

SITE DATA:

SITE AREA: 12.71 ACRES

PdO: 010-262377, 010-262376, 181-002674

TOTAL AREA: 010 TAX PARCELS: 12 169 AC, 530,990 SF
181 TAX PARCEL: 0.53 AC, 23,114 SF

R. HURAL

PROPOSED ZONING: LAR12, LIMITED APARTMENT RESIDENTIAL.

WEIGHT DISTRICT: H-35

MAP PANEL 8 ZONE 390460C0394K ZONE X & ZONE AE

PERSON 1: 12.150 AC)

SPACESIDU)

PARKING PROVIDED
AND GARAGE SPACES) 1.78 SPACES/BU

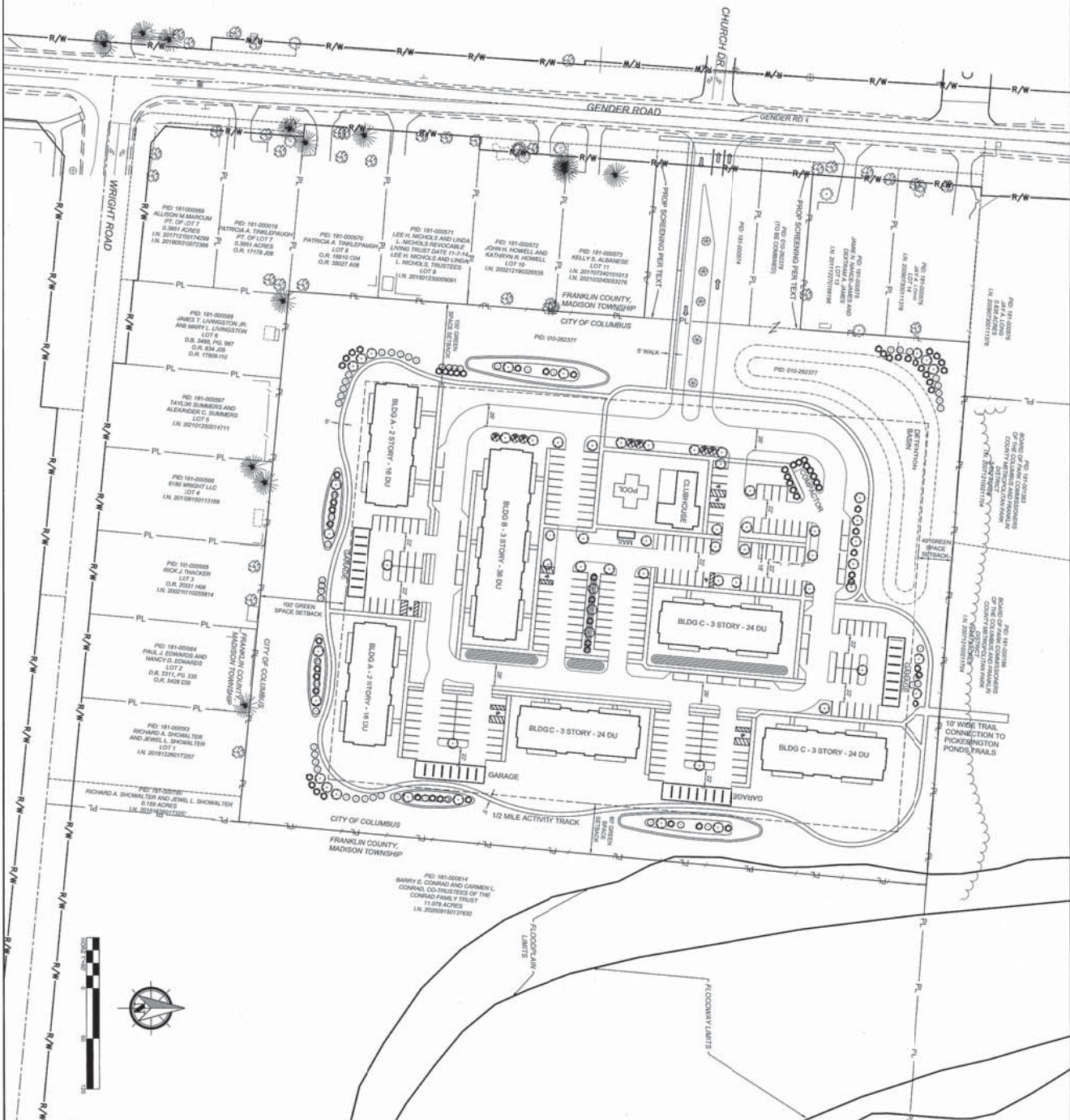
Source: *U.S. Census Bureau, 1990*

The development depicted on this drawing may be slightly adjusted or modified (quantity, topographical or other data retained and may be approved by the Director of the Planning and Zoning Services Department or the designator upon submission of the appropriate data regarding the proposed adjustment.


David B. Perry Date: 06/17/2022
David B. Perry, Agent
David B. Perry Date: 06/17/2022

Z22-008

Z22-008; Final Received 6/18/2022

[illegible]

ZONING PLAN
FOR
FLATS AT THE PONDS
4526 GENDER ROAD, COLUMBUS, OHIO 43110



AMERICAN
STRUCTUREPOINT
INC.

2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43224
TEL 614.901.2225 | FAX 614.901.2226
www.structurepoint.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2022**

- 7. APPLICATION: Z22-008**
- Location:** **4526 GENDER RD. (43110)**, being 12.73± acres located on the east side of Gender Road, 600± feet north of Wright Road (181-000574, 010-262377, and 010-262378; Greater Southeast Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** L-AR-12, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Rocky Point Partners; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** 4526 Gender, LLC; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

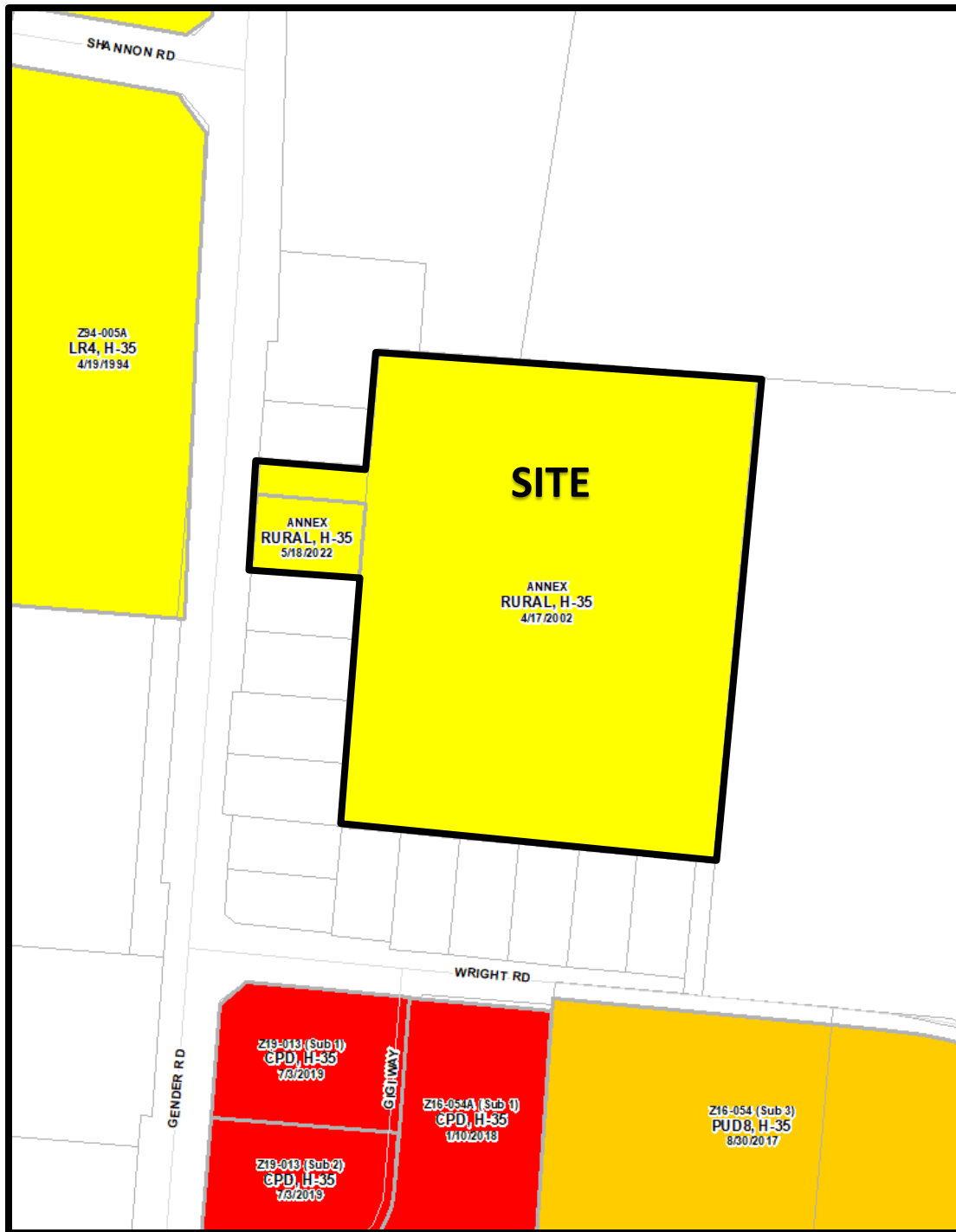
BACKGROUND:

- The site consists of three parcels; two parcels are zoned in the R, Rural District and PID 181-000574 is pending annexation from Madison Township. The parcel pending annexation will be assigned a different tax district than the other two parcels and cannot be combined. The applicant is requesting the L-AR-12, Limited Apartment Residential District to permit the development of a multi-unit residential development with up to 140 dwelling units (11 du/ac).
- To the north of the site is undeveloped land in Madison Township. To the south are single-unit dwellings in Madison Township. To the east is a Beekeeping Supply Dealer in Madison Township. To the west, across Gender Road, is a religious facility in the L-R-4, Limited Residential District and a single-unit dwelling and undeveloped land in Madison Township.
- The site is located within the boundaries of the *South East Land Use Plan* (2018), which recommends “Low Density Residential (4-6 du/ac)” land uses at this location, which is defined as “predominantly single-family development, with limited amounts of multifamily.” Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Greater Southeast Area Commission, whose recommendation is for approval.

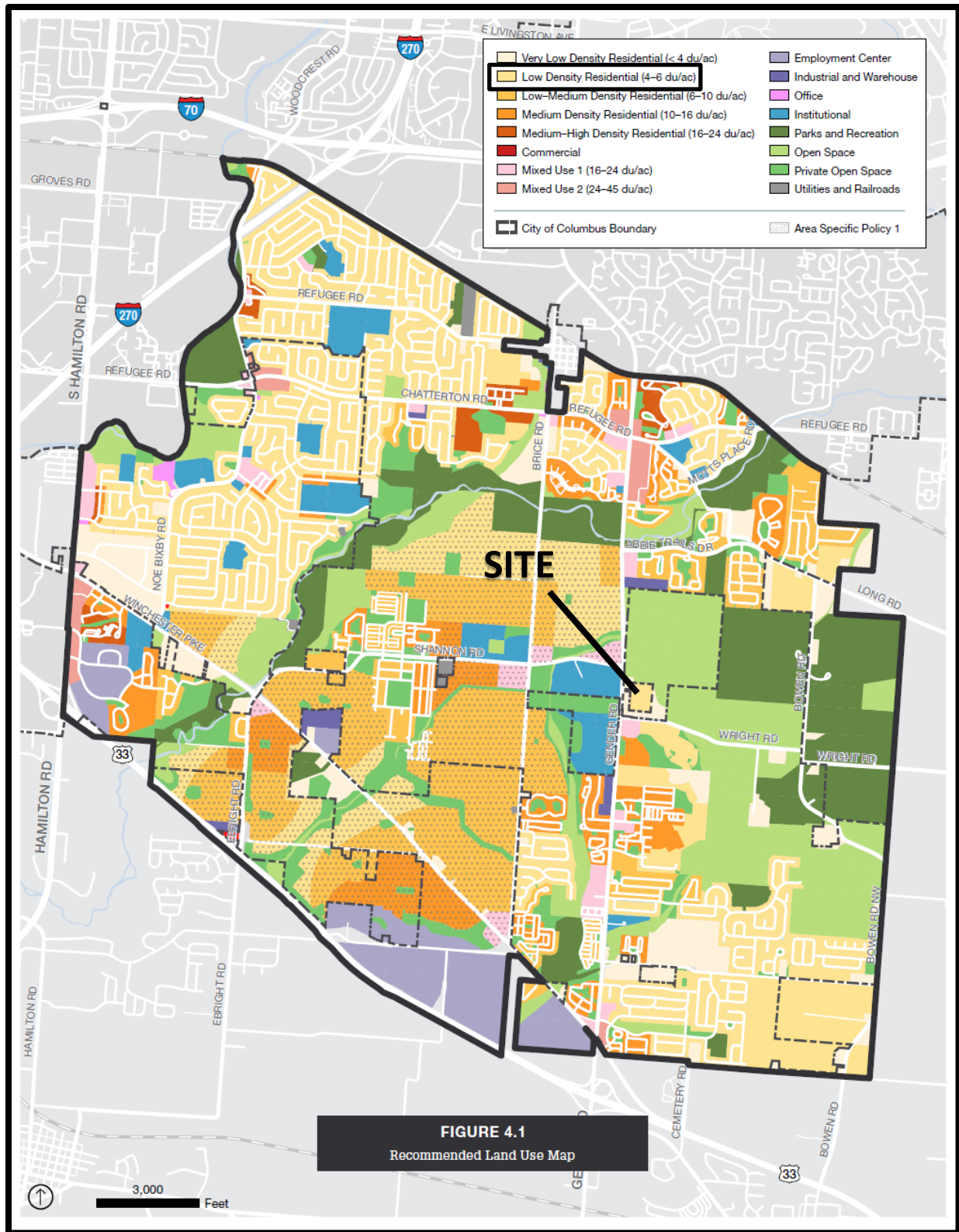
- The limitation text commits to a site plan and includes development standards addressing perimeter yards, access, landscaping, building design, and graphics provisions.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Gender Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a multi-unit residential development that is compatible with the development standards of adjacent residential developments. The proposal is also consistent with the land use recommendations of the *South East Land Use Plan*. Staff notes that this site is directly adjacent to the Pickerington Ponds Metro Park and therefore consider additional density to be supportable. Planning Division Staff note and are in support of the site plan with additional parallel parking spaces; Staff continues to encourage further exploration of opportunities to reduce the amount of surface parking, but support will not be conditioned on this revision. Planning Division Staff also note and are in support of the site landscaping, and further acknowledge the provided information on utility crossings and how they will impact the site.



Z22-008
4526 Gender Rd.
Approximately 12.73 acres
R to L-AR-12

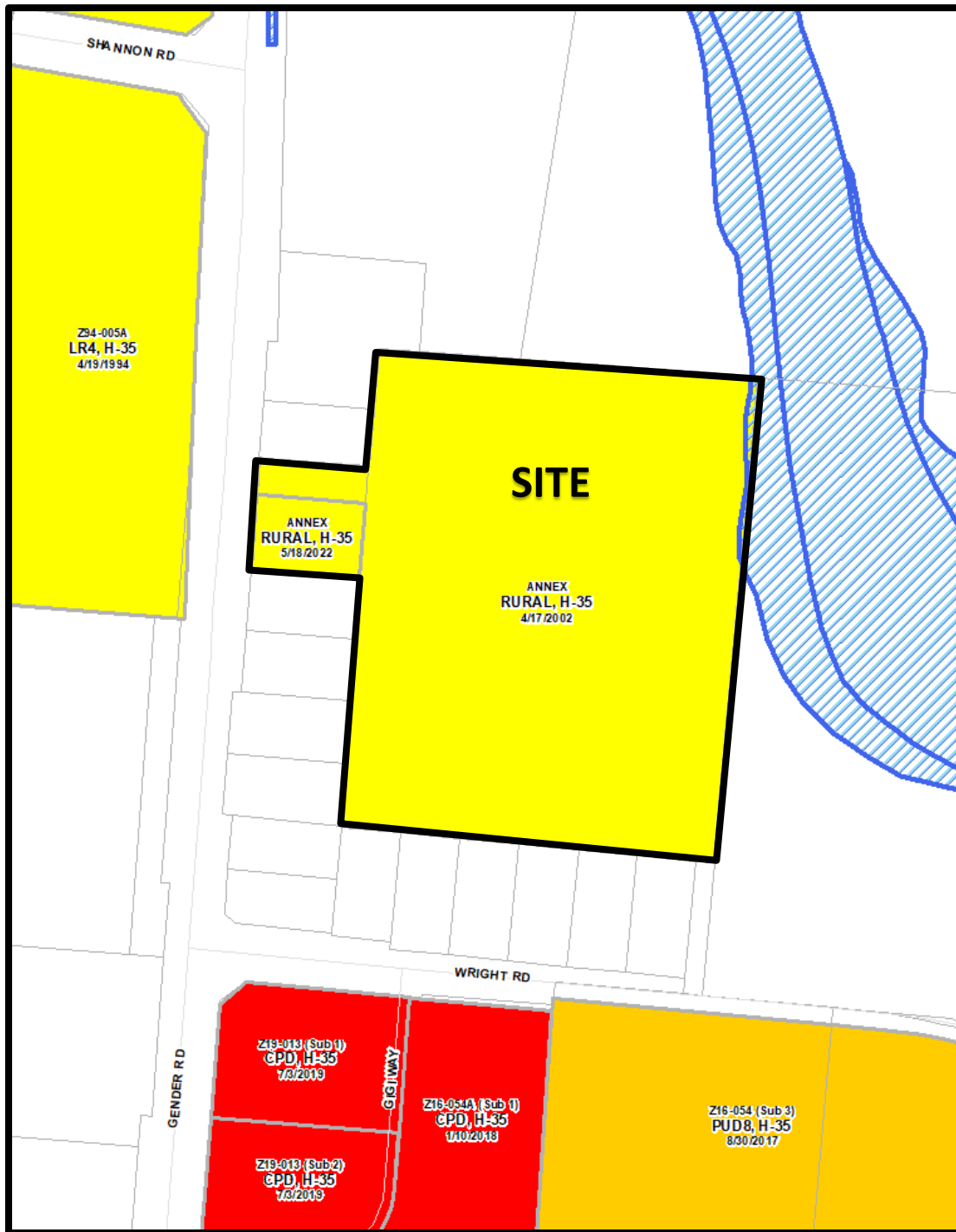


Z22-008
4526 Gender Rd.
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Z22-008
4526 Gender Rd.
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Floodplain Map



Z22-008
4526 Gender Rd.
Approximately 12.73 acres
R to L-AR-12

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 / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z22-008

Address 4526 Gender Rd

Group Name Greater Southeast Area Commission

Meeting Date 3/22/22

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

☒ Approval

☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

Chairman's

Ken - Glen

Zoning Chair

614 897-8882

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 #: Z22- 008

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

Being first duly cautioned and sworn (NAME) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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. Rocky Point Partners; 10 N High St, Ste 401, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Alex Marsh, (614) 937-3658	2. 4526 Gender, LLC; 350 E First Ave, Ste 120, Columbus, OH 43201; # Cols-based emps: Zero (0) Contact: Tom OBrien, (614) 560-9279
3. Balaloski Properties, Ltd.; 2056 Colts Neck Road, Blacklick, Ohio 43004; # Cols-based emps: Zero (0) Contacts: Dan Balaloski, Steven Balaloski (614) 939-5258	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24th day of January, in the year 2022

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



Mary Alice Wolf
 Notary Public, State of Ohio
 My Commission Expires October 24, 2023

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