

M:\1005039\_QuarryTrailsPhase2\DWG\Production Drawings\Zoning Plan- Phase 2\ZP\_Title and Plan Sheets.dwg ~ZP\_Title LAST EDITED BYJCUNNINGHAM ON 7/14/22

**OWNER/DEVELOPER INFORMATION:**  
 MARBLE CLIFF CANYON, LLC  
 842 N 4TH STREET SUITE #200  
 COLUMBUS, OHIO 43215  
 CONTACT: JOE REDDY  
 PH: (614) 721-0682  
 EMAIL: jreddy@mcgoco.com

**ARCHITECT INFORMATION:**  
 NEW AVENUE ARCHITECTS & ENGINEERS  
 4740 REED ROAD, SUITE 201  
 UPPER ARLINGTON, OHIO 43220  
 CONTACT: BRENT RACER  
 PH: (614) 884-8888  
 EMAIL: bracer@new-avenue.net

**CIVIL ENGINEER INFORMATION:**  
 E.P. FERRIS & ASSOCIATES  
 880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 CONTACT: CHAD BUCKLEY  
 PH: (614) 299-2999  
 FAX: (614) 299-2992  
 EMAIL: cbuckley@epferris.com

**ZONING INFORMATION:**  
 EXISTING ZONING: M, MANUFACTURING/CV19-023  
 PROPOSED ZONING: Z21-011/CV21-016  
 PARCEL ID NUMBER: 560-298029, 560-301805, 560-301804, 560-301458,  
 560-302546, 560-301899, 560-301900, 560-301899, 560-301900, 560-301901, 560-302567,  
 560-298027, 560-301457, 560-302565, 560-302566  
 ZONING ADDRESS: 2400 OLD DUBLIN ROAD

SUBAREA	SITE DATA					
	A	B	C	D	E	F
AREA (ACRES)	41.58	7.41	10.89	3.03	1.56	5.72
ZONING	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023
ZONING (PENDING)	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016
LAND USE	DETACHED SINGLE FAMILY DWELLINGS <sup>1</sup>	MULTI-FAMILY <sup>1,2</sup>	MULTI-FAMILY <sup>1,2</sup>	COMMERCIAL: OFFICE, RETAIL, RESTAURANT	COMMUNITY CENTER, POOL	MULTI-FAMILY <sup>2</sup>
ZONING DISTRICT	R-3	AR-3	AR-3	CPD	AR-3	AR-3
HEIGHT DISTRICT	H-35	H-60	H-60	H-60	H-60	H-60
HEIGHT	< 35 FEET	45 FEET (TOWNHOUSES) 60 FEET (FLATS)	60 FEET	60 FEET	60 FEET	60 FEET
DWELLING UNITS <sup>3</sup>	320	280	300	N/A	N/A	500
PARKING REQUIRED (MAXIMUM UNITS AND COMMERCIAL SQ. FT.)	SPACES/DWELLING UNIT <sup>2</sup> 10,000 SF CLUBHOUSE	SPACES/DWELLING UNIT <sup>1,5</sup>	SPACES/DWELLING UNIT <sup>1,5</sup>	47,000 SF GENERAL OFFICE	10,000 SF RESTAURANT (MULTIPLE USES) 3,500 SF RESTAURANT/PATIO 10,000 SF RETAIL/FITNESS	1.5 SPACES / DWELLING UNIT 7,500 SF CLUBHOUSE (ACCESSORY) 4,000 SF COMMERCIAL (RESTAURANT) 1,000 SF RESTAURANT/PATIO
PARKING PROVIDED <sup>4</sup>	728 SPACES (>2/DU)	412 SPACES (1.45/DU)	450 SPACES TOTAL	54 SPACES + SHARED PARKING (SUBAREA C)	12 SPACES	600 SPACES
BUILDING SETBACK (FRONT) <sup>5</sup>	3' (MIN.)	3' (MIN.)	0'-3' (MIN.)	0' (MIN.)	3' (MIN.)	0' (MIN.)
PARKING SETBACK <sup>6</sup>	3' (MIN.)	3' (MIN.)	3' (MIN.)	3' (MIN.)	N/A	N/A
SIDE YARD	3' (MIN.)	0' (MIN.)	3' (MIN.)	N/A	N/A	N/A
REAR YARD	0' (MIN.)	0' (MIN.)	N/A	N/A	N/A	N/A
PERIMETER YARD	3'	3'	3'	N/A	N/A	N/A
LOT COVERAGE <sup>9</sup>	52%	< 50%	< 50%	N/A	62%	<50%
LANDSCAPING	ONE (1) TREE PER DWELLING UNIT <sup>8</sup>	ONE (1) TREE PER 10 DWELLING UNITS <sup>8</sup>	ONE (1) TREE PER 10 DWELLING UNITS <sup>8</sup>	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES <sup>8</sup>	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES <sup>8</sup>	ONE (1) TREE PER 10 DWELLING UNIT

- 1 - DETACHED SINGLE FAMILY DWELLINGS (CONDOMINIUMS), NOT ON SEPARATE PARCELS OR PLATTED LOTS.
- 2 - FORM OF MULTI-FAMILY MAY BE TOWNHOUSE AND/OR FLATS.
- 3 - MAXIMUM NUMBER OF DWELLING UNITS.
- 4 - PARKING INCLUDES PARKING ON THE PRIVATE STREET/ALLEY PARCELS/EASEMENT WITHIN THE SUBAREA. PROPERTY LINES OF PRIVATE STREET PARCELS SHALL BE DISREGARDED FOR PURPOSES OF PARKING SPACES AND TOTAL PARKING SPACE COUNTS.
- 5 - ALL ON-SITE STREETS AND ALLEYS ARE NON-DEDICATED PRIVATE STREETS/ALLEYS. FRONT SETBACK AND PARKING SETBACK IS MEASURED FROM THE PRIVATE STREET PARCEL/EASEMENT. OPEN PORCHES ARE PERMITTED IN THE MINIMUM BUILDING SETBACK.
- 6 - ALL DETACHED SINGLE FAMILY DWELLING CONDOMINIUMS SHALL HAVE A MINIMUM OF THREE (3) FEET, TOTAL, BETWEEN DWELLING UNITS.
- 7 - ATTACHED TOWNHOUSES SHALL HAVE ZERO (0) SIDE YARD ALONG PARTY WALLS. MINIMUM OF TEN (10) FEET BETWEEN BUILDINGS.
- 8 - TREE CALIPER, MINIMUM 2".
- 9 - LOT COVERAGE IS CALCULATED BY SUBAREA, NOT INDIVIDUAL PARCELS.

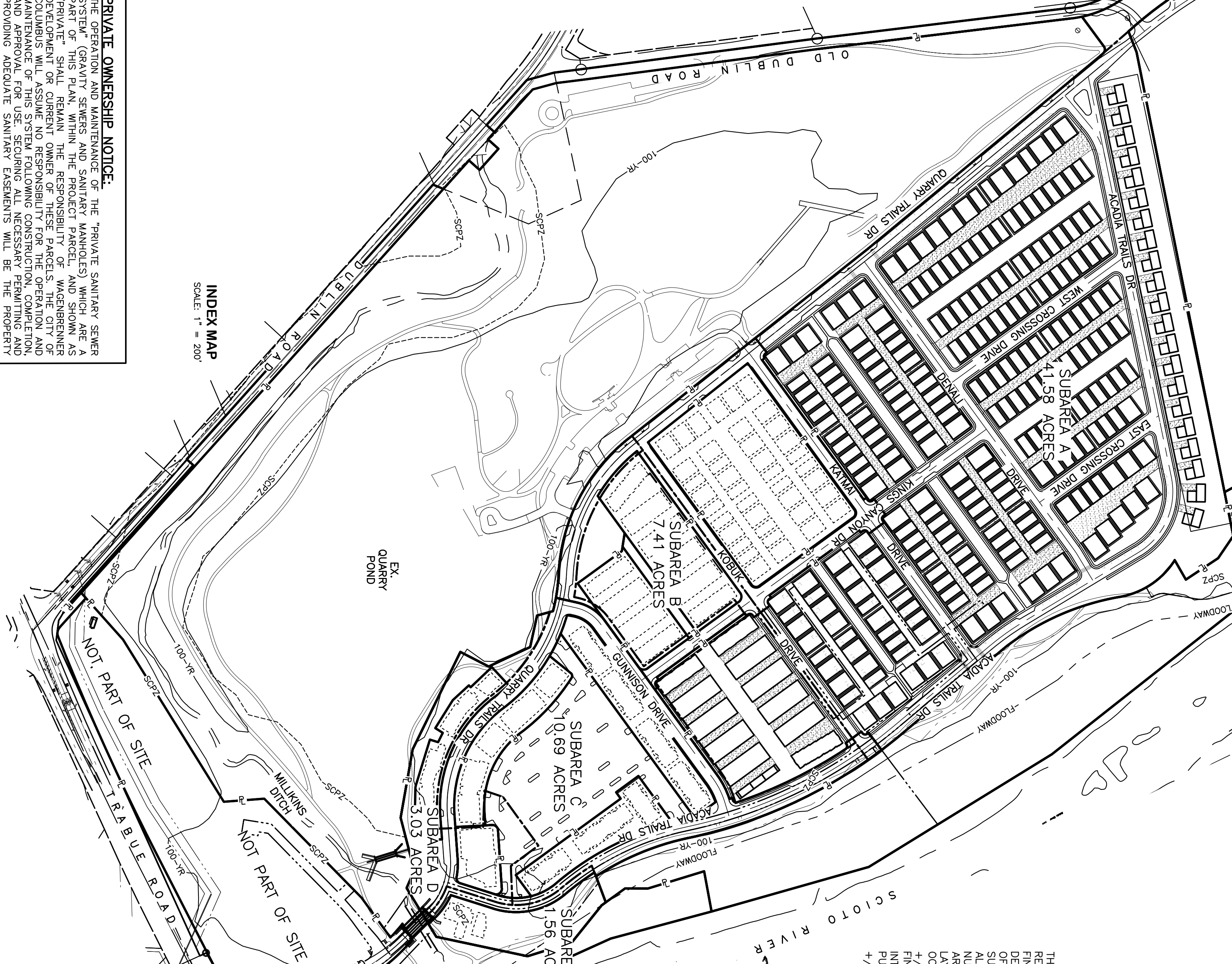
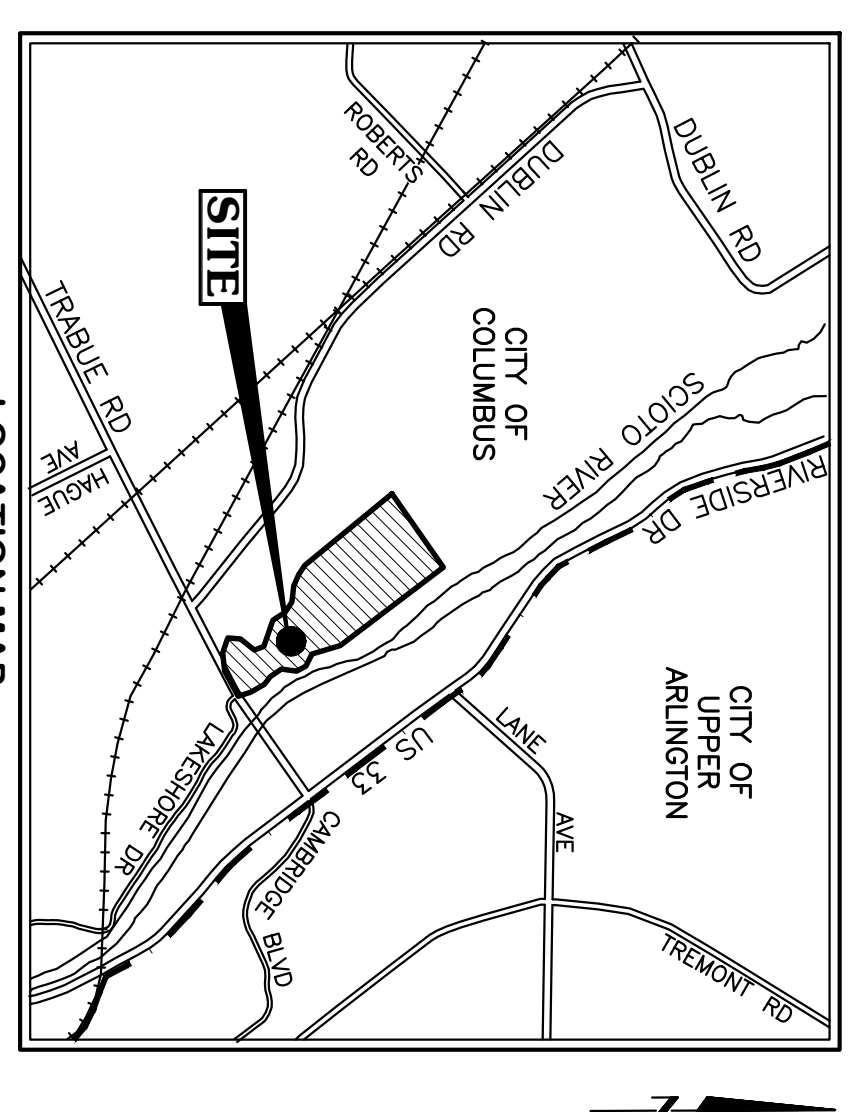
**E. P. FERRIS AND ASSOCIATES INC.**  
 Consulting Civil Engineers and Surveyors  
 880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 (614) 299-2999 (PHONE)  
 (614) 299-2992 (FAX)  
 WWW.EPFERRIS.COM

# ZONING PLAN

## QUARRY TRAILS 2

### CITY OF COLUMBUS, OHIO

Note: Only Subarea D (CPD) site plan is included in Z21-011. All other site plans are included with CV21-016 and are provided for informational purposes only.



**PRIVATE OWNERSHIP NOTICE:**  
 THE OPERATION AND MAINTENANCE OF THE "PRIVATE SANITARY SEWER SYSTEM" (GRAVITY SEWERS AND SANITARY MANHOLES) WHICH ARE A PART OF THIS PLAN, WITHIN THE PROJECT PARCEL, AND SHOWN AS "PRIVATE" SHALL REMAIN THE RESPONSIBILITY OF WAGENBRENNER DEVELOPMENT OR CURRENT OWNER OF THESE PARCELS. THE CITY OF COLUMBUS WILL ASSUME NO RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THIS SYSTEM FOLLOWING CONSTRUCTION, COMPLETION, AND APPROVAL OF THIS SYSTEM. NECESSARY PERMITTING AND FINANCING FOR USE, SECURING ALL NECESSARY EASEMENTS AND FINANCING FOR SANITARY EASEMENTS WILL BE THE PROPERTY OWNERS' RESPONSIBILITY.

**INDEX MAP**  
 SCALE: 1" = 200'

**SHEET INDEX**  
 TITLE: ZONING PLAN  
 SHEET NO. 1 OF 5  
 DATE: 6/27/2022

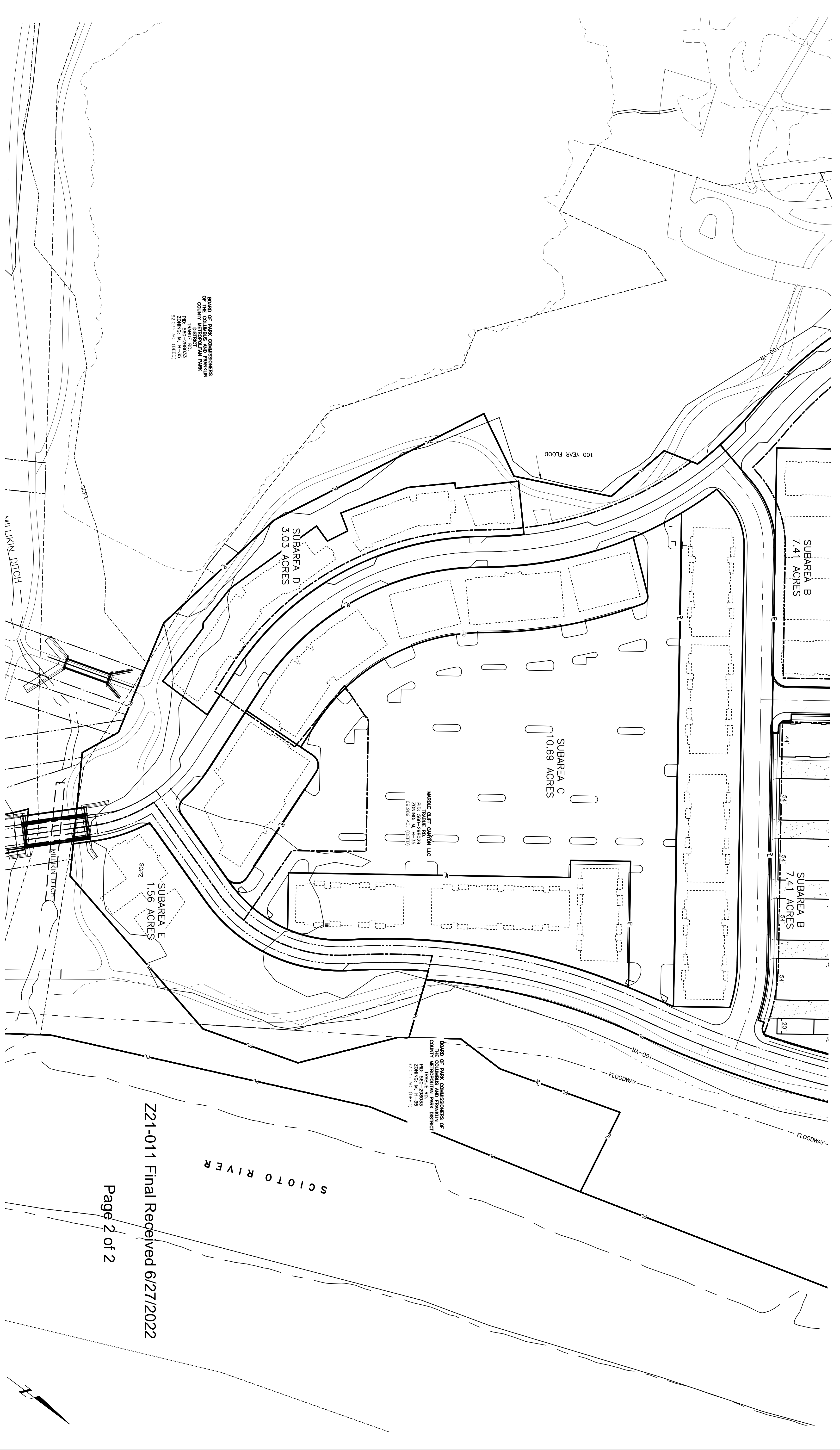
THE DEVELOPMENT DEPICTED ON THIS DRAWING MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER DATA DEVELOPED AT THE TIME FINAL DEVELOPMENT PLANS ARE COMPLETED. ANY SLIGHT ADJUSTMENT TO THE DEVELOPMENT SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT. ALL BUILDING FOOTPRINTS ARE ILLUSTRATED AND SUBJECT TO CHANGE. THE NUMBER OF DWELLING UNITS AND THE SQUARE FOOTAGE OF COMMERCIAL USES ARE THE MAXIMUM PERMITTED AND MAY BE REVISED, MODIFICATIONS TO THE LAYOUT DEPICTED HEREON MAY BE NEEDED AS BUILD-OUT OF THE SITE OCCURS. THE QUARRY TRAILS DEVELOPMENT AREA DEPICTED HEREIN AS 69.99 +/- ACRES. LOT SPLITS TO CREATE SMALLER PARCELS FOR DEVELOPMENT, FINANCING AND OWNERSHIP WILL OCCUR OVER TIME. PROPERTY LINES CREATED INTERNAL TO THE 69.99 +/- ACRE SITE SHALL BE DISREGARDED FOR PURPOSES OF ZONING COMPLIANCE. ALL STREETS AND ALLEYS IN THE 69.99 +/- ACRES ARE PRIVATE.

David B. Perry, Agent for Applicant  
 Date: 06/27/2022

Charles Campagna, Attorney for Applicant  
 Date: 06/27/2022

Z21-011 Final Received 6/27/2022  
 Page 1 of 2

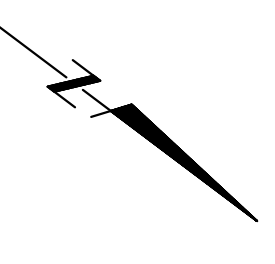
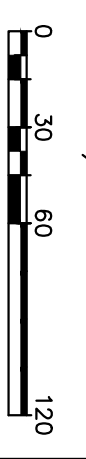
M:\1005039\_QuarryTrailsPhase2\DWG\Production Drawings\Zoning Plan- Phase 2\ZP\_Title and Plan Sheets\_new.dwg ~ZP\_Site Plan LAST EDITED BYJCUNNINGHAM ON 6/27/22



BOARD OF PARK COMMISSIONERS  
OF COLUMBUS AND FRANKLIN  
COUNTY METROPOLITAN PARK DISTRICT  
TABLE NO. 1  
P.O. 560-298023  
FRANKLIN, OHIO 43002  
621035 AC. (DEED)

MARBLE CLIFF CANYON LLC  
TABLE NO. 1  
P.O. 560-298023  
FRANKLIN, OHIO 43002  
69,989 AC. (DEED)

BOARD OF PARK COMMISSIONERS OF  
COUNTY METROPOLITAN PARK DISTRICT  
TABLE NO. 1  
P.O. 560-298023  
FRANKLIN, OHIO 43002  
621035 AC. (DEED)



Z21-011 Final Received 6/27/2022

Page 2 of 2

REVISIONS	DATE	BY	CHK

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC.  
Consulting Civil Engineers and Surveyors

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

CITY OF COLUMBUS, OHIO  
**QUARRY TRAILS 2**  
MARBLE CLIFF CANYON LLC

JOB NO.	1005.039
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	6/27/2022

Z21-011/CV21-016  
ZONING PLAN

SCALE:  
1" = 60'

SHEET NO. 2 OF 5

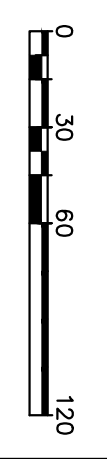
CV21-016 Final Plans Provided for Informational Purposes Only



BOARD OF ZONING COMMISSIONERS OF THE  
CITY OF COLUMBUS, OHIO  
METROPOLITAN PARK DISTRICT  
P.O. 560-298033  
ZONING, M. H.-35  
672035 AC. (DEED)

MARBLE CLIFF CANYON LLC  
TRACER RD. 2027  
P.O. BOX 298033  
ZONING, M. H.-35  
43160 AC. (DEED)

NOTE:  
BUILDING MODEL FOOTPRINTS (A,  
B, C, D, E) ARE SOLELY  
ILLUSTRATIVE.



REVISIONS DATE BY CHK	
E. P. FERRIS AND ASSOCIATES 880 KING AVENUE COLUMBUS, OHIO 43212 (614) 299-2999 (614) 299-2992 (Fax) www.EPFERRIS.com Consulting Civil Engineers and Surveyors	
CITY OF COLUMBUS, OHIO <b>QUARRY TRAILS 2</b> MARBLE CLIFF CANYON LLC	
JOB NO. 1005.013 DESIGNED BY: JLC DRAWN BY: JLC CHECKED BY: CJB APPROVED BY: CJB DATE: 6/27/2022	Z21-011/CV21-016 ZONING PLAN SCALE: 1" = 60' SHEET NO. 3 OF 5

E.P. FERRIS & ASSOCIATES, INC

M:\1005039\_QuarryTrailsPhase2\DWG\Production Drawings\Zoning Plan- Phase 2\ZP\_Title and Plan Sheets\_new.dwg ~ZP\_Site Plan (2) LAST EDITED BYJCUNNINGHAM ON 6/27/22

CV21-016 Final Plans Provided for Informational Purposes Only



BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT  
 1500 N. HIGHWAY 101, SUITE 100  
 COLUMBUS, OHIO 43212  
 (614) 299-2992 (Fax)  
 WWW.MPDISTRICT.COM

BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT  
 1500 N. HIGHWAY 101, SUITE 100  
 COLUMBUS, OHIO 43212  
 (614) 299-2992 (Fax)  
 WWW.MPDISTRICT.COM

NOTE:  
 BUILDING MODEL FOOTPRINTS (A, B, C, D, E) ARE SOLELY ILLUSTRATIVE.



SCALE:  
 1" = 60'

REVISIONS	DATE	BY	CHK

<b>E. P. FERRIS</b> AND <b>ASSOCIATES</b> INC. Consulting Civil Engineers and Surveyors 880 KING AVENUE COLUMBUS, OHIO 43212 (614) 299-2999 (614) 299-2992 (Fax) WWW.EPFERRIS.COM	CITY OF COLUMBUS, OHIO <b>QUARRY TRAILS 2</b> MARBLE CLIFF CANYON LLC
	JOB NO. 1005.039 DESIGNED BY: JLC DRAWN BY: JLC CHECKED BY: CJB APPROVED BY: CJB DATE: 6/27/2022

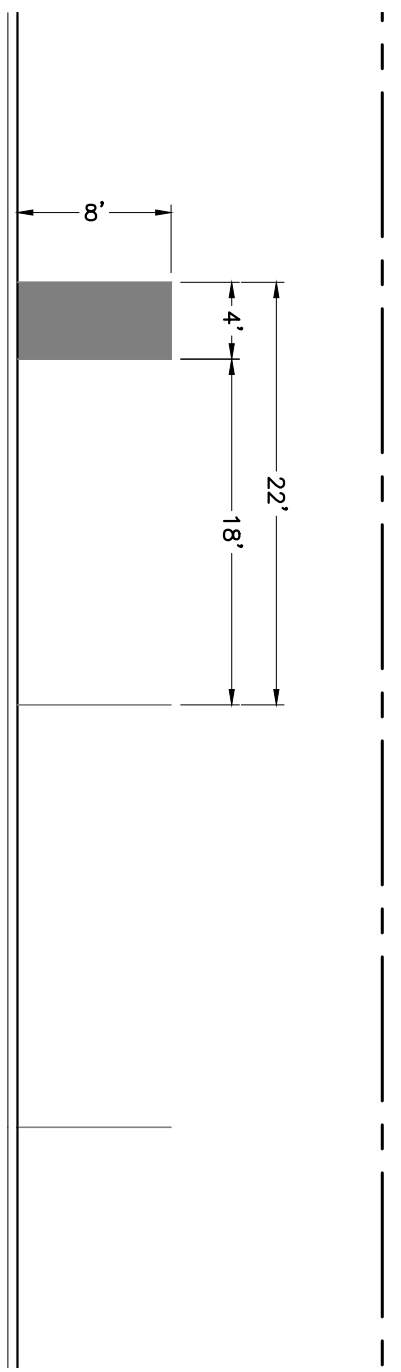
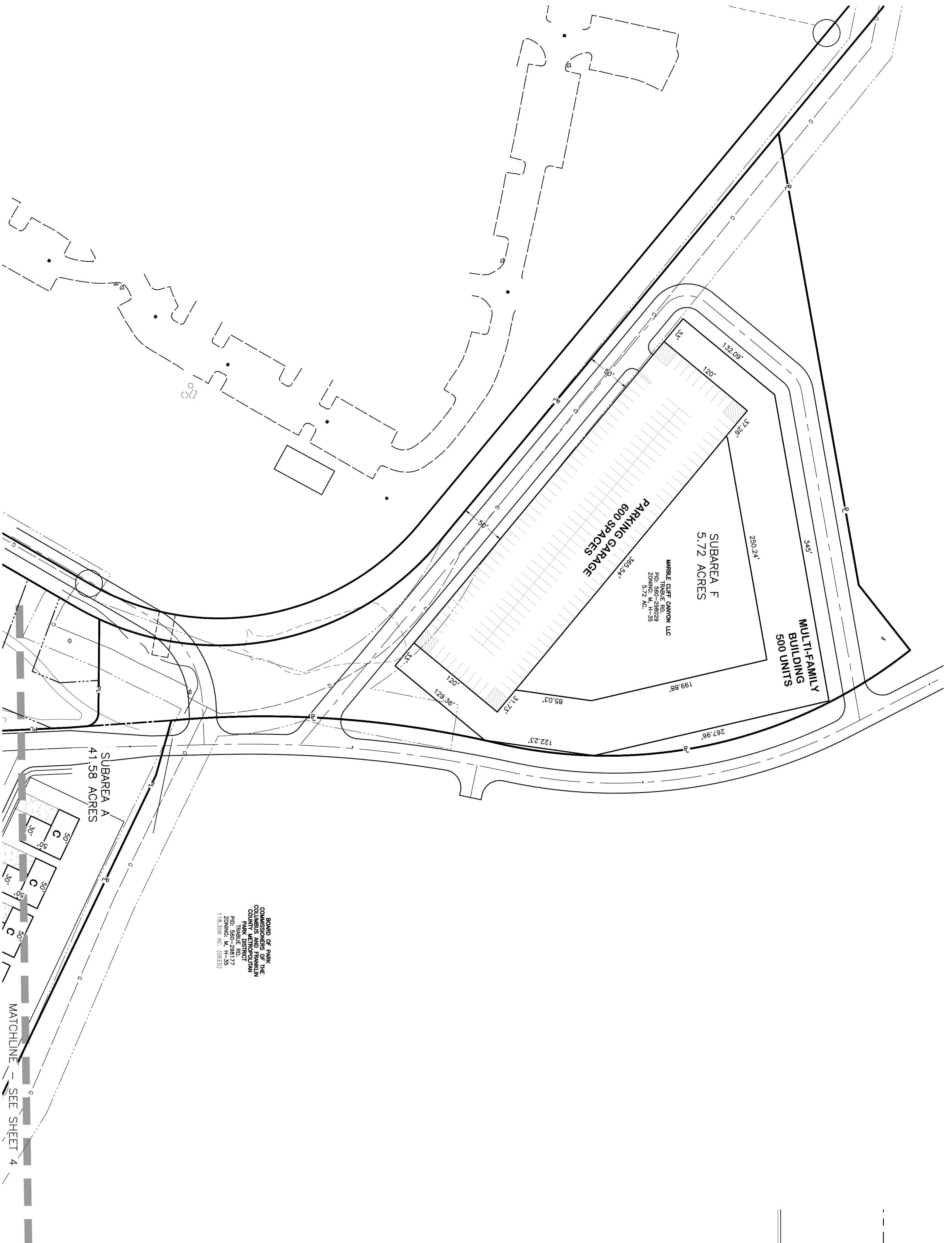
SHEET NO. 4 OF 5	<b>Z21-011/CV21-016</b> <b>ZONING PLAN</b>
---------------------	---

E.P. FERRIS & ASSOCIATES, INC.

M:\1005039\_QuarryTrailsPhase2\DWG\Production Drawings\Zoning Plan- Phase 2\ZP\_Title and Plan Sheets\_new.dwg ~ZP\_Site Plan (3) LAST EDITED BY:JCUNNINGHAM ON 6/27/22

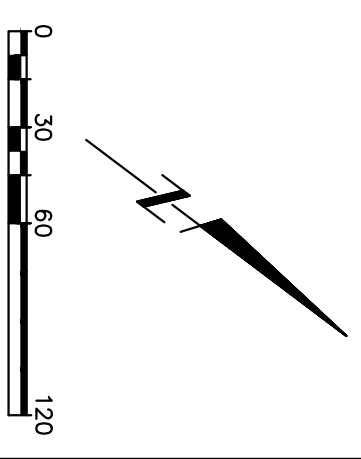
M:\1005039\_QuarryTrailsPhase2\DWG\Production Drawings\Zoning Plan- Phase 2\ZP\_Title and Plan Sheets\_new.dwg ~ZP\_Site Plan (4) LAST EDITED BY:JCUNNINGHAM ON 6/27/22

CV21-016 Final Plans Provided for Informational Purposes Only



NOTE:  
BUILDING FOOTPRINTS FOR AREA "F" ARE  
ILLUSTRATIVE.

BOARD OF PARK  
COMMISSIONERS OF THE  
COUNTY METROPOLITAN  
PARK DISTRICT  
115.500 Ac. (Z21)  
ZONING: M. H.-35  
P.D.: 560-288172  
P.O. Box 115.500



REVISIONS	DATE	BY	CHK

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC.  
Consulting Civil Engineers and Surveyors

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

CITY OF COLUMBUS, OHIO  
**QUARRY TRAILS 2**  
MARBLE CLIFF CANYON LLC

JOB NO.	1005.039
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	6/27/2022

Z21-011/CV21-016  
ZONING PLAN

SCALE:  
1" = 60'

SHEET NO. 5 OF 5

Site Data Enlarged

SITE DATA						
SUBAREA	A	B	C	D	E	F
AREA (ACRES)	41.58	7.41	10.69	3.03	1.56	5.72
ZONING	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023
ZONING (PENDING)	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016
LAND USE	DETACHED SINGLE FAMILY DWELLINGS <sup>1</sup>	MULTI-FAMILY <sup>1,2</sup>	MULTI-FAMILY <sup>1,2</sup>	COMMERCIAL: OFFICE, RETAIL, RESTAURANT	COMMUNITY CENTER, POOL	MULTI-FAMILY <sup>2</sup>
ZONING DISTRICT	R-3	AR-3	AR-3	CPD	AR-3	AR-3
HEIGHT DISTRICT	H-35	H-60	H-60	H-60	H-60	H-60
HEIGHT	< 35 FEET	45 FEET (TOWNHOUSES) 60 FEET (FLATS)	60 FEET	60 FEET	60 FEET	60 FEET
DWELLING UNITS <sup>3</sup>	320	280	300	N/A	N/A	500
PARKING REQUIRED (MAXIMUM UNITS AND COMMERCIAL SQ. FT.)	2 SPACES/DWELLING UNIT 10,000 SF CLUBHOUSE  680 SPACES TOTAL	1.5 SPACES/DWELLING UNIT  420 SPACES TOTAL	1.5 SPACES/DWELLING UNIT  450 SPACES TOTAL	47,000 SF GENERAL OFFICE  10,000 SF RESTAURANT (MULTIPLE USES)  3,500 SF RESTAURANT PATIO  10,000 SF RETAIL/FITNESS  303 SPACES TOTAL	4,500 SF @ 1 SPACE/500 SF=9  POOL 2,000 SF @ 1 SPACE/50 SF=40  49 SPACES TOTAL	1.5 SPACES / DWELLING UNIT  7,500 SF CLUBHOUSE (ACCESSORY)  4,000 SF COMMERCIAL (RESTAURANT)  1,000 SF RESTAURANT/PATIO  811 SPACES TOTAL
PARKING PROVIDED <sup>4</sup>	728 SPACES (>2/DU)	412 SPACES (1.45/DU)	561 SPACES (1.8/DU)	54 SPACES + SHARED PARKING (SUBAREA C)	12 SPACES	600 SPACES
BUILDING SETBACK (FRONT) <sup>5</sup>	3' (MIN.)	3' (MIN.)	0'-3' (MIN.)	0' (MIN.)	0' (MIN.)	0' (MIN.)
PARKING SETBACK <sup>6</sup>	3' (MIN.)	3' (MIN.)	3' (MIN.)	3' (MIN.)	3' (MIN.)	3' (MIN.)
SIDE YARD	3' (MIN.) <sup>*</sup>	3' (MIN.) <sup>**</sup>	3' (MIN.) <sup>**</sup>	N/A	N/A	N/A
REAR YARD	0' (MIN.) <sup>*</sup>	0' (MIN.) <sup>*</sup>	N/A	N/A	N/A	N/A
PERIMETER YARD	N/A	3'	3'	N/A	N/A	N/A
LOT COVERAGE <sup>9</sup>	52%	< 50%	< 50%	N/A	62%	<50%
LANDSCAPING	ONE (1) TREE PER DWELLING UNIT <sup>*</sup>	ONE (1) TREE PER 10 DWELLING UNITS <sup>*</sup>	ONE (1) TREE PER 10 DWELLING UNITS <sup>*</sup>	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES <sup>*</sup>	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES <sup>*</sup>	ONE (1) TREE, PER 10 DWELLING UNIT

<sup>1</sup> - DETACHED SINGLE FAMILY DWELLINGS (CONDOMINIUMS), NOT ON SEPARATE PARCELS OR PLATTED LOTS.

<sup>2</sup> - FORM OF MULTI-FAMILY MAY BE TOWNHOUSE AND/OR FLATS.

<sup>3</sup> - MAXIMUM NUMBER OF DWELLING UNITS.

<sup>4</sup> - PARKING INCLUDES PARKING ON THE PRIVATE STREET/ALLEY PARCELS/EASEMENT WITHIN THE SUBAREA. PROPERTY LINES OF PRIVATE STREET PARCELS SHALL BE DISREGARDED FOR PURPOSES OF PARKING SPACES AND TOTAL PARKING SPACE COUNTS.

<sup>5</sup> - ALL ON-SITE STREETS AND ALLEYS ARE NON-DEDICATED PRIVATE STREETS/ALLEYS. FRONT SETBACK AND PARKING SETBACK IS MEASURED FROM THE PRIVATE STREET PARCEL/EASEMENT. OPEN PORCHES ARE PERMITTED IN THE MINIMUM BUILDING SETBACK.

<sup>6</sup> - ALL DETACHED SINGLE FAMILY DWELLING CONDOMINIUMS SHALL HAVE A MINIMUM OF THREE (3) FEET, TOTAL, BETWEEN DWELLING UNITS.

<sup>7</sup> - ATTACHED TOWNHOUSES SHALL HAVE ZERO (0) SIDE YARD ALONG PARTY WALLS. MINIMUM OF TEN (10) FEET BETWEEN BUILDINGS.

<sup>\*</sup> - TREE CALIPER, MINIMUM 2".

<sup>9</sup> - LOT COVERAGE IS CALCULATED BY SUBAREA, NOT INDIVIDUAL PARCELS.

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 10, 2022**

- 2. APPLICATION: Z21-011**
- Location:** **2400 OLD DUBLIN RD. (43228)**, being 69.99± acres located on the northeast side of Old Dublin Road, 1,600± feet north of Dublin Road (560-298028 and 8 others; West Scioto Area Commission).
- Existing Zoning:** M, Manufacturing District.
- Request:** R-3, Residential, AR-3, Apartment Residential, and CPD, Commercial Planned Development Districts (H-35 and H-60).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Marble Cliff Canyon, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and ~~Ohio State Bar Association~~, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
- Property Owner(s):** Marble Cliff Canyon, LLC; c/o Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
- Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 69.99± acre site consists of nine parcels formerly used as part of a quarry operation in the M, Manufacturing District, and is subject to ORD #2277-2019 (CV19-023) which permits a mixed-use development (Quarry Trails) with 864 residential units (329 single-unit dwellings and 535 apartment units) and 80,500 square feet of commercial development which is currently under construction. The requested rezoning to the R-3, Residential District (Subarea A; 41.58 acres), AR-3, Apartment Residential District (Subareas B, C, and E; 19.66 acres), and CPD, Commercial Planned Development District (Subarea D; 3.03 acres) fulfills a condition of ORD #2277-2019 to zone the subject site to appropriate residential and commercial districts. A new subarea (Subarea F; 5.72) not subject to CV19-023 is included, proposing the AR-3, Apartment Residential District. The proposed project totals are 320 single-unit dwellings, 1,075 apartment units, and 80,500 square feet of mixed-commercial space.\*
- To the north, south, and west of the site is the future Quarry Trails Metro Park in the M, Manufacturing District, and further south is a 9.22± acre site pending zoning to the AR-1, Apartment Residential District (Z21-017). To the east is undeveloped land in the M, Manufacturing District, and further east is a single-unit residential subdivision in the PUD-4, Planned Unit Development District. To the west across Dublin Road is industrial development in the M, Manufacturing District.
- The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends “Quarry” for this location, but also states that, “Reuse of quarry should be restored in a manner that is compatible with the community and maximize recreational reuse potential where appropriate.” This site also includes complete

adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. The proposed development is adjacent to future parkland; therefore the uses are supported. Planning Division staff notes the overall site plan reflects pedestrian connectivity from the site to Trabue Road, adjacent parkland, and the development to the south subject to Z21-017/CV21-020, consistent with both Plans' design guidelines emphasizing connections to adjacent developments and parkland.

- Concurrent CV21-016 proposes variances to permit commercial parking in the AR-3 district in Subarea C along with standard variances addressing aisle, maneuvering, parking space size, parking lot trees, lot width, area, fronting, rear yard, and perimeter yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting, but the following information is being provided:
  - Planning Division Staff has reviewed building elevations and site details for Subarea F and has determined they are consistent with the *Trabue/Roberts Area Plan's* and C2P2 design recommendations.
- The proposed CPD district specifies C-4 Commercial District uses including 57,000 square feet of general office space, 15,000 square feet of eating/drinking establishment space, 3,500 square feet of patio space, and 5,000 square feet of retail space. The text also includes development standards addressing setbacks, access, parking lot screening, and shared parking. Modifications for reduced number of parking lot trees, for parking to be divided by parcel lines, a parking space reduction from 391 spaces to 54 spaces (subject to shared parking being provided in Subarea C), and for no loading spaces are included in the CPD text.
- Traffic-related commitments as requested by the Division of Traffic Management have also been included in the CPD text. Staff notes that that this text will need to be updated prior to City Council consideration to incorporate the results of the discussions that are in progress to define appropriate developer responsibilities for this area of development resulting from the approved traffic impact study. It is currently anticipated that item 3.B.7 which was carried forward from CV19-023 will be replaced with updated language from the City of Upper Arlington and the Franklin County Engineer's Office; and that further language will be needed to address developer responsibility within the City of Columbus as determined by the results of the aforementioned discussions.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval of the requested zoning districts and variances associated with concurrent CV21-016.
- At the time this report was finalized, outstanding items associated with the required Parkland Dedication Ordinance (PDO) Chapter 3318 for this application and Application #Z21-017 remain unresolved. Recreation and Parks Department is still in discussions with the applicant for fulfilling the PDO requirements. The Rezoning and Council Variance ordinances will not be submitted to City Council until the Recreation and Parks Department is satisfied with the resolution. Resolution will either be in the form of land donation, which could include an easement through the property for greenway and bikeway connectivity if the land is acceptable for that type of path; or a fee will be required in lieu of land donation if there is no acceptable land to be dedicated to the Columbus Recreation and Parks Department.



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

The requested R-3, Residential, AR-3, Apartment Residential, and CPD, Commercial Planned Development districts establish appropriate residential and commercial districts for the 320 single-unit dwellings, 1,075 apartment units, and 80,500 square feet of mixed-commercial space comprising the Quarry Trails development. The request is consistent with the land use recommendation of the *Trabue/Roberts Area Plan* that quarry reuse be compatible with the community and maximize recreational reuse, as the proposed development is adjacent to parkland, and is therefore supported. The CPD plan and site plan with CV21-016 also address the Plan and C2P2 design guidelines. Details regarding the Parkland Dedication Ordinance need to be resolved to the satisfaction of the Recreation and Parks Department. Therefore, the recommendation is for disapproval until these details are complete.

\*Totals adjusted after the Development Commission meeting.

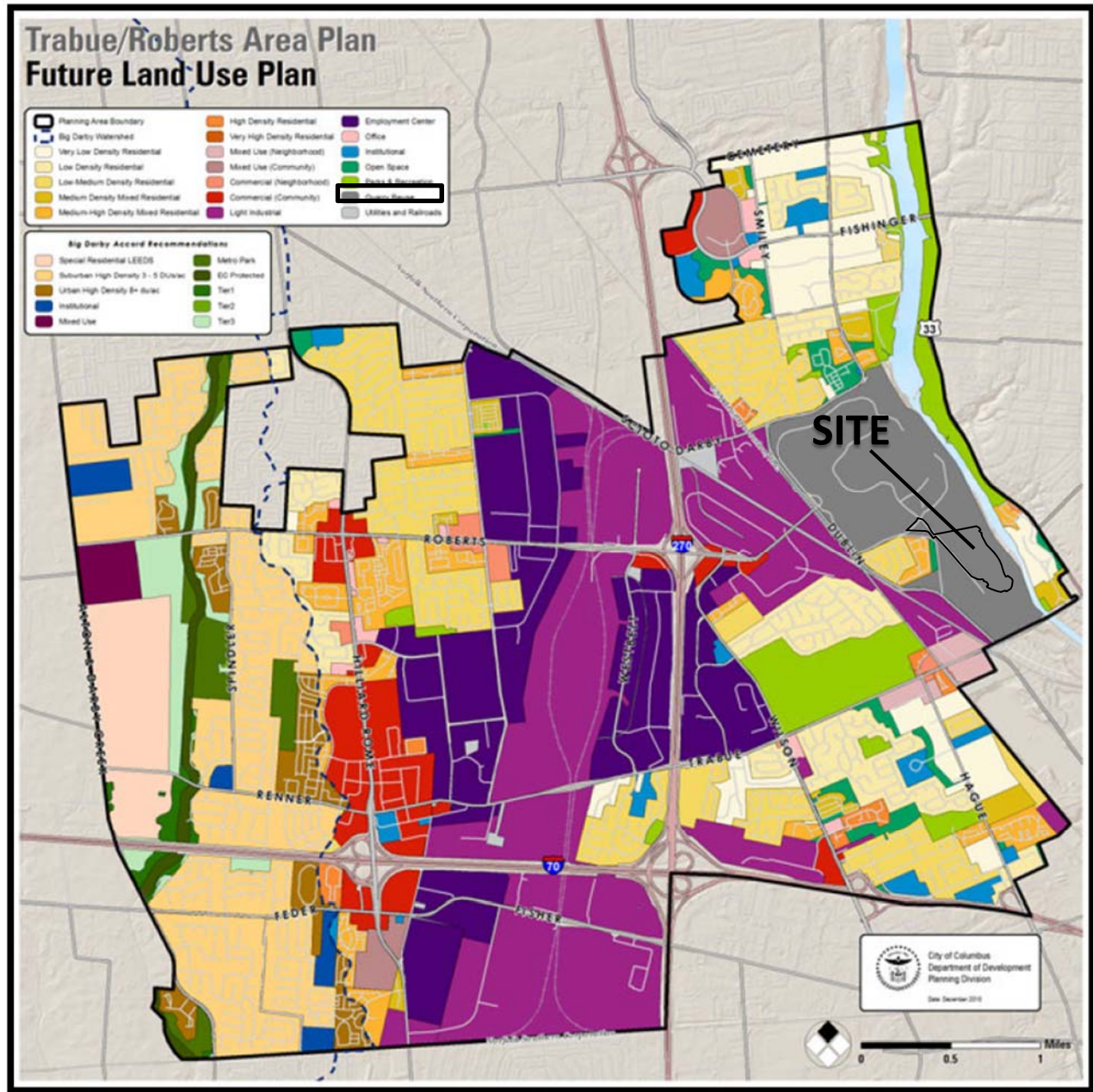
\*\*Recreation and Parks Department details are finalized; City Departments' recommendation is approval.



Trabue Roberts Area Plan (2011) – “Quarry/Quarry Reuse” Recommended

Quarry/Quarry Reuse N/A

Quarries should be located in existing locations. Reuse of quarry should be restored in a manner that is compatible with the community and maximize recreational reuse potential where appropriate.

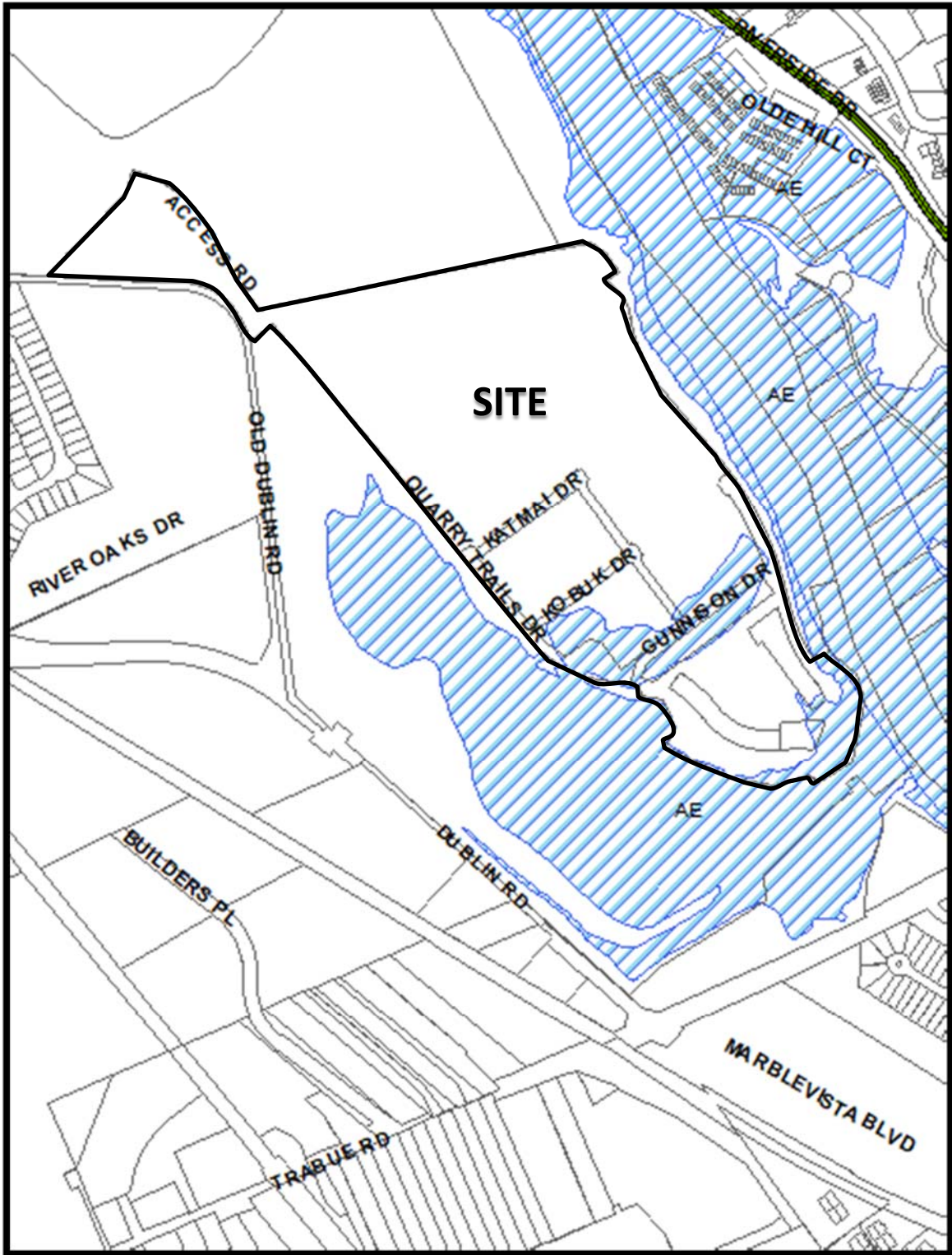


Z21-011  
 2400 Old Dublin Rd.  
 Approximately 69.99 acres  
 M to R-3, AR-3, and CPD



Z21-011  
2400 Old Dublin Rd.  
Approximately 69.99 acres  
M to R-3, AR-3, and CPD

# Flood Plain Map



Z21-011  
2400 Old Dublin Rd.  
Approximately 69.99 acres  
M to R-3, AR-3, and CPD

# 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 / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number	<u>Z21-011</u>
Address	<u>2400 Dublin Road</u>
Group Name	<u>West Scioto Area Commission</u>
Meeting Date	<u>April 15, 2021</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 WSAC met on April 15, 2021 and unanimously approved this application.

Vote	<u>7-0</u>
Signature of Authorized Representative	<u>Kristen E. McKinley</u> <small>Digitally signed by Kristen E. McKinley Date: 2021.04.19 12:17:38 -04'00'</small>
Recommending Group Title	<u>West Scioto Area Commission</u>
Daytime Phone Number	<u>614-404-9220</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.

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21 - 011

Parties having a 5% or more interest in the project that is the subject of this application.

PAGE 1 of 2

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charles Campisano, Attorney  
of (COMPLETE ADDRESS) Thrive Companies, 842 North 4th Street, Suite 200, 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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. Marble Cliff Canyon, LLC; 842 N. 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275</p>	<p>2. Thrive Companies; 842 N. 4th St, Ste 200, Columbus, OH 43215; # Columbus-based Employees: 49 Contact: Charles Campisano, (614) 496-8275</p>
<p>3. QT TH &amp; Flats I, LLC; 842 N. 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275</p>	<p>4. QT Apartments I, LLC; 842 N. 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30 day of June, in the year 2022.

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 10/5/25  
Notary Seal Here  
**Leah M. Flanagan**  
Notary Public, State of Ohio  
My Commission Expires 10-05-25

*This Project Disclosure Statement expires six (6) months after date of notarization.*

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21 - 011

Parties having a 5% or more interest in the project that is the subject of this application.

PAGE 2 of 2

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charles Campisano, Attorney  
of (COMPLETE ADDRESS) Thrive Companies, 842 North 4th Street, Suite 200, 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 (including 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. QT Office I, LLC; 842 N 4th St, Ste 200, Columbus, OH 43215; # Columbus-based employees: Zero (0) Contact: Charles Campisano, (614) 496-8275	2. Marble Cliff Community Auth; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275
3. QT Homes I, LLC; 842 N. 4th St, Ste 200, Columbus, OH 43215; # Columbus-based employees: Zero (0) Contact: Charles Campisano, (614) 496-8275	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30 day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 10/5/25



Notary Seal Here

**Leah M. Flanagan**  
Notary Public, State of Ohio  
My Commission Expires 10-05-25

***This Project Disclosure Statement expires six (6) months after date of notarization.***