

PRELIMINARY DEVELOPMENT PLAN

THE LAKES AT POLARIS
PREPARED FOR STATE STREET REALTY
DATE: JAN 2006
Z06-019

FINAL RECEIVED: 8:00 AM 9/14/06 9/12/06

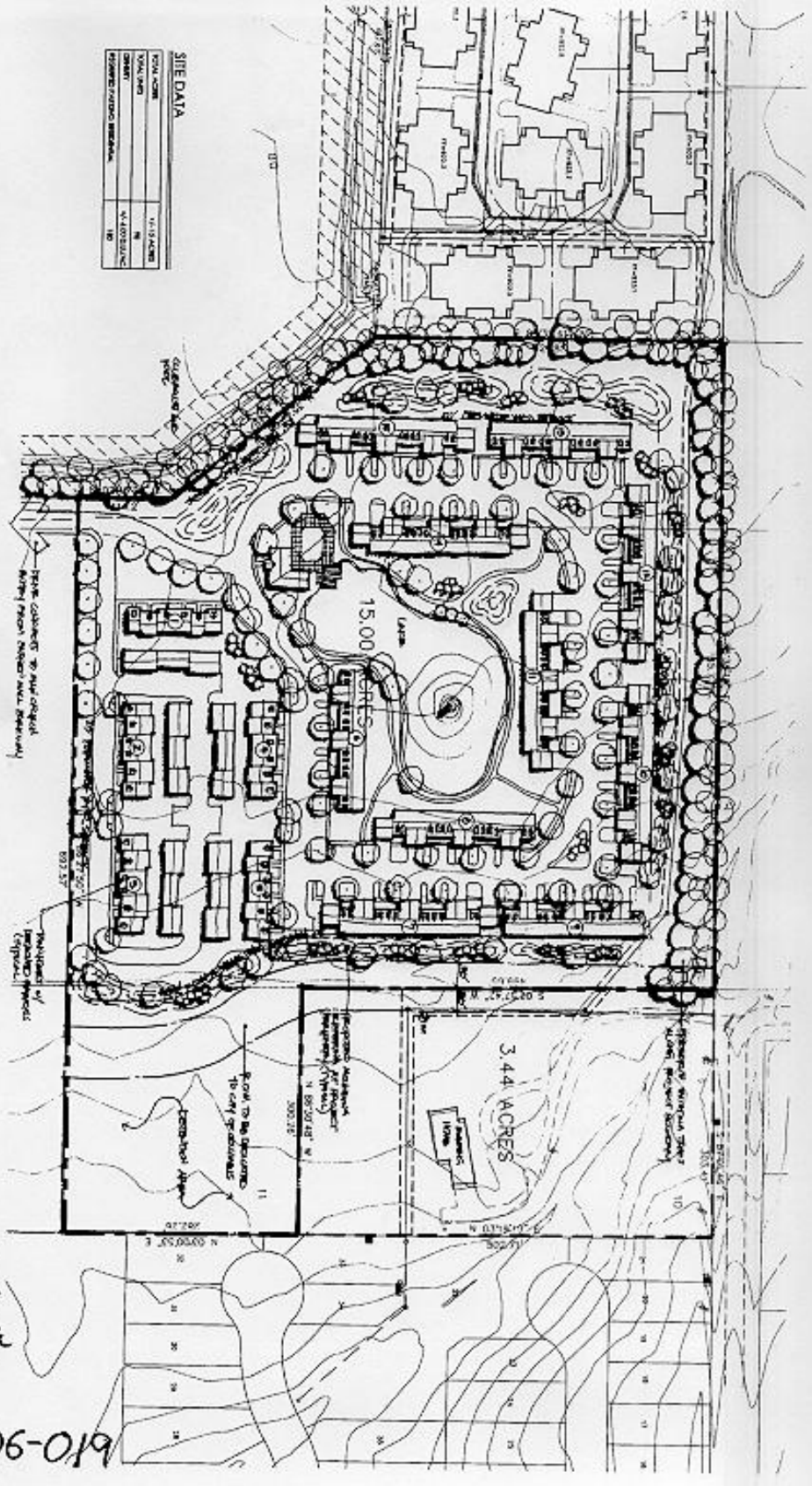


Paris Planning & Design
10000 ...
1200 ...

206-019

SITE DATA

PROJECT NAME	15.00 ACRES
TOTAL AREA	15.00
PERMITTED ZONING DISTRICT	Z06-019



Paris Planning & Design

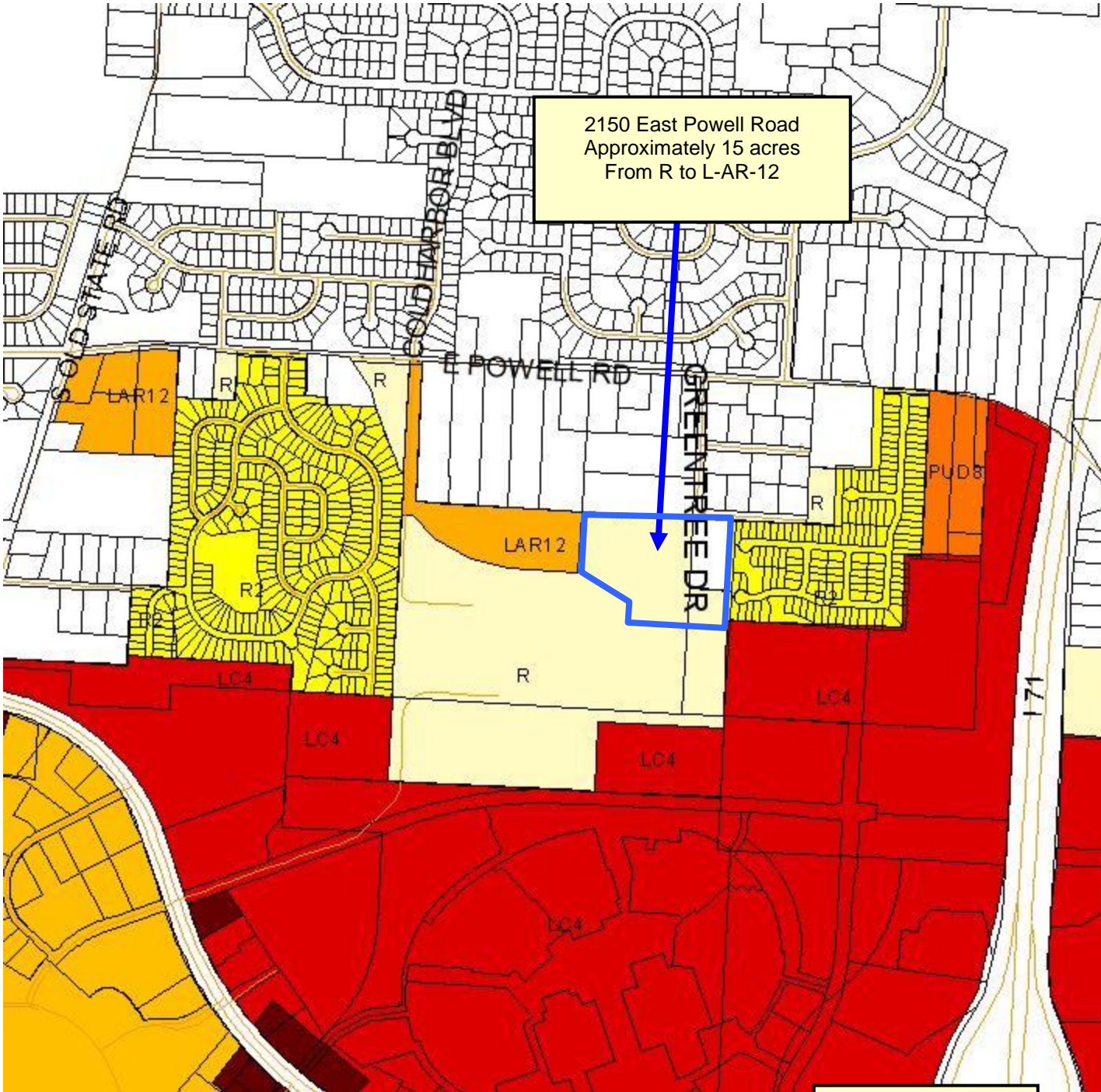
**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2006**

- 7. APPLICATION: Z06-019**
- Location:** 2150 EAST POWELL ROAD (43230), being 15± acres located 1025± feet south of East Powell Road just west of the intersection with Greentree Drive. (31843201001000).
- Existing Zoning:** R, Rural District.
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** State Street Realty Partners, LLC.; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43216.
- Property Owner(s):** Christ the King Church; 1250 Gemini Place; Columbus, OH 43240.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

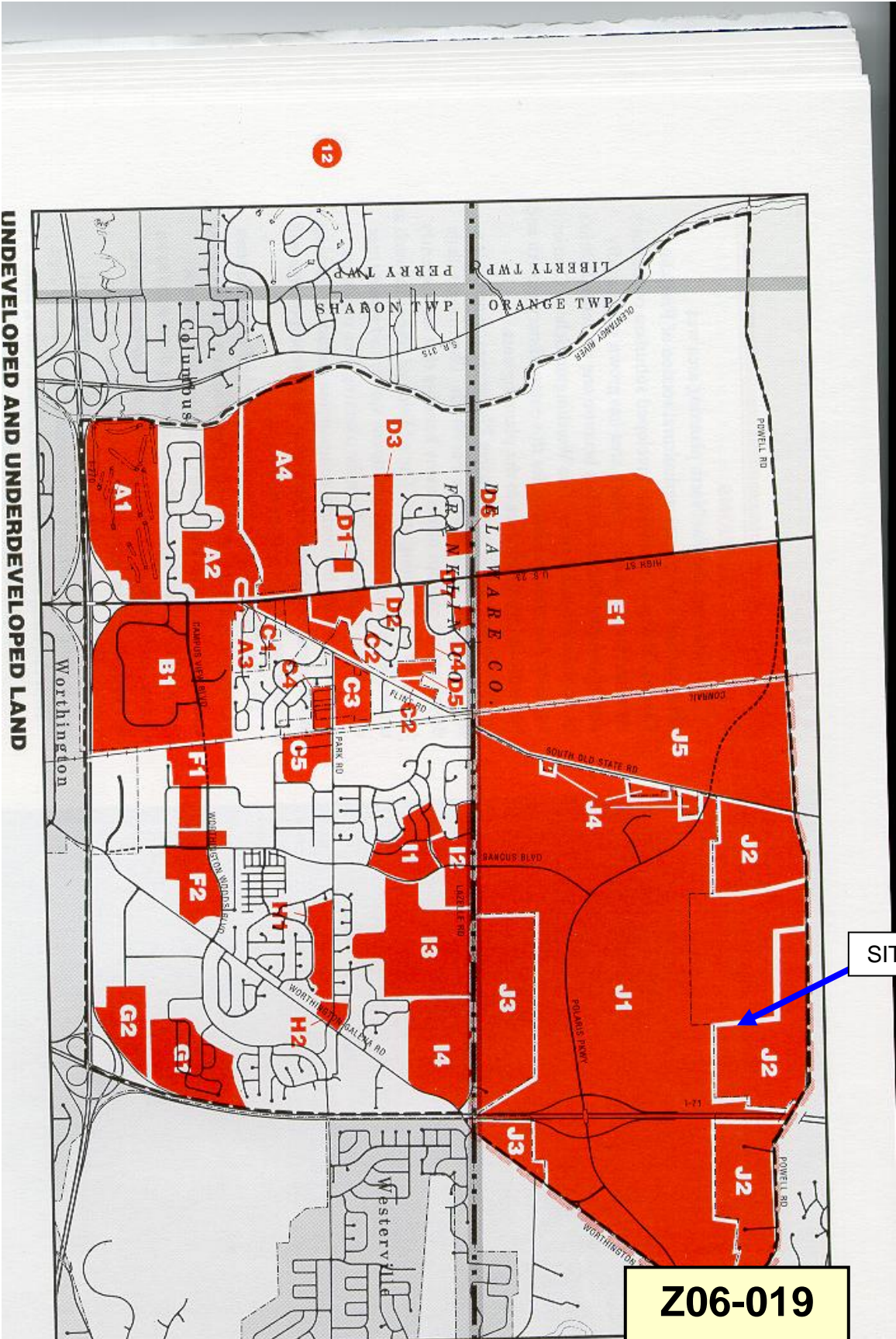
- The 15± acre site is zoned in the R, Rural District and is undeveloped. The applicant is requesting the L-AR-12, Limited Apartment Residential District to develop 90 multi-family dwelling units at a density limited to 6 dwelling units per acre.
- To the north are single-family dwellings in Orange Township. To the south is vacant land zoned in the R, Rural District. To the east are single-family dwellings in the R-2, Residential District. To the west are multi-family dwellings zoned in the L-AR-12, Limited Apartment Residential District.
- The site lies within the boundaries of Subarea J2 of *The Far North Plan* (1994), which states “Support infill residential development that is compatible with existing residential development”.
- The limitation text includes a commitment to the site plan, building material commitments, landscaping and access provisions.

CITY DEPARTMENTS RECOMMENDATION: Approval. This proposal is an extension of a series of rezonings for multi-family development that Development Commission and City Council have approved since September of 2003. It is anticipated that the property to the south of the proposal will develop commercially. The proposed multiple-family dwellings would provide a transition between the commercial zoning to the south and east of the church and the single-family dwellings to the north.



Z06-019

UNDEVELOPED AND UNDERDEVELOPED LAND



SITE

Z06-019

adjacent single-family residential development from the negative impacts of commercial and industrial development.

- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

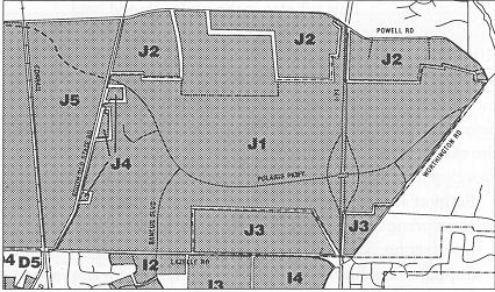


Subarea J.2: This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

22

- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

Subarea J.3: The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.

F.N.C.C.C.

P.O Box 261504
Columbus, OH 43226
April 5, 2006

RE: Z06-019

Development Commission
City of Columbus
757 Carolyn Avenue
Columbus, OH 43224

Dana Hitt,

We heard this rezoning at our FNCCC meeting April 4, 2006.

The proposed rezoning is for an existing property at 2150 E. Powell Rd. from R-Rural to L-AR-12, with a limited text.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**. The vote was eleven in favor non opposed.

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, President of FNCCC

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 206-019

Being first duly cautioned and sworn (NAME) Jill S. Tangeman
of (COMPLETE ADDRESS) Vorys, Sater, Seymour & Pease LLP, 52 E. Gay St., Columbus, Ohio 43215
deposes and states that (he/she) is the 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. State Street Realty Partners LLC 573 Barrington Drive Westerville, Ohio 43082 614-325-6518 Attention: Don Roberts	2.
3.	4.

SIGNATURE OF AFFIANT

Jill S. Tangeman

Subscribed to me in my presence and before me this 27 day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Sarah L. Herbert

My Commission Expires:

No expiration

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



SARAH L. HERBERT
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.