

Jim Ferguson, Esq. 11/6/08
208-024 Final Received 11/6/08
by Shannon F. Papp

Site Plan

Date: 11/04/08 State: OH County: Franklin District: 17 Division: 1 Sheet: 1/1	CITY OF COLUMBUS, OHIO PROPOSED APARTMENT COMMUNITY SITE PLAN FOR STATE STREET REALTY PARTNERS WORTHINGTON GALENA ROAD	PLAN PREPARED FOR: STATE STREET REALTY PARTNERS, LLC	PLAN PREPARED BY: 
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2008**

- 3. APPLICATION: Z08-024**
Location: **8134 WORTHINGTON-GALENA ROAD (43081)**, being 4.81± acres located on the east side of Worthington Galena Road, 121± feet south of Park Place Drive (610-166618).
Existing Zoning: R, Rural, and AR-12, Apartment Residential Districts.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): State Street Partners LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Worthington Galena Partners LLC; 7599 Fishel Drive North; Dublin, OH 43016.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

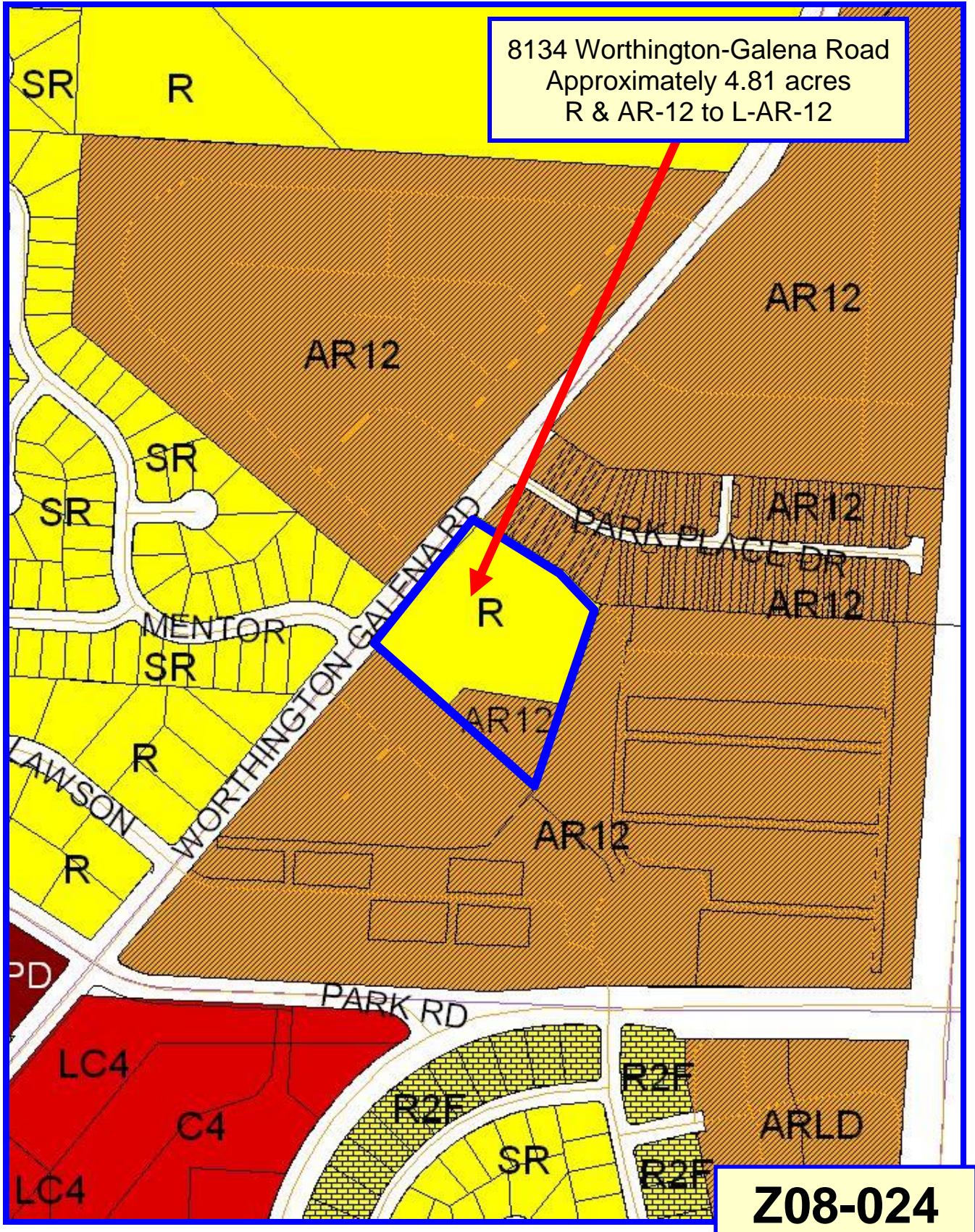
BACKGROUND:

- The 4.81± acre site is undeveloped, and is zoned in the R, Rural, and AR-12, Apartment Residential District. The applicant requests the L-AR-12, Limited Apartment Residential District for a *56-unit multi-family residential development on private streets.
- The site is surrounded by multi-family residential development in the AR-12, Apartment Residential District to the north, east, and south. To the west across Worthington-Galena Road is an apartment complex in the AR-12, Apartment Residential District, and a single-family subdivision in the SR, Suburban Residential District.
- The site is located within the boundaries of *The Far North Plan* (1994), but is not within a designated subarea that gives land use recommendations. The Plan does recommend preserving natural resources for all developments within the planning area.
- The limitation text provides for street trees, perimeter yard landscaping, tree preservation, a 75-foot stream-protection zone, sidewalks, parking and towing agreement language, and lighting controls.
- The applicant has filed a companion Council variance (CV08-010) for reduced parking and building setbacks.
- The *Columbus Thoroughfare Plan* identifies Worthington-Galena Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a maximum of *56 apartment residential units. The limitation text includes commitments for perimeter yard landscaping, tree preservation, and a 75-foot stream-protection zone which is consistent with recommendations from *The Far North Plan* (1994) to preserve natural resources. The proposal is consistent with the zoning and development patterns of the area.

*The maximum number of units was reduced from 56 to 48 after the Development Commission meeting to accommodate the development plan.



8134 Worthington-Galena Road
Approximately 4.81 acres
R & AR-12 to L-AR-12



Z08-024

8134 Worthington-Galena Road
Approximately 4.81 acres
R & AR-12 to L-AR-12



Z08-024

F.N.C.C.C.

8147 Flint Road
Columbus, OH 43235
June 14, 2008

RE: Z08-024

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

Shannon Pine,

We heard this rezoning at our June FNCCC meeting June 3, 2008.

The proposed rezoning is for an existing property at 8134 Worthington-Galena Road, from R, AR12 to LAR 12.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**.

The vote was 10 for, to one opposed. The major complaint was the lack of visitor parking, for parties and extra cars or motorcycles. We were impressed with the amount of expense used to landscape the creek and how this would add to the value of the living experience.

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

Truly,

Daniel Province, President of FNCCC (Far North)

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 # 208 - 024

Being first duly cautioned and sworn (NAME) Jill S. Tangeman of (COMPLETE ADDRESS) 52 E. Gay Street, Columbus, Ohio 43215 deposes and states that she is the DULY AUTHORIZED ATTORNEY FOR APPLICANT 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. State Street Realty Partners LLC 753 Barrington Dr. Westerville, Ohio 43082 Number of Columbus Based Employees: 2 Contact: Don Roberts Phone: 614-325-6518	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 11th day of November, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires:

This Project Disclosure Statement expires six months after date of notary seal.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
October 16, 2012