

5141 EBRIGT RD

CANALWINCHESTER, OHIO 43110

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SCHEMATIC

DATE: 5/20/2022
PROJECT#: 21150

PRELIMINARY
SITE PLAN
SD-001a

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5141 EBRIGHT
ROAD

CANALWINGSTER, ORD 4910

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SCHEMATIC

DATE: 04/10/2022
PROJECT#: 21150

PERSPECTIVES
OPTION 1

SD-003

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4/14/22 6:15:22



5141 EBRIGHT
ROAD

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SCHEMATIC

DATE: 01/10/2022
PROJECT#: 21150

PERSPECTIVES
OPTION 2

SD-004

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4/14/22 6-13-22

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2022**

- 5. APPLICATION: Z22-010**
Location: **5141 EBRIGHT RD. (43110)**, being 15.99± acres located on the west side of Ebright Road, 890± feet north of US-33 (180-005121; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): JBM Development, LLC c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, Ohio 43054.
Property Owner(s): James R. Cloyes; 6895 East Main Street; Reynoldsburg, OH 43068.
Planner: Sierra Saumenig; 614-645-7973; slsaumenig@columbus.gov

BACKGROUND:

- The 15.99± acre site consists of one parcel developed with a single-unit dwelling and associated farm buildings zoned in the R, Rural District. The requested L-ARLD, Limited Apartment Residential zoning district will permit the construction of a multi-unit residential development with up to 198 dwelling units (12.38 du/ac).
- To the north of the site is a single-unit dwelling located in Madison Township. To the south is a self-storage facility located in Madison Township, and a single-unit dwelling in the R, Rural District. To the east, across Ebright Road, is undeveloped land in the NG, Neighborhood General District which is pending zoning to the L-R-2, Limited Residential District with Rezoning Application #Z21-065. To the west is Three Creeks Park located in the R, Rural District.
- The site is located within the *South East Land Use Plan* (2018), which recommends several land uses for this site including low density residential (4-6 du/ac), low-medium density residential (6-10 du-ac), and open space. Area Specific Policy (ASP) #1 regarding agricultural land also applies, in addition to *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The limitation text establishes permitted uses and supplemental development standards that address maximum number of units (198; 12.38 units/acre), setbacks, site access, and landscaping. The text includes a commitment to a site plan which reflects a new public sidewalk along the site frontage, landscaping, and parking lot expansion areas to provide additional parking.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Ebright Road as a Suburban Community Connector requiring 80 feet of right-of-way.

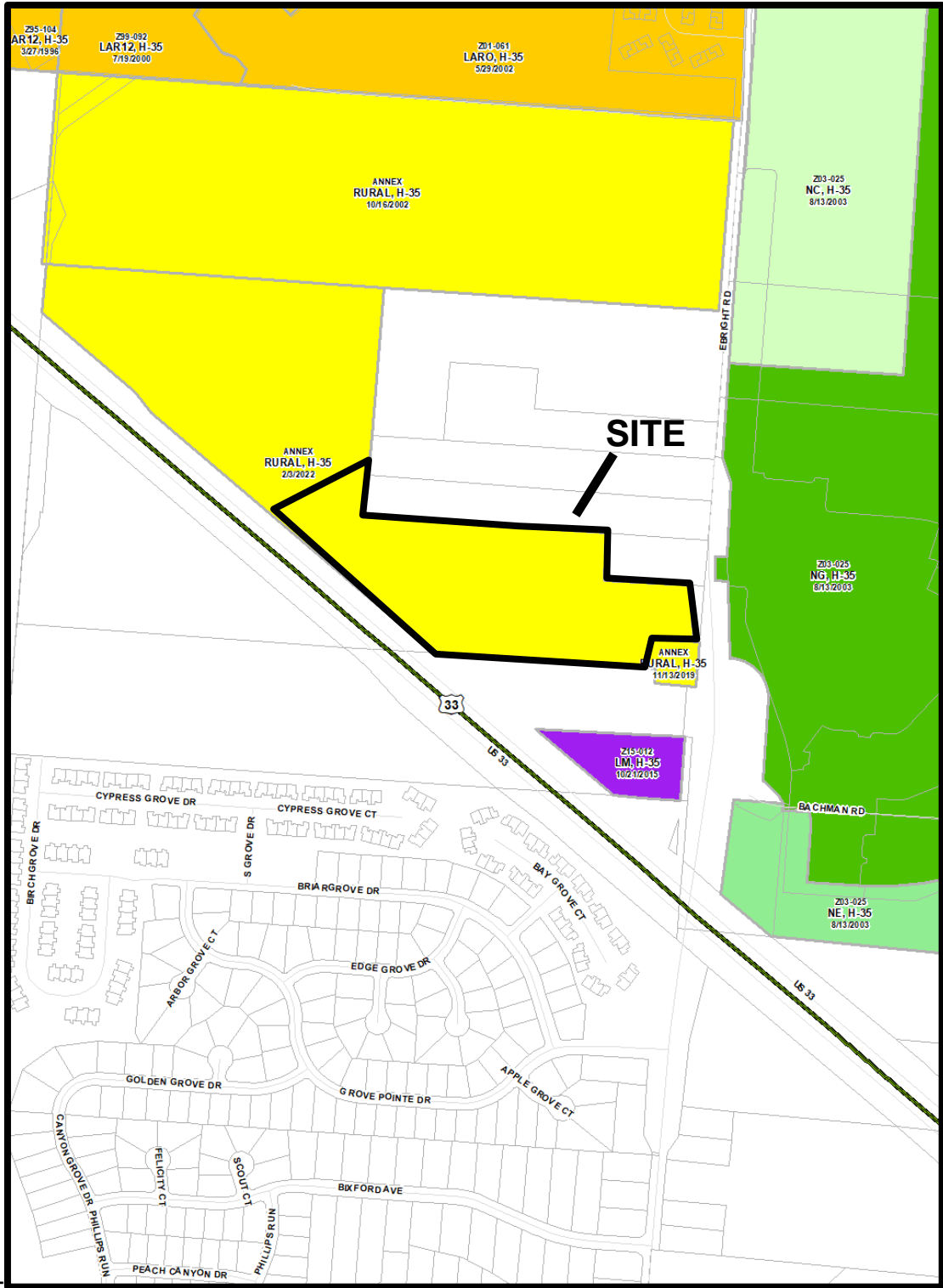
CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval.

The requested L-ARLD, Apartment Residential District will allow a multi-unit residential development. The *South East Land Use Plan* recommends low-density residential, low-medium density residential, and open space at this location with an Area Specific Policy (ASP) #1 regarding agricultural land. The ASP interprets use recommendations generally, and may consider support for higher densities if proposals demonstrate a high level of design, natural resource preservation, or parkland dedication. Planning Division staff notes the density of 12.38 du/acre is clustered toward the eastern portion of the site, includes significant open space provision, and preserves sensitive wetland and flood plain areas consistent with ASP and C2P2 guidelines, as well as previously received building elevations that are consistent with C2P2 design guidelines.

At the time of finalizing this report, the required access study was still pending review by the Division of Traffic Management, and Planning Division staff and the applicant are continuing dialogue on the following planning-related issues that remain:

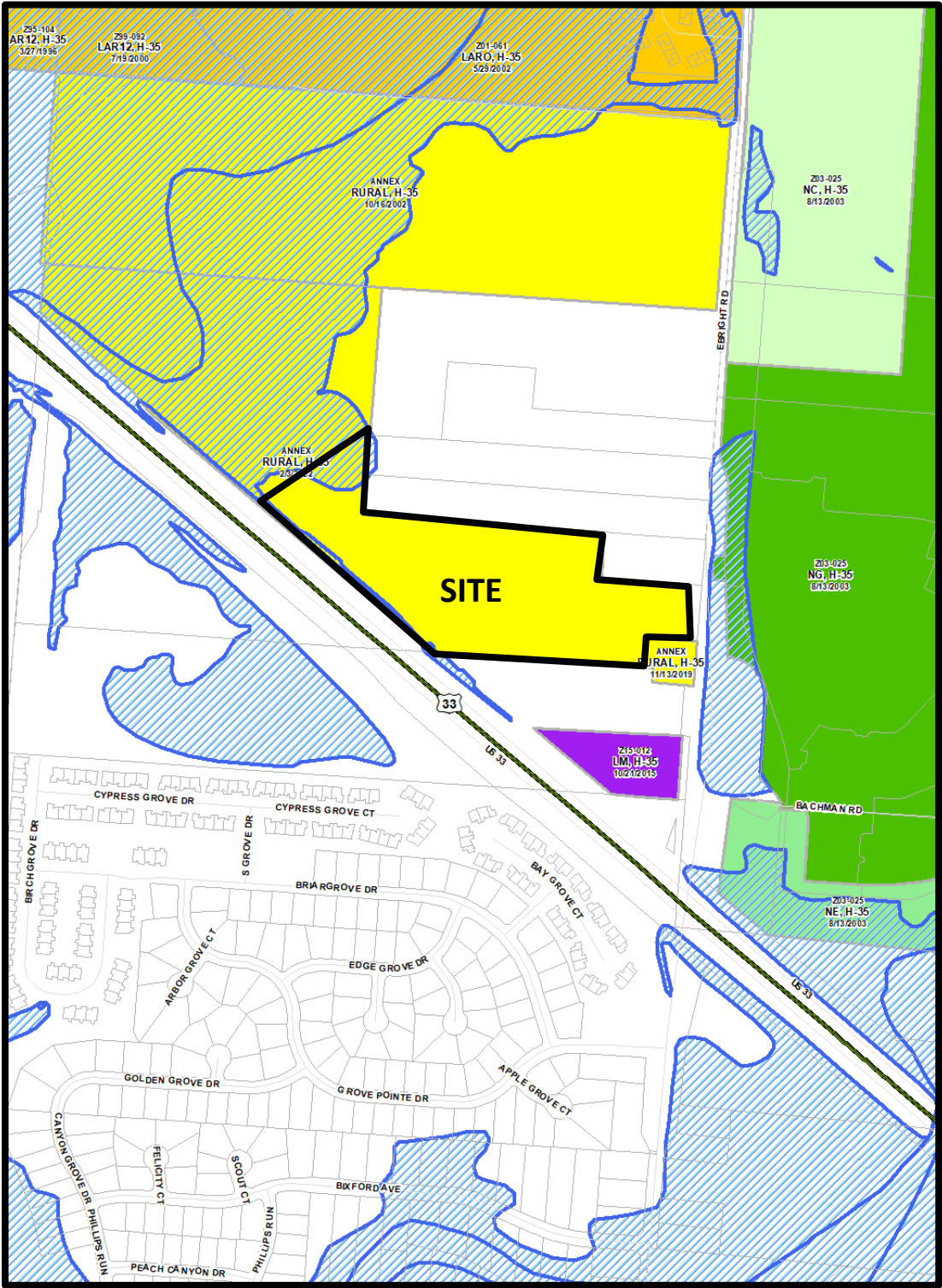
- Staff has requested clarification on the intent and use of the western portion of the site that is not being rezoned in this application.
- Staff asked for benches, trees, and other activating components on the open space internal to the site.

Once the Planning Division endorses support for the revised proposal, and when the pending access study is approved by the Division of Traffic Management, the City Departments' recommendation will be updated to approval.

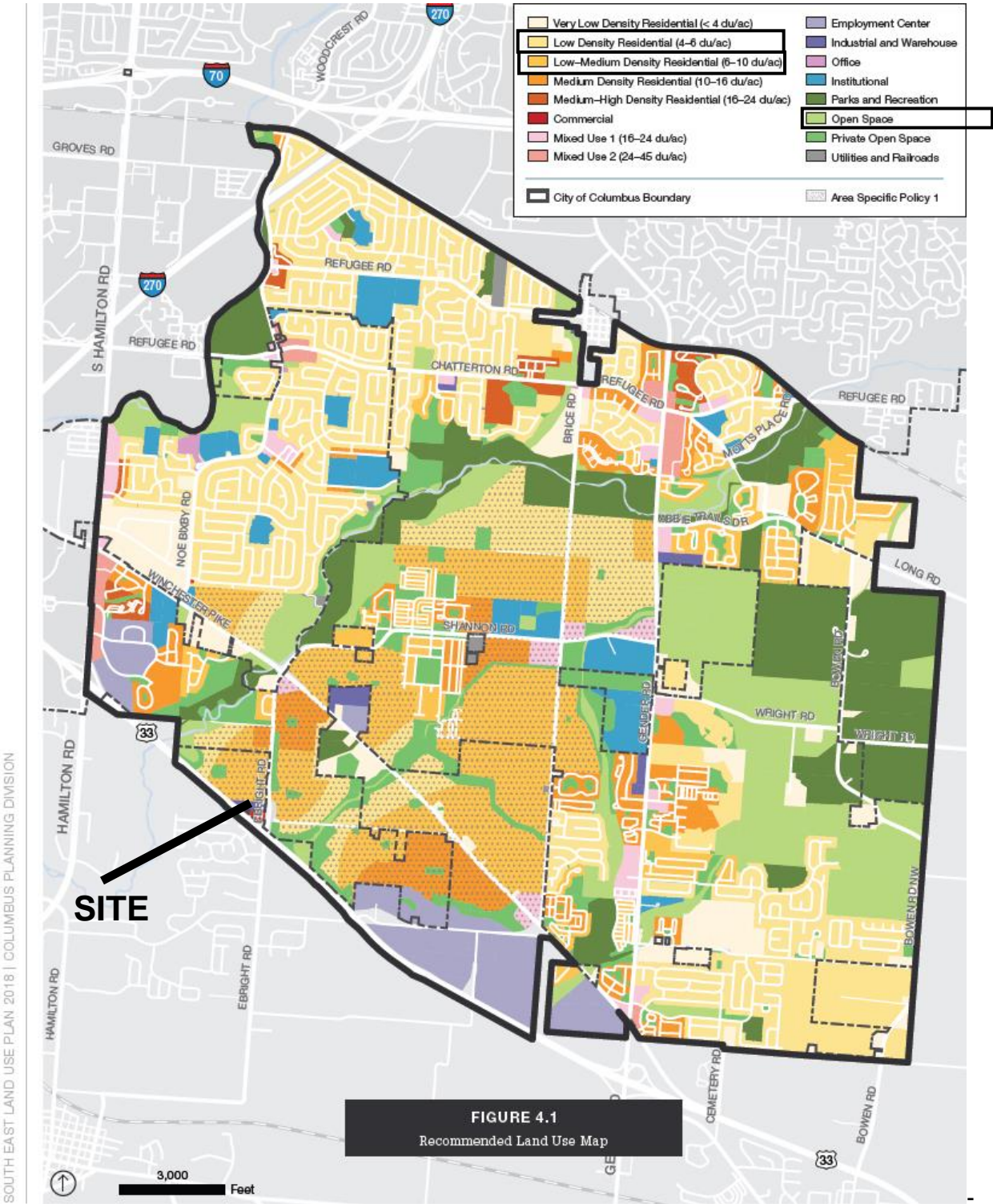


Z22-010
5141 Ebright Ave.
Approximately 15.99 acres
R to L-ARLD

Flood Map



Z22-010
5141 Ebricht Ave.
Approximately 15.99 acres
R to L-ARLD



Z22-010
5141 Ebright Ave.
Approximately 15.99 acres
R to L-ARLD

SOUTH EAST AREA SPECIFIC POLICIES

Introduction

Planning staff recognizes that each community has distinct land use situations in which more unique, specific land use guidance may be appropriate. In these cases, staff has developed Area Specific Policies (ASP) to respond to the unique attributes of the South East Plan Area.

Area Specific Policy 1

Agricultural Land

The South East Plan Area has a significant amount of agricultural land, which includes many natural resources such as streams and floodplains. The area depicted on the Land Use Plan map with a dot pattern has a particular concentration of farmland. While agricultural uses in this and other areas are supported, development proposals are likely to emerge over time. The plan anticipates this and provides recommended land use designations accordingly. The size and nature of this area raises some unique development challenges and opportunities. The following policies should be used in conjunction with the Recommended Land Use Map and C2P2 Land Use Policies and Design Guidelines to review development proposals in the designated area:

1. Recommendations for this area are intended to provide general guidance for future development, and therefore, the classification boundaries on the map should be interpreted generally and not as literal boundary lines.
2. Plan recommendations support a range of housing types and sensitive site design or cluster development to preserve natural resources. An example of this may be a larger development which includes several different residential unit types and a central open space centered on a stream corridor.
3. Sites that incorporate cluster development and varying unit types will be reviewed based on gross density. Densities higher than those shown on the Recommended Land Use Map may be supported if a high level of architectural and site design is provided that includes a range of housing types, natural resource preservation or parkland dedication (if supported by Recreation and Parks Dept.).
4. Emphasis should be placed on aggregating open space among multiple developments. Pending support of the Recreation and Parks Department, opportunities for parkland should be explored.
5. Priority should be placed on vehicular and pedestrian connectivity between developments and to the broader area.

6. Employment center uses may be supported in this area, especially job creating uses related to agriculture. In situations where an employment center use is proposed, the following should be considered:
 - a. The appropriateness of the site for the proposed use, including the number of similar uses in an area and potential impacts on adjacent residential neighborhoods.
 - b. Site design that is sensitive to adjacent uses through the use of elements such as landscaping, screening and buffering (see also C2P2 Design Guidelines).
 - c. The type and number of jobs created by the proposed use.
 - d. Retail uses are generally not supported as an Employment Center use.
7. Retail uses are supported in areas designated Mixed Use, but are generally not supported outside this designation.
8. Proposals should follow the C2P2 Design Guidelines for the proposed use.

Agricultural land





Z22-010
5141 Ebright Ave.
Approximately 15.99 acres
R to L-ARLD

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z22-010

Address 5141 Ebright Rd

Group Name Greater South East Area Commission

Meeting Date 4/26/22

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

Unanimous

[Signature]

Zoning chair / Full Commission

614 897-6882

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.

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-010

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) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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. IBM Development 24 South High Street, Suite B Dublin, Ohio 43017 | 2. James R Cloyes CPA LLC 6895 East Main Street Reynoldsburg, Ohio 43068 |
| 3. | 4. |

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

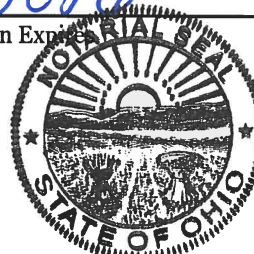
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 18th day of February, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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