



DEVELOPER
Redwood
 APARTMENT NEIGHBORHOODS

Jeffrey J. Brown

DEVELOPER
 Redwood
 APARTMENT NEIGHBORHOODS

7007 East Pleasant Valley Rd
 Columbus, Ohio 43231
 (330) 636-5992

1100 Newwoods Blvd, Suite A
 Columbus, Ohio 43235

DESIGN TEAM
POD design
 1100 Newwoods Blvd, Suite A
 Columbus, Ohio 43235

Shawn Goodwin
 2550 Grandview Exchange Dr
 Columbus, Ohio 43234
 (614) 429-7978

James Keys
 5000 Park Ridge Parkway
 Fostoria, Ohio 44333
 (330) 666-5970

CONSULTANTS
SMITH & HAILE LLC
 3000 Northland Blvd, Suite 100
 Columbus, Ohio 43215

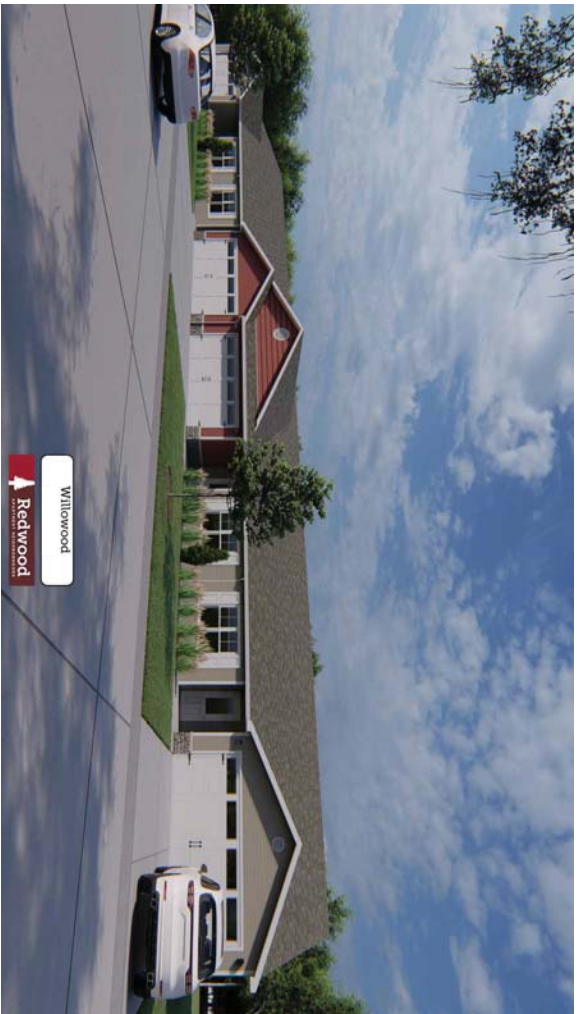
Jeff Brown & Glen Dwyer
 3000 Northland Blvd, Suite 100
 Columbus, Ohio 43215

SITE DATA

PROPOSED ZONE:	LAR 12
TOTAL ACREAGE:	±42.219 AC
TOTAL UNITS:	225
DENSITY:	±5.4 DU/AC
OPEN SPACE:	±19.86 AC (47%)

0 50' 100' 200'
 SCALE: 1" = 100'-0"

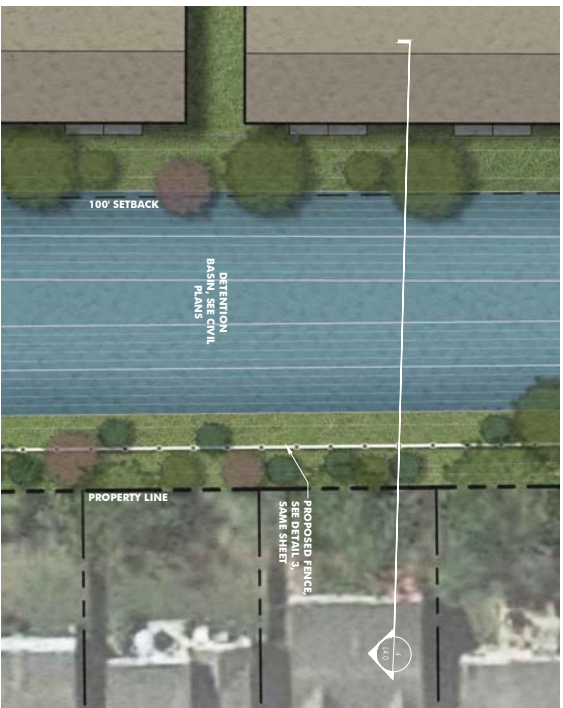
Roller & Krew 8-26-22



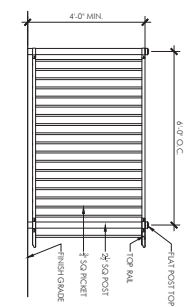
John J. Ryan 8-26-22



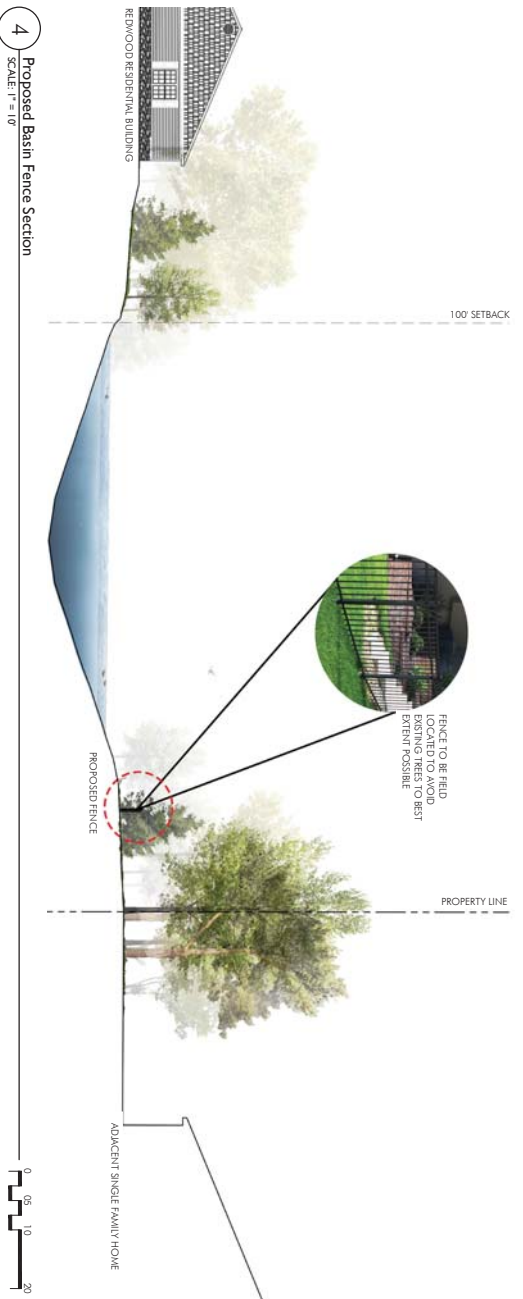
1 Proposed Basin Fence Exhibit
SCALE: 1" = 40'



2 Proposed Basin Fence Enlargement
SCALE: 1" = 30'



3 Aluminum Fence
SCALE: 1/2" = 1'-0"



4 Proposed Basin Fence Section
SCALE: 1" = 10'

Z22-016; Final Received 8/26/22; Sheet 3 of 3

Sheet #
L4.0

Sheet Title
**PROPOSED
BASIN FENCE
EXHIBIT**

Project Info
Project # 21068
Date 04/06/22
By S.O.T.F.
Scale As Noted

Prepared for
Redwood
7007 Redwood Valley Rd.
Independence, OH 44131

Project Name
**Redwood
Alton Darby**
Galloway, Franklin County,
Ohio

Client
100 Northwood Blvd, Ste A
Columbus, Ohio 43235
p 614.255.5399
f 614.255.5399
Gindner
20 Village Square
Cincinnati, Ohio 45214
p 614.360.3066
pobdesign.net



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 11, 2022**

- 5. APPLICATION: Z22-016**
Location: 400 ALTON DARBY CREEK RD. (43119), being 42.22± acres located on the east side of Alton Darby Creek Road, 1,400± feet north of West Broad Street (part of 470-291522; Westland 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): Redwood USA, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Cypress Wesleyan Church Greater Ohio District of the Wesleyan Church Inc.; P.O. Box 360; Galloway, OH 43119.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

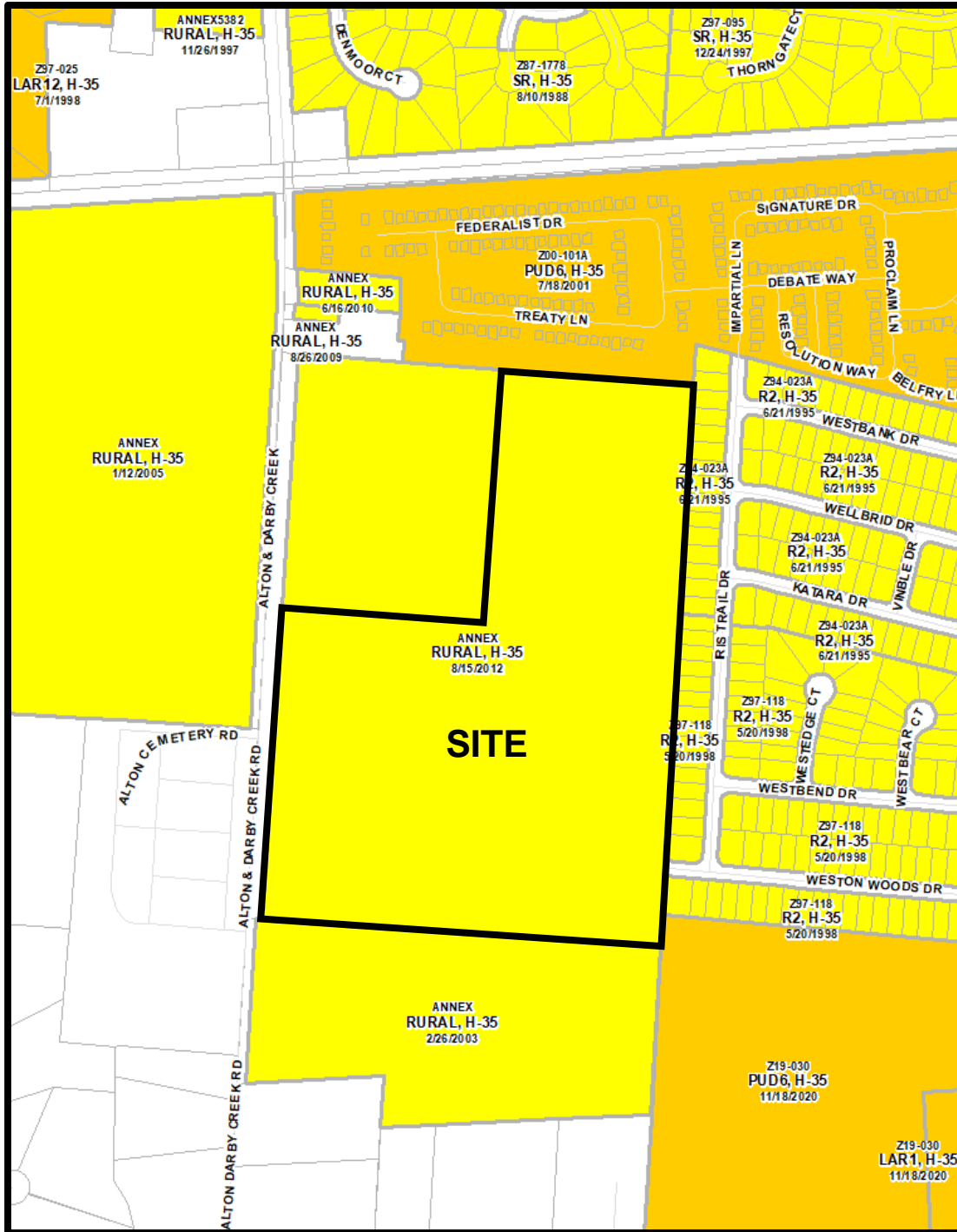
BACKGROUND:

- The site consists of one undeveloped parcel in the R, Rural District. The requested L-AR-12, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 225 units (5.33 du/ac).
- To the north of the site are recreational space for a religious facility in the R, Rural District, and a multi-unit residential development in the PUD-6, Planned Unit Development District. To the south is undeveloped land in the R, Rural District. To the east are single-unit dwellings in the R-2, Residential District. To the west, across Alton Darby Creek Road, is a religious facility in the R, Rural District.
- This site is within the planning boundaries of the *Big Darby Accord Watershed Master Plan* (2006) which recommends “Institutional” land uses at this location.
- The site is located within the boundaries of the Westland Area Commission and the Big Darby Accord Advisory Panel whose recommendations are for approval.
- The limitation text commits to a site plan and building elevations and includes development standards addressing maximum number of units, sidewalks, a turn lane commitment, preservation of wetland areas, detention pond placement, fence requirements, and graphics commitments.
- The following Division of Traffic Management comment needs to be addressed: there will need to be further investigation of the feasibility of providing a shared-use path connection in the southeast corner of the site to accommodate walkable access to nearby grocery and other commercial uses similar to what is present for the existing residential areas to the north and east of the site.
- The *Columbus Multimodal Thoroughfare Plan* identifies Alton Darby Creek Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ ***Approval**

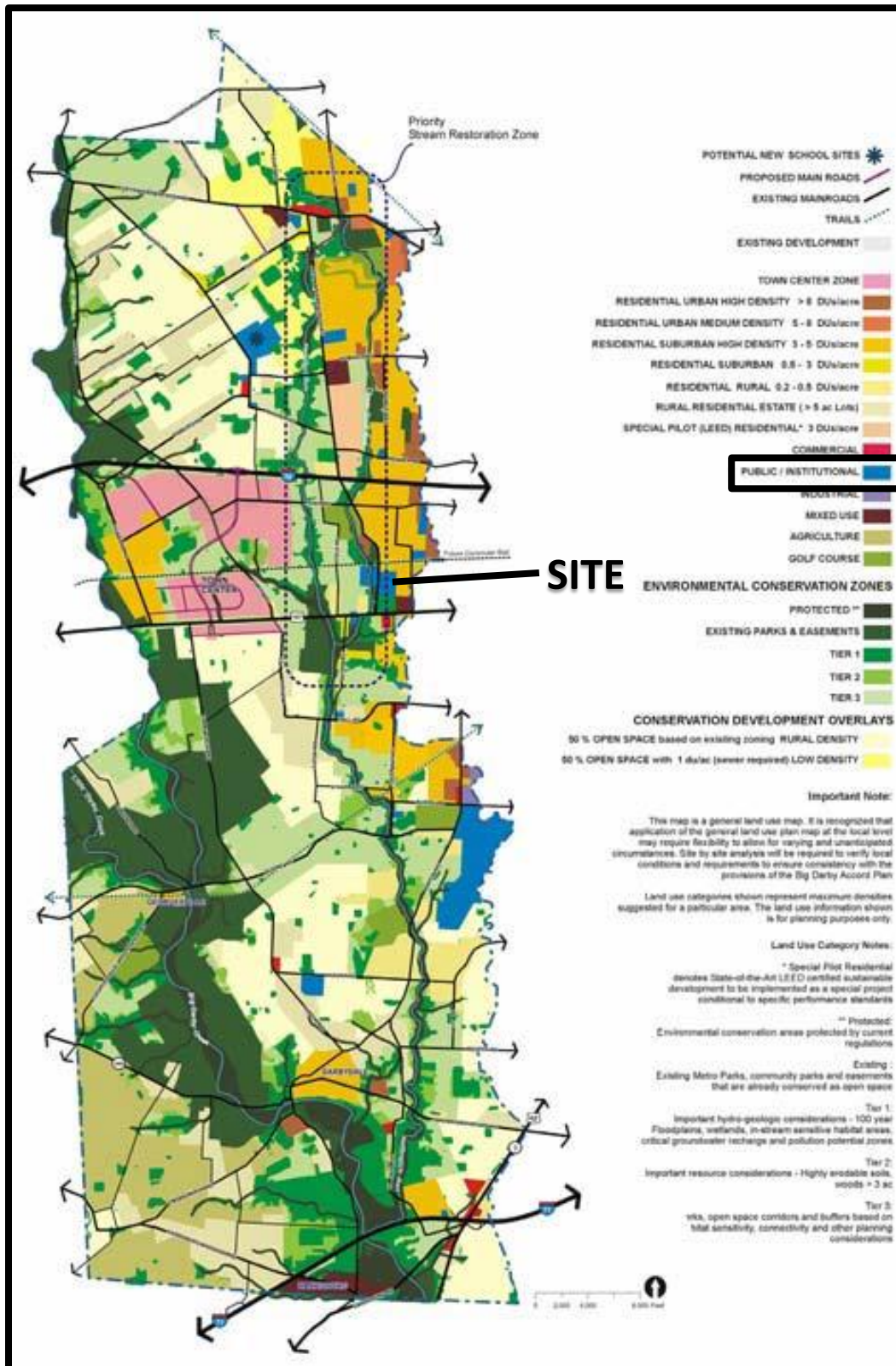
The requested L-AR-12, Limited Apartment Residential District will allow a multi-unit residential development that is compatible with the development standards of adjacent residential development. While the Plan does not include language for deviating from an institutional land use recommendation, Planning Division staff note the adjacent residential development pattern to the north and east, and find lower density residential (3-5 du/ac) on the property to be supportable. Staff notes that the site and building designs are consistent with conservation residential development principles, Plan recommendations, Ohio EPA standards for the area, and the Hellbranch Overlay requirements. Upon resolution of the traffic issues, Staff's recommendation will be updated to approval.

***NOTE: Traffic issues have been resolved – recommendation updated to approval.**



Z22-016
400 Alton Darby Creek Rd.
Approximately 42.22 Acres
R to L-AR-12

Big Darby Accord Watershed Master Plan (2006)



Z22-016
 400 Alton Darby Creek Rd.
 Approximately 42.22 Acres
 R to L-AR-12



Z22-016
400 Alton Darby Creek Rd.
Approximately 42.22 Acres
R to L-AR-12

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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

Case Number	<u>Z22-016</u>
Address	<u>400 Alton Darby Creek Rd</u>
Group Name	<u>Westland Area Commission</u>
Meeting Date	<u>July 20, 2022</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The Westland Area Commission accepted a motion to approve the request to re-zone the property located at 400 Alton-Darby Creek Road, with the following two conditions:

- 1) That a minimum 48-inch, vertical rail fence be installed along the east property line; and
- 2) That the developer maintain a minimum of 30-feet between the east property line and the top of the bank of the detention ponds.

Vote	<u>10-0</u>
Signature of Authorized Representative	<u>Michael McKay</u>
Recommending Group Title	<u>Chairman, Zoning Committee</u>
Daytime Phone Number	<u>614-745-5452</u>

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Big Darby Accord Advisory Panel

Record of Action

May 11, 2022

Jeff Brown
Smith & Hale LLC.
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

The Big Darby Accord Advisory Panel considered Case #AP22-01 at the May 10, 2022 meeting.

Redwood Alton Darby (Case #AP22-01)

Review regarding a Columbus application to rezone a site located at 400 Alton Darby Creek Rd., on the east side of Alton Darby Creek Rd., across from the Cypress Wesleyan Church, north of W. Broad St., and south of the Norfolk Southern rail lines.

Applicant: Redwood Living Inc.
Location: City of Columbus
Address: 400 Alton Darby Creek Rd. (PID 470291522)
Acreage: +/- 42 acres (net)
Request: Rezone from R (Rural) to L-AR-12 for development of 225 new rental units.

STAFF COMMENTS:

The Big Darby Accord Watershed Master Plan recommends Institutional use for this site. (p. 3.14). While the Plan does not include language for departing from an institutional use, staff notes the Water Quality Modeling Summary Report (Appendix A) utilizes the same SWAT code for both institutional and a residential development of 5 du./ac. Additionally, while the Plan recommends that wetlands should not be used as a part of the storm water management system, the applicant has demonstrated their proposal will neither starve nor oversaturate the wetlands. The Plan also does not contain guidance for open space on a site being developed as Residential Suburban High Density. Finally, the proposed wetland buffers identified are in line with recommendations established by the Wetland Buffer Widths and Maintenance document.

Staff originally recommended conditional approval of the application with the condition being the applicant should revise the zoning text to include placing wetland B and C as well as surrounding buffers into a conservation easement. However, the Applicant has proactively modified the zoning text committing to placing wetlands B and C in addition to their buffers into a conservation easement. This change was sent to Planning Staff and City of Columbus Building & Zoning Staff prior to the meeting. As such, Staff changes their recommendation from conditional approval, to approval as the recommended condition has already been satisfied.

MOTION:

To recommend approval of rezoning application AP22-01.

RESULT:

This motion was approved (5-1).

Mr. Lambert YES
Mr. Hoye YES
Ms. Malone YES

Big Darby Accord Advisory Panel

Mr. Gordon YES
Mr. Sasson NO
Mr. Hart YES

Respectfully,

A handwritten signature in black ink, appearing to read "Stephanie N. Kensler". The signature is fluid and cursive, with the first name being the most prominent.

Stephanie N. Kensler
Big Darby Accord Advisory Panel Staff
City of Columbus
111 North Front Street
Columbus, Ohio 43215

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z22-016

STATE OF OHIO
COUNTY OF FRANKLIN

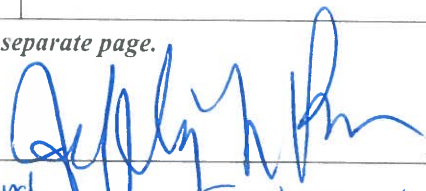
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Redwood USA, LLC 7007 East Pleasant Valley Road Independence, OH 44131 Jake Shields 216-360-9441 5 number of Columbus based employees	2. Cypress Wesleyan Church Greater Ohio District of the Wesleyan Church Inc. P.O. Box 360 Galloway, OH 43119 Mark Knight 614-996-8665 186 number of Columbus based employees
3.	4.

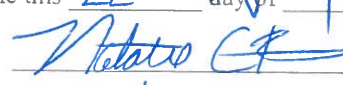
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 22nd day of September, in the year 2022

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

9/4/2025



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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