

- PROVIDE TWO (2) POINTS FOR PEDESTRIAN ACCESS TO ADJACENT PARK. LOCATIONS TO BE COORDINATED WITH COLUMBUS PARKS AND RECREATION DEPARTMENT

COMMERCIAL SITE DATA

TOTAL ACRES	± 3.060 ACRES
NET ACRES	± 2.917 ACRES

RESIDENTIAL SITE DATA

TOTAL ACRES	± 33.292 ACRES
NET ACRES	± 33.078 ACRES
TOTAL UNITS	552 UNITS
NET DENSITY	± 16.69 D.U./AC
TOTAL PARKING SPACES	1,073 SPACES
TOTAL PARKING RATIO	1.94 S/U
COMMUNITY 1	
ACREAGE	± 10.578 ACRES
UNITS	216 UNITS
PARKING	421 SPACES
SURFACE	361
GARAGE	60
PARKING RATIO	1.94 S/U
COMMUNITY 2	
ACREAGE	± 22.714 ACRES
UNITS	336 UNITS
PARKING	652 SPACES
SURFACE	568
GARAGE	84
PARKING RATIO	1.93 S/U



SITE PLAN

PARKSIDE VILLAGE

PREPARED FOR METRO DEVELOPMENT

DATE: 3/30/23

Z22-089; Final Received 3/31/23; Page 1 of 5

Handwritten signature and date: 3/31/23



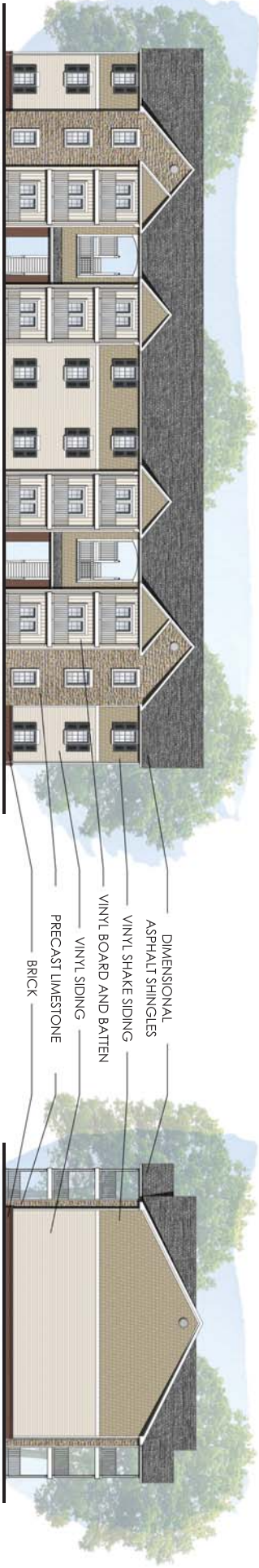
Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Rd. #1414, Hilliard, OH 43024
www.farisplanninganddesign.com

Elevations - Sheet 1



1 FRONT ELEVATION - TYPE G
SCALE: 1"=10'



1 FRONT ELEVATION - TYPE J
SCALE: 1"=10'



1 FRONT ELEVATION - TYPE L
SCALE: 1"=10'



2 SIDE ELEVATION
SCALE: 1"=10'



2 SIDE ELEVATION
SCALE: 1"=10'



2 SIDE ELEVATION
SCALE: 1"=10'

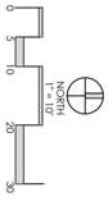
COMMUNITY ONE: 3-STORY BUILDING ELEVATIONS

PARKSIDE VILLAGE

PREPARED FOR METRO DEVELOPMENT

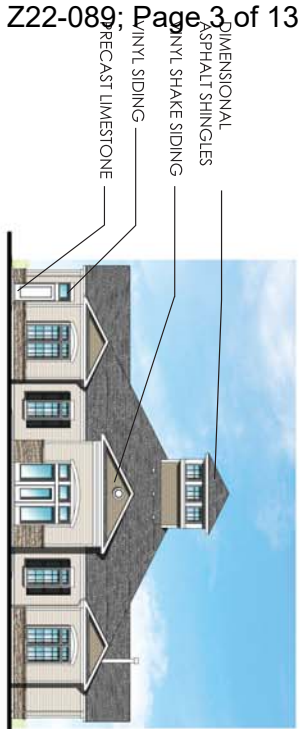
DME: 2/15/23

Jeffrey R. M.
3/31/23



Paris Planning & Design
LAND PLANNING
ARCHITECTURE
www.parisplanninganddesign.com

Elevations - Sheet 2



1 CLUBHOUSE - FRONT ELEVATION
SCALE: 1"=10'



2 CLUBHOUSE - REAR ELEVATION
SCALE: 1"=10'



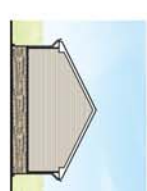
5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



3 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



4 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



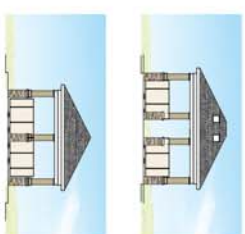
6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



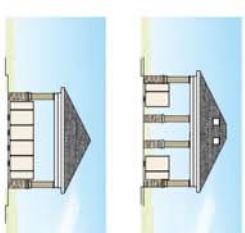
7 WATER METER BUILDING ELEVATIONS
SCALE: 1"=10'



8 TYP. TRASH COMPACTOR ELEVATION
SCALE: 1"=10'



9 MAIL STATION ELEVATIONS
SCALE: 1"=10'

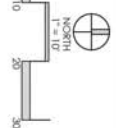


COMMUNITY ONE: CLUBHOUSE & MISCELLANEOUS ELEVATIONS

PARKSIDE VILLAGE

PREPARED FOR METRO DEVELOPMENT

Bob & Ben 3/31/23

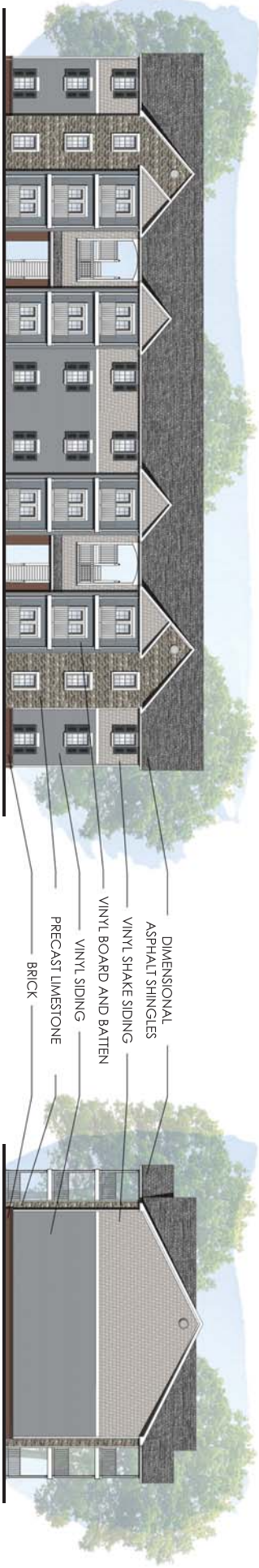


Elevations - Sheet 3



1 FRONT ELEVATION - TYPE G
SCALE: 1"=10'

2 SIDE ELEVATION
SCALE: 1"=10'



1 FRONT ELEVATION - TYPE J
SCALE: 1"=10'

2 SIDE ELEVATION
SCALE: 1"=10'



1 FRONT ELEVATION - TYPE L
SCALE: 1"=10'

2 SIDE ELEVATION
SCALE: 1"=10'

COMMUNITY TWO: 3-STORY BUILDING ELEVATIONS

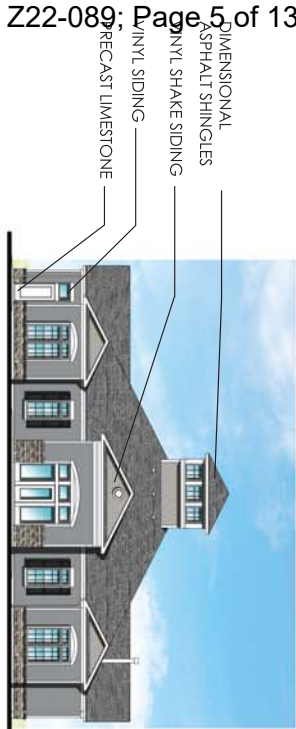
PARKSIDE VILLAGE

PREPARED FOR METRO DEVELOPMENT

DWG: 21/5/23

3/31/23

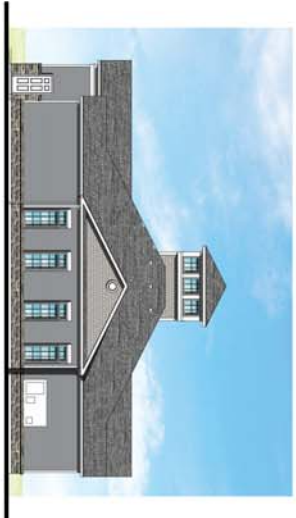
Elevations - Sheet 4



1 CLUBHOUSE - FRONT ELEVATION
SCALE: 1"=10'



2 CLUBHOUSE - REAR ELEVATION
SCALE: 1"=10'



3 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



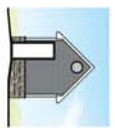
4 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



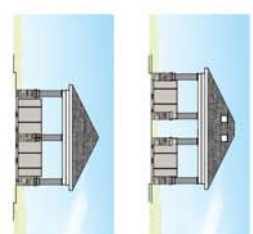
5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



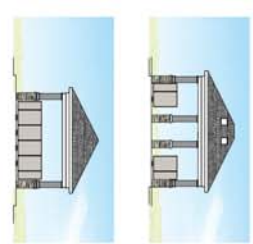
7 WATER METER BUILDING ELEVATIONS
SCALE: 1"=10'



8 TYP. TRASH COMPACTOR ELEVATION
SCALE: 1"=10'



9 MAIL STATION ELEVATIONS
SCALE: 1"=10'



COMMUNITY TWO: CLUBHOUSE & MISCELLANEOUS ELEVATIONS

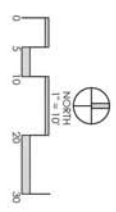
PARKSIDE VILLAGE

PREPARED FOR METRO DEVELOPMENT

DATE: 2/15/23

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[Handwritten date]



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2023**

- 5. APPLICATION:** [Z22-089](#)
Location: **795 GALLOWAY RD. (43119)**, being 36.4± acres located at the northwest corner of Galloway Road and Hall Road (240-000006 and part of 240-000150; Westland Area Commission).
Existing Zoning: R, Rural District (pending annexation).
Request: L-AR-1, Limited Apartment Residential District and CPD, Commercial Planned Development District (H-35).
Proposed Use: Mixed-use development.
Applicant(s): Metro Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus OH 43215.
Property Owner(s): Julia G. Steward; 435 Branding Iron Drive, Galloway, OH 43119.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is undeveloped and pending annexation from Prairie Township. The applicant is requesting the L-AR-1, Limited Apartment Residential District and CPD, Commercial Planned Development District to permit a mixed-use development with two subareas (Subarea 1: L-AR-1, Subarea 2: CPD). The L-AR-1 subarea permits a maximum of 552 dwelling units (16.48 du/ac) and the CPD subarea permits most C-4 uses.
- To the north of the site are single-unit dwellings in the PUD-6, Planned United Development District, R, Rural District, and in Prairie Township. To the south, across Hall Road, are single-unit dwellings in the PUD-4, Planned Unit Development District and in Prairie Township and a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. To the east, across Galloway Road, are single-unit dwellings in the R, Rural District and in Prairie Township. To the west is farmland in Prairie Township.
- Concurrent CV22-122 has been filed to vary the perimeter yard and private garage height for the L-AR-1, Limited Apartment Residential District portion of the site. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Big Darby Accord Watershed Master Plan* (2006), which recommends “Tier 3” and “Rural 0.2 - 0.5 du/ac” land uses at this location. This site is also within the Hellbranch Planning Overlay, which is intended to minimize the impact of development on Hellbranch Run.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval (9-2). However, the recommendation has not been received at the time this report was finalized.

- The limitation text commits to a site plan and includes supplemental development standards addressing setbacks, building design, landscaping, and lighting.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Galloway Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way and this portion of Hall Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional approval.~~ ***Approval.**

The requested L-AR-1, Limited Apartment Residential District and CPD, Commercial Planned Development District will allow a mixed-use development. The Planning Division is generally supportive of the proposal but requests additional information in the form of building elevations as well as details regarding the CPD Subarea. Although the *Big Darby Accord Watershed Master Plan* recommends "Tier 3 Conservation" as a land use for this site, staff notes that *The Westland Plan* recommends "Town Center" directly south of the site. Furthermore, as the Plan provides recommendations for locations within the watershed, staff views the proposed land uses and densities to be appropriate based upon surrounding land uses and the Plan's recommendations nearby. Planning Division staff also note that the remainder of the parcel, as well as additional parcels, are in discussion for dedication to Columbus Recreation and Parks. Staff requests additional information regarding this proposed transfer prior to moving to full support.

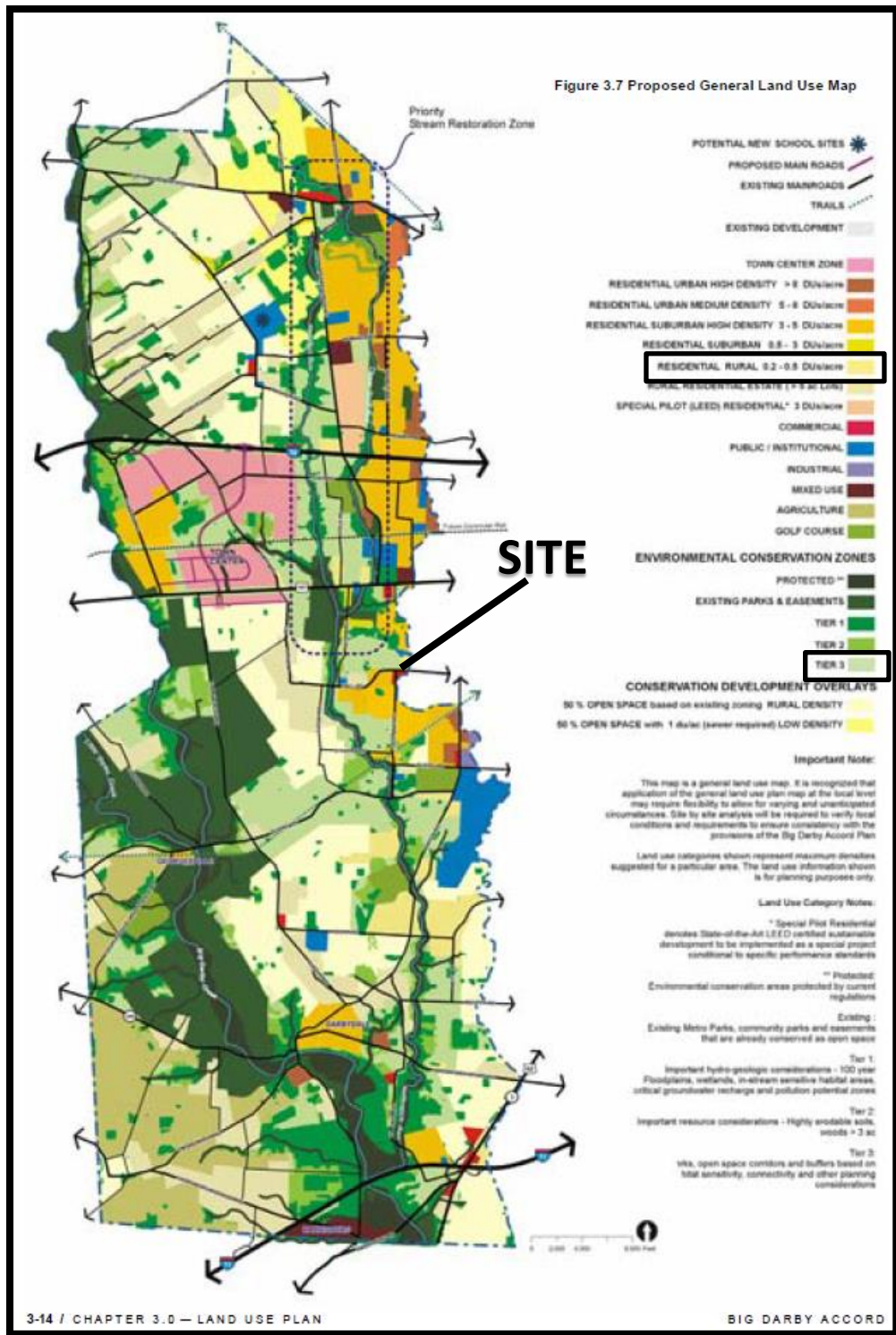
Additionally, the following comments from the Department of Public Service, Division of Traffic Management need to be addressed:

- With the proposed building construction, sidewalk will be required to be provided along the Galloway Road and Hall Road frontages of the site.
- Sidewalk connections will need to be provided on both sides of the proposed access points to Galloway Road and Hall Road.
- Additional internal sidewalk will need to be provided to connect the entrances of each building to the public right-of-way.
- Internal connections between the residential and commercial areas will need to be provided.

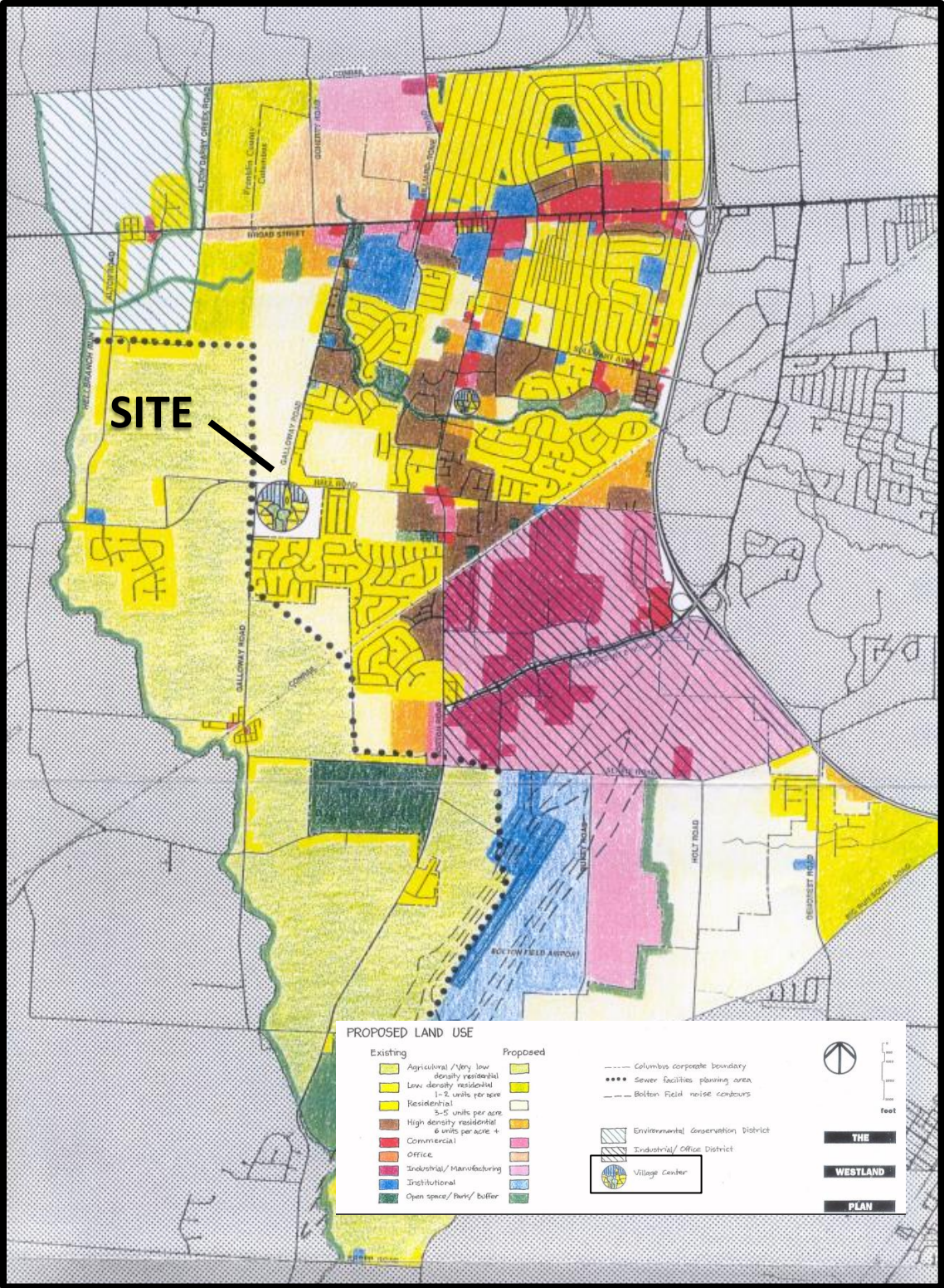
Once the comments from the Planning Division and Division of Traffic Management have been addressed to their satisfaction, Staff's recommendation will be updated to approval.

***NOTE: The comments from the Planning Division and Division of Traffic Management have been addressed.**

Z22-089
795 Galloway Rd.
Approximately 36.4 acres
R to L-AR-1, CPD



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Approximately 36.4 acres
R to L-AR-1, CPD



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Z22-089
795 Galloway Rd.
Approximately 36.4 acres
R to L-AR-1, CPD

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

Case Number	<u>Z22-089</u>
Address	<u>795 Galloway Road</u>
Group Name	<u>Westland Area Commission</u>
Meeting Date	<u>February 15, 2023</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 Westland Area Commission accepted a motion to approve the request to re-zone the property located at 795 Galloway Road, with the following condition:

- 1) That for the Subarea 2-CPD, the following uses be added to the list of prohibited uses: Auto Parts Sales; Automotive Accessories, Parts, and Tire Stores; Day Care; and Car Wash and/or Convenience Store with Gasoline Sales.
- *CONDITION MET.

The Westland Area Commission also included two recommendations:

- 1) That the developer work with the Mayor's Office to get a commitment of support from the Mayor for the development of a rec center on the 126 acres the applicant is donating to the City's Rec & Park's Department;
- 2) That the City of Columbus enter into discussions with Prairie Township regarding an easement of the property in the northwest corner of the 126 acres being donated to the City's Rec & Park's Department.

Vote	<u>9-2</u>
Signature of Authorized Representative	<u>Michael McKay</u>
Recommending Group Title	<u>Chairman, Zoning Committee</u>
Daytime Phone Number	<u>614-745-5452</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.

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 #: Z22-089

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) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. Metro Development LLC c/o Joe Thomas 614-540-2400 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 Columbus based employees - 65	2. Julia G. Steward 614-915-9390 435 Branding Iron Drive Galloway, OH 43119 no Columbus based employees
3. Judy Marie Conkins TR (Luther Eugene Kaderly Trust) 614-746-4477; Karen Sue Gardner TR (Marie Kaderly Trust) 740-965-2636; Karen Sue Gardner TR (Luther Eugene Kaderly Trust)	4. 8605 Cheshire Road Sunbury, OH 43074 no Columbus based employees

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 31st day of March, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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