



DEVELOPMENT PLAN

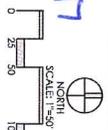
**AVERY ROAD**

PREPARED FOR PREFERRED LIVING  
DATE: 5/8/17

*David Hodge - address  
Mog 11, 2017*

*Z16-077 Final Received 5/11/2017*

+/- 6.746 ACRES  
144 UNITS  
+/- 21.35 DU/AC  
23 GARAGE  
246 SURFACE  
269 TOTAL PARKING (1.87/UNIT)



**Farris Planning & Design**  
LANDSCAPING  
DANA M. FARRIS  
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LANDSCAPE ARCHITECTURE  
CORPORATE OFFICE  
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 9, 2017**

- 3. APPLICATION: Z16-077**  
**Location:** **5284 AVERY ROAD (43016)**, being 7.0± acres located on the east side of Avery Road, 3,262± feet south of Cara Road (010-265637).  
**Existing Zoning:** R, Rural District.  
**Request:** L-AR-1, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.  
**Property Owner(s):** Hilliard United Pentecostal Church; 5284 Avery Road; Dublin, OH 43016.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The 7.0± acre site is developed with a church zoned in the R, Rural District. The requested L-AR-1, Limited Apartment Residential District will allow an apartment complex development with a maximum of 144 units on 6.78± acres (21.23 units/acre).
- o To the north of the site is a golf driving range in the CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential districts, subject to Rezoning Application Z16-016, which will be in effect on March 15, 2017. To the east is a multi-unit residential development in the City of Hilliard. To the south is a multi-unit residential development in the PUD-8, Planned Unit Development District. To the west across Avery Road are single-unit dwellings in Washington Township.
- o The site falls within the boundaries of the *Interim Hayden Run Corridor Plan (2004)*, which recommends institutional uses for this location based on the site being identified as an existing public facility. Planning Division staff recognizes that multi-unit residential uses may be appropriate if integrated into an overall site plan demonstrating useable open space as an organizing element with buffering and building height limitations as a transition to adjacent developments.
- o The limitation text includes use restrictions, setback requirements, building height limitations, landscaping provisions, and lighting controls. The proposal also includes a site plan depicting open space locations and landscaping details.
- o Concurrent Council Variance CV17-014 has been filed to permit reductions to parking and building setback lines due to the right-of-way dedication required along Avery Road. That request will be heard by City Council and will not be considered at this Development Commission meeting.

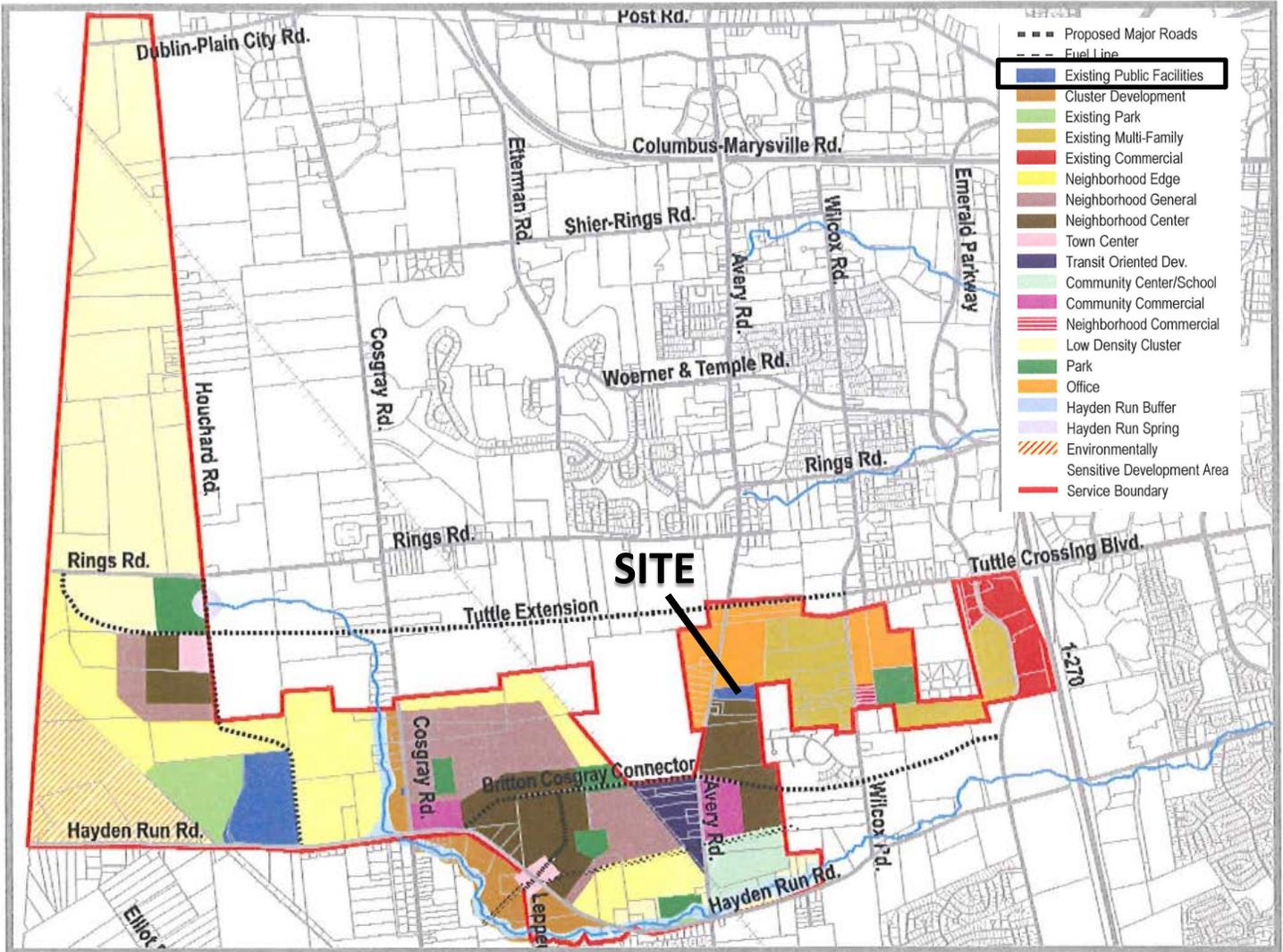
- o The site is included within the Pay as We Grow plan for the Northwest growth corridor which requires the developer to pay a specified amount towards infrastructure costs. The specifics of the funding requirements may need to be finalized prior to this application being submitted to City Council for consideration.
- o A traffic access study has been submitted and will be need to be reviewed and approved. Traffic commitments have yet to be determined and may be to be added to the development text before the application proceeds to City Council.E
- o The *Columbus Thoroughfare Plan* identifies Avery Road as a 6-2D arterial requiring 80 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed L-AR-1, Limited Apartment Residential District will permit an apartment complex development with a maximum of 144 units with open space and landscaping as depicted on the attached site plan. The limitation text includes use restrictions, setback requirements, building height limitations, landscaping provisions, and lighting controls. The request is consistent with the zoning and development pattern of the area.

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Z16-077  
5284 Avery Road  
Approximately 7.0 acres  
R to L-AR-1



Z16-077  
5284 Avery Road  
Approximately 7.0 acres  
R to L-AR-1



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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.

APPLICATION # Z16-077

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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

Table with 4 columns for listing parties with 5% or more interest. Column 1: Preferred Living, 750 Communications Parkway, Columbus, Ohio 43214, (614) 901-2400, 75 Columbus based employees. Column 2: Hilliard United Pentecostal Church, 5284 Avery Road, Dublin, Ohio 43016. Columns 3 and 4 are empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Signature of David Hodge

Subscribed to me in my presence and before me this 17th day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Signature of Kimberly R. Grayson, My Commission Expires 1-11-2021

My Commission Expires:



Notary Seal Here

Disclosure Statement expires six months after date of notarization.

KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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