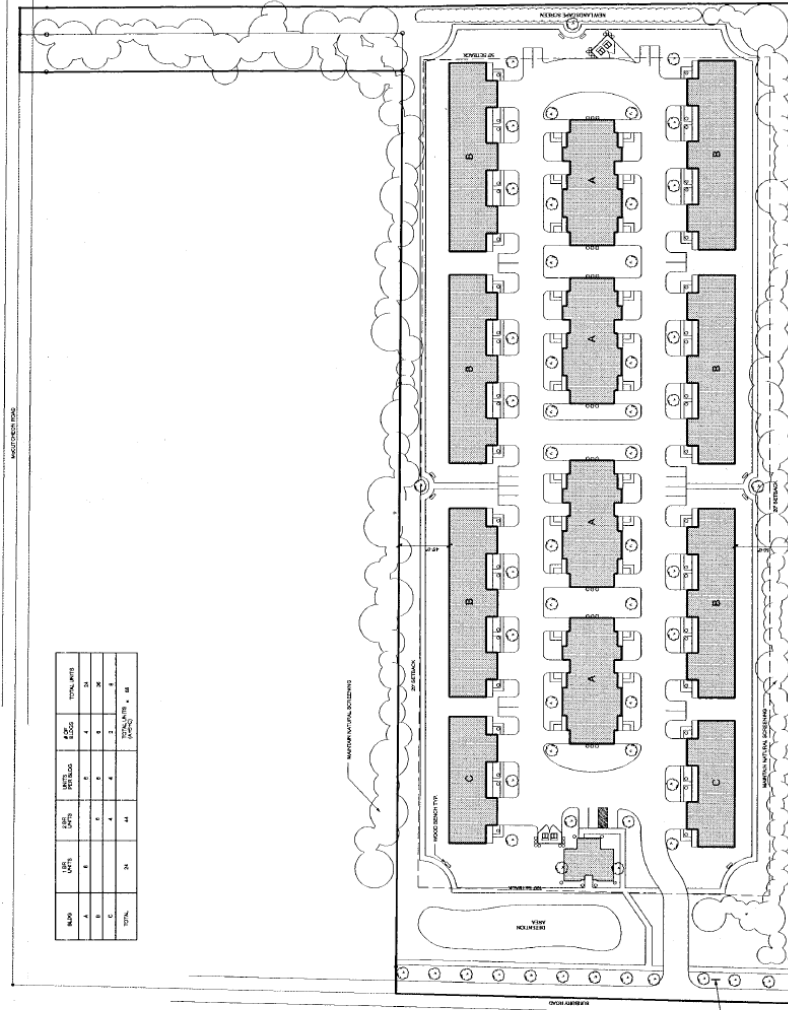


Z07-045



MEASUREMENTS

BLK	UNITS	UNITS	UNITS	UNITS	TOTAL UNITS
A	6	6	6	6	24
B	6	6	6	6	24
C	6	6	6	6	24
TOTAL	18	18	18	18	54



ANDREWS ARCHITECTS
 Architecture
 Planning
 Interior Design
 5831 Commerce Parkway
 Dublin, Ohio 43017
 Tel.: 614.769.1117
 Fax: 614.750.2023
 www.AndrewsArchitects.com

Key Plan:



Wallick Asset Management LLC
Sunbury Road Apartments
 8846 Sunbury Road
 Columbus, OH 43219

Project Number:	07226
Project Name:	Sunbury Road
Project Date:	January 25, 2008
Project Status:	Final
Project Location:	Columbus, OH
Project Description:	CONCEPT PLAN FOR SUNBURY ROAD APARTMENTS
Project Drawings:	CONCEPT PLAN FOR SUNBURY ROAD APARTMENTS
Project Scale:	1/8" = 1'-0"
Project Author:	Architecture
Project Reviewer:	Architecture
Project Date:	1/24/08

Site Plan

A-01

John B. Steyn
 1/24/08
 1/24/08

FINAL RECEIVED

A Site Plan

Sheet 1 of 2

Project Name: Sunbury Road Apartments

Project Date: 1/24/08

Z07-045

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 10, 2007**

- 3. APPLICATION: Z07-045**
- Location:** **3546 SUNBURY ROAD (43219)**, being 8.3± acres located on the east side of Sunbury Road, 360± feet south of McCutcheon Road (Northeast Area Commission, 010-143594).
- Existing Zoning:** R-1, Residential District.
- Request:** L-I, Limited Institutional District.
- Applicant(s):** Wallick Asset Management LLC; c/o Jackson B. Reynolds, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Performance Land Development LLC; 2323 Performance Parkway, Columbus, OH 43207.
- Planner:** Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

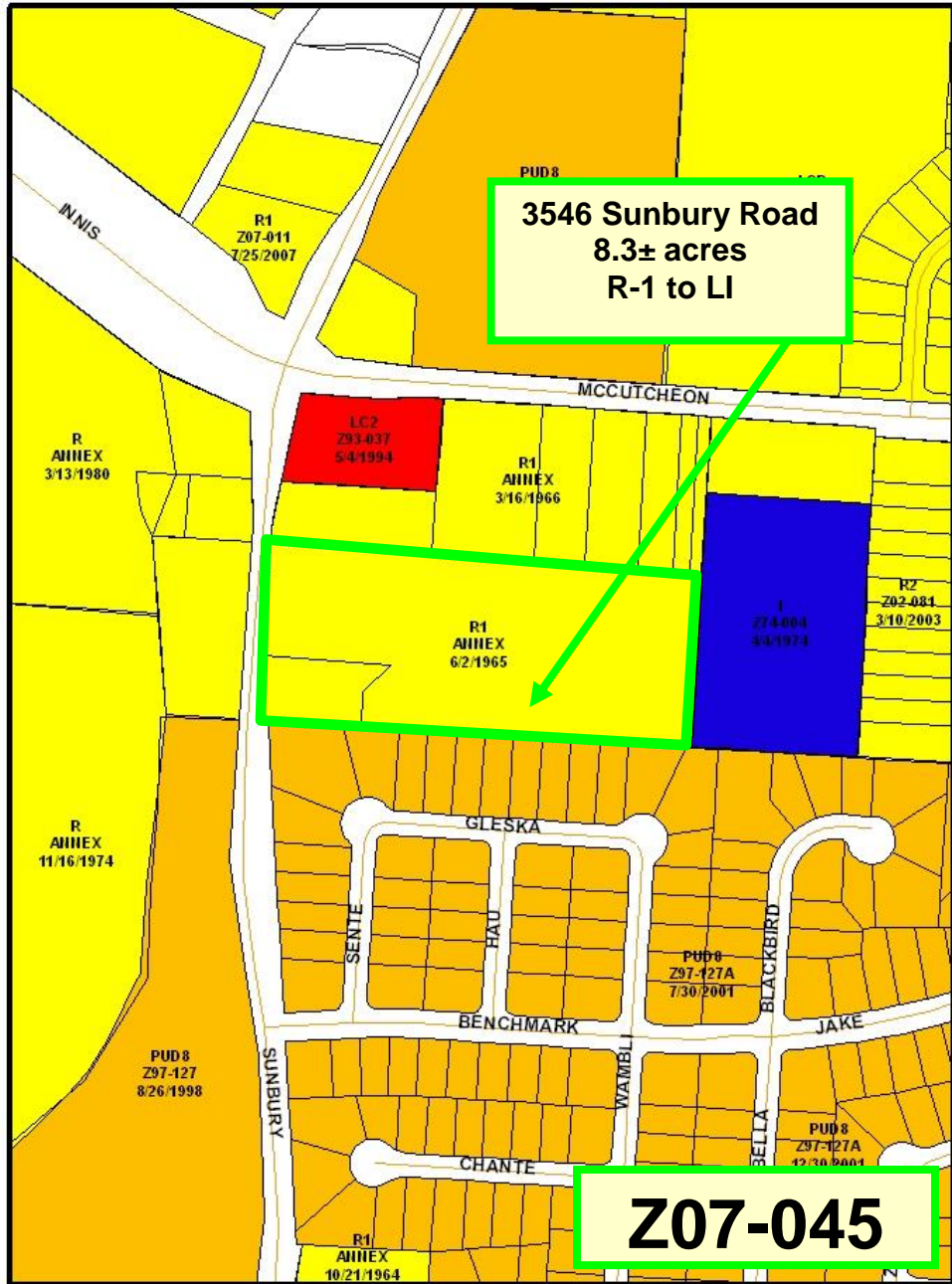
BACKGROUND:

- The applicant is applying for a rezoning to develop 68 elderly housing units in the L-I, Limited Institutional District. The proposed density would be 8.2 dwelling units per acre. This proposal was presented and tabled at the December 2007 Development Commission meeting. The applicant was directed by the Development Commission to address the issues of density, to decrease the amount of paving on the site while increasing the amount of green space and to provide for pedestrian connectivity.
- To the north are single-family dwellings zoned in the R-1, Residential District. To the south are single-family dwelling zoned in the PUD-8, Planned Unit Development District. To the east is an electric sub-station zoned in the I, Institutional District. To the west across Sunbury Road is vacant land zoned in the R, Rural District.
- The site lies within the boundaries of the recently adopted *Northeast Area Plan* (2007) which proposes low density residential use for the site. The *Plan* also calls for tree preservation, enhancement of the Sunbury Road Corridor and pedestrian connectivity.
- The applicant has eliminated 10 dwelling units to now allow for 68 dwelling units at a density of 8.2 dwelling units per acre compared to the 9.4 dwellings per acre presented last month. The applicant has now committed to a site plan with a walking path around the development. Staff finds that despite this decrease in density, the proposal still represents a substantial increase in the Plan's proposed density limit of four dwelling units per acre and is still beyond the 6.92 Staff supported on the site in 2004. The fact remains that the intersection of Sunbury and McCutcheon Roads is not planned to be a neighborhood center so it is unlikely any new retail uses for use by seniors will be developed. There is

one undeveloped property in the vicinity that is zoned for office use, however that would be of limited use to seniors. Furthermore there are no sidewalks in the area and the applicants cannot link this site with the undeveloped office site until a section of sidewalk is built on property they do not control. Staff has requested that the applicants provide a pedestrian access out to McCutcheon Road which could be gated if necessary to further address the issue of pedestrian connectivity but the applicants have not agreed to this. Even if that is done, there currently are no sidewalks on McCutcheon Road to link to at the present time.

CITY DEPARTMENTS RECOMMENDATION: Disapproval.

Although the density has been lowered, the amount of paved area has been lowered and the Applicant is now committing to a site plan with a walking path, this application still remains inconsistent with four recommendations in the recently adopted Northeast Area Plan (2007). The proposal continues to represent a substantial increase in the Plan's proposed density limit of four dwelling units per acre and is beyond the 6.92 Staff supported on the site in 2004. Per the *Northeast Area Plan* (2007), the intersection of Sunbury and McCutcheon Roads is not planned to be neighborhood center so development of new retail uses that seniors could walk to is unlikely. There is one undeveloped property in the vicinity that is zoned for office use, however that would be of limited use to seniors. Furthermore there are no sidewalks in the area and the applicants cannot link this site with the undeveloped office site until sidewalks are installed along other properties that they do not control. Based on these factors and despite the improvements made by the applicant, Staff still finds this to be a suboptimal location for elderly housing.



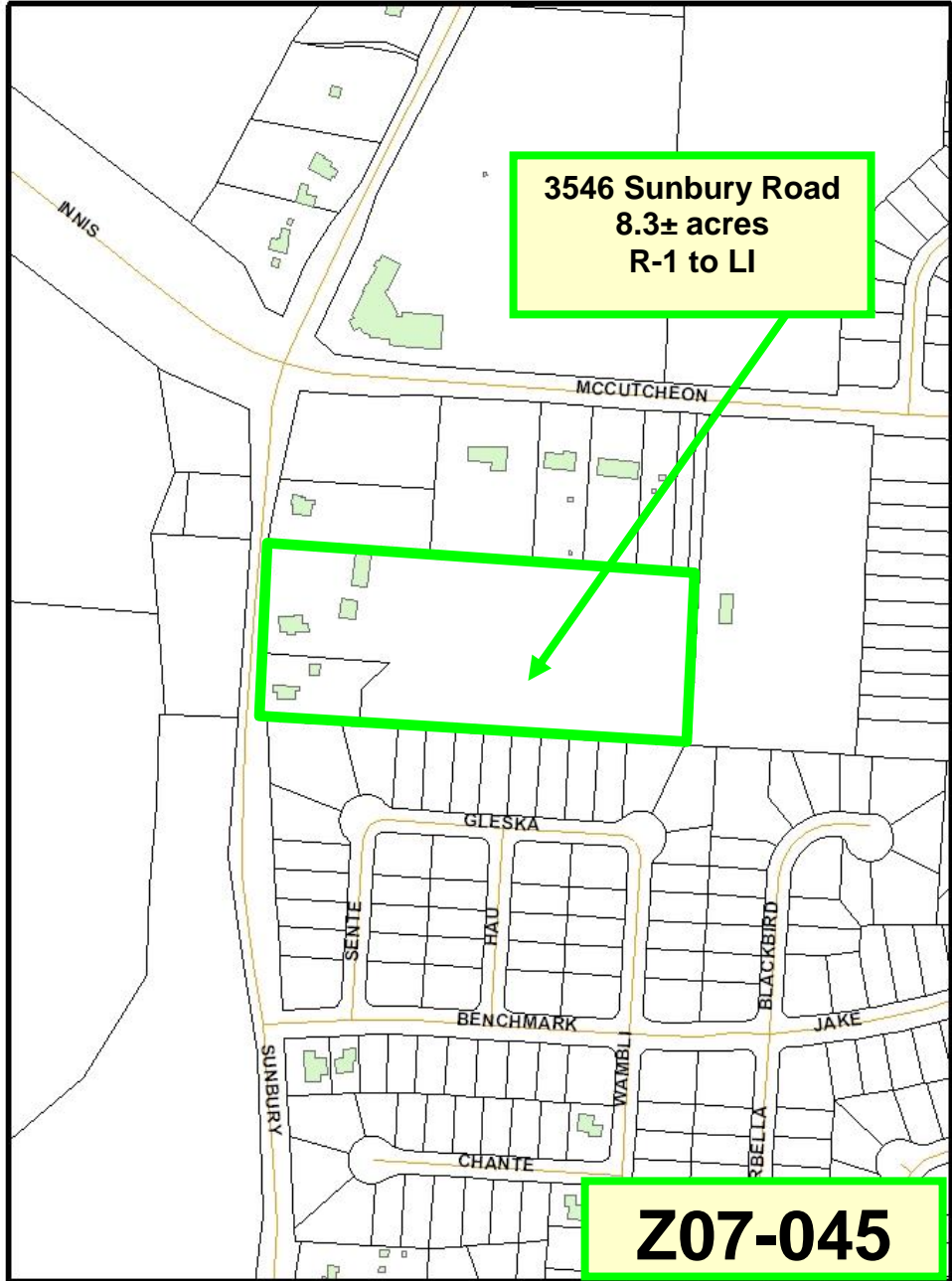
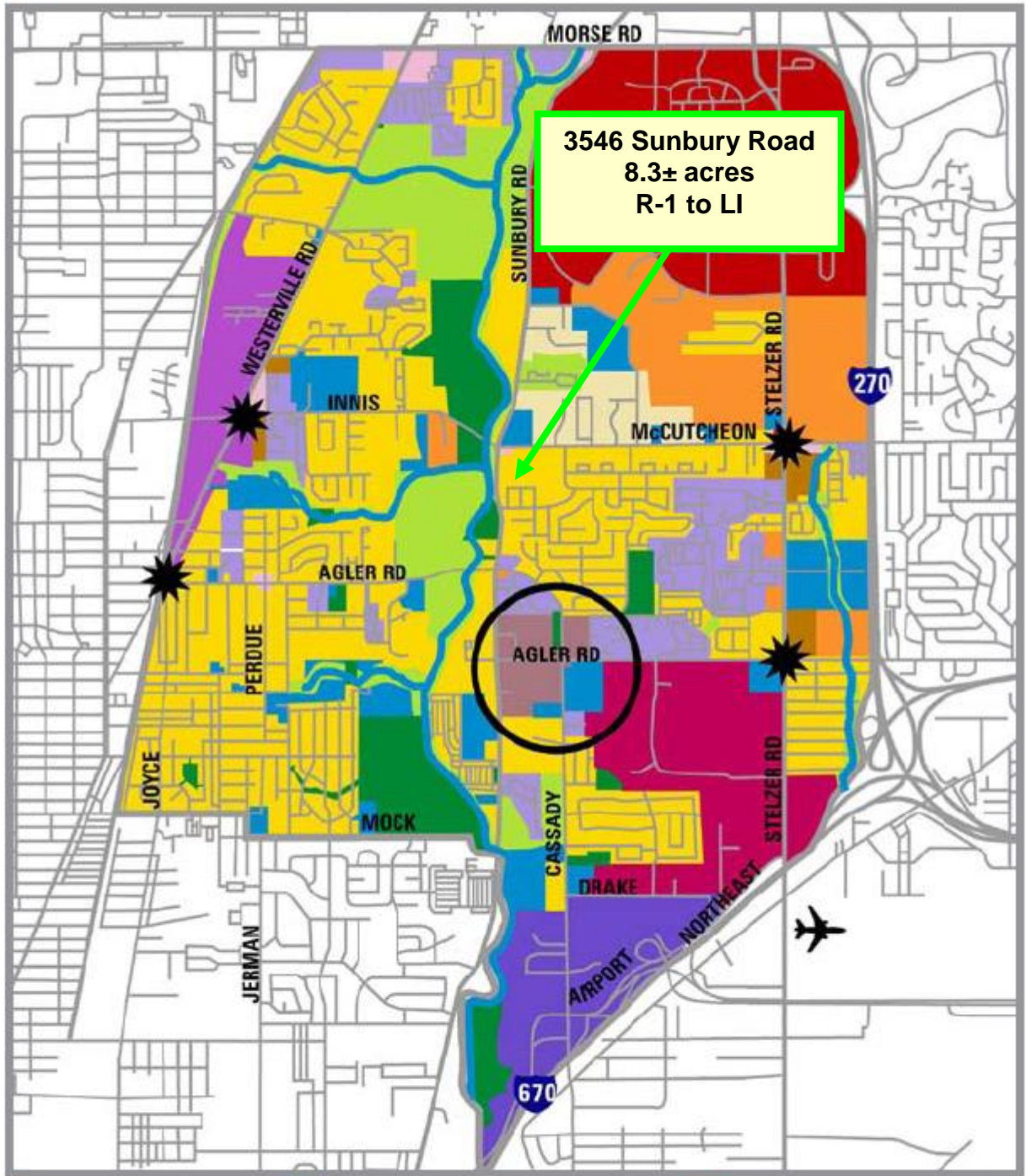


Figure 5. Land Use Plan



- | | | |
|--|---|--|
|  Open Space |  Institutional |  Office-Light Industrial |
|  Parks |  Neighborhood Commercial |  Airport Related |
|  Very Low Density Residential |  Mixed Use Neighborhood Center |  Sub-Neighborhood Centers |
|  Low Density Residential |  Mixed Use-Regional Retail/Office/Light Industrial |  Agler Cassady Mixed-Use Center |
|  Medium Density Residential |  Office | |
|  High Density Residential |  Office-Commercial-Light Industrial | |



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: JANUARY 10, 2008

Application #: Z07-045	Requested: L-1	Address: 3546 SUNBURY ROAD (43219)						
# Hearings:	Length of Testimony: 15 6:05 → 6:10	Staff	Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/>		Position: <input type="checkbox"/> Conditional Approval <input type="checkbox"/>			
# Speakers Support: 5	Development Commission Vote: 5 Y 1 N 0 Abstain	Area Comm/ Civic Assoc:	Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/>		Conditional Approval <input type="checkbox"/>			
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Barnes	NO Anderson	Cooley	Onwukwe	ABSENT Conroy	
+ = Positive or Proper - = Negative or Improper								
Land Use	+	+	+	+	+	+		
Use Controls	+	+	+	+	+	+		
Density or Number of Units	SUBOPTIMAL +	+	+	-	+	+		
Lot Size								
Scale	+			-	+	+		
Environmental Considerations								
Emissions								
Landscaping or Site Plans	+	+	+			±		
Buffering or Setbacks						+		
Traffic Related Commitments								
Other Infrastructure Commitments						+		
Compliance with City Plans		-	-	-		-		
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation	+	+		+	+	+		
Governmental or Public Input								
MEMBER COMMENTS:								
<p>FITZPATRICK: LIMITED INSTITUTIONAL (OVER 50 YEARS OLD) CREATES A LESS INTENSE LAND USE THAN R-1. ALTHOUGH "SUB-OPTIMAL" IN RELATION TO SUBURBAN USES, THIS PROPOSED USE IS "APPROPRIATE" IN MY OPINION. SUPPORT SERVICES WILL BE PROVIDED IN LIEU OF RESIDENTS WALKING TO REACH SUPPORT (CVS, MEDICAL, RECREATIONAL)</p> <p>INGWERSEN: PROBLEMATIC SITE W/ PREVIOUSLY APPROVED SINGLE FAMILY DENSITY OF 6.92 UNITS/ACRE & RESTRICTED USE TO ELDERLY HOUSING, WILL RESULT IN EQUAL DENSITY W/ LESS USE INTENSITY. PLUS - SO USE IS APPROPRIATE</p> <p>BARNES: WITH INCREASED WALKING PATHS & DECREASED DENSITY, DEVELOPMENT ADDRESSES IMPORTANT USE & IS ACCEPTABLE.</p> <p>ANDERSON: Because of Staff's disapproval & non-compliance w/ the applicable Area Plan, voted against this application.</p> <p>COOLEY: USE ADDRESS BY AREA COMMISSION; LOWER INTENSITY OF USE IN THE POPULATION; MEETS HOUSING NEEDS OF A GROWING POPULATION.</p> <p>ONWUKWE: The reduced density is acceptable even though the zoning may be inappropriate. Done to respond to seniors who are being squeezed out of the housing market for the age groups that are being squeezed out of the housing market.</p> <p>CONROY:</p>								



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 # 207-045

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III
of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 725, Columbus, Ohio 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. Wallick Asset Management LLC 6880 Tussing Rd. Reynoldsburg, Ohio 43068 Phil Brown -552-5613	2.
3. Performance Land Development LLC 2323 Performance Parkway Columbus, Ohio 43207	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of September, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after notarization. **PAULA V. PRICE**
Notary Public, State of Ohio
My Commission Expires **07-13-2012**

Notary Seal Here



207-045