



SITE DATA	
TOTAL ACRES	5.3385 ACRES
TOTAL UNITS	480 UNITS
DENSITY	2.1418 DU/AC.
GARAGE SPACES	120 SPACES
SURFACE SPACES	834 SPACES
TOTAL SPACES	954 SPACES (1.99/UNIT)

ILLUSTRATIVE PLAN

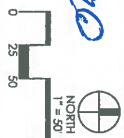
STELZER/CODET ROAD

PREPARED FOR METRO DEVELOPMENT

DATE 8/3/20

Z20-020 Final Received 9/14/2020

Jeffrey L. Brown
alvarez



Farris Planning & Design
 LAND PLANNING
 243 N. 38th Street
 P.O. Box 194
 Salem, OH 43175
 Phone: 614.447.1944
 Website: www.farrisplanning.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2020**

- 2. APPLICATION: Z20-020**
Location: 2546 STELZER RD. (43219), being 33.9± acres located at the southeast corner of Stelzer Road and Codet Road (010-255297 & 12 others; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215
Property Owner(s): New Salem Missionary Baptist Church; 2956 Cleveland Avenue; Columbus, OH 43224.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

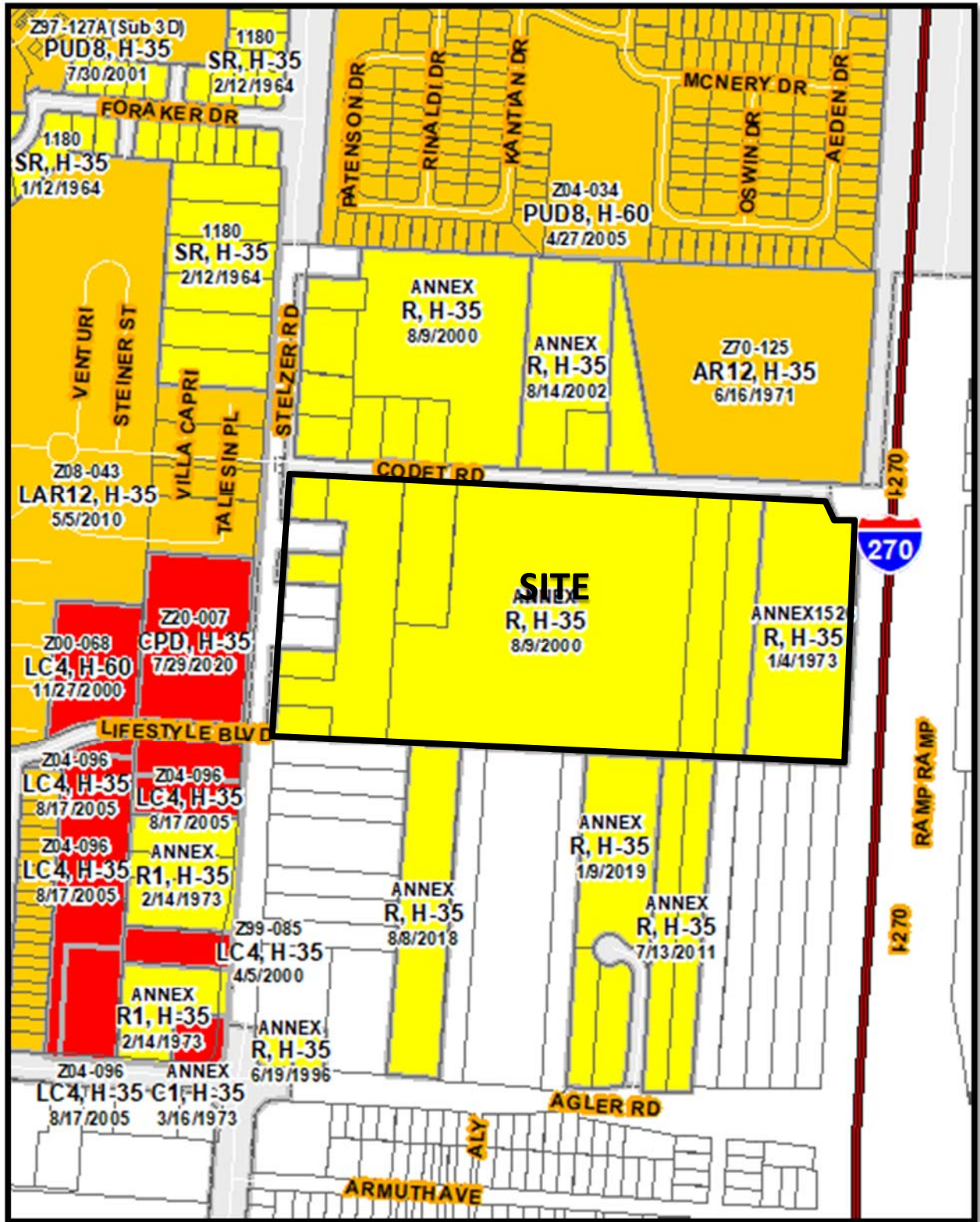
- The 33.9± acre site consists of thirteen undeveloped parcels which are zoned in the R, Rural District. The requested L-ARLD, Limited Apartment Residential District will permit a multi-unit residential development.
- North of the site across Codet Road is undeveloped land in the R, Rural and AR-12, Apartment Residential districts. East of the site is Interstate 270. West of the site across Stelzer Road is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District, and an office development pending in the CPD, Commercial Planned Development District. South of the site are single-unit dwellings and mixed-industrial development in Mifflin Township or in the R, Rural District.
- The site is within the boundaries of the *Northeast Area Plan (2007)* which recommends institutional uses at this location. Despite this recommendation, Planning Division staff recognizes the site's location along the Stelzer Road transit corridor and proximity to the Easton employment center which are sufficient factors for supporting the proposed use.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation is for approval.
- The limitation text includes a commitment to a site plan along with development standards including maximum density (480 units; 14.16 units/acre gross), pedestrian connectivity, street trees, headlight screening, and lighting controls. The original site plan included a pier feature that staff recommended to extend across the pond to enhance internal pedestrian circulation. Due to an easement that prohibits structures over the pond area, the pier feature has been removed.
- Concurrent Council variance CV20-022 has been filed to reduce the parking and building setbacks.

- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Stelzer Road as a Suburban Commuter Corridor with 120 feet of right-of-way.

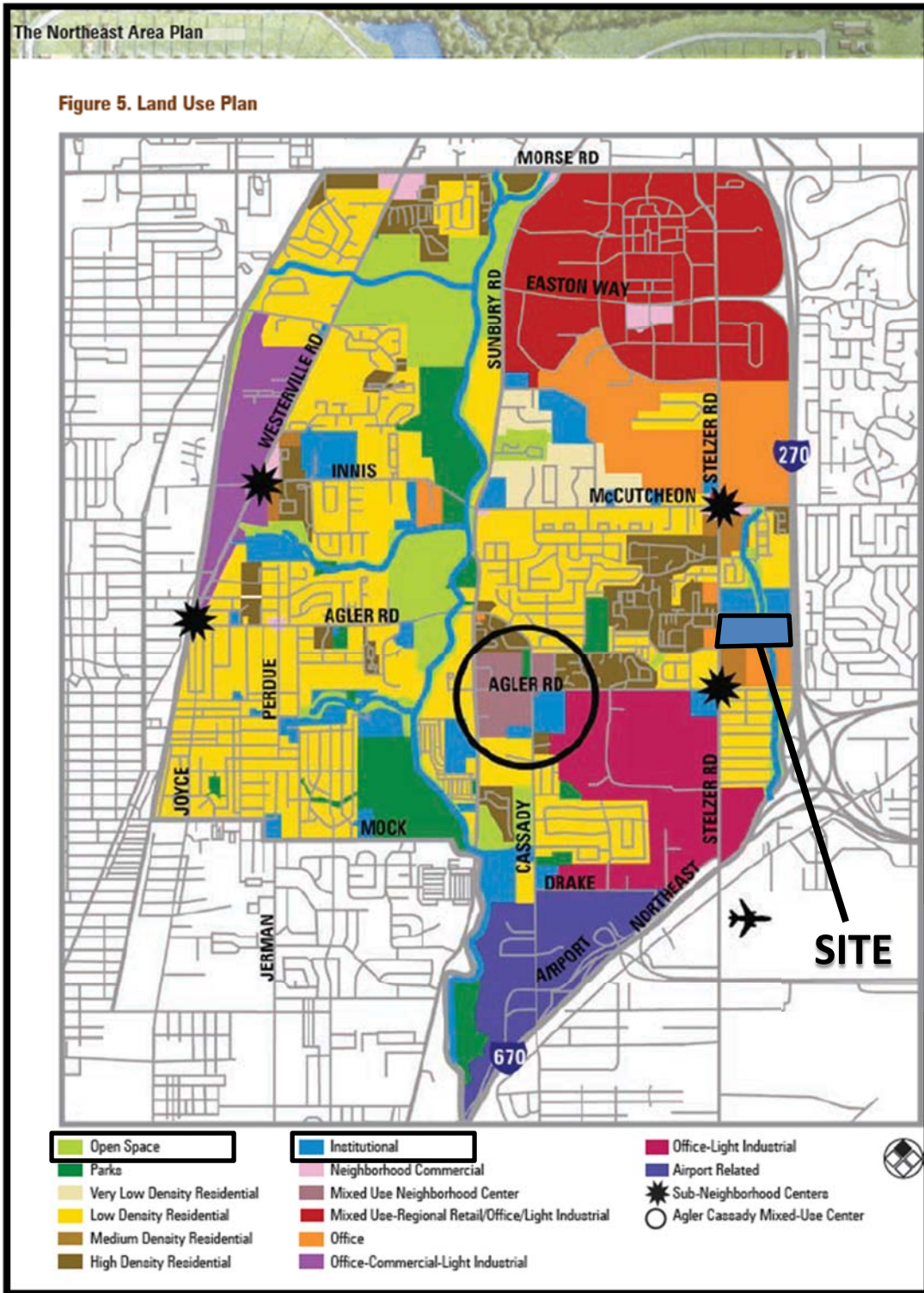
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CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-ARLD, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 480 units. The limitation text includes a commitment to a site plan along with development standards including maximum density, pedestrian connectivity, street trees, headlight screening, and lighting controls. While the proposed use is inconsistent with the institutional land use recommendation of the *Northeast Area Plan*, staff recognizes the site's location along the Stelzer Road transit corridor and proximity to the Easton employment center which are sufficient factors for supporting the proposed use. The request does not represent an introduction of an incompatible use to the surrounding neighborhood.



Z20-020
2546 Stelzer Rd.
Approximately 33.9 acres
R to L-ARLD



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Z20-020/ '7J&\$!\$&&
2546 Stelzer Rd.
Approximately 33.9 acres
R to L-ARLD

North East Area Commission

"Together we can build a stronger community"

July 6, 2020

Ms. Shannon Pine
Department of Development
Building & Development Services
111 No. Front Street
Columbus, OH 43215

Ms. Pine:

Subject: Z20-020,* property known as 2546 Stelzer Road, Columbus, OH 43219.
The North East Area Commission voted at a public virtual meeting on July 2,
2020, to approve the above application.

Sincerely,



Gordon Porter
Commissioner Porter

Cc: Elwood Rayford – NEAC Chair
Jeffery Brown - Attorney

*Also includes concurrent CV20-022.

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-020

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 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 (include 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 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 Joe Thomas 614-540-2400 25 Columbus Based Employees</p>	<p>2. New Salem Missionary Baptist Church 2956 Cleveland Avenue Columbus, OH 43224 Dannee Cunningham 614-267-2536 31 Columbus Based Employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jackson B Reynolds, III

Subscribed to me in my presence and before me this 19~~th~~ day of September, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Natalie C Timmons

My Commission Expires:

9/4/2025

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025