



Z12-065
Final Received 5/16/13
Dot 2

SITE DATA

NET SITE AREA: ± 14.14 ac.

BUILDING 'A'	12 UNITS	3 BLDGS.
1-BEDRM: 4	24 UNITS	
2-BEDRM: 8		

BUILDING 'G'	48 UNITS	8 BLDGS.
1-BEDRM: 6	64 UNITS	
2-BEDRM: 6		

BUILDING 'R'	36 UNITS	6 BLDGS.
2-BEDRM: 6	12 UNITS	
3-BEDRM: 2		

TOTAL UNITS: 196 UNITS
NET DENSITY: 13.9 DU/AC

BEDROOM BREAK DOWN

1-BEDROOM:	60 UNITS	30.6%
2-BEDROOM:	124 UNITS	63.3%
3-BEDROOM:	12 UNITS	6.1%

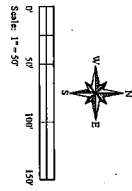
PARKING REQUIRED: 294 SPACES (1.5 SPDU)
PARKING PROVIDED: 470 SPACES (2.4 SPDU)

TOTAL GARAGES: 118 GARAGES (60.2% OF UNITS)

PARKLAND DEDICATION REQUIRED:
(1196 UNITS X 2.28) / 000X5.5 = 2.46 AC.

This plan is for planning purposes only and shall not be used for construction. Tim, acreages and quantities may change with site strategy and development.

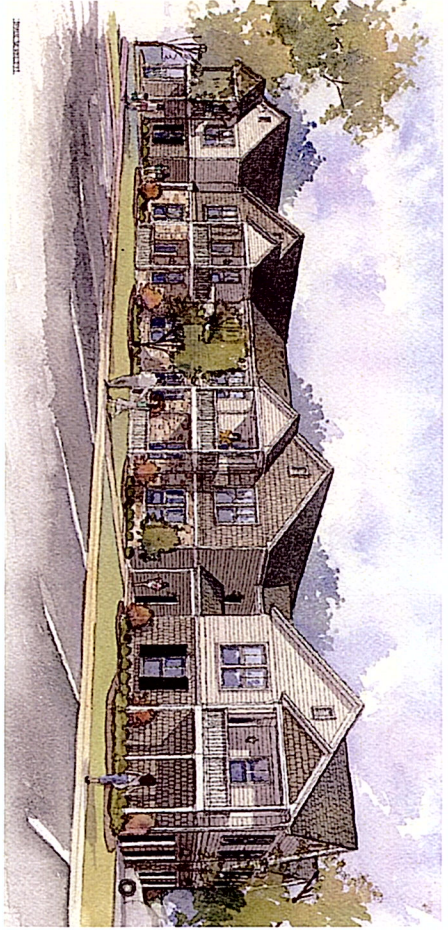
Jeffrey L. Davis, D.A.
May 16, 2013



Polaris Grand

South Old State Road, Columbus, Ohio
DEVELOPMENT PLAN

Prepared for: Schottenstein Real Estate Group
Prepared by: OHM Advisors
Issue Date: 05/15/13 for rezoning application



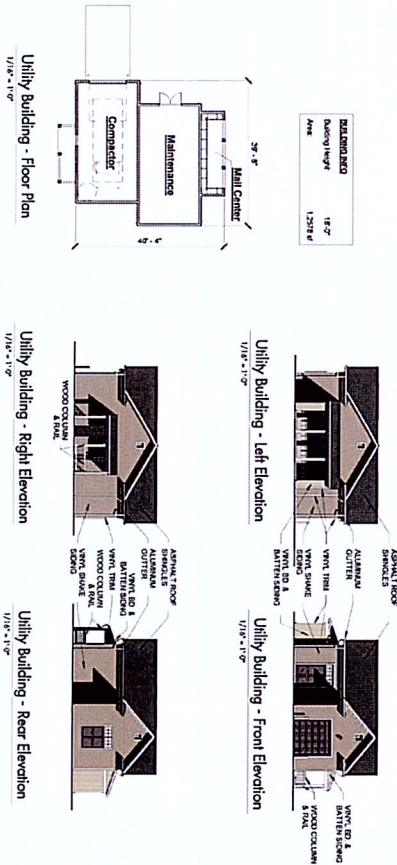
12 Unit - A Building



14 Unit - C Building



8 Unit - R Building



SCHOTTENSTEIN
REAL ESTATE GROUP

Z12-065
Final Revised 5/16/13

2 of 2

Polaris Grand
Columbus, Ohio
05.15.2013

Jeffrey L. Brown Esq D4
May 16, 2013

SULLIVAN BRUCK
ARCHITECTS



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2013**

- 9. APPLICATION: Z12-065 (ACCELA # 12335-00000-00675)**
Location: **8691 SOUTH OLD STATE ROAD (43240)**, being 14.45± acres located on the east side of South Old State Road, 347± feet north of Candlelite Lane (31834101001000).
Existing Zoning: PUD-8, Planned Unit Development District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Walker Land, Ltd. and Schottenstein Real Estate Group; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Walker Land, Ltd.; P.O. Box 2999; Westerville, OH 43086.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- This application was tabled at the March 14, 2013, Development Commission meeting to allow the applicant to address comments from the Delaware County Engineer pertaining to a drainage easement along the South Old State frontage, and infringement of a proposed building into that area. That building has been eliminated from the proposal. The site is undeveloped and zoned in the PUD-8, Planned Unit Development District, which allows a maximum of 90 dwelling units within two, three, four and five-unit buildings for a gross density of 6.5 units/acre. The applicant requests the L-ARLD, Limited Apartment Residential District to change the unit type and allow a higher-density development of 196 units (13.56 units/acre)*.
- To the north are multi-unit dwellings in the L-AR-12, Limited Apartment Residential District. To the east is a single-unit subdivision in the R-2, Residential District. To the south and west are single-unit dwellings in Orange Township.
- The site is located within Subarea J2 of *The Far North Plan* (1994), which is undergoing update, but currently supports “infill residential development that is compatible with existing residential development” for this location. Although the Planning Division feels the density is too high, Zoning Staff recognizes that this proposal has a similar building footprint as the current PUD Plan, but with increased setbacks along the north property line, a commitment to building elevation drawings, and additional landscaping. Also, a recent L-ARLD request was approved to the southeast that is adjacent to the same single-unit subdivision that abuts this site to the east, so there are comparable densities in the area. Furthermore, The Plan stipulates that the densities in this area are to be determined by the reciprocal sewer agreement between Delaware County and the City of Columbus, and the proposed density is within the limits of the agreement. Therefore, Staff has determined that this proposal is compatible with the surrounding residential development.
- The limitation text commits to a site plan and elevation drawings, and provides development

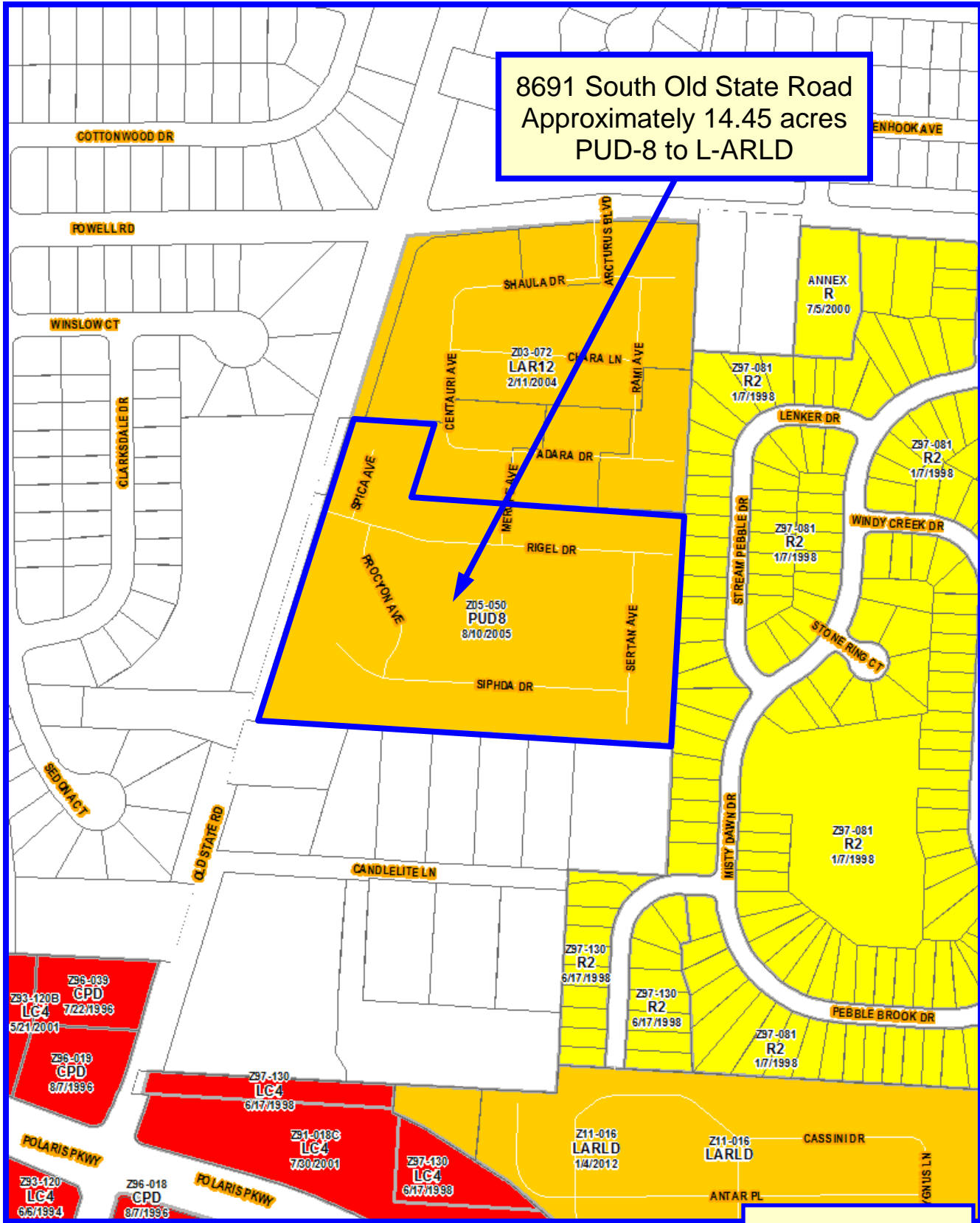
standards for total number of units, setbacks, street trees, landscaping, buffering, and building materials. Columbus Health Department Healthy Places features such as five foot wide sidewalks and internal connectivity are included in the proposed development.

- The *Columbus Thoroughfare Plan* identifies South Old State Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-ARLD, Limited Apartment Residential District will allow a 191-unit* apartment complex. The plans and limitation text include development standards in consideration of the adjacent residential development. Staff has determined that this proposal is compatible with the surrounding residential development as recommended by *The Far North Plan* because it has a similar building footprint, increased building setbacks and landscaping, and a commitment to building elevation drawings. In addition, there is higher-density development in the area, and the proposed density is within the limitations of the reciprocal sewer agreement between Delaware County and the City of Columbus.

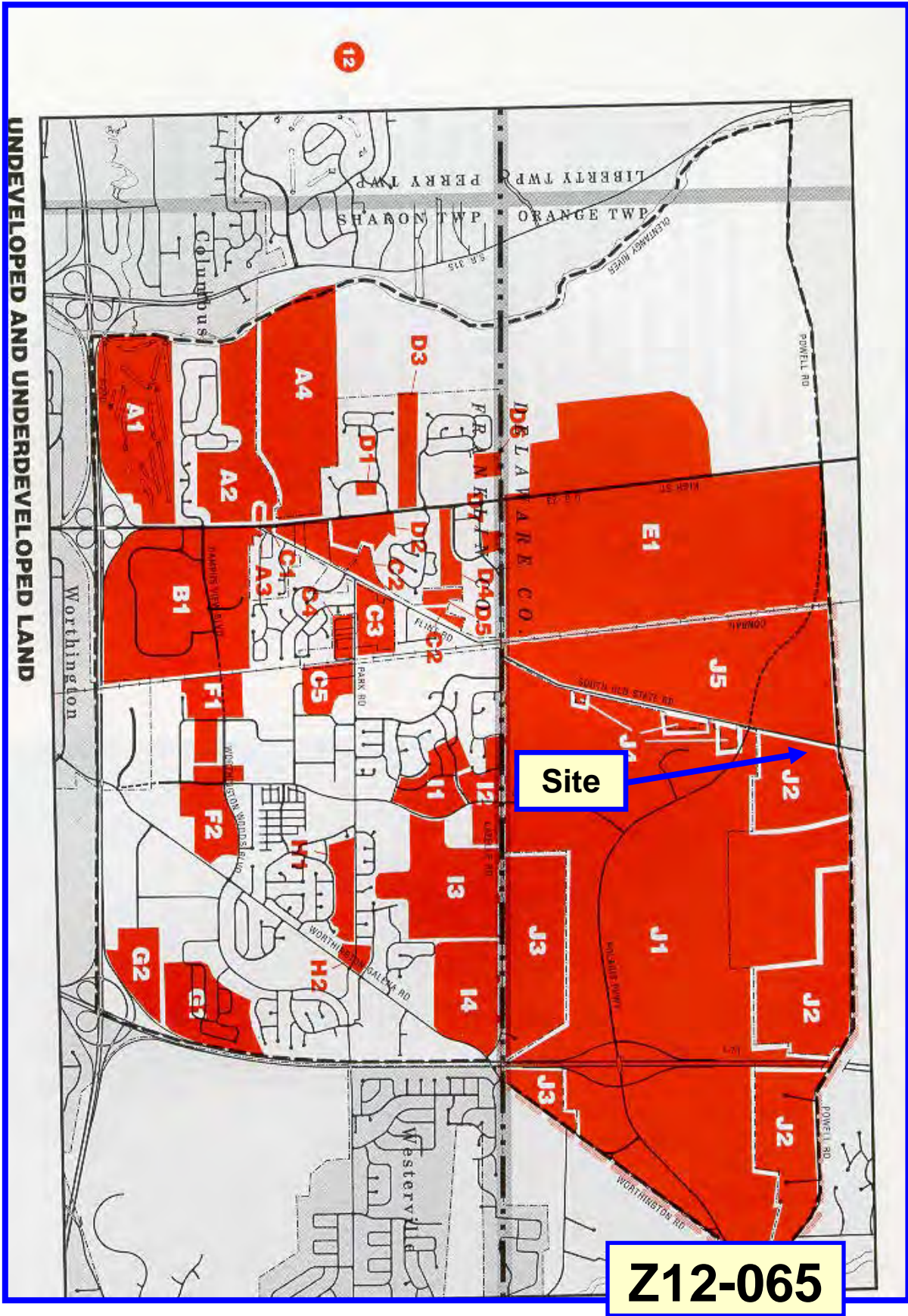
*The maximum number of dwelling units was reduced from 198 to 196 after the Development Commission meeting as a result of building-type repositioning on the site plan. The utility building in the northwest portion of the site was also affected, and was expanded to house swimming pool maintenance equipment.



8691 South Old State Road
Approximately 14.45 acres
PUD-8 to L-ARLD

205-050
PUD8
8/10/2005

Z12-065



- adjacent single-family residential development from the negative impacts of commercial and industrial development.
- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

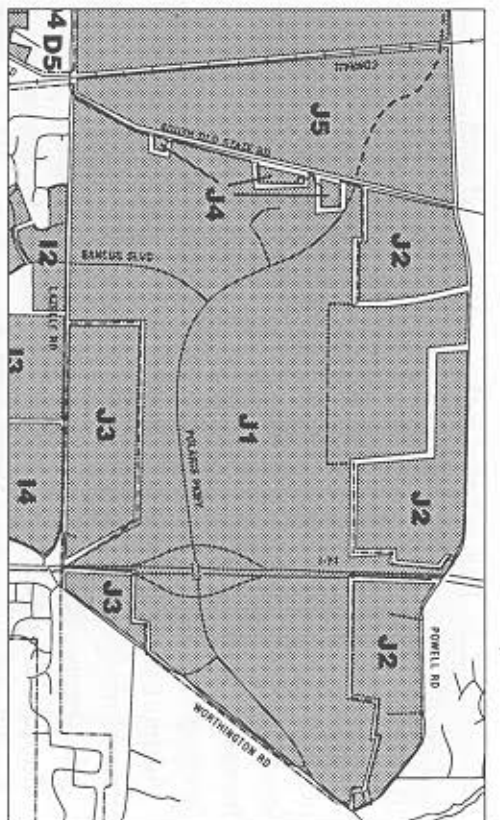
→ Subarea J.2: This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abouts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.

- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.

- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

Subarea J.3: The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.

- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.

- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.

- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.

- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.



8691 South Old State Road
Approximately 14.45 acres
PUD-8 to L-ARLD

Z12-065



REZONING APPLICATION

ORD # 1223-2013, Z12-065, Pg. 9

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

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME Far North Columbus Communities Co. MEETING DATE March 12, 2013

CASE NUMBER Z12-065 Case Type Council Variance Rezoning

ZONING ADDRESS 8691 Old State Road APPLICANT Walker Land, Ltd, et al

PERSON[S] REPRESENTING APPLICANT AT MEETING Attorney Jeff Brown

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)
Area Commission see note at the bottom.

Applicant Response

	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For _____ Against _____

Signature / Title of Authorized Representative Gloria Heimer, President FNCCC

Daytime Phone Number 614-781-0064

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



Far North Columbus Communities Coalition

Rezoning Application #Z12-065 (8691 Old State Road) filed by Walker Land Ltd. and Schottenstein Real Estate Group requesting a zoning change from PUD-8 Planned Unit Development District to L-ARLD Limited Apartment Residential District for a +/- 14.4 acre parcel of land to permit the construction of 224 apartments. The plan revision will reflect a proposed reduction of apartments to 208.

Phase 1 of The Retreat Condominiums to the north of this site has 75 units on 14.5 acres, a density of only 5 units per acre, which is in keeping with the surrounding communities which are 6 units per acre. While Condominiums are a form of multi-family, they are not apartments. Homeowners purchased in Phase 1 trusting the developer would complete Phase 2 with the same style residences as promised. Instead those homeowners find the developer abandoning Phase 2 and a second developer proposing to build 208 apartments on the site. Had they known this would be the outcome they likely would not have invested in these residences.

208 units on 14.4 acres will be triple the density and is a severe intrusion on the Homeowners in Phase 1. As planned, the new development will not be compatible with either Phase I of The Retreat or the surrounding communities. It further contributes to already high volume traffic and compromises the quality of life in the community.

The Staff Review references a justification might be the precedent set for a L-ARLD community approved to the southeast that is adjacent to the single family subdivision that abuts The Retreat to the east. However that apartment community is located off Antares Parkway and is surrounded by commercial on 3 sides unlike The Retreat that is surrounded by low density single family residences on all sides.

South Old State Road was designed to be the minor arterial thoroughfare for north/south traffic in this area. According to Delaware County Engineer's office the planned widening of South Old State Road will be constructed in 2015-2017. The widening will increase capacity of this section of road by about 50% over existing traffic conditions and is considered by the County Engineer to be a "maximum build" project and there will be no feasible way to expand it. Upon completion of the road improvements, the continuing excessive development will cause traffic to revert to conditions similar to the delays that are currently experienced today.

The residents, neighbors, homeowners, the City Planning Division, Orange Township Trustees, Olentangy Schools, Alum Creek Watershed, Delaware County Engineers, Delaware County Commissioners – Ken O'Brien, Dennis Stapleton, and Gary Merrell have expressed strong concerns regarding this application in its written form.

To re-emphasize the opposition: We fail to see justification for this intensity of use and we cannot ignore the issue of incompatibility with the neighboring residential properties. Once S. Old State Road improvements are completed, we do not want our street traffic to revert to congestion and serious traffic delays as a result of overwhelming density.

The Far North Columbus Communities Coalition Trustees and Alternates have expressed their opposition to Rezoning Application #Z12-065 and ask that it be denied in its present form.

FNCCC Recommendation vote for Rezoning Application Z12-065 (3/12/2013)

Approval 0 **Disapproval** 11

Attachments: RES 13-109 Expressing Opposition to Columbus Zoning Application Z12-065 of Walker Land, Ltd. and Schottenstein Real Estate Group.
 Letters from Delaware County Commissioners Expressing Opposition to Columbus Zoning Application Z12-065 of Walker Land, Ltd. and Schottenstein Real Estate Group.

1



CASE #9

COLUMBUS DEVELOPMENT COMMISSION

Basis for Recommendation

Date: April 11, 2013

Application #: Z12-065	Requested: L-ARLD	Address: 8691 SOUTH OLD STATE ROAD (43240)
# Hearings:	Length of Testimony: <u>6:53 → 7:38</u> (45)	Staff <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval
# Speakers Support: (3) Opposition:	Development Commission Vote: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Abstain	"WAS OPPOSITION!" Area Comm: (2) Approval <input checked="" type="checkbox"/> Disapproval <input checked="" type="checkbox"/> MANY PEOPLE Civic Assoc: <input type="checkbox"/> Conditional Approval

Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)	NO Fitzpatrick	YES Ingwersen	NO Anderson	YES Cooley	ABSENT Conroy	YES, Onwukwe	ABSENT Coe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: LAND USE IS APPROPRIATE AND DEVELOPER COMMITMENTS ARE HIGH QUALITY. HOWEVER, OLD STATE ROAD WIDENING WILL NOT OCCUR UNTIL 2017/2018. DEVELOPMENT WERE PRIOR TO 2017/2018 WOULD CAUSE PROBLEMS IN THE INTERIM. IF THE ROAD WAS READY, I WOULD FAVOR THE REQUEST.

INGWERSEN: LAND USE IS APPROPRIATE. SCALE & DEVELOPMENT PLAN IS EXCELLENT AND THE PROPOSED BUILDINGS WILL BE APPROPRIATELY 'ABSORBED' INTO THE FABRIC OF SINGLEFAMILY & CONDO DEVELOPMENTS ADJACENT TO IT. THE ROAD WIDENING PROJECT IS CRITICAL TO THE QUALITY OF LIFE IN THIS AREA & MUST BE UNDERTAKEN AS SOON AS POSSIBLE

ANDERSON: Traffic is an over bearing concern; less dense might work well

COOLEY: LAND USE APPROPRIATE. TRAFFIC RELIEF PLANNED.

CONROY:

ONWUKWE: Approved due to appropriate land use, but it is imperative that the traffic headache is real and there be relief. The plan already stated to widen the road should be accelerated to give the residents a respite from the frustration.

COE:



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # Z12-065

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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. Walker Land, Ltd. P.O. Box 2999 Westerville, OH 43086 Zero Columbus employees	2. Schottenstein Real Estate Group 2 Easton Oval, Suite 510 Columbus, OH 43219 Gary Schottenstein / 50 Columbus employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 10th day of May, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15

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



Notary Here **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer