



SITE PLAN *J. J. Tamplin 6/8/2012*  
**CHELSEA SQUARE WEST**  
 PREPARED FOR PREFERRED LIVING  
 DATE: 4.30.12

212-013  
Final Received 6/8/12

**Faris Planning & Design**

LAND PLANNING      LANDSCAPE ARCHITECTURE

241 W. 3rd Street      Suite 403      Galveston, TX 77558  
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 10, 2012**

- 2. APPLICATION:** **Z12-013 (12335-00000-00104)**  
**Location:** **5023 THOMPSON ROAD (43230)**, being 5.7± acres located at the southeast corner of Thompson Road and Chestnut Hill Drive (010-215018).  
**Existing Zoning:** PUD-6, Planned Unit Development District.  
**Request:** L-AR-1, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** DSM Holdings Ltd.; 259 West Schrock Road; Westerville, OH 43081.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

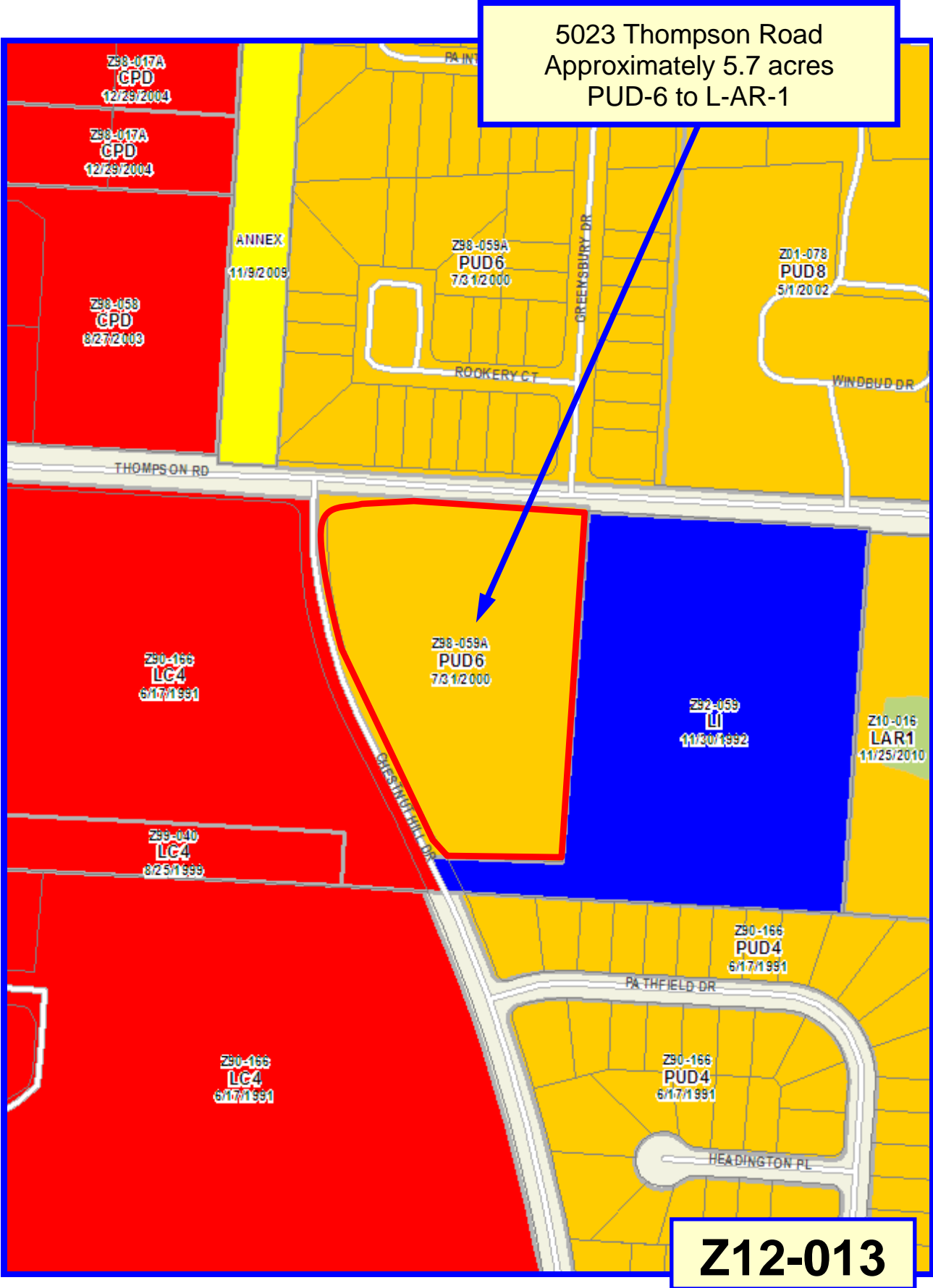
- The 5.7± acre site is undeveloped and zoned PUD-6, Planned Unit Development District as Subarea A5 of the Preserve zoning application (Z98-059A), intended for multi-unit residential development in accordance with the AR-12, Apartment Residential District. The development text stipulates that any subarea of the Preserve zoning can be subject of a rezoning application, and it appears that each subarea must have to comply with the PUD density requirements on its own. The applicant requests the L-AR-1, Limited Apartment Residential District to allow a 126-unit apartment complex. The applicant has filed a companion Council variance (CV12-008) for a reduced perimeter yard from twenty-five feet to five feet along the east and south property lines.
- The site is bounded by single-unit residential development to the north across Thompson Road in the PUD-8, Planned Unit Development District. To the east is an elderly housing/assisted living facility in the L-I, Limited Institutional District. To the south is undeveloped land in the L-I, Limited Institutional District, and further south is single-unit residential development in the PUD-4, Planned Unit Development District.
- The site is located within the planning area of *The Northland Plan Volume II* (2002), which recommends a residential pattern of development east of Hamilton Road with single-family homes encouraged. The Plan also encourages preservation of existing tree stands, wetlands, and other natural areas through sensitive site design. Staff supports the proposed multi-unit residential development as a transitional use between the institutional use to the east and the commercial development to the west.
- The limitation text commits to a site plan, and includes commitments for a maximum of 126 units, five-foot-wide sidewalks and a walking path as requested by the Health Department Healthy Places Program, landscaping, screening, tree preservation, exterior building

materials, and lighting controls.

- The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs. The specifics of the funding requirements will need to be finalized prior to this application being submitted to City Council for consideration.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-1, Limited Apartment Residential District will allow a maximum of 126 apartment units. The plans and limitation text include development standards in consideration of the adjacent single-unit development, and are consistent with site design recommendations from *The Northland Plan Volume II*. Staff supports the multi-unit residential development at this location as a transitional use between the institutional use to the east, and the commercial development to the west.



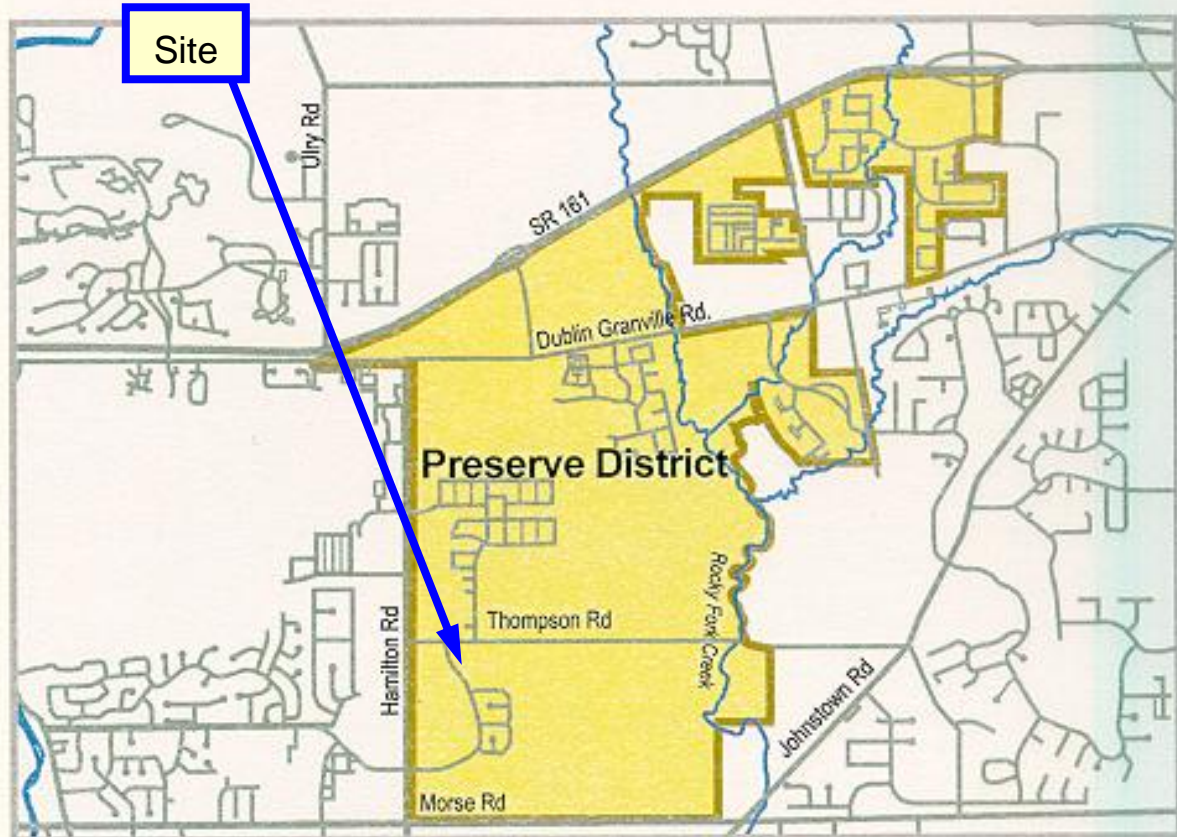


## Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District

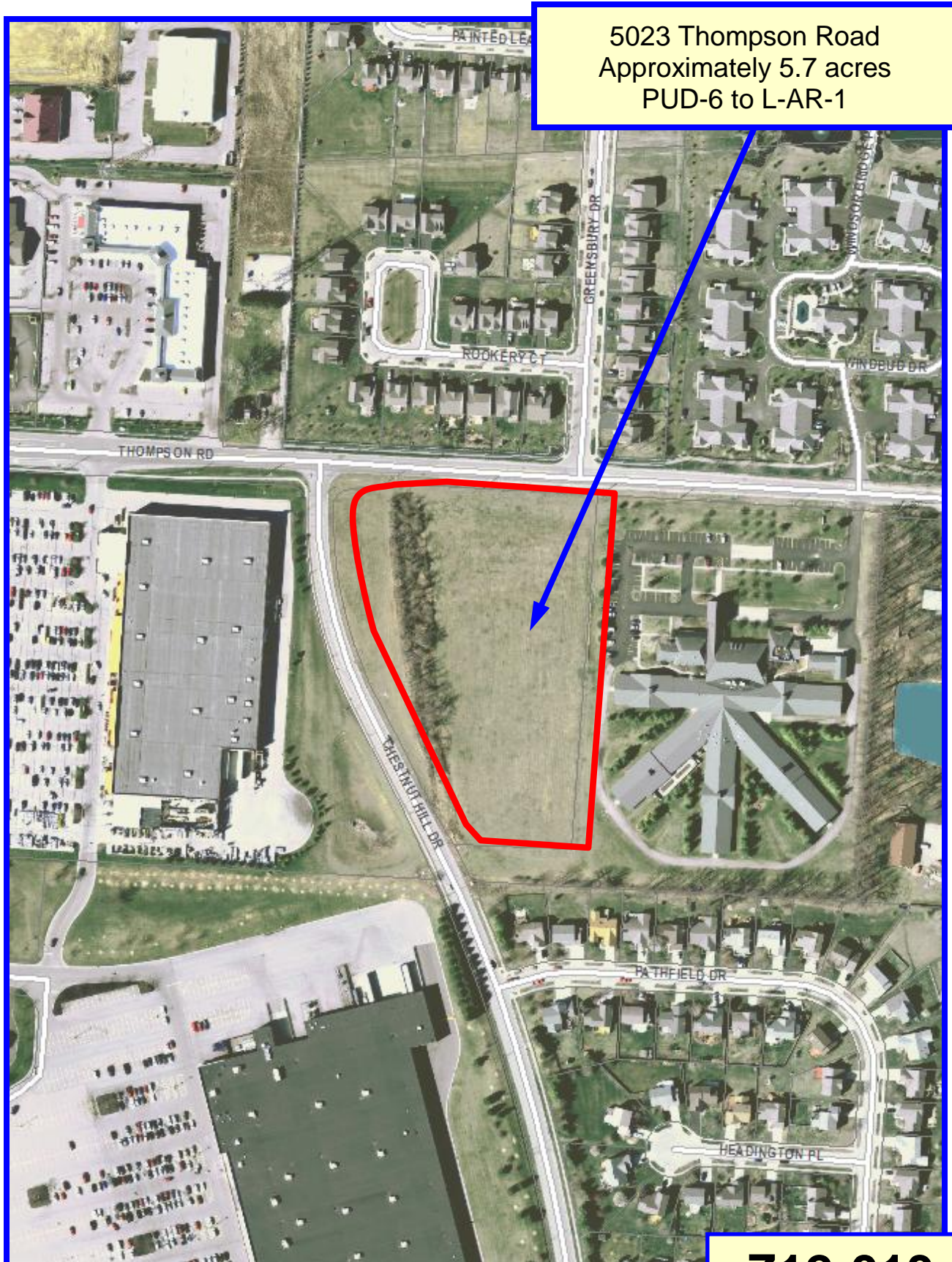


***It is the recommendation of Northland Plan – Volume II that:***

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*







5023 Thompson Road  
Approximately 5.7 acres  
PUD-6 to L-AR-1

**Z12-013**



Northland Community Council  
Development Committee

Report

March 28, 2012 7:00 PM  
Minerva Park Community Center  
2829 Minerva Lake Road

Meeting Called to Order      **7:02 pm**

Members represented:

*Voting: (10):* Albany Park (APHA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Minerva Park (MP), Northland Alliance (NA), Salem (SCA), Sharon Woods (SWCA), Westerville Woods (WWCA), Woodstream East (WECA).

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- Case #1:**      CV12-008 (*variance from perimeter yard requirement of §3333.255*)  
Nick King *representing*  
Preferred Real Estate Investments II LLC  
5023Thompson Road, 5.655 Acres (PID 010-215018)
- ***The Committee approved 10-0 a motion (by APHA, second by WWCA) to UNCONDITIONALLY SUPPORT the application.***
    - The Committee agreed with the applicant that a unique characteristic of the site representing a hardship under C.C. §3307.09 was the existence of the stream corridor on the western portion of the site and that all of the requirements of that section were satisfied.
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Z12-013 (*Rezone from PUD-8 to L-AR-1 Apartment Residential*)  
As above

- ***The Committee approved 9-1 a motion (by APHA, second by SCA) to SUPPORT the application WITH CONDITIONS as agreed to by the applicant during our hearing:***
    - Text to specify landscape screening along Thompson Road, including opacity and spacing and caliber of trees; to be effectively twice Code requirement;
    - Signage to be green in color, consistent with other area properties and indirectly lit;
    - All exterior lighting (parking and wall-mounted) to utilize cut-off fixtures;
    - Northern and southern faces of northernmost and southernmost residential structures respectively to include false windows only and stone facing;
    - Text to specify that mature trees will not be removed from stream corridor.
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Executive Session      **8:12 pm**

Meeting Adjourned      **9:12 pm**

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Next Meeting: *Wednesday, April 25, 2012*



City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 212-013

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.  
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43216  
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. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, Ohio 43082 c/o Jill Tangeman, Esq. #614-464-5608 0 Columbus Employees	2.
3.	4.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 24<sup>th</sup> day of February, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook

My Commission Expires:

2/24/12

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

Notary Seal Here



Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.