

ZONING EXHIBIT
SECTION 14, QUARTER TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



The zoning map is prepared from existing zoning maps, and is not intended to be used as a legal document.

John D. Fu
12/18/06

EM/HT	
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BY	John D. Fu
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APPROVED	
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 14, 2006**

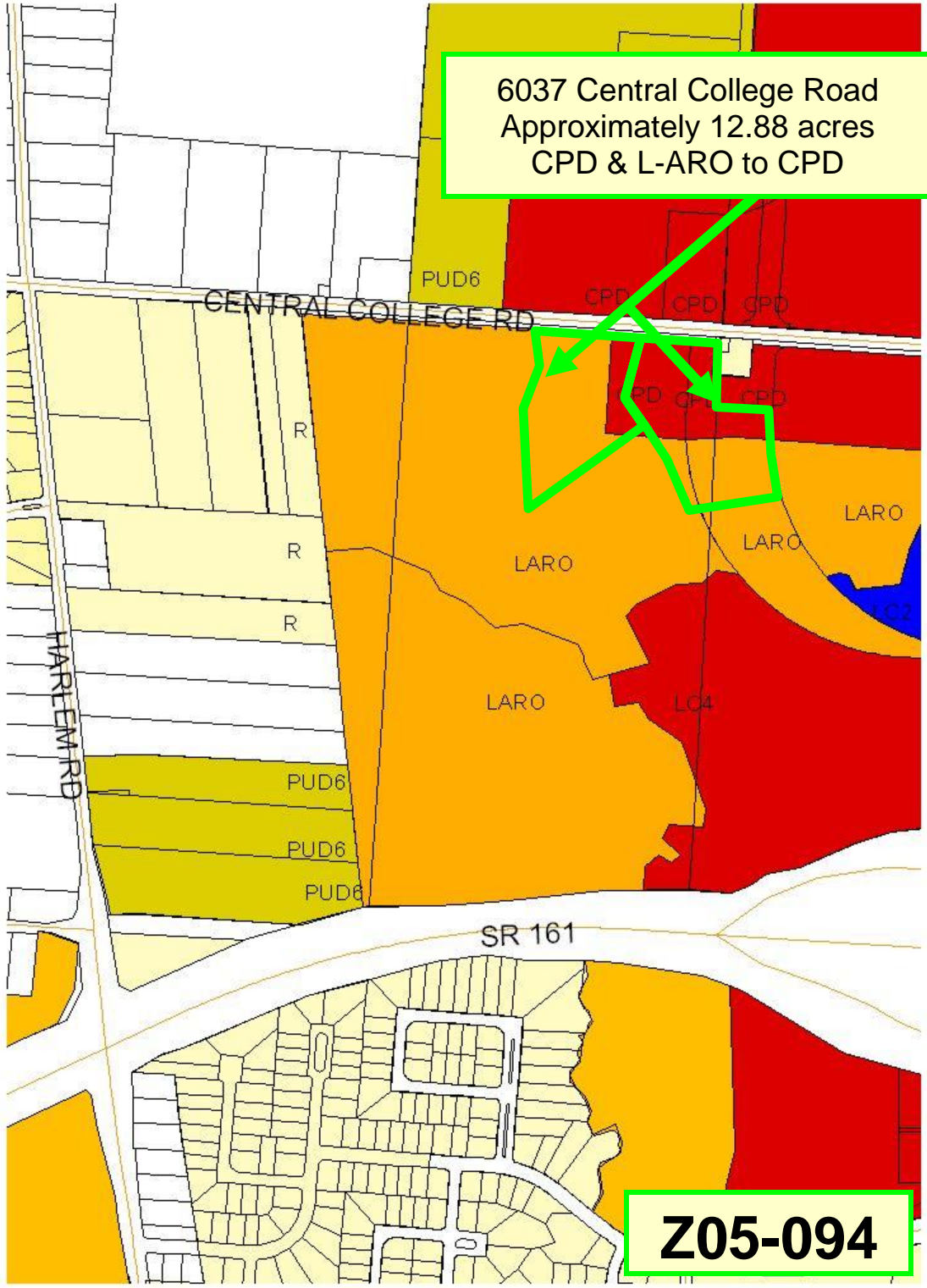
- 2. APPLICATION: Z05-094**
- Location:** **6037 CENTRAL COLLEGE ROAD (43054)**, being 12.88± acres located on the south side of Central College Road, 300± feet west of New Albany Road West (010-220117).
- Existing Zoning:** CPD, Commercial Planned Development and L-ARO, Limited Apartment Residential / Office Districts.
- Request:** CPD, Commercial Planned Development Districts.
- Proposed Use:** Office and commercial development.
- Applicant(s):** The New Albany Company, c/o Jeffrey Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** The New Albany Company; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

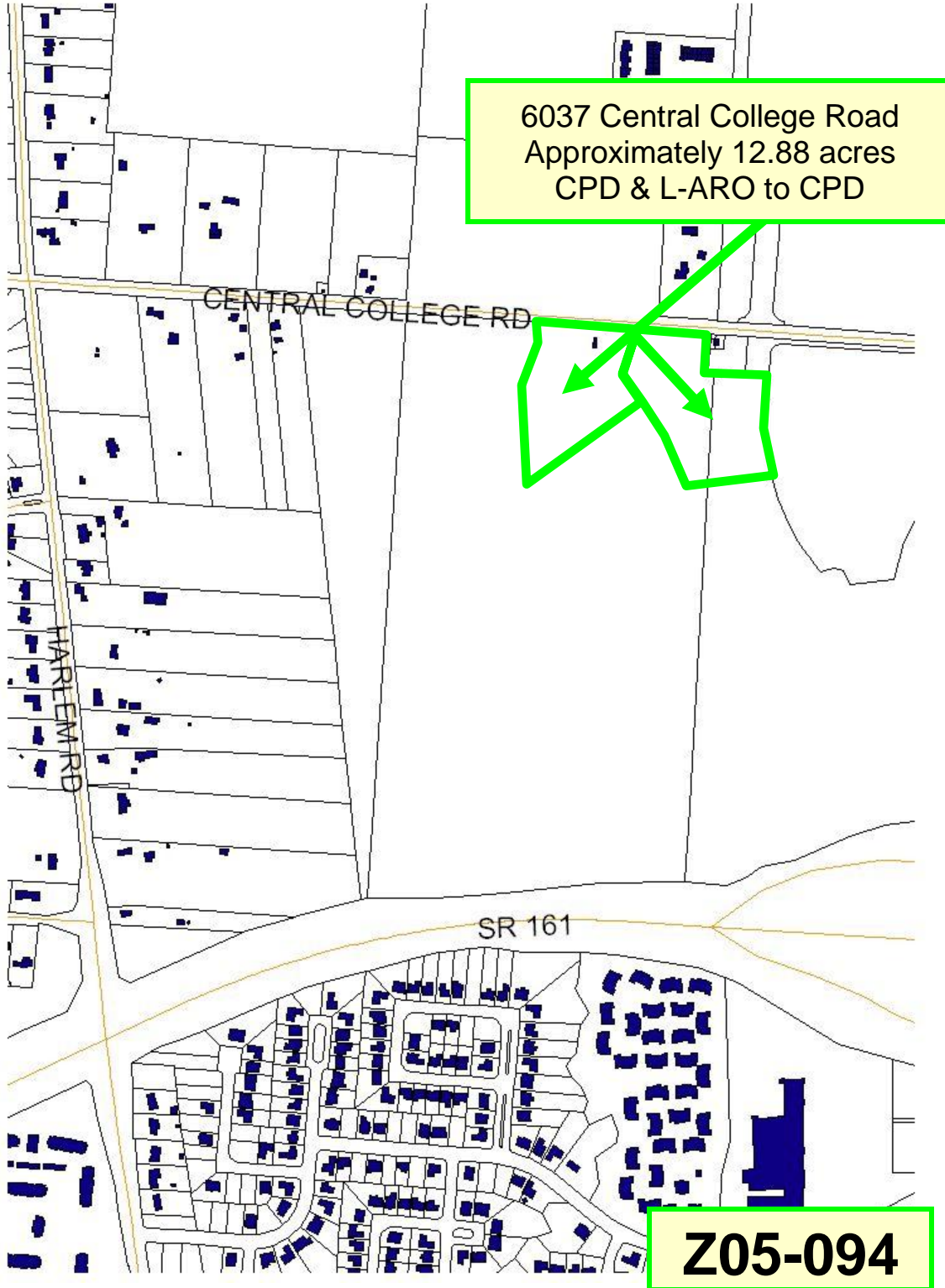
BACKGROUND:

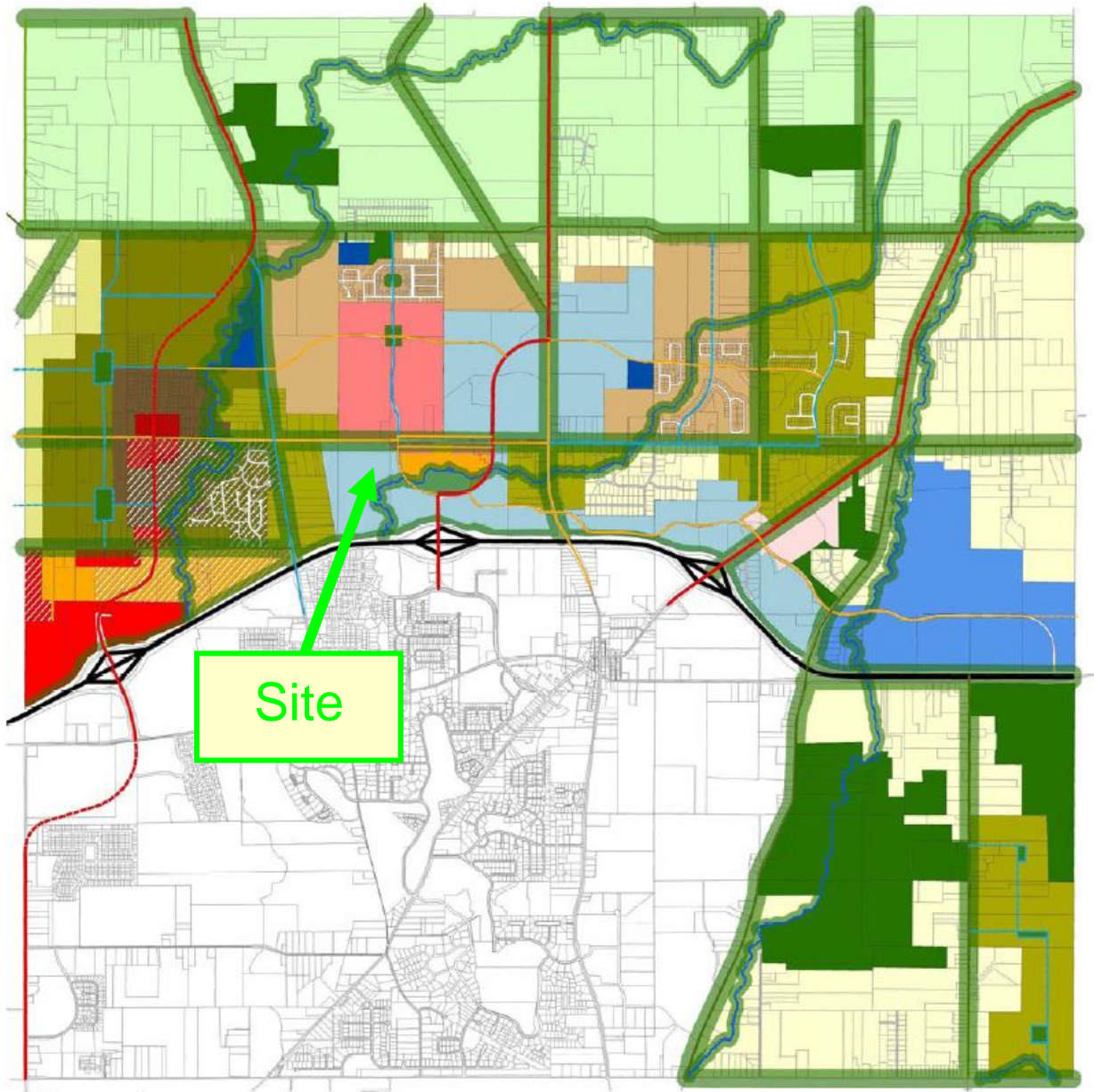
- This application is to rezone from the L-AR-O, Limited Apartment Office District to the CPD, Commercial Planned Development District in two sub-areas. Office development is proposed within Subarea One while retail development is proposed within Subarea Two. The applicant is requesting the 110 foot height district for both subareas and is limiting it in the text to 3 stories or 65 feet. The site is within the planning area of the *Rocky Fork / Blacklick Accord* (2004).
- To the north across Central College Road is vacant land zoned in the CPD, Commercial Planned Development District. To the south is vacant land in the L-AR-O, Limited Apartment Residential-Office District. To the east is a natural gas facility zoned in the R, Rural and CPD, Commercial Planned Development Districts. To the west is vacant land in the L-AR-O, Limited Apartment Residential-Office District.
- The site is within the boundaries of the *Rocky Fork / Blacklick Accord* (2004). The Accord Implementation Panel recommended Approval of the proposed rezoning on March 16, 2006.
- The CPD text commits to street trees, exterior building materials, and lighting commitments. The applicants are incorporating a mechanism for parking variance for the retail portion of the site in Subarea two.
- The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

- The requested CPD, Commercial Planned Development District to develop office and retail uses is consistent with the development patterns of the area and with the March 16, 2006 recommendation of the Rocky Fork Blacklick Accord Implementation Panel.







Legend



- | | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

Preexisting zoning represented by hatching.

ROCKY FORK - BLACKLICK ACCORD

IMPLEMENTATION PANEL

RECORD OF PROCEEDINGS

March 16, 2006

7:00 PM

New Albany Village Hall
99 West Main Street, New Albany**I. Call to Order**

Meeting opened at 7:00 pm at New Albany Village Hall with the following members present: Doug Burnip, Bill Carleton, Tedd Hardesty, Eileen Pewitt, Andrew Show, and Franz Geiger. Michele Shuster was absent. Staff members present were Ken Klare and Kathryn Meyer.

II. Record of Proceedings

MOTION: That the Record of Proceedings from February 16, 2005 be approved.

MOTION BY: Carleton / seconded by Show

RESULT: Approved (5-0-1) (Hardesty abstained)

III. Old Business**IV. Application Reviews****1. 6037 Central College Road (Z05-094) (NACo)**

Review & Action of Columbus rezoning application to develop 12.8 acres located on the southwest corner of Central College Road and New Albany Road West

Zoning Request: To rezone from L-ARO, Limited Apartment Office and CPD, Commercial Planned Development to CPD, Commercial Planned Development

Proposed Use: Office & Retail/Commercial — 72,000sf of office & 30,000sf of commercial

Applicant: New Albany Company; c/o Jeff Brown

Applicant Presentation: This application was heard by the Panel last month. Mr. Jeff Brown said he has worked with staff to improve compliance and checklist evaluation.

Staff Input: Though the checklist rating improved, Mr. Klare noted several of the deficiencies. Key was the proposed allowance of up to 80% lot coverage instead of the 70% Accord standard. Propose setbacks are significantly reduced and parking lots are proposed in front of buildings and along the main roads. Conceptual site plan showed no attempt to incorporate existing vegetation and no specific landscaping plan was shown.

Public Input: None.

Panel Discussion: Mr. Tedd Hardesty asked about how the setbacks will relate to the surrounding properties. Mr. Andy Show questioned why they couldn't comply with a maximum number of parking spaces. He also asked how they were working to preserve existing vegetation. Mr. Doug Burnip wanted to know (visually) what the difference between 70% and 80% lot coverage would mean. He also was interested in proposed landscaping, buffering, and how pedestrian connections were addressed.

MOTION: To recommend approval of the submitted proposal as presented.

MOTION BY: Carleton / seconded by Show

RESULT: Passed (6-0)

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 # 205-094

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown / Smith & Hale
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. The New Albany Company 8000 Walton Pkwy., Suite 120 New Albany, OH 43054 <i>zero employees</i>	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11th day of October, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

no expiration



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

DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.