

SITE DATA:

RESERVE A	13.0 AC	GRASS
RESERVE B	13.5 AC	ASPH
RESERVE C	13.5 AC	ASPH
RESERVE D	13.5 AC	ASPH
RESERVE E	13.5 AC	ASPH
RESERVE F	13.5 AC	ASPH
RESERVE G	13.5 AC	ASPH
RESERVE H	13.5 AC	ASPH
RESERVE I	13.5 AC	ASPH
RESERVE J	13.5 AC	ASPH
RESERVE K	13.5 AC	ASPH
RESERVE L	13.5 AC	ASPH
RESERVE M	13.5 AC	ASPH
RESERVE N	13.5 AC	ASPH
RESERVE O	13.5 AC	ASPH
RESERVE P	13.5 AC	ASPH
RESERVE Q	13.5 AC	ASPH
RESERVE R	13.5 AC	ASPH
RESERVE S	13.5 AC	ASPH
RESERVE T	13.5 AC	ASPH
RESERVE U	13.5 AC	ASPH
RESERVE V	13.5 AC	ASPH
RESERVE W	13.5 AC	ASPH
RESERVE X	13.5 AC	ASPH
RESERVE Y	13.5 AC	ASPH
RESERVE Z	13.5 AC	ASPH

NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
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 10. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

Z05-079
 Final Received
 2/28/14

Matt D...
 2/28/14

SUGAR RUN
 City of Columbus . Franklin County . Ohio

PUD-8
 SITE PLAN



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

- 2. APPLICATION: Z05-079 (13335-00000-00883)**
Location: **6490 HARLEM ROAD (43054)**, being 16.4± acres located at the southeast corner of Harlem and Central College Roads (010-273451 & 010-249767; Rocky Fork Blacklick Accord).
Existing Zoning: R, Rural District.
Request: PUD-8, Planned Unit Development District.
Proposed Use: Multi-unit residential development.
Applicant(s): Sugar Run at New Albany Park, Ltd; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James, LP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

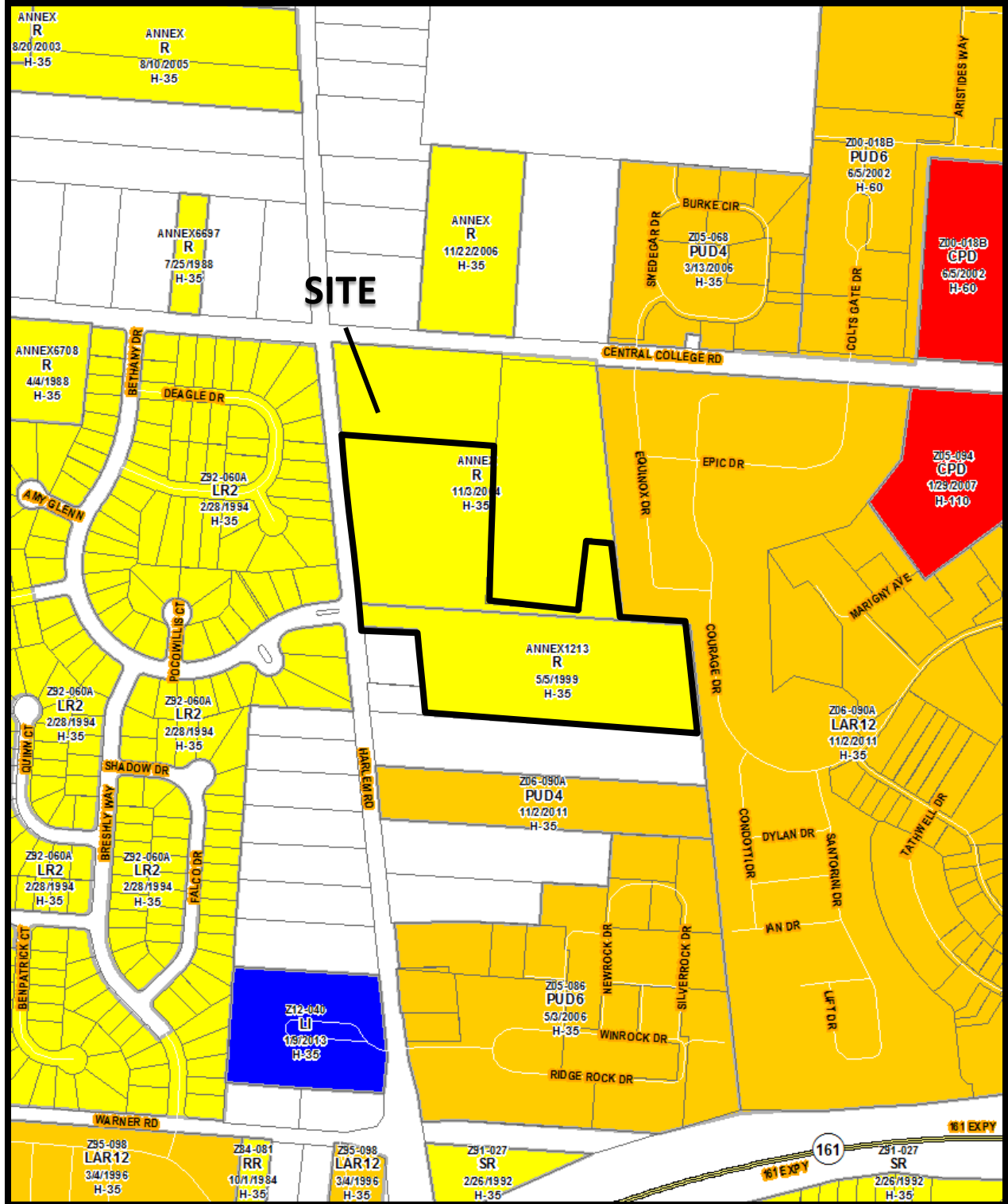
- The site is developed with a former park and two single-unit dwellings zoned in the R, Rural District. Through the eight plus years that this application has been active, there have been several different proposals for single- or multi-unit residential development, and the most recent proposal was for the L-C-2 Limited Commercial and PUD-8, Planned Unit Development Districts, with the L-C-2 District slated for future development of a fire and/or police station. The L-C-2 proposal has been eliminated from this application at the request of the City of Columbus who has recently assumed ownership of that tract. The applicant now requests only the PUD-8, Planned Unit Development District to construct 102 multi-unit residential units with 5.3 acres of provided open space and a net density of 6.4± units/acre.
- To the north is a former park in the R, Rural District. To the east is a church in the R, Rural District, and multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the west across Harlem Road is single-unit residential development in the L-R-2, Limited Residential District. To the south are single-unit dwellings in the R, Rural District.
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends “Village Residential” development for the site. The proposal received a recommendation of approval from the RFBA panel on March 18, 2010.
- The PUD Notes provide development standards for total number of units, setbacks, maximum lot coverage, parking restrictions, street trees, sidewalks,

landscaping/buffering, fencing, tree preservation, building materials commitments, and lighting restrictions.

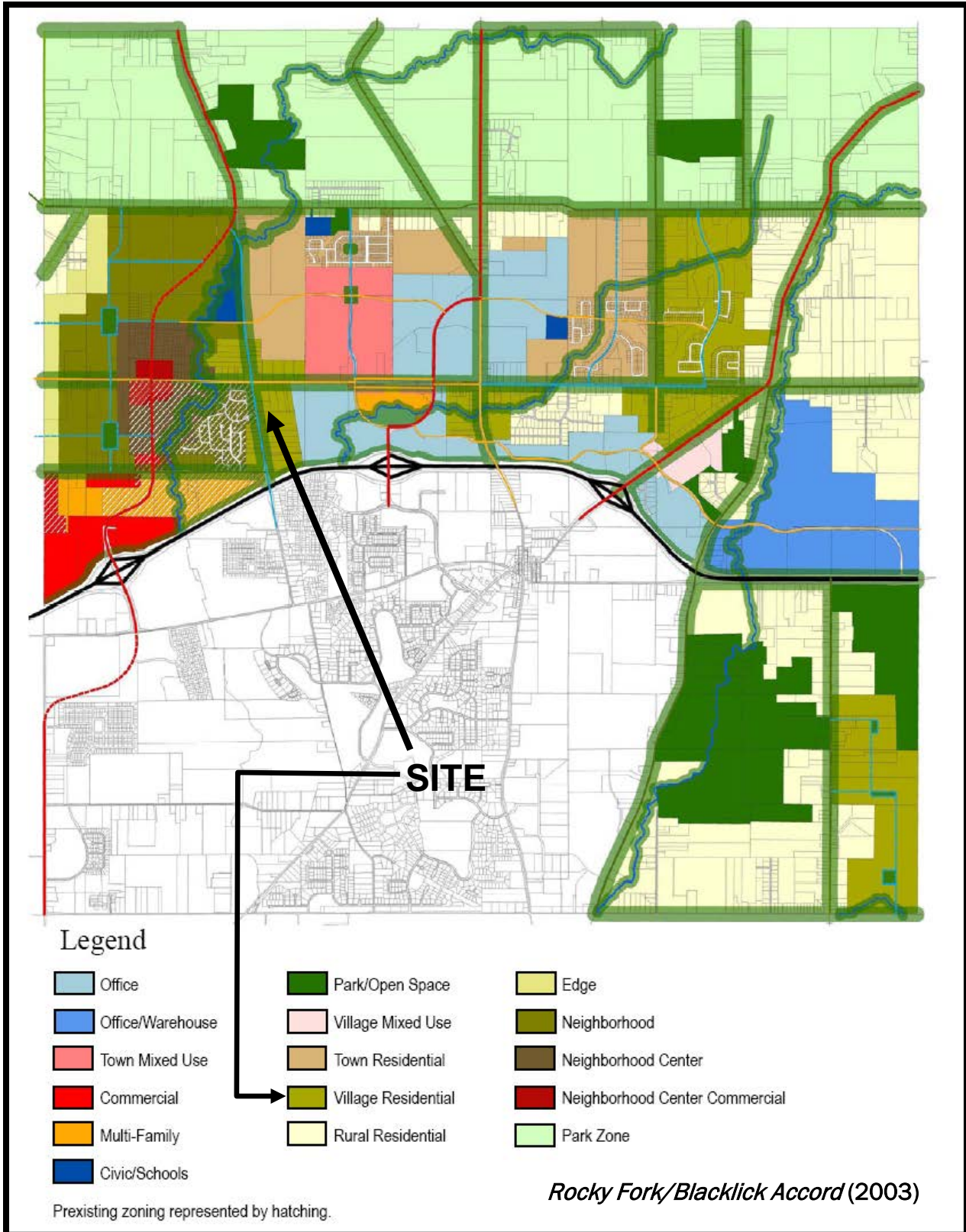
- The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs. The specifics of the funding requirements will need to be finalized prior to this application being submitted 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.

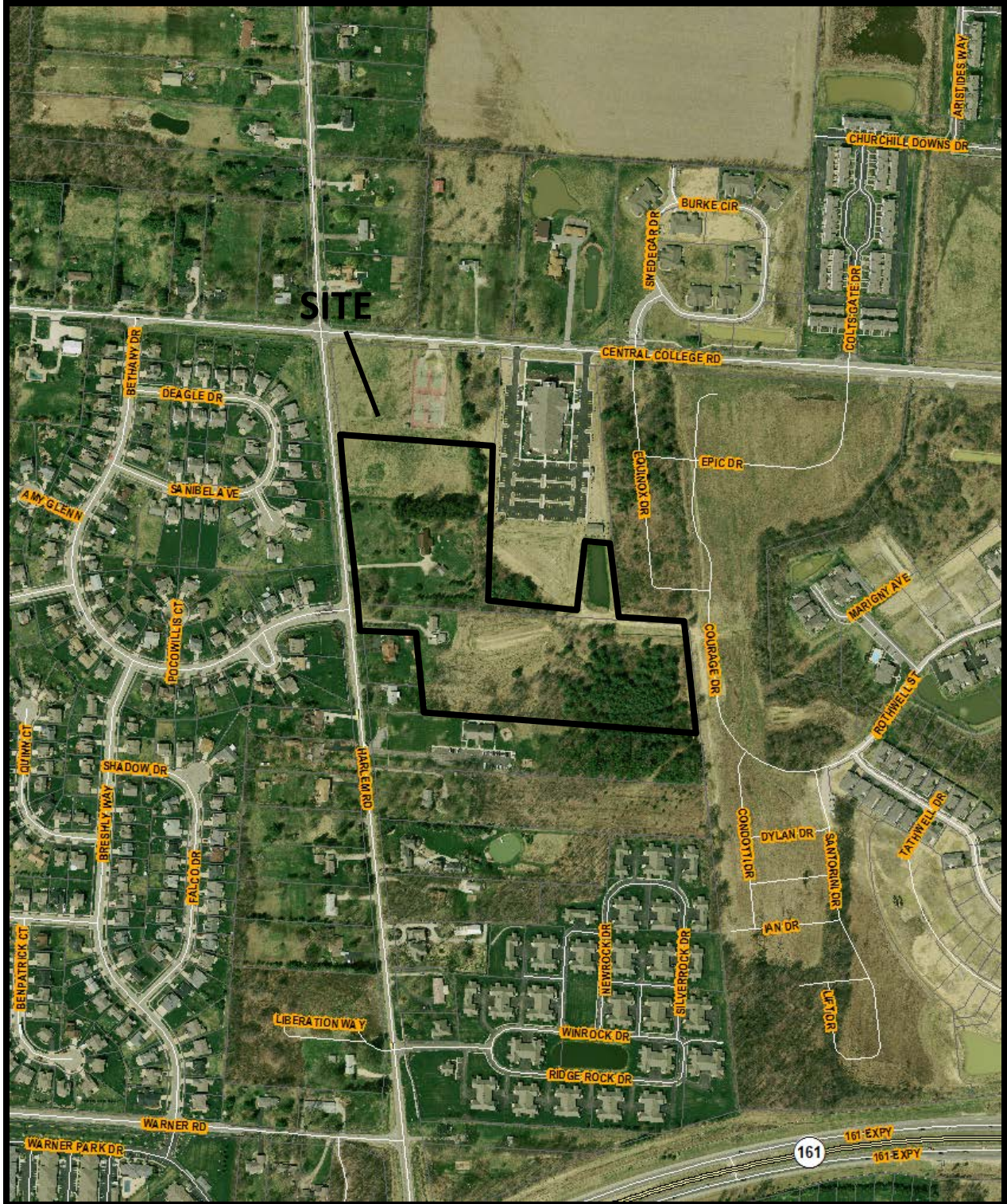
The requested PUD-8, Planned Unit Development District will permit 102 multi-unit residential units with 5.3 acres of provided open space and a net density of 6.4± units/acre. The site plan and notes provide customary development standards and adequate buffering, screening, and tree preservation throughout the site. 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.



Z05-079
6490 Harlem Road
Approximately 16.4 acres
Request: R to PUD-8



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Approximately 16.4 acres
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RECORD OF PROCEEDINGS

March 18, 2010

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

I. Call to Order

Meeting opened at 7:05 pm at New Albany Village Hall with the following members present: Don Ballard, Derek Benseler, Andrew Show, Jesus Lara and Ron Lachey. Andrew Show chaired the meeting. Staff member present was Devayani Puranik.

II. Record of Proceedings

None approved.

III. Old Business

Mr. Show checked with staff about possible timeline for new appointments to serve on panel including Meera Parthasarathy and new appointment to replace Ms. Shuster.

IV. Cases/Public Hearings

1. 6490 Harlem Rd (Z05-079)

Review and Action regarding a Columbus application to rezone 20.9 acres located on the southeast intersection of Central College and Harlem Road from R, Rural District to L-C-2, Limited Commercial District, and PUD-8, Planned Unit Development District.

Proposed Use: Permitted uses within the zoning category- Multifamily/ Single Family

Applicant: Lifestyle Communities; c/o Jeff Brown, Atty

Staff Report: Columbus planner Devayani Puranik began Power Point presentation explaining location of proposed development. The overall project was described with visuals of existing zoning and requested rezoning. Ms. Puranik described the background of the project starting from November 2004 till March 2009 when the project proposal was tabled per applicant's request.

Ms. Puranik explained that the new proposal is different than previous proposals in terms of density, open space and tree preservation. All of these issues were discussed during previous meetings in comparison with Accord standards. Applicant has made efforts to reduce density. The proposed density is more compatible to range of existing neighboring densities. More efforts have been made to preserve existing tree cover as well.

Applicant Presentation: Jeff Brown, attorney for the applicant, explained the overall project and noted that the site plan has been improved considerably than the previous proposals in terms of density and open space/ tree preservation. The number of units for multifamily layout has been reduced from 102 reducing density 6.4 units/ acre.

Mr. Brown explained that the northern portion of the site is reserved for police and fire station as part of MOU and will be reviewed by City's safety department at the time of development. MOU has not yet been completed but will be ready before Council meeting. He also indicated that in the case of no development on reserved fire and police site, the land will be acquired by City of Columbus and will be turned to City Park Division per his conversation with Mr. David Hull at City of Columbus.

Mr. Brown referred to the preserved wooded area near southeast corner for the south Daycare development and applicant's plan to preserve wooded ground as an extension to that in current proposal. Also, there will be central open space toward north of the new development. The density has also been brought down to 6.4 units/ acre as suggested during previous RFBA meeting. He said that Harlem Rd portion of the site will have 100' setback, and streetscape will have ends of the buildings to minimize the impact. Drainage is an issue for the site. So series of detention ponds have been located within the site layout.

Mr. Brown informed that efforts have been made to meet with the neighbors to resolve their issues and concerns. One of the concerns raised by neighbors was to limit access to their subdivision for through traffic. But City's Transportation department is not comfortable with that option per Mr. Brown's conversation with City Transportation staff.

Panel Discussion: Panel asked Mr. Brown about smaller garage buildings shown on the site. Mr. Brown explained that per PUD-8 zoning, the site plan is final for street layouts and open space but building footprints might change depending on circumstances. However, treatment of Harlem Road in terms of end of the buildings would be maintained.

Panel asked about some of the changes made to the site plan in comparison to previous proposal. A question was raised to address the treatment to central open space and type of plant material that will be used along Harlem Road. Mr. Brown explained that though he does not have specific names for plant material, the plan will be developed by registered landscape architect and landscaping text follows zoning and RFBA landscaping and buffering requirements. There will be 4' fence provided along Harlem Road.

Panel raised an issue about development of fire and police station and if would be a quality development that would be an asset to the neighborhood. Mr. Brown said that City of Columbus will usually be going through extensive Public process to develop compatible solutions. But Panel members would like to convey their concern to appropriate agencies related to better development of fire and police station.

Panel asked Mr. Brown about maintenance of open space and existing tree cover. Mr. Brown said that it will be required to maintain the areas if the zoning is approved.

Other concerns raised were the process to preserve existing tree cover during and after development of site. Applicant agreed to protect the trees using snow fence to protect the trees.

Panel asked about treatment of the building ends facing Harlem Road; applicant assured that brick will be used to treat the building façade.

Concerns raised by neighbors/ speakers:

- Height of the buildings.
- MOU has not yet been drafted for north portion of the site. (Mr. Brown said that internal documents have been drafted.)
- Unknown architectural treatment.
- Private or public trash pickup. (It will be private trash pickup and trash will be stored in concealed compactor.)
- Building materials and fenestration.
- Change of ownership. (New owner will have to follow all the requirements within zoning text.)
- Access through neighboring subdivision for through traffic.

In response to concerns raised by panel and neighbors, following conditions have been established:

- Snow fences around existing tree cover in central open space and southwest open space.
- All buildings will be two stories.
- Fenestration on all four sides.
- The primary building material will be Brick for building façade/s facing Harlem Rd including southern most building.
- Special consideration to landscaping and buffering will be given to southwest corner for headlight shielding.

MOTION: To approve the rezoning

MOTION BY: Derek Bensler, seconded by Don Ballard

RESULT: Approval (5-0)

V. New Business

VI. Adjournment

With there being no further business, the meeting was adjourned at 8:45 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

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 # Z05-079

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, 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. Lifestyle Communities, Ltd. 230 West St., Ste. 200 Columbus, Ohio 43215 250 Anthony Lococo (614.918.2000	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 1 day of November, in the year 2013

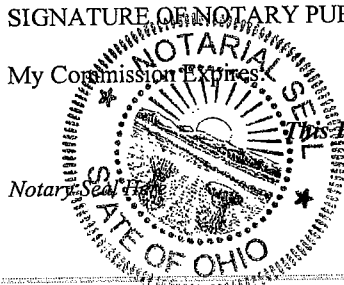
SIGNATURE OF NOTARY PUBLIC

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