

**SITE DATA**

Gross Site Area: ± 34.4 ac.  
 Right-of-way Dedication: ± 0.6 ac.  
 Net Site Area: ± 33.8 ac.  
 Total Residential: 410 d.u.  
 Total Commercial: 20,000 sq. ft. min; 30,000 sq. ft. max.  
 Gross Density: ± 11.9 du/ac.  
 Total Open Space: ± 8.3 ac (24.1%)

**Subarea A: Multifamily Residential**  
 Site Area: ± 15.0 ac.  
 Open Space: ± 3.0 ac.  
 Multifamily Residential: 274 du.  
 Net Density: ± 17.1 du/ac.

Parking Required: 411 spaces

Parking Provided: 605 spaces  
 \*Includes surface, private on-street, and garage stacking spaces

Shared Commercial/ Residential Parking Areas: 103 spaces

**Subarea B: CPD**  
 Site Area: ± 1.3 ac.  
 Open Space: ± 0.0 ac.  
 Restaurant: 5,000 sq. ft. min.  
 Multifamily Residential: 38 units

Parking Required: 20 spaces  
 Restaurant: 1750 sq. ft.  
 MF Residential: 15 unit  
 Total Required: 144 spaces

Parking Provided: 41 spaces  
 \*103 parking spaces to be shared within Subarea A surface and private on-street. Shared parking areas shall be designated with signage (see typical control sign samples this sheet)

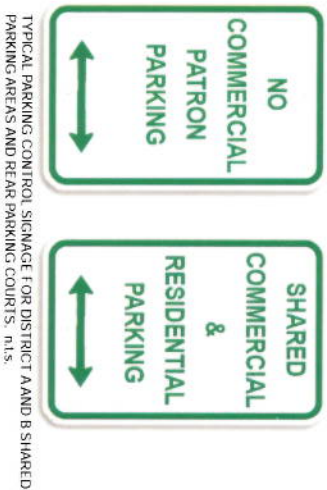
**Subarea C: CPD**  
 Site Area: ± 4.0 ac.  
 Open Space: ± 1.1 ac.  
 Multifamily Residential: 16 du

Building A: Restaurant: 5,469 sq. ft.  
 Office/Gym/Retail: 6,349 sq. ft.  
 Building B: Patio: 1,645 sq. ft.  
 Retail: 3,000 sq. ft.

Parking Required: 24 spaces  
 MF Residential: 15 unit  
 Restaurant: 175 sq. ft.  
 Retail: 1750 sq. ft.  
 Gym: 1750 sq. ft.  
 Office: 1450 sq. ft.  
 Patio: 1750 sq. ft.  
 Total Required: 144 spaces

**Subarea D: Residential**  
 Site Area: ± 13.1 ac.  
 Open Space: ± 4.2 ac.  
 Attached Single Family: 82 units  
 Net Density: ± 6.3 du/ac.

Parking Required: 164 spaces  
 Multi-Family: 2.0 unit  
 Parking Provided: 164 spaces  
 Residential Garage Spaces: 164 spaces  
 On Street Parking: 238 spaces  
 Total Provided: 238 spaces

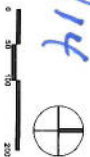


TYPICAL PARKING CONTROL SIGNAGE FOR DISTRICT A AND B SHARED PARKING AREAS AND REAR PARKING COURTS, N.T.S.



213-055 + CV13-039  
 Final Received 4/14/14

*Michael J. Danner 4/14/14*



FOR MASTER PLANNING PURPOSES ONLY. MAY CHANGE WITH FINAL ENGINEERING

PRELIMINARY DEVELOPMENT PLAN

West New Albany Road and Central College Road

COLUMBUS, OHIO

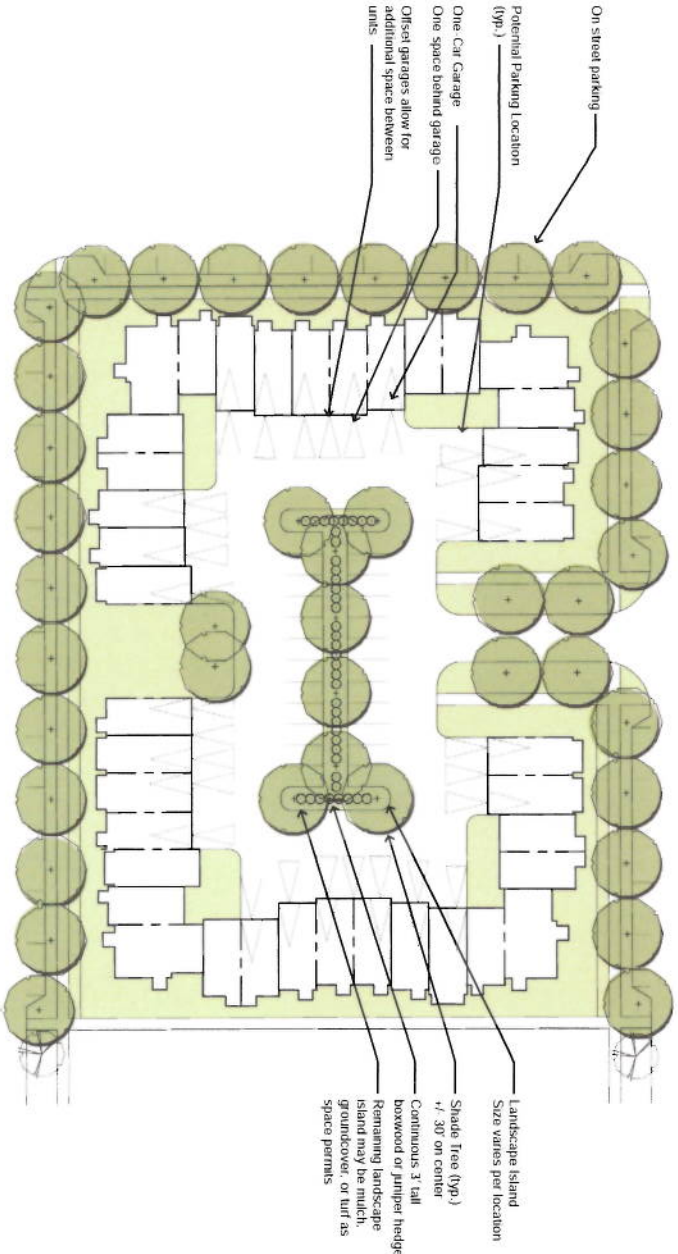
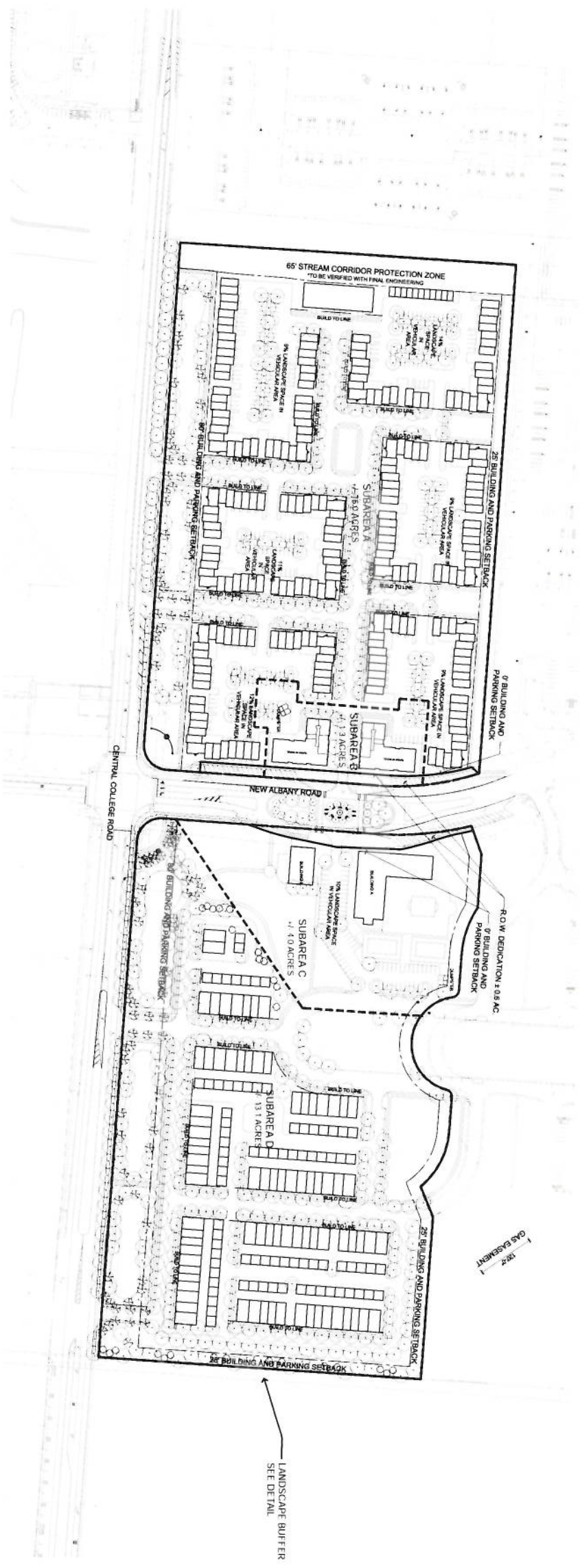
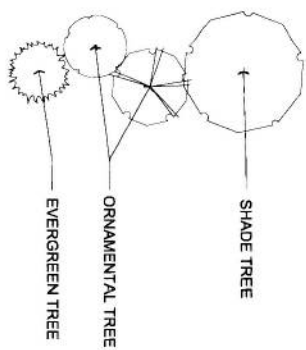


04.14.2014

Job Number: 6416130010

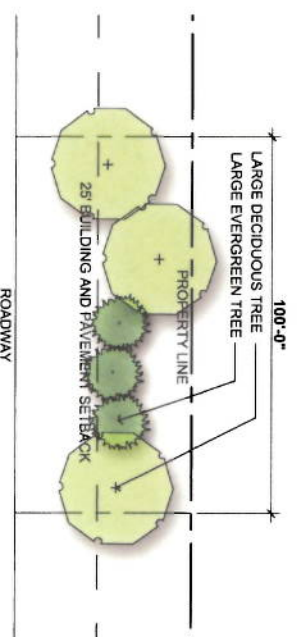
DOFC

PLANT KEY



TYPICAL PARKING COURT  
Scale: 1"=50'

PRELIMINARY LANDSCAPE PLAN



TYPICAL LANDSCAPE BUFFER FOR EAST PROPERTY LINE  
SCALE N.T.S.

213-055 Final Received  
4/14/14

*Michael D. Shaw* 4/14/14

CODE	COMMON NAME	LATIN NAME	SIZE	COND.	SPACING
<b>SHADE TREES/ STREET TREES</b>					
UL PA	LACINATED ELM	<i>Ulmus parviflorus</i>	2 1/2" CAL.	BBB	PER PLAN
AC RI	AUTUMN BLAZE MAPLE	<i>Acer x freemanii 'Jadebird Red'</i>	2 1/2" CAL.	BBB	PER PLAN
ZE SE	GREEN VASE ZELKOVA	<i>Zelkova serrata 'Green Vase'</i>	2 1/2" CAL.	BBB	PER PLAN
AM CA	LONDON PLANTANETREE	<i>Platanus x occidentalis 'Bloodgood'</i>	2 1/2" CAL.	BBB	PER PLAN
GL TR	THORNLESS HORNWOOD	<i>Quercus ilicifolia var. 'perna'</i>	2 1/2" CAL.	BBB	PER PLAN
TI OO	GREENSPHERE LITTLELEAF LINDEN	<i>Tilia cordata 'Greenspire'</i>	2 1/2" CAL.	BBB	PER PLAN
<b>ORNAMENTAL TREES</b>					
AM CA	SHADE-LOW SERVICEBERRY	<i>Amelanchier canadensis 'Dankshoff'</i>	6-8' HGT.	BBB	PER PLAN
MA RI	PROSPERITY COQUINOLE	<i>Morus sp. 'Prosperity'</i>	1 1/2" CAL.	BBB	PER PLAN
SY RE	WORK SILK LILAC	<i>Syringa reticulata 'Hoyi Silk'</i>	1 1/2" CAL.	BBB	PER PLAN
MA VI	SWEETBAY MAGNOLIA	<i>Magnolia virginiana</i>	6-8' HGT.	BBB	PER PLAN
<b>EVERGREEN</b>					
PI AB	NORWAY SPRUCE	<i>Picea abies</i>	6' HGT.	BBB	PER PLAN
PI PU	COLORADO BLUE SPRUCE	<i>Picea pungens</i>	6' HGT.	BBB	PER PLAN
<b>POND EDGE TREES</b>					
QU RU	RED OAK	<i>Quercus rubra</i>	2 1/2" CAL.	BBB	PER PLAN
SA AL	WEeping WILLOW	<i>Salix alba</i>	2 1/2" CAL.	BBB	PER PLAN
QU BI	SWAMP WHITE OAK	<i>Quercus bicolor</i>	2 1/2" CAL.	BBB	PER PLAN
BE NI	HERITAGE RIVER BIRCH	<i>Betula nigra 'Heritage'</i>	2 1/2" CAL.	BBB	PER PLAN

\* FOR MASTER PLANNING PURPOSES ONLY. MAY CHANGE WITH FINAL ENGINEERING.

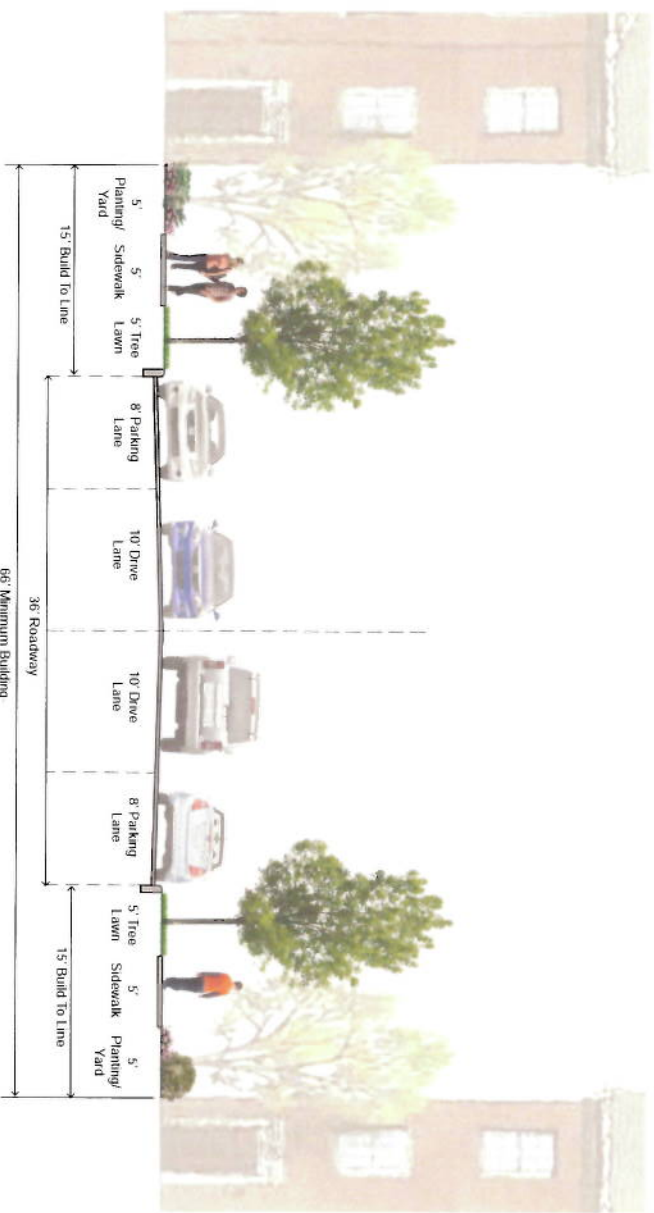
West New Albany Road and Central College Road | COLUMBUS, OHIO



04.14.2014

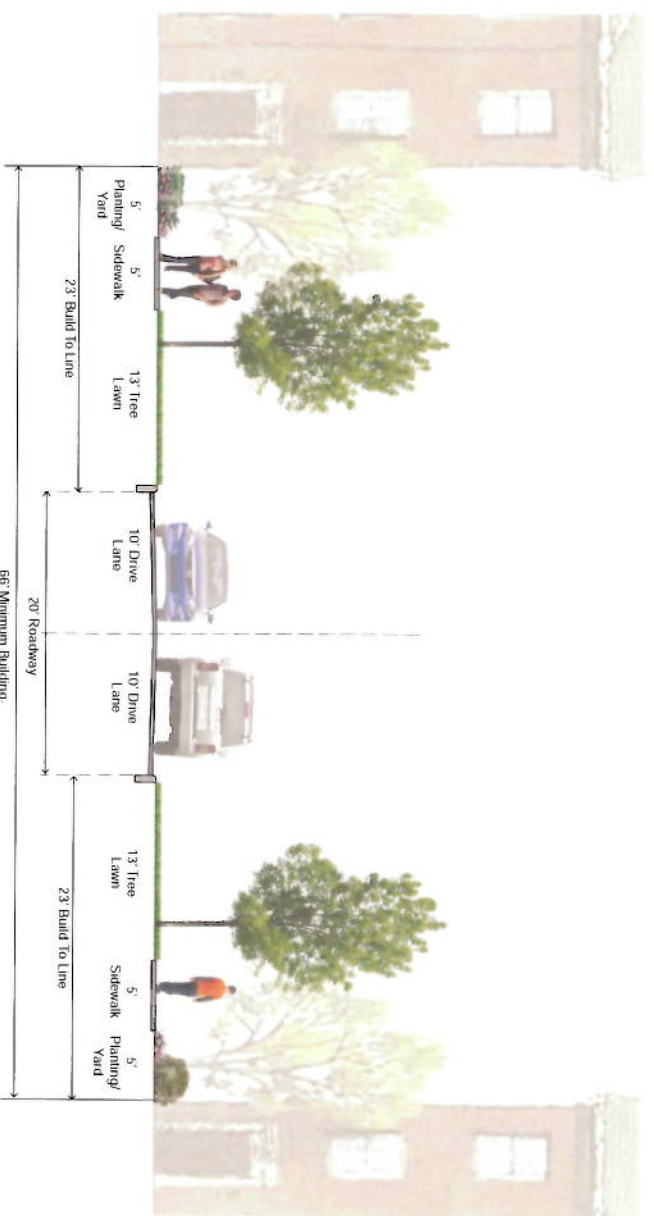
Job Number: 6416130010

*2016*



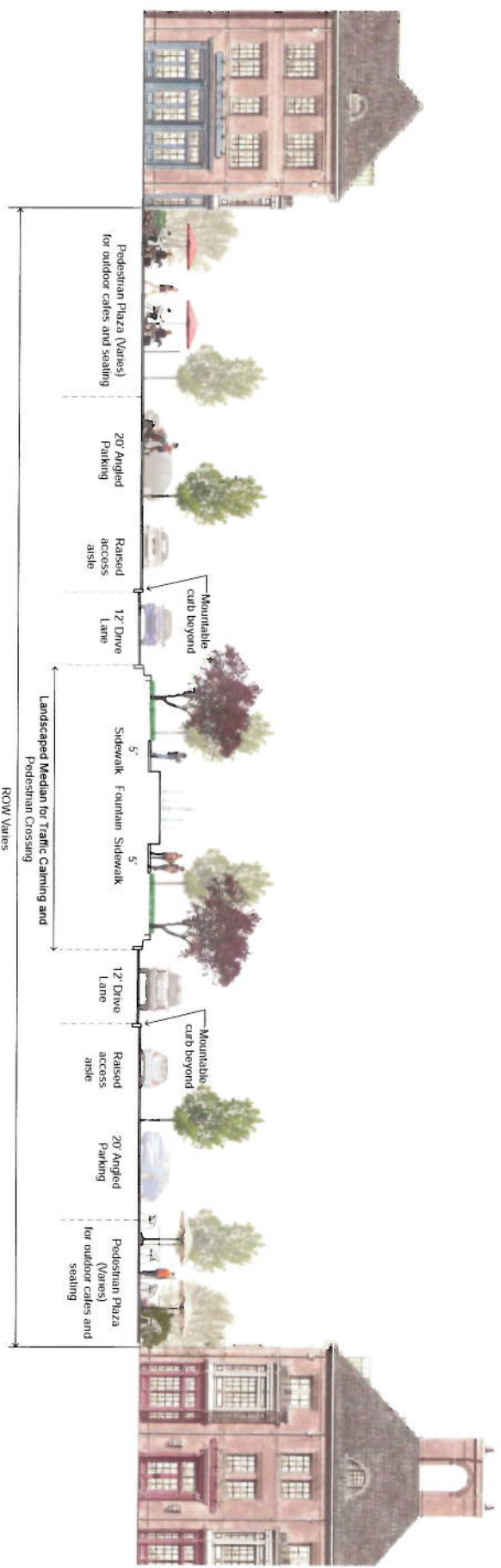
TYPICAL PRIVATE STREET SECTION

SCALE 1"=5'



TYPICAL PRIVATE STREET SECTION WITHOUT PARKING LANE

SCALE 1"=5'



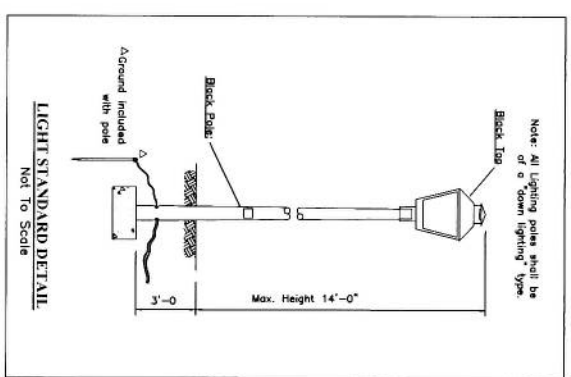
WEST NEW ALBANY ROAD CONCEPTUAL SECTION

SCALE 1"=10'

ILLUSTRATIVE STREET SECTIONS

*Z13-055  
Final Received 4/14/14*

*Michael J. Stamer 4/14/14*



LXF LEXINGTON 50 T15W DECORATIVE LUMINARY FROM COOPER LIGHTING OR EQUAL  
ROUND TAPERED COMPOSITE TUFF POLES FROM SHAKESPEARE COMPOSITE STRUCTURES OR EQUAL



\*FOR MASTER PLANNING PURPOSES ONLY. MAY CHANGE WITH FINAL ENGINEERING

West New Albany Road and Central College Road

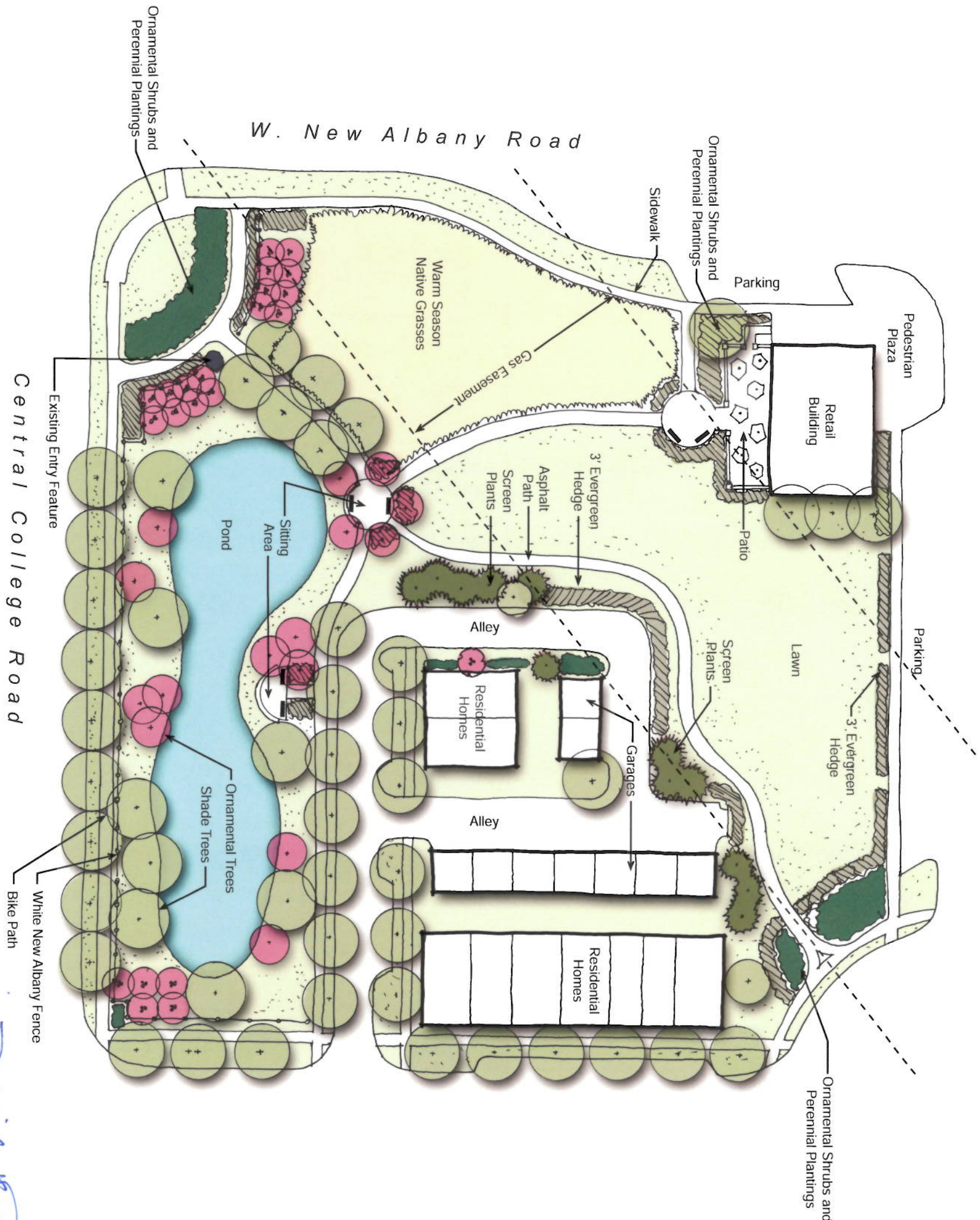
COLUMBUS, OHIO



04.14.2014

Job Number: 6416130010

*3066*



*Z13-055  
Final Received 4/14/14*

*Michael D. ...  
4/14/14*

FOR MASTER PLANNING PURPOSES ONLY. MAY CHANGE WITH FINAL ENGINEERING.



CENTRAL COLLEGE AND NEW ALBANY ROAD OPEN SPACE

# West New Albany Road and Central College Road

COLUMBUS, OHIO



04.14.2014

Job Number: 6416130010

*4086*



A-2

Sub-Area A Front Elevations



A-4

Sub-Area A Front Elevations



A-3

Sub-Area A Side and Rear Elevations



A-5

Sub-Area A Side and Rear Elevations



1

Townhouse Street Elevation



2

Townhouse Street Elevation



3

Townhouse Street Elevation



4

Townhouse Street Elevation



5

Townhouse Street Elevation

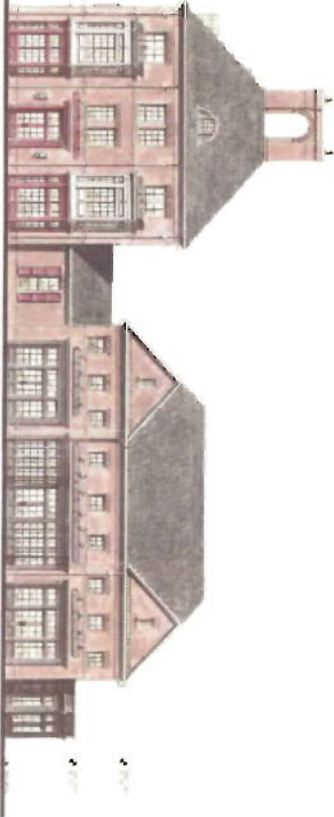
A-6

Sub-Area A Streetscape Elevations



C-2

Sub-Area C Front and Side Elevations



B-2

Sub-Area B Rear Elevations



*Z13-055 Final Received 4/14/14*

*Maria P. Brown 4/14/14*

Architectural Elevations

Elevations

SCALE: VARIOUS  
*5066*

A1.0



D-1 Sub-Area D Front Elevations 8 UNIT BUILDING



D-2 Sub-Area D Front Elevations



D-1 Sub-Area D Front Elevations



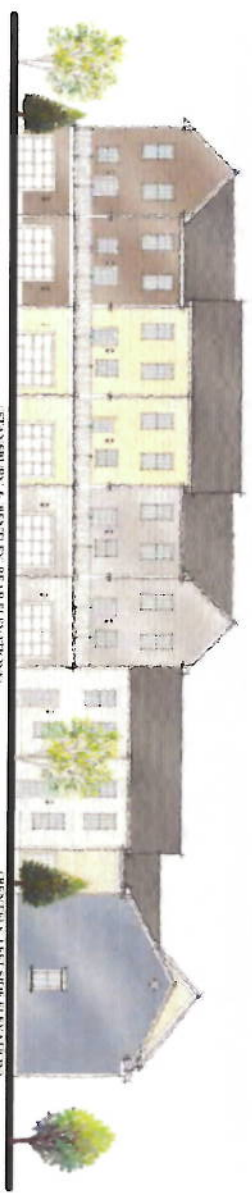
D-2 Sub-Area D Front Elevations



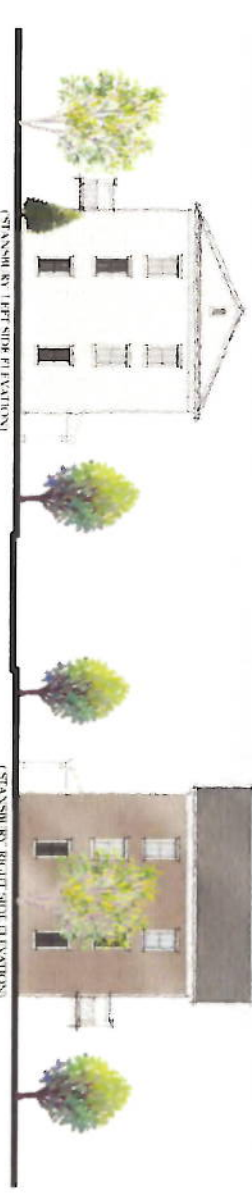
D-3 Sub-Area D Rear Elevations 8 UNIT BUILDING



D-4 Sub-Area D Rear Elevations



A-8 Sub-Area A Side and Rear Elevations



A-8 Sub-Area A Side and Rear Elevations

Z13-055 Final Received 4/14/14  
 Maria Brown 4/14/14

Architectural Elevations

Document Date: 19 February 2014  
 Location: Columbus OH

Elevations  
 A1.1

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 9, 2014**

- 3. APPLICATION: Z13-055 (13335-00000-00803)**  
**Location:** **6106 CENTRAL COLLEGE ROAD (43054)**, being 34.4± acres located at the northeast and northwest corners of Central College Road and New Albany Road West (010-234586, 010-234600, 010-2787927 and 010-234598; Rocky Fork-Blacklick Accord).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-ARLD, Limited Apartment Residential, CPD, Commercial Planned Development, and PUD-8, Planned Unit Development Districts.  
**Proposed Use:** Mixed commercial and residential development.  
**Applicant(s):** Lifestyle Communities, Ltd.; c/o Michael T. Shannon, Atty.; Crabbe, Brown and James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

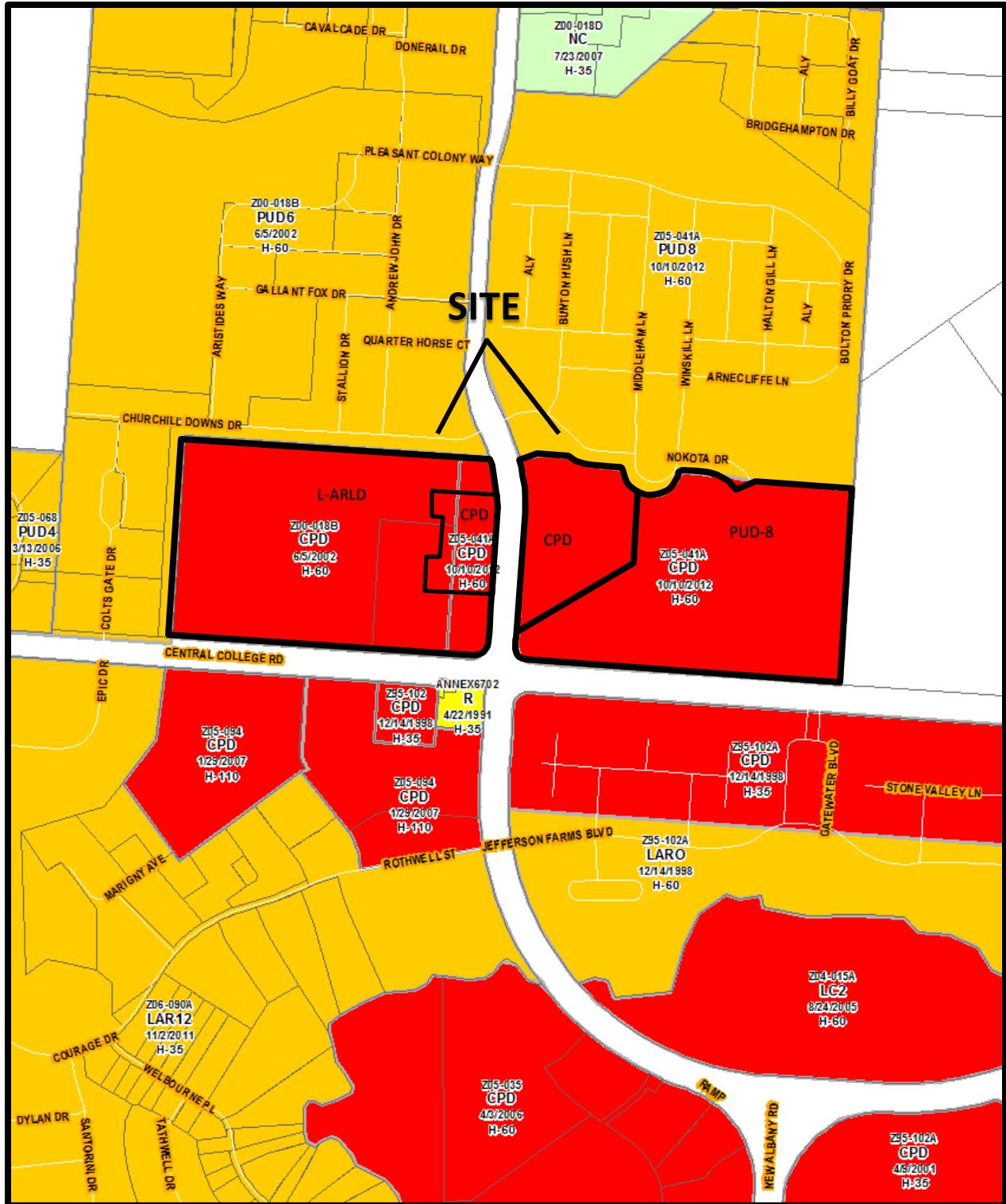
- The site is undeveloped and zoned in the CPD, Commercial Planned Development District, which allows predominantly office development. The requested L-ARLD, Limited Apartment Residential, CPD, Commercial Planned Development, and PUD-8, Planned Unit Development Districts will allow mixed commercial and residential development with 30,000 square feet maximum of commercial space and a total of 410 residential units (11.9 units/acre) on private streets. Companion CV13-039 has been filed to permit ground-floor residential uses in the CPD District, and reduced setbacks and perimeter yard in the L-ARLD District, but will not be considered at this meeting.
- To the north is multi-unit residential development in the PUD-6 and PUD-8, Planned Unit Development Districts. To the east is undeveloped land in Plain Township. To the south across Central College Road are undeveloped land, natural gas utility buildings, and multi-unit dwellings in the CPD, Commercial Planned Development District. To the west is multi-unit residential development in the PUD-4, Planned Unit Development District.
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends “Town Mixed Use” development for the site. The proposal received a recommendation of approval from the RFBA panel on November 21, 2013.

- The development text and plans provide commitments for use restrictions, maximum number of dwellings, access, street trees, open space, street lights, sidewalks/paths, building setbacks, garage requirements, parking restrictions and signage, Parkland Dedication Ordinance requirements, landscaping/buffering, and building materials commitments and elevations. Variances for reduced parking spaces, maneuvering, and setbacks are included in the CPD Districts. Because it is anticipated that many of the residents will walk to the proposed commercial development, which will include the clubhouse and recreational facilities, the requested parking variance is supported.
- The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs. The specifics of the funding requirements will need to be finalized prior to this application being submitted to City Council for consideration.
- The *Columbus Thoroughfare Plan* identifies Harlem Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

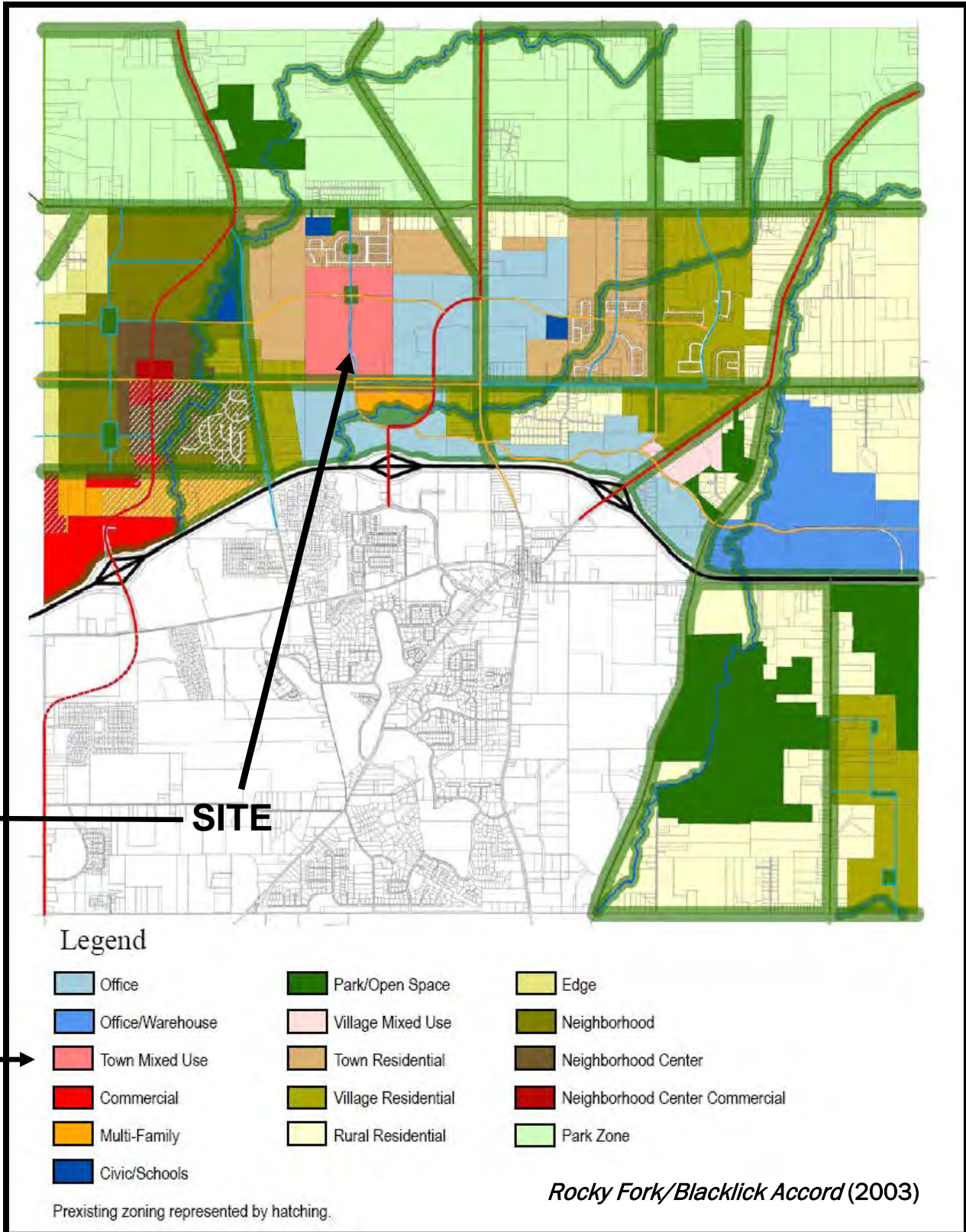
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-ARLD, Limited Apartment Residential, CPD, Commercial Planned Development, and PUD-8, Planned Unit Development Districts will allow mixed commercial and residential development in a "Town Center" style with 30,000 square feet of commercial space and a total of 410 residential units (11.9 units/acre). The request is consistent with the *Rocky Fork/ Blacklick Accord* (2003) with respect to land use recommendations, and with the zoning and development patterns of the area.





Z13-055  
6106 Central College Road  
Approximately 34.4 acres  
Request: CPD to CPD, L-ARLD, & PUD-8



**SITE**

N% !\$) / '7J% !\$' -  
 .....6106 Central College Road  
 .....Approximately 34.4 acres  
 .....Request: CPD to CPD, L-ARLD, & PUD-8

## Land Use

The planning area is divided into four land use districts: Office, Town, Village, and Rural Residential. Additionally, the northern sector is designated as a Park Zone. It is assumed that each jurisdiction will incorporate these districts and related guidelines into their regulatory framework as necessary and appropriate.

### Office District

This district responds to the values created by direct access to and from the New Albany Expressway. It provides locations for development with excellent visibility and locations for tax revenue producing uses.

### Town District

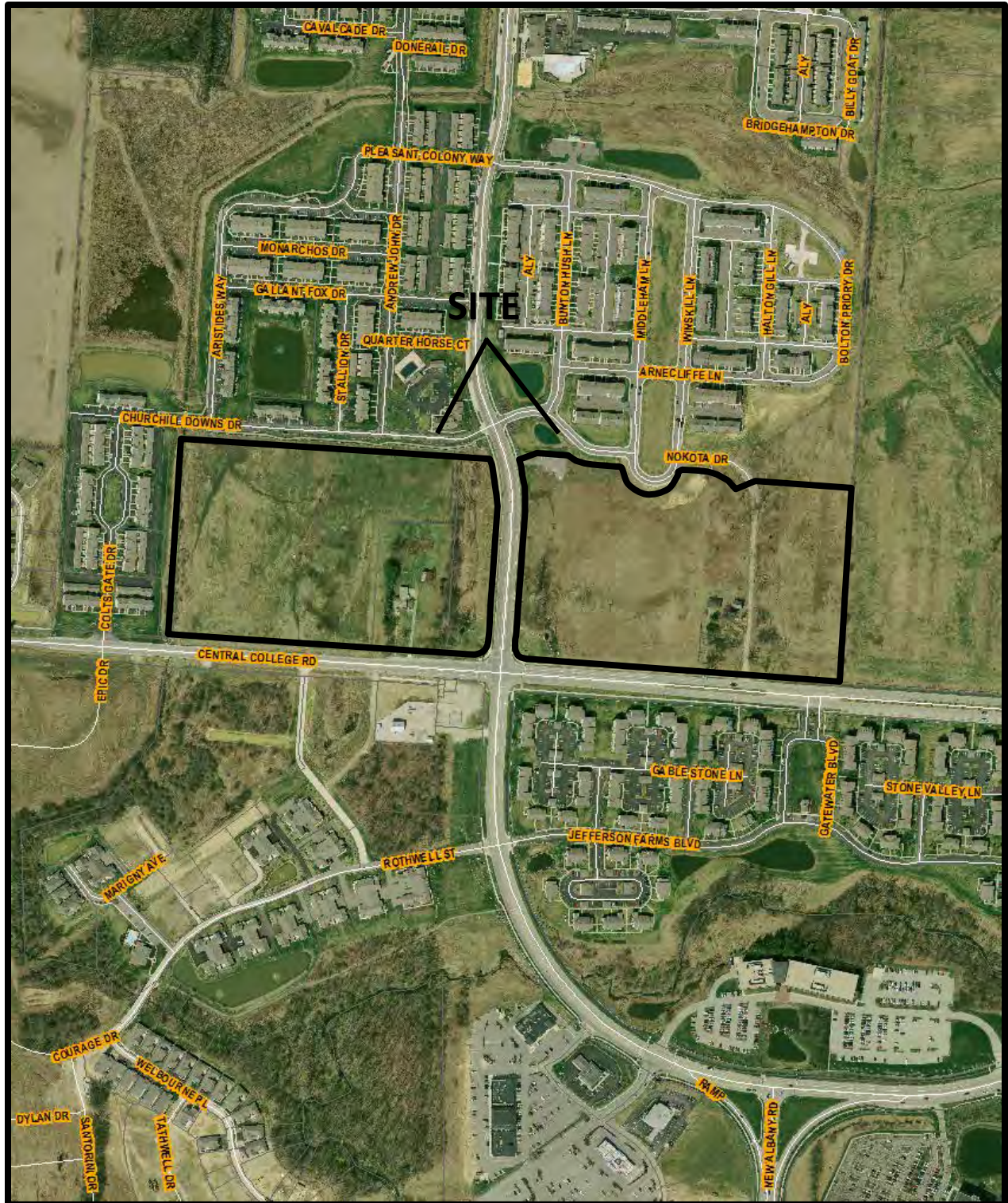
This district is made up of two primary land use areas: mixed use and town residential. Because it is central to the new growth north of New Albany Expressway, and will be served by the arterial roadway connected directly to two interchanges on SR 161, it has the widest variety of permitted uses and the highest densities. The mixed use portion of the town is created as a location for a town center with a green surrounded by combinations of retail, residential (including multi-family), and office uses. It is framed by the roadways and is incorporated into the open space system. Surrounding the mixed use area of the Town District is the residential area. This area is made up of single family homes. It is framed by and interspersed with natural and rural road open space, and should have at its center (within walking distance of as many homes as possible), a school site with abutting recreational open space.

### Village District

The land use plan locates three village districts. The villages are directly served by the existing roadway structure either by arterial roadway or collector streets. Each village incorporates significant open space into its land area, and is intended to be surrounded by open space. Additionally, each village should have a center that includes a village green or civic open space. Where village or surrounding area population justify, the village centers should be the location for schools and recreational open space. The village centers, with the related schools and recreation space, should be located to maximize the convenience of walking to these civic amenities.

### West Village

This portion of the planning area will encompass a broad range of private and civic uses. It is comprised of the Edge, Neighborhood, and Center districts, each with a distinct land use and density pattern. The West Village focuses residential density and a commercial uses around its center node. The West Village's boundaries are formed by a lower density edge on the west, a Park Zone on the



Z13-055  
6106 Central College Road  
Approximately 34.4 acres  
Request: CPD to CPD, L-ARLD, & PUD-8

**RECORD OF PROCEEDINGS**

**November 21, 2013**

7:00 PM  
New Albany Village Hall  
99 West Main Street, New Albany

**I. Call to Order**

Meeting opened at approximately 7:00 pm at New Albany Village Hall with the following members present: Don Ballard, Doug Burnip (7:25), Gary Schmidt, Meera Parthasarathy, Mike Chappellear, Rich Kight and Ron Lachey. Mr. Ballard chaired the meeting. Staff members present were Christine Palmer, Stephen Mayer, Cindy Powell, and Mary Fee.

**II. Record of Proceedings**

**MOTION:** To approve the October 17, 2013 minutes.

**MOTION BY:** Mr. Lachey, seconded by Mr. Kight

**RESULT:** 4-0-2 (Mr. Schmidt and Ms. Parthasarathy Abstained, Mr. Burnip – Not present yet)

**III. Old Business**

**IV. Cases/Public Hearings**

**1. Z13-055: 6106 CENTRAL COLLEGE ROAD**

(northeast and northwest corners of Central College and New Albany Rd W intersection)

*Review and Action regarding a Columbus application to rezone approximately 34.5 acres within the Town Mixed Use District Village from CPD to ARLD, Apartment Residential, CPD, Commercial Planned Development and PUD-8, Planned Unit Development*

*Proposed Use:*

SUB-AREA	REQUESTED ZONING	USE TYPE
A	<i>ARLD, Apartment Residential</i>	<i>Multifamily</i>
B	<i>CPD, Commercial Planned Development</i>	<i>Neighborhood Commercial with Multifamily</i>
C	<i>CPD, Commercial Planned Development</i>	<i>Neighborhood Commercial with Multifamily</i>
D	<i>PUD-8, Planned Unit Development</i>	<i>Attached or Detached Single-Family</i>

*Applicant: Lifestyle Communities; c/o Michael T Shannon, Esq. Crabbe, Brown & James, LLP*

**Staff Presentation:** Christine Palmer presented a PowerPoint presentation with the updates to the conceptual site plan and elevations. Ms. Palmer noted that the Transportation Division has a concern about the angled parking on New Albany Rd W and would prefer parallel parking. She also noted that the applicant will present a revised park space at the northeast corner of New Albany and Central College.

**Application Presentation & Panel Discussion:** Mr. Michael Shannon, attorney for the applicant, provided an overview on the status of the proposal, noting that Columbus Building and Zoning Services indicated to him that the zoning text will need to be revised to be more objective, but that the panel could still vote on the proposal and add the condition that their approval is contingent on staff approval of the zoning text revisions.

Chase Miller, Lifestyles Communities representative, provided an overview of the updates to the proposal.

Mr. Kight asked the applicant about the vinyl material used in the back of the buildings. Mr. Miller indicated that it is a 6 ½” beaded vinyl plank; colors are broken up to create interest.

Mr. Lachey asked the applicant about slowing the traffic on New Albany Rd W. Mr. Miller indicated that they meetings they’ve had with Transportation that design will help this.

Mr. Lachey asked Ms. Palmer about the Transportation’s concern about angled parking on New Albany Rd W. Ms. Palmer indicated that conflicts arising from backing out into traffic are their concern and that parallel parking improves visibility to minimize the potential for conflicts.

Mr. Miller reviewed the auto court parking configurations and landscaping. Mr. Chappellear asked the applicant about the availability of water for the trees in the court. Mr. Miller indicated that Rick Fay from OHM will go into detail about the landscaping later. Ms. Parthasarathy felt there was too much pavement and too little outdoor space. Mr. Miller indicated that they goal was to create an urban style design.

Mr. Miller presented the reconfigured park at the northeast corner of Central College and New Albany Rd W. Mr. Chappellear inquired about the 2 units that were previously taken out of the site plan by the park. Mr. Miller indicated that they provide something more vertical to focus toward versus the garages. Mr. Chappellear suggested that the applicant rotate the living space of the 2 units to eliminate some of the paving. Mr. Miller indicated they would look into rotating the living areas. Mr. Schmidt suggested that the road circling the 2 units is not needed. Mr. Miller indicated that they would look into moving the road.

Mr. Kight asked for clarification of the status of Central College Road – an arterial or collector. Mr. Chappellear asked if there should be limited access on Central College. Mr. Shannon indicated that the Transportation has requested that the applicant to do a traffic access study. Mr. Schmidt inquired about the possibility of the traffic study significantly changing the plan. Mr. Miller indicated that they don’t expect the study to change the plan significantly since the roads were designed for a more intense use. Mr. Sudy indicated that the Rocky Fork – Blacklick Accord Plan historically planned that that storefronts would be fronting on Central College, therefore not creating a limited access road. The curb-cuts help to create grid pattern of streets and speeds could be lowered with the increased access points.

Mr. Kight asked about the whether the access points on Central College near New Albany Road would be right in/right out. Mr. Sudy indicated that the access study will determine this.

Mr. Ballard indicated concern about potential cut-through traffic.

Mr. Schmidt asked for clarification on the angled parking along New Albany. Mr. Sudy indicated that they could base their approval for either option (angled or parallel).

Mr. Schmidt asked for clarification on whether there will be detached units on the east site. Mr. Miller indicated that the PUD8 will allow them to be built. It’s not certain if they will be built.

Mr. Chappellear recommended that the applicant make building B in Subarea C in an L-shape to better finish out the intersection streetscape.

Rick Fay of OHM provided an overview of the landscaping plan.

Mr. Schmidt indicated that irrigation will be important, especially for the auto court landscaping.

Ms. Palmer reviewed the “no’s” on the checklist.

Panelist discussed how additional open space could be created on the western site. Mr. Shannon stressed the usability of the setback along Central College and suggested switching “the setback may include additional

passive recreational amenities” to “...shall include...” in the last paragraph on page 2.

**MOTION:** To recommend approval subject to staff’s conclusion that the traffic study does not significantly alter the site plan and subject to staff’s conclusion that the modified development text does not significantly alter the plan.

**MOTION BY:** Mr. Kight, seconded by Mr. Lachey

**RESULT:** Approval (6-1)

#### *V. New Business*

##### A. Elections of Chairs that will run through June 2014.

###### a. Columbus

**MOTION:** To elect Mr. Schmidt as chair.

**MOTION BY:** Mr. Kight, seconded by Mr. Chappellear

**RESULT:** Approval (6-0-1, Mr. Schmidt abstention)

###### b. New Albany

**MOTION:** To elect Mr. Swartz as chair.

**MOTION BY:** Mr. Ballard, seconded by Mr. Burnip

**RESULT:** Approval (7-0)

###### c. Plain Township

**MOTION:** To elect Mr. Lachey as chair.

**MOTION BY:** Mr. Ballard, seconded by Mr. Lachey

**RESULT:** Approval (7-0)

##### B. Ms. Palmer asked the panel if they would like to consider an earlier meeting time or if everyone preferred leaving the time as is.

**MOTION:** To recommend changing the meeting time to 6:00pm.

**RESULT:** Approval (7-0)

#### *VI. Adjournment*

With there being no further business, the meeting was adjourned at approximately 9:10 pm.



# 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 #           Z13-055          

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)           Michael T. Shannon            
of (COMPLETE ADDRESS)           500 S. Front St., Ste. 1200, 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

1. Lifestyle Communities, Ltd. 230 West St. Columbus, Ohio 43215 250 Anthony Lococo (613.918.2000)	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Michael Shannon*

Subscribed to me in my presence and before me this 16<sup>th</sup> day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

*Carol A. Stewart*

My Commission Expires:

**CAROL A. STEWART**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2014

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



**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**