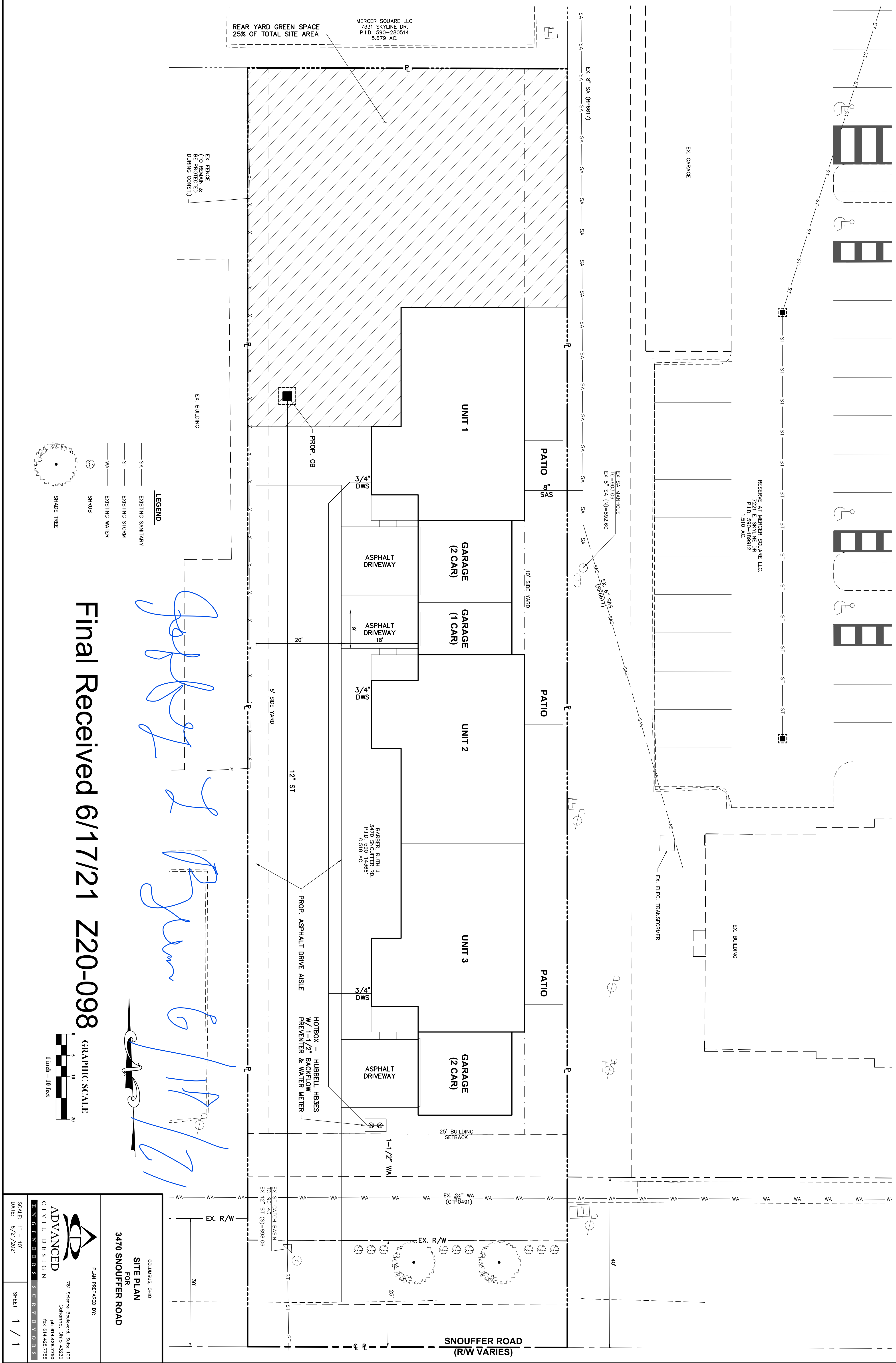


Z:\21-0003-933\DWG\PRODUCTION DRAWINGS\EXHIBIT\Site Plan.dwg Site Plan Jun 21, 2021 - 11:10:33am tscheck



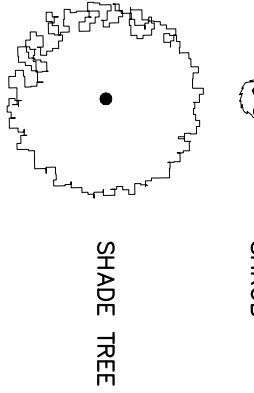
MERCER SQUARE LLC  
7331 SKYLINE DR.  
P.I.D. 590-280514  
5.679 AC.

REAR YARD GREEN SPACE  
25% OF TOTAL SITE AREA

RESERVE AT MERCER SQUARE LLC.  
7211 E. SKYLINE DR.  
P.I.D. 590-280512  
1.510 AC.

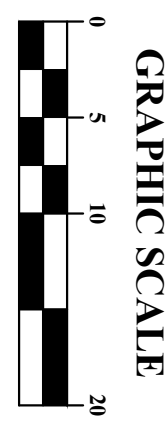
**LEGEND**

- SA — EXISTING SANITARY
- ST — EXISTING STORM
- WA — EXISTING WATER
- SHRUB
- SHADE TREE



*Jeffrey J. Ryan 6/17/21*

Final Received 6/17/21 Z20-098

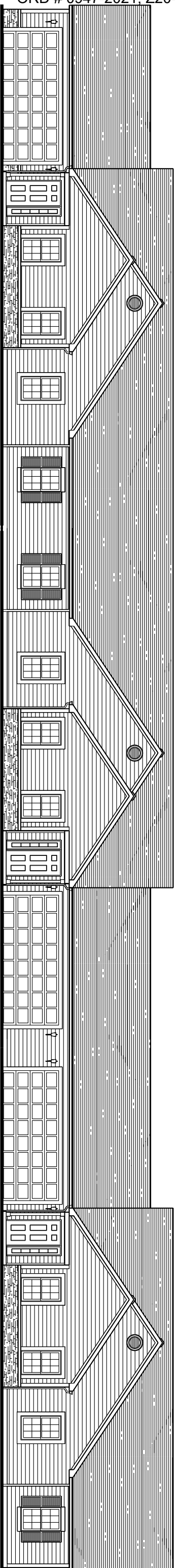


COLUMBUS, OHIO  
**SITE PLAN**  
FOR  
**3470 SNOUFFER ROAD**

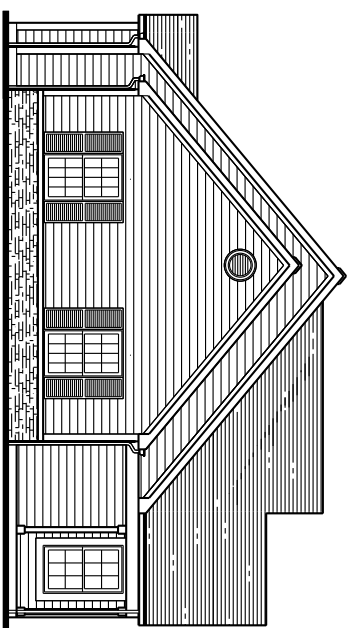
PLAN PREPARED BY:

**ADVANCED CIVIL DESIGN**  
781 Science Boulevard, Suite 100  
Gahanna, Ohio 43230  
PH 614.428.7750  
FAX 614.428.7755  
E.N.G.I.N.E.E.R.S. S.T.R.U.C.T.U.R.E.Y.O.R.S.

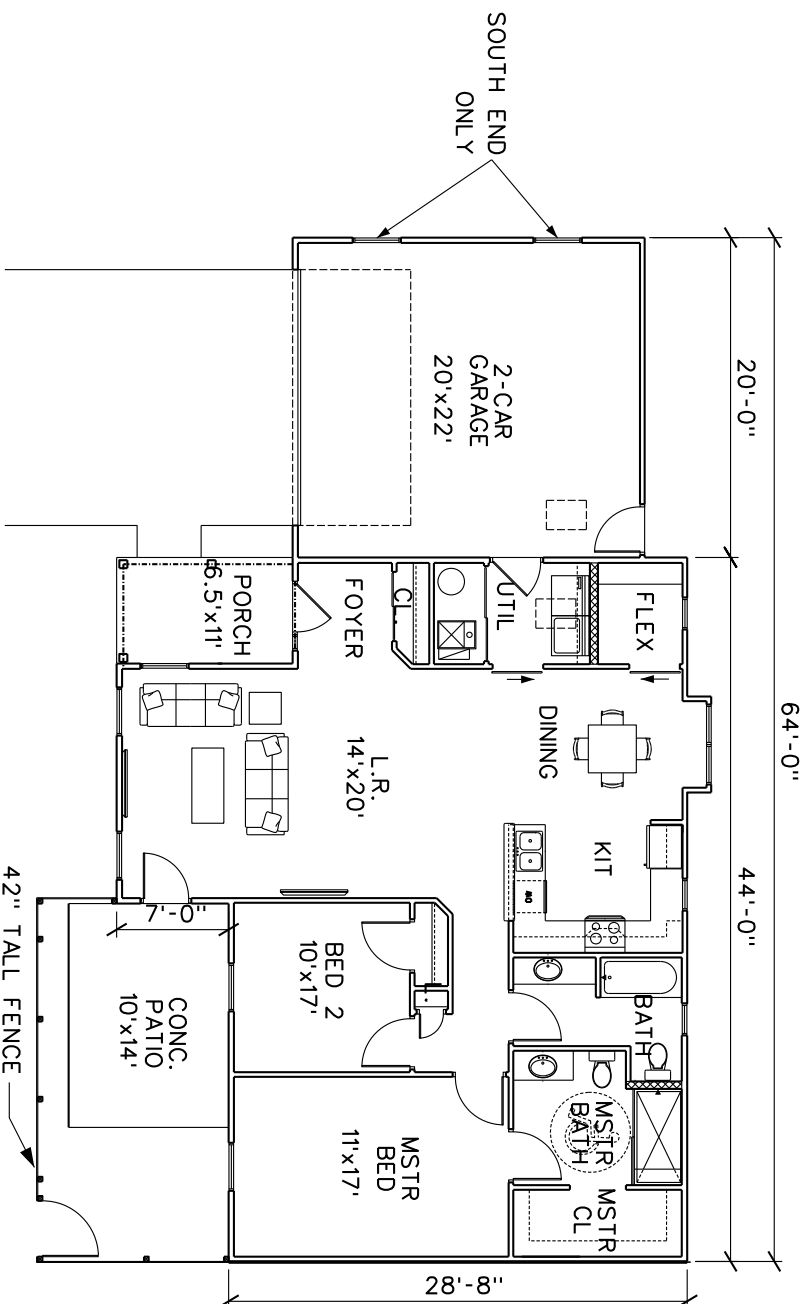
SCALE: 1" = 10'  
DATE: 6/21/2021  
SHEET 1 / 1



**A** Right Side Elevation



**C** Front Elevation

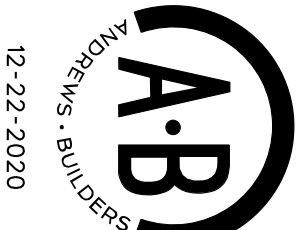


**B** Floor Plan

*Jeffrey & Barbara*  
*3-26-21*



Final Received 3/26/21 Z20-098



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

- 4. APPLICATION: Z20-098**
- Location:** 3470 SNOUFFER RD. (43235), being 0.52± acres located on the north side of Snouffer Road, 180± feet west of Skyline Drive East (590-143661; Far Northwest Coalition).
- Existing Zoning:** RR, Rural Residential District.
- Request:** R-4, Residential District (H-35).
- Proposed Use:** Three-unit dwelling.
- Applicant(s):** Grabill & Co.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** Estate of Ruth J. Barber; c/o Dennis Barber, executor; 6335 Shaftsbury Lane; Dublin, OH 43017.
- Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with a single-unit dwelling zoned in the RR, Rural Residential District. The requested R-4, Residential District will permit redevelopment of the site with a dwelling containing up to four units.
- To the north and east of the site are multi-unit residential developments in the C-2, Commercial and L-C-4, Limited Commercial districts. To the west is a day care facility in the L-C-1, Commercial District. To the south across Snouffer Road are single-unit dwellings in the R, Rural District and in Perry Township.
- The site is within the boundaries of *The Northwest Plan* (2016), which recommends office land uses at this location.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for approval.
- Concurrent CV20-116 has been filed to reduce the rear yard requirement for a proposed three-unit dwelling. That request will be heard by City Council and will not be considered at this Development Commission meeting.

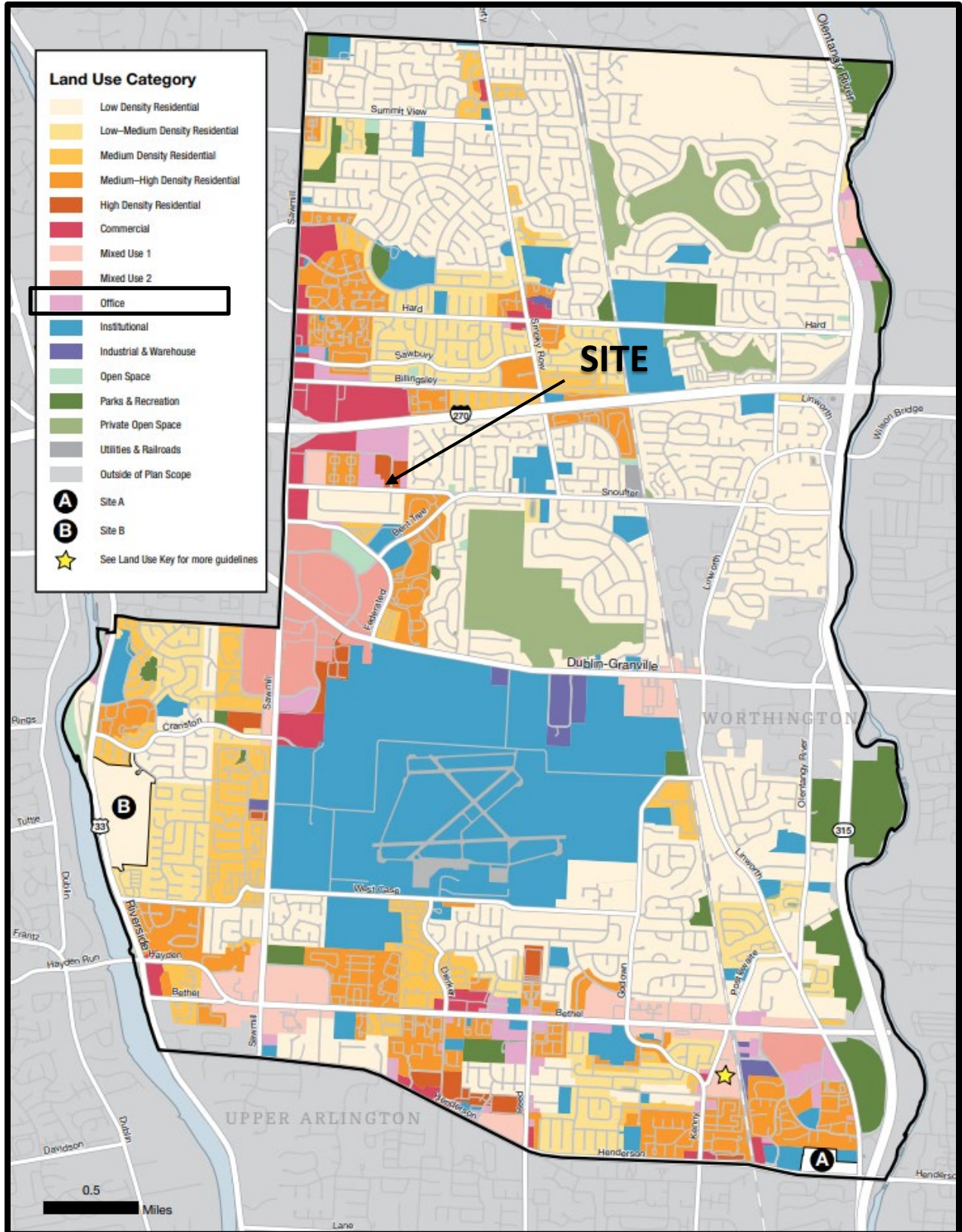
**CITY DEPARTMENTS' RECOMMENDATION:** \*Disapproval.

The requested R-4, Residential District will allow redevelopment of the site with a dwelling containing up to four units. *The Northwest Plan* recommends office land uses at this location and states that new development face public streets and incorporate usable open space. Planning Division staff would consider support for multi-unit residential zoning district at this site due to the size of the parcel, but finds the proposed site plan associated with concurrent CV20-116 to be inconsistent with the recommendations of the Plan and therefore does not support the rezoning request.

\*With a revised site plan that addresses the Snouffer Road frontage and is otherwise consistent with the Plan's residential design guidelines, staff supports the revised request to a L-R-4, Limited Residential District with the elimination of CV20-116. The City Departments' recommendation is for approval.



Z20-098  
3470 Snouffer Rd.  
Approximately 0.52 acres  
RR to R-4



Z20-098  
3470 Snouffer Rd.  
Approximately 0.52 acres  
RR to R-4



Z20-098  
3470 Snouffer Rd.  
Approximately 0.52 acres  
RR to R-4

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

**Case Number:** Z20-098

**Address:** 3470 SNOUFFER ROAD

**Group Name:** FAR NORTHWEST COALITION OF COLUMBUS

**Meeting Date:** DECEMBER 29, 2020

**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:**

BASED ON THE REZONING APPLICATION AND APPLICANT PRESENTATION, THE FNWC BOARD RECOMMENDS APPROVAL OF APPLICATION Z20-098.

**Vote:** 3 TO APPROVE - 0 TO DISAPPROVE

**Signature of Authorized Representative:**   
SIGNATURE

PRESIDENT  
RECOMMENDING GROUP TITLE

202-631-3370  
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.



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: Z20-098

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L Brown
of (COMPLETE ADDRESS) 37 W Broad St ste 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 (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)

Table with 2 columns and 2 rows containing party information for the project disclosure statement.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Handwritten Signature]
Subscribed to me in my presence and before me this 22nd day of November, in the year 2020
SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]
My Commission Expires: 9/4/2025

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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