

SITE DATA

TOTAL GROSS ACRES	± 32.525 ACRES
TOTAL NET ACRES	± 32.416 ACRES
NET DENSITY	± 2.89 DU/AC
TOTAL LOTS	94 LOTS
TOTAL OPEN SPACE - SINGLE FAMILY	± 12.3 ACRES (38.4%)
PRESERVED OPEN SPACE	± 9.5 ACRES
PRESERVED WETLANDS	± 0.4 ACRES
STORMWATER MANAGEMENT AREAS	± 2.6 ACRES

*WHEN THE 50' WETLAND BUFFER OVERLAPS ANY LOT LINES A PROTECTIVE EASEMENT WILL BE ESTABLISHED TO PROTECT THE WETLAND.

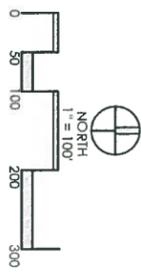
SUBAREA 'A' DEVELOPMENT PLAN

CROWN POINTE

PREPARED FOR METRO DEVELOPMENT
DATE: 9/19/19

Adley J. P. M.

June 29, 2020



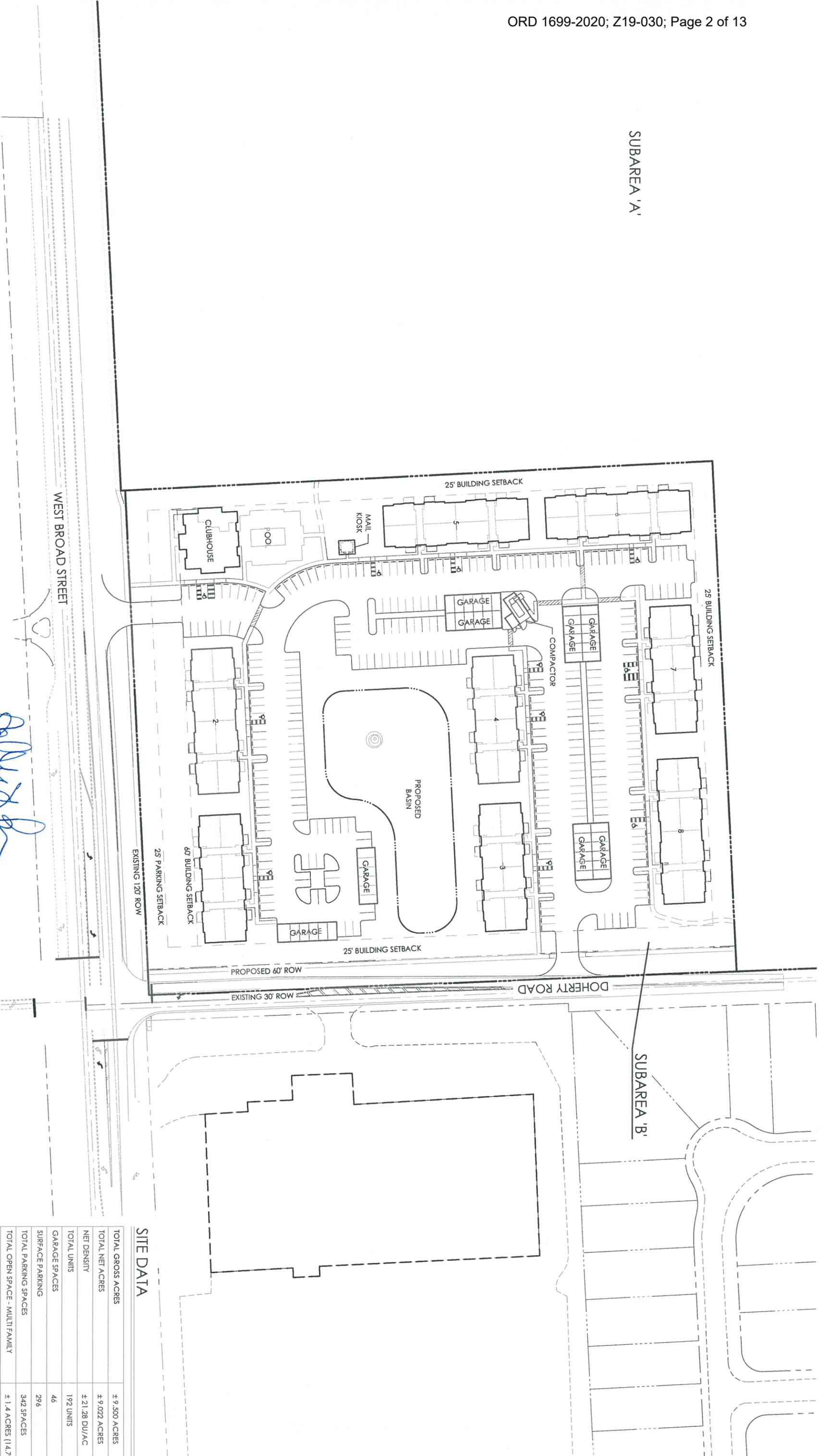
Paris Planning & Design

LAND PLANNING
243 N. 5th Street
P (614) 487-1964

LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.parisplanninganddesign.com

SUBAREA 'A'

SUBAREA 'B'



WEST BROAD STREET

EXISTING 120' ROW

25' PARKING SETBACK

60' BUILDING SETBACK

PROPOSED 60' ROW

EXISTING 30' ROW

DOHERTY ROAD

SITE DATA

TOTAL GROSS ACRES	± 9.500 ACRES
TOTAL NET ACRES	± 9.022 ACRES
NET DENSITY	± 21.28 DU/AC
TOTAL UNITS	192 UNITS
GARAGE SPACES	46
SURFACE PARKING	296
TOTAL PARKING SPACES	342 SPACES
TOTAL OPEN SPACE - MULTI FAMILY	± 1.4 ACRES (14.7%)
PRESERVED OPEN SPACE	± 0.7 ACRES
STORMWATER MANAGEMENT AREAS	± 0.7 ACRES

Handwritten signature and date:
 [Signature]
 6/29/2020

JBAREA 'B' DEVELOPMENT PLAN

ROWEN POINTE
 PREPARED FOR METRO DEVELOPMENT



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 12, 2019**

- 8. APPLICATION: Z19-030**
- Location:** **5960 W. BROAD ST. (43119)**, being 41.55± acres located at the northwest corner of West Broad Street and Doherty Road (570-184818; Westland Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** PUD-6, Planned Unit Development District & L-AR-1, Limited Apartment Residential District (H-35).
- Proposed Use:** Single- & multi-unit residential development.
- Applicant(s):** Metro Development; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, #460; Columbus, OH 43215.
- Property Owner(s):** George Kotsanos Inc; 10635 Willowbrook Drive; Potomac, MD 20854.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

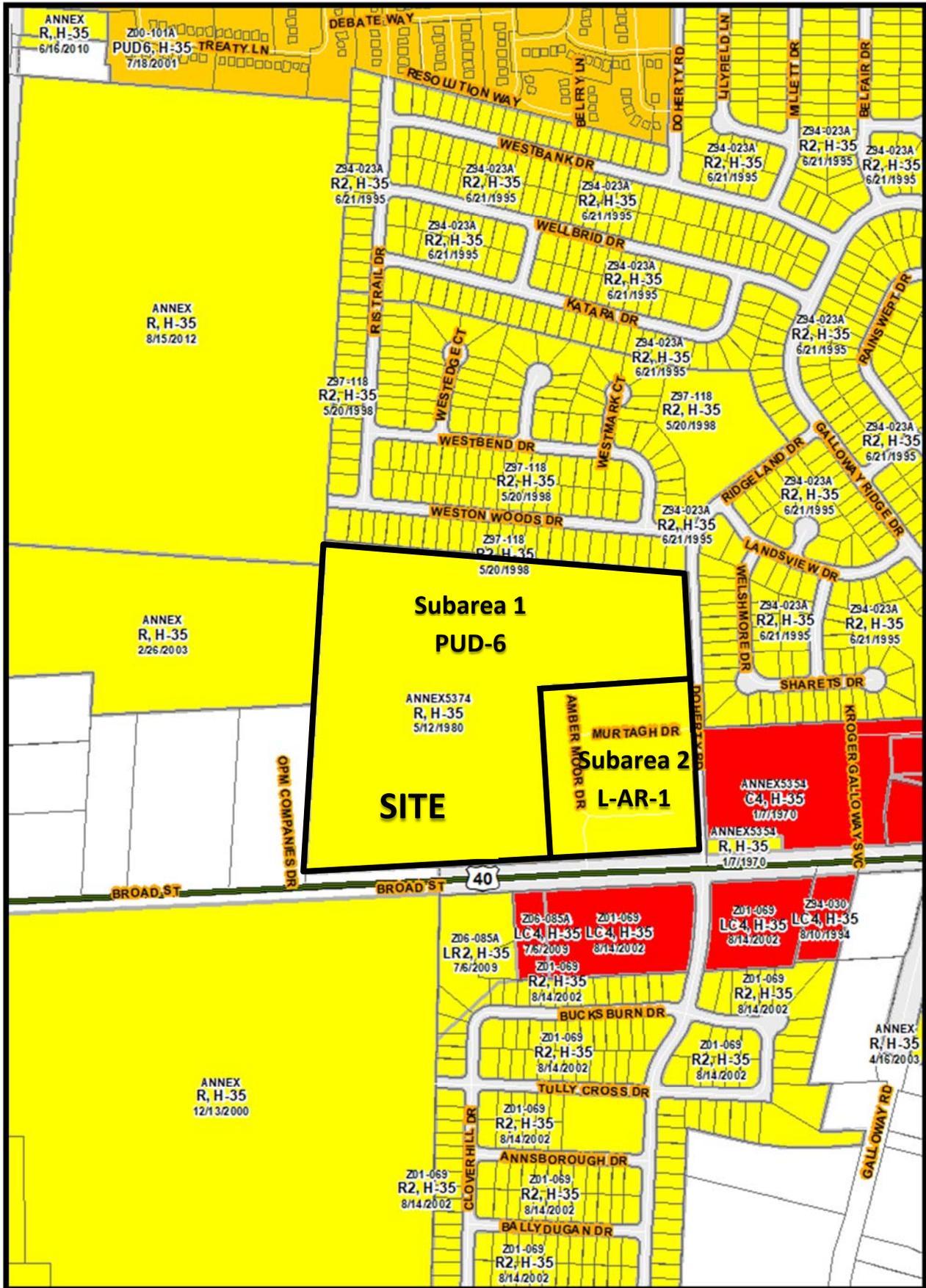
- The 41.55± acre site is used primarily undeveloped with a portion being previously utilized as a driving range in the R, Rural District. The applicant is requesting the PUD-6, Planned Unit Development and L-AR-1, Limited Apartment Residential districts for a mixed residential development. The PUD district is 32.53± acres and proposes a maximum of 94 single-unit dwellings on public streets. The L-AR-1 district is 9.02± acres and proposes 192 apartment units. Approximately 12.5 acres of open space is provided throughout the site.
- To the north are single-unit dwellings in the R-2, Residential District. To the south is a community center in the L-C-4, Limited Commercial District, and undeveloped land in various residential districts. To the east are single-unit dwellings in the R-2, Residential District and a grocery store in the C-4, Commercial District. To the south is undeveloped land zoned in the R, Rural District. To the west are an industrial park, a single-unit dwelling, and undeveloped land in Prairie Township.
- The site is within the planning area of the *Big Darby Accord Watershed Master Plan* (2006) which recommends "Mixed Use" for the majority of the site, but also includes slivers of Tier 1 Environmental Conservation zone and Residential Suburban (3-5 units/acre) along the edges of the site. The Big Darby Accord Advisory Panel voted to recommend approval of the proposed development by a 6-1 vote, with the condition that the applicant pursues off-site open space land allocation in order to mitigate lost groundwater recharge on the site and to fulfill the requirements of the Ohio EPA NPDES permit.
- The development and PUD plans depict the intended development and open space areas. The Development texts include provisions for permitted uses, density, access, open space, and graphics.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval on the proposed PUD-6 & L-AR-1 districts.

- The site is subject to the Big Darby Revenue Program. The developer contribution requirements are still being finalized. Funds from this program are utilized primarily for Big Darby Accord purposes (e.g., stream restoration and parkland acquisition).
- A traffic access study associated with this application is pending review. There may be additional access-related commitments or modifications needed for this application.
- The *Columbus Thoroughfare Plan* identifies this portion of West Broad Street as a Suburban Commuter Corridor with 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

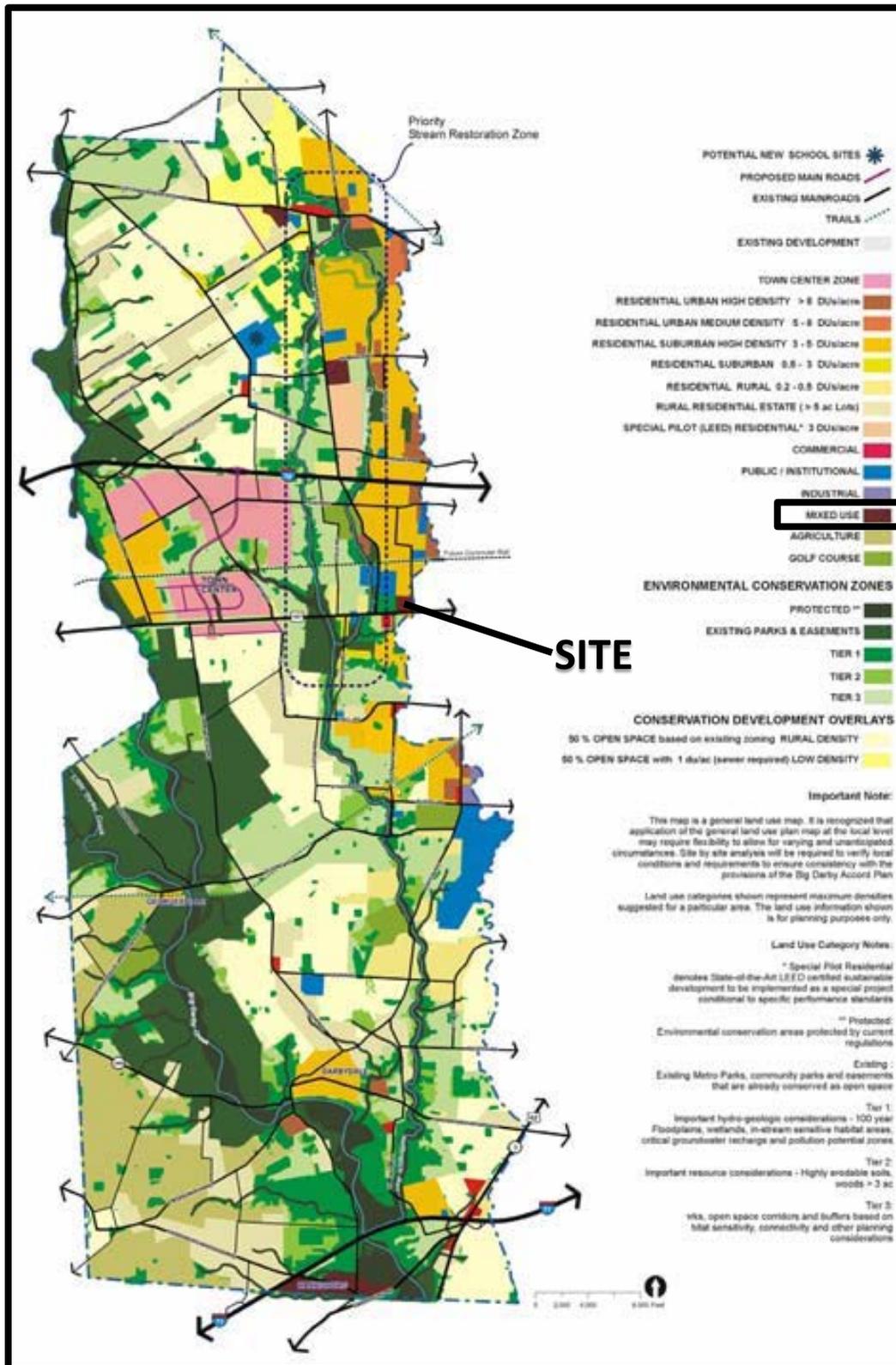
The requested PUD-6, Planned Unit Development and L-AR-1, Limited Apartment Residential districts will permit a residential development consistent with the land use recommendations of the *Big Darby Accord Watershed Master Plan*. After mitigating groundwater recharge the request will comply with aspects of the *Big Darby Accord Watershed Master Plan* with regards to recommended density, improvements in water quality, groundwater recharge, and preservation of wooded areas and wetland and stream corridors. *Final traffic commitments as requested by the Division of Traffic Management will be included in the development text prior to City Council consideration pending approval of the traffic access study.

*Final traffic commitments have been incorporated into the text.



Z19-030
5960 W Broad St
Approximately 41.55 acres
R to PUD-6 & L-AR-1

Big Darby Accord Watershed Master Plan (2006)



Z19-030
 5960 W Broad St
 Approximately 42 acres
 R to PUD-6 & L-AR-1



Z19-030
5960 W Broad St
Approximately 41.55 acres
R to PUD-6 & L-AR-1



Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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: Z19-030

Address: 5960 West Broad Street

Group Name: Westland Area Commission

Meeting Date: June 19, 2019

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: 9-2

Signature of Authorized Representative: *Michael J. McKee*
SIGNATURE
Chairman, Zoning Committee
RECOMMENDING GROUP TITLE
614-745-5452
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Big Darby Accord Advisory Panel

Record of Action

June 12, 2019

Jeff Brown
Smith & Hale LLC.
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

The Big Darby Accord Advisory Panel considered Case #AP-19-01 at the June 11, 2019 meeting.

Crown Pointe (Case #AP-19-01)

Review regarding a Columbus application to rezone a site located at 5960 W. Broad Street, at the northwest intersection of W. Broad Street and Doherty Road.

Applicant: Metro Development, LLC
Location: City of Columbus
Address: 5960 West Broad Street (PID # 570184818)
Acreage: 42.025 +/- acres (gross)
Request: Rezone from R (Rural) to PUD-6 and L-AR-1

STAFF COMMENTS:

The proposal is sited in an area recommended for mixed use. Its density of 6.8 units per acre is below the maximum recommended density of 8 units per acre. The proposal preserves 3 acres of densely wooded area and 2 wetlands with 50 foot buffers as part of a total of 10.6 acres of open space. In addition, the proposal includes over 3 acres of stormwater management retention basins, connected by a series of infiltration trenches, to address both impacts of stormwater runoff on site as well as overland flow water on site from the north.

Although the proposal meets the intent of the Big Darby Accord Watershed Master Plan in several areas, one area it does not is with groundwater recharge. The site is projected to have a 7% lower recharge rate compared to its current state.

Staff recommends the applicant pursue allocated off-site open space, to mitigate shortcomings in the on-site groundwater recharge, fulfill the Accord Principle of balancing environmental protection and responsible growth, and meet requirements of the Ohio EPA NPDES permit.

MOTION:

To recommend approval of rezoning application Z19-030 within the Big Darby Accord area, with the condition that the applicant pursue off-site open space land allocation, to mitigate lost groundwater recharge on the site and to fulfill the requirements of the Ohio EPA NPDES permit.

RESULT:

This motion was approved (6-1).

Mr. Hoye	Yes
Mr. Tetzloff	Yes
Mr. Sasson	No
Dr. Gordon	Yes

Mr. Bryner	Yes
Ms. Gossett-Johnson	Yes
Ms. Malone	Yes

Respectfully,

Marc Rostan

Marc Rostan
Big Darby Accord Advisory Panel Secretary
City of Columbus
111 North Front Street
Columbus, Ohio 43215

MICHAEL H. STEVENS
Director

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

MEMORANDUM

To: Metro Development LLC

From: City of Columbus

Subject: Big Darby Accord Revenue Program – Crown Pointe

Date: May 8, 2020

This document outlines the City’s response to Metro Development’s Crown Pointe Big Darby Committee Proposal dated January 10, 2020. This response is based upon Metro Development LLC’s estimate of project costs and revenue projections as delineated in the table below labeled “*Revenue Generating Assumptions*”.

The following summary of the City’s terms for the Big Darby Revenue Program as it relates to the Crown Pointe development are intended to serve as the basis for any subsequent agreements.

Revenue Generating Assumptions

Revenue Generator	Description	Total Estimated Revenue	Allocation for Big Darby Purpose (75%)	Allocation for Regional Purpose (25%)	Notes
Developer Contribution Unit Fee	\$2,500 per- unit	\$720,000	\$540,000	\$180,000	288 units
Non-School/ Fire Tax Increment Financing	30 year TIF	\$8,837,576	\$6,628,182	\$2,209,394	Blended average of \$294,585 per year
New Community Authority	5 mills for 30 years	\$27,999	\$27,999	100% Accord Purpose	Average of \$933 per year
Total		\$9,585,575	\$7,196,181	\$2,389,394	

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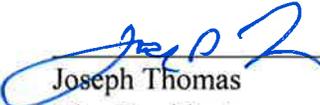
**City of Columbus Proposal
Big Darby Accord Revenue Program – Crown Pointe
May 8, 2020**

Use of Funds	Estimated Cost by Developer	The City of Columbus's Proposal For Crown Pointe		
		Non-Reimbursable	Eligible for Reimbursement	
		Developer Cost	Regional Purpose	Big Darby Accord Purpose
Doherty South Improvements	\$1,236,528	49.00%	51%	
West Broad Street work (both the signal and the turn lane)	\$1,367,145	21.00%	79%	
Doherty North (the extra work)	\$564,386		100%	

Approval of Proposal:

Mark Lundine
Administrator Economic Development Division
City of Columbus

Date



Joseph Thomas
Vice President
Metro Development

6/29/2020

Date



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z19-030

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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 4 rows and 2 columns listing parties with their addresses and employee counts.

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 29th day of June, in the year 2020

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires: 9/4/20



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020
This Project Disclosure Statement expires six months after date of notarization.

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