

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 11, 2009**

1.     **APPLICATION:**           **Z09-008**  
       **Location:**           **4393 WINCHESTER PIKE (43232)**, being 17.76± acres located on the south side of Winchester Pike, 2480± feet west of South Hamilton Road (530-245518).  
  
       **Existing Zoning:**     R-1, Residential District.  
       **Request:**             L-AR-4, Limited Apartment Residential District.  
       **Proposed Use:**       Multi-family residential development.  
       **Applicant(s):**       WatCon Engineering; c/o Doug Tailford, Agent; 83 Shull Avenue; Gahanna, OH 43230.  
       **Property Owner(s):** William A. Gerhardt; 4220 Winchester Pike; Columbus, Ohio 43232.  
       **Planner:**             Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov).

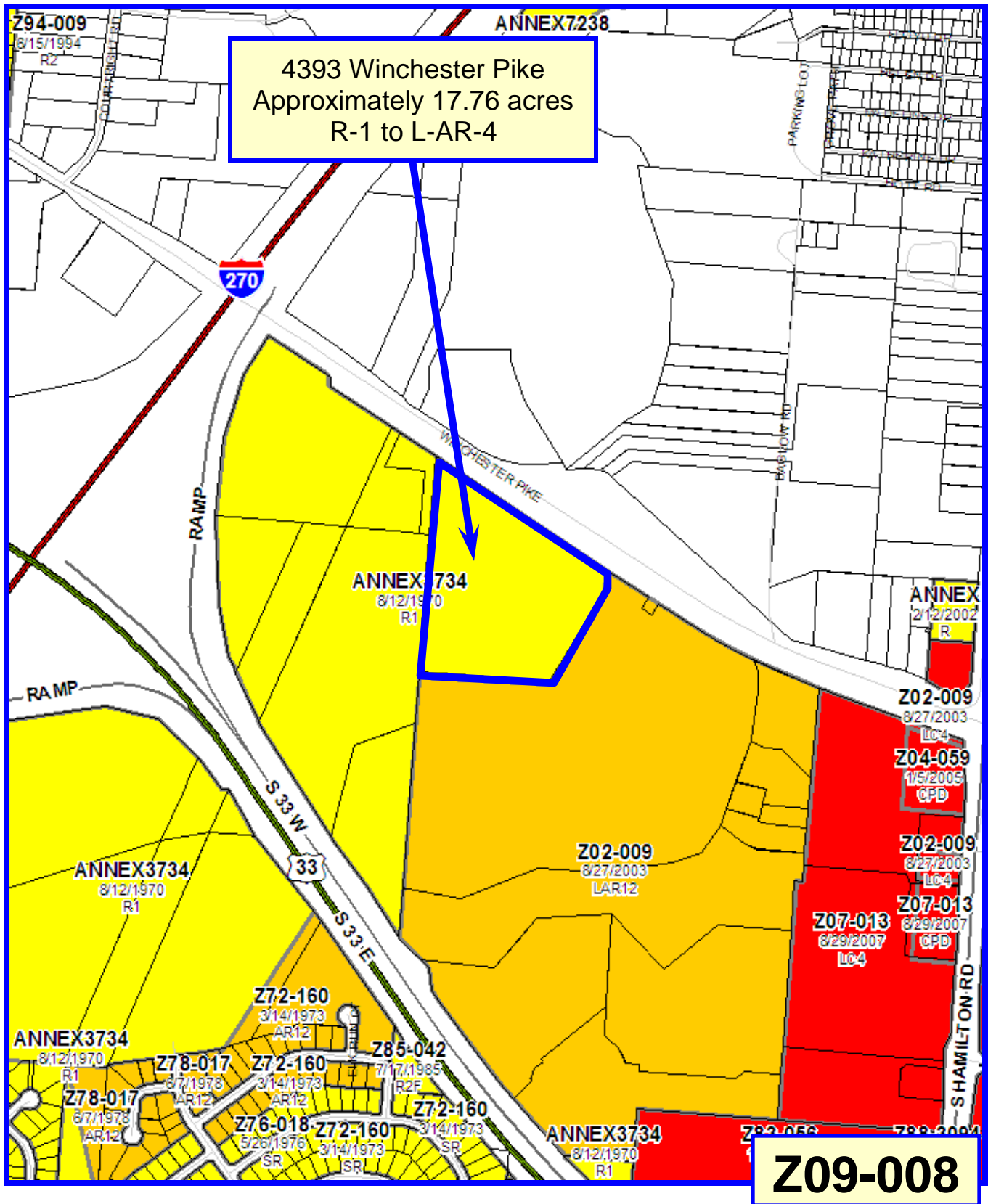
**BACKGROUND:**

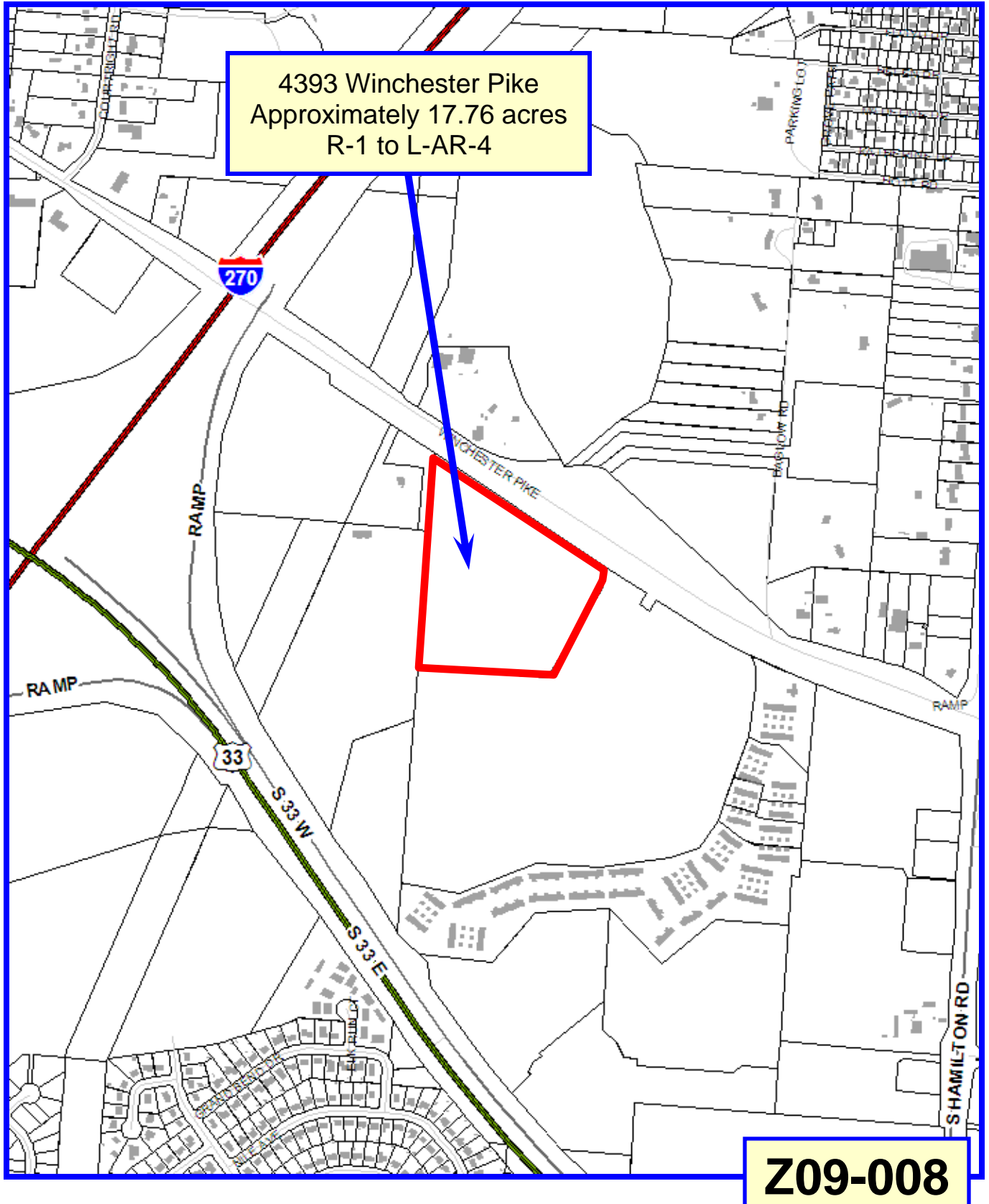
- The 17.76± acre site is undeveloped and is zoned in the R-1, Residential District. The applicant requests the L-AR-4 Limited Apartment Residential District to allow either multi-family residential development or housing for the elderly including assisted living facilities and nursing homes.
- To the north are a landscaping company and single-family residential development in Madison Township. To the east and south is City of Columbus park land in the L-AR-12, Limited Apartment Residential District. To the west is a single-family dwelling and agricultural uses in the R-1, Residential District.
- The limitation text provides for use restrictions, a maximum number of 153 units, landscaping and buffering provisions, exterior building material commitments, lighting controls, and a 5± acre conservation area over the flood plain along the south and east portions of the site which will be deeded to Columbus Recreation and Parks Department.
- This site is within a half mile of the bike trail and COTA bus stop and adjacent to a park. However, there are not sidewalks to the COTA bus stop. Healthy Places features present include five foot sidewalks on Winchester Pike and the internal access road to Winchester Pike. Healthy Places recommends the following considerations to encourage an active living lifestyle: 1) Provide walking paths within the development for residents to have an opportunity for physical activity; 2) Centrally located bike racks for employees or visitors that ride their bike by choice or because of limited alternatives. The applicant has committed to an internal sidewalk or walking path system and centrally-located bike racks.

- The *Columbus Thoroughfare Plan* identifies Cooper Road as a C arterial requiring a minimum of 30 feet of right-of-way from the centerline.

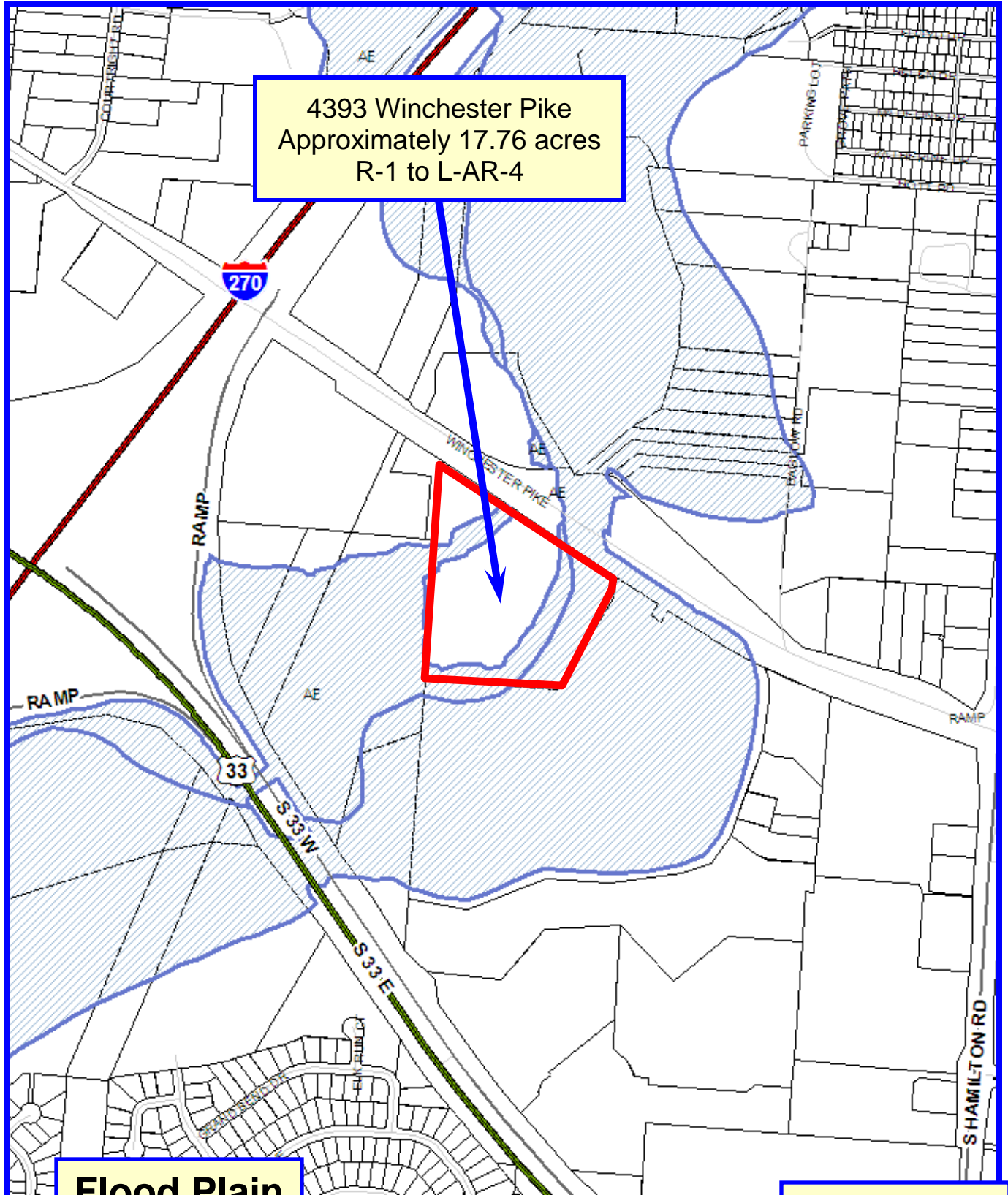
**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested L-AR-4, Limited Apartment Residential District for a maximum of 153 multi-family units contains appropriate limitations and development standards in consideration of surrounding single-family residential uses. The request is compatible with the zoning and development patterns of the area.









4393 Winchester Pike  
Approximately 17.76 acres  
R-1 to L-AR-4

**Flood Plain**

**Z09-008**

SOUTHEAST COMMUNITY COALITION  
P.O. BOX 16  
BRICE, OH 43109  
JUNE 8, 2009

DEVELOPMENT COMMISSION  
757 CAROLYN AVENUE  
COLUMBUS, OH 43224

Z09-008 4393 Winchester Pike

Please accept our apologies to the Commission and staff; no one from Southeast will be able to attend the June 11 Development Commission meeting.

The applicant and his representative attended both the April 2 and May 7 regularly scheduled public meetings of SECC. Neighbors were notified prior to the May 7 meeting; none attended.

On May 7, the Southeast Community Coalition voted to recommend approval of this application, with the conditions that any Traffic and Parks issues were resolved, that—if buildings were not limited to two stories—any three story buildings be located to the rear of the property away from Winchester Pike to limit their visual impact, and that more specifics for landscaping be added. The applicant did not want to specify opacity for the landscape buffer; we suggested specifying numbers and types of plantings to assure an adequate landscape buffer.

Thank you,

A handwritten signature in cursive script that reads "Judy White".

Judy White  
Zoning chair

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 # 209-008

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) William A Gerhardt  
4220 Winchester Pike Columbus, OH 43232  
 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

1. <u>William A. Gerhardt</u> <u>4220 Winchester Pike</u> <u>Columbus, Ohio 43232</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20<sup>th</sup> day of March, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Florence E Evans  
 Notary Public  
 State of Ohio

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

My Commission expires June 29, 2013

Notary Seal Here