



SITE DATA

TOTAL ACRES	+/- 16.75 ACRES
TOTAL UNITS	614
TOTAL PARKING	990 (1.62/UNIT MIN.)

*David Hodge - attorney  
July 5, 2017*

CONCEPT PLAN



DRESDEN VILLAGE

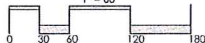
PREPARED FOR PREFERRED LIVING  
DATE: 6/21/17

*① of ③*

*217-008 Final Received 7/5/2017*



NORTH  
1" = 60'



Faris Planning & Design

LAND PLANNING 9 LANDSCAPE ARCHITECTURE  
243 N. 5th Street Suite 401 Columbus, OH 43215  
p. (614) 487-1944 www.farisplanninganddesign.com



**SITE DATA**

TOTAL ACRES	+/- 16.75 ACRES
OPEN SPACE	+/- 3.58 ACRES (21.37%)

*David Hodge - attorney  
July 5, 2017*



**TREE QUANTITIES**

TREE TYPE	QTY PROVIDED	COLOR
STREET TREES	62 SHADE, 0 ORNAMENTAL	Orange
PARKING LOT TREES	110 SHADE, 12 ORNAMENTAL	Yellow
GENERAL SITE TREES	4 SHADE, 75 ORNAMENTAL	Green
CENTRAL GREEN TREES	29 SHADE, 8 ORNAMENTAL	Blue
TOTAL TREES	300 PROVIDED	

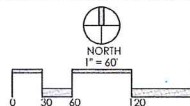
**LANDSCAPE CONCEPT AND OPEN SPACE PLAN**

**DRESDEN VILLAGE**

*(2 of 3)*

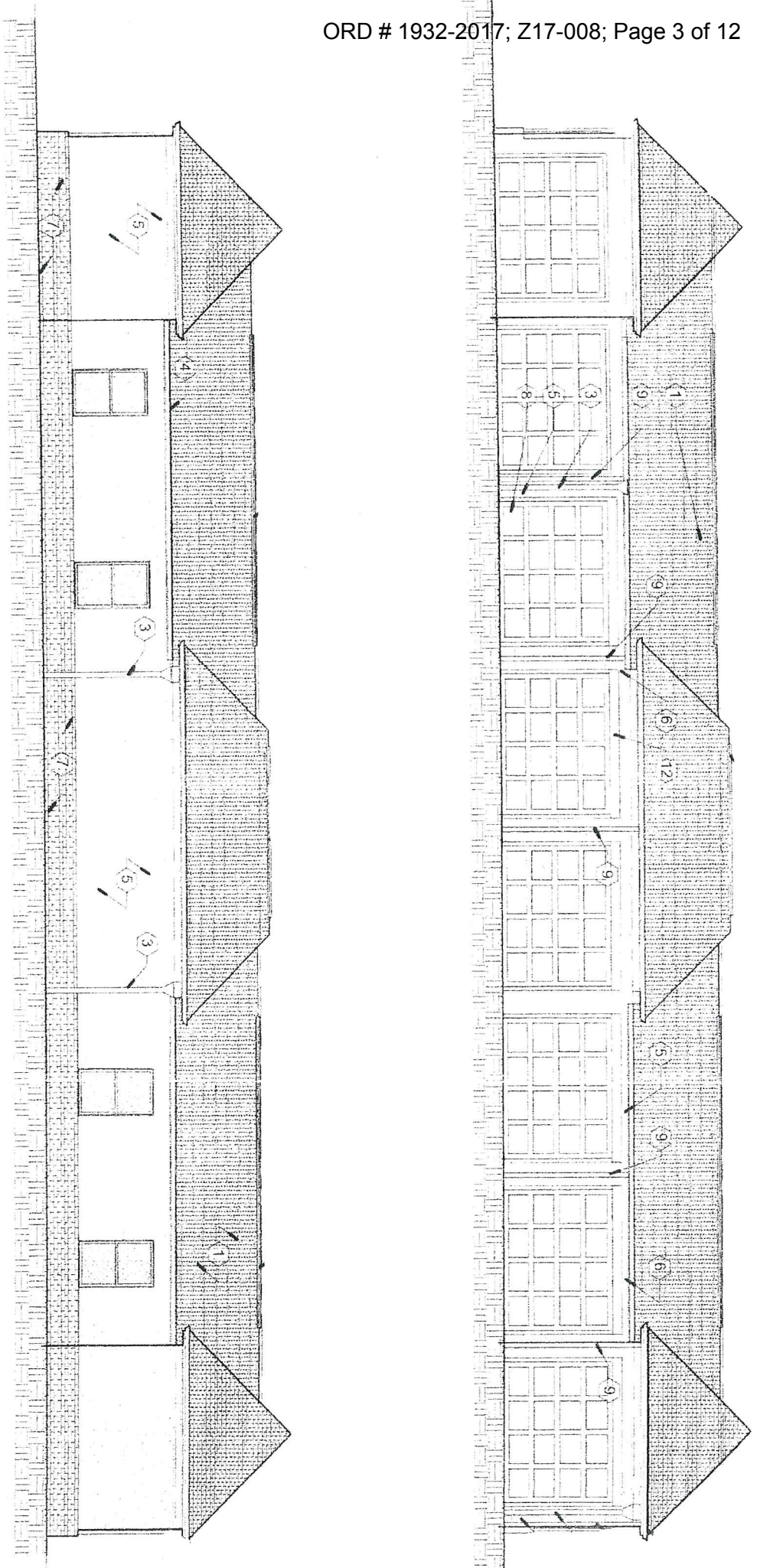
PREPARED FOR PREFERRED LIVING  
DATE: 6/16/17

*Z17-008 Final Received 7/5/2017*



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**Garage Illustrations**

David Hud - c. Horner  
July 5, 2017

3043

Z17-008 Final Received 7/5/2017

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 8, 2017**

- 6. APPLICATION: Z17-008**  
**Location:** **7000 BENT TREE BOULEVARD (43235)**, being 16.75± acres located at the southeast corner of Bent Tree Boulevard and Sawmill Place Boulevard (590-208808; Far Northwest Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-AR-2, 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):** Andersons; P.O. Box 119; Maumee, OH 43537.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

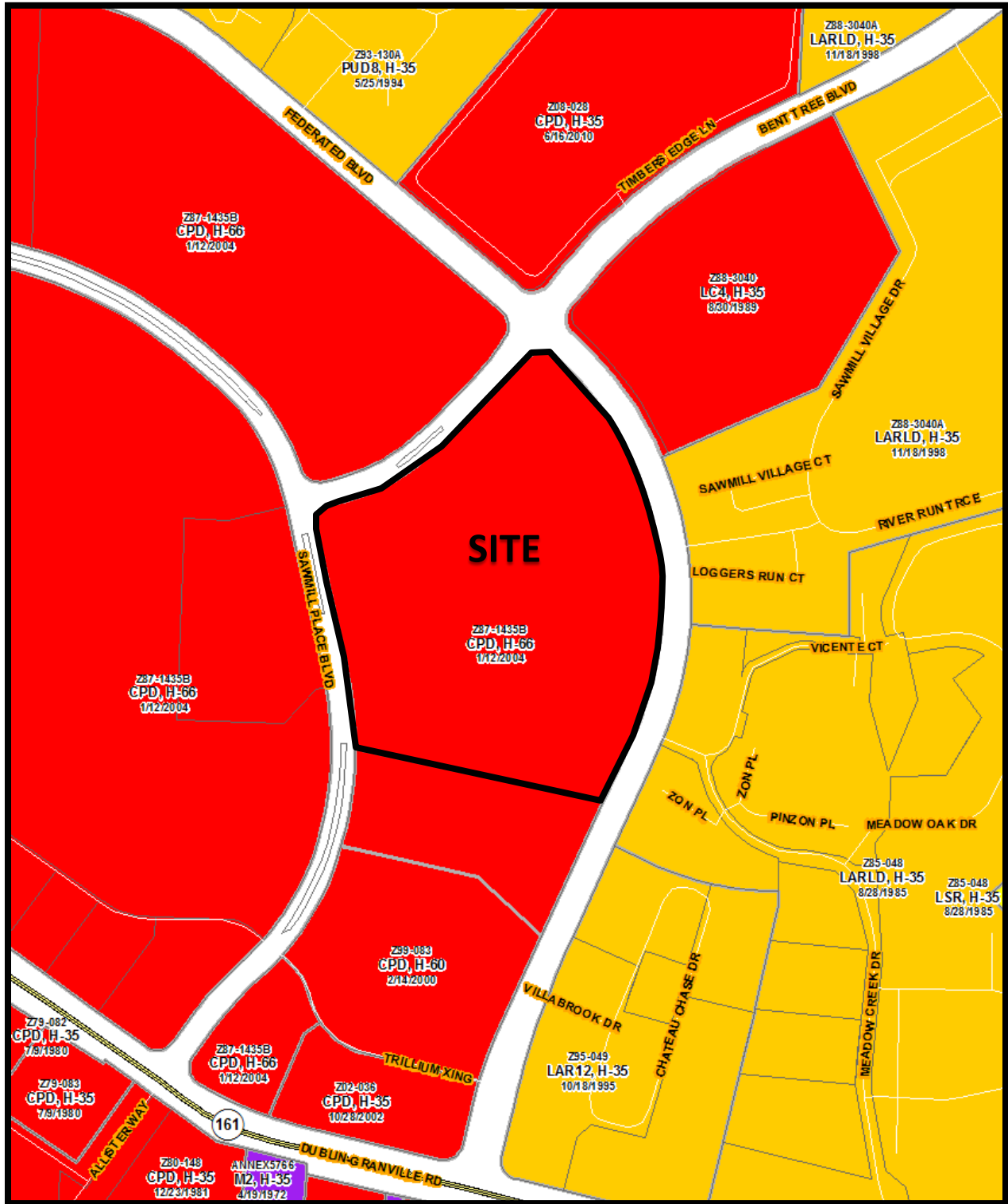
**BACKGROUND:**

- The 16.75± acre site is zoned in the CPD, Commercial Planned Development District and is developed with a recently closed grocery/general store. The requested L-AR-2, Limited Apartment Residential District will allow redevelopment of the site with a maximum of 614 apartment units (36.66 units/acre).
- To the north across Bent Tree Boulevard are undeveloped land and an elderly housing/assisted living facility in the CPD, Commercial Planned Development District. To the east across Federated Boulevard are a church in the L-C-4, Limited Commercial District, and a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. To the south and west are an elderly housing/assisted living facility and a shopping center in the CPD, Commercial Planned Development District.
- The site is within the planning area of the *Northwest Plan* (2016), which recommends “Mixed Use 2,” a designation that includes commercial and high-density residential uses.
- The site lies within the boundaries of the Far Northwest Coalition whose recommendation is for approval with conditions being addressed.
- The limitation text includes provisions for setbacks, access, perimeter landscaping, and lighting controls. The text also commits to a site plan and a landscaping / open space plan.
- Concurrent CV17-020 has been requested to reduce setbacks and perimeter yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.

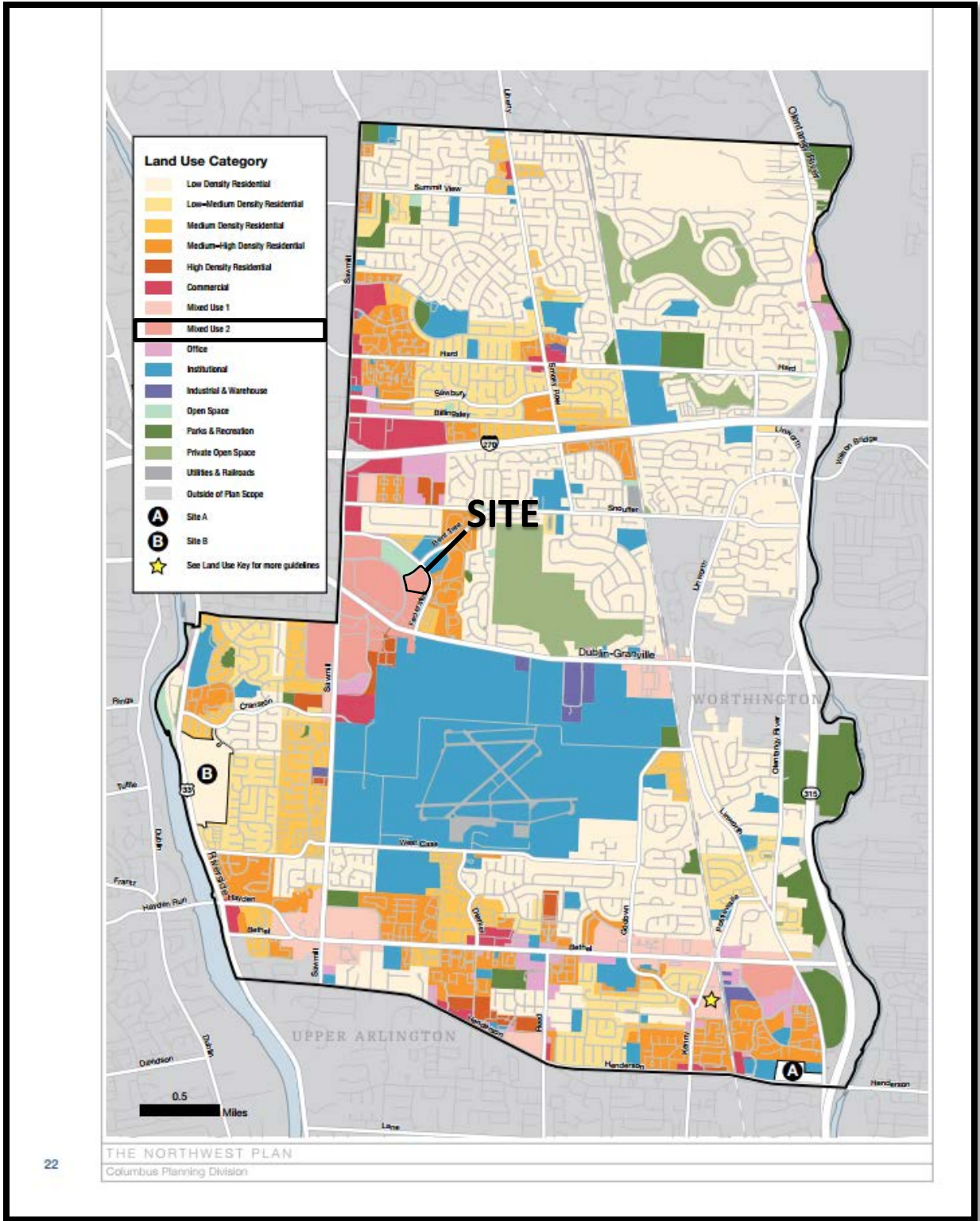
- The *Columbus Thoroughfare Plan* identifies Bent Tree Boulevard as 4-2 arterial, requiring a minimum of 50 feet of right-of-way from centerline, and Federated Boulevard as a 4-2D arterial, requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-2, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 614 units with appropriate development standards. The request is compatible with the surrounding development and zoning patterns of the area, and is consistent with the land use recommendations of the *Northwest Plan*.



.....N%+!\$\$,  
.....7000 Bent Tree Boulevard  
.....Approximately 16.7) acres  
.....CPD to L-AR-2



Z17-008  
 7000 Bent Tree Boulevard  
 Approximately 16.7) acres  
 CPD to L-AR-2

Classification	Density Guideline	Map Color	General Description, including examples of supportable uses
Low Density Residential	Less than 4 du/acre		Predominantly single-family development, Refer to the Land Use Policies and Design Guidelines for additional standards regarding new development or redevelopment of low density residential sites.
Low-Medium Density Residential	4-6 du/acre		Predominantly single-family development, with limited amounts of multifamily.
Medium Density Residential	6-10 du/acre		Residential development including both smaller lot single-family and smaller scale multifamily development.
Medium-High Density Residential	10-16 du/acre		A variety of dwelling types, including smaller lot single-family, doubles, townhouses and multifamily development.
High Density Residential	16-24 du/acre		Multi-story, multifamily housing.
Commercial			Retail, office, or institutional uses. Fuel service stations are supported in this classification.
Mixed Use 1	Less than 24 du/acre		Commercial classification with residential uses supported. Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario.  ★ For the area designated Mixed Use 1 located on the east side of Kenny Road between Weybridge Road and Bethel Road, the existing Manufacturing uses (M) are recognized and supported. Expansion of a manufacturing use in this area should be supported provided it is consistent with the Industrial and Warehouse classification policies and Commercial Design Guidelines. Additional retail development is not supported in this area.
Mixed Use 2	Less than 45 du/acre		Commercial classification with residential uses supported. Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario.
Office			Office uses.
Institutional			Schools, government property, and places of worship. The Plan recommends institutional land use for existing institutional sites, however, it is recognized that institutional sites may be subject to redevelopment. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the redevelopment institutional sites.
Industrial and Warehouse			Industrial, manufacturing, and warehouse uses.
Open Space			Open space refers to natural areas that do not provide recreational facilities. This includes areas with development restrictions, such as cemeteries, regulated floodway, and conservation holdings.
Parks and Recreation			Publicly owned parks and recreation facilities.
Private Open Space			Golf courses, private sports fields, open space within a development owned by an HOA, or dedicated open space within developments. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the development of private open space.
Site A: Northwest Corner of Henderson and Olentangy River roads		<b>A</b>	Office, institutional, medical, and/or multifamily would be appropriate land uses for this 20 acre site. Proposals should follow the Residential and/or Commercial Design Guidelines, as appropriate.
Site B: Properties on Riverside Drive in Perry Township		<b>B</b>	The Plan supports the existing residential uses at this location, which are currently in Perry Township. In the case that parcels in this area are annexed, office and residential uses would be appropriate. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the redevelopment of low density residential sites including text on buffering and open space.
Note: Density (gross) is typically measured in terms of dwelling units per acre. The calculation includes the area of the entire site including internal roads and vehicular circulation. Density calculations allow for clustering of units on a smaller portion of the developable site to accommodate natural resource preservation and larger open space designations.			

▲ **Table 3.1**  
Recommended Land Use  
Classification Table

◀ **Figure 3.1**  
Recommended Land Use  
Map of the planning area





.....Z17-008  
...7000 Bent Tree Boulevard  
...Approximately 16.7) acres  
...CPD to L-AR-2



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

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

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

Case Number: Z17-008

Address: 7000 Bent Tree Boulevard

Group Name: Far Northwest Coalition

Meeting Date: 4/26/17

- Specify Case Type:
[ ] BZA Variance / Special Permit
[ ] Council Variance
[ ] Rezoning
[ ] Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)
[ ] Approval
[ ] Disapproval

NOTES: As presented. See notes re CU17-020.

Vote: In favor

Signature of Authorized Representative: [Signature]
Far Northwest Coalition
614-738-9211

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, 757 Carolyn Avenue, Columbus, OH 43224.

**Pine, Shannon L.**

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**From:** John Murley <jmurley@columbus.rr.com>  
**Sent:** Thursday, May 11, 2017 10:59 PM  
**To:** Pine, Shannon L.  
**Cc:** 'David Hodge'  
**Subject:** Far Northwest Coalition - Re: CV17-020 and Z17-008

The Far Northwest Coalition approved both requests. I have attached the Standardized Recommendation Form for both zonings. We did have the following comments (hand-written on the CV17-020 attachment so I am typing them here to ensure readability):

1. Request improved architecture for street facing garages to be consistent with the development.
2. Suggest right-in/right-out ingress/egress from Bent Tree Boulevard.
3. Suggest increasing width of perimeter path to allow bikes to meet.
4. Ensure setback allows visibility for vehicles entering and leaving.

Please contact me via this email or via phone at 614-738-9211 if you have any questions or concerns.

Thanks,  
John Murley  
President, FNWC

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**From:** David Hodge [<mailto:david@uhlawfirm.com>]  
**Sent:** Wednesday, May 03, 2017 4:44 PM  
**To:** [jmurley@columbus.rr.com](mailto:jmurley@columbus.rr.com)  
**Cc:** Jared Smith  
**Subject:** The Andersons

Hi John-

Checking w/ you on whether or not you've had the chance to send in the Far Northwest recommendations for the Council Variance and Rezoning for the redevelopment of The Andersons property? If not, we are working with Shannon Pine ([spine@columbus.gov](mailto:spine@columbus.gov)) and they can be sent to her.

Please let me know.

Thanks!

David Hodge  
Underhill & Hodge LLC  
(614) 306-4649 mobile  
[david@uhlawfirm.com](mailto:david@uhlawfirm.com)  
Sent by Iphone  
Please excuse typos

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

**REZONING APPLICATION**

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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**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 # 217-008

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge  
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 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

1. Andersons P.O. Box 119 Maumee, Ohio 43537	2. Preferred Living 750 Communications Parkway Columbus, Ohio 43214
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 28<sup>th</sup> day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson  
1-11-2021

My Commission Expires:

Notary Seal Here



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

**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**