

**WALKER PARK**  
 PREPARED FOR STATE STREET REALTY PARTNERS LLC  
 448 WEST 730 SOUTH SALT LAKE CITY, UT 84102

**CONCEPT PLAN**

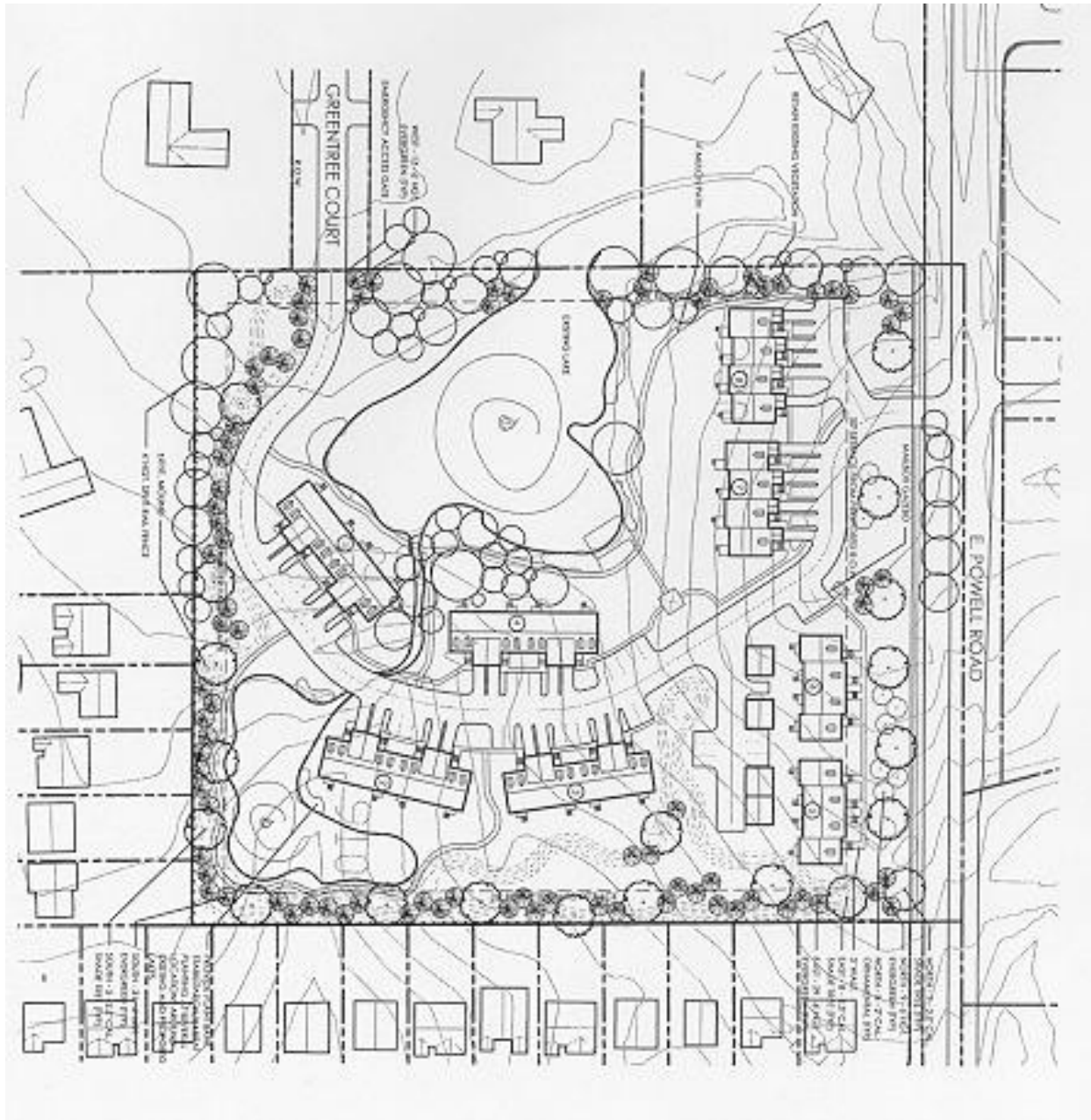
*John Tombs*  
 8-3-05

**SITE DATA**

TOTAL ACRES	41.4 ACRES
CONVULSION	NO
CONTRACT	4.4 ACRES
EXISTING / PLANNED RESIDENTIAL	NO
PLANNED RESIDENTIAL	NO



**Part Planning & Design**  
 1000 West 1000 South, Suite 100  
 Salt Lake City, UT 84102  
 Phone: 313.222.2222  
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ENLARGED SITE PLAN

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 11, 2005**

- 7. APPLICATION: Z05-039**  
**Location:** **2792 EAST POWELL ROAD (43035)**, being 6.45± acres located on the south side of East Powell Road, 130± feet west of Prestwick Green Drive (318-424030-11000).  
**Existing Zoning:** R, Rural District.  
**Request:** L-R-4, Limited Residential District.  
**Proposed Use:** Four-family residential development.  
**Applicant(s):** State Street Realty Partners, LLC; c/o Jill S. Tangeman, Atty.; Plank & Brahm; 145 East Rich Street; Columbus, OH 43215.  
**Property Owner(s):** Steve Vilardo; 2792 East Powell Road; Lewis Center, OH 43035.  
**Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

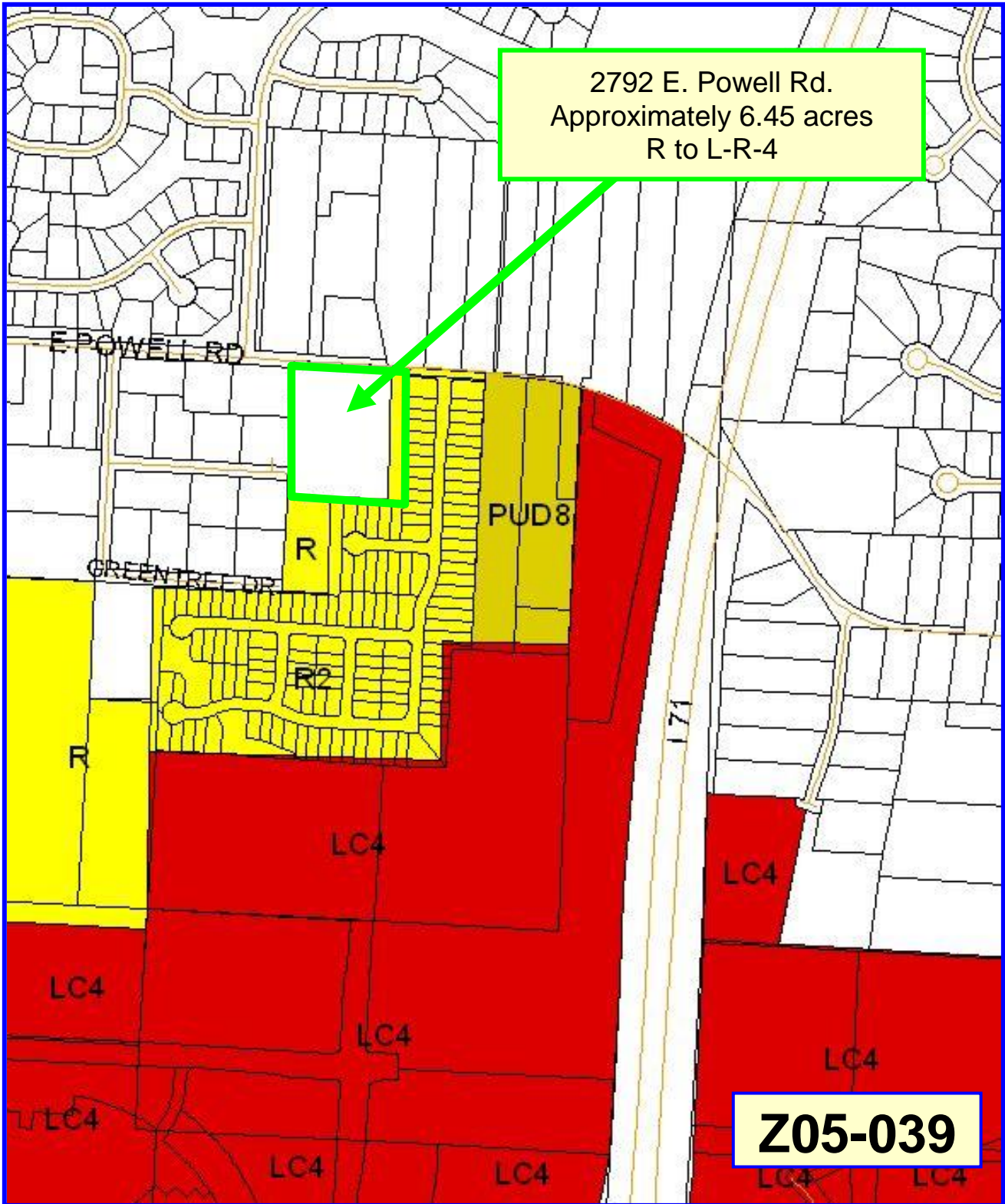
**BACKGROUND:**

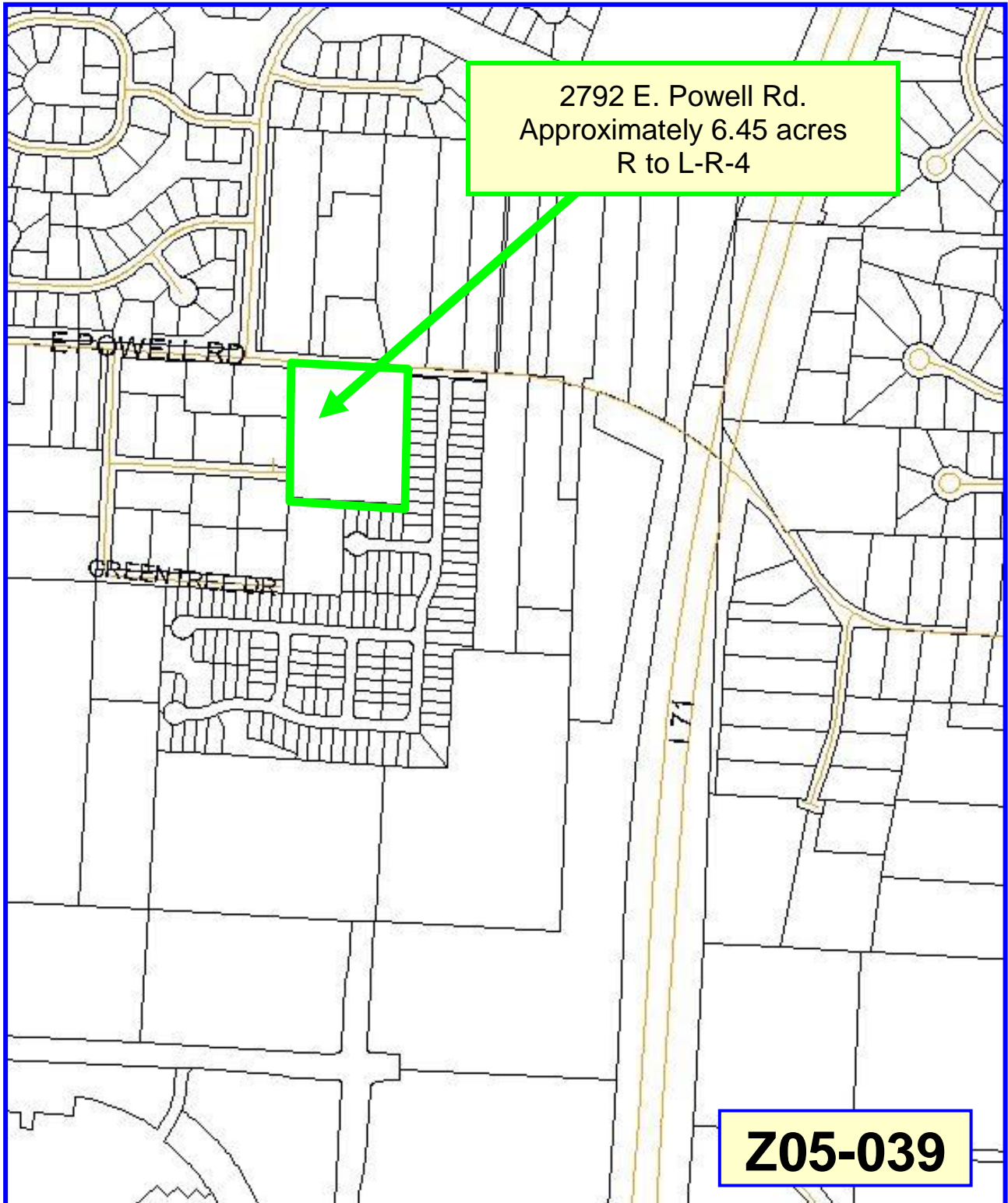
- o The 6.45± acre site is developed with a single-family dwelling and is zoned in the R, Rural District. The applicant requests the L-R-4, Limited Residential District for multi-family development. The proposed development would consist of a maximum of eight 4-unit town homes for a total of 32 units at a density of 4.96 dwelling units per acre.
- o To the north are single-family dwellings in Orange Township. To the east and south are single-family dwellings in the R-2, Residential District. To the west are single-family residences in Orange Township.
- o The limitation text and site plan include a maximum of 32 dwellings, building and pavement setbacks, emergency access through the subdivision to the west, parking restrictions, outdoor lighting restrictions, open space, buffering and landscaping requirements.
- o Review is still underway by the Department of Transportation, the Division of Sewerage & Drainage – Sanitary, and the Refuse Collection Division. Access to the site is under the jurisdiction of the Delaware County Engineer therefore written confirmation approving access and any conditions from Delaware County is necessary before the project can receive approval. A capacity study is under review by the Division of Sewerage & Drainage – Sanitary. The applicant has indicated that they will be utilizing private haulers for the refuse and are completing the request through the Refuse Collection Division.
- o The site is within Subarea J2 of the *Far North Plan* (1994). The plan supports infill residential development that is compatible with existing residential development.
- o The *Columbus Thoroughfare Plan* identifies East Powell Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

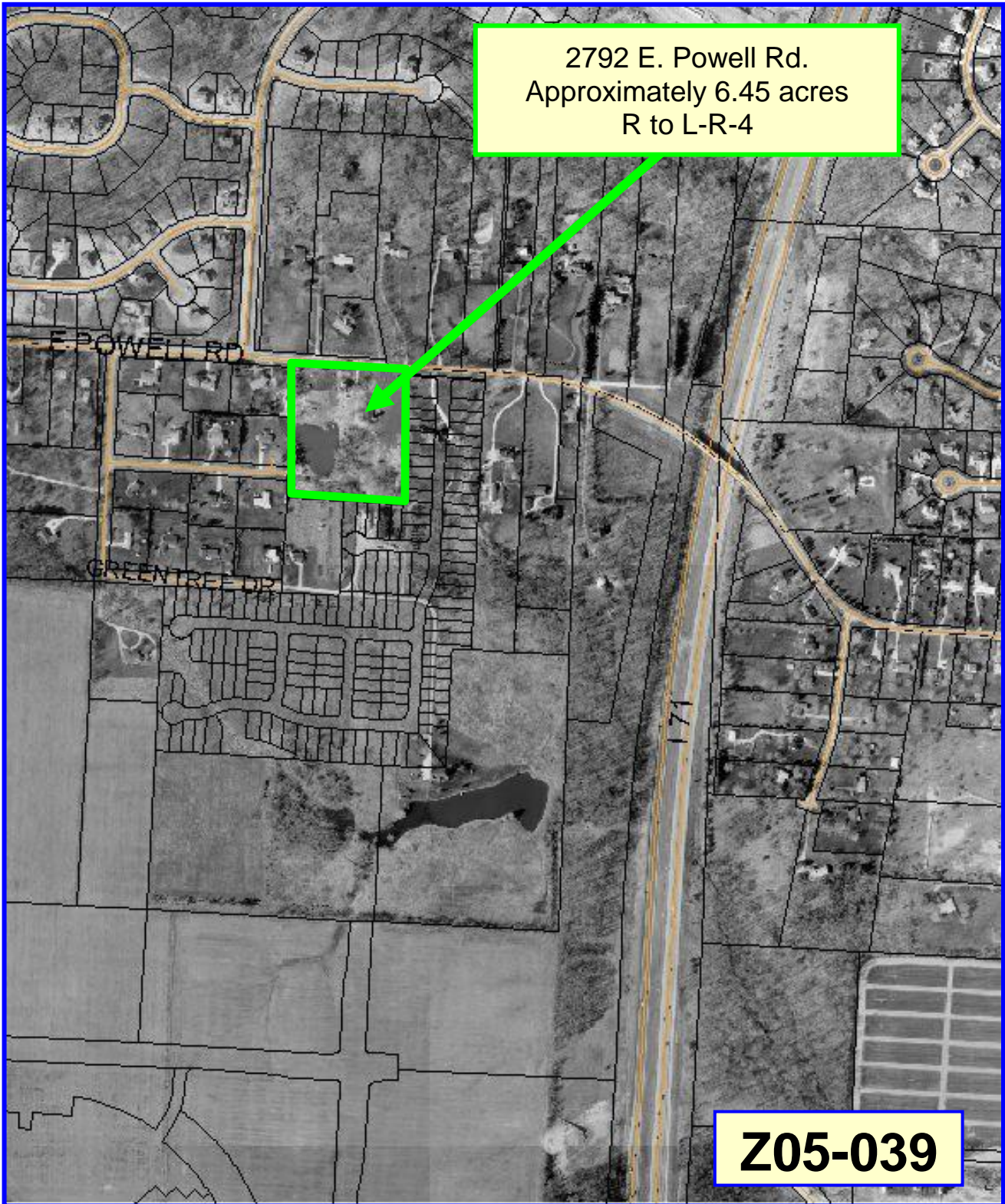
**CITY DEPARTMENTS' RECOMMENDATION:** Approval\*\*.

The requested L-R-4, Limited Residential District, with the limitations committed to with the text and site plan, is compatible with the development and zoning patterns of the area. The limitations include a maximum of 32 dwellings, building and pavement setbacks, emergency access through the subdivision to the west, parking restrictions, outdoor lighting restrictions, open space, buffering and landscaping requirements. Staff can support the proposed land use, however, transportation, sewer, and refuse issues remain unresolved.

\*\*The original staff recommendation was for disapproval due to the unresolved transportation, sewer, and refuse issues. The issues from each of the divisions have been resolved, staff now recommends approval of this application.







2792 E. Powell Rd.  
Approximately 6.45 acres  
R to L-R-4

**Z05-039**

adjacent single-family residential development from the negative impacts of commercial and industrial development.

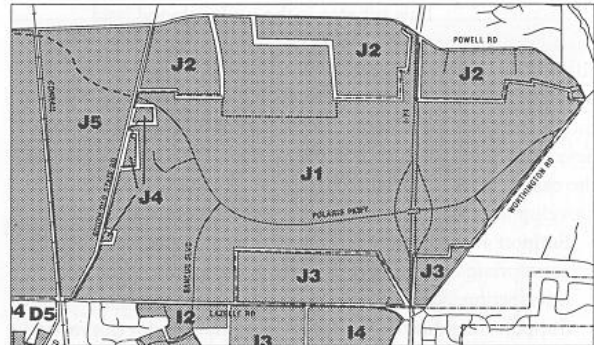
- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.



**Subarea J.2:** This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

**Subarea J.3:** The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.





August 8, 2005

Walter Green  
Department of Development  
City of Columbus  
757 Carolyn Ave.  
Columbus, Ohio 43224

Re: Z05-039, 2792 East Powell Road

Dear Mr. Green:

The Far North Columbus Communities Coalition met with Jill Tangeman, Esq. and Don Roberts representing State Street Realty Partners on this application to rezone from R to L-R-4. We approved it unanimously with considerable favorable input from the adjacent subdivision.

Please call me at work, (614) 865-8641, or at home, (614) 840-9067, if I can answer any questions.

Sincerely,

Michael Louisin  
President  
Far North Columbus Communities Coalition



### 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 # 205-039

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.  
of (COMPLETE ADDRESS) 145 E. Rich Street, Columbus, Ohio 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. State Street Realty Partners LLC 273 Barrington Drive Westerville, Ohio 43082 No employees. Don Roberts #614-325-6518	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of July in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



CATHERINE A. CUNNINGHAM, Attorney At Law  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 O.R.C.