



 PRESERVATION AREA

SITE DATA

TOTAL ACRES	4/- 5.617 ACRES
TOTAL UNITS	56 UNITS
2 BEDROOM	48 UNITS
1 BEDROOM	8 UNITS
DENSITY	4/- 9.96 D.U./AC.
GARAGE PARKING	19 SPACES
SURFACE PARKING	93 SPACES
TOTAL PARKING	112

Draw Code 12-14-2016

Z16-033 Final Received 12/14/16

Dof 5

**DEVELOPMENT PLAN
WILSON/TRABUE ROAD**

PREPARED FOR METRO DEVELOPMENT

DATE: 11/31/2016

EXHIBIT A

Faris Planning & Design



LAND PLANNING + LANDSCAPE ARCHITECTURE
240 N. 8th Street Suite 401 Columbus, OH 43215
p 614-487-1944 www.farisplanninganddesign.com



Mark Cole 12-14-2016

*z16-033 Final Received 12/14/16
2 of 5*

LANDSCAPE ENLARGEMENT PLAN
WILSON/TRABUE ROAD

PREPARED FOR METRO DEVELOPMENT
DATE: 10/01/2016

EXHIBIT B



Faris Planning & Design
 LAND PLANNING 9 LANDSCAPE ARCHITECTURE
 245 H. 5th Street Suite 401 Columbus, OH 43215
 614-487-1984 www.farisplanninganddesign.com



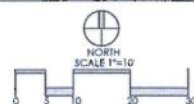
Revised 12-14-2016

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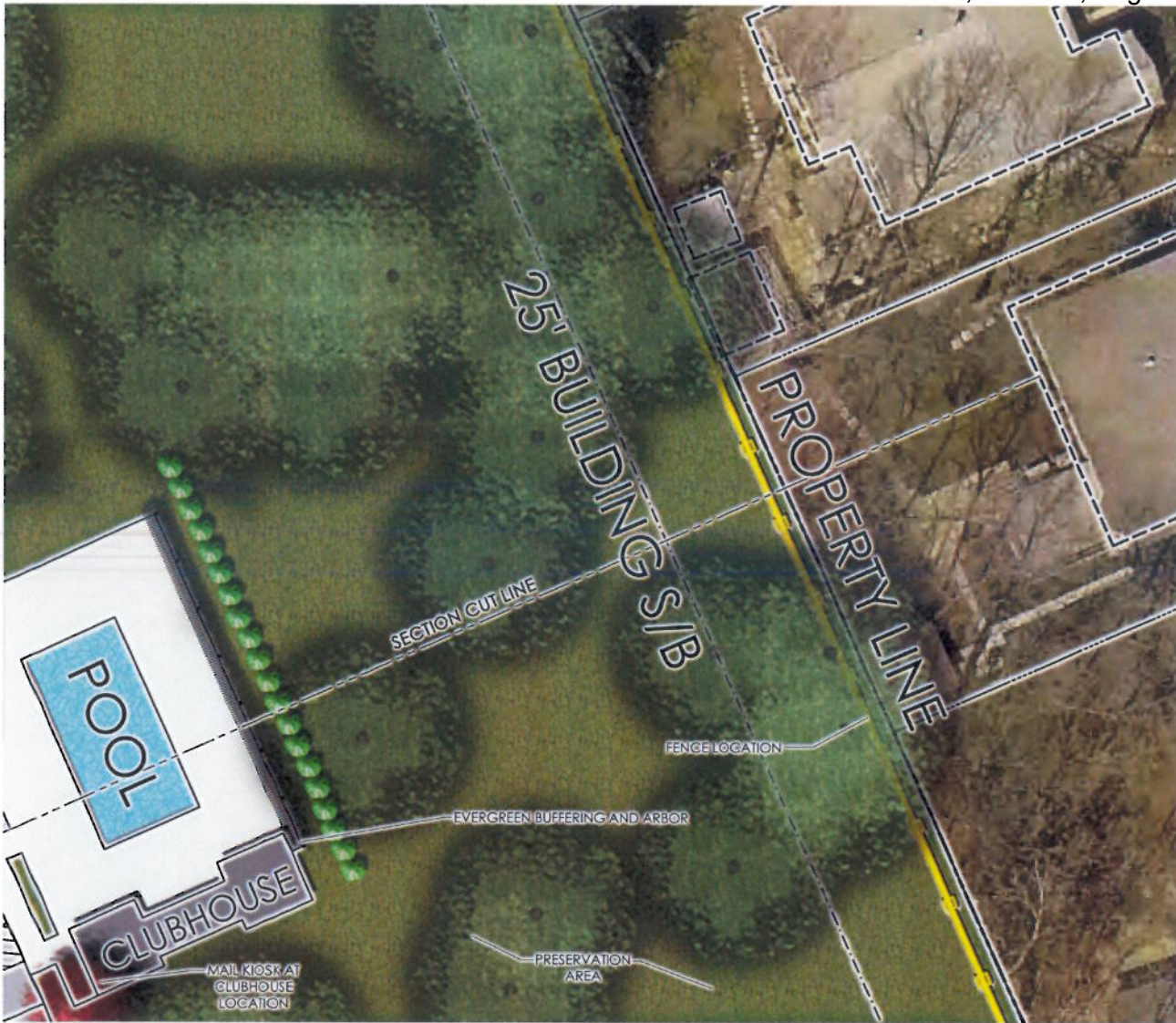
LANDSCAPE ENLARGEMENT PLAN
WILSON/TRABUE ROAD

PREPARED FOR METRO DEVELOPMENT
DATE: 12/31/2016

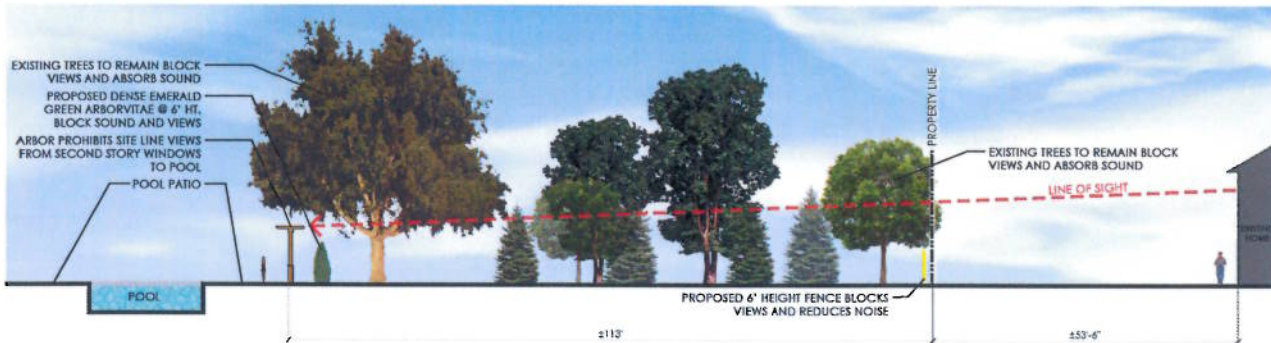
EXHIBIT C



Faris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 240 N. 8th Street Suite 401
 P.O. Box 487-1964 Columbus, OH 43215
 www.farisplanninganddesign.com



1 LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



2 SECTION
SCALE: 1"=10'

Dec 14 12-14-2016

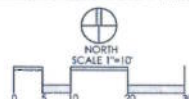
Z16-033 Final Received 12/14/16 4 of 5

LANDSCAPE ENLARGEMENT PLAN & SECTION

EXHIBIT D

WILSON/TRABUE ROAD

PREPARED FOR METRO DEVELOPMENT
DATE: 11/17/2016



Faris Planning & Design

LAND PLANNING 8 LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 467-1764 www.farisplanninganddesign.com



① BUILDINGS 2 & 4 ELEVATION
SCALE: 1" = 10'



② BUILDING 3 ELEVATION
SCALE: 1" = 10'



③ BUILDING 1 ELEVATION
SCALE: 1" = 10'



④ SIDE BUILDING ELEVATION
SCALE: 1" = 10'

Revised 12-14-2016

*216-033 Final Received 12/14/16
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

- 15. APPLICATION: Z16-033**
Location: **1648 NORTH WILSON ROAD (43204)**, being 5.62± acres located at the southeast corner of North Wilson Road and Trabue Road (425-295581 & 570-219204).
Existing Zoning: R, Rural and L-SR, Limited Suburban Residential Districts.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development, LLC; c/o Deanna Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Richard McFarland Trustee; 1648 North Wilson Road; Columbus, OH 43204.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- o The site is developed with a single-unit dwelling zoned R, Rural District. The site also includes a small undeveloped parcel zoned in the L-SR, Limited Suburban Residential District. A request to rezone this site to the L-ARLD, Limited Apartment Residential District for an 84-unit apartment complex comprised of 3-story buildings was highly opposed by the neighborhood, and was recommended for disapproval by the Development Commission at the October 2016 meeting. Reconsideration is sought by the applicant because the proposal has been revised to reduce density, decrease building height, and augment landscaping and screening. The current request is for the L-AR-12, Limited Apartment Residential District for a 56-unit apartment complex comprised of four two-story buildings.
- o To the north across Trabue Road is a golf course zoned in the R-1, Residential District. To the east is a single-unit subdivision zoned in the L-SR Limited Residential District. To the south is an office/industrial building in the L-M-2, Limited Manufacturing District. To the west across North Wilson Road is a mixed-commercial development in the L-C-3, Limited Commercial District, and single-unit dwellings in the SR, Suburban Residential District, the R, Rural District, and in Franklin Township.
- o The limitation text commits to a site plan, landscaping plans, and building elevations, limits density to 56 units, and provides additional development standards for setbacks, building height, pedestrian connections, tree preservation, screening, building material commitments and elevations, lighting controls, and retention pond provisions.
- o The site is within the boundaries of the *Trabue/Roberts Plan* (2011), which recommends office uses for this location. Planning Division staff has indicated that multi-unit residential uses could be considered at this location based on reviews of earlier versions of site proposals in which staff had requested a reduction in units and additional tree preservation. This revised proposal has incorporated a substantial density reduction and

maintains the same amount of open space and tree preservation area with additional screening and landscaping along the eastern boundary.

- o Concurrent Council variance CV16-041 is included to reduce building setbacks along North Wilson and Trabue roads. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- o The *Columbus Thoroughfare Plan* identifies Wilson Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline, and Trabue Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-AR-12, Limited Apartment Residential District, will permit the construction of a 56-unit apartment complex comprised of four 2-story buildings. Approximately 39% of the site is dedicated to open space and tree preservation areas. The development text includes provisions for setbacks, pedestrian connections, landscaping and screening, building material commitments and elevations, lighting controls, and retention pond provisions. With the proposed density and commitments to the site plan and tree preservation areas, staff is supportive of the request. Deviation from the land use recommendation of the *Trabue/Roberts Plan* is warranted considering the predominance of residential uses in the area and the lack of interest for office development at this location.



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 # Z16-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna R. Cook, Esq. of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 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

Table with 2 columns and 2 rows for listing parties with 5% or more interest. Row 1: Metro Development, LLC, 470 Olde Worthington Road, Suite 101, Westerville, Ohio 43082, Zero Columbus based employees, Joe Thomas, 614-540-2400. Row 2: Empty.

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 14th day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature: Jill Starnon Tangeman]

My Commission Expires:

NA



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

Jill Starnon Tangeman, Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires on 12/31/2016

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