



DEVELOPMENT PLAN

MCNAUGHTEN SOUTH

PREPARED FOR FATIH GUNAL

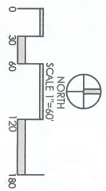
DATE: 1.10.24

Final Site Plan Received 1.1.24 Sheet 1 of 1 Z19-043

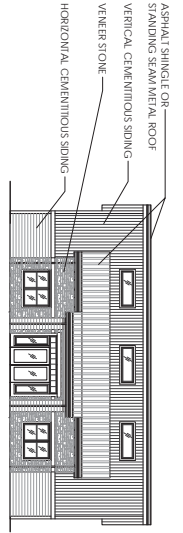
*[Handwritten signature]*  
1-10-24

**SITE DATA +/- 24.7952 acres**

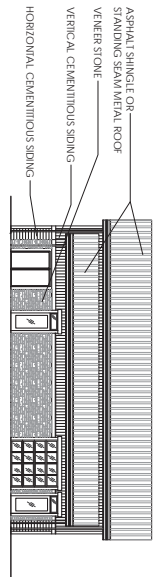
TOTAL UNITS	298 UNITS
1 BED - 96 UNITS	
2 BED - 202 UNITS	
TOTAL PARKING	547 SPACES
GARAGE - 87 SPACES	+/- 1.85 SP/UNIT
SURFACE - 438	



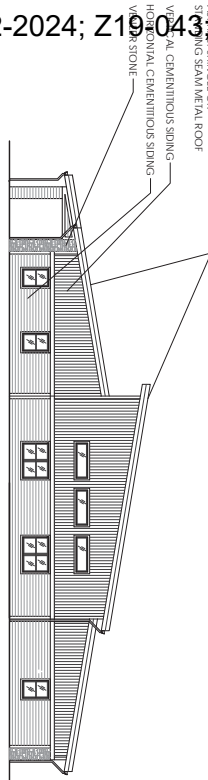
**Paris Planning & Design**  
LANDSCAPE ARCHITECTURE  
1201 14th Street  
P.O. Box 184  
St. Paul, MN 55101  
612.291.1844  
www.parisplanninganddesign.com



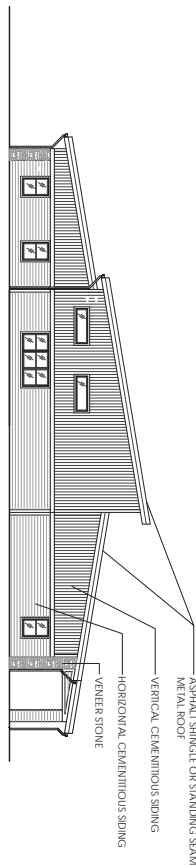
FRONT ELEVATION



REAR ELEVATION



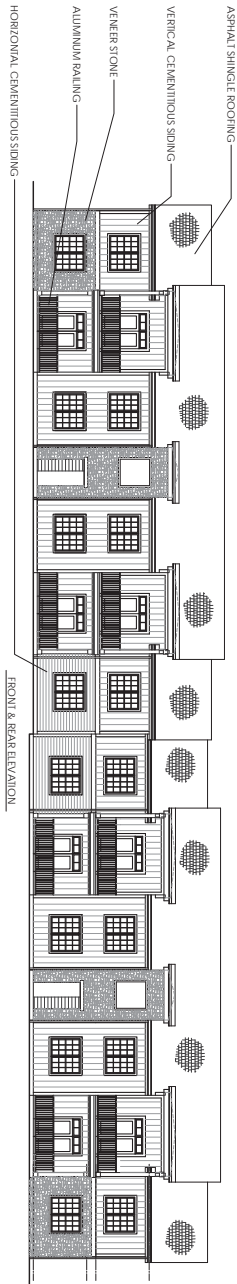
SIDE ELEVATION - 1



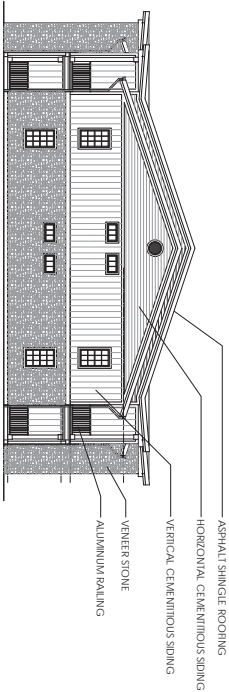
SIDE ELEVATION - 2

1 SUBHOUSE ELEVATION

SCALE: 1"=10'



FRONT & REAR ELEVATION



SIDE ELEVATION - TYPICAL OF BOTH SIDES

2 APARTMENT ELEVATION - SIMILAR ALL THREE BUILDING TYPES

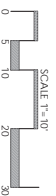
SCALE: 1"=10'

ARCHITECTURAL ELEVATIONS

MCNAUGHTEN SOUTH

PREPARED FOR FATHI GUNAL  
 Final Building Elevations Received 1.1.24 Sheet 1 of 1 Z19-043

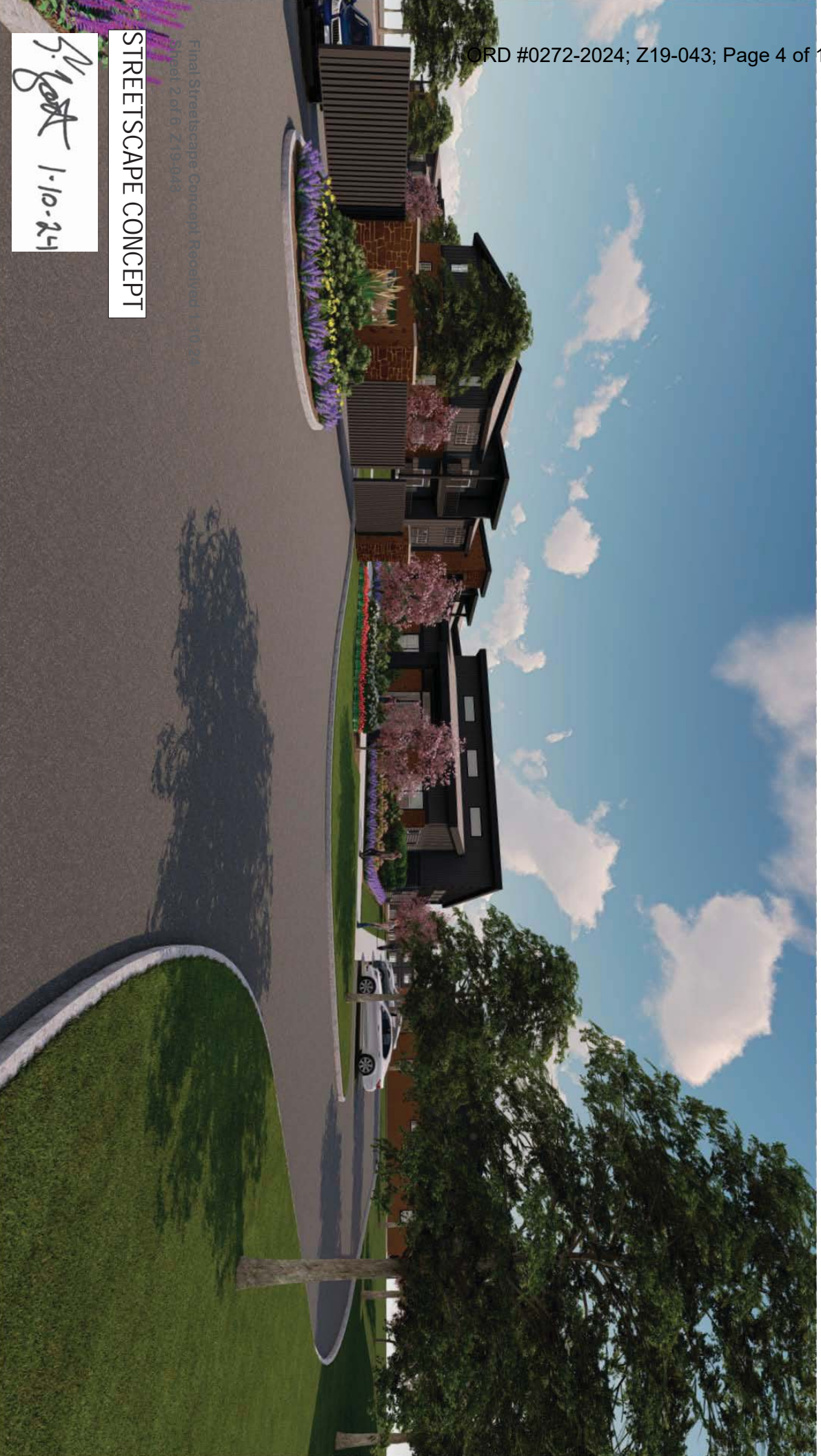
*M. Gunal*  
 1-10-24





STREETSCAPE CONCEPT

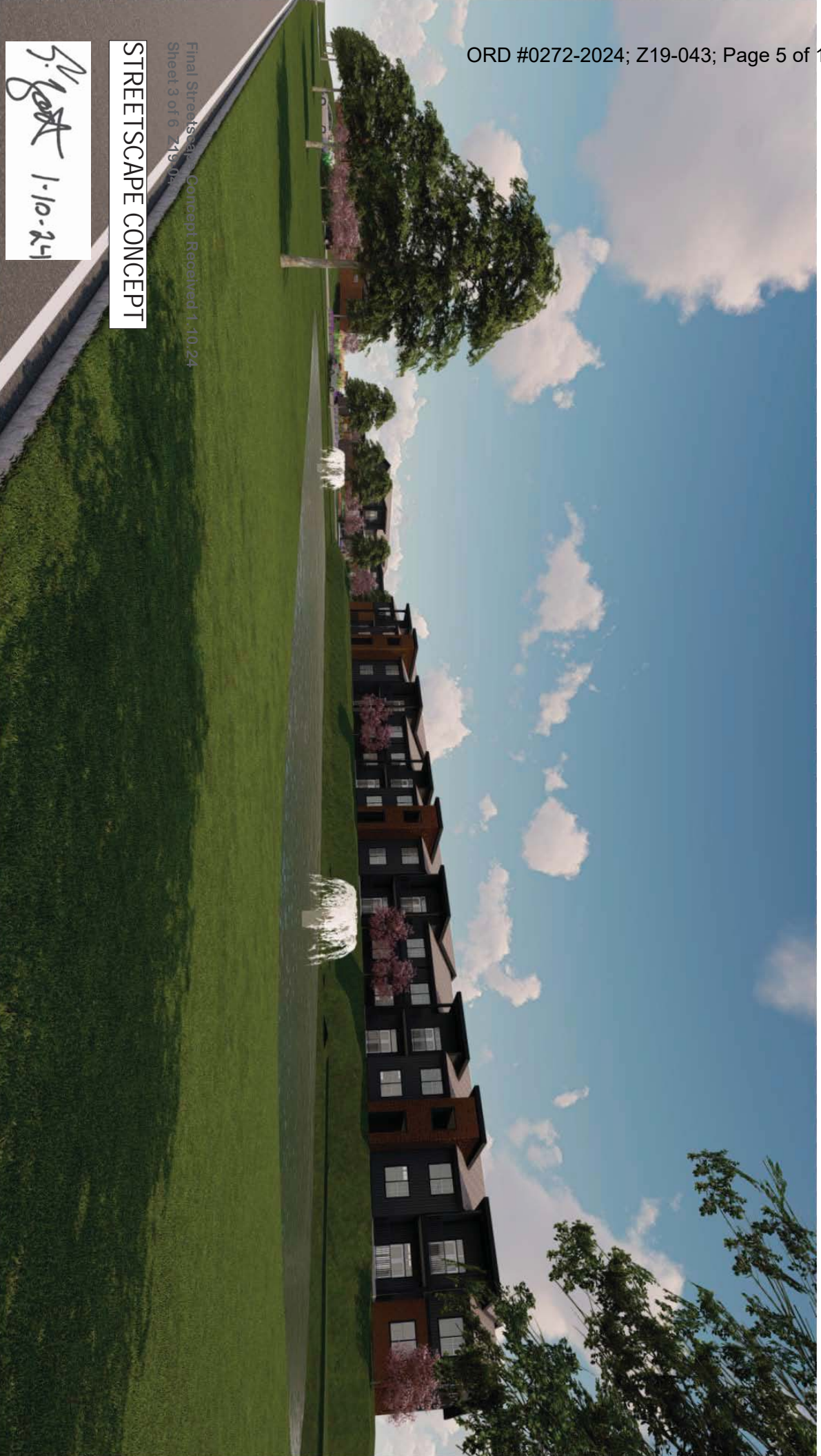
S. West 1-10-24



Final Streetscape Concept Received 1.10.24  
Sheet 2 of 6 Z19-043

**STREETSCAPE CONCEPT**

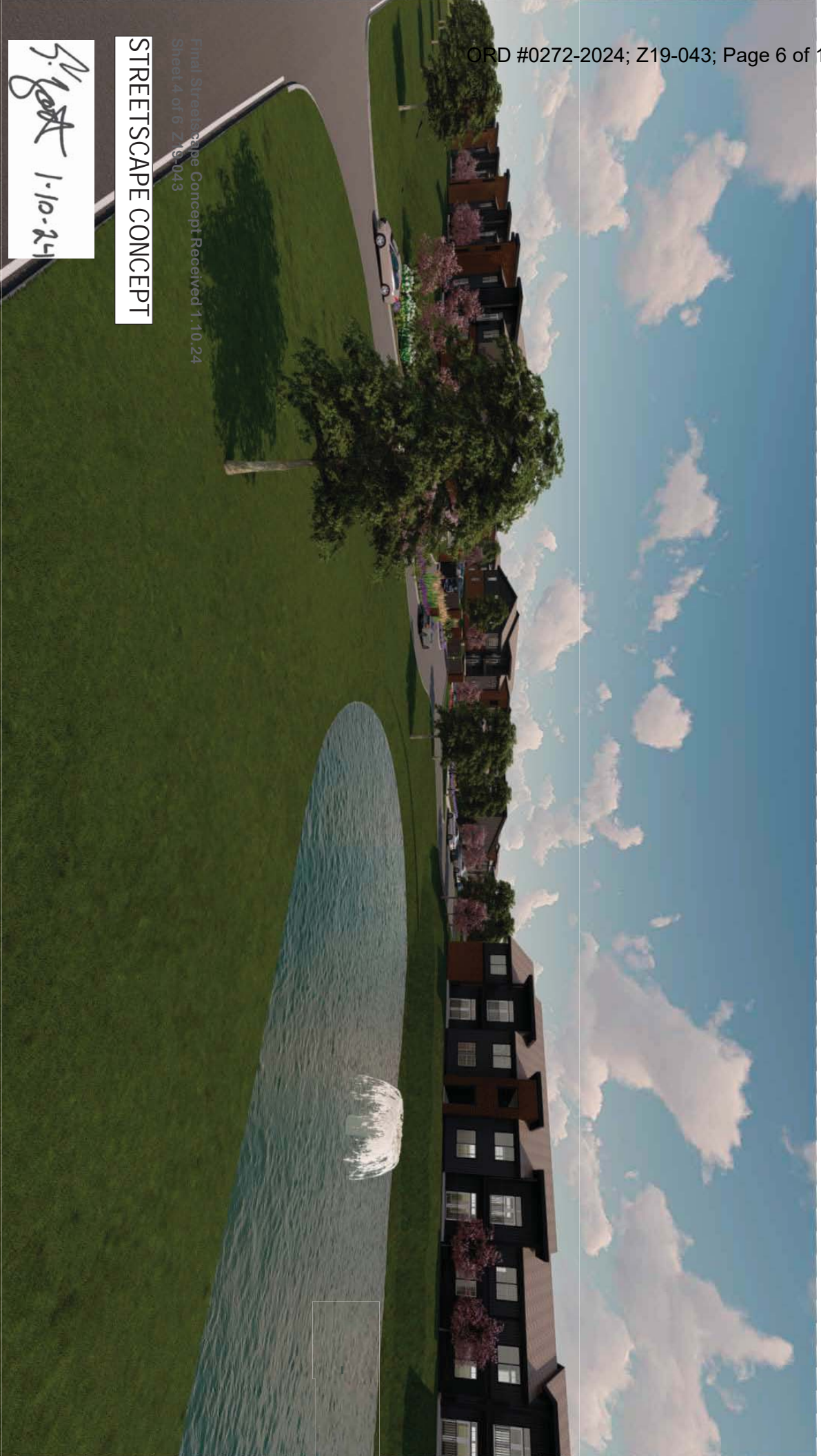
*S. Yeast*  
1.10.24



Final Streetscape Concept Received 1.10.24  
Sheet 3 of 6 Z19-043

**STREETSCAPE CONCEPT**

*S. West*  
1-10-24



Final Streetscape Concept Received 1.10.24  
Sheet 4 of 6 Z19-043

**STREETSCAPE CONCEPT**

*S. J. [Signature]*  
1.10.24



STREETSCAPE CONCEPT

*S. West*  
1-10-24

Final Streetscape Concept Received 1.10.24 Sheet 5 of 6 Z19-043



STREETSCAPE CONCEPT

*S. West*  
1-10-24

Final Streetscape Concept Received 1.10.24  
Sheet 6 of 6 Z19-043

Final Streetscape Concept Received 1.10.24 Sheet 6 of 6 Z19-043



**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 11, 2024**

- 3. APPLICATION:** [Z19-043](#)
- Location:** **198 MCNAUGHTEN RD. (43213)**, being 24.7± acres located on the east side of McNaughten Road, 1,425± feet south of East Broad Street (267-298175 and 5 others; Far East Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** L-AR-12, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Fatih Gunal; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** 198 McNaughten LLC; 6580 Longshore Street, Unit 200; Dublin, OH 43017.
- Planner:** Tim Dietrich; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov); 614-645-6665

**BACKGROUND:**

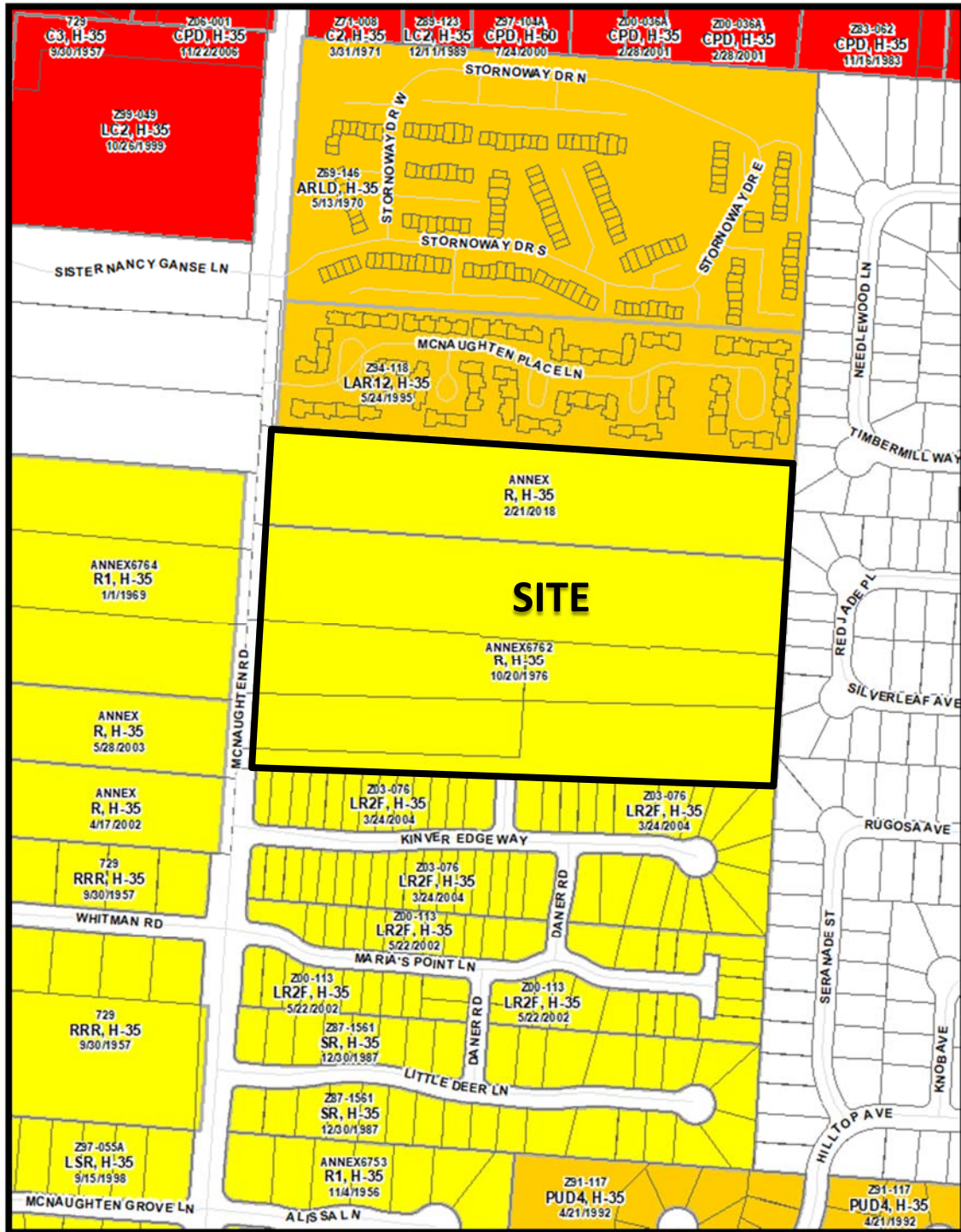
- Rezoning request Z19-043 at 198 McNaughten Road was presented to the Development Commission on October 13, 2022 and was given a recommendation of disapproval. The applicant has requested a reconsideration from both the Far East Area Commission and the Development Commission with a revised limitation text that commits to a minimum of 20 percent of the units being considered affordable, an update to the overall site's acreage to reflect right-of-way dedication, and additional commitments regarding Daner Road. All other commitments, including site plan, building elevations, and streetscape concept, remain the same.
- The site consists of six parcels developed with three single-unit dwellings in the R, Rural District. The applicant is requesting the L-AR-12, Limited Apartment Residential District to permit a multi-unit residential development containing a maximum of 296 dwelling units (11.98 du/acre).
- North of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. South of the site are single-unit dwellings in the L-R-2F, Limited Residential District. East of the site are single-unit dwellings in the SR, Suburban Residential District in the City of Reynoldsburg. West of the site is a fire station and religious facility, both in the R-1, Residential District.
- Concurrent CV22-032 has been filed to reduce the building setback along McNaughten Road. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Far East Land Use Plan* (2018), which recommends "Low–Medium Density Residential (6-10 du/ac)" land uses at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2019). C2P2 specifically states the following: "Projects that

are proposed at a density higher than the recommended land use may be supported if they include a high level of site and architectural design.”

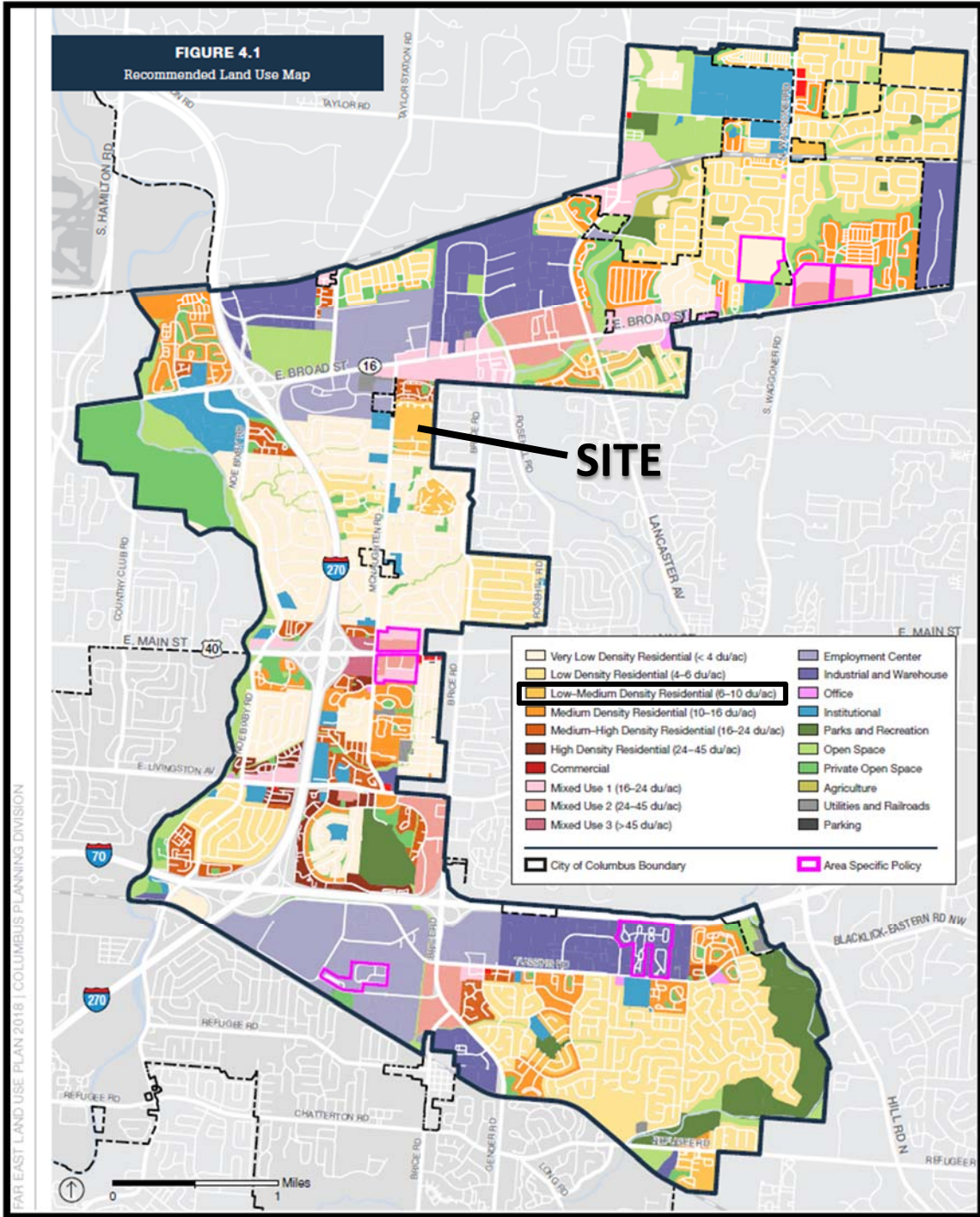
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for disapproval.
- The limitation text includes a maximum dwelling unit count, a commitment for a minimum percentage of affordable units, and supplemental development standards addressing building and parking setbacks, building height, site access, traffic improvements, landscaping, open space, fencing, and building materials. Additionally, the text includes commitments to development the site in accordance with the submitted site plan, building elevations, and streetscape concept, and includes commitments regarding Daner Road.
- The *Columbus Multimodal Thoroughfare Plan* identifies McNaughten Road as a Suburban Community Connector requiring 100 feet of right-of-way.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 296 dwelling units, of which a minimum of 20 percent shall be designated affordable units and reserved for tenants who qualify based on the area median income (AMI). While the *Far East Land Use Plan* (2018) recommends “Low-Medium Density Residential (6-10 du/acre)” for the site, staff supports the proposal as the submitted site plan demonstrates sidewalk access along McNaughten Road with a pedestrian connection to the site, adequate landscaping, and building elevations that provide for high quality materials, all consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.



Z19-043  
198 McNaughten Road  
Approximately 24.7 acres  
R to L-AR-12



Z19-043  
198 McNaughten Road  
Approximately 24.7 acres  
R to L-AR-12



Z19-043  
198 McNaughten Road  
Approximately 24.7 acres  
R to L-AR-12

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** Z19-043 & CV22-032

**Address** 198 McNaughten Road

**Group Name** Far East Area Commission

**Meeting Date** 01/09/2024

**Specify Case Type**

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

**Recommendation**  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

With a quorum of 6, our Commission was tied with the conditions noted.  
3 votes yes, 3 votes no.

The motion voted on was to approve CV22-032 and Z19-043 with the conditions:

Reducing density to 10 units per acre per C2P2

Confirmation of security gate on Daner Rd

No construction traffic to use Daner Rd

Extension of fence to McNaughten on Southern perimeter

Construction of fence along Eastern gas line easement.

**Vote** Quorum of 6 - 3 yes / 3 no / 0 abstained

**Signature of Authorized Representative** *Jennifer Chamberlain*

**Recommending Group Title** Far East Area Commission Chair

**Daytime Phone Number** 614-307-4708

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

MOTION TO USE THE 1/10/24 TEXT

MEETING DATE: January 11, 2024

Application #: <b>Z19-043</b>		Requested District: <b>L-AR-12</b>			Address: <b>198 MCNAUGHTEN RD. (43213)</b>		
Length of Testimony: <b>70 minutes</b> <b>4:38 - 5:48</b>		Motion to Vote: <b>JKB ✓</b> Second: <b>JF ✓</b>			Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval		
# Speakers Support: <b>4+</b> Opposition: <b>0</b>		Development Commission Vote: <b>5</b> Yes <b>2</b> No <b>0</b> Abstain			Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval		
<b>Position</b> Y=Yes N=No (write out ABSENT or ABSTAIN)	<b>Y</b> Fitzpatrick	<b>Y</b> Ingwersen	<b>Y</b> Keyes-Shanklin	<b>Y</b> Golden	<b>Y</b> Conroy	<b>NO</b> Onwukwe	<b>NO</b> Carey
+ = Positive or Proper - = Negative or Improper		-					
Land Use	+	+			+		
Use Controls							
Density or Number of Units	+/-	+/-			-		
Lot Size							
Scale	+	+					
Environmental Considerations	+	+			+		
Emissions							
Landscaping or Site Plans	+	+			+		
Buffering or Setbacks	+	+			+		
Traffic Related Commitments							
Other Infrastructure Commitments	+	+			+		
Compliance with City Plans					+/-		
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-	0			-		
Governmental or Public Input							
<b>MEMBER COMMENTS:</b>							
<b>FITZPATRICK:</b> CITY IS LATE IN BUILDING NEEDED ROADWAY DRAINAGE, SIDEWALKS & THESE NEEDS PRESENT AN EMERGENCY. THE PROPOSED USE APPEARS APPROPRIATE AND APPLICANT'S RESPONSE TO NEIGHBORHOOD INPUT HAS BEEN EXCELLENT. MCNAUGHTEN ROAD IS AN EMERGENCY.							
<b>INGWERSEN:</b> EMERGENCY INFRASTRUCTURE ENHANCEMENTS IS CRITICAL. PLEASE ADDRESS! DEVELOPMENT IS RESPONSIBLE & WILL PROVIDE NECESSARY HOUSING MIX.							
<b>KEYES-SHANKLIN:</b> City must address the accessibility and safety of the roads near the development. The developer provided concessions however, they cannot be responsible for all the changes needed in this area. It is unsafe & frustrating to residence.							
<b>GOLDEN:</b> The development is appropriate for McNaughten Road but puts added pressure on an already exacerbated corridor between broad and main. Scale, massing, and materials are all appropriate and fit within the corridor. Neighbors concerns for traffic in the area are rightfully placed and their needs should be examined and considered as traffic is a major issue.							
<b>CONROY:</b> Really challenging decision. The city MUST do something about the road but the unit density remains a concern. Affordable units are good but lack of transition to lesser dense southern portion is not.							
<b>ONWUKWE:</b> Appropriate development. Voted NO because of the prevailing SAFETY concern. The city should as a matter of urgency widen McNaughten and provide sidewalks for connectivity.							
<b>CAREY:</b> Extremely close call. Although the developer has made strong efforts to alleviate impact on the surrounding area, ultimately I believe that the traffic safety concerns are such that deviation from the Far East Land Use Plan is not warranted in this instance.							

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z19-043

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

Being first duly cautioned and sworn (NAME) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. 198 McNaughten LLC 4018 Riverview Drive Columbus, OH 43221 (0 employees)</p>	<p>2. 266 McNaughten LLC 6580 Longshore Street, Suite 200 Dublin, OH 43017 (0 employees)</p>
<p>3. Gardenia Properties LLC P.O. Box 992 Grove City, OH 43123 (0 employees)</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 29<sup>th</sup> day of Nov., in the year 2023

[Signature]  
SIGNATURE OF NOTARY PUBLIC

08-19-2026 Notary Seal Here  
My Commission Expires



**TIFFANY LAWSON**  
Notary Public, State of Ohio  
My Commission Expires 08-19-26

**This Project Disclosure Statement expires six (6) months after date of notarization.**