



DEVELOPMENT PLAN

LAWNDALE COMMONS

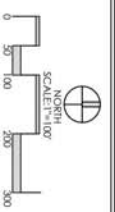
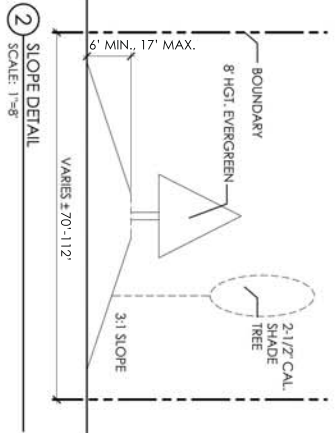
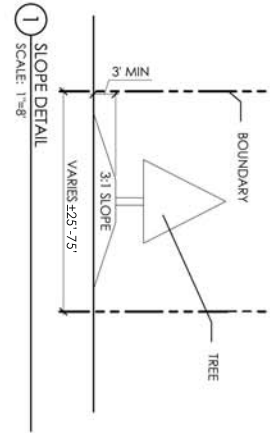
PREPARED FOR METRO DEVELOPMENT

Final Site Plan Received 3.18.21

Final Site Plan Received 3.18.21

Z20-101

| SITE DATA | |
|-----------------|-----------------|
| TOTAL ACRES | 432.92 ACRES |
| UNITS | 336 |
| DENSITY | 110.21 DU/AC |
| SURFACE PARKING | 566 SPACES |
| GARAGE PARKING | 90 SPACES |
| TOTAL PARKING | 656 SPACES |
| PARKING | ±1.95 SPACES/DU |
| OPEN SPACE | ±1.19 ACRES |



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LAND PLANNING
3614 N. 19th Street
Suite 401
Cincinnati, OH 45213
www.parisplanninganddesign.com



TOTAL OPEN SPACE: 119 ACRES

OPEN SPACE PLAN

Final Open Space Plan Received 3.18.21

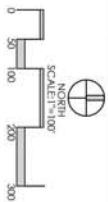
Z20-101

LAWNDALE COMMONS

PREPARED FOR METRO DEVELOPMENT

DATE: 3/17/21


 J. Tangman
 3/18/21





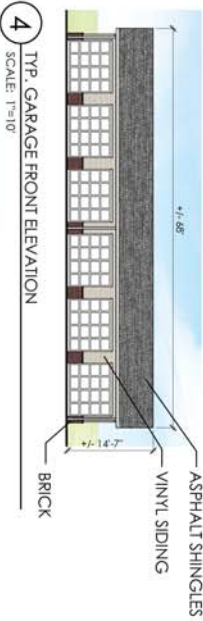
1 3 STORY BUILDING - TYPICAL FRONT & REAR ELEVATION
SCALE: 1"=10'



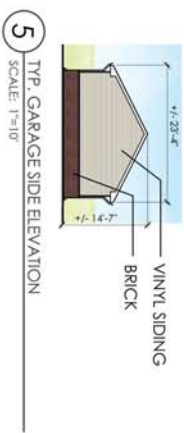
2 3 STORY BUILDING - TYPICAL SIDE ELEVATION
SCALE: 1"=10'



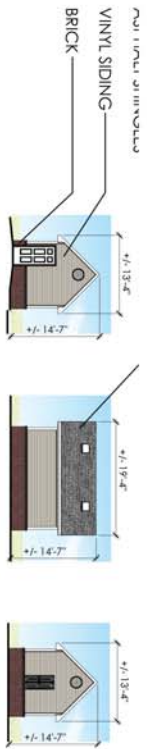
1 CUBHOUSE - FRONT ELEVATION
SCALE: 1"=10'



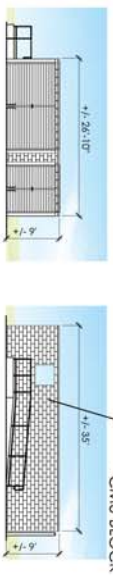
4 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



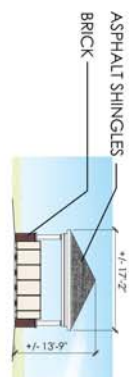
5 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



6 WATER METER BUILDING ELEVATIONS
SCALE: 1"=10'



7 TRASH COMPACTOR ELEVATIONS
SCALE: 1"=10'



8 MAIL STATION ELEVATIONS
SCALE: 1"=10'

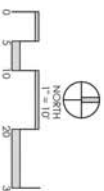
ARCHITECTURAL ELEVATIONS

Final Architectural Elevations Received 3.18.21 Z20-101

LAWNDALE COMMONS

PREPARED FOR METRO DEVELOPMENT

3/18/21



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220 N. 20th Street
Bloomington, IN 47404
LANDSCAPE ARCHITECTURE
220 N. 20th Street
Carmel, IN 46032
www.parisplanninganddesign.com



| SITE DATA | |
|--------------------------|--------------|
| TOTAL ACRES | #32.92 ACRES |
| UNITS | 336 |
| DENSITY | #10.21 DU/AC |
| PROPOSED PARK DEDICATION | #7.00 ACRES |

PARK DEDICATION

Parkland Dedication Exhibit Received 3.18.22

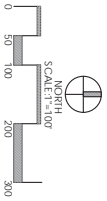
Z20-101

LAWNDALE COMMONS

PREPARED FOR METRO DEVELOPMENT

DATE: 3/17/21

Handwritten signature and date: 3/18/21



Paris Planning & Design
 LAND PLANNING
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LANDSCAPE ARCHITECTURE
 Columbus, OH 43215

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 11, 2021**

- 14. APPLICATION: Z20-101**
Location: **3981 BOWEN RD. (43110)**, being 32.9± acres located at the southwest corner of Bowen Road and Long Road (535-299530, 535-299531 & 535-299532; Greater South East Area Commission).
Existing Zoning: PUD-6, Planned Unit Development District.
Request: L-AR-12, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Lawndale Commons, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Avenue; Columbus, OH 43215.
Property Owner(s): Lawndale Commons, LLC; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- This application was tabled at the March 2021 Development Commission meeting to allow more time for the applicant to acquire a recommendation from the Greater South East Area Commission. The 32.9± acre site consists of a single undeveloped parcel zoned PUD-6, Planned Unit Development District which permits 188 dwelling units (5.71 du/acre). The applicant requests the L-AR-12, Limited Apartment Residential district to permit multi-unit residential development containing up to 336 apartment units (10.21 du/acre).
- North of the site is a single-unit dwelling in the R, Rural District and a multi-unit residential development in the PUD-6, Planned Unit Development District. South of the site is the Pickerington Ponds Metro Park in the R, Rural District. East and west of the site are single-unit dwellings in the R, Rural District in Madison Township.
- The site is within the planning boundaries of the *South East Land Use Plan (2018)*, which recommends “Low Density Residential” (4-6 du/acre) land uses at this location. Additionally, the site is within an area that has complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for disapproval.
- The limitation text includes use restrictions and supplemental development standards that address the maximum number of apartment units, building and parking setbacks, building height, traffic access, roadway improvements, street arrangement, future traffic connections, trail connectivity, sidewalks, shared use paths, landscaping, fencing, mounding, street trees, building materials, and lighting. The text also includes

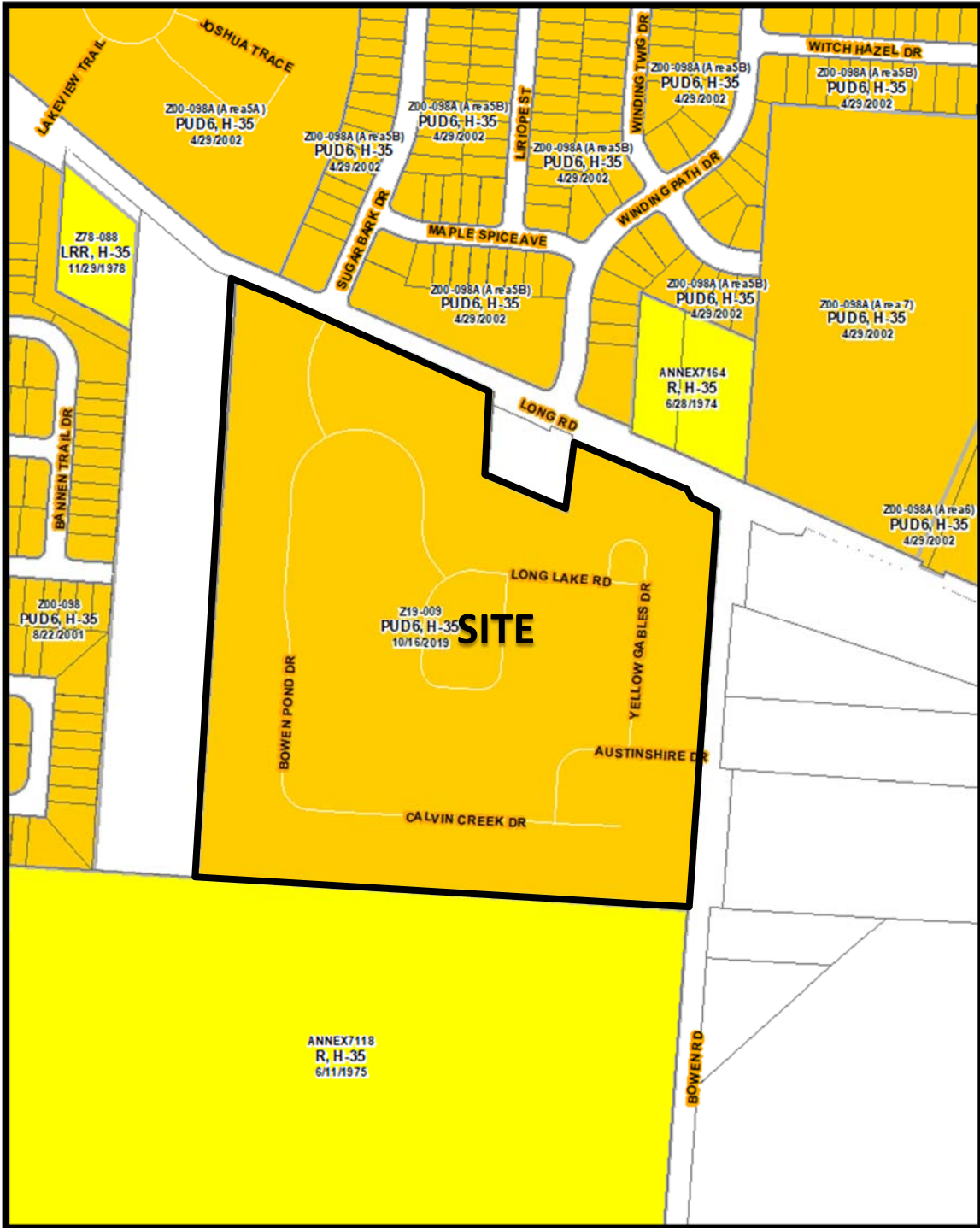
commitments to develop the site in accordance with the submitted site plan, open space exhibit, and architectural elevations.

- The *Columbus Multimodal Thoroughfare Plan* identifies Long Road as a Suburban Community Connector requiring 80 feet of right-of-way.

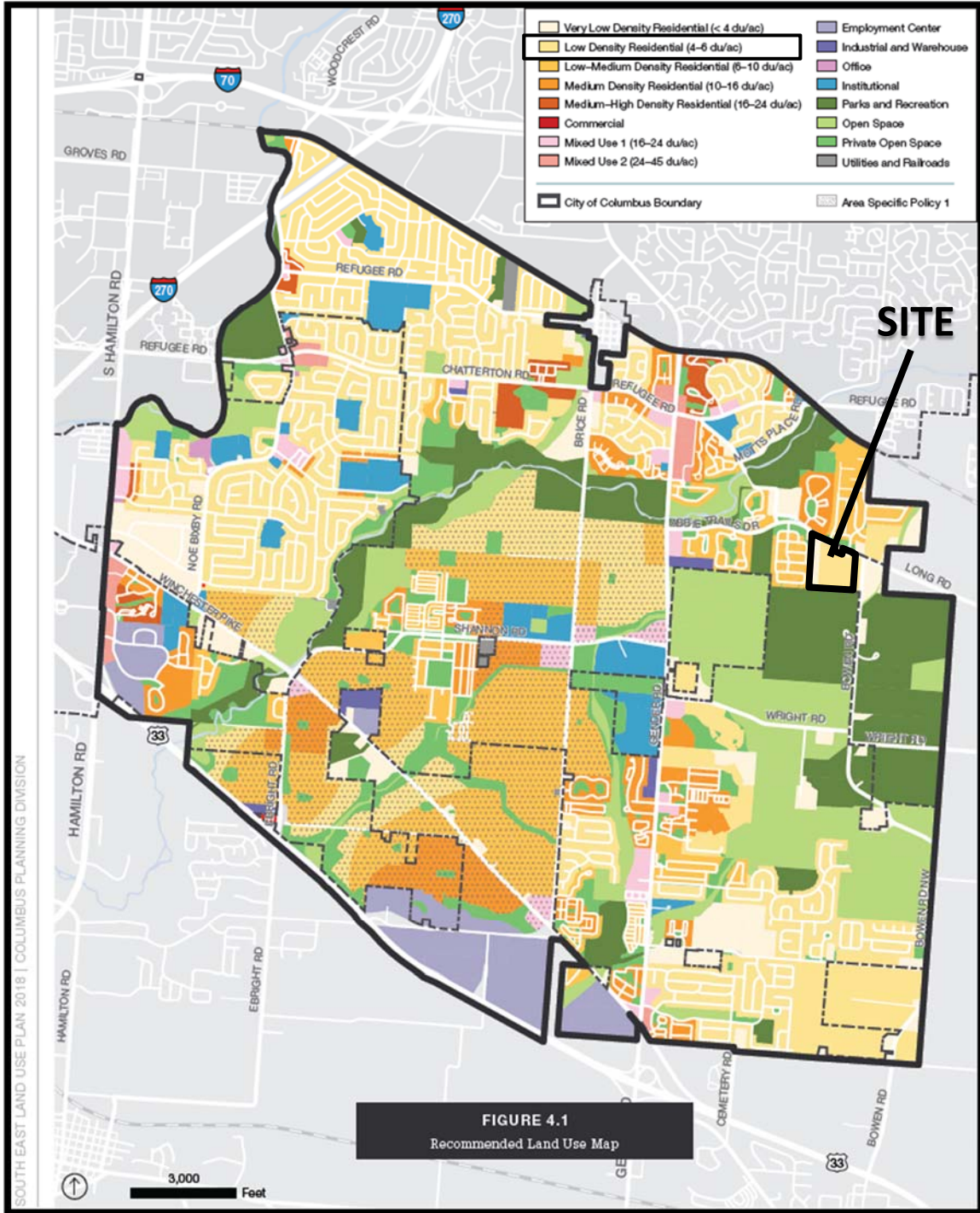
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-AR-12, Limited Apartment Residential District will permit a multi-unit residential development containing up to 336 apartment units. While the *South East Land Use Plan (2018)*, recommends "Low Density Residential" land uses at this location, the increased density at this site is supportable because the submitted site plan demonstrates high quality landscaping and screening, which includes mounding and fencing, usable open space that is connected by trails to internal sidewalks and adjacent parkland, and a series of interconnected streets, sidewalks, and paths, with connections to adjacent developments and parkland, all of which is consistent with *Columbus Citywide Planning Policies Design Guidelines*. Additionally, the applicant has committed to architectural elevations which have been met with approval from Planning Division staff. The applicant has also agreed to limit traffic access to Long Road with access to Bowen Road restricted for emergency vehicles only.

*Request has been updated to the *L-ARLD, Limited Apartment Residential District* to reflect the site's density after seven acres of land is dedicated to the city. This does not reflect a change in the maximum number of units permitted.



Z20-101
3981 Bowen Rd.
Approximately 32.9 acres
PUD-6 to L-ARLD



Z20-101
3981 Bowen Rd.
Approximately 32.9 acres
PUD-6 to L-ARLD



Z20-101
3981 Bowen Rd.
Approximately 32.9 acres
PUD-6 to L-ARLD

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z20-101

Address: 3981 BOWEN RD.

Group Name: GREATER SOUTH EAST AREA COMMISSION

Meeting Date: 2/23/2021

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Commissioners and local residents voiced concern of traffic and community impacts. The additional traffic will further stress the main thoroughfare of Gender and Brice Rds. The transient nature of residents in large multifamily development generally lead to more trash along roadways, crime toward/against neighboring homes, unruly behavior and noise. Though there was acknowledgment of the developers wishing to address the various concerns. Several individuals were not convinced they would be able to control the contributing factors.

Vote: 3 affirmed and 6 opposed

Signature of Authorized Representative: 
SIGNATURE

Zoning Chair
RECOMMENDING GROUP TITLE

614-496-5482
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-101

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

| | |
|--|----|
| 1. Lawndale Commons LLC c/o Joe Thomas Jr. 470 Olde Worthington Road, Westerville, OH 43082 #614-540-2400 0 Columbus Employees | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman

Subscribed to me in my presence and before me this 12th day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC Michelle L. Parmenter

My Commission Expires: _____

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

Notary Seal Here



NICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

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