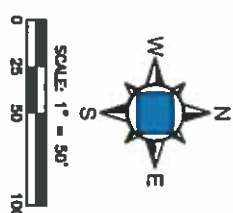
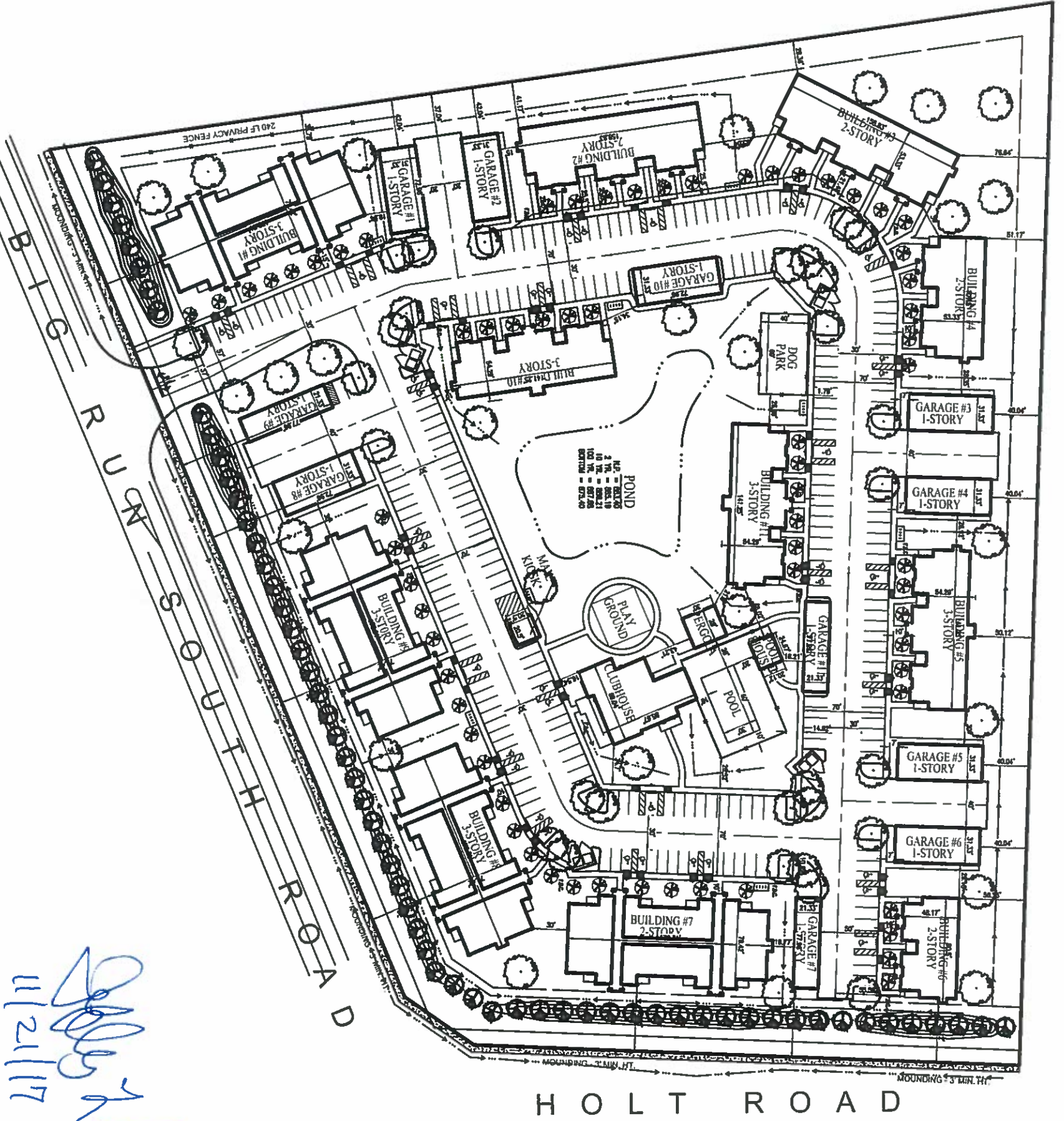


LOCATION: P:\3124\3124055\3124055.dwg
 DRAWN BY: TPG
 CHECKED BY: DAS
 DATE: 11/21/17

Z14-055 Final Received 11/21/2017

[Handwritten Signature]
 11/21/17



SITE DATA
 SITE AREA = 13.24 AC
 TOTAL DISTURBED AREA = 12.99 ACRES
 PRE-DEVELOPED IMPERVIOUS = 0 ACRES
 POST-DEVELOPED IMPERVIOUS = 8.99 ACRES
 GREEN SPACE = 8.45 (47.99%)

NO. OF DWELLING UNITS = 178
 PROPOSED REFUSE SERVICE = PRIVATE
 PROPOSED REFUSE CAPACITY = 85 CUBIC YARDS

PARKING REQUIRED:
 MULTIFAMILY RESIDENTIAL
 287 - ADA PARKING REQUIRED - 178 UNITS 15/UNIT
 14 - BICYCLE PARKING

PARKING PROVIDED:
 256 - SURFACE PARKING
 66 - GARAGE PARKING
 322 - TOTAL PARKING SPACES

32 - ADA PARKING
 8 - VAN PARKING
 36 - BICYCLE PARKING

LANDSCAPE LEGEND

- Green Vase Tree
- Evergreen Tree
- Service Berry Tree

<p>PROJECT NO. P100 PROJECT NO. W170109</p>	<p>PREPARED FOR: GROVE CITY APARTMENTS HERMAN & KITTLE PROPERTIES, INC. PRELIMINARY SITE PLAN <small>SEE ALSO SHEETS W170109 & W170110, GROVE CITY, OHIO</small></p>	<p>REVISION AND ISSUE</p>	<p>DATE</p>	<p>BY</p>	<p>PROJECT NO.: W170109 DWG NAME: W17150- Grove City Commons DESIGNED BY: TPG DRAWN BY: TPG CHECKED BY: DAS DATE: 11/20/2017</p>	<p>WEIHE ENGINEERS Land Surveying Civil Engineering Landscape Architecture</p>	<p>10505 N. College Avenue Indianapolis, Indiana 46280 weihe.net</p> <p>317 846 - 6611 800 452 - 6408 317 843 - 0546/jax</p> <p><small>ALLAN H. WEIHE, P.E., L.S. - FOUNDER</small></p>
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2017**

- 8. APPLICATION: Z14-055 (14335-00000-00863)**
Location: **4820 BIG RUN SOUTH ROAD (43123)**, being 13.4± acres located at the northwest corner of Big Run South Road and Holt Road (010-255272; Westland Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Giuseppe Holdings LLC, c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 614-645-2208, spine@columbus.gov

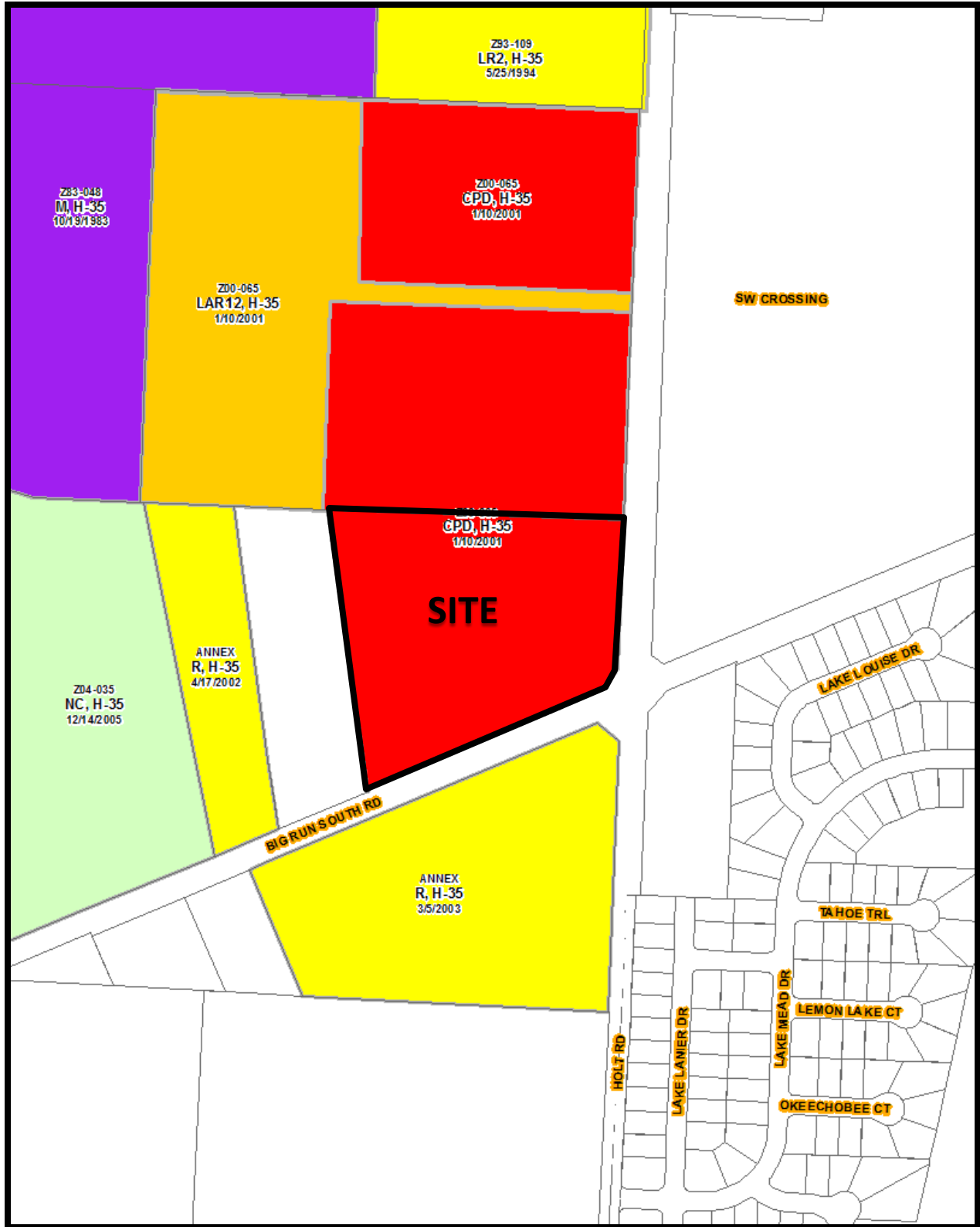
BACKGROUND:

- o The 13.4± acre site is undeveloped and zoned CPD, Commercial Planned Development District (Z00-065), which allows limited C-4 and C-5 uses. The applicant requests the L-ARLD, Limited Apartment Residential District for multi-unit residential development with a maximum of 178 units (13.28 units/acre).
- o To the north is a parcel of land owned by the South-Western City School District, partially developed with an elementary school in the CPD, Commercial Planned Development District, and including undeveloped land in the CPD, Commercial Planned Development, and L-AR-12, Limited Apartment Residential districts. To the east across Holt Road is the South-Western City School District career academy in the City of Grove City. To the south across Big Run Road South is a church in the R, Rural District. To the west is a single-unit dwelling in Prairie Township.
- o The site is located within the boundaries of the *Westland Area Plan* (1994), which recommends low density residential development (3-5 du/acres) and cluster subdivision design. The Plan also recommends apartment complexes to be linked by a system of paths and sidewalks. The Planning Division recognizes the site's existing CPD zoning, and supports multi-unit residential development with a plan that reflects open space through cluster design, additional landscaping and trees in the open space areas, and connections between the internal sidewalk and public sidewalk systems.
- o The limitation text includes landscaping provisions, site amenities, and an internal sidewalk system with pedestrian connections to the public sidewalk system. The proposal also includes a commitment to a site plan depicting building and open space locations and landscaping details.
- o The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval.

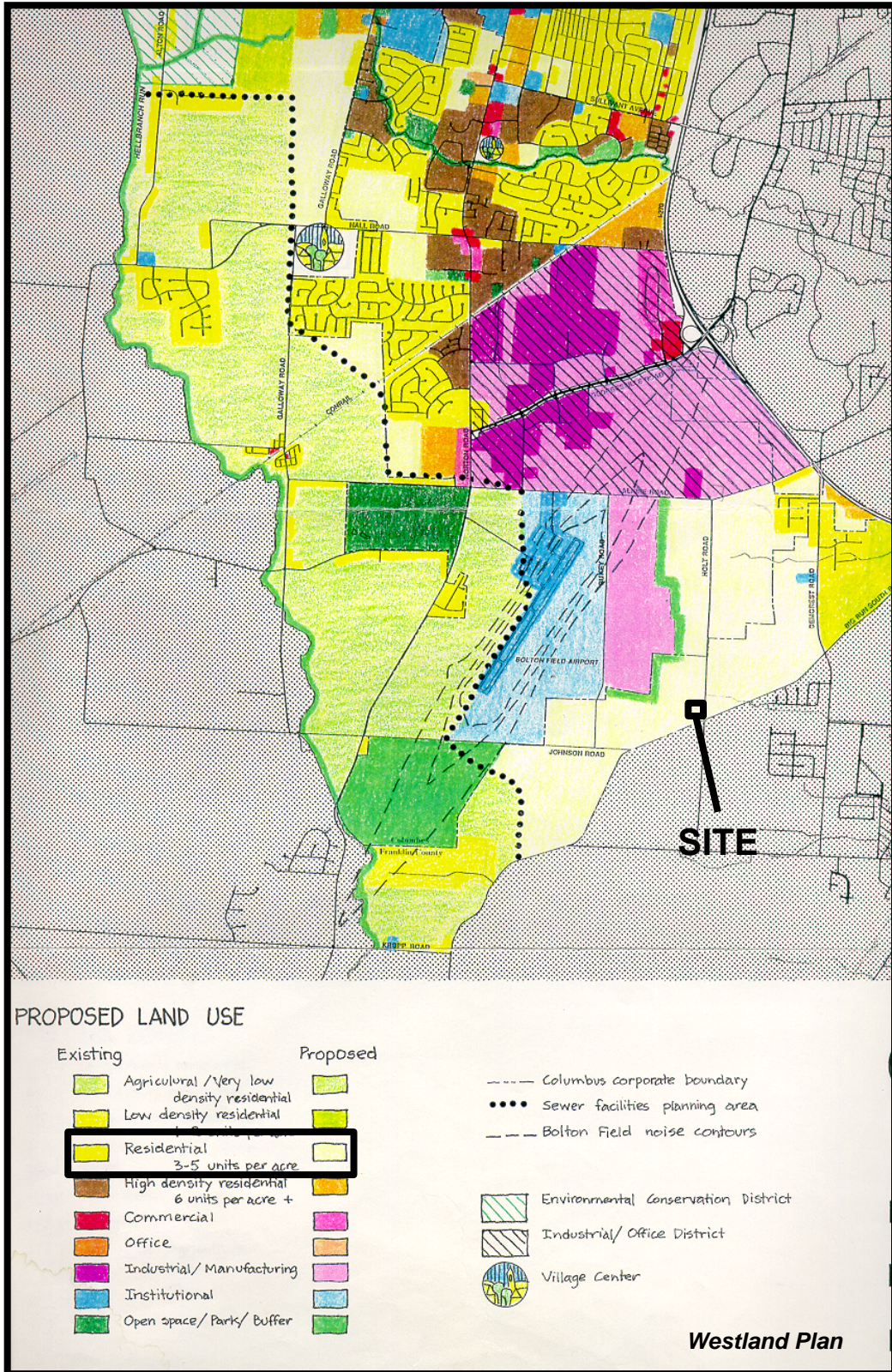
- o The *Columbus Thoroughfare Plan* identifies Big Run South Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-ARLD, Limited Apartment Residential District will permit an apartment complex development with a maximum of 178 units with open space and landscaping as depicted on the attached site plan. The limitation text includes landscaping provisions, site amenities, and an internal sidewalk system with pedestrian connections to the public sidewalk system. The request is consistent with the zoning and development pattern of the area.



Z14-055
4820 Big Run South Road
Approximately 13.4 acres
CPD to L-ARLD



Z14-055
 4820 Big Run South
 Approximately 13.4 acres
 CPD to L-ARLD



Z14-055
4820 Big Run South Road
Approximately 13.4 acres
CPD to L-ARLD



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

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

Case Number 214-055

Address 4820 Big Run South Road

Group Name Westland Area Commission

Meeting Date February 15, 2017

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

- Recommendation: Approval, Disapproval

NOTES:

Vote 8-4

Signature of Authorized Representative Michael J. McKay

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: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 # 214-055

STATE OF OHIO
COUNTY OF FRANKLIN

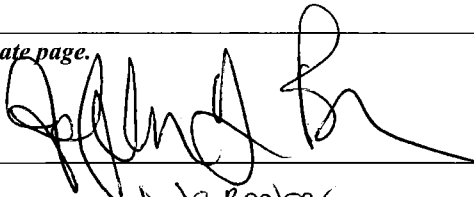
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Giuseppe Holdings LLC 5820 Main Street, Suite 501 Williamsville, NY 14221 no Columbus based employees	2. Herman & Kittle Properties Inc. 500 East 96th Street, Suite 300 Indianapolis, IN 46240 no Columbus based employees Chris Miller
3.	4.

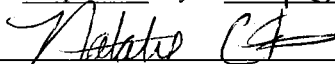
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 9th day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

9/4/2020

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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020



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