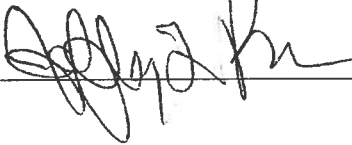
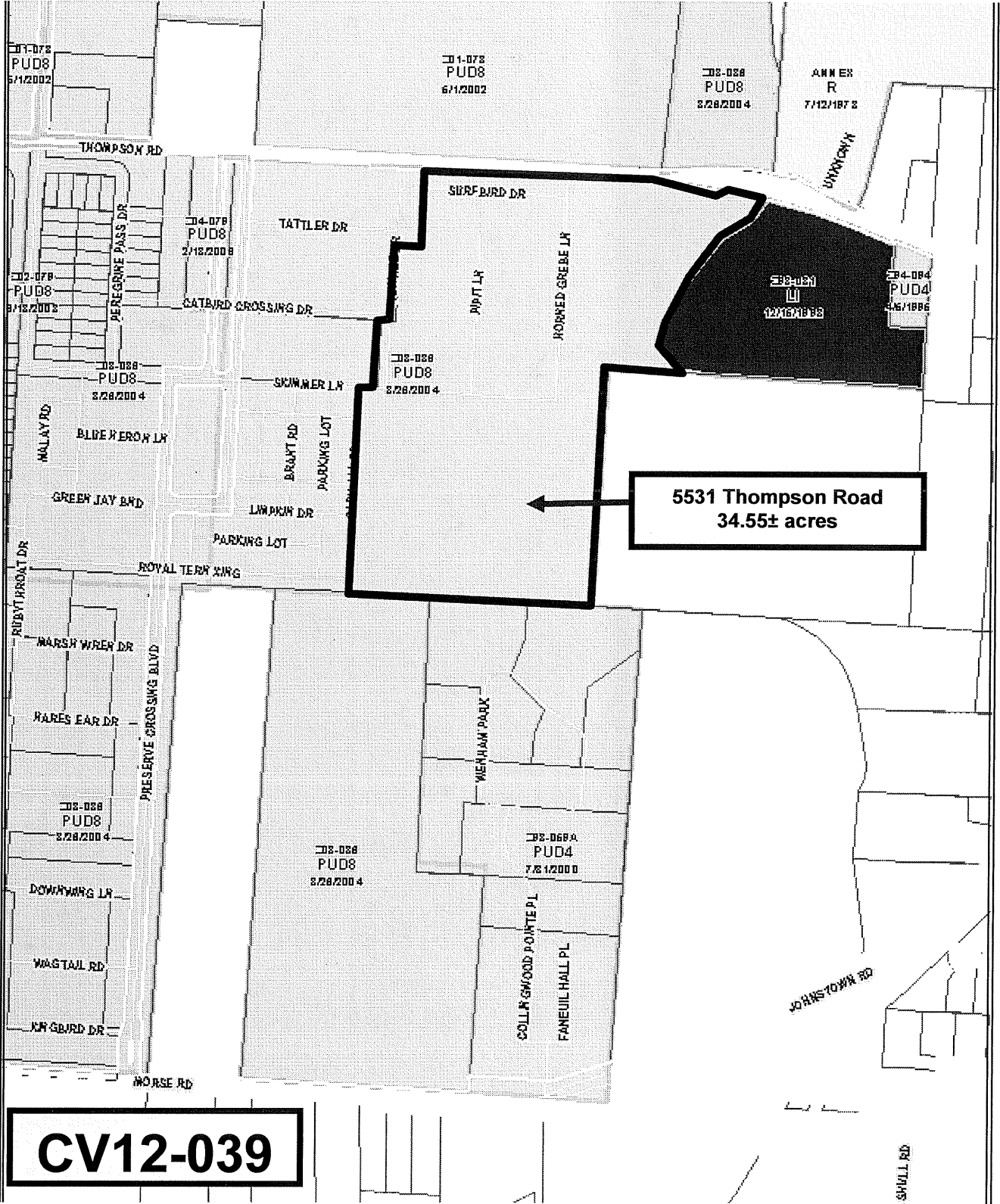


Council Variance Application

The subject site was originally part of a larger development and was going to be developed at a later point but the developer decided not to purchase the additional ground. A street system was constructed to facilitate the current and proposed developments. The perimeter yard reduction from 25 to 10 feet for parking and garages occurs only along the west side of the site to accommodate the infrastructure that has been constructed. The granting of this request will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

New Albany Company LLC., by:  Date: 9/20/12



**5531 Thompson Road
34.55± acres**

CV12-039



Northland Community Council
Development Committee

Report

August 29, 2012 7:00 PM
Minerva Park Community Center
2829 Minerva Lake Road

Meeting Called to Order: **7:00 pm** by Chair Dave Paul

Members represented:

Voting: (12): Albany Park (APHA), Clinton Estates (CECA), Friendship Village (FVRA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Minerva Park (MP), Northland Alliance (NA), Preston Commons (PCA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Strawberry Farms (SFCA).

Case #1: Applications Z12-046 (*Rezone from PUD-8 to L-AR-12*); CV12-039 (*Council variance from §3333.255 to reduce perimeter yard setback*)
Jeff Brown, Smith & Hale LLC representing
The New Albany Company
5531 Thompson Road, Columbus, OH 43230 (010-214639)

- *The Committee approved 10-2 a motion (by CECA, second by KWPCA) to **SUPPORT** the application for rezoning Z12-046 **WITH CONDITIONS**:*
 1. *Zoning text to cap density at 10 units per acre (primarily to address concerns about transition between high and lower density developments adjacent to Subarea 4).*
 2. *Strike paragraph 9 (“open space areas ... may change in size and location ...”) from General Development Standards applicable to all Subareas (text dated 8/13/2012).*
 3. *Strike the words “... a private street and ...” from Section 3 Development Standards, paragraph C (6) pertaining to Subarea 2B (text dated 8/13/2012).*
 4. *Strike paragraph G (1) (“The Board of Zoning Adjustment ...”) from the text pertaining to Subarea 2B and paragraph G (1) from the text pertaining to Subarea 4 (text dated 8/13/12).*
 5. *Text and site plan to be amended to clearly define and delineate “open green space” as referred to in several areas of the text, and in particular wetlands described by the applicant as existing in Subarea 4 but not described in the text.*
 6. *Open green space to include a 50’ buffer from Morse Road in Subarea 4, as shown on the exhibit titled “open space/green space” but not defined/delineated in the text.*

The Committee further recommended that:

1. *The text call for street tree species to be mixed and in accordance with the City Forester’s current recommendations; and*
 2. *The developer work with the City of Columbus to ensure that*
-

appropriate studies are done to evaluate future impact on traffic flow and improvements potentially needed to mitigate that impact on Morse Road, Thompson Road and other area streets.

- *The Committee approved 12-0 a motion (by KWPCA, second by APHA) to **NOT SUPPORT** the application for Council Variance CV12-039.*

Case #4

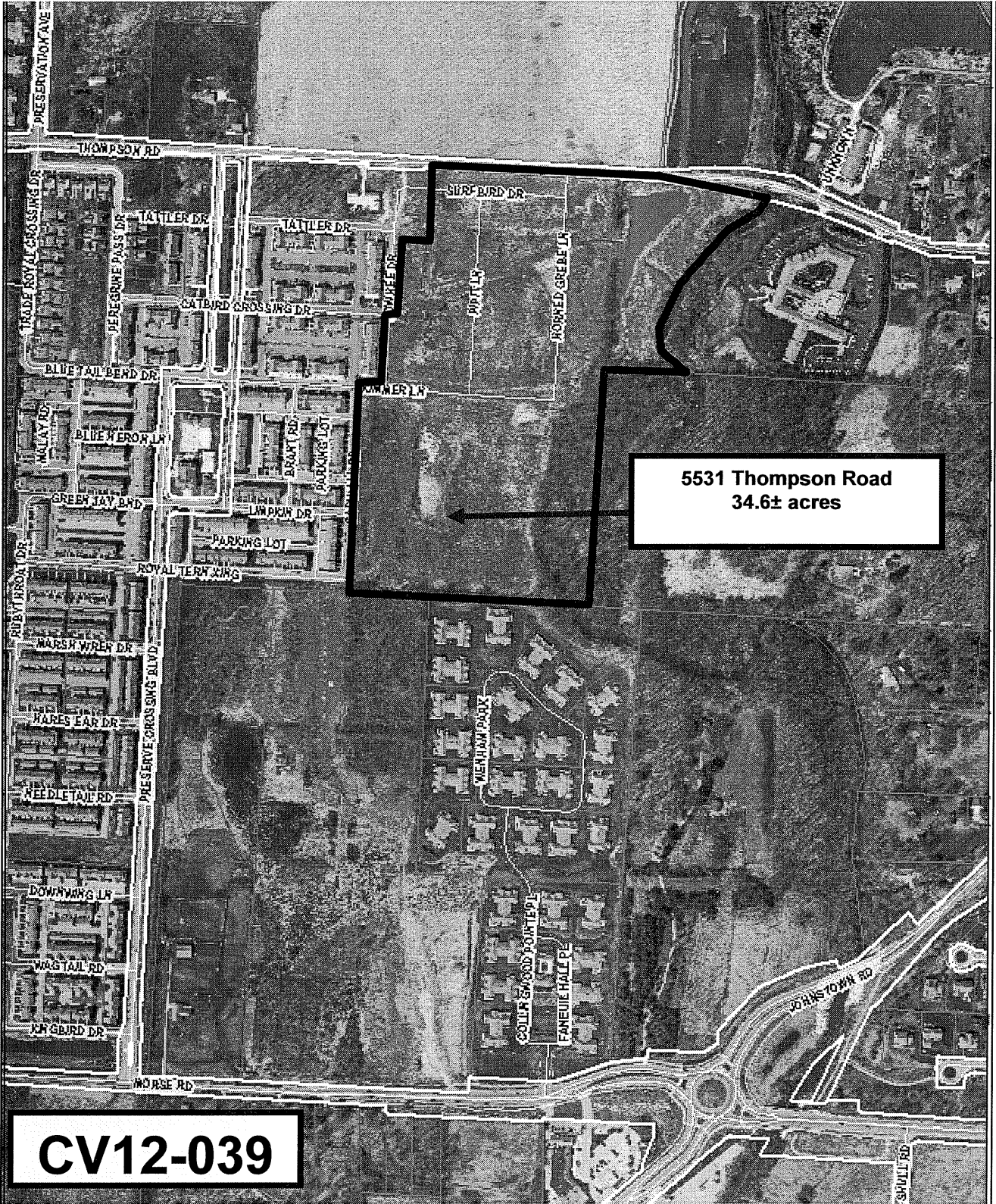
*“Look See” (Rezone multiple mixed-use subareas)
Jill Tangeman/Vorys Sater Seymour & Pease LLP
& Nick King representing
Preferred Real Estate
5800 Ulry Road (PID 110-000249/112-000011)*

- *The Committee and area residents appreciated the opportunity to learn of Preferred Real Estate’s proposed use and offered a number of suggestions concerning a future application for rezoning of this site, which is conditional upon its annexation to the city of Columbus. The developer and area civic/homeowners associations were encouraged to meet and continue constructive dialogue about this potential use and application.*

Executive Session **8:46 pm**

Meeting Adjourned **10:05 pm**

Next Meeting: *Wednesday, September 26, 2012*



5531 Thompson Road
34.6± acres

CV12-039



COUNCIL VARIANCE 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 # CV12-039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown

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 formats

- 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. New Albany Company LLC 8000 Walton Parkway Suite #120 New Albany, Oh 43054 614-939-8000/ no employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21st day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Signature]
[Signature]
9/4/15



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer