

ILLUSTRATIVE SITE PLAN

SAC MULTIFAMILY
 PREPARED FOR METRO DEVELOPMENT
 DATE: 7-30-20

Handwritten signature and date:
 11/13/20

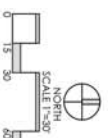


DENSITY CALCULATIONS

FLOOR	UNITS
TOTAL UNITS	204
BUILDING FOOTPRINT	55,488 SF ON 1ST FLOOR
TOTAL SITE AREA	232,244 SF (8.34 ACRES)
PROPOSED DENSITY	1,393 SITE SQUANT
PROPOSED / A/R	24

PARKING CALCULATIONS

USE GROUP	SQUARE FOOTAGE/ NUMBER OF UNITS	PARKING REQUIREMENT (1.5 SPACES/UNIT)	NUMBERS OF PARKING SPACES
RESIDENTIAL	204	1.5 SPACES/UNIT	306
SURFACE PARKING PROVIDED			193
COVERED GARAGE PARKING PROVIDED			142
TOTAL PROVIDED (SITE AND GARAGE)			317 (1.55/UNIT)



Farris Planning & Design
 LAND PLANNING
 2714 N. 10TH ST.
 SUITE 401
 CHANDLER, AZ 85225
 PH: 480.841.7744
 WWW.FARRISPLANNING.COM



Julia Ferguson
11/13/20

SAC REDEVELOPMENT
PROJECT RENDERING



Jill Engman 11/13/20

SAC REDEVELOPMENT

PROJECT RENDERING

RESIDENTIAL
BUILDING BEYOND



RESIDENTIAL
BUILDING BEYOND

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Handwritten signature and date: 1/13/20

SAC

NORTH ENTRY ELEVATION

m+a architects



2020.166
10.05.2020
page 8

Elevations, Page 3

Z20-057; Final Received 11/16/20



HAYDEN CENTRAL COURTYARD ELEVATION

SAC MULTIFAMILY

PREPARED FOR METRO DEVELOPMENT
DATE: 9-21-20

Handwritten signature and date: JLR [Signature] 11/13/20



Farris Planning & Design
 LANDSCAPE ARCHITECTS
 2016 N. 24th Street
 Suite 401
 Waukegan, IL 60087
 www.farrisplanninganddesign.com



enlarged north elevation - 1

NUMBER 3
 48' - 0 1/2"
 NUMBER 2
 14' - 0"
 NUMBER 1
 42' - 0 1/2"
 TRUSS
 11' - 0 1/2"
 FLOOR
 12' - 0 1/2"
 NUMBER 004
 07' - 5 1/2"
 SECOND
 12' - 8 1/2"
 FLOOR
 10' - 0"
 NUMBER 008
 10' - 0"
 SERVICE
 08' - 0"
 LOWER
 07' - 6"
 NUMBER 5



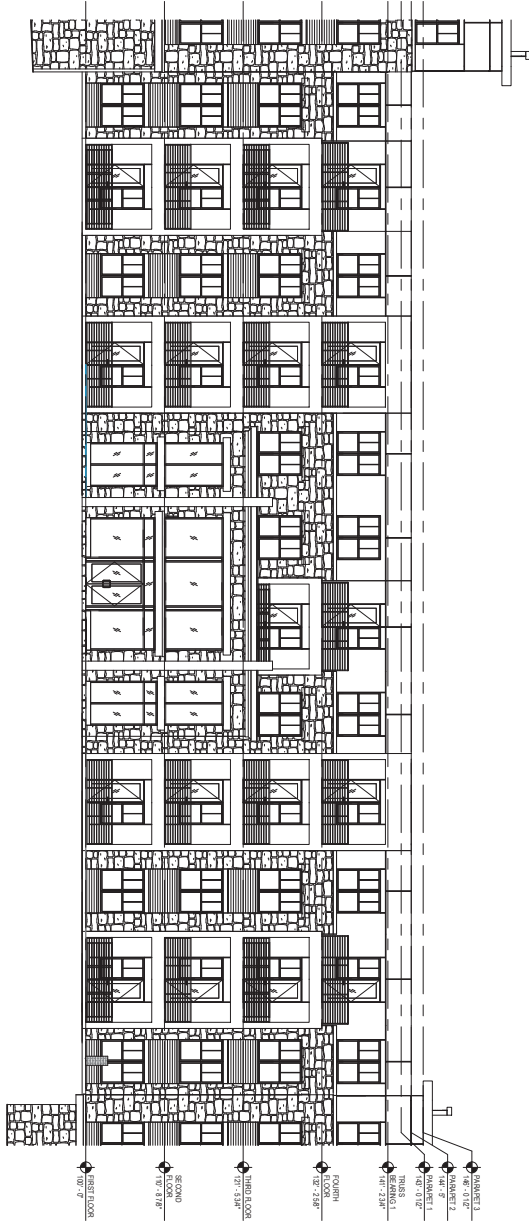
SAC REDEVELOPMENT
ENLARGED NORTH ELEVATION

[Handwritten signature]

 11/13/20



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enlarged north elevation 2
10'-0 1/2"

SAC REDEVELOPMENT
ENLARGED NORTH ELEVATION

[Handwritten signatures and initials]

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enlarged north elevation - 3



SAC REDEVELOPMENT
ENLARGED NORTH ELEVATION

Handwritten signature and date: 11/13/20

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2020**

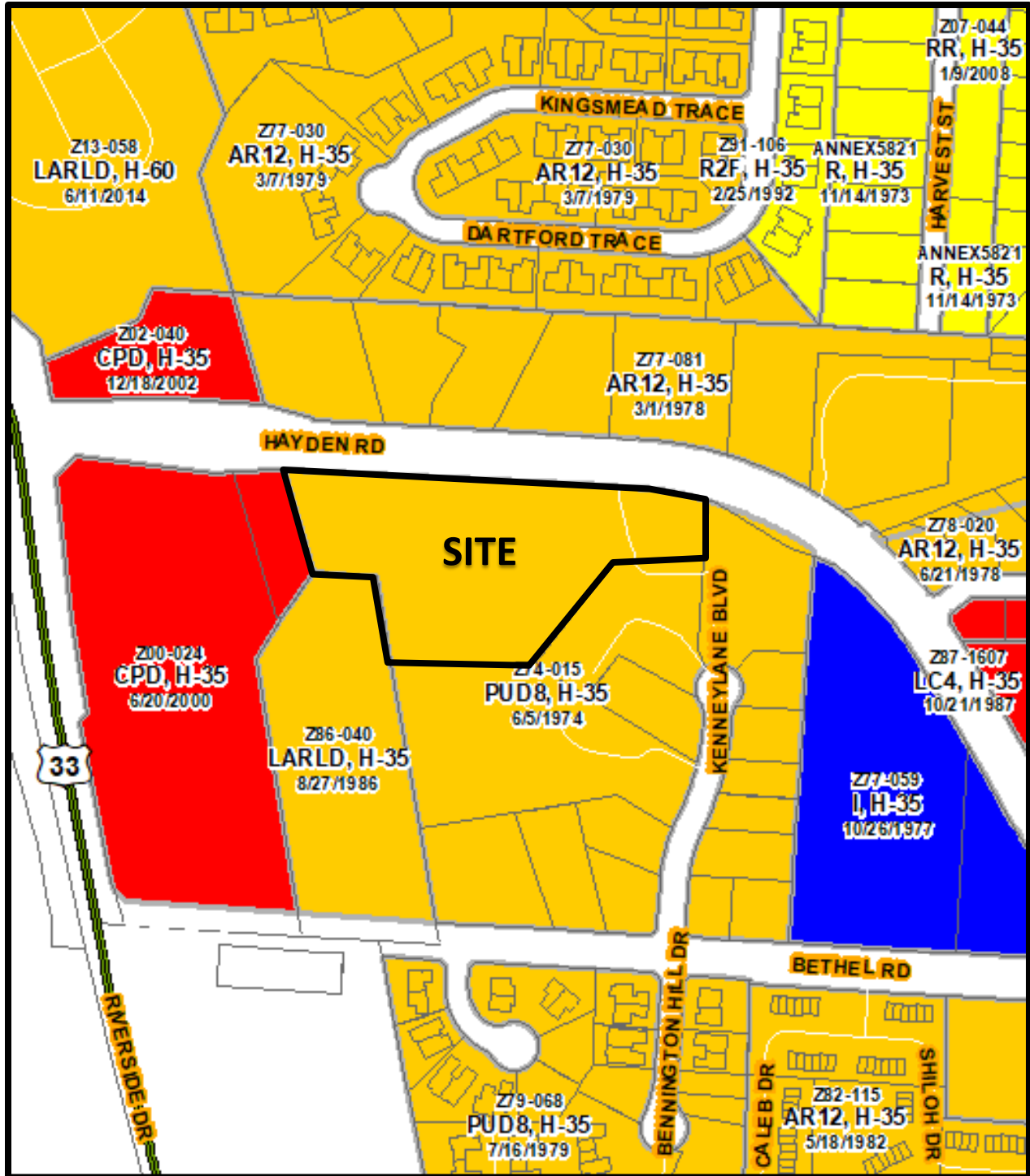
- 12. APPLICATION: Z20-057**
- Location:** 3111 HAYDEN RD. (43235), being 5.37± acres located on the south side of Hayden Road, 500± feet east of Riverside Drive (590-173371; Northwest Civic Association).
- Existing Zoning:** PUD-8, Planned Unit Development District.
- Request:** L-AR-2, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Metro Development LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** Sawmill Athletic Club LLC; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

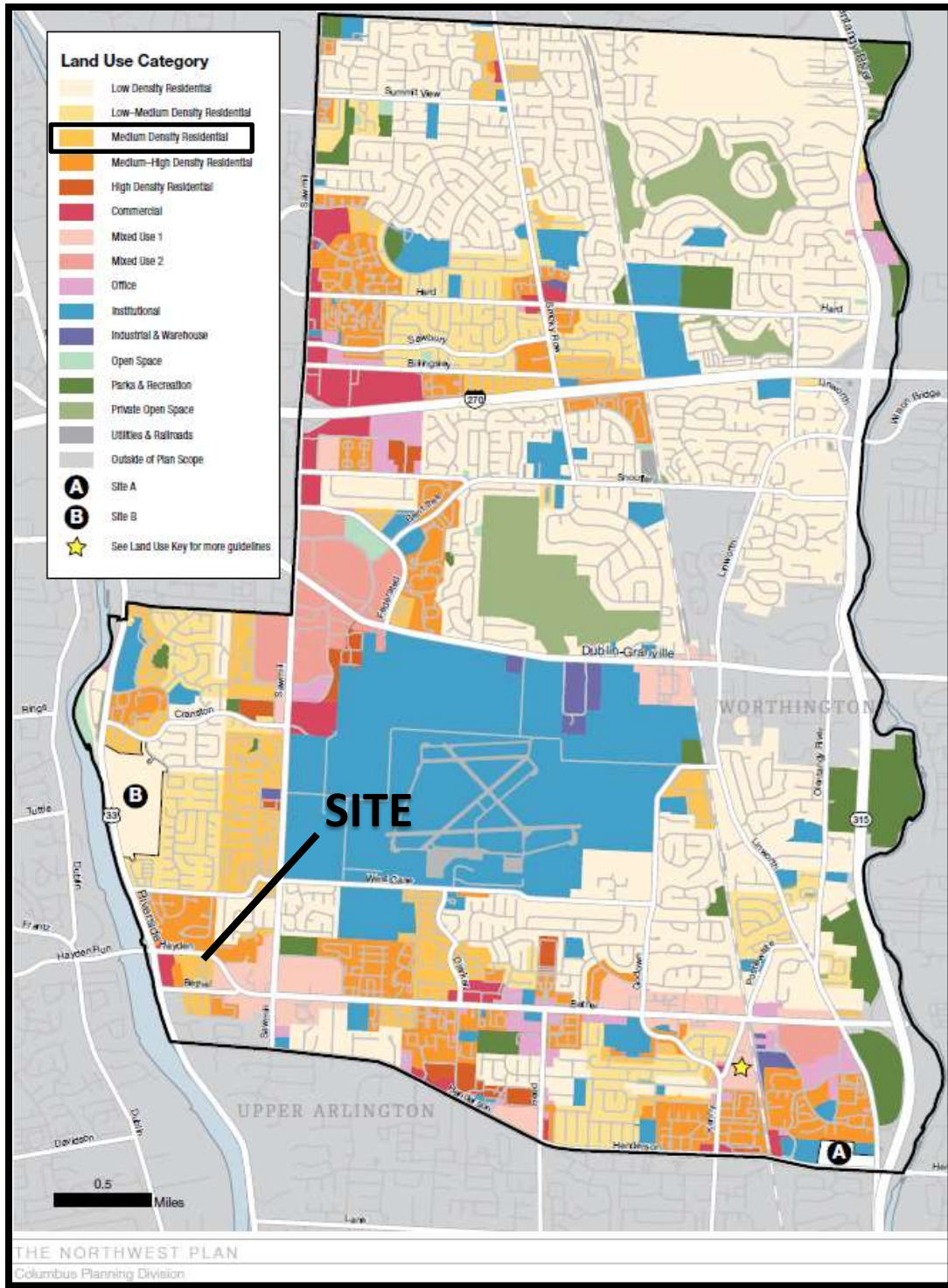
- The site is developed with an exercise and health facility (permitted by CV12-055, ORD # 0330-2013) in the PUD-8, Planned Unit Development District. The applicant is requesting the L-AR-2, Limited Apartment Residential District to permit a multi-unit residential development with a maximum of 204 dwelling units (37.99 du/AC).
- To the north of the site, across Hayden Road, is a multi-unit residential development in the AR-12, Apartment Residential District. To the south and east is a multi-unit residential development in the PUD-8, Planned Unit Development District and L-ARLD, Limited Apartment Residential District. To the west is a garden center in the CPD, Commercial Planned Development District.
- Concurrent CV20-062 has been filed to vary building lines, parking setback lines, and landscaping and screening. 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 Northwest Civic Association, whose recommendation is for approval.
- The site is within the planning area of *The Northwest Plan* (2016), which recommends “Medium Density Residential” land uses for this location.
- The limitation text commits to a site plan, and includes provisions for screening, building design, lighting, and graphics commitments.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Hayden Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-2, Limited Apartment Residential District will allow a residential development that is compatible with the density and development standards of adjacent residential developments. The site plan incorporates screening of the parking lot to the greatest extent possible from Hayden Road, and includes pocket parks that contribute to the Hayden Road streetscape. Additionally, Planning staff is supportive of the building elevations, as they are consistent with the design guidelines in *The Northwest Plan*.



Z20-057
3111 Hayden Rd.
Approximately 5.37 acres
PUD-8 to L-AR-2



Z20-057
3111 Hayden Rd.
Approximately 5.37 acres
PUD-8 to L-AR-2



Z20-057
3111 Hayden Rd.
Approximately 5.37 acres
PUD-8 to L-AR-2

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

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

Recommendation:

(Check only one and list basis
for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Rezoning Application

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 #: Z20-057

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 (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)

Table with 2 columns and 2 rows containing business details for Sawmill Athletic Club and Metro Development LLC.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman Esq

Subscribed to me in my presence and before me this 24th day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Teresa L. Simcic

My Commission Expires:

This Project Disclosure Statement expires six months after notarization.

Notary Seal Here



TERESA L. SIMCIC
Notary Public, State of Ohio
My Commission Expires June 23, 2022

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4922 to schedule. Please make all checks payable to the Columbus City Treasurer