

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2022**

- 4. APPLICATION: Z21-065**
- Location:** **5100 EBRIGHT RD. (43110)**, being 36.16± acres located on the east side of Ebright Road, 1,680± feet south of Winchester Pike (010-272279 & 7 others; Greater South East Area Commission).
- Existing Zoning:** NC, Neighborhood Center District, NE, Neighborhood Edge District, and NG, Neighborhood General District.
- Request:** L-ARLD, Limited Apartment Residential District, and L-R-2, Limited Residential District (H-35).
- Proposed Use:** Multi- and single-unit residential development.
- Applicant(s):** PROVMV LLC; c/o Jackson B. Reynolds, Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 36.16± acre site consists of eight undeveloped parcels in the NG, Neighborhood General, NC, Neighborhood Center, and NE, Neighborhood Edge Districts (Z03-025), and is partially located within the floodplain. The requested L-ARLD, Limited Apartment Residential District will allow multi-unit residential development of 234 units on 13.97 acres (Subarea A) and the requested L-R-2, Limited Residential District will allow a single-unit residential subdivision on 22.19 acres (Subarea B).
- North, east, and south of the site is undeveloped land in the NG, Neighborhood General, NC, Neighborhood Center, and NE, Neighborhood Edge Districts. West of the site is a mixed of single-unit dwellings in the R, Rural District in Columbus and Madison Township, a contractor's office and storage in the L-M, Limited Manufacturing District, and warehouse and fitness uses in the SCPD, Select Commercial Planned District in Madison Township. Additionally, pending rezoning Z22-010 for a multi-unit residential development in the L-ARLD, Limited Apartment Residential District is proposed to the west of this site across Ebright Road.
- The site is located within the planning area of the *South East Land Use Plan (2018)*, which recommends "Low Density Mixed Residential" (4-6 du/ac), "Low-Medium Density Residential" (6-10du ac), and "Private Open Space" land uses for this location. The Plan also includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The limitation text commits to maximum number of apartment units (234), traffic access

and improvements, street trees, landscaping, open space, and the following for the apartment development: parking lot location, building orientation, building elevation features, and amenities.

- The traffic impact study for this application is pending review by the Division of Traffic Management, Franklin County Engineer's Office, and City of Groveport. Additional commitments may be needed based on the results of the approved traffic impact study. There will also need to be revisions to the limitation text to ensure that proposed landscape mounding does not obstruct any required sight lines.
- The *Columbus Multimodal Thoroughfare Plan* identifies Ebright Road as a Suburban Community Connector requiring 80 feet of right-of-way.

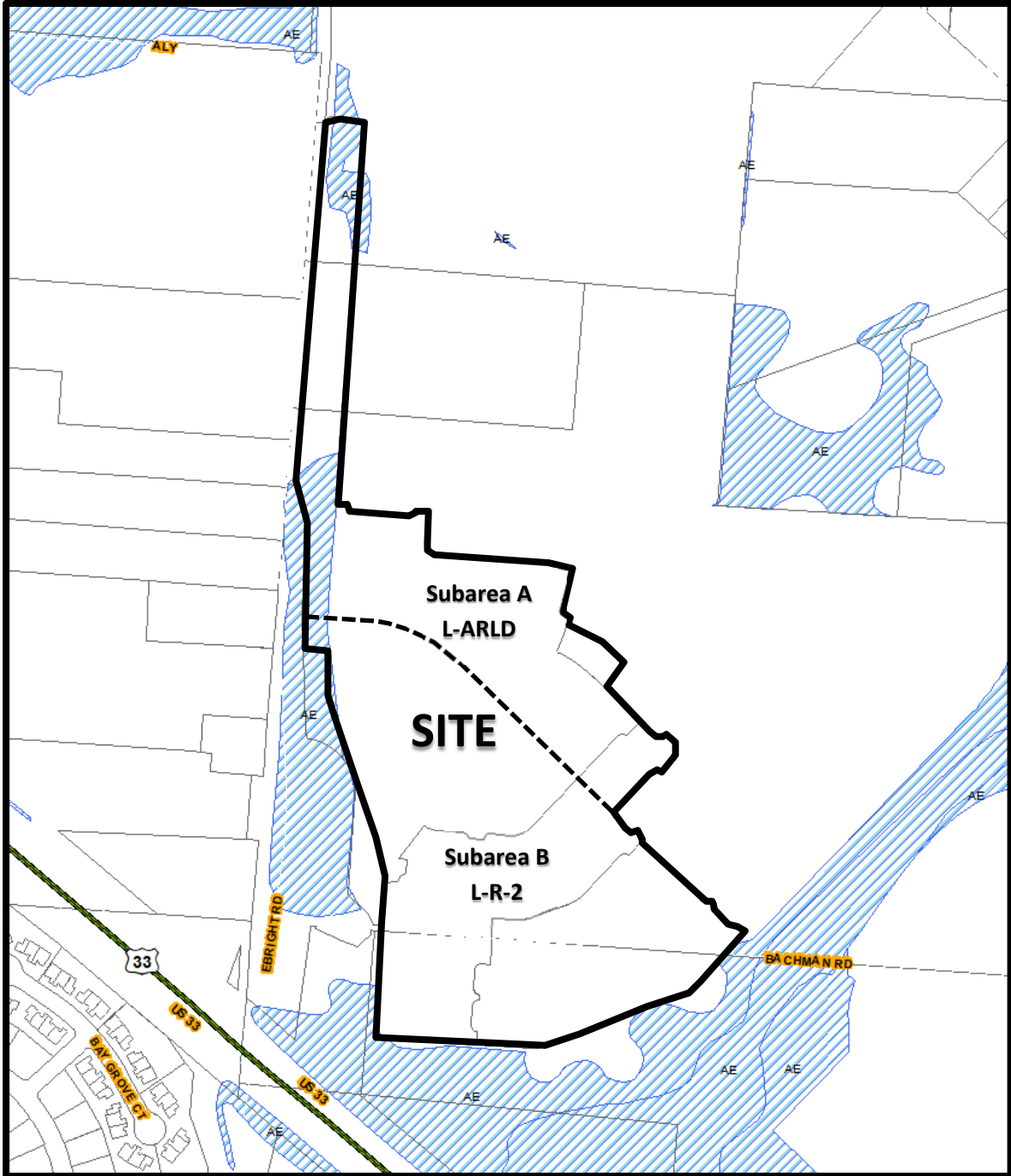
CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval~~*Approval.

The proposed L-ARLD, Limited Apartment Residential District (Subarea A) and L-R-2, Limited Residential District (Subarea B) will permit multi-unit and single-unit residential development at this location. The proposed districts, their permitted uses, and their allowable densities are generally consistent with the *South East Land Use Plan's* recommendation and are supportable by the Planning Division staff. However, in addition to the completion of the Traffic Impact Study and revisions to the limitation text specified by the Department of Public Service, there are concerns regarding the design and layout of the development. Staff continues to request a site plan that addresses the access drive, including units in Subarea B fronting on and addressing the access drive, with reserve open space areas reorganized to provide a central green space as specified with C2P2 design guidelines. The City Departments' recommendation will be updated to approval upon resolution of these concerns, and upon approval of the pending traffic impact study.

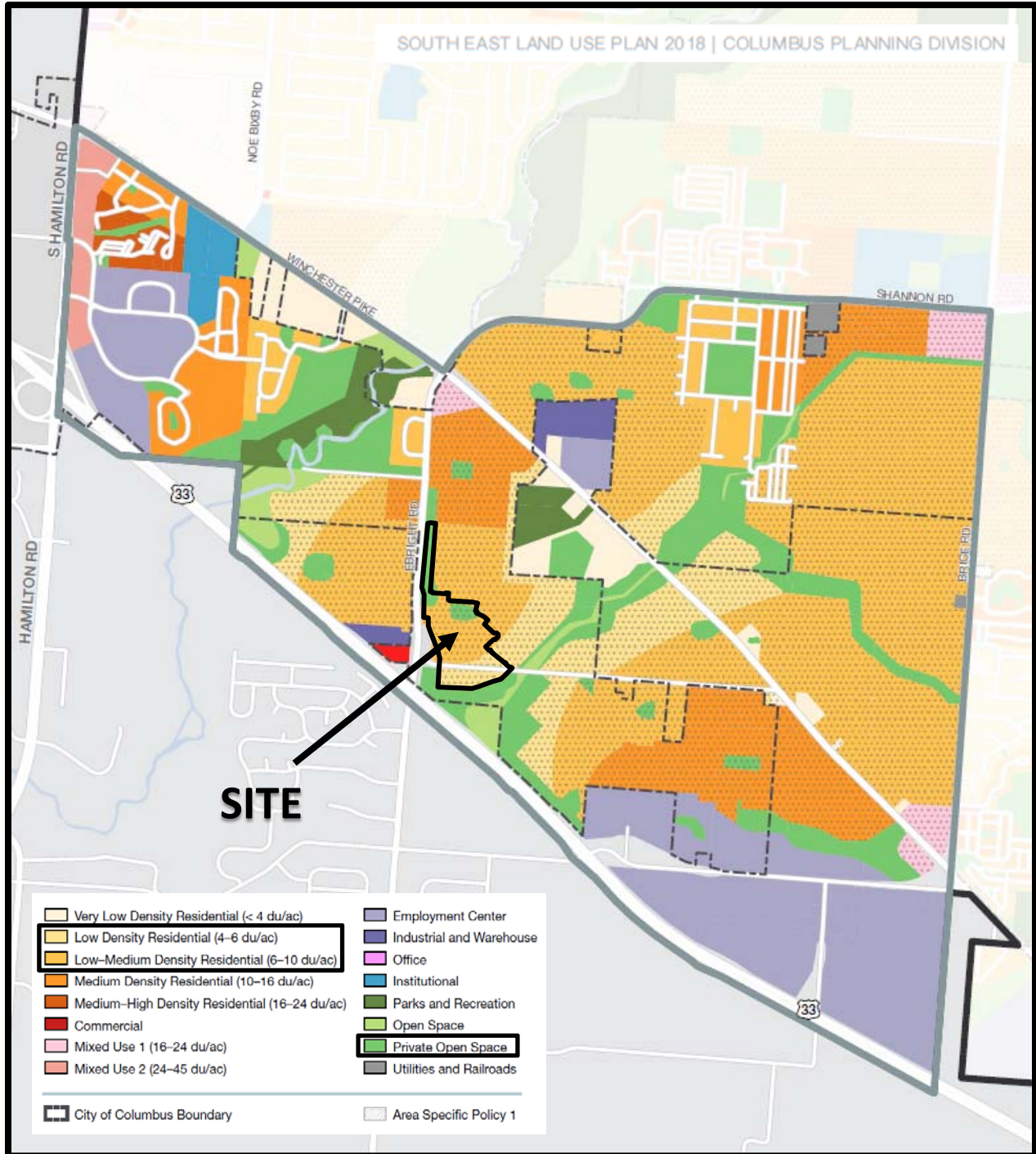
***The Traffic Impact Study has been completed and applicable commitments have been included in the limitation text to the satisfaction of the Department of Public Service. Although Planning staff continues to encourage single family units front the access road off Ebright with open space aggregated into a central green space consistent with C2P2 guidelines, staff acknowledges the limited amount of area south of the access drive to make such a configuration occur, as well as apartment buildings north of the drive addressing the street as mitigating factors, and as such will not condition support on this revision.**



Z21-065
5100 Ebricht Rd.
Approximately 36.16 acres
NC, NG, & NE to L-ARLD & L-R-2



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Standardized Recommendation Form

111 N. Front Street, Columbus, OH 43209
ORD #2093-2022; Z21-065; Page 7 of 9

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: Z21-065

Address: 5100 Ebright Rd.

Group Name: Greater South East Area Commission

Meeting Date: August 24, 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:

Vote: APPROVAL - 8 AGAINST - 1

Signature of Authorized Representative: 
SIGNATURE

COMMISSION CHAIR / ZONING CHAIR
RECOMMENDING GROUP TITLE

614-378-3953
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 Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Date: June 9, 2022

Application #: Z21-065	Requested: L-ARLD	Address: 5100 EBRIGHT RD. (43110)					
# of Hearings: _____	Length of Testimony: <u>7</u> 4:55 → 5:02	Staff: ___ Approval <u>X</u> Disapproval Position: ___ Conditional Approval					
# Speakers Support: <u>4</u> Opposition: _____	Development Commission Vote: <u>3</u> Yes <u>2</u> No <u>1</u> Abstain	Area Comm/ <u>X</u> Approval ___ Disapproval Civic Assoc: ___ Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	Y Ingwersen	NO Anderson	NO Keyes-Shanklin	Y Conroy	ABSENT Onwukwe	ABSENT Golden
+ = 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							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+	+			+	+	
Governmental or Public Input	+	+			+	+	
MEMBER COMMENTS:							
FITZPATRICK:	APPROPRIATE USE, APPROVED BY AREA COMMISSION. ALL RESPONSIBILITY TO GET TRAFFIC DETAILS COMPLETED!						
INGWERSEN:	APPROPRIATE PENDING RESOLUTION OF TRAFFIC DETAILS.						
ANDERSON:	Premature; need Traffic approval.						
KEYES-SHANKLIN:	Traffic studies needed/Landscaping clarification						
CONROY:							
ONWUKWE:	Provide complete traffic study.						
GOLDEN:							

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 #: Z21-065

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) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 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 (including 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. PROV MV LLC 8853 Sweetshade Drive Lewis Center, OH 43035 Venkata Pattihpati - (614) 973-9761 0 Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

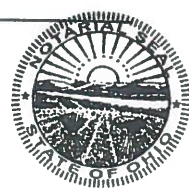
SIGNATURE OF AFFIANT Jackson B. Reynolds, III

Sworn to before me and signed in my presence this 24th day of May, in the year 2022

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires

Notary Seal Here



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

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