

2:11-038-1R1 - Wheatland Crossing\pud\038-1R1PUD 2-3-12.dwg Plot Feb 03, 2012 4:52:49pm d:\pud



- NOTES**
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND DEPARTMENTS.
  2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  3. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AND SERVICES AT ALL TIMES.
  4. THE DEVELOPER SHALL MAINTAIN ALL EROSION CONTROL MEASURES AT ALL TIMES.
  5. THE DEVELOPER SHALL MAINTAIN ALL FLOOD CONTROL MEASURES AT ALL TIMES.
  6. THE DEVELOPER SHALL MAINTAIN ALL LANDSCAPING MEASURES AT ALL TIMES.
  7. THE DEVELOPER SHALL MAINTAIN ALL SIGNAGE MEASURES AT ALL TIMES.
  8. THE DEVELOPER SHALL MAINTAIN ALL LIGHTING MEASURES AT ALL TIMES.
  9. THE DEVELOPER SHALL MAINTAIN ALL SECURITY MEASURES AT ALL TIMES.
  10. THE DEVELOPER SHALL MAINTAIN ALL ACCESS MEASURES AT ALL TIMES.
  11. THE DEVELOPER SHALL MAINTAIN ALL PARKING MEASURES AT ALL TIMES.
  12. THE DEVELOPER SHALL MAINTAIN ALL TRAFFIC MEASURES AT ALL TIMES.
  13. THE DEVELOPER SHALL MAINTAIN ALL ENVIRONMENTAL MEASURES AT ALL TIMES.
  14. THE DEVELOPER SHALL MAINTAIN ALL HISTORICAL MEASURES AT ALL TIMES.
  15. THE DEVELOPER SHALL MAINTAIN ALL CULTURAL MEASURES AT ALL TIMES.
  16. THE DEVELOPER SHALL MAINTAIN ALL RECREATIONAL MEASURES AT ALL TIMES.
  17. THE DEVELOPER SHALL MAINTAIN ALL EDUCATIONAL MEASURES AT ALL TIMES.
  18. THE DEVELOPER SHALL MAINTAIN ALL HEALTHCARE MEASURES AT ALL TIMES.
  19. THE DEVELOPER SHALL MAINTAIN ALL COMMUNITY MEASURES AT ALL TIMES.
  20. THE DEVELOPER SHALL MAINTAIN ALL OTHER MEASURES AT ALL TIMES.

**OPER SPACE SUMMARY**

Site Area	114 Acres
Buildable Area	18.6 Acres
Total	114 Acres

**SITE INFORMATION**

Proposed Address	114 N. WHEATLAND AVENUE
Adjacent Address	200 N. WHEATLAND AVENUE
Mapling Units	80 UNITS (80 D.U./ACRE)
Open Space	100 ACRES (75% OF TOTAL)
Subarea A	Subarea A: 6.7 Acres
Subarea B	Subarea B: 114 Acres

**LEGEND**

Symbol	Subarea Boundary
Symbol	Subarea Boundary
Symbol	Boundary of Map

**GRAPHIC SCALE**



**229 AMBER WILDER BLVD. SUITE 100**  
 FORT COLLINS, CO 80504  
 PHONE: 970.226.1234  
 FAX: 970.226.1235  
 WWW.PODDESIGN.COM

**POD design**  
 PLANNING & LANDSCAPE ARCHITECTS

**ADVANCED**  
 CIVIL & SURVEYING  
 1111 1/2 W. WHEELER BLVD.  
 SUITE 200  
 FORT COLLINS, CO 80504  
 PHONE: 970.226.1234  
 FAX: 970.226.1235  
 WWW.ADVANCEDCIVIL.COM

**WODA GROUP, LLC**  
 FROM  
 WHEATLAND CROSSING

DATE: 2/9/12  
 SHEET 2 / 2

Z11-038  
Final Received 2/9/12  
H/L/C 2/9/12

**PUD Plan**

**Z11-038**

**NOTES:**

1. PERMITTED USES AND DEVELOPMENT STANDARDS SHALL BE AS ESTABLISHED IN CHAPTER 3345, PLANNED UNIT DEVELOPMENT DISTRICTS, AS APPLICABLE TO THE PUD-8 DISTRICT, EXCEPT AS NOTED IN THESE PUD NOTES, THE SITE DATA TABLE AND AS DEPICTED ON THE PUD PLAN DRAWINGS. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE PUD PLAN. THE PUD PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED AT THE TIME OF DEVELOPMENT AND WHEN ENGINEERING PLANS ARE COMPLETE. ANY SLIGHT ADJUSTMENT TO THE PUD PLAN IS SUBJECT TO REVIEW AND APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF BUILDING AND ZONING SERVICES OR A DESIGNEE, UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.
2. THE STREET ALIGNMENTS SHALL BE DEVELOPED AS SHOWN ON THIS PLAN, HOWEVER THEY ARE SUBJECT TO REFINEMENT WITH FINAL ENGINEERING AND MAY BE ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER SITE DATA ESTABLISHED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF THE PUBLIC SERVICE DEPARTMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THE STREET ALIGNMENT UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.
3. THE DEVELOPER SHALL INSTALL ONE STREET TREE PER 40 LF OF PRIVATE ROADWAY. PARKING LOT SHADE TREES SHALL BE PLANTED IN ACCORDANCE TO THE COLUMBUS CITY CODE. STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS. STREET TREES SHALL BE 2.5" CALIPER MINIMUM AND SPECIES SHALL NOT BE MIXED ON INDIVIDUAL STREETS.
4. THE PROPERTY SHALL HAVE THE FOLLOWING BUILDING AND PARKING SETBACKS:
  - a. 25' BUILDING AND PARKING SETBACK MEASURED FROM THE WHEATLAND AVENUE RIGHT OF WAY.
  - b. 20' BUILDING AND PARKING SETBACK MEASURED ALONG THE NORTH AND EAST PROPERTY LINES.
  - c. 0' PARKING AND 5' BUILDING SETBACK MEASURED FROM SOUTH PROPERTY LINE.
5. ALL PRIVATE STREETS SHALL HAVE A MINIMUM DRIVE AISLE WIDTH OF 24' MEASURED FROM THE FACE OF CURB. ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY ONE COMMON LAND OWNER OR BY AN ESTABLISHED HOME OWNER'S ASSOCIATION (HOA). CURB RADII SHALL COMPLY WITH THE FIRE DEPARTMENT'S REQUIREMENTS FOR TURNING MOVEMENTS.

6. PARKING RESTRICTIONS SHALL BE CONTROLLED BY APPROPRIATE SIGNAGE. NO ON-STREET PARKING ON EITHER SIDE OF THE STREET SHALL BE PERMITTED UNLESS APPROVED BY THE COLUMBUS FIRE DEPARTMENT OR THE ROADWAY IS A MINIMUM OF 26' WIDE.
7. RESERVE "A" SHALL BE ESTABLISHED AS PASSIVE GREEN SPACE AND OWNED BY THE CITY OF COLUMBUS.
8. UTILITY METERS, AIR-HANDLING EQUIPMENT, ETC. SHALL BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE FRONT FACADE OF THE BUILDINGS.
9. TRASH WILL BE COLLECTED THROUGH THE USE OF ENCLOSED DUMPSTER CONTAINERS OR COMPACTORS.
10. OPEN SPACE SHALL BE PROVIDED AS DEPICTED ON THIS PUD PLAN.
11. UTILITY CROSSINGS(S) MAY BE REQUIRED ACROSS PERIMETER SETBACK/OPEN SPACE/BUFFER AREAS AND SHALL BE PERMITTED FOR PROVISION OF UTILITIES TO THE SITE.
12. GRAPHICS SHALL COMPLY WITH THE COLUMBUS GRAPHICS CODE, TITLE 33, ARTICLE 15, OF THE COLUMBUS CITY CODE IN ACCORDANCE WITH PUD, PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS. ANY VARIANCE TO THE APPLICABLE REQUIREMENT(S) OF THE GRAPHICS CODE SHALL BE SUBMITTED TO THE COLUMBUS GRAPHICS COMMISSION.
13. THE HEIGHT FOR THE MULTI-FAMILY BUILDING 'A' SHALL NOT EXCEED 40'.
14. THE DEVELOPER SHALL WORK WITH THE CITY OF COLUMBUS PUBLIC SERVICE DEPARTMENT AND THE RECREATION AND PARKS DEPARTMENT IN THE EFFORT TO TRY TO CONNECT, AS IS PRACTICAL WORKING WITHIN THE CONTEXT OF EXISTING TOPOGRAPHY AND SITE CONSTRAINTS, EXISTING OR NEW PUBLIC SIDEWALKS, CROSS WALKS OR APPROVED MARKINGS IN THE STREET RIGHT-OF-WAY WITH THE SULLIVANT TRACE GREENWAY TRAIL. ANY SAID CONNECTIONS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE CITY OF COLUMBUS REVIEW AGENCIES AT THE TIME OF SITE COMPLIANCE REVIEW.
15. BUILDING 'A' WILL MEET OR EXCEED THE PARKING RATIO OF .75 PARKING SPACES PER UNIT INCLUSIVE OF ALL HANDICAP PARKING STALLS.

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 9, 2012**

- 2. APPLICATION: Z11-038 (ACCELA # 11335-00000-00700)**
- Location:** **180 NORTH WHEATLAND AVENUE (43204)**, being 8.7± acres located on the east side of North Wheatland Avenue, at the terminus of Glenview Boulevard (010-267201; Greater Hilltop Area Commission).
- Existing Zoning:** NE, Neighborhood Edge, and NG, Neighborhood General Districts.
- Request:** PUD-8, Planned Unit Development District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Wheatland Crossing Limited Partnership, and City of Columbus Land Redevelopment Office; c/o Thomas S. Simons, Agent; The Woda Group, LLC; 229 Huber Village Boulevard, Suite 100; Westerville, OH 43081.
- Property Owner(s):** City of Columbus Land Redevelopment Office; c/o John M. Turner; 109 North Front Street; Columbus, OH 43215.
- Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).

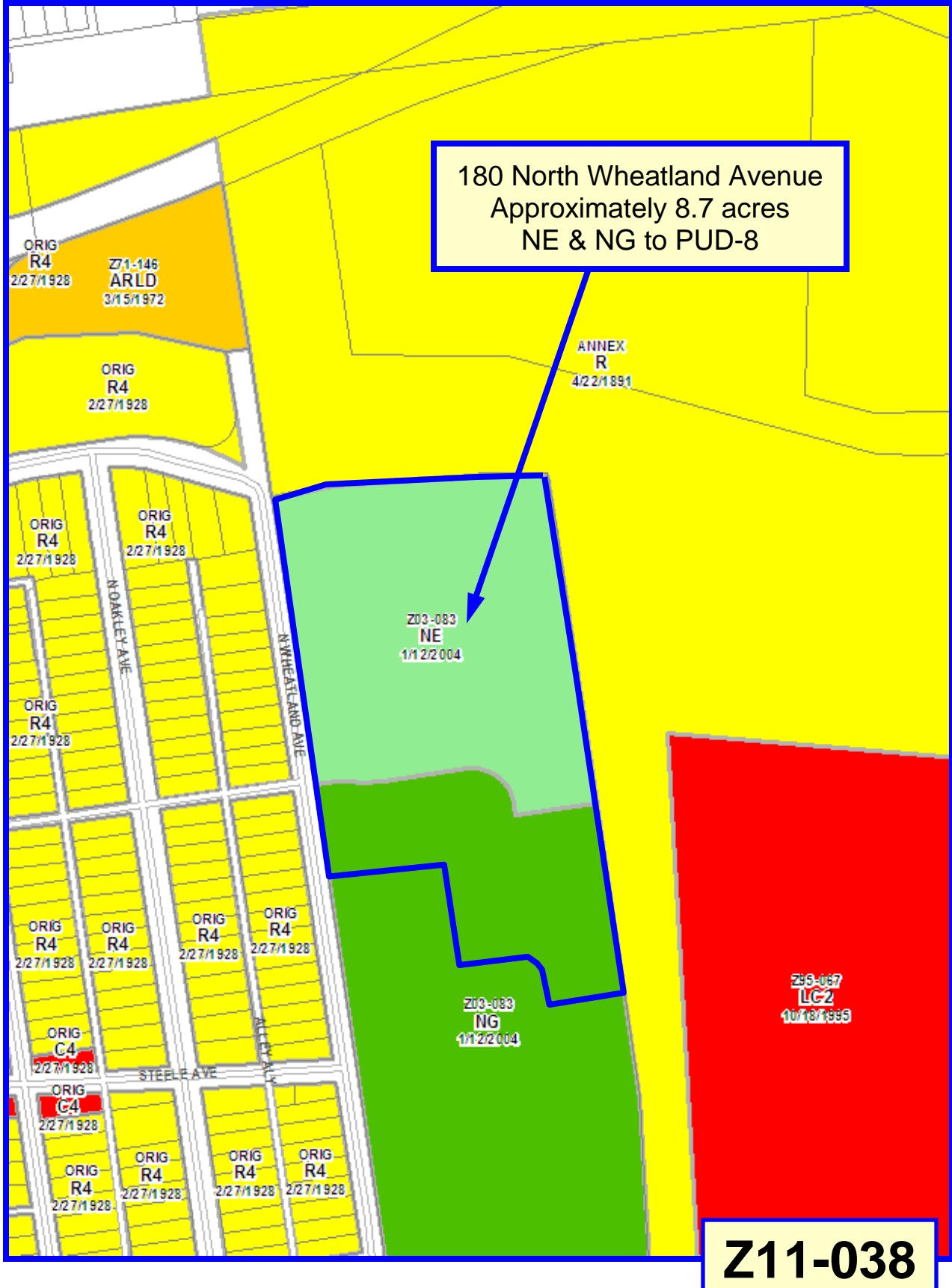
**BACKGROUND:**

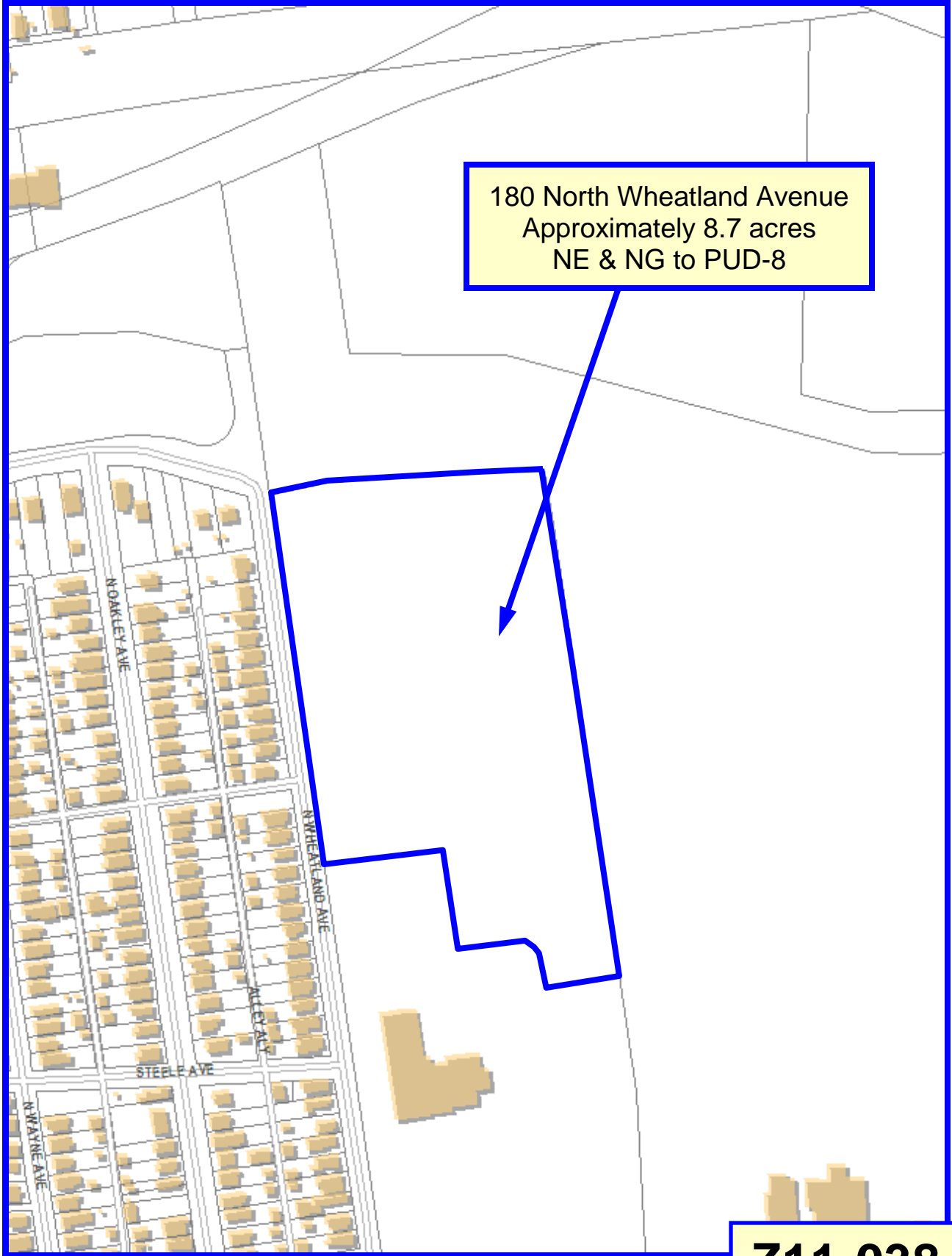
- The 8.7± acre site is undeveloped and was formally a part of the State of Ohio West Broad Street office complex. In 2004, the property was zoned NE, Neighborhood Edge, and NG, Neighborhood General Districts as part of a 21± acre Traditional Neighborhood Development (TND) for 104 single-unit dwellings, but was never developed. The requested PUD-8, Planned Unit Development District will allow a 60-unit apartment building intended for senior housing with a net density of 6.9 units/acre and 4.6 acres of open space. The applicant had filed for rezoning of the entire TND tract for a mixed-use residential development in two subareas with the 60-unit building being in Subarea “A” and a mixture of single- and multi-unit buildings totaling 75 units in Subarea “B”. After receiving negative feedback from the community on the proposal mainly centered on Subarea “B”, the applicant has reduced the acreage of their rezoning application to only encompass Subarea “A” which was intended to be the first phase of their development. The remaining acreage will maintain the NG, Neighborhood General zoning classification until a new development proposal is considered.
- To the north is undeveloped land in the R, Rural District. To the east is a State of Ohio campus which includes a mental health facility, office buildings, and a juvenile detention/training facility zoned in the R, Rural and L-C-2, Limited Commercial Districts. To the south is a vacant storage building in the NG, Neighborhood General District. To the west across Wheatland Avenue are predominantly single- and two-unit dwellings in the R-4, Residential District.

- The site is located within the planning area of *The Greater Hilltop Plan Amendment* (2010) which recommends medium density residential development and open space for this location.
- The site lies within the boundaries of the Greater Hilltop Area Commission whose recommendation had not been received at the time this report was written.
- The PUD Plan depicts the layout of the streets, proposed building, and open space areas, and contains Columbus Health Department Healthy Places features such as five foot wide sidewalks, internal connectivity, a walking path, gathering spaces, and a community garden. The PUD Notes provide customary development standards, street alignments, street trees, sidewalks, building and parking setbacks, and building height. "Reserve A" will be retained by the City of Columbus to ensure protection of the ravine and flood plain, and every effort to provide a connection to the existing trail system will be made by the developer as requested by the Healthy Places program.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

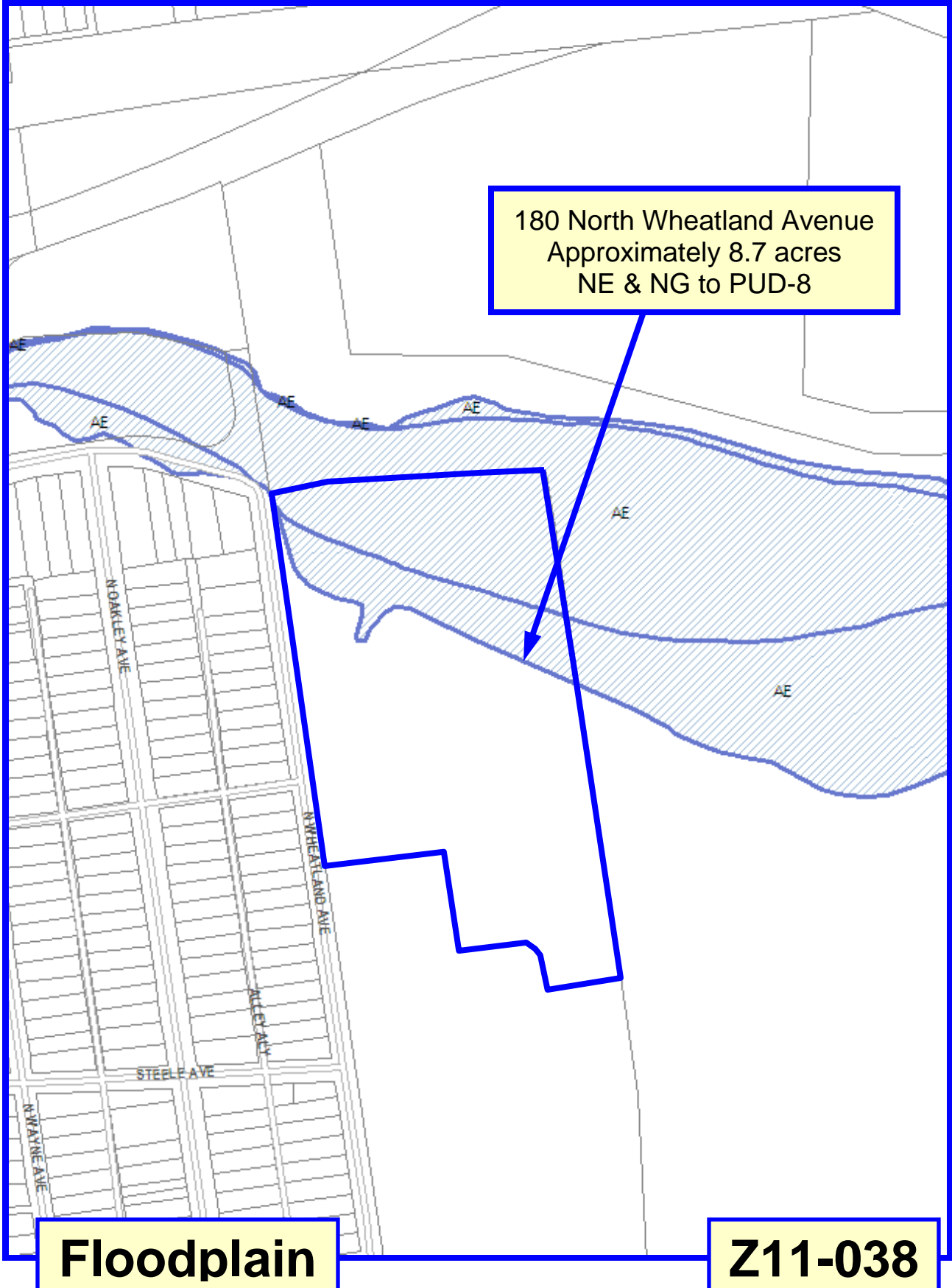
The requested PUD-8, Planned Unit Development District will allow a 60-unit apartment building intended for a senior housing development with a net density of 6.9 units/acre and 4.6 acres of open space. The PUD Plan and Notes provide customary development standards that are compatible with the surrounding neighborhood, ensure protection of natural features, and provide active and passive recreational opportunities for residents. The requested rezoning is consistent with the zoning and development patterns of the area, and with the land use recommendations of *The Greater Hilltop Plan Amendment*.



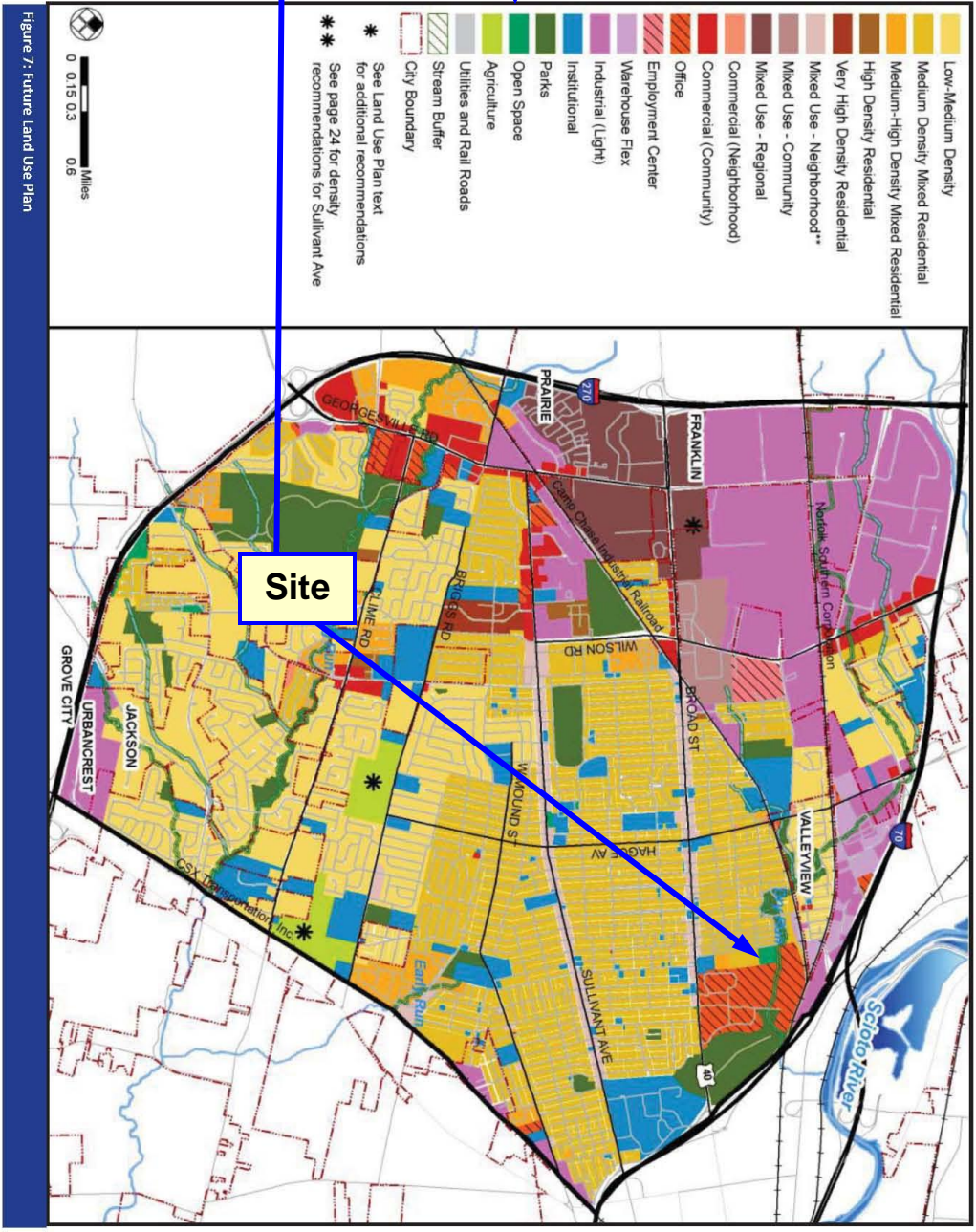


180 North Wheatland Avenue  
Approximately 8.7 acres  
NE & NG to PUD-8

**Z11-038**







**Z11-038**

**Development Principle 1: Neighborhoods will include a vibrant mix of uses (residential, retail, office, etc.)**

**Policy**  
Mixed use development should be common on the Hilltop's primary corridors and include multi-family housing, retail, offices, and other services that meet community needs and contribute to a walkable environment.

**Guidelines/Strategies**

- Neighborhood-scale mixed use is recommended for West Broad Street, from Whitehome Avenue west to the railroad underpass. The intersections of West Broad Street and Westgate Avenue, West Broad Street and Powell Avenue, and West Broad Street and Wheatland Avenue may serve as mixed use redevelopment opportunities.
- Community-scale mixed use is recommended for the northeast and northwest corners of West Broad Street and Wilson Road. Support continued use of larger retail centers with possible infill of additional retail, office, or multifamily. On the northeast corner, also consider development of small medical office buildings along the Wilson Road frontage, encouraging medical offices as infill while preserving portions of the existing commercial strip.
- Community scaled commercial is recommended for the southeast corner of Wilson Road and West Broad Street. The plan recognizes the existing industrial use, but recommends community commercial in the case the site is redeveloped in the future.
- Regional-scale mixed use is recommended for Westland Mall area. This area is not within the city of Columbus and is subject to the regulatory guidance of Franklin County. Improve access and connections to the surrounding neighborhood.
- Regional-scale mixed use is recommended for West Broad Street from Philip Road west to I-270.
- Neighborhood-scale mixed use is recommended for Sullyvart Avenue, east of Wilson Road, limiting retail to existing sites. Additional retail, if considered, should occur at major intersections.
- Support existing mix of land uses in the area between Wilson Road on the west, Norfolk Southern railroad tracks on the south, and I-70 on the north east. The area to the east of Hague Avenue is primarily recommended for light manufacturing. Limit retail on Hague Avenue to locations of existing retail. As opportunities arise, enhance buffering and screening (landscaping) to minimize potential conflicts and protect streams with a buffer, as shown on the Future Land Use Plan (See Figure 7).
- The vacant commercial property at Briggs Road and Bronwynne Avenue: Support neighborhood-scale mixed use, office, smaller scale multi-family (townhouse style), or single family. Any retail should only be supported if part of a neighborhood scale mixed use project (retail with residential above).

Redevelopment of the opportunity sites (and other applicable locations) should be guided by the principles illustrated through the development concepts and other urban design guidelines included in this Plan.

Refer to the Highland West Vision Plan for design and other development related considerations.

North of West Broad Street: Support mix of existing land uses with Medium Density Mixed residential as the primary land use. Protect the streams with a buffer as shown on the Future Land Use Plan (See Figure 7) as opportunities arise.

Wilson Road corridor, north of railroad tracks: Community commercial uses are recommended. Medium Density Mixed residential for the vacant property to the immediate east of the commercial corridor at Wilson and Fisher roads is recommended as a transition to the single family to the east.

Southeast corner of Wilson Road and Valleyview Drive (northern half of Greater Western Shopping Center): Employment Center uses are recommended.

Northwest quadrant of the Sullyvart Avenue and Wilson Road intersection: Support continued mix of current land uses. Limit retail to existing retail locations. Existing light manufacturing sites should continue as light manufacturing or office related uses. Light manufacturing, office, or flex office should also be considered for existing retail sites. As opportunities arise, utilize buffering and screening (landscaping) to minimize potential conflicts between land uses.

Regional-scale mixed use is recommended for apartments on Georgesville Road, south of Westland Mall as a possible redevelopment opportunity following appropriate guidelines in the Plan. This area is under the regulatory guidance of Franklin County.

Small-scale neighborhood retail currently exists within residential portions of the planning area east of Wilson Road and north of Briggs Road. If managed carefully, these storefronts can serve as an amenity for the community. Retail should be limited to existing storefronts. Evidence should be provided that any proposed retail development at these existing locations would have minimal negative impact on the surrounding residential area in terms of parking, lighting, noise, graphics, or other potentially negative impacts.

The vacant Delphi site is recommended for regional-scale mixed use in anticipation of a redevelopment of the site as a regional entertainment center. In the event that the site is not redeveloped into a mixed use site, Employment Center uses are recommended. The Wheatland site is recommended for medium density residential for the northern portion of the site. Medium-high density residential is recommended for the southern portion. This could include apartment, condos or senior housing.



Hotel along the National Road.



City of Columbus  
Mayor Michael B. Coleman

### Department of Development Building Services

757 Carolyn Avenue ♦ Columbus, Ohio ♦ 43224 ♦ (614) 645-7314

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

### STANDARDIZED RECOMMENDATION FORM

Group Name: GREATER HILLTOP AREA COMMISSION Meeting Date: 2/7/2012

Case Number: Z11-038 Case Type:  Council Variance  Rezoning

Zoning Address: 180 N. WHEATLAND AVE Applicant: CITY OF COLUMBUS - LAND REDEVELOPMENT OFFICE  
43204 THE WODA GROUP

Person(s) Representing Applicant at Meeting: TOM SIMONS - WODA GROUP, JOHN TURNER - CITY LAND REDEVELOPMENT OFFICE

Conditions Requested by Group (Add continuation sheet if needed):  
Area Commissions see note at bottom.

Applicant  
Response  
Yes No

1. <u>ORIGINAL APPLICATION FOR 20.1 ACRES REVISED TO 8.7 ACRES FOR PHASE I</u>	<input checked="" 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"/>

#### Recommendation

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 9 Against 2

Signature / Title of Authorized Representative: By John, Zoning Chair, Greater Hilltop Area Commission

Daytime Phone Number: 614-653-7653

**Note to Area Commissions:** Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.



### REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 211-038

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thomas S. Simons  
of (COMPLETE ADDRESS) 4788 Overcreek Place, Powell, OH 43065  
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. Jeffrey J. Woda 3720 Hyatts Road Powell, OH 43065 740-363-7438	2. David Cooper, Jr. 7886 Jonell Square New Albany, OH 43054 614-933-9464
3. Wheatland Crossing Limited Partnership 229 Huber Village Blvd., Suite 100 Westerville, OH 43081 0 Thomas Simons 614-396-3200	4. City of Columbus Land Redevelopment Office 109 N. Front Street Columbus, OH 43215 John Turner - 614-645-2551

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 9<sup>th</sup> day of February, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

March 25, 2015

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



SHAUNTEE SLONECKER  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
March 25, 2015

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
For questions regarding this form and fees please call: 614-645-4522  
Fees in Franklin County payable to the Columbus City Treasurer