

PARKING DATA

PARKING REQUIRED	200
PARKING PROVIDED BY GARAGE PARKING	78
ATTACHED GARAGE PARKING	72
SEPARATE PARKING	138
TOTAL PARKING PROVIDED BY GARAGE PARKING	210

BUILDING DATA

RIGHT OF WAY	117.50'
1 HIGH RISE UNIT	1 UNIT
2 RESIDENTIAL	81 UNITS
TOTAL UNITS	100

SITE DATA

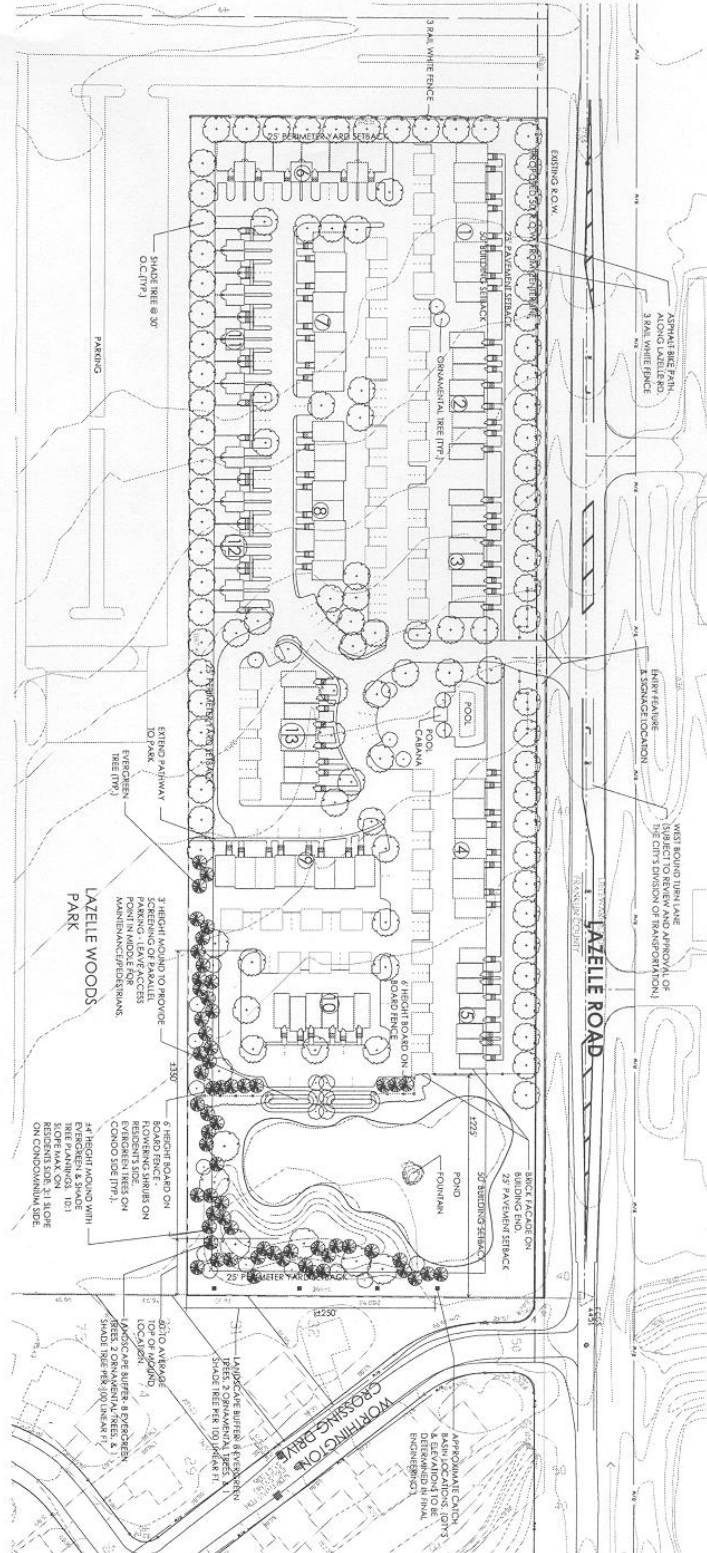
TOTAL AREA OF	4.18 AC
RIGHT OF WAY	117.50'
SHARED GARAGE DRIVE	78
ATTACHED GARAGE DRIVE	22
TOTAL UNITS	100
DENSITY	47.10 UNITS/AC

PRELIMINARY DEVELOPMENT PLAN

THE TRADITIONS AT POLARIS

PREPARED FOR VILLAGE COMMUNITIES

Paris Planning & Design
 LANDSCAPE ARCHITECTURE
 1545 W. 12TH AVE. SUITE 200
 DENVER, CO 80202
 303.733.8888
 WWW.PARISPLANNING.COM



PARKING DATA

PARKING REQUIRED	200
DETACHED GARAGE PARKING	78
ATTACHED GARAGE PARKING	22
SURFACE PARKING	135
TOTAL PARKING	235

BUILDING DATA

TOTAL UNITS	100
1 BEDROOM UNITS	16 (16%)
2 BEDROOM UNITS	64 (64%)
TOTAL UNITS	100

SITE DATA

TOTAL ACRES	17.9392
DETACHED GARAGE UNITS	78
ATTACHED GARAGE UNITS	22
TOTAL UNITS	100
DENSITY	5.6 (10.0) 31.0 / AC

PRELIMINARY DEVELOPMENT PLAN

THE TRADITIONS AT POLARIS

PREPARED FOR VILLAGE COMMUNITIES

JUNE 1, 2004 REV. JUNE 4, 2004

204-031 Final Reviewed by *Shannon Finn* 6/21/04

Shannon Finn
June 21, 2004

Paris Planning & Design
 LANDSCAPE ARCHITECTS
 3114 GARDEN LANE, SUITE 200
 COLUMBUS, OH 43221
 (614) 461-0123

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 10, 2004**

- 5. APPLICATION: Z04-031**
- Location:** **595 LAZELLE ROAD (43081)**, being 9.81± acres located at the southwest corner of Lazelle Road and Worthington Crossing Drive (610-249003).
- Existing Zoning:** R, Rural District.
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Village Communities Corporation; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

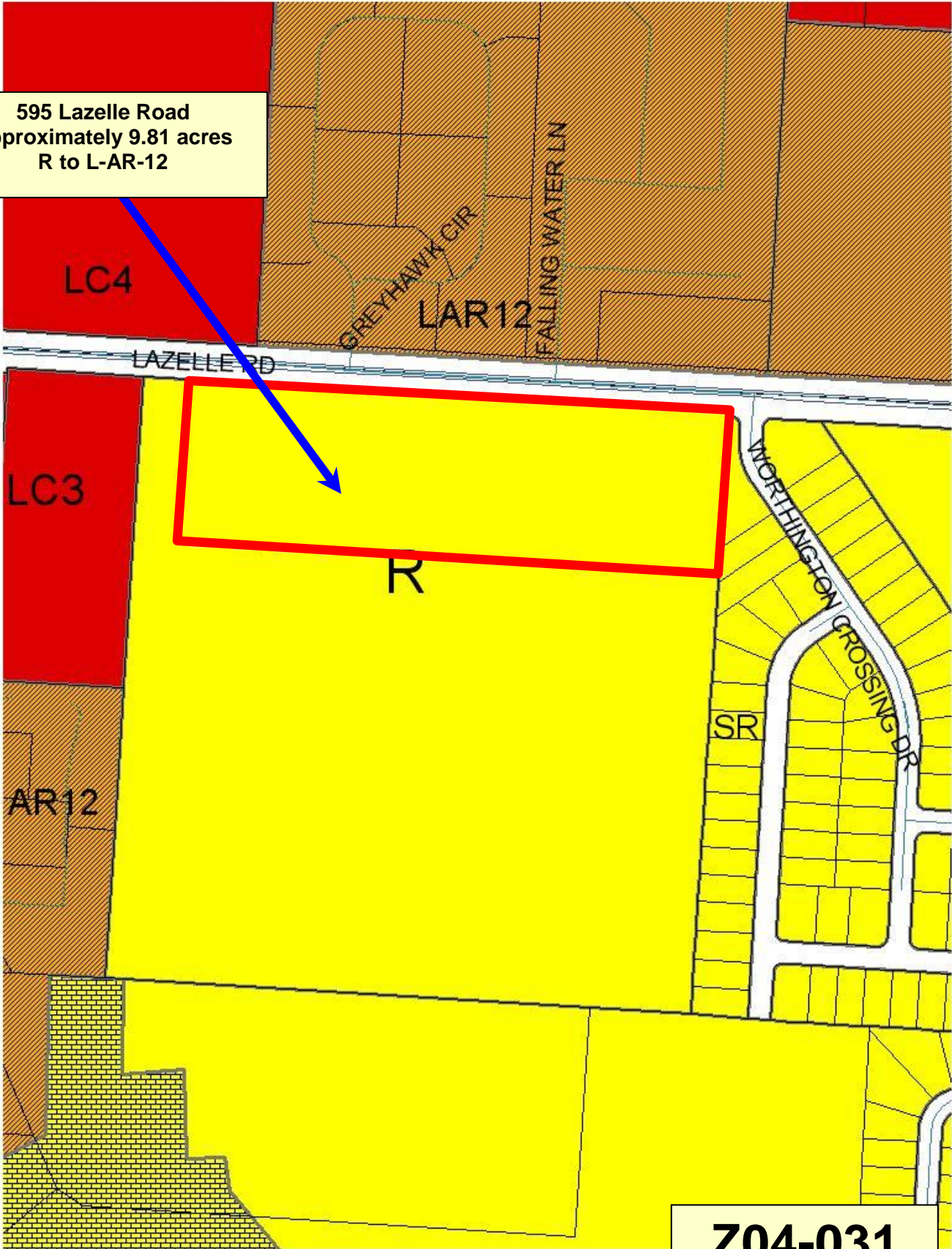
BACKGROUND:

- This application was tabled at the May 13, 2004 Development Commission meeting to allow the applicant more time to present the application to the neighborhood group. The 9.81± acre site is undeveloped, and is zoned in the R, Rural District. The applicant requests the L-AR-12, Limited Apartment Residential District to allow a 100-unit apartment complex with a density of 10.19 units/acre.
- The site is surrounded by an apartment complex in the L-AR-12, Limited Apartment Residential District to the north across Lazelle Road, a single-family subdivision in the SR, Suburban Residential District to the east, a park in the R, Rural District to the south, and a nursery/retail landscaping business in the L-C-3, Limited Commercial District to the west.
- The site lies within the boundaries of Subarea I 3 of the *Far North Plan* (1994), which supports the development of a school and other community and public uses such as a park, police substation, library, recreational facilities, or medical offices, but because a school was never developed, the plan recommendation no longer applies.
- The proposed limitation text addresses buffering and screening for the adjacent single-family subdivision, landscaping, building positioning, and lighting controls, and commits to having a water/entrance feature and pedestrian access to the park to the south.
- The *Columbus Thoroughfare Plan* identifies Lazelle Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

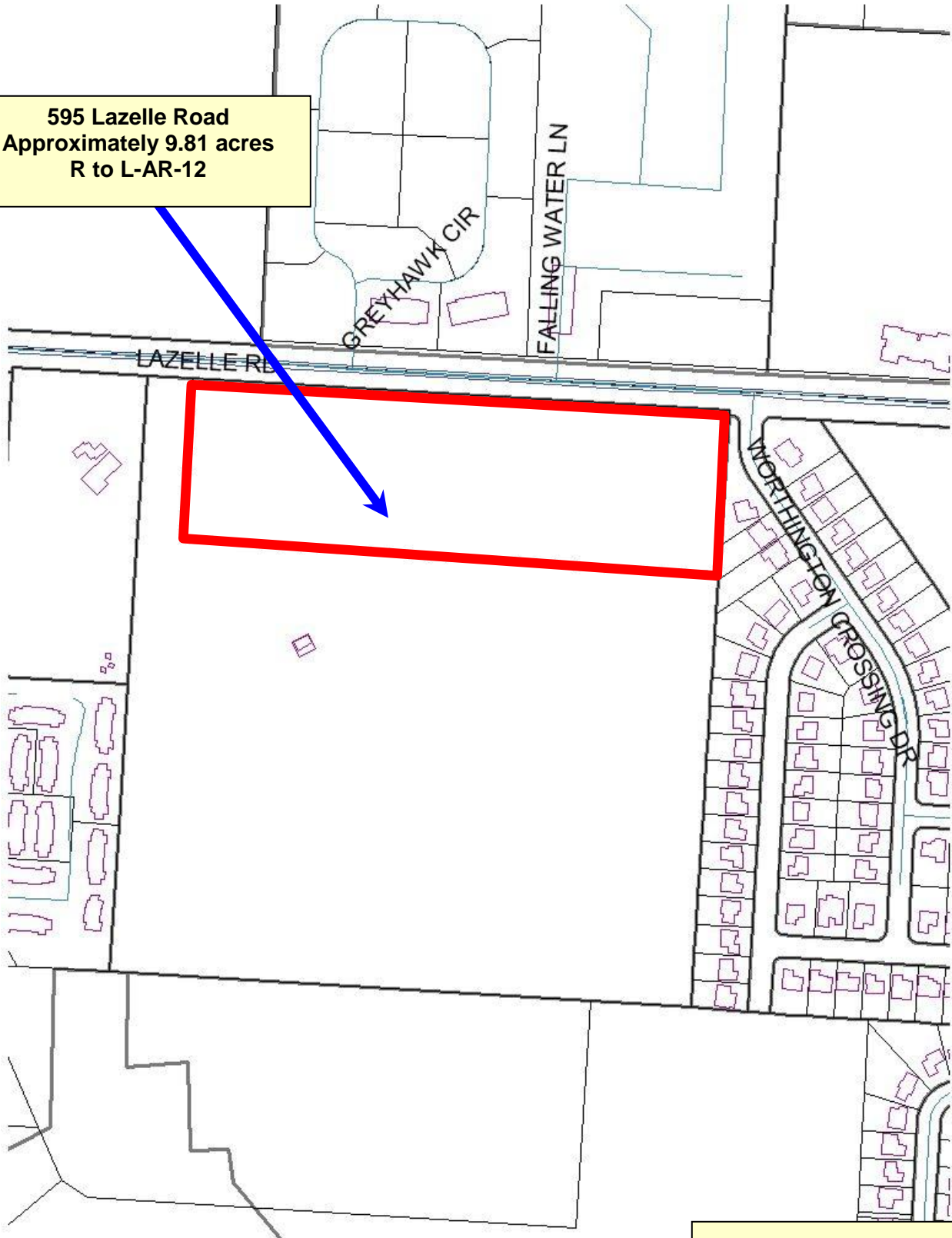
The applicant requests the L-AR-12, Limited Apartment Residential District to allow multi-family development at a density of 10.19 units/acre. The limitation text addresses buffering and screening for the adjacent single-family subdivision, landscaping, and commits to a water/entrance feature and pedestrian access to the park to the south. Because a school was never developed on the site, the *Far North Plan* (1994) recommendation that the site be developed with a school and other community uses no longer applies. The requested L-AR-12, Limited Apartment Residential District is consistent with the zoning and development patterns of the area.

595 Lazelle Road
Approximately 9.81 acres
R to L-AR-12



Z04-031

595 Lazelle Road
Approximately 9.81 acres
R to L-AR-12



Z04-031

- Subarea I.2:** This subarea is the undeveloped land fronting along the southside of Lazelle Road that is located adjacent to Sancus Boulevard. Bordering development includes Polaris Centers of Commerce, water tower, and site of future fire station on the north, single-family and multi-family development on the south and west, and undeveloped land on the east. The existing zoning is Commercial Planned Development (CPD) and Commercial (C2, C3, C4, and C5).
- Support auto-oriented commercial uses as the most appropriate development for the parcels fronting on the intersection.
 - Support neighborhood-oriented commercial development for the remaining portions of the subarea.
 - All future development must be sensitive to the residential development located south of the subarea.

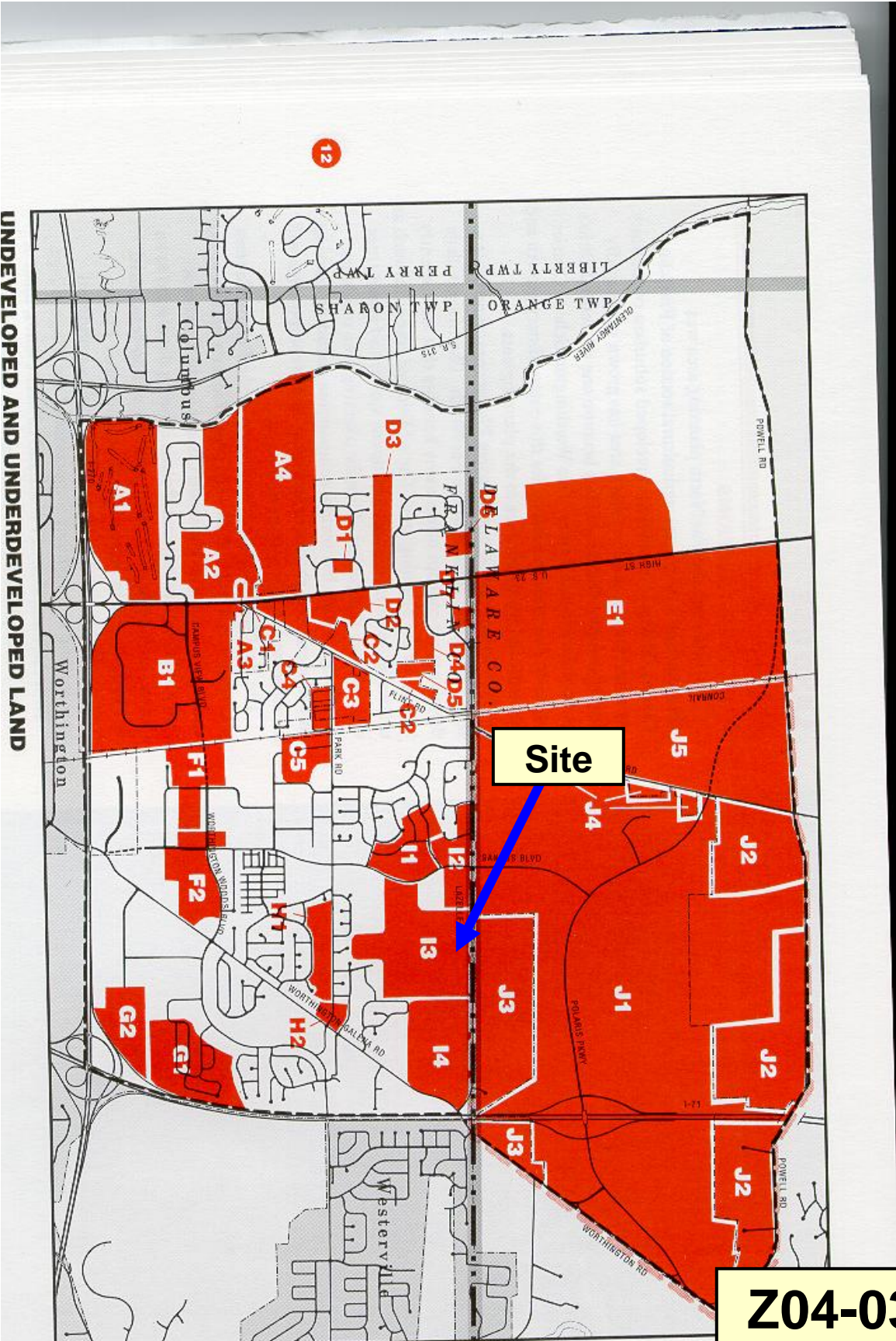
- Subarea I.3:** This is a large, 93-acre undeveloped tract of land that is located south of Lazelle Road. The subarea is owned by the Worthington School District and has been reserved as a site for additional school buildings. Adjacent development consists of single-family homes on the south and multi-family apartments on the west. Undeveloped land borders the site on the north and east. The existing zoning is Rural (R) and Institutional (I).
- Support development of the subarea as school facilities for the Worthington School District.
 - If the entire subarea is not needed for school buildings, develop with public uses such as a library, community park and recreation center, and police substation. Additional appropriate uses for the subarea include private recreation facilities, a church, or medical facilities.

Subarea I.4: This large, 65-acre subarea is located in the southwest quadrant of Lazelle Road and Worthington Galena Road. The major portion of the subarea is developed as Grace

- Brethren Church. The undeveloped portion of the subarea has been reserved by the church as the location for a private high school. Adjacent development consists of single-family homes on the north, multi-family apartments on the south and east, and undeveloped land on the west. Current zoning is Institutional (I), Residential (R2F), and Rural (R).
- Support development of this subarea with land uses that support the mission of the church. Appropriate uses include: expanded church facilities, church parking, retirement housing, church-operated school, and church-related athletic facilities.

Area J: Polaris

- Subarea J.1:** This subarea is the 1200± acre Polaris Centers of Commerce that is currently being developed as a mixed-use industrial, office, and commercial complex. The subarea is designated as an employment and shopping component of the fringe village. Adjacent development consists of single-family homes that have been developed on large lots. The subarea is zoned Limited Manufacturing (LM), Commercial Planned Development (CPD), and Limited Commercial (LC4).
- Support development of subarea in accordance with current plans and existing zoning. The land uses planned for the subarea include a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial.
 - Support auto-oriented commercial uses at the major intersections along Polaris Parkway and at the northwest and northeast corners of the Sancus Boulevard and Lazelle Road intersection.
 - Support the Special Development Standards contained in the zoning text for Polaris that are designed to protect



Z04-031

Far North Plan (1994)



FAR NORTH COLUMBUS COMMUNITIES COALITION

ORD # 1230-2004

June 3, 2004

Shannon Pine
Development Commission
757 Carolyn Ave.
Columbus, Ohio 43224

Re: Z04-, 595 Lazelle Road

Ms. Pine:

The Far North Columbus Communities Coalition heard Jeff Brown, attorney for the applicant, and Mark DiSabato, representative of the applicant, Village Communities. on this property at our June 1, 2004 meeting. The FNCCC voted FOR the re-zoning proposal with 7 in approval, 0 in disapproval, and 1 abstention. We approved of the zoning based on the following improvements from our last discussion with Mr. Brown in April 2004:

1. further setback of buildings on the east side of the property line to 225 feet
2. increased size of retaining pond, and fencing along the east side
3. bikepath / sidewalk commitment along Lazelle Road
4. reduced number of units
5. increased parking spaces *above* code requirements to allow for guests and reduce, ideally to eliminate, parking at the Lazelle Park parking lot.

If I can answer any questions, please call me at work, 577-4175.

Sincerely,

Michael Louisin
President
Far North Columbus Communities Coalition

P. O. Box 261504
Columbus, OH 43226

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 # 204-031

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Village Communities Corporation</u>	<u>470 Olde Worthington Road, Suite 100, Westerville, OH 43081</u>

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 2nd day of May, in the year 2004
SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: _____

This Project Disclosure Statement expires six months after date of notarization.
PAULA V. PRICE
Notary Public, State of Ohio
My Commission Expires 07-13-07



Notary Seal Here