



**SITE DENSITIES**  
 PUD-6 DENSITY (310 UNITS/61.23 ACRES) +/- 5.06 DU/AC

**SITE DATA:**  
 TOTAL AC:  
 PUD-6 TOTAL AC

+/- 61.23 AC OPEN SPACE REQUIRED FOR PUD-6 = 800 SF x 310 UNITS = 248,000 SF = 5.69 AC  
 +/- 61.23 AC OPEN SPACE PROVIDED = 729,215 SF = +/- 16.74 AC

**PUD-6 PLAN**

*Z14-059 Final Received 9/26/16 Dof @*

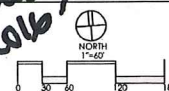
**ULRY AND WARNER ROADS**

PREPARED FOR METRO DEVELOPMENT

DATE: 8.30.16

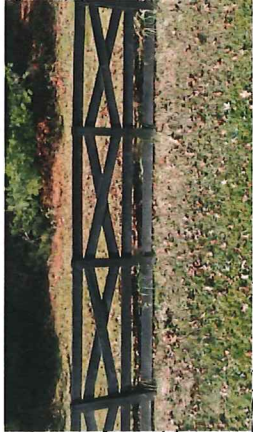
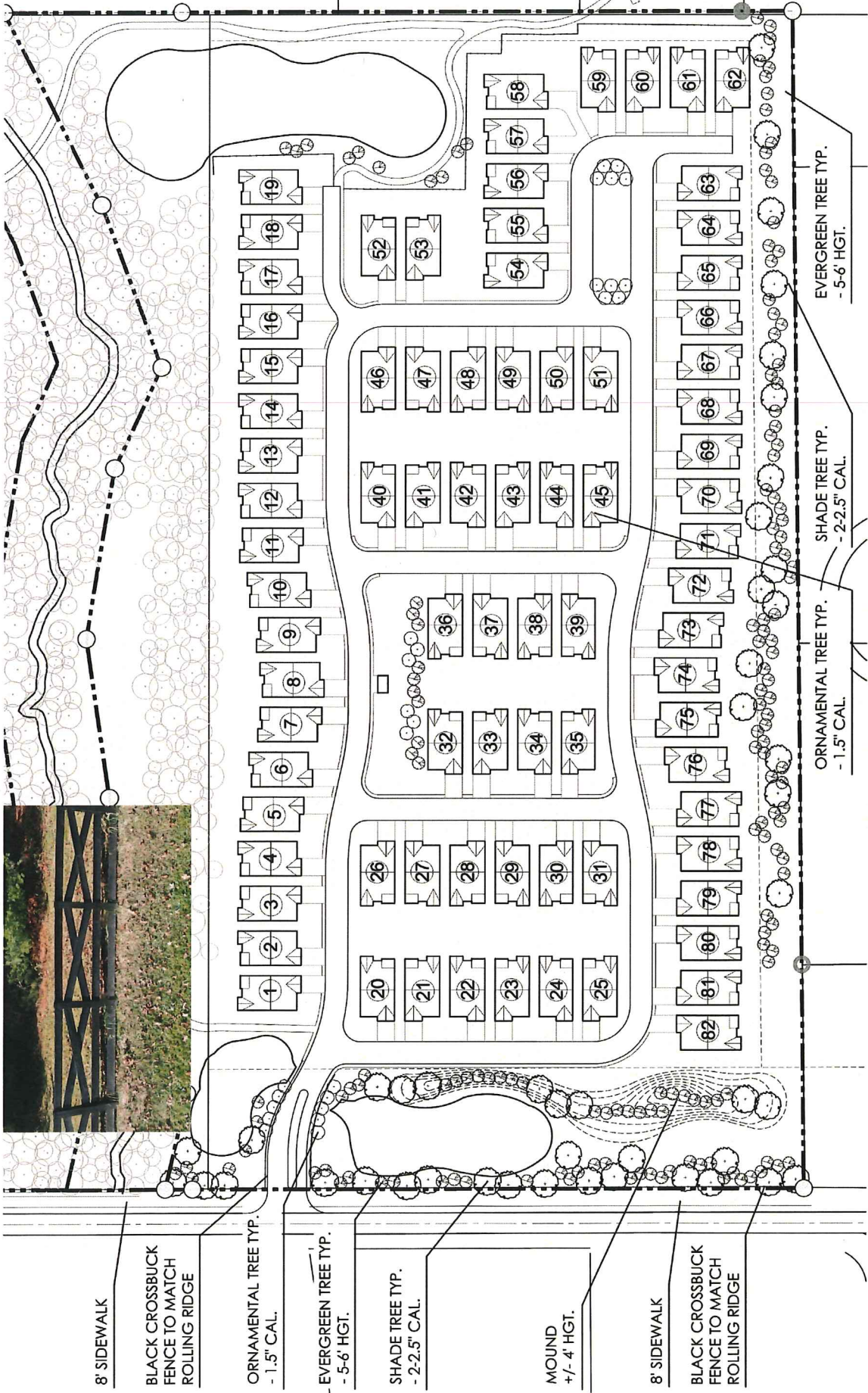
EXHIBIT A

*Jill Tappan, Esq.  
 8-26-2016*



**Faris Planning & Design**

LAND PLANNING LANDSCAPE ARCHITECTURE  
 2424 N. 5th Street Suite 401 Columbus, OH 43215  
 p (614) 467-1964 www.farisplanninganddesign.com



LANDSCAPE BUFFER PLAN

**ULRY AND WARNER ROADS**  
 PREPARED FOR PULTE HOMES  
 DATE: 8-25-16

*Joe Tarquin, Est.*  
 8-26-2016

EXHIBIT B



SCALE: 1" = 25'  
 0 25 50 100 150

**Paris Planning & Design**  
 LAND PLANNING  
 240 N. 5th Street  
 Columbus, OH 43212  
 614.487.7194  
 www.parisplanninganddesign.com

Z14-059 Final Received 8/26/16 2 of 2

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 14, 2016**

1. **APPLICATION:** **Z14-059 (14335-00000-00922)**  
**Location:** **5830 ULRY ROAD (43081)**, being 61.23± acres located at the southeast corner of Ulry and Warner Roads (110-000249 and 112-000011; Northland Community Council).  
**Existing Zoning:** R, Rural District.  
**Request:** PUD-6, Planned Unit Development District.  
**Proposed Use:** Mixed residential development.  
**Applicant(s):** Metro Development, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** McCorkle Soaring Eagles; 5800 Ulry Road; Columbus, OH 43081.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- This request was recommended for disapproval by the Development Commission at the February 2016 meeting, and was revised to further reduce density and increase development standards to be reconsidered at the June 2016 meeting. The revised proposal was tabled at that meeting at the suggestion of the Development Commission members in order for the applicant to explore additional density reductions. The proposal has been further revised to remove the proposed L-I, Limited Institutional District, and to reduce the number of units from 390 to 310, with commitments for detached single-unit dwellings on two of the three developed subareas. The site is undeveloped and is zoned in the R, Rural District as a result of annexation from Blendon Township. The requested PUD-6, Planned Unit Development District will allow 180 apartment units and 130 detached single-unit dwellings (310 units total) on 61.23± acres (5.06 units/acre) with 16.74± acres of provided open space.
- To the north across Warner Road is undeveloped land owned by the City of Columbus in the R, Rural District. To the east is multi-unit residential development in the L-AR-12, Limited Apartment Residential District with a gross density of 10.06± units/acre. To the south is multi-unit residential development with a gross density of 5.56± units/acre. To the west across Ulry Road are undeveloped land and single-unit dwellings in Plain Township.
- The site is located within the boundaries of the Little Turtle District of the *Northland Plan: Volume II* (2002). Single-unit residential development at three units/acre maximum (low-density cluster or conservation-type subdivisions) is the preferred land-use for this district. The Plan also recommends preservation of natural features, and that land uses and standards of the *Rocky Fork-Blacklick Accord* (RFBA) be considered when reviewing rezoning applications contiguous to the RFBA to ensure compatibility of planning efforts. Deviation from the Plan was warranted by the Planning Division for the following reasons:
  - The proposed density in Subarea A is compatible with and adjacent to a multi-unit residential development to the east which is located in the RFBA planning area. The RFBA recommends multi-unit residential uses for this adjacent development. A density higher than the Plan recommendation for the subject site is offset by the substantial open space/preserve included in the site plan.
  - Staff supports density in Subareas B and D that when combined, are slightly higher

than the 3 units/acre maximum recommended by the Plan (3.46 units/acre). The proposed single-unit developments are similar to the existing residential development to the south, without consideration of the open spaces on the northern boundary of Subarea B.

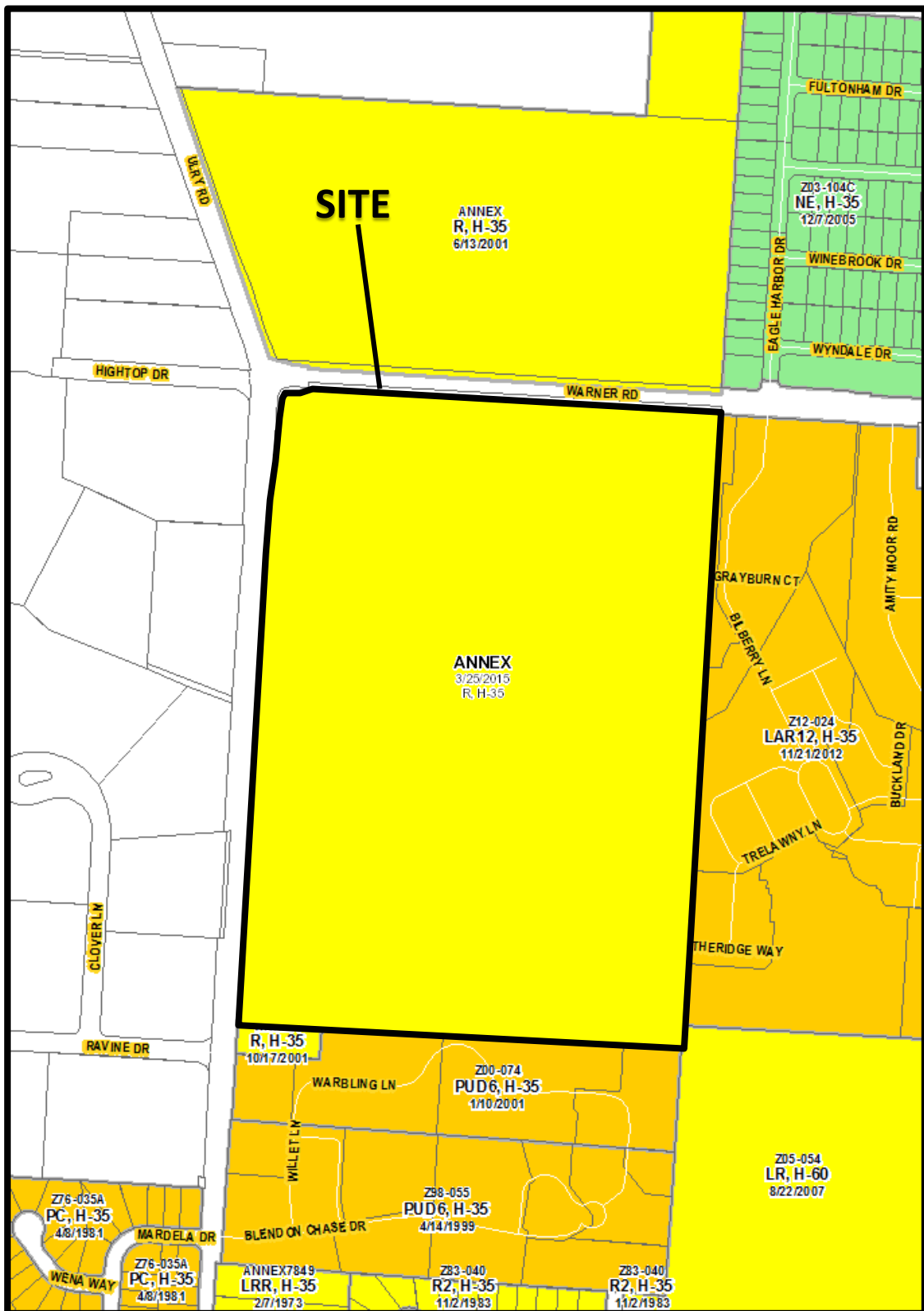
- Over 25% of the subject site is open space including stream corridor and tree preservation which meets the Plan recommendation for preservation of natural features.
- The development text commits to a site plan, and provides use restrictions, AR-12 development standards for Subarea A, R-4 development standards for Subarea B, and commitments for maximum number of units, setbacks, access and street details, street trees, preservation areas, street lights, sidewalks/paths, fencing, garage requirements, landscaping and buffering, building material commitments, open space restrictions, and Pay As We Grow obligations.
- The site is located within the boundaries of the Northland Community Council who recommends approval on the revised proposal.
- The *Columbus Thoroughfare Plan* identifies Ulry Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline. Warner Road is not listed in the *Columbus Thoroughfare Plan*, however, the Department of Public Service has determined that a minimum of 30 feet of right-of-way from centerline is required to be dedicated along the site's frontage.

**CITY DEPARTMENTS RECOMMENDATION:** \*\*Disapproval.

The proposed PUD-6, Planned Unit Development District will allow a mixed residential development including 180 apartment units on 20.12 ± acres (8.96 units/acre), 82 single-unit dwellings on 24.98 ± acres (3.28 units/acre), and 48 single-unit dwellings on 12.56 ± acres (3.82 units/acre). A minimum of 16.74± acres of calculated open space is provided which is almost three times greater than the code requirement, and the actual open space is even greater than the minimum because open areas depicted in the developed portions of the site plan were not included in this calculation. Although the *Northland Plan: Volume II* envisioned single-unit residential development at three units/acre for this area, the proposed PUD-6 developments are compatible with the adjacent developments to the east and south. Furthermore, the proposal preserves natural features, with significant setbacks and open space along the site's Ulry Road frontage, further minimizing impacts to the west side of Ulry Road. Staff believes this request is compatible with adjacent zoning and development patterns in the area, and considers the proposed density as a good transition from the lower density single-unit residential development to the west and the higher density multi-unit residential development to the east.

Because of the modification of the land use in Subarea D, the traffic impact study previously prepared for this site will need to be revised to address this change. In addition, since the open space and tree preservation areas have gotten smaller, and more retention areas are depicted within these areas, the Recreation and Parks Department has identified some issues with the proposal. The applicant is continuing to address those issues, and the recommendation will most likely change, but as long as outstanding issues remain, the City Departments' cannot support this proposal. Final traffic improvements for this proposal may need to be added, and additional commitments addressing issues identified by the Recreation and Parks Department may be added to the development text prior to this application being submitted to City Council for consideration.

\*\*Issues identified above have been resolved, and the City Departments recommendation is now for approval.



Z14-059  
5830 Ulry Road  
Approximately 61.23 acres  
R to PUD-6

## Little Turtle District

This district is north of SR-161 and encompasses the majority of unincorporated land found in the planning area. Predominant land-uses include the Little Turtle Subdivision, which is zoned PC, Planned Community, and has condominium and single-family residential units with a private golf course. There is a city of Columbus police substation and fire facility located in this district. Unincorporated parcels include estate residential lots, parcels used for agriculture, and un-platted residential lots in Blendon Township. The city of Westerville is located to the north and west, and Plain Township is located to the immediate east. Land-use recommendations for parcels to the east that are in the city of Columbus are provided in *The Rocky Fork-Blacklick Accord*.



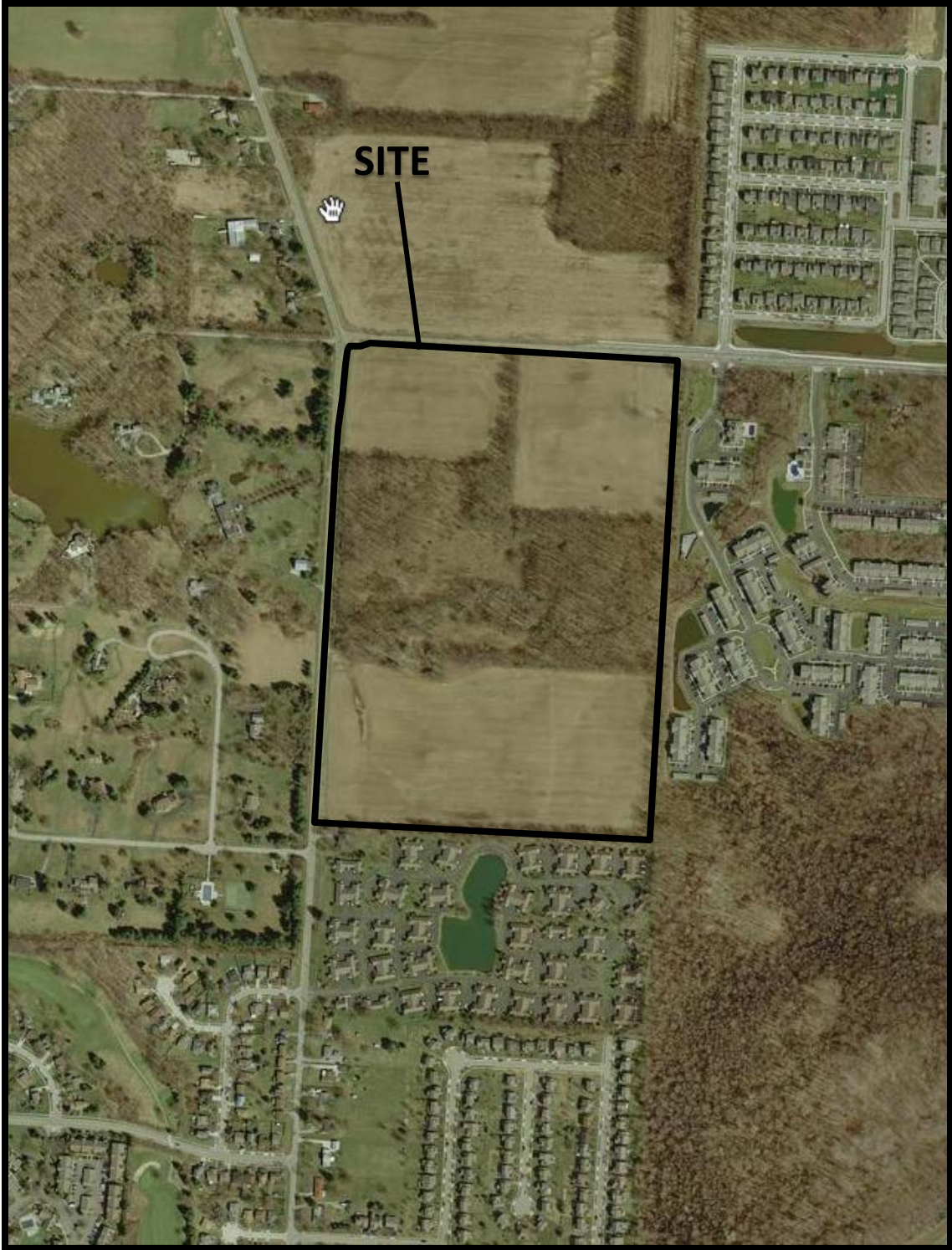
Little Turtle District



***It is the recommendation of Northland Plan – Volume II that:***

- *Single-family residential at three units/acre maximum (low-density cluster or conservation-type subdivisions) is the preferred land-use for this district, should development or redevelopment occur. A key principle of this concept is that open space and natural areas should be used as organizational elements in any development proposal for this area.*
- *A limited neighborhood civic center for the area be located near the Ulry and Warner Road intersections. The intersection of Ulry and Warner roads provide an ideal opportunity to incorporate a small, neighborhood-based civic-type center that could benefit the Warner/Ulry/Central College Road region. This area is a transition area from the large unincorporated lots in Blendon Township, to the area east designated as village center in the Rocky Blacklick Accord. The region will experience an increase in residential uses as well as the future extension of Hamilton Road to the east. There are single-family, multi-family and condominium units to the west and south, and growth occurring in the Rocky Fork-Blacklick Accord area to the east and northeast. Civic uses for this area might include a post office, parks and/or public recreational uses, schools, or means to further address the needs of public safety as the area grows. The city should consider this area for a future recreational facility to service the growing population.*
- *The large wooded lots identified on the existing land-use map (page 54) be afforded some level of protection from future development. Immediately north of the Little Turtle subdivision, and south of Central College Road are heavily wooded parcels with rolling terrain, a natural amenity for the community. Future development should be sensitive to the natural features of these areas and ensure that impact on the wooded sites is minimal. Consideration should be given to providing permanent protection to existing woodlots in the area through public acquisition, conservation easements or other means.*
- *There are a number of large residential parcels in the planning area to the north of Little Turtle. Should an alternative development pattern be sought for this area, this plan recommends that single-family residential remain the primary land-use with consideration given to surrounding rural setting and land-uses.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*





Z14-059  
5830 Ulry Road  
Approximately 61.23 acres  
R to PUD-6



To: Jill Tangeman  
Bill McCorkle  
Joe Thomas Jr.

From: The Northland Community Development Committee / Ulry Rd Sub Committee

Subject : Endorsement of Application Z14-059  
5830 Ulry Rd Columbus Ohio - McCorkle Soaring Eagles LLC / Metro Development  
LLC

Date: July 7, 2016

The Northland Community Development Committee / Ulry Rd Sub Committee consisting of Rolling Ridge, Preston Commons, Blendon Chase and Asherton Grove neighborhood representatives have received your revised Text Document for Application Number Z14-059 dated July 07, 2016. That proposal includes the agreed upon , 180 apartments (Developed by Metro North) on SUBAREA A, 82 detached dwelling Units (Developed by Pulte) on SUBAREA B, asphalt walking and or bike paths on SUBAREA C, and 48 detached dwelling units (Developed by MI Homes) on SUBAREA D. The application also details the agreed upon curb cuts, sidewalks, set backs, fencing and landscaping.

We have met as the Northland Community Development Committee / Ulry Rd Sub Committee and feel that we can endorse and recommend Application Z14-059 dated July 7, 2016 to our neighborhoods. We have presented our finding to the larger Northland Community Development Committee and there should be a letter from the chair recognizing our endorsement.

We understand that Application Z14-059 dated July 7,2016 will be presented at the Columbus Development Commissions hearing on July 14, 2016. The Northland Community Development Committee / Ulry Rd Sub Committee will endorse the Application.

We do reserve the right, if Application Z14-059 dated July 7, 2016 is changed in any way before or during the presentation to the Columbus Development Commission or Columbus City Council, to rescind our recommendation and endorsement.

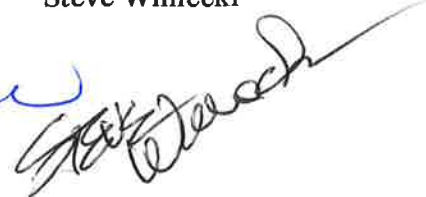
Signed,

Rolling Ridge  
Rick Cashman  
John Durivage

Preston Commons  
Jared Brown  
Jeff Duffield

Blendon Chase  
Suzanne Harnichar

Asherton Grove  
Steve Winiiecki





July 8, 2016

Shannon Pine  
Planning Manager, Zoning/Council Activities Section  
Columbus Department of Building & Zoning Services  
757 Carolyn Avenue  
Columbus, OH 43224

Re: Application #Z14-049

Dear Shannon:

I am writing concerning the captioned application to rezone 61.23 +/- acres located at 5830 Ulry Road, Columbus, OH 43081 (at the southeast corner of Ulry Road and Warner Road, including parcel numbers 110-000249 and 112-000011), from R to (most recently) PUD-6.

As you know, multiple versions of this application have been presented to the Northland Community Council's Development Committee since October 2014. After presentations to the Committee for formal recommendation in March 2015, January 2016 and May 2016, the Committee voted, each time unanimously, to recommend disapproval of the application as then presented. The Committee's May 2015 recommendation for disapproval, as expressed at the Development Commission's June 9, 2016 hearing of the case, is the last *formal* position of the Committee concerning this application.

However, as you are also aware, a working group or "subcommittee" of Committee members and other residents was formed last year, representing four nearby NCC member communities that will be most directly impacted by this development. The members of the working group have invested many hours meeting and negotiating with the applicant and land owner and with other residents of their communities, researching and developing a consensus on each version of the applicant's proposal, refining and documenting their position, and preparing counter-proposals and suggestions for compromise for consideration by the applicant.

Subsequent to the Committee's last hearing of this case on May 25, 2016, the applicant has responded with a new proposal which appears to have addressed most, if not all, of the working group's concerns. Key features of the latest version of this proposal are:

- Subarea A (AR-12): A reduction of the number of multi-family dwelling units to 180;
- Subarea B (R-4): A maximum of 82 detached dwelling units;
- Subarea C (Open Space / Stream Corridor Protection Zone): Commitments concerning the construction of walking and/or bike paths; and
- Subarea D (R-4): A maximum of 48 detached dwelling units (formerly proposed for Institutional use).

These are reflected in the applicant's text most recently dated July 7, 2016.

During the executive session of the Committee's monthly meeting on June 29, 2016, the working group presented a report to the Committee which outlined a previous, but similar, version of an updated proposal by the applicant. The members of the working group indicated that they were very favorably disposed toward the changes made by the applicant, and wished to support the revised application (pending certain additional changes which have now been realized) before the Development Commission at its upcoming hearing of the case on July 14, 2016.

A poll of the 15 Committee members present indicated their willingness to endorse and adopt the position of the working group. Further, none of the members present felt it was necessary for the Committee to receive a new presentation by the applicant concerning the latest proposal in order for them to do so. They directed me to share this letter with you and the Commission.

In effect, the Committee now asks that staff and the Commission *set aside* the Committee's May 25, 2016 recommendation for disapproval, and instead consider its members' desire to endorse the more current recommendation by the representatives of its most directly-affected member communities for *approval* of the latest proposal by the applicant.

We will, of course, be represented at the July 14 hearing to explain the Committee's position. In the meantime, please let me know if you have any questions concerning the Committee's position on this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Paul", with a long horizontal flourish extending to the right.

Dave Paul  
Chairman  
NCC Development Committee



# REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://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 # Z14-059

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.  
of (COMPLETE ADDRESS) 52 East Gay Street, 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. Metro Development LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Joe Thomas. #614-540-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jill Tangeman*

Subscribed to me in my presence and before me this 30<sup>th</sup> day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*Dan Cochran*

My Commission Expires:



Deputy Attorney General  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.  
This 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