner of Wright Road and Gender Road (010-274898 and 010-265712; Greater South East Area Commission).
Existing Zoning: NE, Neighborhood Edge, NC, Neighborhood Center, and R, Rural Districts.
Request: CPD, Commercial Planned Development and PUD-8, Planned Unit Development Districts.
Proposed Use: Commercial and mixed-residential development.
Applicant(s): Homewood Corporation; c/o Laura MacGregor Comek, Atty.; 300 East Broad Street, Suite 450; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 614-645-2208, spine@columbus.gov

BACKGROUND:

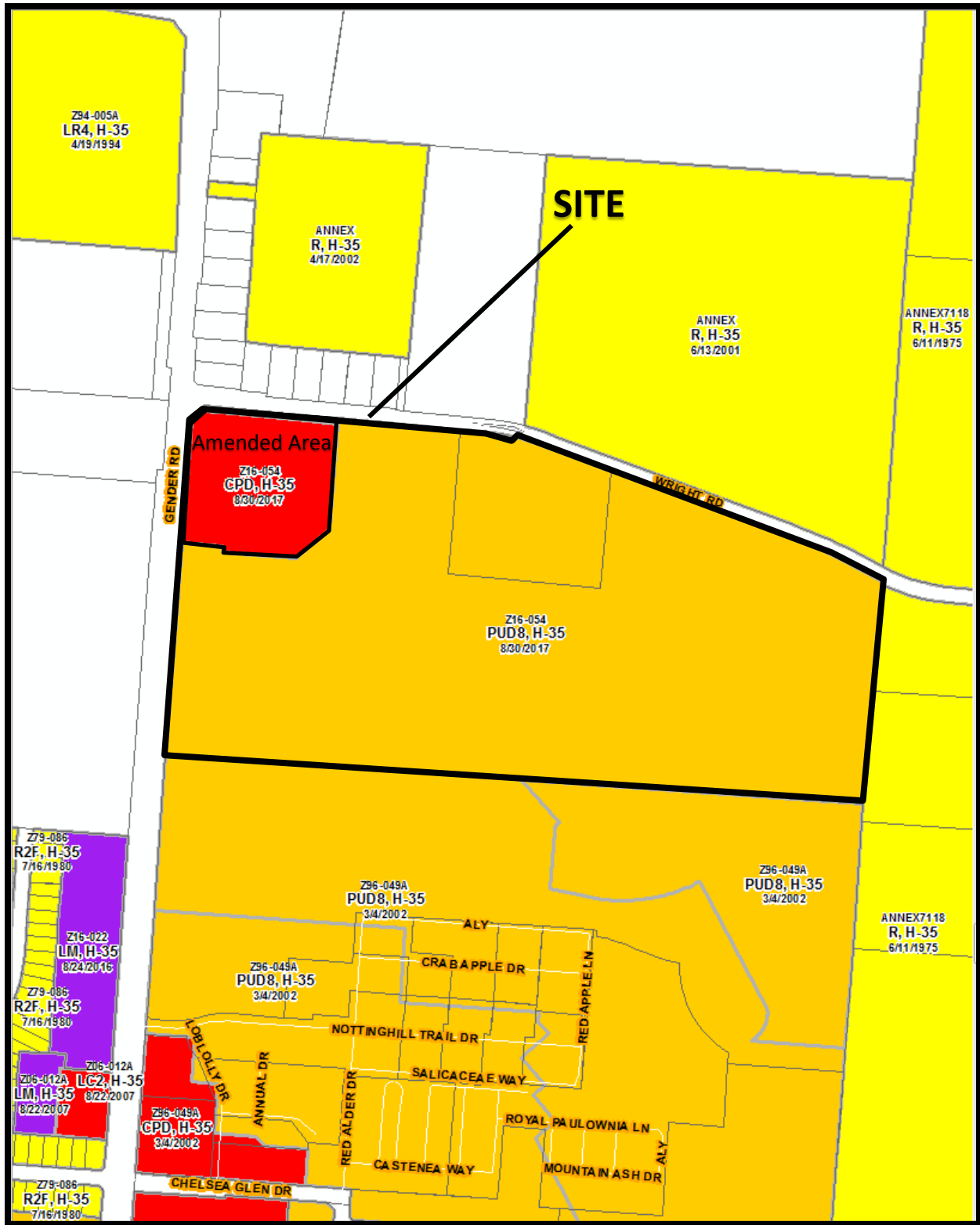
- The 75.7± acre site is undeveloped, and is zoned NE, Neighborhood Edge, NC, Neighborhood Center, and R, Rural districts. The existing TND districts (Z01-064) permit 650 units. The requested CPD, Commercial Planned Development District proposes limited C-4 and all C-5 uses on 6.39 acres. The requested PUD-8, Planned Unit Development District will permit a mixed-residential development of 402 units (260 apartment units and 142 single-unit dwellings) on 63.71 acres at a gross density of 6.31 units/acre with 20± acres of provided open space, and includes both private and public streets.
- Surrounding the site to the north and west are single-unit dwellings and undeveloped land in Madison Township. To the south is a multi-unit residential development in the PUD-8, Planned Unit Development District. To the east is Pickerington Ponds Metro Park land in the R, Rural District.
- The site is within the planning area of the *Southeast Area Plan* (2000), which recommends “Neotraditional Village/Neighborhood” and “Park” uses for this location. The Plan recommends traditional neighborhood development (TND) standards for the “Neotraditional” and “Neighborhood” areas which are envisioned as mixed-use development. While use of TND zoning districts is not required, the underlying principles are important (the use of open space as an organizational element, the placement of parking behind buildings, bicycle/pedestrian connectivity, buildings that address the street and open space, and foster walkability, etc.), but are not fully reflected in the proposal. At the time this report was finalized, the following items still needed to be addressed:
 - The text needs to clearly commit to the site plan (remove references to “conceptual” site plan)

- A commitment to Community Commercial Overlay standards for commercial uses in Subarea 1, including for the gas station, is requested. If there is deviation proposed, then the particular standard from which relief is being sought should be included as a variance.
 - Elevations for the single-unit dwellings are desired. In lieu of elevations, a commitment in the text that states that garages should be no more than 40 percent of the total façade, and set back from the façade or located to the rear or side of the dwelling is requested.
 - A pedestrian connection between Subarea 3 and the sidewalk on Wright Road is requested.
 - Clarification on the landscaping that would be committed to on Wright Road in Subarea 1 is requested.
- The development text includes use restrictions, setback and access provisions, private street provisions, building and parking orientation and interconnectivity provisions, landscaping and screening, building materials commitments, and lighting and graphics controls. The site plan reflects the intended development and open space and preservation areas. A detailed site plan for a portion of Subarea 1 is included provided that property is developed with a dog shelter. Traffic commitments are being finalized, and will be added to the development text prior to City Council consideration.
 - The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval of the request pending the outcome of traffic commitments that will likely be added to the development text.
 - Concurrent CV17-044 has been requested to permit outdoor runs in the proposed CPD district. That request will be heard by City Council and will not be considered at this Development Commission meeting.
 - The *Columbus Thoroughfare Plan* identifies Gender Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

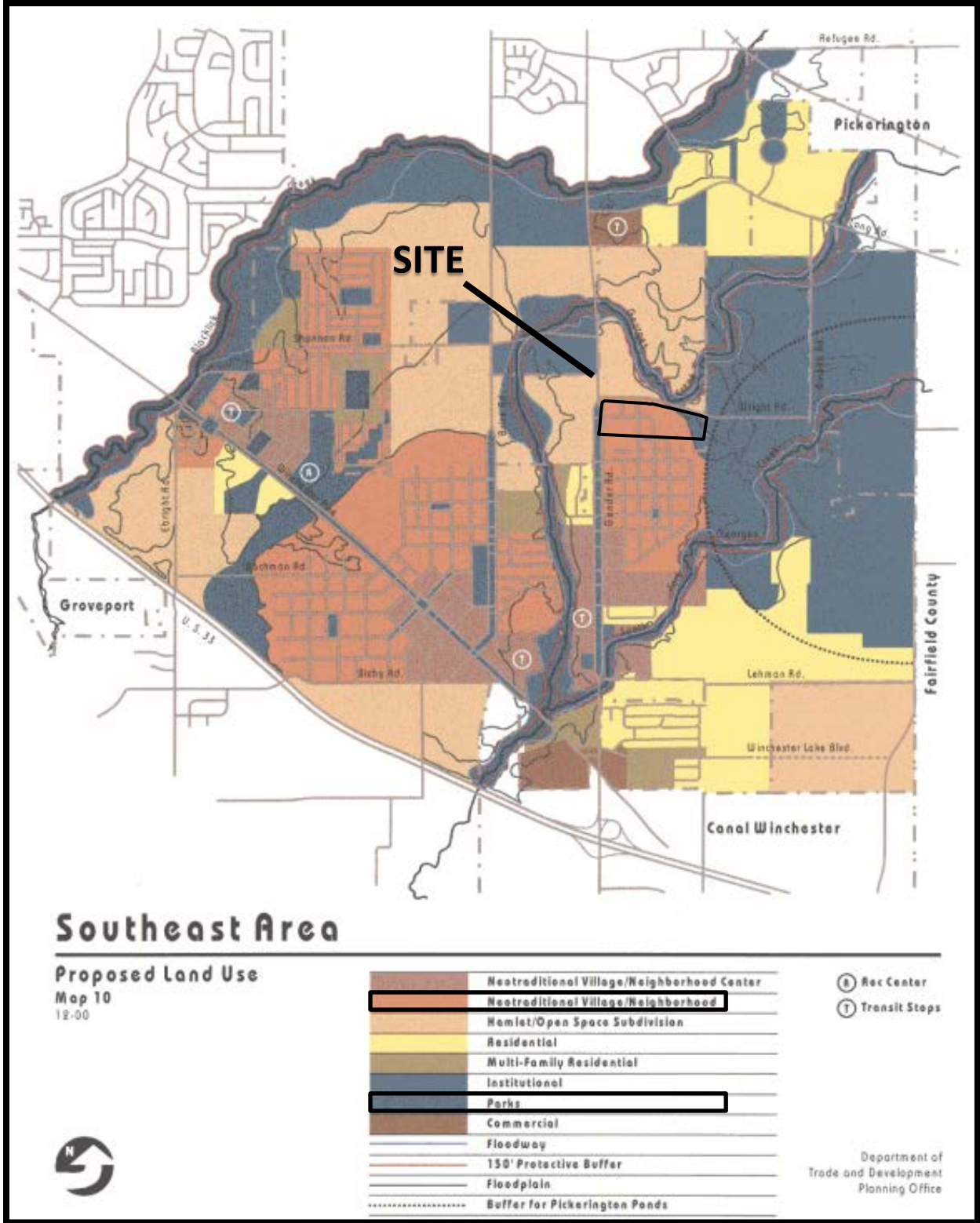
CITY DEPARTMENTS' RECOMMENDATION: *Disapproval.

The requested CPD, Commercial Planned Development and PUD-8, Planned Unit Development districts will permit a mixed use development with 6.39± acres of limited commercial uses and a maximum of 402 residential units, which represents a reduction in 248 permitted residential units in the current TND districts. Development standards addressing use restrictions, setback and access provisions, private street provisions, building and parking orientation and interconnectivity provisions, landscaping and screening, building materials commitments, open space and natural resource preservation, and lighting and graphics controls are included in the request, but do not fully address items and clarifications requested by the Planning Division. The applicant is continuing to work with staff to address outstanding issues identified above, and to finalize traffic commitments. Upon satisfactory resolution of these items, the staff recommendation will revert to approval.

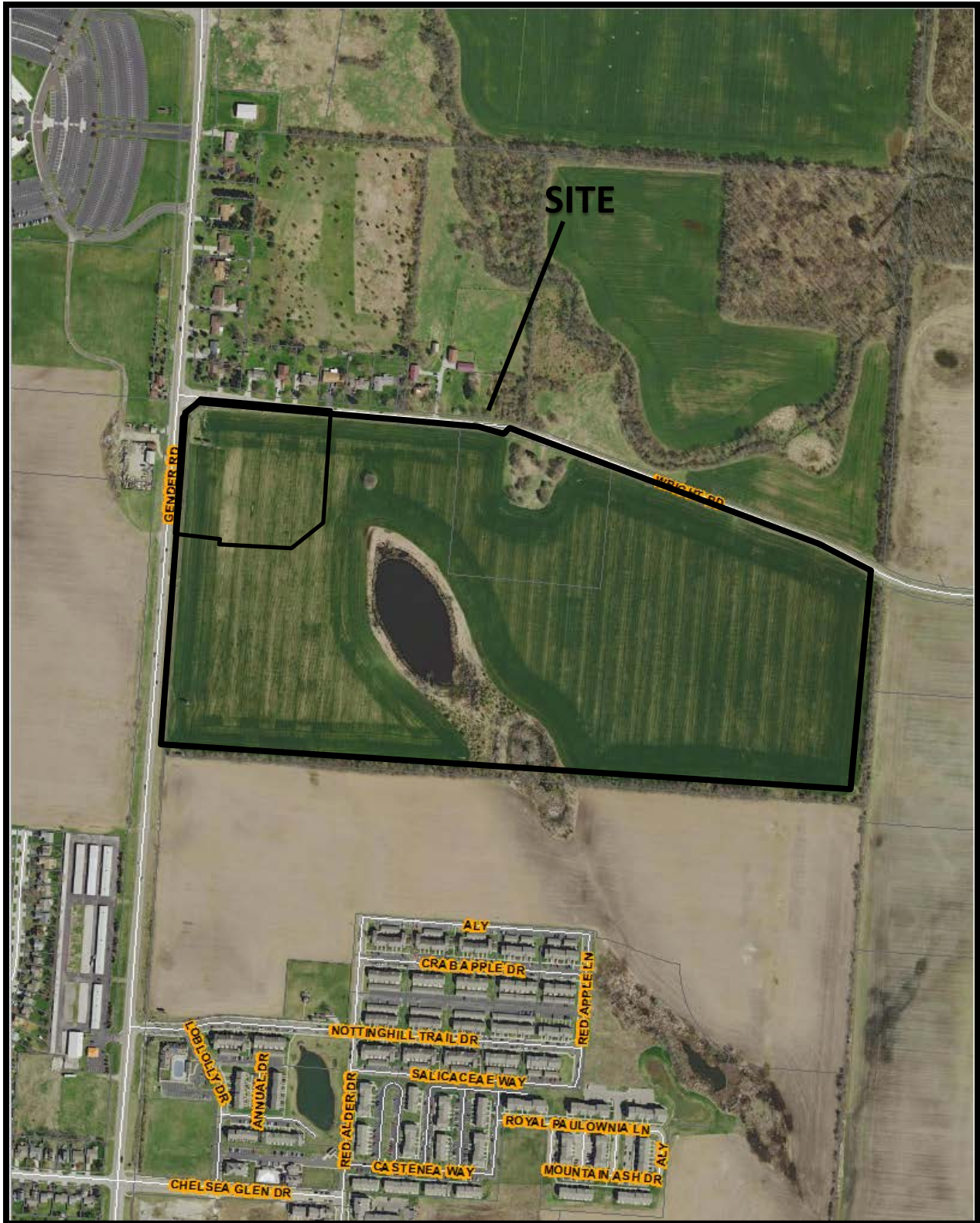
* Two conditions requested by the Planning Division for garage-forward design limitations and minimum porches of 100 square feet in Subarea 3 were not met.



Z16-054A
6261 Wright Road
Approximately 74.38 acres
R, NE, & NC to PUD-8 & CPD



Z16-054A
 6261 Wright Road
 Approximately 74.38 acres



Z16-054A
6261 Wright Road
Approximately 74.38 acres

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CU17-044 & Z16-054
Address: 6261 WRIGHT RD
Group Name: GREATER SOUTHEAST AREA COMMISSION
Meeting Date: 06/28/2017

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

Recommendation:
(Check only one) Approval
 Disapproval

NOTES: COMMISSION HEARD 2ND TIME FOR UPDATE
TO APPLICATION AND RESULTS OF TRAFFIC
IMPACT AND SUBSEQUENT PLANS. MOTION MADE
TO APPROVE +/or support; SECONDED AND VOTE
CARRIED.

Vote: 8-1
Signature of Authorized Representative: L Schacht, ZONING CHAIR LISAL SCHACHT
SIGNATURE

Greater South East Area Commission
RECOMMENDING GROUP TITLE
614-496-5482
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

#9

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Date: June 8, 2017

Application #: Z16-054	Requested: CPD	Address: 6261 Wright Road					
# Hearings:	Length of Testimony: 6:50 → 7:00	10	Staff Position:	Approval	Disapproval	Conditional Approval	✓ LACK OF DETAIL PLAN CONDITIONS
# Speakers Support: 8	Opposition: 0	Development Commission Vote: 7 Yes 1 No 0 Abstain		Area Comm/ Civic Assoc: ✓	Approval	Disapproval	Conditional Approval
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	ABSENT Ingwersen	ABSENT Anderson	Y Cooley	ABSENT Conroy	NO Onwukwe	Y Golden
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 USE ; CONDITIONS APPEAR MANAGEABLE							
INGWERSEN: Absent							
ANDERSON: Absent							
COOLEY: APPROPRIATE LAND USE ; COMPLEXITY, BUT STAFF HAS HISTORY CONSULT WITH DEVELOPER TO RESOLVE (CONVICTION)							
ONWUKWE: TOO MANY LOOSE ENDS							
CONROY: Absent							
GOLDEN: No additional comments							



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: 716-054A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Cornick, Esq
of (COMPLETE ADDRESS) 300 E. Broad St., 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

Table with 4 rows and 2 columns containing handwritten entries for parties with interest in the project, including names like George A. Skestos Tr. and Homewood Corporation.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Handwritten signature of Grant A. Wolfe

GRANT A. WOLFE
NOTARY PUBLIC, STATE OF OHIO

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

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