

| ADJACENT PROPERTY | REVISIONS | DATE | BY | APPROVAL DATE |
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DESIGNED BY
mc consultants, inc.
 1000 WEST WASHINGTON BLVD.
 COLUMBUS, OH 43201
 TEL: 614.291.1000
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 WWW.MCCONSULTANTS.COM

J. J. Torjman
 4/2/07

PROJECT TITLE
FALCO SMITH KELLEY
 5188-5198 WARNER ROAD
 COLUMBUS, OH 43201

SITE PLAN
 SHEET: 87-1
 RECORD PLAN NO.

205-082 Received 4/3/07
 Model Area Final Site Plan

UNDERGROUND UTILITIES
 TWO WORKING DAYS BEFORE YOU DIG
 CALL 811 FOR A FREE PRE-DIG SERVICE

LEGEND
 001/LANDSCAPE

SCALE: 1" = 40'
 SCALE: 1" = 40'

SITE DATA
 PARCEL DATA:
 TOTAL AREA: 10,113.00 SQ FT
 TOTAL IMPROVED AREA: 2,712 AC (118,949.57) - 688
 TOTAL PAVED AREA: 1,232 AC (53,288.97) - 248
 HANDICAPPED PARKING PROVIDED: 14 SPACES

ZONING:
 ZONING: OVI COMMERCIAL (STANDARD DEVELOPMENT DISTRICT)
 BLOCK TOTAL AREA: 4.18 ACRES = 181,232 SQ FT
 BLOCK CORNER: 750-002



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 12, 2006**

- 5. APPLICATION: Z05-082**
- Location:** **5181 WARNER ROAD (43081)**, being 4.16± acres located on the south side of Warner Road, 340± feet west of Hamilton Road (220-000771).
- Existing Zoning:** R, Rural and L-AR-12, Limite Apartment Residential Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial development.
- Applicant(s):** William L. Willis, Jr. Tr.; c/o Jill Tangeman, Attorney; 52 East Gay Street; Columbus, OH 43216.
- Property Owner(s):** William L. Willis, Jr. Tr.; 141 East Town Street, Suite 200; Columbus, OH 43215.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

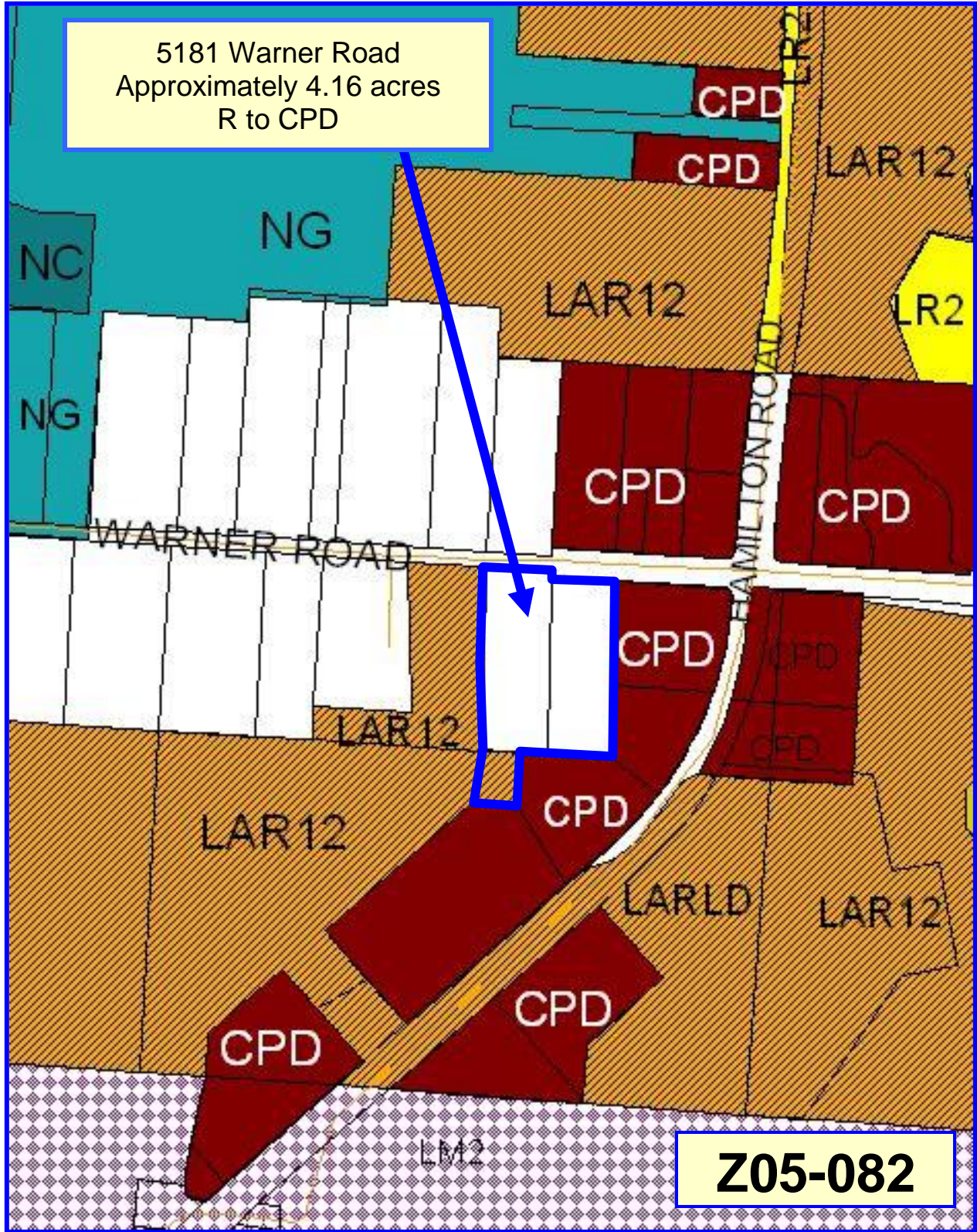
- The 4.16± acre site is undeveloped in the R, Rural District. The applicant is requesting a Commercial Planned Development District to permit most C-4 uses.
- To the north of the site, across Warner Road, is property in the CPD, Commercial Planned Development District and a single-family dwelling in Plain Township. To the east is property in the CPD, Commercial Planned Development District. To the south is property in the CPD, Commercial Planned Development District and the L-AR-12, Limited Apartment Residential District. To the west is property in the L-AR-12, Limited Apartment Residential District.
- The site is located within the boundaries of the *Rocky Fork-Blacklick Accord* (2003), which recommends commercial land use for the site.
- The CPD text commits to development standards including maximum lot coverage, street trees, parking lot trees, landscaping, and lighting controls.

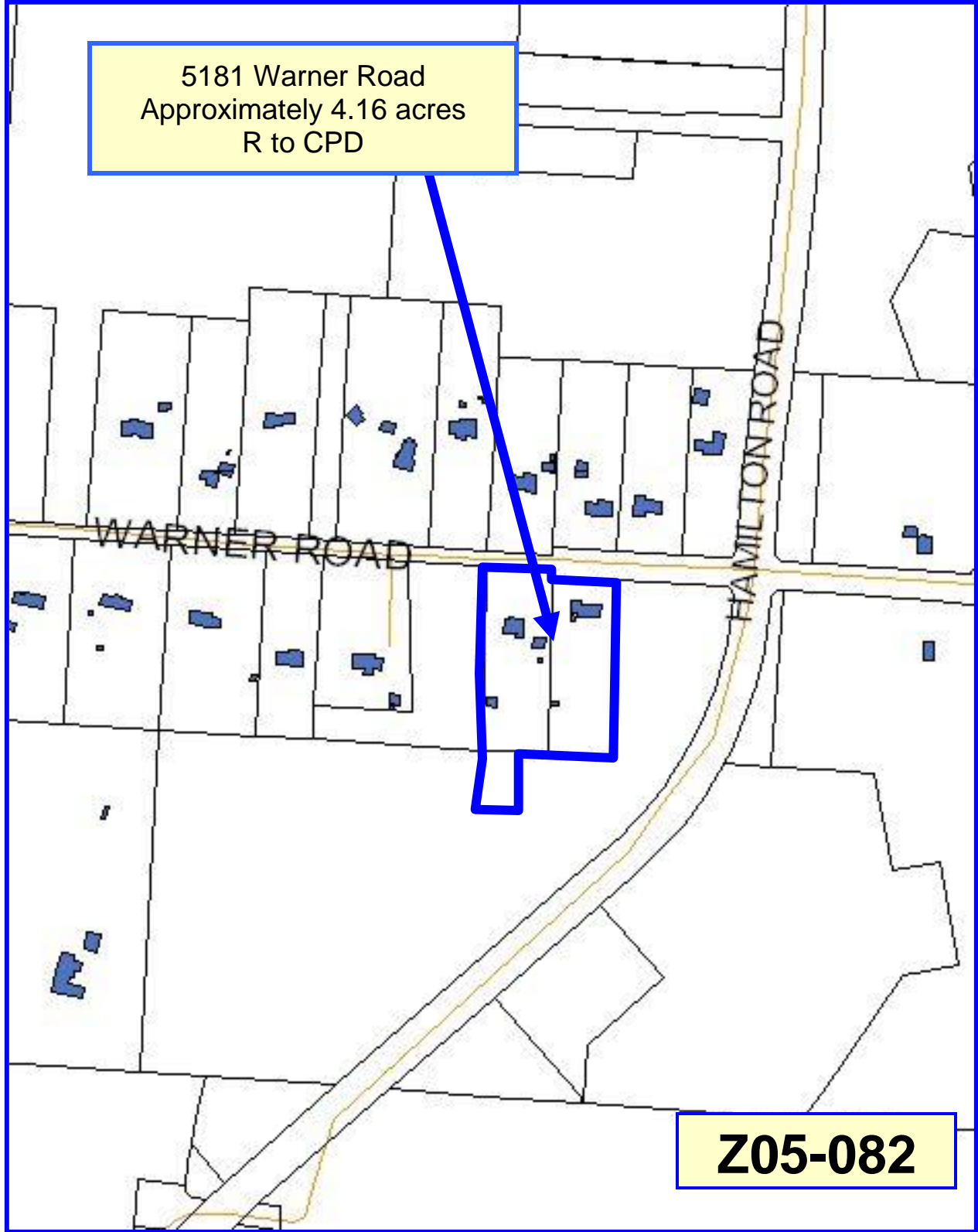
CITY DEPARTMENTS' RECOMMENDATION: Approval**.

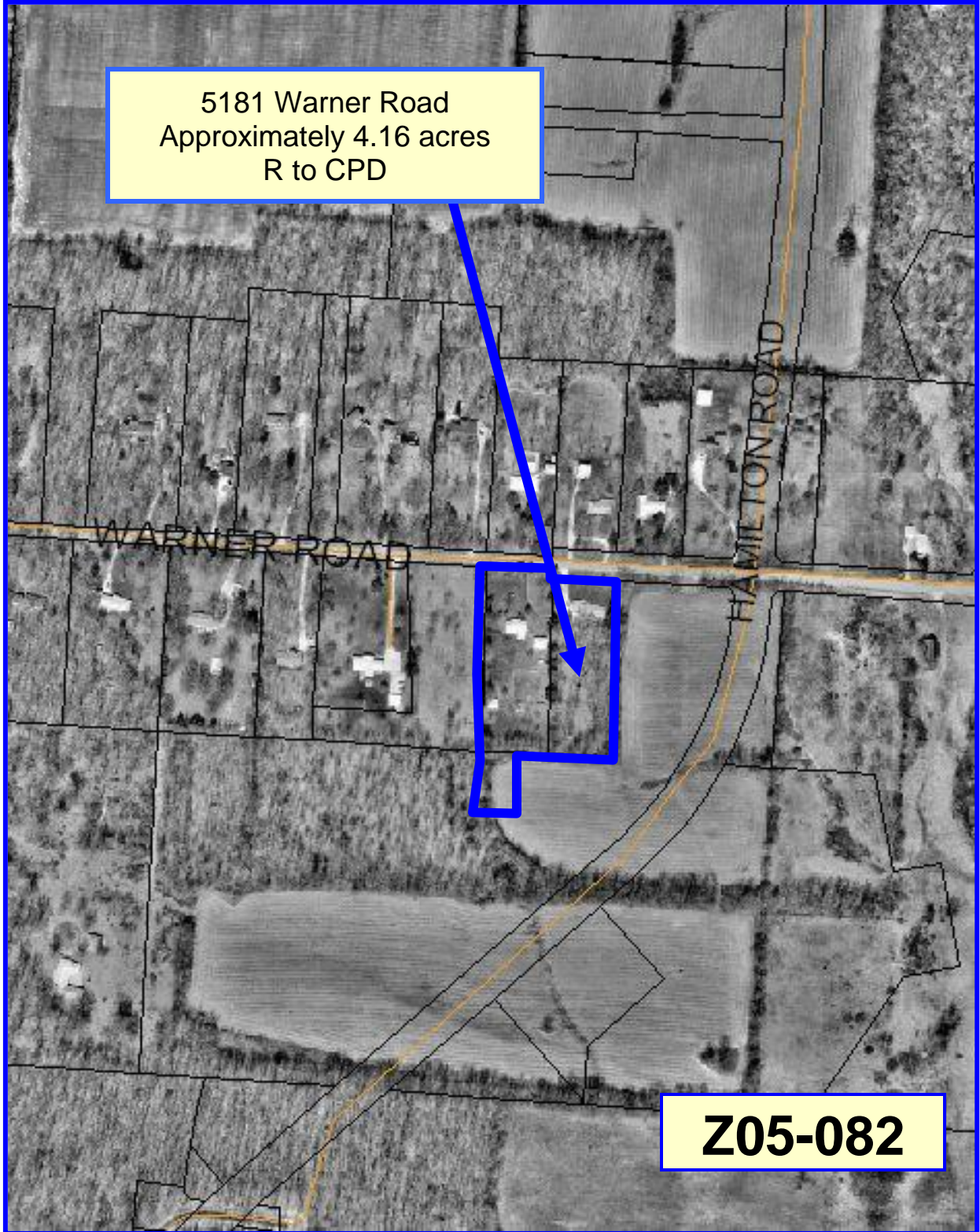
The *Rocky Fork-Blacklick Accord* (2003) recommends commercial land use for the site. An earlier site plan received a recommendation of approval from the Implementation Panel. A revised site plan was recently submitted which included a larger site, altered traffic circulation and changes to the shape of the building. These changes are being reviewed to determine if they warrant the revised plan being returned to the Rocky Fork-Blacklick Accord Implementation Panel for their recommendation.

A CPD site plan is committed to as part of a rezoning request. The submitted site plan includes several sets of property lines, the landscaping does not meet the requirements of the CPD text, lot coverage information has not been provided, handicapped parking spaces have not been included in the parking lot, and a text required fence has not been shown. The traffic circulation has also been altered in a manner that is not acceptable to staff. Staff supports the land use but recommends disapproval of this application. Based on the information submitted, and the inconsistencies between the CPD text and the site plan, staff cannot specifically determine the site design, if the requirements of the Rocky Fork-Blacklick Accord and Implementation Panel are being met, and if all of staff's concerns are being addressed. The applicant has indicated that they will be providing a revised site plan to address staff's concerns.

**The original staff recommendation was for disapproval due to inconsistencies in the information submitted by the applicant. That issue has been resolved, staff now recommends approval of this application.

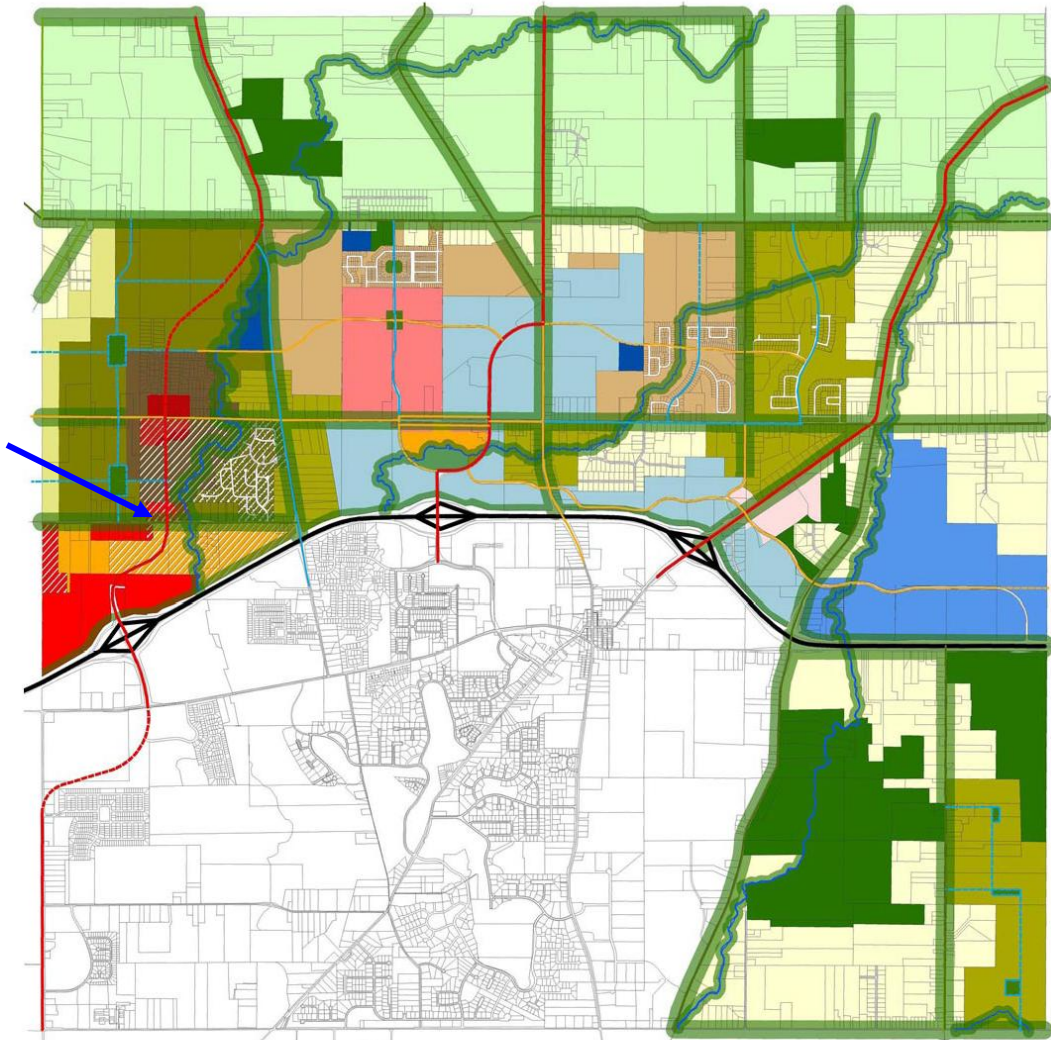






5181 Warner Road
Approximately 4.16 acres
R to CPD

Z05-082



Legend

- | | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

Preexisting zoning represented by hatching.

2003 Land Use Map

12-2-03

65

Rocky Fork-Blacklick Accord

Green, Walter A.

From: Klare, Ken E.
Sent: Tuesday, July 25, 2006 10:49 AM
To: Green, Walter A.
Subject: RE: Z05-082 - 5181 Warner Road

Walter—

Yes, the Panel approved the plan in December. I do understand that the point of access off Warner road has been moved about 35' to the west. Because the Accord identifies Warner Road as a rural/natural corridor with a 250' setback, the Panel was concerned with the frontage landscaping treatment and proximity of parking and drive isles. They were also concerned with how the internal circulation would work, the service facility, and light levels along the western property line.
--ken

-----Original Message-----

From: Green, Walter A.
Sent: Tuesday, July 25, 2006 10:09 AM
To: Klare, Ken E.
Subject: Z05-082 - 5181 Warner Road

Ken,

Has this application received a recommendation from the RFBA Panel yet? Thanks for your time.

Thanks,
Walter
645-2485

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: October 12, 2006

| | | | | | | | |
|--|---|--|---|----------------------|--------------------|--------------------------|-------------------------|
| Application #: <u>Z05-082</u> | Requested: <u>CPD</u> | Address: <u>5181 WARNER ROAD (43081)</u> | | | | | |
| # Hearings: | Length of Testimony: <u>6:38 → 6:50</u> | Staff <input checked="" type="checkbox"/> Approval | Disapproval | | | | |
| | | Position: <input type="checkbox"/> Conditional Approval | | | | | |
| # Speakers Support: <u>0</u> | Opposition: <u>0</u> | Development Commission Vote: <u>0</u> Yes <u>1</u> No <input type="checkbox"/> Abstain | Area Comm/ Civic Assoc: <input type="checkbox"/> Approval | Disapproval | | | |
| | | | <input type="checkbox"/> Conditional Approval | | | | |
| Position Y=Yes N=No (write out ABSENT or ABSTAIN) | <u>NO*</u> Fitzpatrick | <u>Y</u> Ingwersen | <u>Y</u> Barnes | <u>Y</u> Anderson | <u>Y</u> Cooley | <u>ABSENT</u> Onwukwe | <u>CONROY</u> Vacant |
| + = Positive or Proper - = Negative or Improper | | | | | | | |
| 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: STRIVE TO SAVE EXISTING TREES EVEN IF SOME PARKING HAS TO BE ELIMINATED | | | | | | | |
| INGWERSEN: CONSIDER SPECIFIC EVIDENCE OF TREE PRESERVATION ON THIS SITE. IF APPLICANT COMMITS HAVE THEM SPECIFY INDIVIDUAL TREES. PERHAPS TRADE PARKING FOR TREE PRESERVATION | | | | | | | |
| BARNES: SHOULD SERIOUSLY CONSIDER SACRIFICING PARKING FOR EXISTING TREES (IN PARKING ISLANDS) | | | | | | | |
| ANDERSON: Regardless of approval, serious concern for loss of trees & strong consideration for requiring creative salvage of trees. | | | | | | | |
| ONWUKWE: | | | | | | | |
| COOLEY: UNIMAGINATIVE COMBINATION OF TREE PRESERVATION AND PARKING NEEDS - BUT LAND USE APPROVAL. | | | | | | | |
| VACANT: CONROY STRONGLY URGE APPLICANT TO REDUCE PARKING FOR TREES IN POTENTIALLY SEMIPERVIOUS/TREE ISLAND OPTIONS. SAVE TREE STAND AS POSSIBLE! | | | | | | | |

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 205-082

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 43215

deposes and states that (he/she) is the 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

| | |
|---|----|
| 1. William L. Willis Jr., Trustee 141 E. Town Street, Suite 200 Columbus, Ohio 43215 Contact: William L. Willis Jr. # of Employees: 3 (6140 228-6888 | 2. |
| 3. | 4. |

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 22nd day of September, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Sarah J. Hubert

My Commission Expires:

no expiration

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

Notary Seal Here



SARAH L. HERBERT
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.