


EXHIBIT A

Z14-040 Final Received 9/11/14 DevalaLark 9-11-2014

 <p>ADVANCED CIVIL DESIGN, INC. CIVIL DESIGN KANSAS CITY, MO 64111</p>		<p>CITY OF COLUMBUS, OHIO 245 Campus View Blvd. Columbus, OH 43235 CPD Plan Exhibit A</p>
<p>SCALE: 1"=20' DATE: 09/11/2014</p>	<p>SHEET: 1 / 1</p>	<p>432 RECORD ROAD COLUMBUS, OH 43235 614-432-7700 614-432-7700</p>

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2014**

- 6. APPLICATION:** **Z14-040 (14335-00000-00451)**
Location: **245 EAST CAMPUS VIEW BOULEVARD (43235),**
being 3.66± acres located at the southeast corner of
East Campus View Boulevard and Huntington Park Drive
(610-237387; Far North Columbus Communities
Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Revise development standards for commercial
development.
Applicant(s): Preferred Real Estate Investments II, LLC; c/o Deanna
R. Cook, Atty.; 52 East Gay Street; Columbus, OH
43215.
Property Owner(s): Kotis Holdings LLC; P.O. Box 9296; Greensboro, NC
27429.
.....PlabbYf.A@annon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 3.66± acre site is developed with two vacant restaurants in the CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District will allow an extended-stay hotel development or commercial development with revised parking setback requirements. This application was originally submitted as an amendment (Z95-124A) to the original CPD District, but was converted to a regular rezoning application when it , æ Å å^c!{ å^åÅ Å^Å^[] åÅ@Å&[] ^Å Å Å Å^ å{ ^} c
- To the north across East Campus View Boulevard and to the east across Horizon Drive is office development in the CPD, Commercial Planned Development District. To the south and west across Huntington Park Drive is mixed-commercial development in the CPD, Commercial Planned Development District.
- The proposed CPD, Commercial Planned Development District, carries over development standards from Z95-124, except for building and parking setbacks. Reduced parking setbacks are supported given that the site is surrounded on all sides by public streets, and the proposed setbacks along Horizon and Huntington Park Drives are still greater than the minimum code-required parking setback of ten feet. Also, the added landscaping that is proposed will further enhance the setback area. Variances for setbacks along East Campus View Boulevard due to right-of-way dedication, and to carry over the height of light poles from the current text are included in the request.
- The site is located within the boundaries of Subarea B1 of *The Far North Plan* (1994), which will be replaced by the updated *Far North Area Plan* in October

2014, but currently recommends offices or highway-oriented uses such as hotels/motels, and restaurants and retail uses that serve the businesses located in the subarea. The proposed use fits reasonably well within these guidelines.

- The site lies within the boundaries of the Far North Columbus Community Coalition, whose recommendation is for approval of the requested setback changes.
- The *Columbus Thoroughfare Plan* identifies East Campus View Boulevard 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, will permit commercial development that is consistent with surrounding commercial developments. Reduced parking setbacks are supported given that the site is surrounded on all sides by public streets, and the setback area will be further enhanced by additional landscaping. The request also remains consistent with the recommendations of *The Far North Plan* (1994).

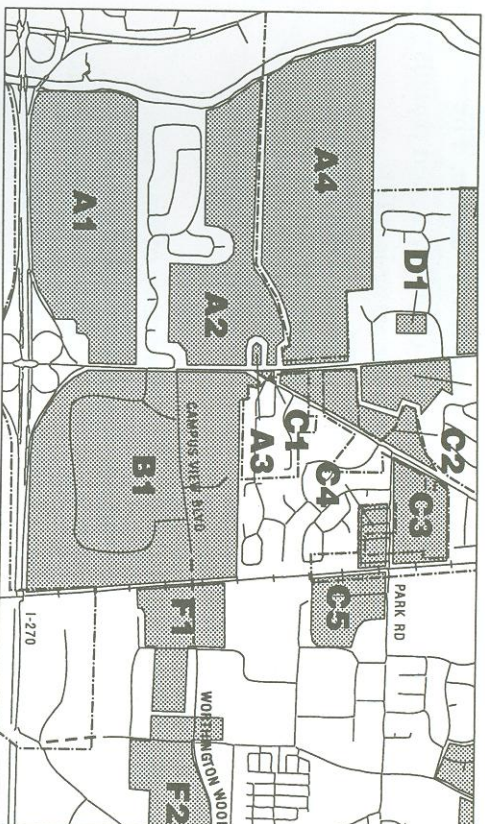
Z14-040
245 Campus View Boulevard
Approximately 3.66 acres
CPD to CPD

Subarea A.3: This is a small parcel fronting on North High Street that is developed with a single-family residence. Current zoning is Rural (R). This subarea is wooded and surrounded on three sides by land owned by the Pontifical College Josephinum. There have been recent pressures to redevelop this subarea.

- Support development that is compatible with the existing, surrounding development. A small-scale office building would be appropriate for this subarea.
- Preserve the natural, wooded environment of the subarea to the greatest extent possible.

Subarea A.4: This subarea is known as Camp Mary Orton. It is a 166 acre recreational facility that is privately owned by the Godman Guild Association. The camp is used by the Guild for its summer youth programs and is rented to private groups and social service agencies. The facility has approximately 125 acres of wooded land with trails and 40 acres of open space. The major features of this natural environment are a beautiful ravine and the Olentangy River. The complex includes a lodge with kitchen, cabins, swimming pool, tennis and basketball courts, and picnic shelter. Camp Mary Orton is bounded by the Highbanks Metropolitan Park, executive-style single-family homes, and offices on the north; the Pontifical College Josephinum on the south; North High Street on the east; and the Olentangy River on the west. Camp Mary Orton is located in Sharon Township and is zoned Rural (R) and Suburban Office (SO) under the Franklin County Zoning Resolution.

A Concept Plan has been completed concerning the future of Camp Mary Orton. The major recommendations of the plan are to: preserve the natural environment of the facility; to maximize the use of the property in support of Godman Guild programs; and to provide adequate resources to operate on a self-sustaining basis.



- Support future development in the subarea that is consistent with the Concept Plan that was adopted by the Godman Guild Board of Trustees. Development should support the mission of Camp Mary Orton and the Godman Guild Association.
- Preserve and maintain the natural environment of the subarea to the greatest extent possible.

Area B: Crosswoods

Subarea B.1: This subarea is an approximately 130-acre tract of land that is located in the northeast quadrant of North High Street and Interstate 270. The subarea has been designated as shopping and employment component of the fringe village. The Crosswoods subarea is also the commercial component of a neighborhood activity node. The subarea contains several large undeveloped parcels that are located within an established commercial area. Development patterns are well-established; however, some of the development planned for the subarea, such as a regional mall, may not no longer be appropriate. Existing land uses include corporate office buildings, hotels, motels, shopping centers, and

restaurants. The major portion of the subarea is zoned Commercial Planned Development (CPD). Separate recommendations are made for specific segments of the subarea.

Outside the Loop Road

- Support development in accordance with existing zoning districts. Future development should be limited to offices, highway-oriented uses such as hotels/motels and restaurants, and retail uses that serve the businesses located in the subarea. Fast food restaurants and automobile service and maintenance facilities are not appropriate uses for this subarea.
- Consider the undeveloped land along the Conrail Railroad as a possible location for a mass transit terminal and/or Park and Ride facility.

Inside the Loop Road

- Support development in accordance with existing zoning districts. Future development of this subarea should respect and take advantage of the interstate freeway intersection. Highway-oriented commercial uses, such as high-quality offices, hotels and restaurants, and retail uses that serve the businesses located in the subarea are among the most appropriate uses. Fast food restaurants are not appropriate for this subarea.

South of Crosswoods Drive

- Support development as offices in accordance with existing zoning districts.

North of Crosswoods Drive

- Support office development as the most appropriate land use for this portion of the subarea.
- Develop the two undeveloped parcels with joint access to Crosswoods Drive.

Area C: Park and Flint Roads

Subarea C.1: This site is a very small undeveloped parcel fronting on North High Street just north of Flint Road. Abutting the site on the north and east are single-family homes. Undeveloped land is adjacent to the site on the south and west. The existing zoning is Limited Commercial (LC2).

- Support development as offices in accordance with existing zoning district. More intense commercial development is not appropriate.

Subarea C.2: This subarea is characterized by a number of large lot single-family homes that have been constructed along the northwest side of Flint Road. Located mostly in Sharon Township, the subarea is heavily wooded and contains a section of the Flint Ravine. Adjacent development includes single-family homes and apartments. The current zoning of the subarea is Rural (R) in the city of Columbus and Suburban Residential (R4) in Sharon Township under the Franklin County Zoning Resolution. The subarea could experience redevelopment pressures.

- Support planned residential development as the best, long-term land use for the subarea. If the area redevelops, the maximum density for the subarea should be limited to four units per acre.
- Redevelopment proposals should limit the number of curb cuts along Flint Road to improve the efficiency of traffic movement.
- Preserve the natural characteristics of the wooded land and Flint Ravine.

Subarea C.3: This is a 23-acre undeveloped subarea that is controlled by the Worthington School District. The character of the land surrounding the subarea is single-family residential. Of the total subarea, six acres have been leased to the city of Columbus for use as a neighborhood park. The



Z14-040
245 Campus View Boulevard
Approximately 3.66 acres
CPD to CPD

9/4/14



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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

+ Z14-040

Case Number

Z95-124A/14333-00000-00451

Address

281 E. Campus View Blvd.

Group Name

For North Columbus Communities Coalition

Meeting Date

Aug. 5, 2014

Specify Case Type

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES: This was an amendment to a rezoning.

Approved change to parking setbacks along Horizon Drive (aka
Courtyard Drive) and Huntington Park Drive from 25 feet
to 20 feet. Street tree plantings increased to 5 trees
per 100 feet.

Vote

9-0 For

Signature of Authorized Representative

SIGNATURE

James Palmisano

RECOMMENDING GROUP TITLE

President - FNCC

DAYTIME PHONE NUMBER

614/430-1840

also applies to
Z14-040

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus,
Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**REZONING APPLICATION**

City of Columbus, Ohio Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 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 # 214-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna R. Cook, 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

1. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Nicholas King #614-901-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Deanna R. Cook

Subscribed to me in my presence and before me this 24th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Torpy L. Yates

My Commission Expires:



TORPY L. YATES
Notary Public, State of Ohio
My Commission Expires
07-15-2018

This Project Disclosure Statement expires six months after date of notarization

Notary Seal Here

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**