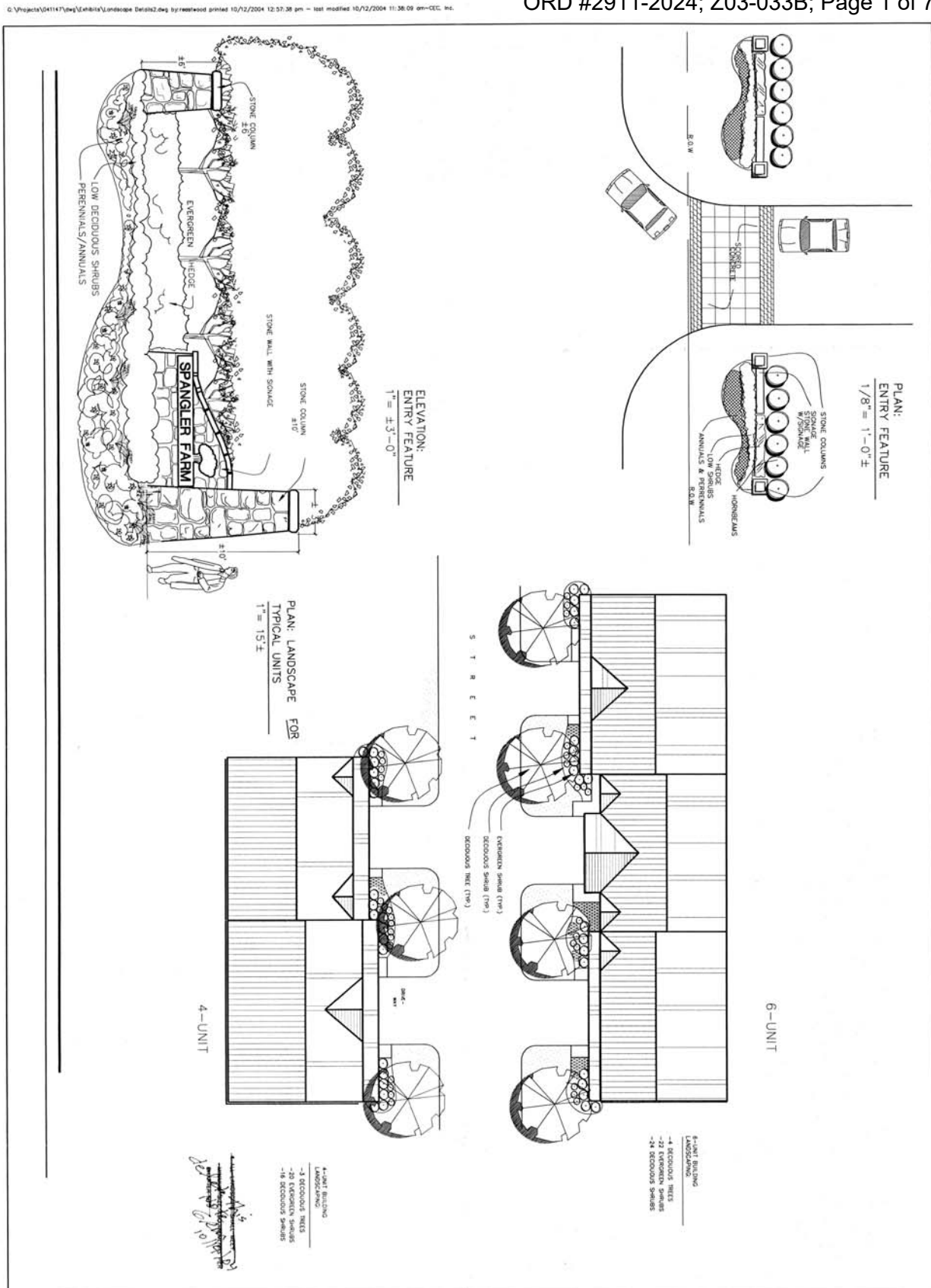


Z03-033

Dana Pitt

10/14/04

Sharon A. McEne
10/14/04



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
8740 ORION PL., Suite 100
COLUMBUS, OH 43240
(614) 640-6633 (800)598-6808
Cincinnati, OH • Pittsburgh, PA • Indianapolis, IN • Nashville, TN

DWN BY: DKN

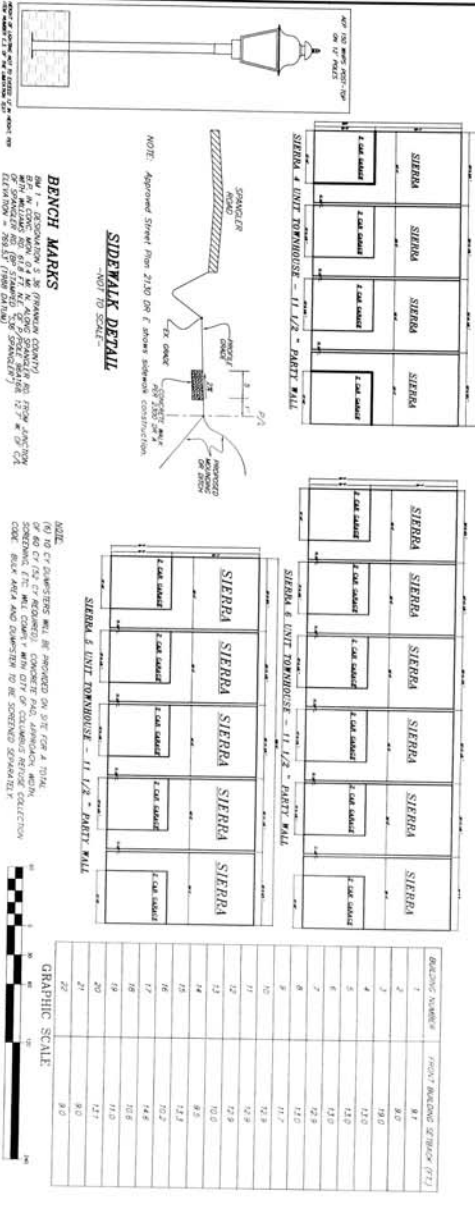
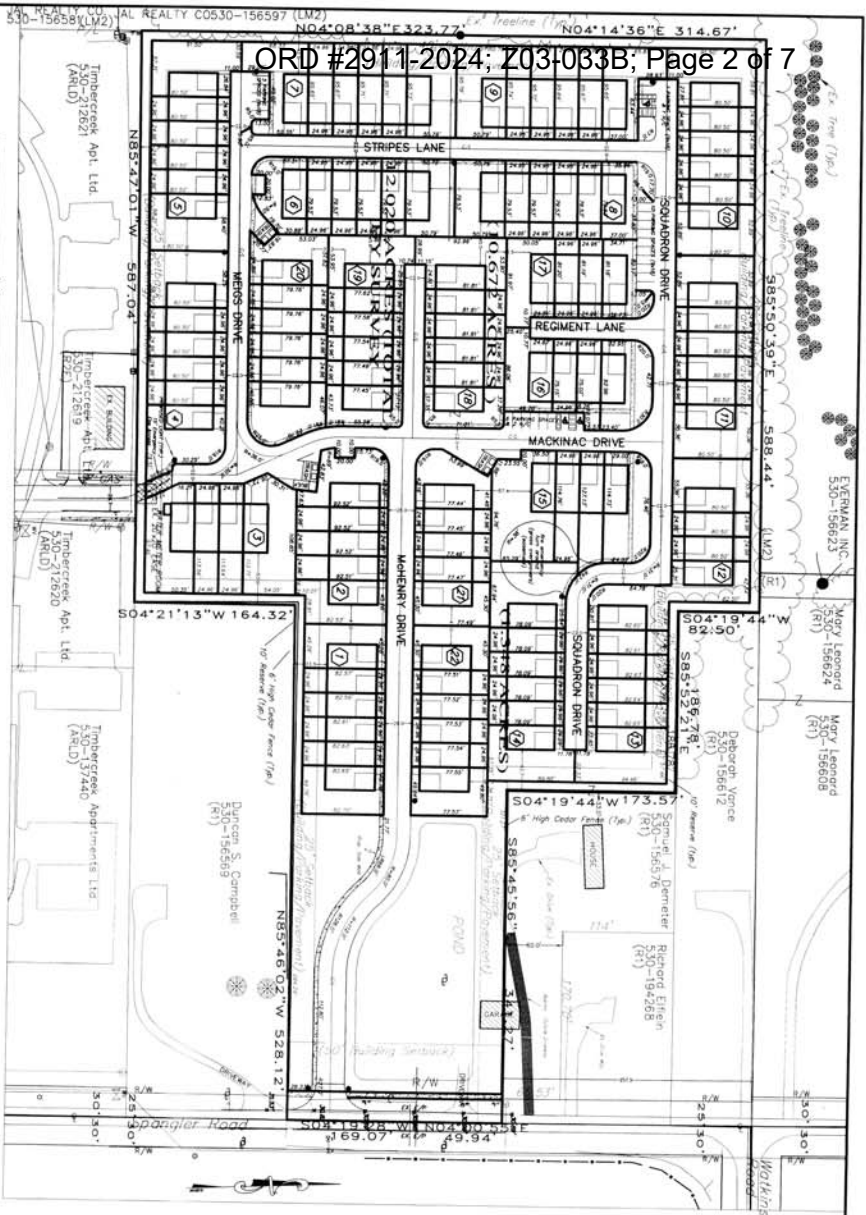
DATE: OCTOBER 2004

PROJECT NUMBER

041-784

SPANGLER FARM
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
LANDSCAPE DETAILS

Z03-033



GENERAL NOTES:

1. The applicant shall provide a copy of the final plan to the City of Columbus, Ohio, for review and approval.
2. The applicant shall provide a copy of the final plan to the City of Columbus, Ohio, for review and approval.
3. The applicant shall provide a copy of the final plan to the City of Columbus, Ohio, for review and approval.
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9. The applicant shall provide a copy of the final plan to the City of Columbus, Ohio, for review and approval.
10. The applicant shall provide a copy of the final plan to the City of Columbus, Ohio, for review and approval.

GRAPHIC SCALE

1" = 10' 0"

1" = 20' 0"

1" = 30' 0"

LOCATION MAP

NOT TO SCALE

PLANNING AND ASSOCIATES, INC.

2809 SPANGLER ROAD

SPRINGFIELD, OHIO 45504

TEL: (614) 252-0444

TEL: (614) 252-0444

NOTAR PUBLIC

[Signature]

Notary Public for the State of Ohio

Commission Expires: 12/31/2025

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2003**

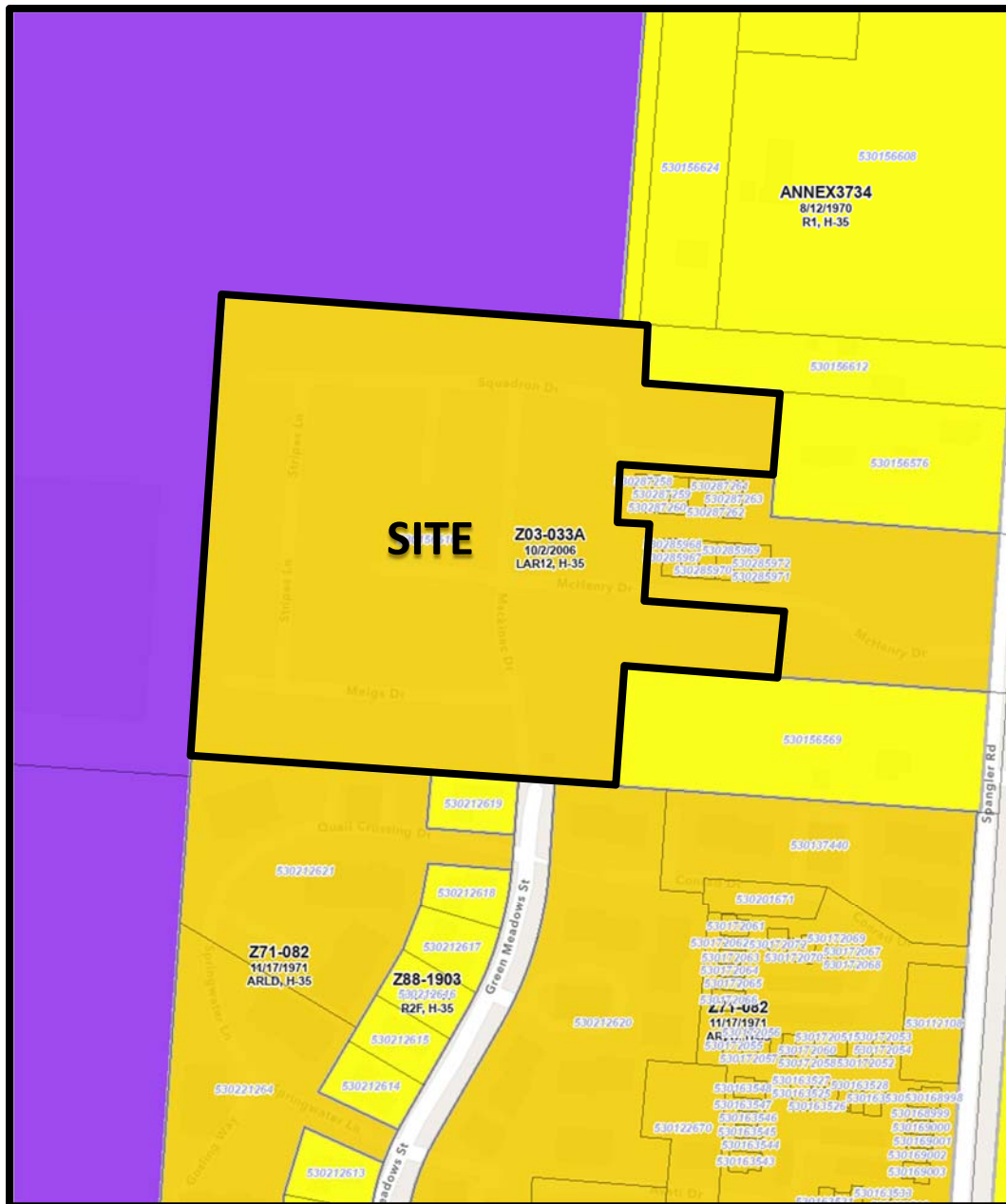
- 4. APPLICATION: Z03-033**
- Location:** **2699 SPANGLER ROAD (43207)**, being 12.02± acres located on the west side of Spangler Road, ±300 feet south of Watkins Road.
- Existing Zoning:** R-1, Residential District.
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Portrait Homes-Ohio LLC; c/o William A. Goldman, Atty.; 454 East Main Street, Suite 227; Columbus, Ohio 43215.
- Property Owner(s):** Bank Street Partners, c/o Larry Clarke & Catie Mott; 1335 Dublin Road, Suite 206D, Columbus, Ohio 43215 and Elizabeth Tod Demeter; 2665 Spangler Road, Columbus Ohio, 43207.
- Planner:** Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- The 12.02± acre site is zoned in the R-1, Residential District and is undeveloped. The applicant requests the L-AR-12, Limited Apartment District to develop multi-family dwellings.
- To the north are single-family dwellings and a warehouse in the R-1, Residential District and L-M-2, Limited Manufacturing District respectively. To the south are single-family, two-family and multi-family dwellings in the R-1, Residential, R-2-F, Residential and ARLD, Apartment Residential Districts, respectively. To the east across Spangler Road is a park in the R-1, Residential District. To the west is a warehouse zoned in the L-M-2, Limited Manufacturing District.
- The limitation text commits to the site plan and provides landscaping, buffering and lighting commitments.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District is compatible with surrounding development and is consistent with the established zoning pattern of the area.



Z03-033B
2731 McHenry Dr.
Approximately 9.57 acres
L-AR-12 to L-AR-12



Z03-033B
2731 McHenry Dr.
Approximately 9.57 acres
L-AR-12 to L-AR-12

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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:

Vote _____

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title _____

Daytime Phone Number _____

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION # Z03-033B

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) Rebecca J. Mott, Plank Law Firm, LPA

of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 43215

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Maronda Homes, LLC of Ohio c/o Todd Lipschutz 5900 Wilcox Place, Dublin, Ohio 43016 Columbus-based employees 35	2.
3.	4.

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

SIGNATURE OF AFFIANT

Rebecca J. Mott

Sworn to before me and signed in my presence this 29th day of May, in the year 2024

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

Never

Notary Seal Here



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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