

**PEDESTRIAN CONNECTIVITY KEY**

- ASPHALT PATH
- SIDEWALK/PEDESTRIAN CONNECTION
- PARKLAND DEDICATION AREA
- OPEN SPACE

**SITE DATA**

EXISTING ZONING	EXISTING ACREAGE
RESIDENTIAL	8.8 AC
SUBAREA 1 - CPD	46.52 AC
SUBAREA 2, 3, 4 - PUD-8	40.13 AC
<b>TOTAL ACREAGE</b>	<b>89.45 AC</b>
<b>NET ACREAGE</b>	<b>47.43 AC</b>

**PROPOSED ZONING**

PROPOSED ZONING	PROPOSED ACREAGE
SUBAREA 1 - CPD	46.52 AC
SUBAREA 2, 3, 4 - PUD-8	40.13 AC
<b>TOTAL ACREAGE</b>	<b>86.65 AC</b>
<b>NET ACREAGE</b>	<b>47.43 AC</b>

**REVISIONS**

MARK	DATE	DESCRIPTION
01	06-25-17	SUBAREA 1 ADDED SUBAREA 3
02	06-13-17	UPDATED UNITS, COUNTY, COMMERCIAL AND OPEN SPACE

**NOTE:**  
THIS PLAN IS CONFIDENTIAL. THE PUD AND CPD TEXT SUBMITTED HEREWITH AND APPLICABLE TO OTHER DEVELOPMENT STANDARDS AND COMMENTS BY THE APPLICANT THE LOCATION OF BUSINESS PATHS MAY BE REVISION IN THE DESCRIPTION OF THE BUSINESS AND/OR SERVICE OR THE DESIGNER.



DATE	10/15/2017
SCALE	AS SHOWN
DRAWN BY	20180301
SHEET	1/1



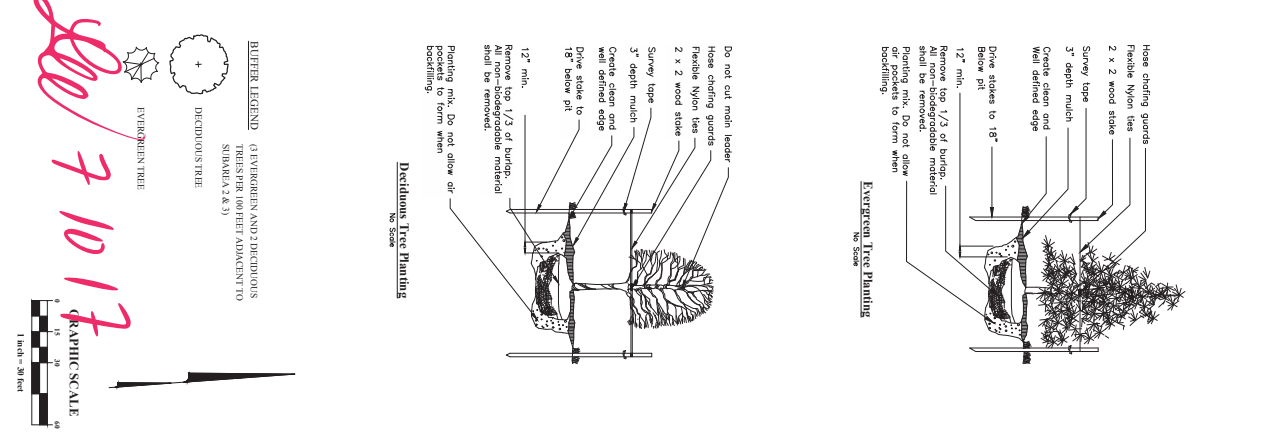
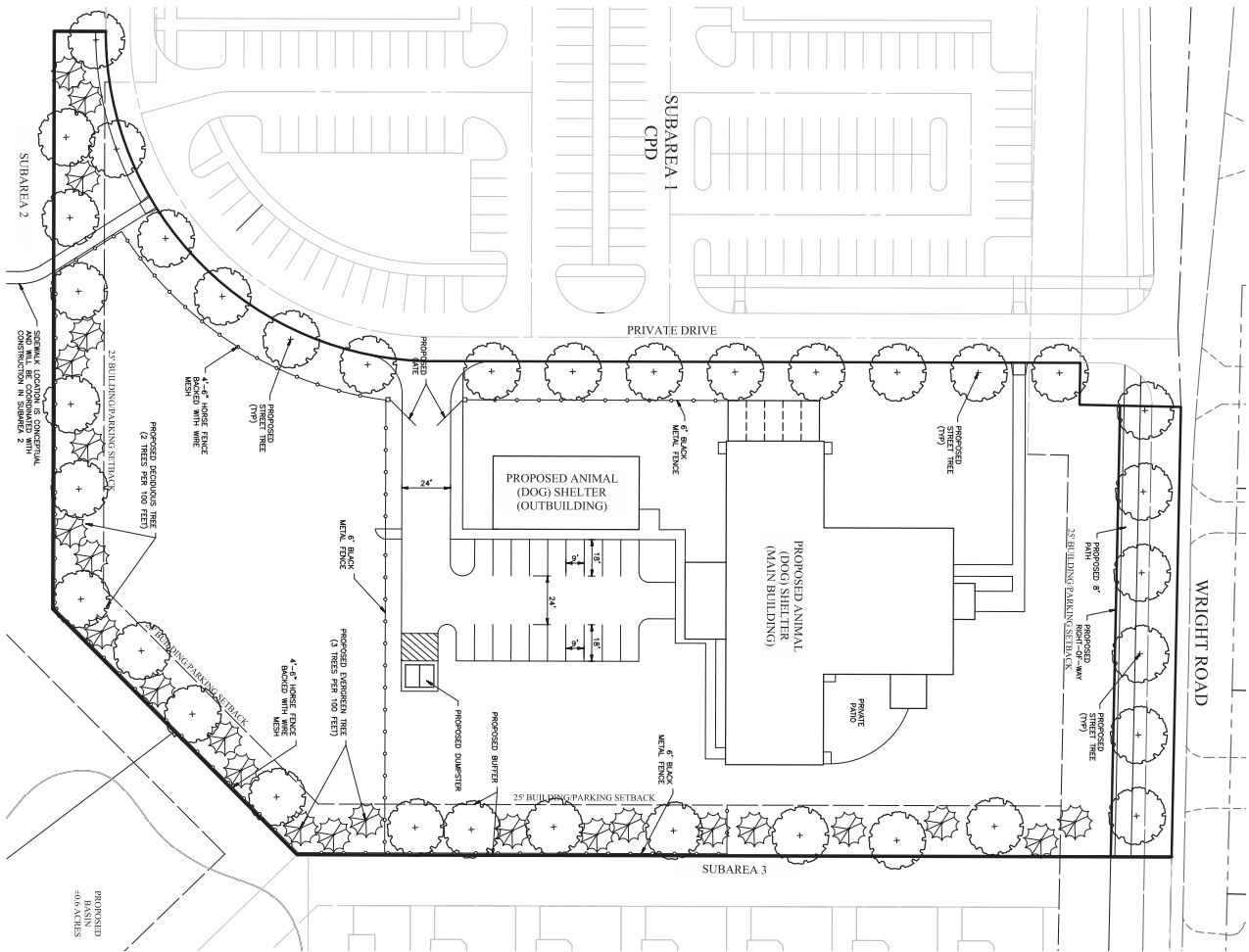
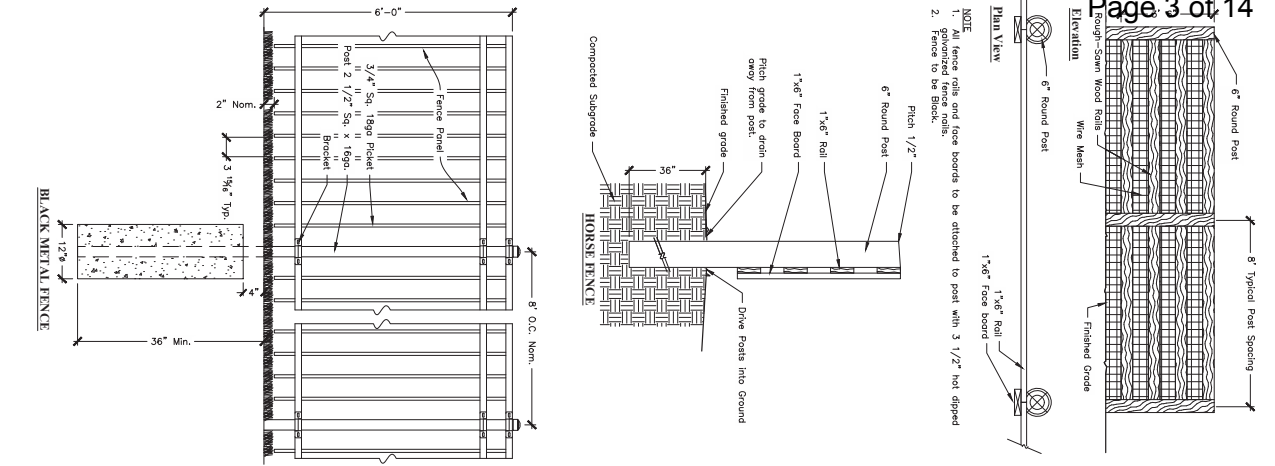
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
CPD/PUD SITE PLAN  
FOR  
**GENDER ROAD TRACT**

**HOMWOOD**

MARK	DATE	DESCRIPTION
01	06-25-17	SUBAREA 1 ADDED SUBAREA 3
02	06-13-17	UPDATED UNITS, COUNTY, COMMERCIAL AND OPEN SPACE

Z16-054 Final Received 7/10/2017





REVISIONS		
MARK	DATE	DESCRIPTION
	7/6/17	REMOVE DOGRUN FROM EAST SIDE OF BUILDING

HOMWOOD

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
 SITE PLAN ENLARGEMENT  
 FOR  
**GENDER ROAD TRACT  
 ANIMAL (DOG) SHELTER**



DATE	MAY 18, 2017
SCALE	1" = 30'
DRAWN BY	2018031
SHEET	1/1

Z16-054 Final Received 7/10/2017



Cambridge



Newport



Introducing  
The Cottage Collection  
Inspired and Inspiring

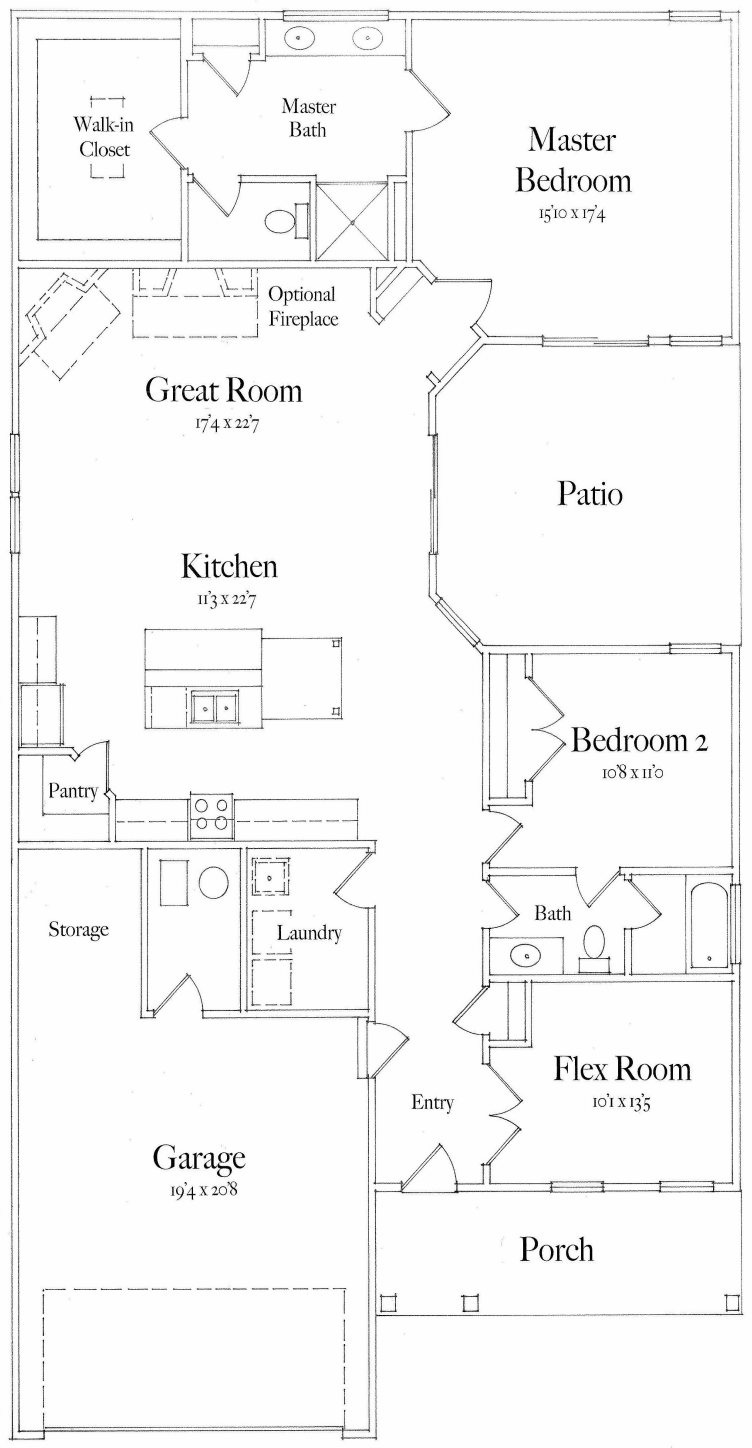


*Handwritten signature*  
7.10.17



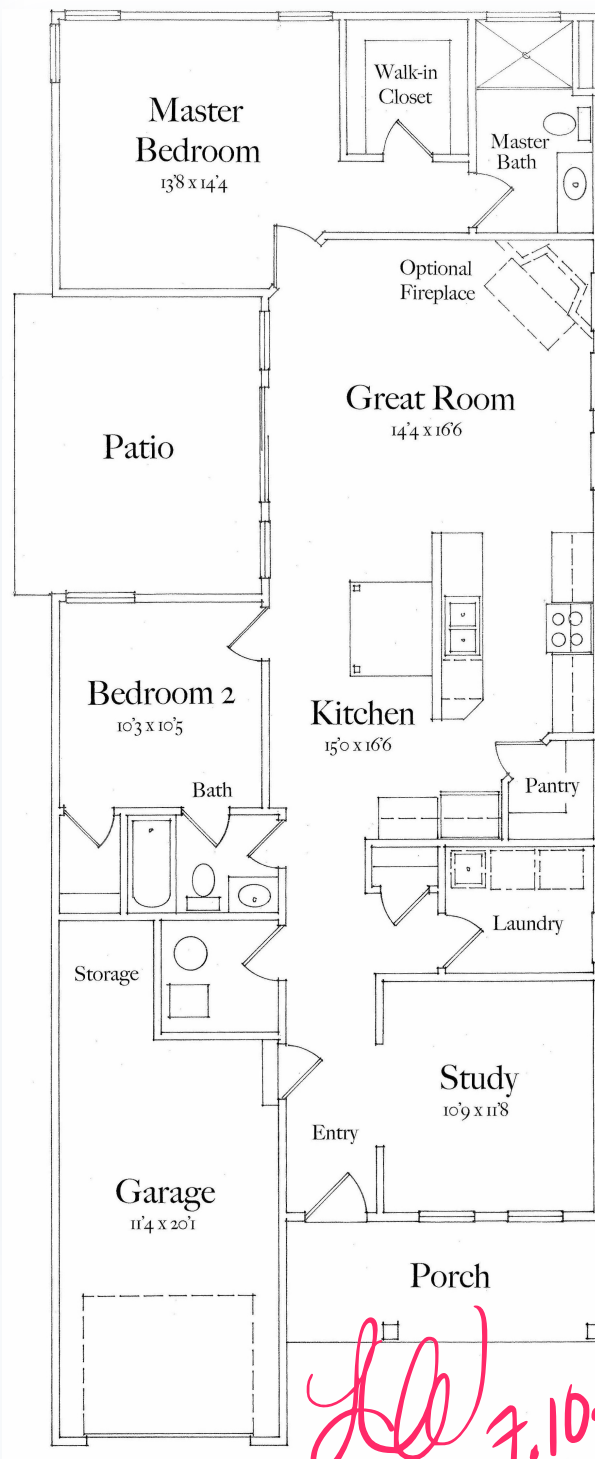
# The Cottage Collection

Inspired and Inspiring



## CAMBRIDGE 2144 sq ft

Inspired by the beauty and simplicity of Seaside Living, these homes offer well-organized open plans, private patios, plenty of natural light and just the right amount of space for your new simpler life.



## NEWPORT 1581 sq ft

*Handwritten signature and date: 7.10.17*

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

- 9. APPLICATION: Z16-054**  
**Location:** **6261 WRIGHT ROAD (43130)**, being 75.7± acres located at the southeast corner of Wright Road and Gender Road (010-274898 and 010-265712; Greater South East Area Commission).  
**Existing Zoning:** NE, Neighborhood Edge, NC, Neighborhood Center, and R, Rural Districts.  
**Request:** CPD, Commercial Planned Development and PUD-8, Planned Unit Development Districts.  
**Proposed Use:** Commercial and mixed-residential development.  
**Applicant(s):** Homewood Corporation; c/o Laura MacGregor Comek, Atty.; 300 East Broad Street, Suite 450; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 614-645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 75.7± acre site is undeveloped, and is zoned NE, Neighborhood Edge, NC, Neighborhood Center, and R, Rural districts. The existing TND districts (Z01-064) permit 650 units. The requested CPD, Commercial Planned Development District proposes limited C-4 and all C-5 uses on 6.39 acres. The requested PUD-8, Planned Unit Development District will permit a mixed-residential development of 402 units (260 apartment units and 142 single-unit dwellings) on 63.71 acres at a gross density of 6.31 units/acre with 20± acres of provided open space, and includes both private and public streets.
- Surrounding the site to the north and west are single-unit dwellings and undeveloped land in Madison Township. To the south is a multi-unit residential development in the PUD-8, Planned Unit Development District. To the east is Pickerington Ponds Metro Park land in the R, Rural District.
- The site is within the planning area of the *Southeast Area Plan* (2000), which recommends “Neotraditional Village/Neighborhood” and “Park” uses for this location. The Plan recommends traditional neighborhood development (TND) standards for the “Neotraditional” and “Neighborhood” areas which are envisioned as mixed-use development. While use of TND zoning districts is not required, the underlying principles are important (the use of open space as an organizational element, the placement of parking behind buildings, bicycle/pedestrian connectivity, buildings that address the street and open space, and foster walkability, etc.), but are not fully reflected in the proposal. At the time this report was finalized, the following items still needed to be addressed:
  - The text needs to clearly commit to the site plan (remove references to “conceptual” site plan)

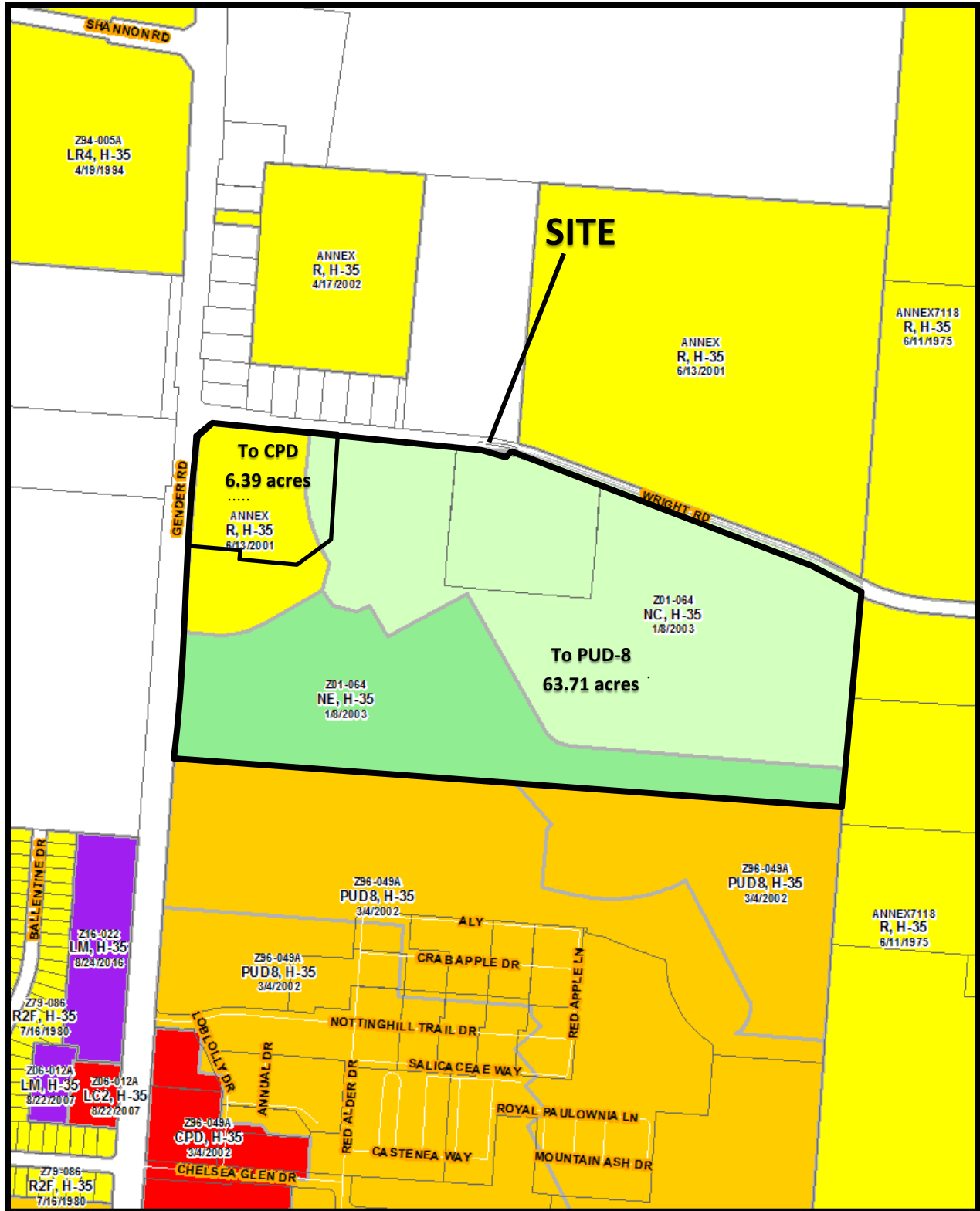


- A commitment to Community Commercial Overlay standards for commercial uses in Subarea 1, including for the gas station, is requested. If there is deviation proposed, then the particular standard from which relief is being sought should be included as a variance.
  - Elevations for the single-unit dwellings are desired. In lieu of elevations, a commitment in the text that states that garages should be no more than 40 percent of the total façade, and set back from the façade or located to the rear or side of the dwelling is requested.
  - A pedestrian connection between Subarea 3 and the sidewalk on Wright Road is requested.
  - Clarification on the landscaping that would be committed to on Wright Road in Subarea 1 is requested.
- 
- The development text includes use restrictions, setback and access provisions, private street provisions, building and parking orientation and interconnectivity provisions, landscaping and screening, building materials commitments, and lighting and graphics controls. The site plan reflects the intended development and open space and preservation areas. A detailed site plan for a portion of Subarea 1 is included provided that property is developed with a dog shelter. Traffic commitments are being finalized, and will be added to the development text prior to City Council consideration.
  - The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval of the request pending the outcome of traffic commitments that will likely be added to the development text.
  - Concurrent CV17-044 has been requested to permit outdoor runs in the proposed CPD district. That request will be heard by City Council and will not be considered at this Development Commission meeting.
  - The *Columbus Thoroughfare Plan* identifies Gender Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** \*Disapproval.

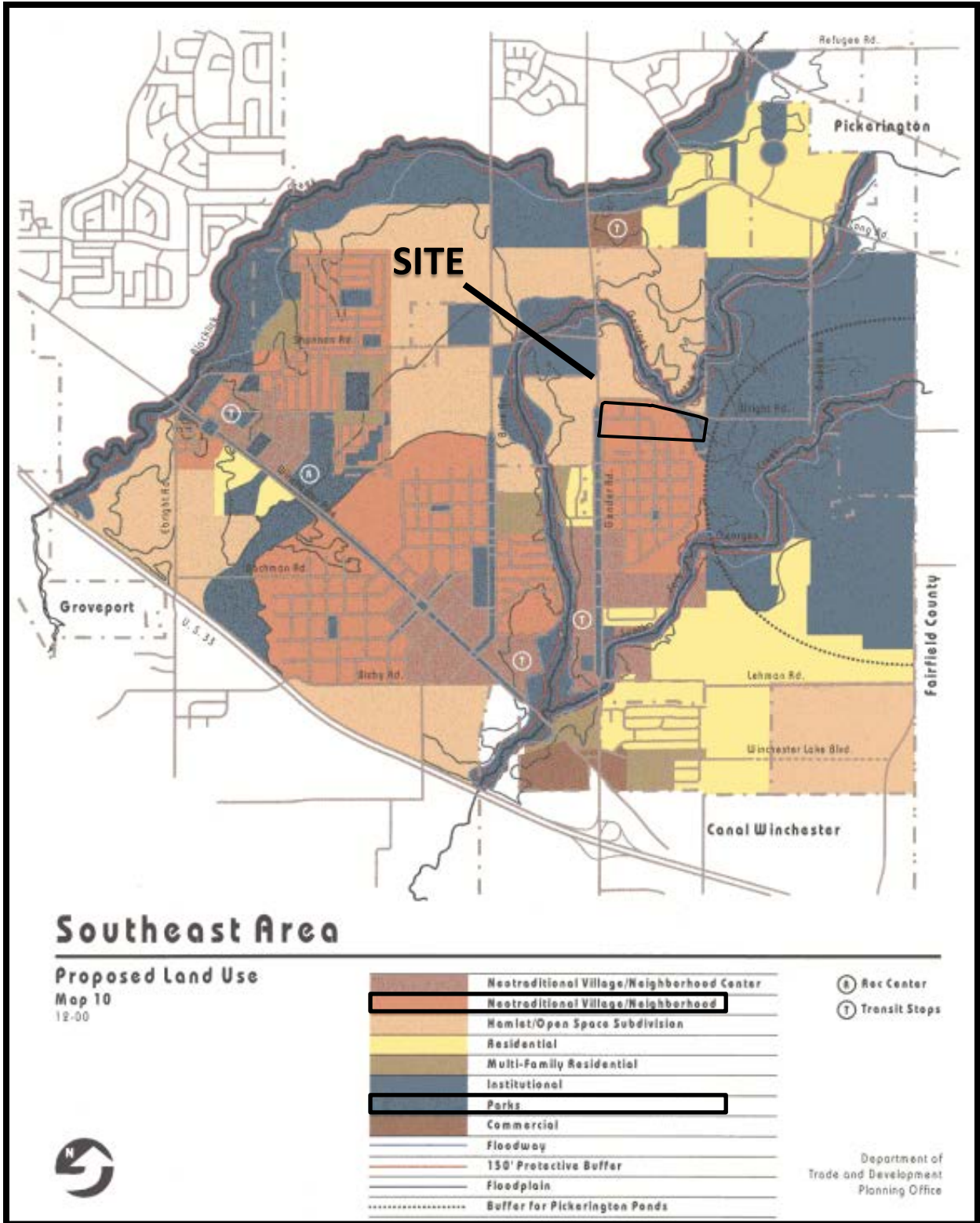
The requested CPD, Commercial Planned Development and PUD-8, Planned Unit Development districts will permit a mixed use development with 6.39± acres of limited commercial uses and a maximum of 402 residential units, which represents a reduction in 248 permitted residential units in the current TND districts. Development standards addressing use restrictions, setback and access provisions, private street provisions, building and parking orientation and interconnectivity provisions, landscaping and screening, building materials commitments, open space and natural resource preservation, and lighting and graphics controls are included in the request, but do not fully address items and clarifications requested by the Planning Division. The applicant is continuing to work with staff to address outstanding issues identified above, and to finalize traffic commitments. Upon satisfactory resolution of these items, the staff recommendation will revert to approval.

\* Two conditions requested by the Planning Division for garage-forward design limitations and minimum porches of 100 square feet in Subarea 3 were not met.



Z16-054  
6261 Wright Road  
Approximately 7 ( " , acres  
R, NE, & NC to PUD-8 & CPD





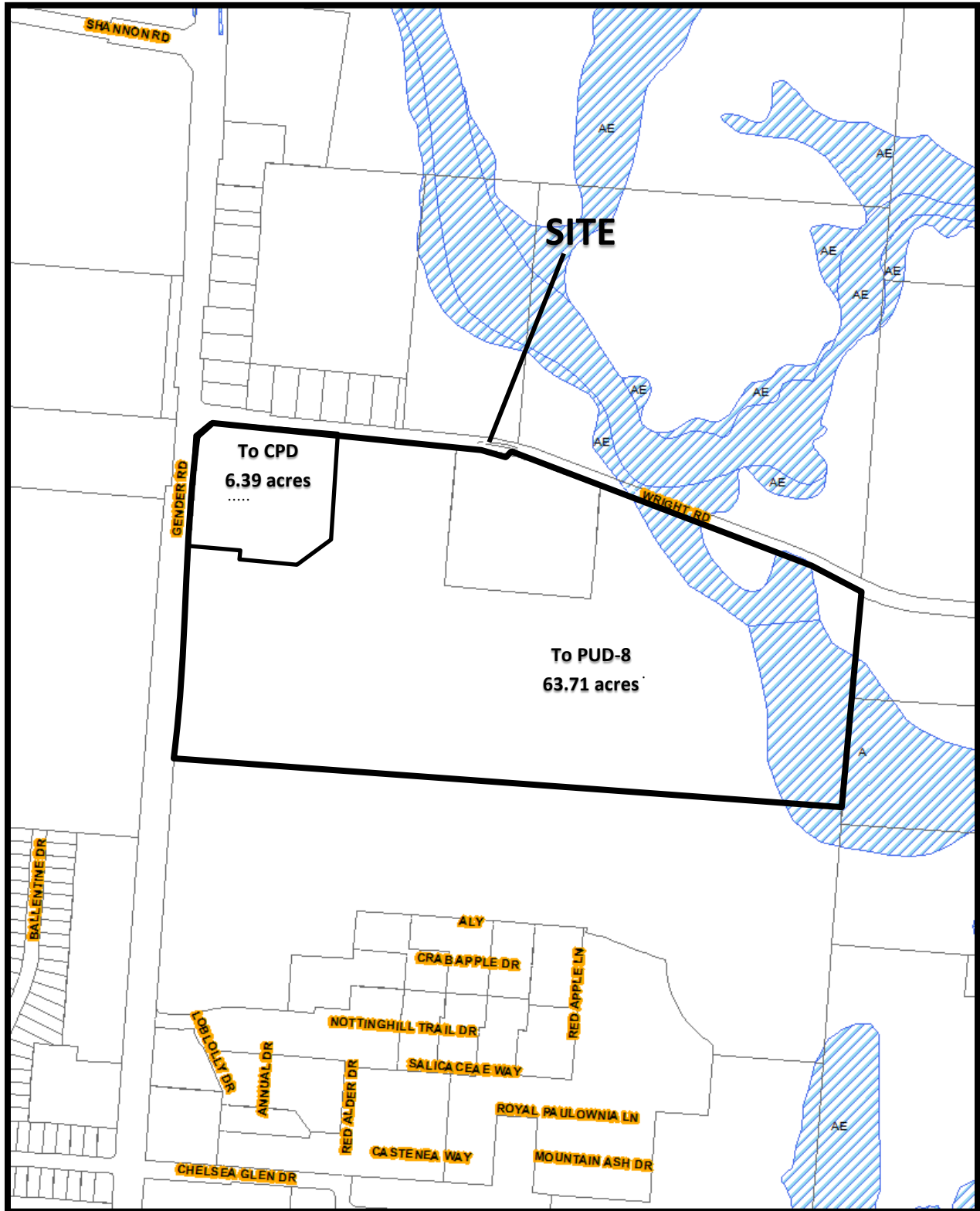
Z16-054  
6261 Wright Road  
Approximately 7.1 acres  
R, NE, & NC to PUD-8 & CPD



Z16-054  
6261 Wright Road  
Approximately 70 acres  
R, NE, & NC to PUD-8 & CPD



### Floodplain Map



Z16-054  
6261 Wright Road  
Approximately 7 ( " , acres  
R, NE, & NC to PUD-8 & CPD

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

Case Number: CU 17-044 & Z16-054  
Address: 6261 WRIGHT RD  
Group Name: GREATER SOUTHEAST AREA COMMISSION  
Meeting Date: 06/28/2017

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

Recommendation:  
(Check only one)  Approval  
 Disapproval

**NOTES:** COMMISSION HEARD 2ND TIME FOR UPDATE  
TO APPLICATION AND RESULTS OF TRAFFIC  
IMPACT AND SUBSEQUENT PLANS. MOTION MADE  
TO APPROVE +/or support; SECONDED AND VOTE  
CARRIED.

Vote: 8-1  
Signature of Authorized Representative: L Schacht, ZONING CHAIR LISAL SCHACHT  
SIGNATURE  
Greater South East Area Commission  
RECOMMENDING GROUP TITLE  
614-496-5482  
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: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

#9

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

**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

Date: June 8, 2017

Application #: Z16-054	Requested: CPD	Address: 6261 Wright Road					
# Hearings:	Length of Testimony: 6:50 → 7:00	10	Staff Position:	Approval	Disapproval	Conditional Approval	✓ LACK OF DETAIL PER CONDITIONS
# Speakers Support: 8	Opposition: 0	Development Commission Vote: 7 Yes 1 No 0 Abstain		Area Comm/ Civic Assoc: ✓	Approval	Disapproval	Conditional Approval
<b>Position</b> Y=Yes N=No (write out ABSENT or ABSTAIN)	<b>Y</b> Fitzpatrick	<b>ABSENT</b> Ingwersen	<b>ABSENT</b> Anderson	<b>Y</b> Cooley	<b>ABSENT</b> Conroy	<b>NO</b> Onwukwe	<b>Y</b> Golden
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use				✓			
Use Controls							
Density or Number of Units							
Lot Size							
Scale							
Environmental Considerations							
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation							
Governmental or Public Input							
<b>MEMBER COMMENTS:</b>							
FITZPATRICK: APPROPRIATE USE ; CONDITIONS APPEAR MANAGEABLE							
INGWERSEN: Absent							
ANDERSON: Absent							
COOLEY: APPROPRIATE LAND USE ; COMPLEXITY, BUT STAFF HAS HISTORY CONSULT WITH DEVELOPER TO RESOLVE CONCERNS							
ONWUKWE: TOO MANY LOOSE ENDS							
CONROY: Absent							
GOLDEN: No additional comments							



**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 #       Z16-054      

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)       Laura MacGregor Comek, Esq        
of (COMPLETE ADDRESS) \_\_\_\_\_

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

<p>1. <u>George A. Shestos, Jr.</u> <u>2700 E Dublin Granville</u> <u>Suite 300.</u> <u>Columbus, Ohio 43231</u> <u>Rd</u></p>	<p>2. <u>Homewood Corp c/o Jim Lipnos</u> <u>2700 E. Dublin Granville Rd</u> <u>Columbus, Ohio 43231</u> <u>30 emp.</u></p>
<p>3. _____</p>	<p>4. <u>ph: 614 898 2700</u></p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

      *[Signature]*      

Subscribed to me in my presence and before me this       28th       day of       March      , in the year       2017      

SIGNATURE OF NOTARY PUBLIC

      Marian R. Geer      

My Commission Expires \_\_\_\_\_



**Marian R. Geer**  
Notary Public, State of Ohio  
My Commission Expires 11-02-18  
*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal \_\_\_\_\_

**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**