

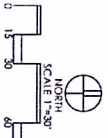
# CONCEPT PLAN

## WORTHINGTON GALENA ROAD

PREPARED FOR PREFERRED LIVING  
DATE: 8.5.14

*Final received  
7/8/14*

*Deaver Corp 7/8/14*



**Laris Planning & Design**  
 LAND PLANNING • LANDSCAPE ARCHITECTURE  
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 Lincoln, NE 68511  
 402.441.1100  
 www.larisplanning.com

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2014**

- 2. APPLICATION: Z14-017 (14335-00000-00201)**  
**Location:** **7503 WORTHINGTON-GALENA ROAD (43085)**, being 5.29± acres located on the west side of Worthington-Galena Road, 97± feet south of Larkfield Drive (610-146442; Far North Columbus Communities Coalition).  
**Existing Zoning:** M-2, Manufacturing District.  
**Request:** L-AR-1, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43216.  
**Property Owner(s):** Paul Schrock, Emmett Schrock, Sandra Lach, Paul W. Schrock Trustee; 7535 Worthington-Galena Road; Worthington, OH 43085.  
**Planner:** Tori Proehl, 645-2749, [viproehl@columbus.gov](mailto:viproehl@columbus.gov)

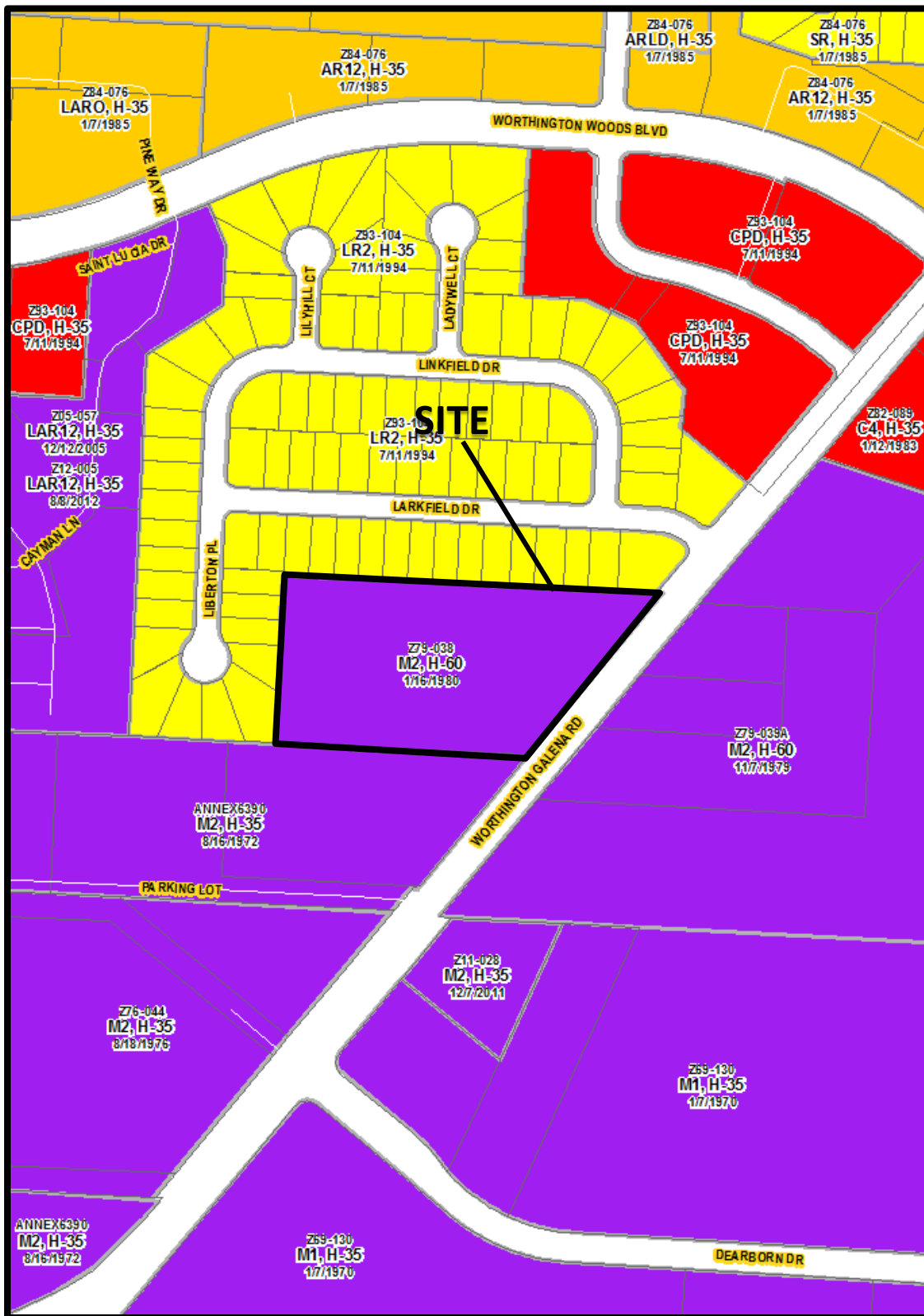
**BACKGROUND:**

- The 5.29± acre site is currently developed with a mulch business and zoned M-2, Manufacturing District. The applicant requests a rezoning to the L-AR-1, Limited Apartment Residential District to allow the construction of a multi-unit development with up to 150 units (28.4 units/acre). A Companion Council Variance (CV14-028) has also been requested to vary the required twenty-five (25) foot setback along the south boundary of the site to five (5) feet, but is heard only by City Council and will not be considered at this Development Commission meeting.
- Surrounding the site to the north and west is a single family residential development in the L-R-2, Limited Residential District. To the east is a self-storage facility and to the south is office warehouse, both in the M-2, Manufacturing District.
- The site is located within the boundaries of the *Far North Plan* (1994), which is currently under revision, and does not provide a specific land use recommendation for this parcel. The Plan does, however, include general provisions calling for compatible infill development. The Planning Division has evaluated this proposal in the context of this recommendation and believes the proposal is incompatible with the surrounding area due to the use, scale and density. However, due to the transitional nature of the site, another multi-unit development approximately 300' to the west, and significant setbacks from the existing single family development, Staff has determined this proposal is sensitive to and compatible with the surrounding development.
- The limitation text commits to a maximum number of units, parking and building setbacks, landscaping and screening to provide a buffer between the adjacent residential development to the north and west of the proposed development. The text also commits to the submitted site plan.

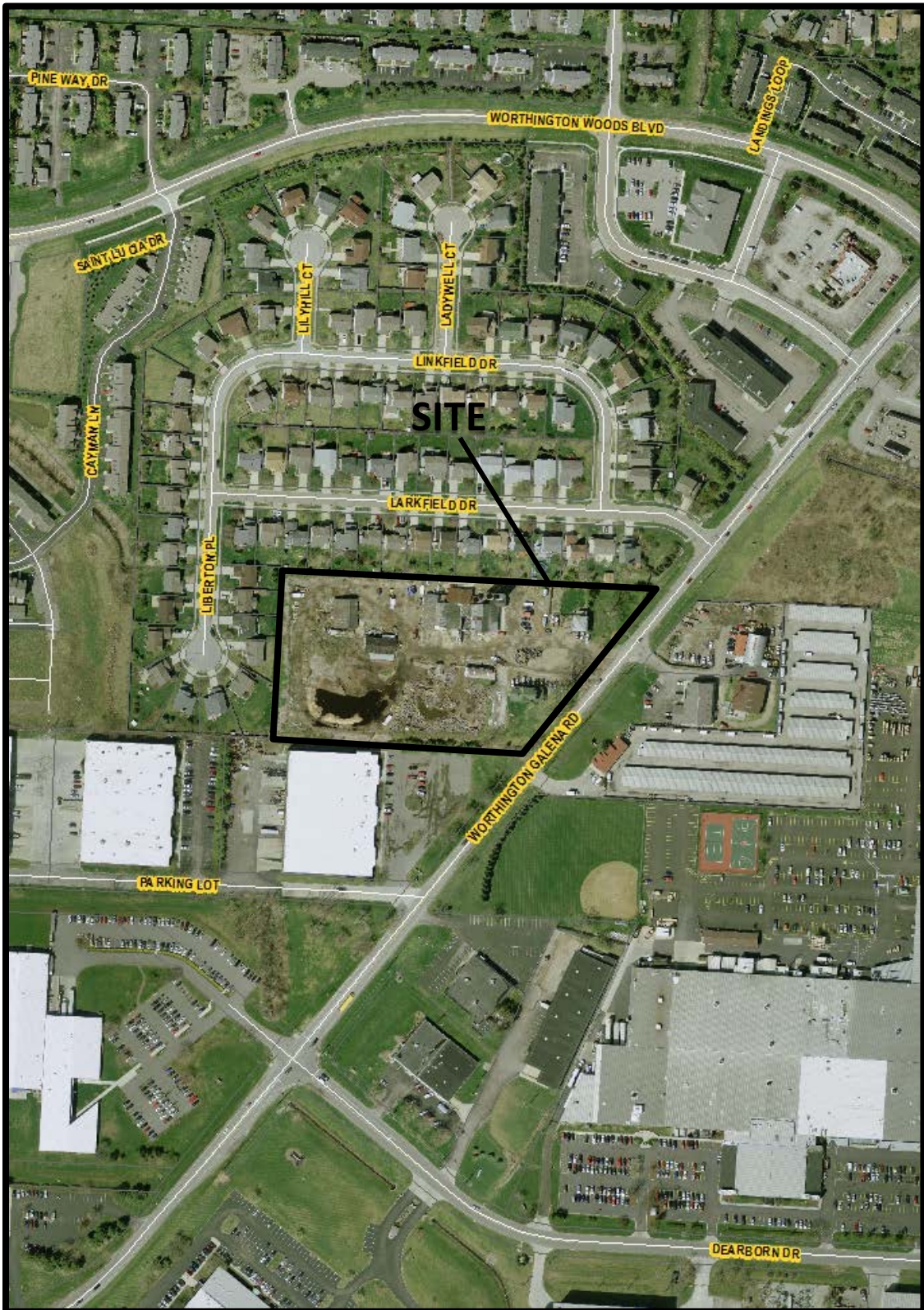
- The site is located within the boundaries of the Far North Columbus Communities Coalition, who recommended approval of this rezoning request.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-1, Limited Apartment Residential District, will allow a 150-unit residential complex to be developed on an approximate 5.3 acres site. Staff has determined this proposal is compatible with the surrounding development as recommended by the *Far North Plan*. The requested L-AR-1, Limited Apartment Residential District also replaces more intense manufacturing zoning with a consolidated residential development that incorporates a specific site plan and development standards in consideration of adjacent residential uses. Therefore, Staff recommends approval of the proposed rezoning.



Z14-017  
7503 Worthington Galena Road  
Approximately 5.29 acres



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7503 Worthington Galena Road  
Approximately 5.29 acres



# STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z14-017 / 14335-00000-00201

Address 7503 Worthington - Galena Rd.

Group Name FNCCC

Meeting Date 6/3/2014

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)  
 Approval  
 Disapproval

NOTES: With emphasis that the Developer continue to discuss and uphold commitments made to the Worthington Village North neighbors regarding a fence.

Vote 10-0 For

Signature of Authorized Representative James J. Palmisano  
SIGNATURE  
FNCCC President  
RECOMMENDING GROUP TITLE  
614-430-2840  
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



# REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://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 # 214-017

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna Cook, 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Jared Smith #614-901-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Deanna Cook

Subscribed to me in my presence and before me this 20th day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Torpy L. Yates

My Commission Expires:

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

Notary Seal Here



**TORPY L. YATES**  
Notary Public, State of Ohio  
My Commission Expires  
07-15-2018

**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