

Z16-016 Final Received 11/17/16
 Jeffrey J. Kim
 11/17/16



<p>EDWARDS COMMUNITIES 465 S. BROAD STREET, SUITE 100 COLUMBUS, OHIO 43215 614.221.1559</p>	<p>creative DESIGN + PLANNING 455 WEST HIGH STREET, SUITE 318 COLUMBUS, OHIO 43215 614.221.1559</p>	<p>EDWARDS COMMUNITIES AVERY ROAD COLUMBUS, FRANKLIN COUNTY, OHIO</p>	<p>SCALE: 1" = 100'-0" 0' 10' 20' SUBAREA PLAN NOV. 11, 2016</p>
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2016**

- 4. APPLICATION: Z16-016**
Location: **5300 AVERY ROAD (43016)**, being 28.2± acres located on the east side of Avery Road, 1,890± feet south of Cara Road (010-220108).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential Districts.
Proposed Use: Commercial and multi-unit residential development.
Applicant(s): Edwards Communities Development Company; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43216.
Property Owner(s): AR Associates; 5510 Ashford Road; Dublin, OH 43017.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The site is developed with a golf driving range and is zoned R, Rural District. The requested CPD, Commercial Planned Development District will allow neighborhood commercial and office development on 3.56± net acres, and the requested L-AR-1, Limited Apartment Residential District will allow a maximum of 550 units on 24.6± net acres with 4.5 acres of open space.
- o To the north of the site is a single unit dwelling zoned in the R, Rural District, subject to Rezoning Application Z16-015. To the east are apartment complexes zoned in the L-ARLD and L-AR-12, Limited Apartment Residential districts. To the south are a church in the R, Rural District, and a condominium development in the City of Hilliard. To the west across Avery Road is an apartment complex zoned in the L-ARLD, Limited Apartment Residential District, and single-unit dwellings in Washington Township.
- o The development text includes use restrictions, maximum commercial square-footage, minimum office square-footage, maximum number of residential units, setback requirements, height limitations, building and parking orientation and interconnectivity provisions, landscaping, exterior building material commitments, and lighting and graphics controls. The proposal also includes a site plan depicting street and open space locations and landscaping details.
- o The site falls within the boundaries of the *Interim Hayden Run Corridor Plan (2004)*, which recommends office uses for this location. The Plan also includes recommended design standards for parking lot placement and signage. Planning Division staff recognizes that multi-unit residential uses may be appropriate if integrated into an overall site plan demonstrating a compatible mix of uses that includes offices, open space, and interconnectivity, with height and density limitations. The proposed CPD district includes a minimum of 10,000 square feet of office space, limits parking along the Avery frontage,

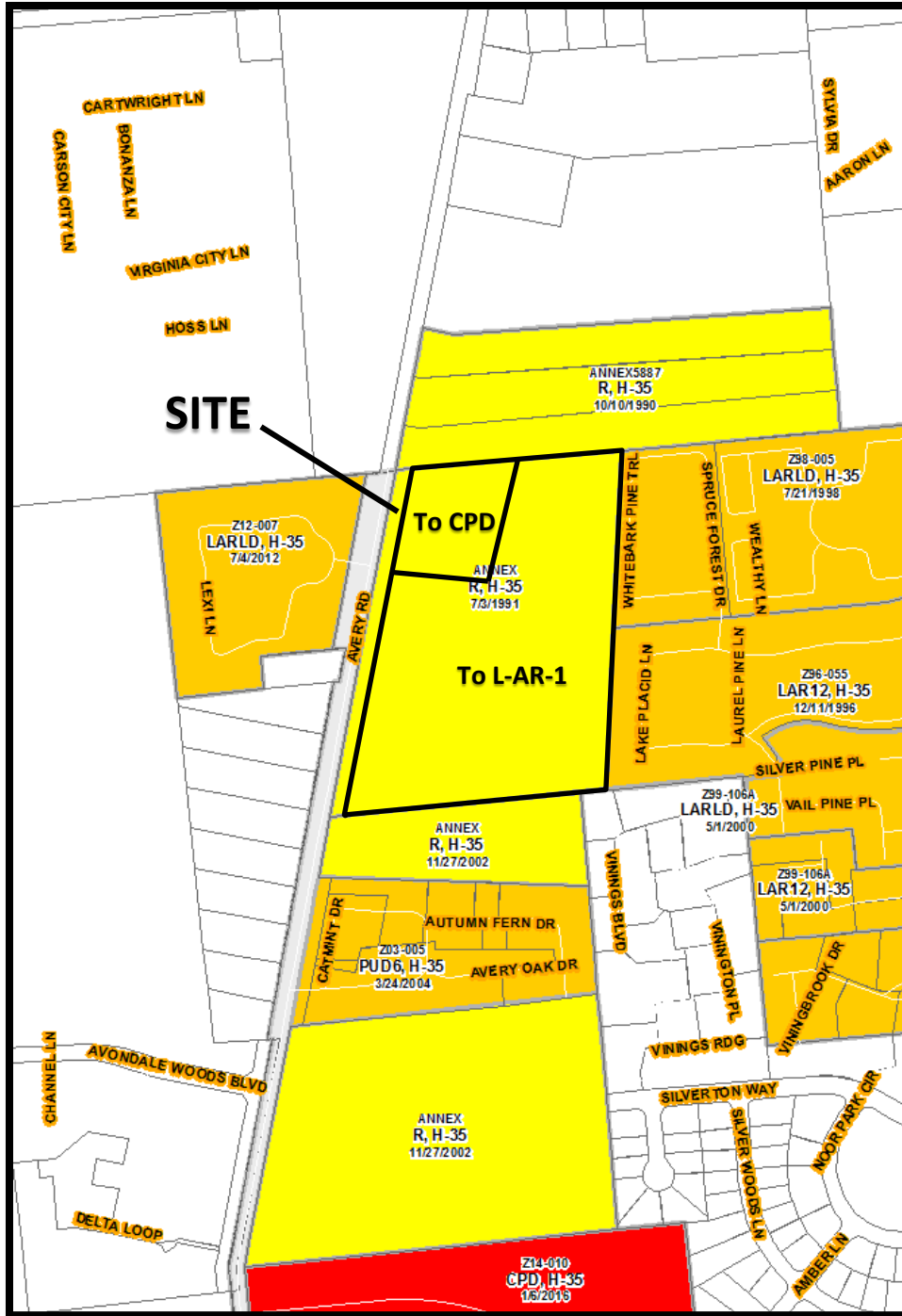
and commits to Regional Commercial Overlay graphics provisions. The proposed L-AR-1 district includes density and building height limitations, open space areas, and building materials commitments. Both districts propose interconnectivity between each other and adjacent properties.

- o Concurrent Council Variance CV16-018 has been filed to permit self-storage use, commercial access, no frontage on a public street for future lot splits, and reductions to building lines and perimeter yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- o The site is included within the Pay as We Grow plan for the Northwest growth corridor which requires the developer to pay a specified amount towards infrastructure costs. The specifics of the funding requirements may need to be finalized prior to this application being submitted to City Council for consideration.
- o A traffic impact study has been submitted and will need to be reviewed and approved by the City of Columbus and City of Dublin. Traffic commitments have yet to be determined and will need to be added to the development text before the application proceeds to City Council.
- o The *Columbus Thoroughfare Plan* identifies Avery Road as a 6-2D arterial requiring 80 feet of right-of-way from the centerline.

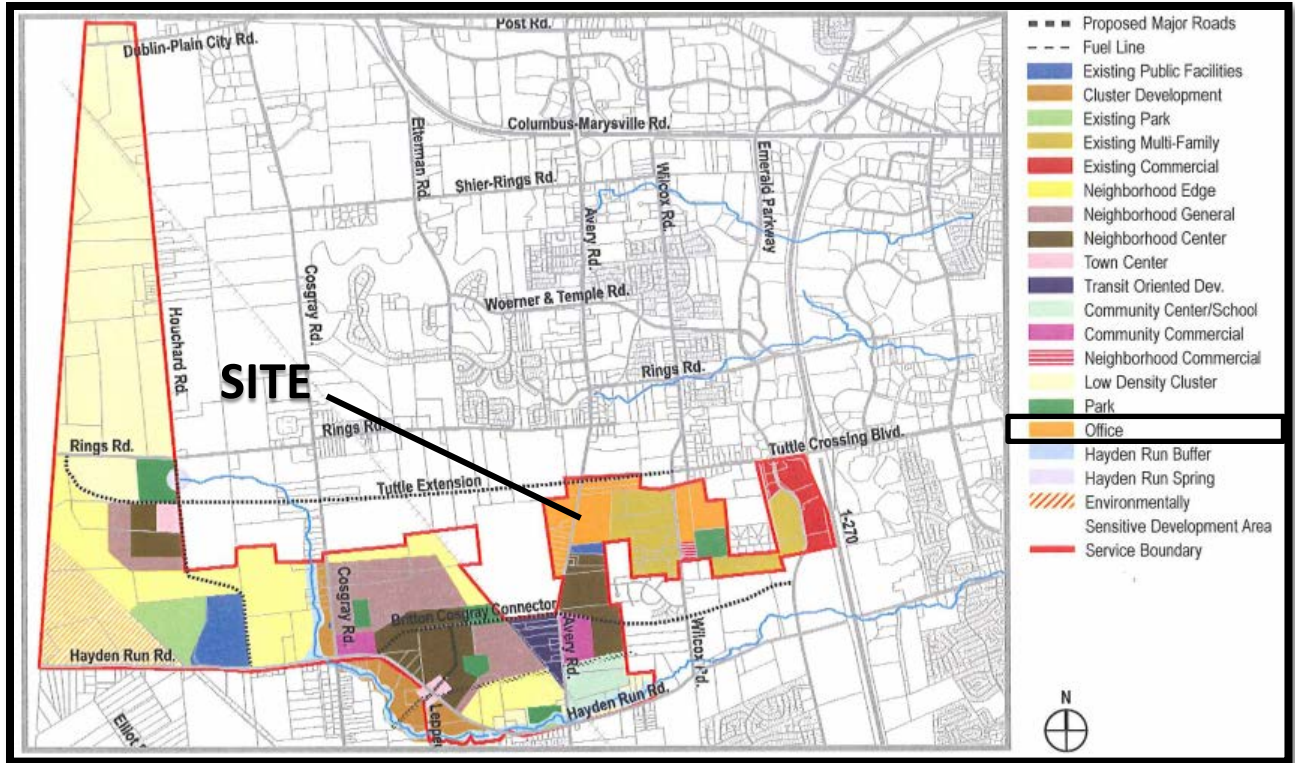
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development, and L-AR-1, Limited Apartment Residential Districts will allow up to 30,000 square feet of commercial development of which includes a minimum of 10,000 square feet of office space, 550 apartment units, and will provide 4.5 acres of open space as depicted on the attached site plan. The development text includes use restrictions, square-footage limitations of commercial uses, maximum number of residential units, setback requirements, height limitations, building/parking orientation and interconnectivity provisions, landscaping, exterior building material commitments, and lighting and graphics controls. *Final traffic improvements are still being completed, and additional commitments may be added to the development text prior to this application being submitted to City Council for consideration.

*The necessary traffic commitments have been added to the development text to the satisfaction of the Department of Public Service and the City of Dublin.



Z16-016
5300 Avery Road
Approximately 28.0 acres
R to CPD & L-AR-1



Z16-016
5300 Avery Road
Approximately 28.9 acres
R to CPD & L-AR-1



Z16-016
5300 Avery Road
Approximately 28.0 acres
R to CPD & L-AR-1

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # 216-016

STATE OF OHIO
COUNTY OF FRANKLIN

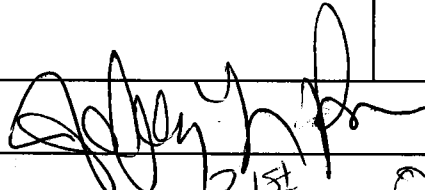
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

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:

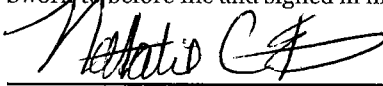
Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. AR Associates 5510 Ashford Road Dublin, OH 43017 _____ Columbus based employees</p>	<p>2. Edwards Communities Development Company 495 South High Street Columbus, OH 43215 _____ Columbus based employees</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT



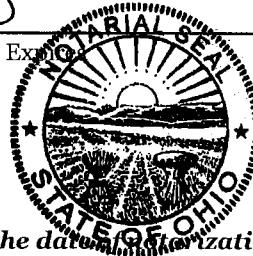
Sworn to before me and signed in my presence this 31st day of October, in the year 2016



SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

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 checks payable to the Columbus City Treasurer