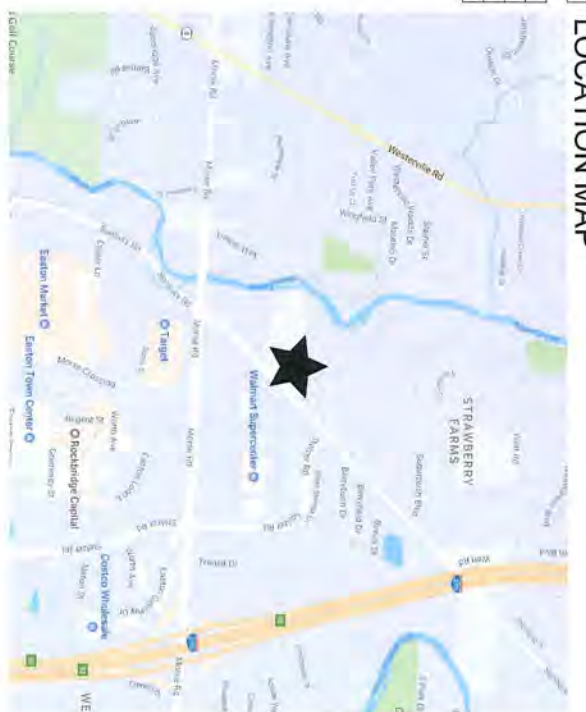


Z17-045 FINAL RECEIVED 2/6/2018 PAGE 1 OF 5

| SITE DATA TABLE | |
|-----------------------------|-------------------------|
| SITE AREA - PID-410-2955667 | 5.035 AC |
| NUMBER OF UNITS | 60 UNITS |
| DENSITY | 11.9 UNITS/AC |
| PARKING | 60 DU @ 1.5 = 90 SPACES |

LOCATION MAP



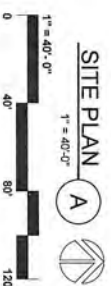
This Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment. Building footprints are illustrative.

David B. Perry
 Date: **2-6-18**

Donald Plank
 Date: **2/6/18**

David B. Perry, Agent

Donald Plank, Attorney



CURRENT ISSUE: 02/06/18
 DRAWINGS ISSUED:

HOMEPORT
 5049 SUNBURY ROAD
 - ZONING SITE PLAN -

SHREMSHOCK

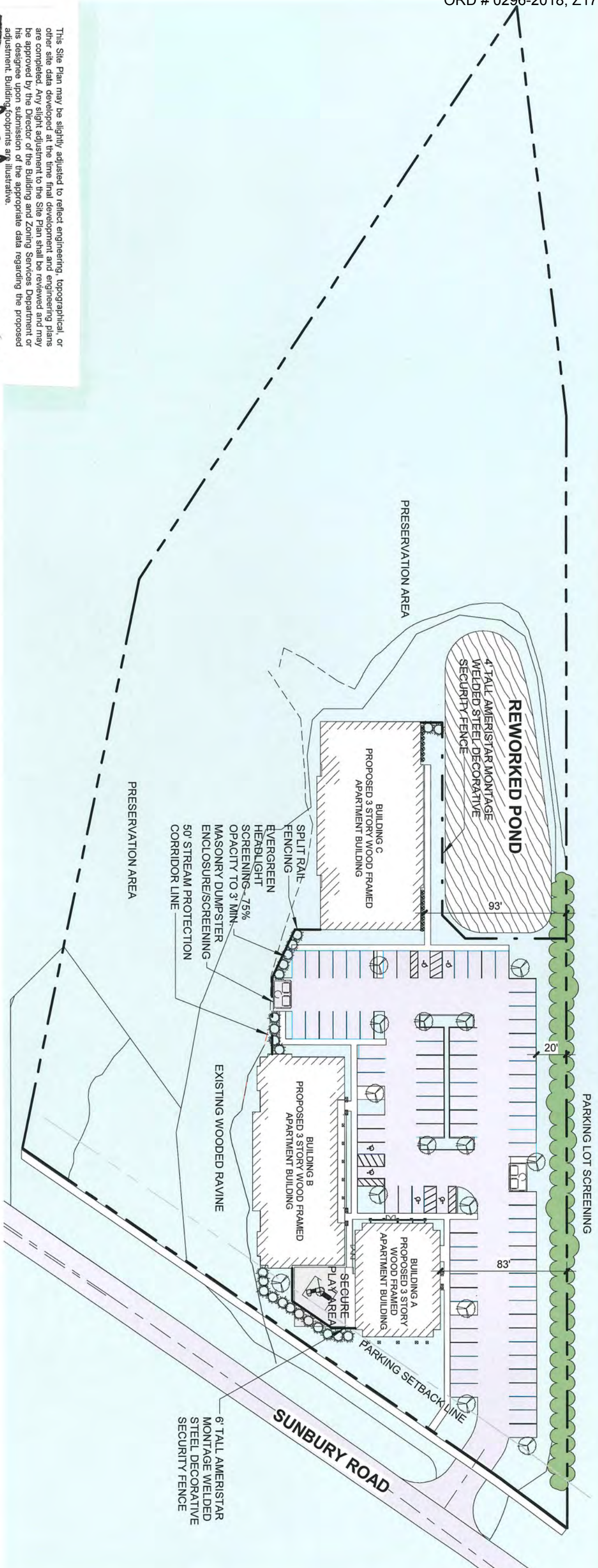
SHREMSHOCK ARCHITECTS, INC.
 7400 West Campus Road Suite 150 New Albany, OH 43054
 t 614 545 4550 f 614 545 4555 www.shremshock.com

SCALE: 1" = 40'-0"
 TITLE: SITE PLAN
 DRAWING NUMBER: **A001**
 SAJ # 170541 V10 RT
 PLOTTED: 2/20/18 10:46:46 AM

SITE DATA TABLE

| | |
|----------------------------|-------------------------|
| SITE AREA - PID-410-295667 | 5.035 AC |
| NUMBER OF UNITS | 60 UNITS |
| DENSITY | 11.9 UNITS/AC |
| PARKING | 60 DU @ 1.5 = 90 SPACES |

Z17-045 FINAL RECEIVED 2/6/2018 PAGE 2 OF 5



This Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment. Building footprints are illustrative.

David B. Perry, Agent
Donald Plank
 Date: **2-6-18**
 Date: **2/6/18**
 Donald Plank, Attorney



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HOMEPORT
 5049 SUNBURY ROAD



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 SAI # 170541 V10 R1 02/06/18 ARCHITECTURAL SITE

A2



This building rendering may be slightly adjusted to reflect final building elevations prepared for building permit. Any slight adjustments shall be made at the discretion of the Director of the Building and Zoning Services Department and the applicant. The applicant shall be responsible for providing all necessary data supporting the proposed adjustment.

David B. Perry, Architect Date: 1-12-18
David B. Perry
 David Perry, Architect Date: 1/12/18
 Donald Frank, Secretary



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Z17-045, Sheet 3 of 5

HOMEPORT

5049 SUNBURY RD
 BUILDING A

SAI # 170541 01/12/18

A-A20
 EXTERIOR



This building rendering may be slightly adjusted to reflect final building materials and colors. All dimensions and details are subject to change without notice and may be approved by the Director of the Building and Zoning Services Department or the designer upon submission of the appropriate data regarding the proposed replacement.

David S. Perry Date: 1-12-18
 David S. Perry, Agent
Donald Mack Date: 1/12/18
 Donald Mack, Attorney



SHREMSHOCK ARCHITECTS, INC.
 7420 West Campus Road Suite 150 New Albany, OH 43054
 614 545 4550 614 545 4555 www.shremshock.com

Z17-045, Sheet 4 of 5

HOMEPORT
 5049 SUNBURY RD
 BUILDING B

SHREMSHOCK ARCHITECTS, INC.
 614 545 4550 614 545 4555 www.shremshock.com
 170541
 001218

B-A20
 EXTERIOR



This building rendering may be slightly adjusted to reflect final building materials and colors. The rendering is for informational purposes only and is not intended to be used for any other purpose. The rendering is not a contract and is not to be used for any other purpose. The rendering is not a contract and is not to be used for any other purpose.

David B. Perry, Agent Date: 1-12-18

David B. Perry Date: 1/12/18
David B. Perry, Agent



SHREMSHOCK ARCHITECTS, INC.
7700 West Campus Road Suite 150 New Albany, OH 43054
1 614 545 4550 / 614 545 4555 www.shremshock.com

Z17-045, Sheet 5 of 5

HOMEPORT

5049 SUNBURY RD
BUILDING C

SAI # 170541 OUT/218

C-A20

EXTERIOR

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2018**

- 3. APPLICATION: Z17-045**
- Location:** **5049 SUNBURY ROAD (43230)**, being 5.04± acres located on the west side of Sunbury Road, 350± feet south of Hidden Ridge Drive (410-295667; Northland Community Council).
- Existing Zoning:** R, Rural District.
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Homeport; c/o Dave Perry, Agent, David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Charles and Cynthia Herndon; 9110 Laylin Lane; Kelleys Island, OH 43438.
- Planner:** Michael Maret; 614-645-2749; mjmaretcolumbus.gov

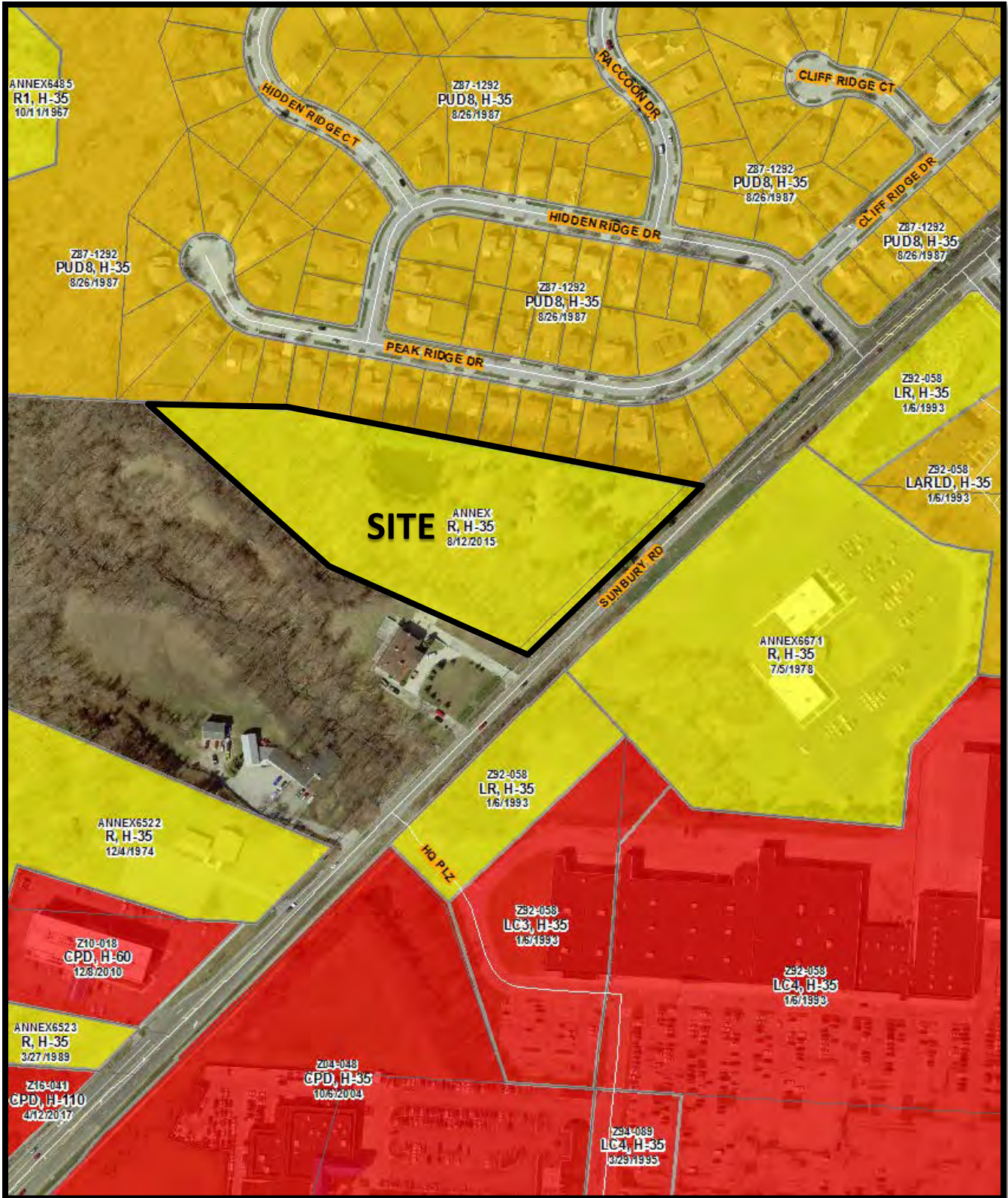
BACKGROUND:

- The site consists of one parcel developed with a single-unit dwelling in the R, Rural District as the result of annexation. The applicant is requesting the L-AR-12, Limited Apartment Residential District to allow development of the site with 60 dwelling units, arranged in three buildings, with a total density of 11.91 dwelling-units per acre.
- North of the site are single-unit dwellings in the PUD-8, Planned Unit Development District. South and west of the site is a single-unit dwelling in the R-8, Restricted Urban Residential District in Blendon Township. East of the site is a religious facility in the R, Rural District.
- This site is located within the *Northland I Area Plan (2014)*, which recommends “Low-Medium Density Residential” uses for this location with a typical density of 4-6 dwelling-units per acre.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for disapproval.
- The limitation text includes a commitment to a site plan, building renderings and development standards addressing density, building and parking setbacks, vehicular access, buffering, screening, and landscaping, preservation of natural elements, and building materials.

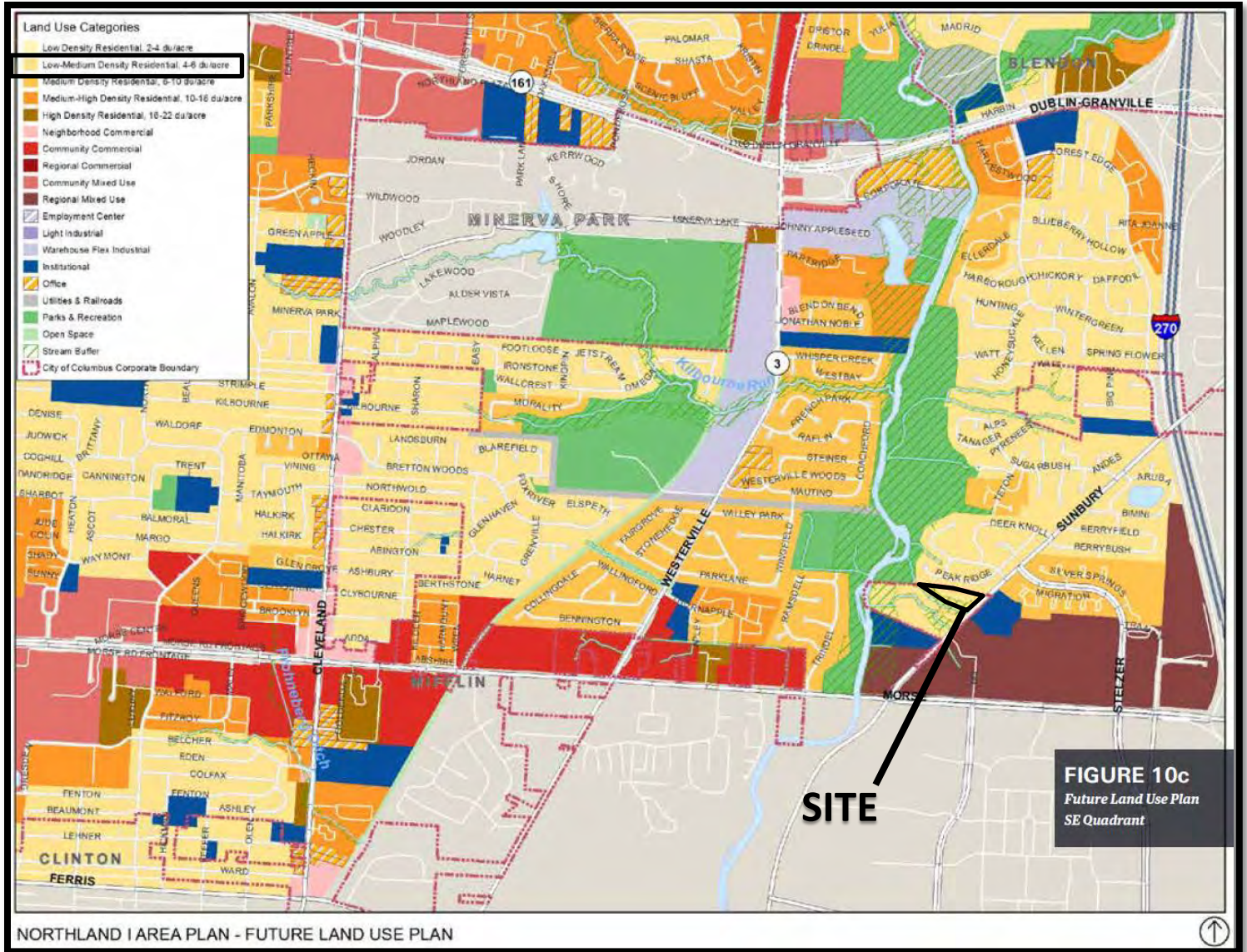
- Concurrent CV17-075 has been filed to allow reduced building setback along Sunbury Road, a reduction in the required perimeter yard on the north side of the property, and to allow maneuvering into the required parking setback. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Thoroughfare Plan* identifies Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 60-units contain in three buildings, resulting in a gross density of 11.91 dwelling-unit per acre. The *Northland I Area Plan* calls for typical density of 4-6 dwelling-units per acre. The increased density proposed for this location is supportable because the site plan and development text are sensitive to existing natural resources and the stream corridor protection zone on site, and includes sufficient buffering and setbacks between the proposed buildings and the single-unit dwellings to the north.



Z17-045
5049 Sunbury Road
Approximately 5.04 acres
From R to L-AR-12



Low-Medium Density Residential: Predominantly single-family development, with limited amounts of 2-4 unit buildings interspersed - often at intersections or along larger streets. This category may also include lower density townhouses/condominiums. Typical Density: 4-6 dwelling units per acre.

Z17-045
5049 Sunbury Road
Approximately 5.04 acres
From R to L-AR-12



Z17-045
5049 Sunbury Road
Approximately 5.04 acres
From R to L-AR-12



Northland Community Council
Development Committee

Report

December 6, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:35 pm by chair Dave Paul

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGHA), Blendon Chase (BCHA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

Case #2: Application #Z17-045/CV17-075 (Rezone 5.035 AC± from R to L-AR-12 for 60 multi-family residential units; concurrent Council variance to increase building height to 37', reduce setback and reduce rear yard)

Dave Perry/David Perry Co. *representing*
Homeport
5049 Sunbury Rd, 43230 (PID 110-00023)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by KWPCA, second by BCHA) to **RECOMMEND DISAPPROVAL** of the rezoning application. Consequently, the Committee did not vote concerning the concurrent Council variance.*
-

Executive Session 9:15 pm
Meeting Adjourned 10:10 pm

3

Date: January 11, 2018

| | | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|---------|--------|
| Application #: Z17-045 | | Requested: L-AR-12 | | Address: 5049 Sunbury Road | | | | |
| # Hearings: | | Length of Testimony: 6:10 → 7:50 (20) | | Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval | | | | |
| ① # Speakers Support: ③ Opposition: ③ | | Development Commission Vote: ② Yes ① No ② Abstain | | Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditional Approval <input checked="" type="checkbox"/> Disapproval | | | | |
| Position Y=Yes N=No (write out ABSENT or ABSTAIN) | | Fitzpatrick | Ingwersen | Anderson | Cooley | Conroy | Onwukwe | Golden |
| + = 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: APPROPRIATE LAND USE SPECIFICALLY WITH THE PROPOSED SITE PLAN & BUILDING CONFIGURATION. BUFFER IS EFFECTIVE ON NORTH EDGE OF SITE, AND 93' TO 80' SET-INS ADD TO QUALITY. | | | | | | | | |
| INGWERSEN: THE PROPOSED SITE PLAN & BUILDING MASSING & SETBACKS ALLOW THIS SITE TO DEVELOP APPROPRIATELY. DENSITY IS A LITTLE HIGH, BUT AS SUNBURY ROAD & THE ADJACENT PROPERTIES ARE DEVELOPED/ REDEVELOPED OVER TIME THIS USE WILL FIT IN NICELY | | | | | | | | |
| ANDERSON: My vote to approve was tentative, as I must agree w/ Ms. Conroy re: the jump in density. | | | | | | | | |
| COOLEY: Yes. Planning housing in an area undergoing significant economic development which will necessitate medium density housing | | | | | | | | |
| CONROY: This is a good proposal for LAR12 but it seems like a significant jump from the PUD 8 to North... why 60 units was critical wasn't well addressed - potential for 2 level lots w/ 40 or 50 units unexplored | | | | | | | | |
| ONWUKWE: Appropriately development considering the anticipated widening of Sunbury Road and commercial development. | | | | | | | | |
| GOLDEN: Appropriate land use for this growing area of Columbus. Homeport worked to meet desires of neighbors through high quality site planning and thoughtful design of the three buildings. Upcoming adjacent development supports this density. | | | | | | | | |



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 # 217-045

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 E Town Street, 2nd FL, Columbus, Ohio 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 2 columns and 2 rows containing party information: 1. Homeport, 2. Charles L. and Cynthia S Herndon, 3., 4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 23rd day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018



This Project Disclosure Statement expires six months after date of notarization.
Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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