



SITE DATA	
TOTAL ACRES	4.63 ACRES
TOTAL UNITS	94 UNITS
DENSITY	2.1, 3.83 DU/AC.
OPEN SPACE	2,300 ACRES
SURFACE PARKING	117 SPACES
GARAGE PARKING	18 SPACES
TOTAL PARKING	135 SPACES
PARKING DENSITY	2.1, 1.61 SPACES/DU.

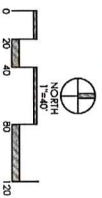
CONCEPT PLAN

SUNBURY ROAD

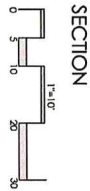
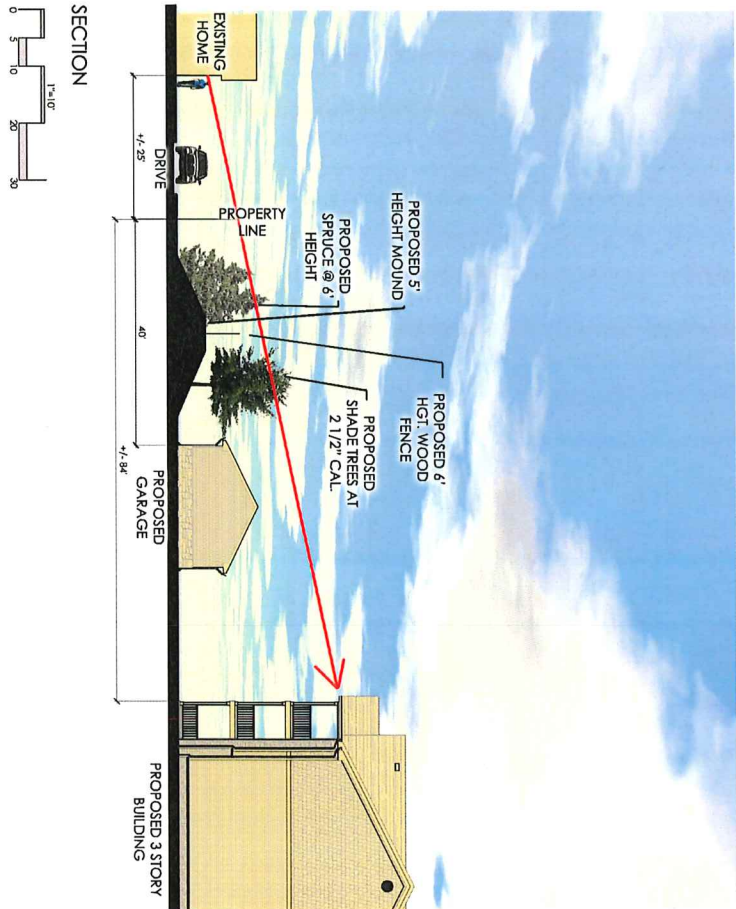
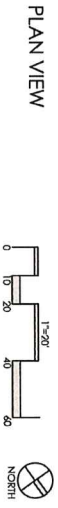
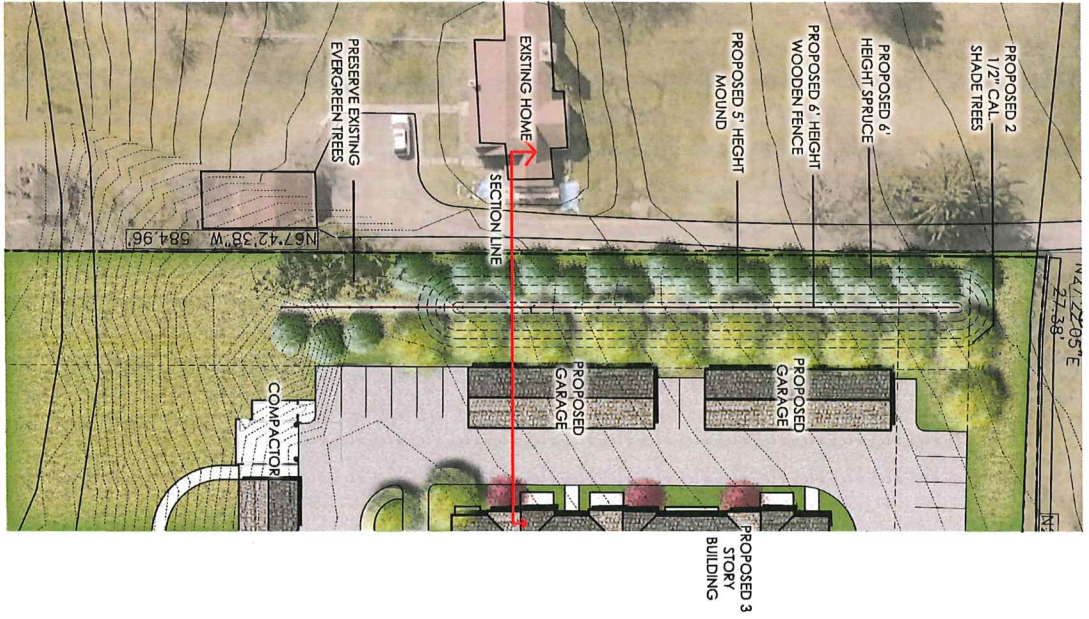
PREPARED FOR METRO DEVELOPMENT  
DATE: 11/27/18

*Bill Tompman 12/14/18*

Z18-051 FINAL RECEIVED 12/5/18 PAGE 1 OF 2



**Paris Planning & Design**  
LAND PLANNING • LANDSCAPE ARCHITECTURE  
3000 S. STATE ST. SUITE 400 COLUMBUS, OH 43221  
614.441.1944 www.parisplanninganddesign.com



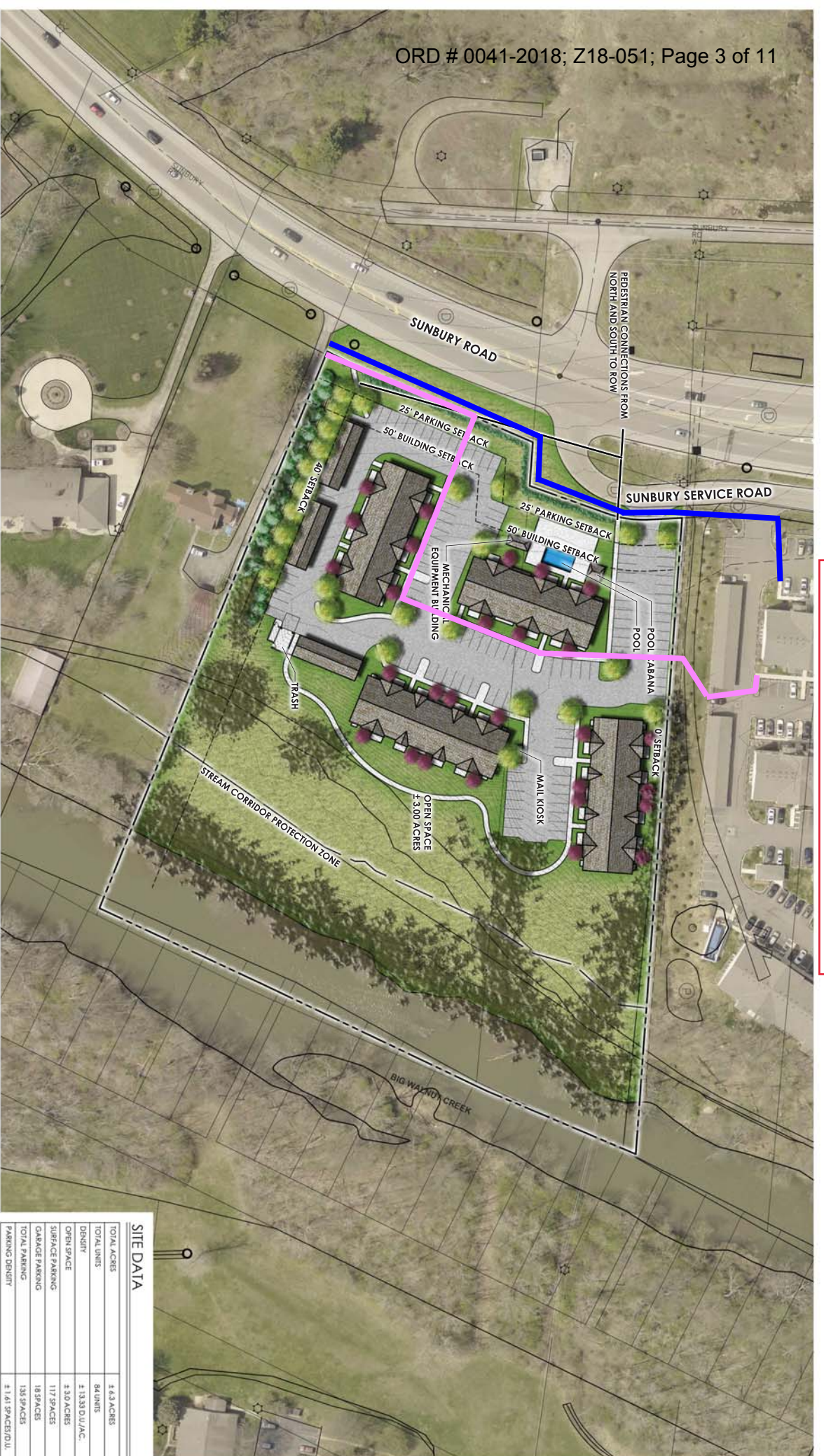
**BUFFER PLAN**

**SUNBURY ROAD**  
 PREPARED FOR METRO DEVELOPMENT  
 DATE: 11/27/18

*Jess Tarjman*  
 12/1/18

**Paris Planning & Design**  
 LAND PLANNING  
 243 N. 26th Street  
 P.O. Box 1714  
 Lincoln, NE 68503  
 402.491.1144  
 www.parisplanning.com

Z18-051 FINAL RECEIVED 12/5/18 PAGE 2 OF 2




SITE DATA	
TOTAL ACRES	4.3 ACRES
TOTAL UNITS	84 UNITS
DENSITY	19.30 D.U./AC.
OPEN SPACE	1.30 ACRES
SURFACE PARKING	117 SPACES
GARAGE PARKING	18 SPACES
TOTAL PARKING	135 SPACES
PARKING DENSITY	31.41 SPACES/D.U.


## CONCEPT PLAN

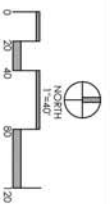
# SUNBURY ROAD

PREPARED FOR METRO DEVELOPMENT  
 DATE: 10/22/18

**Pedestrian Connectivity Suggested Alternatives**

Alternative 1 

Alternative 2 



**Farris Planning & Design**  
 LAND PLANNING 2401 28th Street, Columbus, OH 43215  
 614.461.1144  
 LANDSCAPE ARCHITECTURE 3080 Kellie Avenue, Columbus, OH 43221  
 614.461.1144

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 8, 2018**

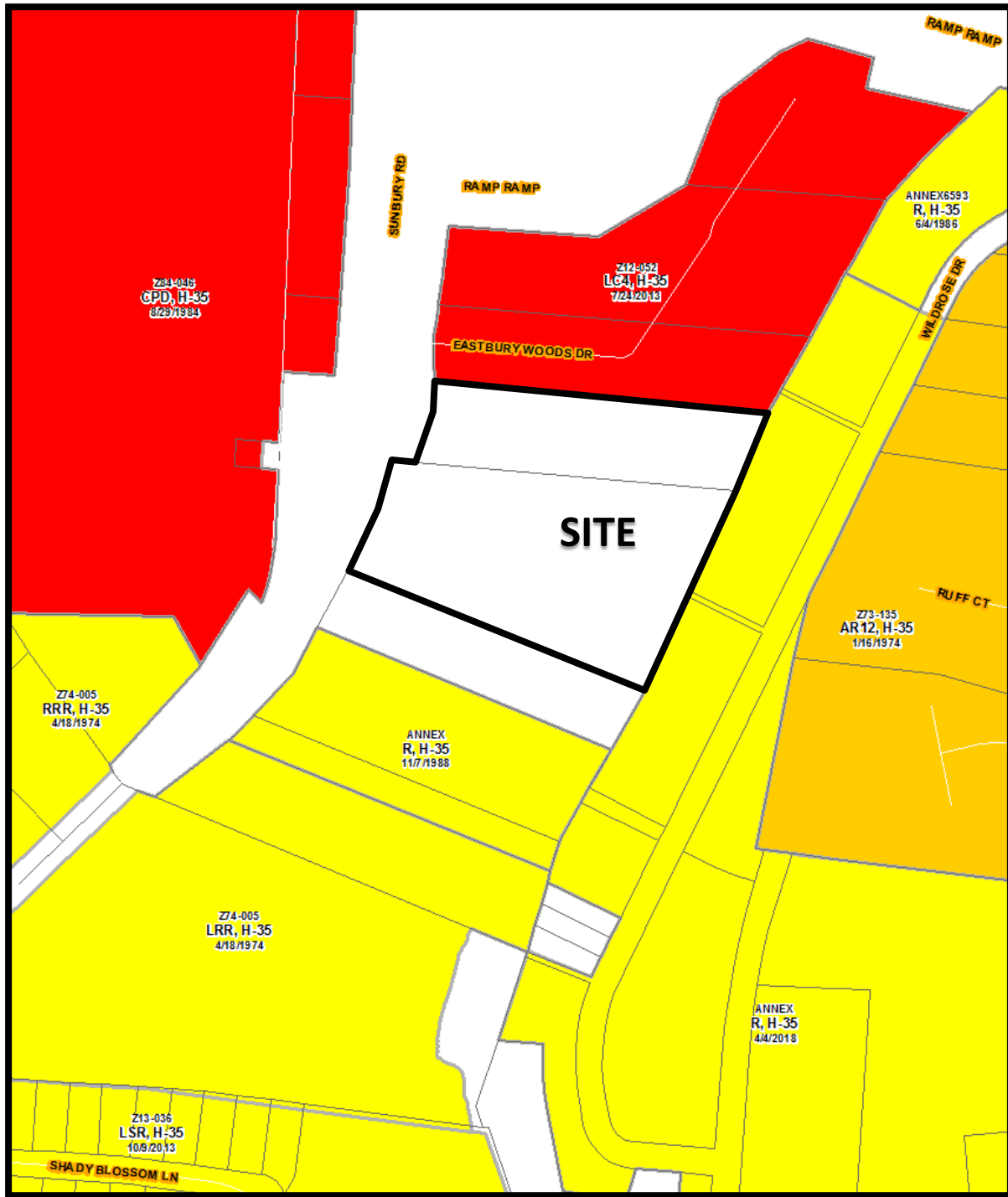
- 5. APPLICATION: Z18-051**  
**Location:** **5850 SUNBURY ROAD (43230)**, being 6.3± acres located on the east side of Sunbury Road, 1,000± feet south of State Route 161 (110-000886 & 110-000698; Northland Community Council).  
**Existing Zoning:** R, Rural District (Pending Annexation).  
**Request:** L-ARLD, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** Lisa Pickens Silva; 5850 Sunbury Road; Columbus, OH 43230.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 6.3± acre site consists of two parcels, both of which are developed with single-unit dwellings pending annexation into the R, Rural District. The applicant proposes to develop the site with a multi-unit residential development in the L-ARLD, Limited Apartment Residential District.
- The site is bordered to the north by an extended stay hotel in the L-C-4, Limited Commercial District. To the south are single unit dwellings in various residential districts in the City of Columbus and Blendon Township. To the east is Big Walnut Creek. To the west is undeveloped land in the CPD, Commercial Planned Development District.
- Concurrent CV18-067 has been filed to reduce the perimeter yard setback along the north property line. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the *Northland Plan Volume II* (2002) “Blendon District” which recommends infill development that is compatible with surrounding land uses.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval of the requested district (13-3).
- The limitation text includes commitments to setbacks, bicycle parking, buffering and screening, building materials, lighting, and a site plan.
- The *Columbus Thoroughfare Plan* identifies Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-ARLD, Limited Apartment Residential District will permit a multi-unit residential development with 84 units on the site. The proposal is consistent with the land use recommendations of the *Northland Plan Volume II* as comparable higher intensity development is occurring on both sides of Big Walnut Creek due to past expansion of State Route 161. The applicant is also providing a substantial buffer to the south and open space / natural areas along the creek.

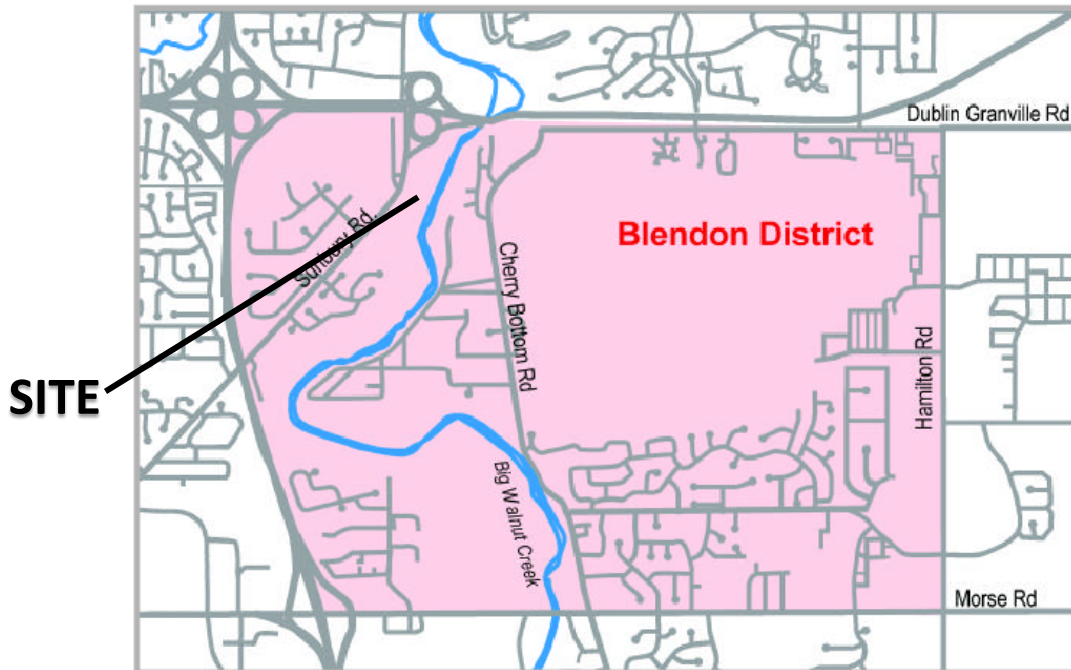


Z18-051  
5850 Sunbury Road  
Approximately 6.3 acres  
R to L-ARLD

*Northland Plan Volume II (2002) – “Blendon District”*

**Blendon District**

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



*Blendon District*



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

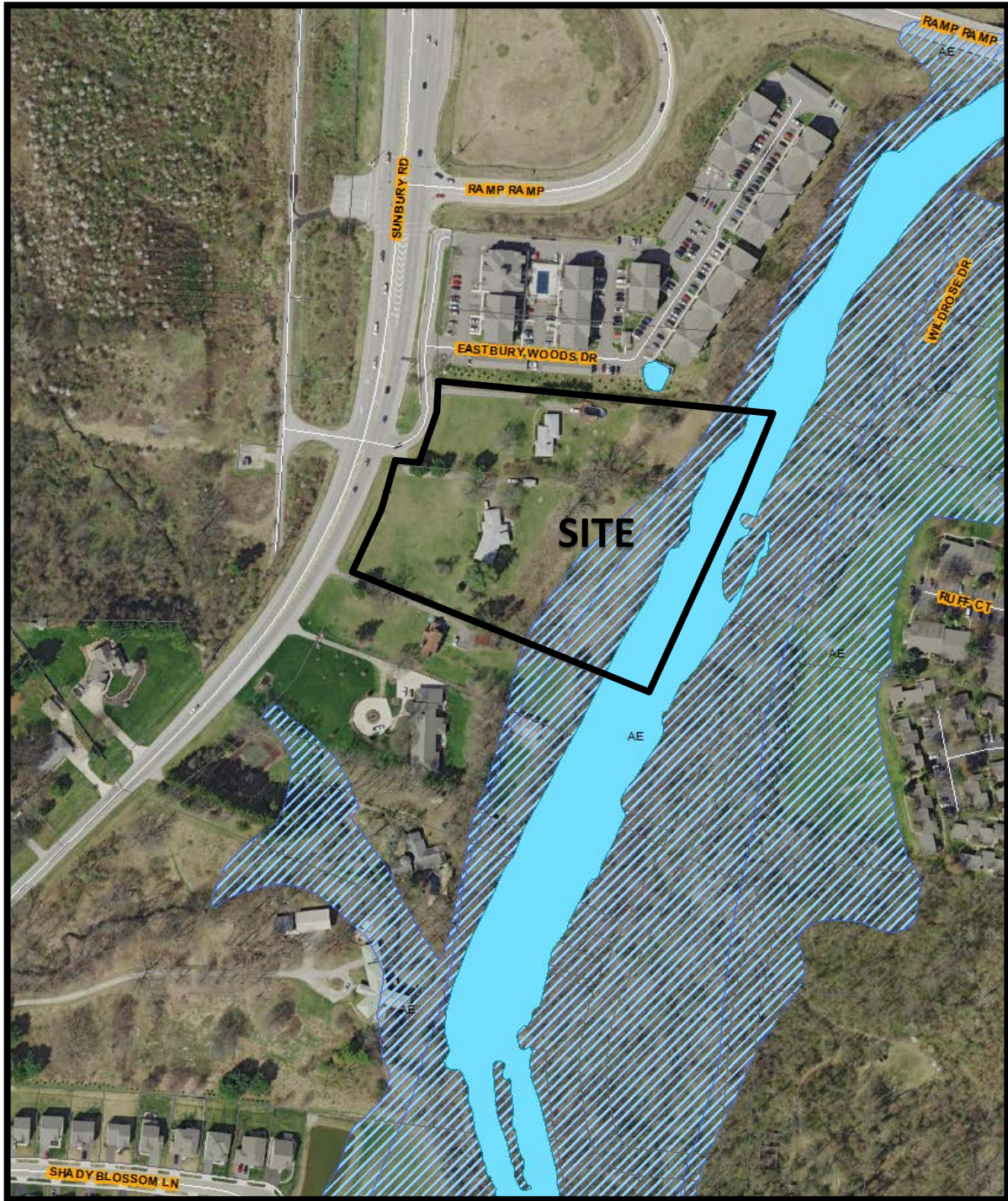
- *Future redevelopment or rezoning of parcels currently zoned in Columbus adhere to the Northland Development Standards*
- *Future development of the prime opportunity site at the southeast corner of SR-161 and I-270 take into consideration views from the freeway and buffer the residential areas to the south. Recreation and Parks consideration of this site for future recreation purposes is encouraged, however it is acknowledged that the site currently is zoned CPD, commercial planned development.*
- *Infill development that is compatible with surrounding land-uses be encouraged.*
- *Adequate buffering of any development adjacent to the Blendon Woods Metro Park be provided in consultation with Metro Parks.*

Z18-051  
5850 Sunbury Road  
Approximately 6.3 acres  
R to L-ARLD



Z18-051  
5850 Sunbury Road  
Approximately 6.3 acres  
R to L-ARLD





Z18-051  
5850 Sunbury Road  
Approximately 6.3 acres  
R to L-ARLD



Northland Community Council  
Development Committee

Report

September 26, 2018 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

*Voting: (16):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPW), Woodstream East (WECA).

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- Case #2: Application #Z18-051/CV18-067 (Rezone 6.3 AC± from R/pending annexation to L-ARLD for a new 84-unit multi-family development @ ±13.3 du/acre; concurrent Council variance from §3333.255 to reduce perimeter yard on N property line from 25 feet to 0 feet and from §3312.27 to reduce parking setback on W property line abutting Sunbury Road to 10 feet)  
Jill Tangeman/Vorys and Joe Thomas/Metro Development  
*representing*  
Metro Development LLC  
5850 Sunbury Road, 43230 (110-000698/110-000886)
- **Z18-051:** *The Committee approved (13-3) a motion (by NABA, second by SCA) to RECOMMEND APPROVAL of the rezoning application.*
  - **CV18-067:** *The Committee approved (16-0) a motion (by PCA, second by APHA) to:*
    - **RECOMMEND APPROVAL** of the variance requested from §3333.255; and to:
    - **RECOMMEND DISAPPROVAL** of the variance requested from §3312.27.
-



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 # 218-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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

Table with 2 columns and 2 rows for listing parties with 5% or more interest. Row 1: Metro Development LLC, 470 Olde Worthington Road, Westerville, OH 43082, 0 Columbus Employees, c/o Joe Thomas Jr. / #614-540-2400. Row 2: Empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman, Esq

Subscribed to me in my presence and before me this 27th day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

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