



APR 7 Rm 10/22/24

DIMENSIONAL
ASPHALT SHINGLES
VINYL SHAKE SIDING
VINYL SIDING
PRECAST LIMESTONE



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



2 CLUBHOUSE - REAR ELEVATION
SCALE: 1"=10'



3 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



4 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



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



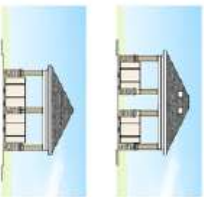
6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



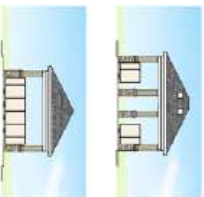
7 WATER METER BUILDING ELEVATIONS
SCALE: 1"=10'



8 TYP. TRASH COMPACTOR ELEVATION
SCALE: 1"=10'



9 MAIL STATION ELEVATIONS
SCALE: 1"=10'



ARCHITECTURAL ELEVATIONS

Handwritten signature: J. B. [unclear]

Handwritten date: 10/22/24



DIMENSIONAL
ASPHALT SHINGLES
VINYL SHAKE SIDING
VINYL BOARD
AND BATTEN
VINYL SIDING
PRECAST LIMESTONE
BRICK



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"



DIMENSIONAL
ASPHALT SHINGLES
VINYL SHAKE SIDING
VINYL BOARD
AND BATTEN
VINYL SIDING
PRECAST LIMESTONE
BRICK



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"



DIMENSIONAL
ASPHALT SHINGLES
VINYL SHAKE SIDING
VINYL BOARD
AND BATTEN
VINYL SIDING
PRECAST LIMESTONE
BRICK



ARCHITECTURAL ELEVATIONS

Jeffrey J. Brown
10/26/24

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2024**

- 2. APPLICATION:** [Z24-027](#)
- Location:** **5255 CROSSWIND DR. (43228)**, being 21.06± acres located on the southeast corner of Crosswind Drive and Krieger Street (570-154751; Westland Area Commission).
- Existing Zoning:** M, Manufacturing District.
- Request:** L-AR-1, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Metro Development LLC, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** Capitol Square Ltd.; 34 South Third Street; Columbus, OH 43215.
- Planner:** Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

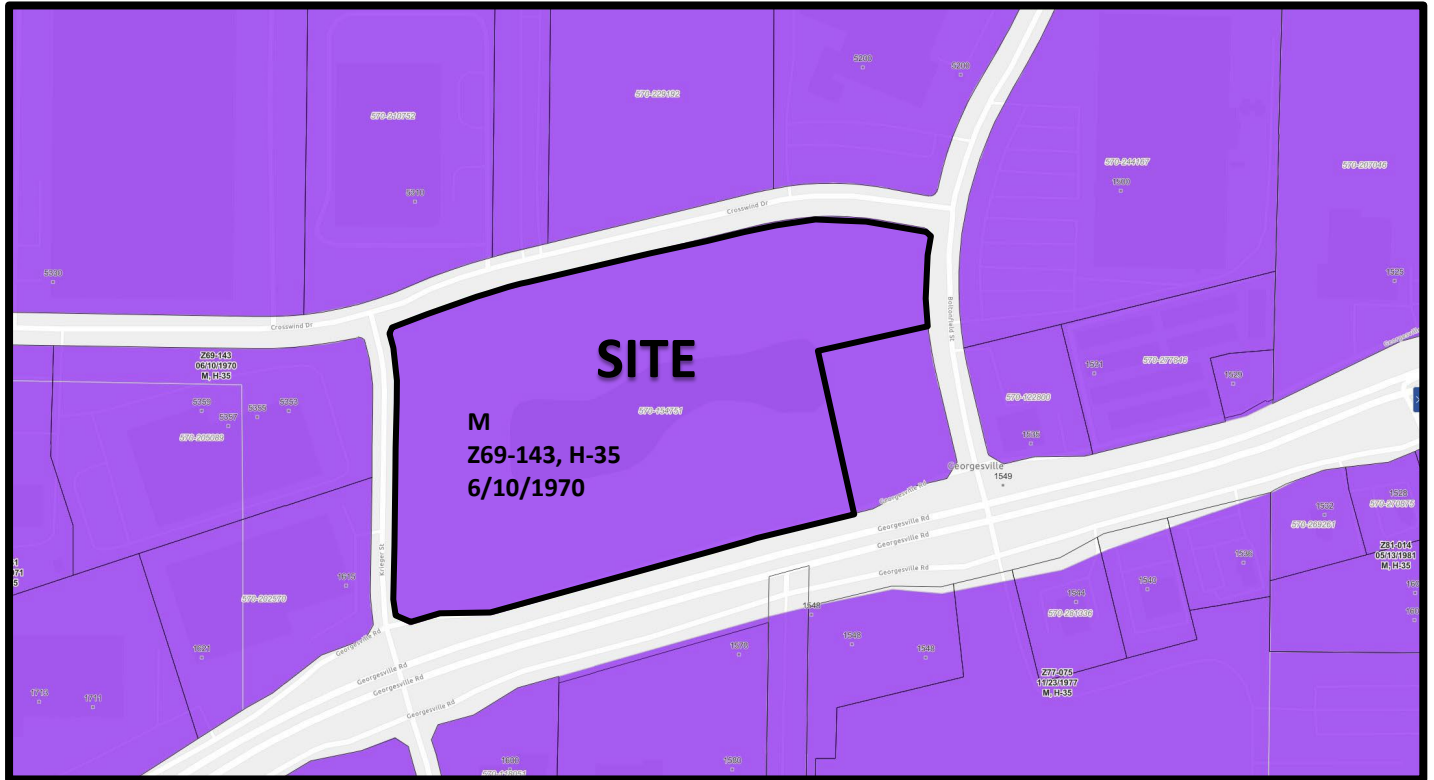
- The site consists of one undeveloped parcel in the M, Manufacturing District. The applicant requests the L-AR-1, Limited Apartment Residential District to allow a 408-unit apartment complex with a pool, clubhouse, and residential amenities.
- North of the site is a janitorial equipment supplier and an automotive manufacturer, east of the site is a car rental facility and a warehouse, west of the site is a non-profit and an HVAC, plumbing, electrical, and tool distributor and supplier, and south of the site is right of way for Georgesville Road, all in the M, Manufacturing District.
- Concurrent Council Variance CV24-079 has been filed to reduce the building setback and increase the height of private garages. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Westland Plan* (1994), which recommends “Industrial/Manufacturing” land uses at this location.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions, a maximum of 408 units, and includes commitments to develop the site in accordance with the submitted site plan and building elevations.
- Outstanding comments from the Division of Traffic Management include:
 - ~~A traffic impact study is in progress in conjunction with this application. Additional commitments or access revisions may be necessary based on the results of the approved traffic impact study.~~
 - ~~The Division of Traffic Management could support a conditional approval for this application at the Development Commission with resolution of any necessary additional comments or traffic commitments associated with the pending traffic~~

~~impact study to be addressed prior to City Council to gain our recommendation of approval for this application~~

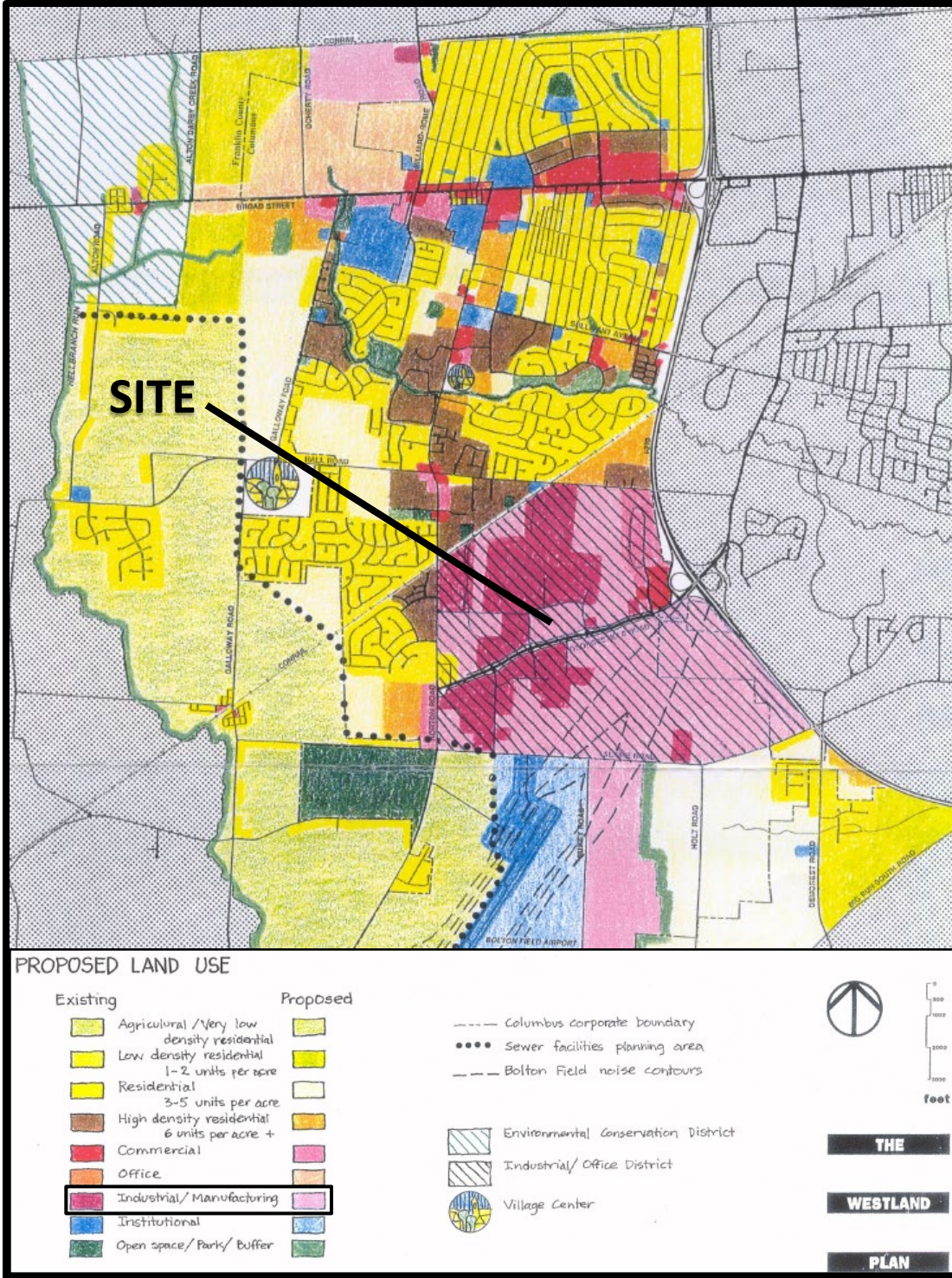
- **With the following limitation text commitments, the Department of Public Service's recommendation can be for approval.**
 1. **At the intersection of Georgesville Road and Krieger Street, the developer shall construct a west bound right turn lane with a length of 225 feet (inclusive of 50 foot diverging taper.)**
 2. **The developer shall construct adequate off-site pedestrian infrastructure to connect the site to COTA bus stops #7333 and #7966 provided there is currently sufficient right of way for any pedestrian infrastructure.**

CITY DEPARTMENTS' RECOMMENDATION: Disapproval

The requested L-AR-1, Apartment Residential District will allow the site to be developed with 408-unit apartment complex with residential amenities such as a pool, clubhouse, and dog park. The proposed development is not consistent with the *Westland Plan's* (1994) land use recommendation for "Industrial/Manufacturing" uses at this location. The Plan recognizes the site as part of an Industrial/Office district and is within an established development pattern zoned for manufacturing and commercial uses. The proposal's residential use is inconsistent with the Plan's recommendation.



Z24-027 & CV24-079
M to L-AR-1
5255 Crosswinds Dr.
Approximately 21.1 acres



Z24-027 & CV24-079
M to L-AR-1
5255 Crosswinds Dr.
Approximately 21.06 acres



Z24-027 & CV24-079
M to L-AR-1
5255 Crosswinds Dr.
Approximately 21.06 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z24-027

Address 5255 Crosswind Drive

Group Name Westland Area Commission

Meeting Date August 21, 2024

Specify Case Type


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

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

While the Commission did express some concern of having a 408-unit residential apartment use located within an area that is otherwise zoned entirely Manufacturing, the concerns were outweighed by suggestions that the housing would potentially accommodate individuals who could be employed by the nearby businesses, and that the location would be within walking distance to some businesses. Concern was also expressed that the nearest COTA bus stop would be inaccessible, since it is located across a divided Georgesville Road, with no crosswalk or traffic signal. Additionally, since this is a manufacturing and commercial corridor, there are no sidewalks along Georgesville Road. So walking would also not be an option for residents. Those concerns were put aside though in order to accommodate more housing.

Vote 8-0

Signature of Authorized Representative 

Recommending Group Title Michael McKay, Chairman, Zoning Committee

Daytime Phone Number 614-745-5452

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

MEETING DATE: OCTOBER 10, 2024

Application #: Z24-027		Requested District: L-AR-1 (H-35)		Address: 5255 CROSSWIND DR. (43228)			
Length of Testimony: 4:45 → 5:00		Motion to Vote: <u>5Y</u> Second: <u>SKS</u>		Staff Position: <input checked="" type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval <input checked="" type="checkbox"/> Conditional Approval			
# Speakers Support: Opposition:		Development Commission Vote: <u>4</u> Yes <u>1</u> No <u>0</u> Abstain		Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval			
Position Y=Yes N=No (write out ABSENT or ABSTAIN)		Y Fitzpatrick	Y Ingwersen	Y Keyes-Shanklin	NO Golden	Y Onwukwe	ABSENT Carey
+ = Positive or Proper - = Negative or Improper							
Land Use		+	+	+	-	+	
Use Controls							
Density or Number of Units							
Lot Size							
Scale		+	+		-	+	
Environmental Considerations					-		
Emissions							
Landscaping or Site Plans		+	+		-		
Buffering or Setbacks		+	++		-		
Traffic Related Commitments							
Other Infrastructure Commitments		POUND AS ASSET					
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation		+				+	
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: APPROPRIATE USE; OTHERWISE DIFFICULT SITE TO WORK WITH. DENSITY & HEIGHT LOWERED, PER NEIGHBORS CONCERNS.							
INGWERSEN: APPROPRIATE USE							
KEYES-SHANKLIN:							
GOLDEN:							
CONROY: Plan is dated but this would isolate apts amidst Manufacturing uses with very limited accessibility (pedestrian/transit).							
ONWUKWE: Appropriate residential. Good use of the natural amenity - body of water							
CAREY:							



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-027

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

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 43215
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Metro Development LLC. Joe Thomas 614-540-2400 470 Olde Worthington Road STE 100 Westerville, OH 43082. Number of Columbus based employees is 65.	2. Capitol Square Ltd. Christopher R. Ruess 614-461-5046 34 South Third Street Columbus, OH 43215. No Columbus based employees.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 25th day of True, in the year 2024

[Signature] Notary Seal Here
SIGNATURE OF NOTARY PUBLIC My Commission Expires _____



Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Project Disclosure Statement expires six (6) months after date of notarization.