

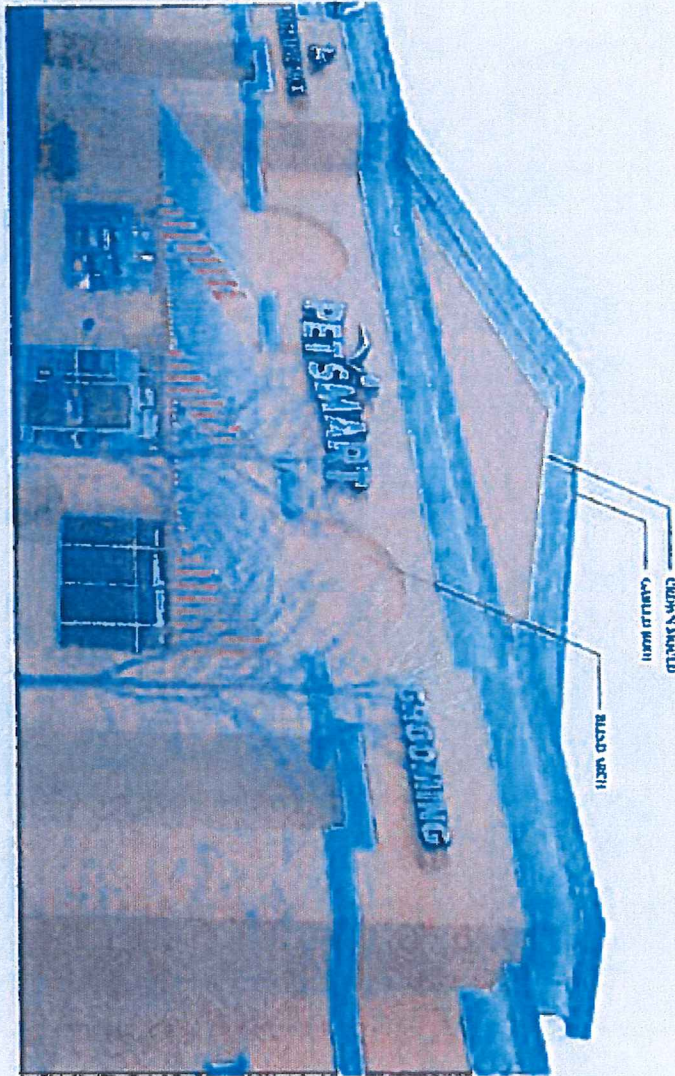
EXHIBIT A - SUBAREA PLAN

214-044  
Final Received 6/23/15  
Dof (16)

ARON L. WOODFATH  
Aron L. Woodfath 6/23/15

Hamilton Road & S.R. 161 | COLUMBUS, OHIO



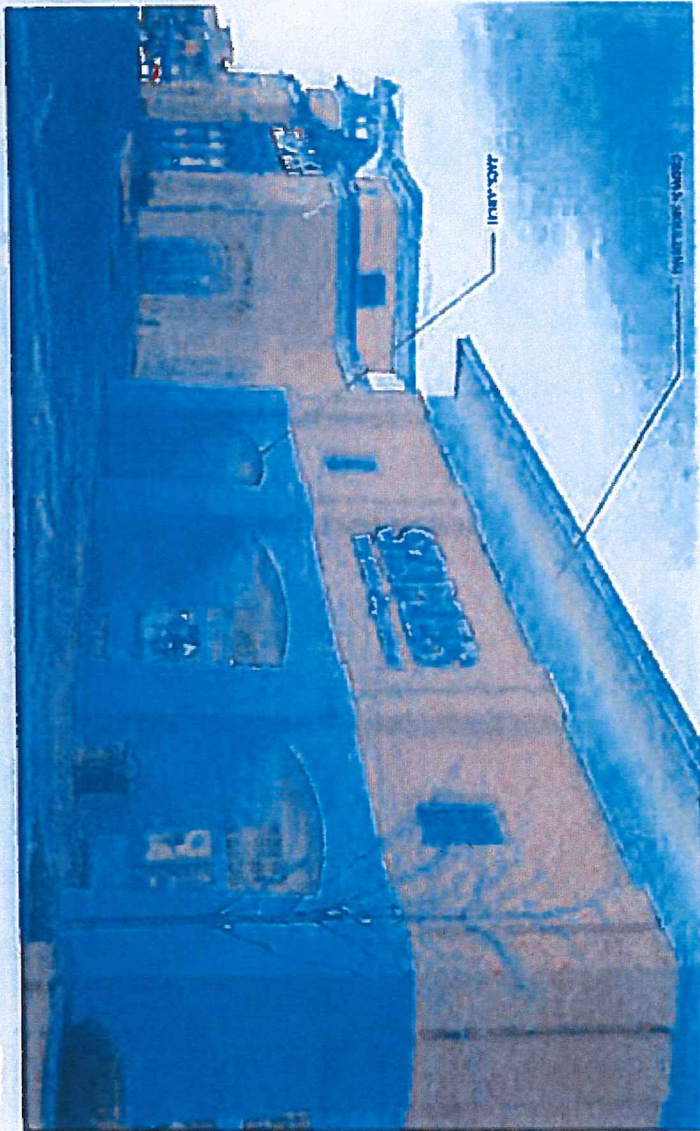


ALBANY PARK—EXHIBIT B  
PAGE 1 of 2

ARSON L. UNDERHILL  
Crown L. Underhill 6/23/15

Z14-044  
Final Received 6/23/15  
2 of 16

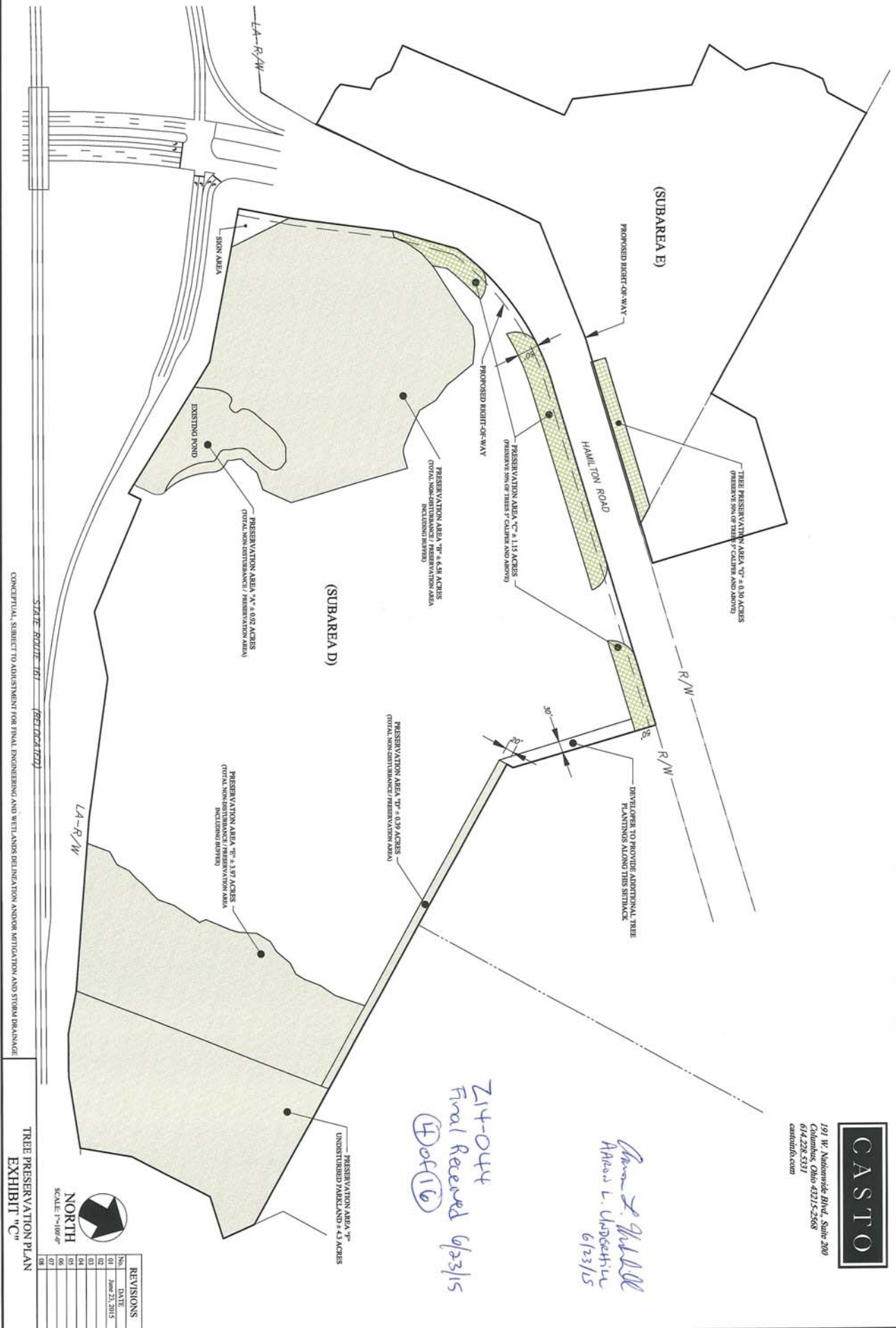




ALBANY PARK—EXHIBIT B  
PAGE 2 OF 2

ARSON L. UNDERHILL  
ARSON L. UNDERHILL 6/23/15

Z14-044  
Final Received 6/23/15  
③ of 16



**CASTO**

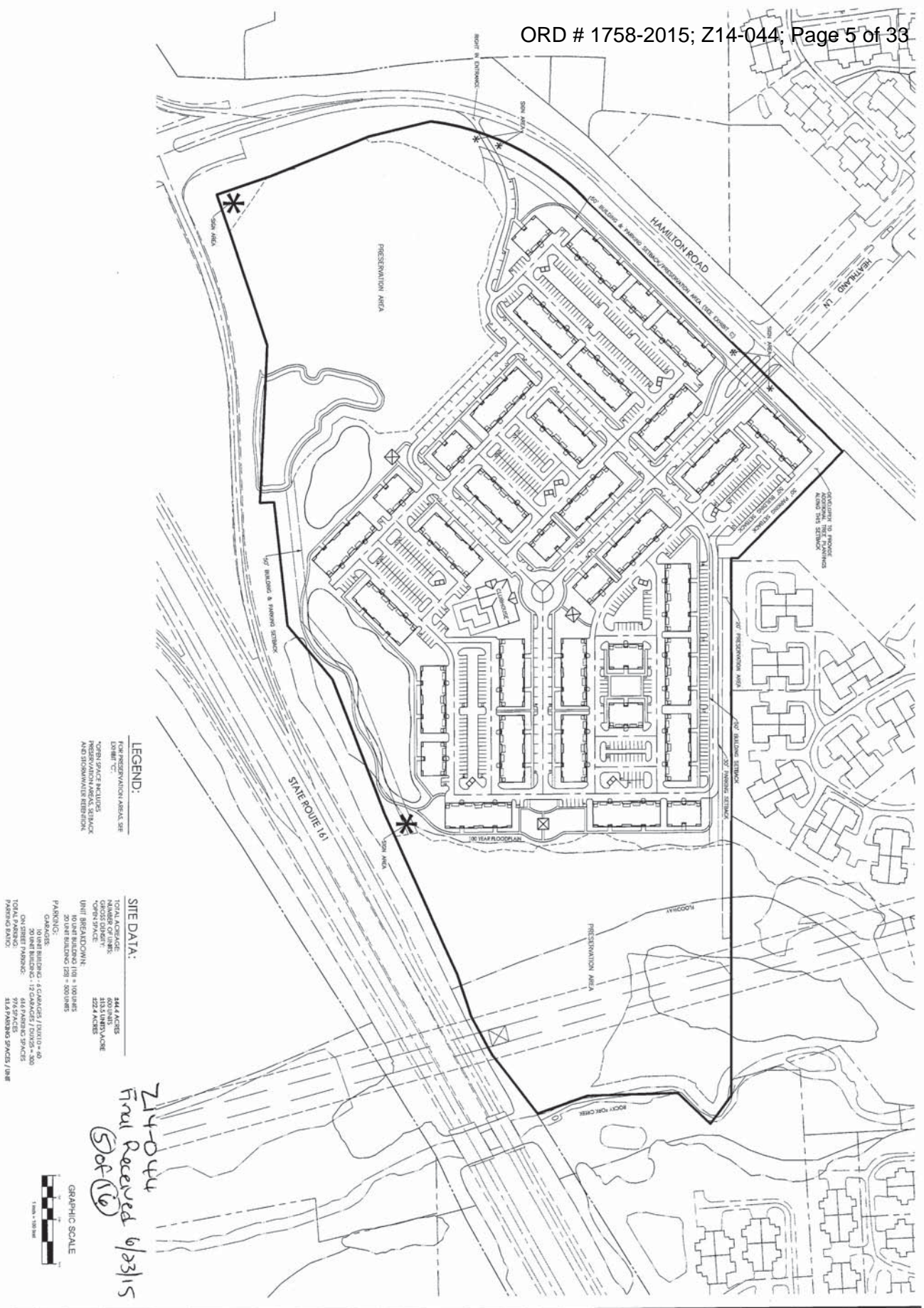
191 W. Nationwide Blvd., Suite 200  
Columbus, Ohio 43215-2568  
614.228.5331  
castoinfo.com

*Ann Z. Giddell*  
Alicia L. Underhill  
6/23/15

Z14-044  
Final Revised 6/23/15  
(4 of 16)

REVISIONS	
NO.	DATE
01	June 23, 2015
02	
03	
04	
05	
06	
07	
08	





Z14-044  
Final Received 6/23/15  
Gof (16)

**SUBAREA D**  
City of Columbus, Franklin County, Ohio

*Don Z. Goff*  
Andrew L. Wadsworth  
6/23/15

**SITE PLAN**

**DNC Hamilton Crossing, LLC**

**EMHIT**  
Engineering & Mapping, Inc.  
10000 N. Highways 100 & 101  
Columbus, OH 43240  
Phone: 614.779.0000 Fax: 614.779.0001

DATE:	Rev:
2/1/15	1
3/1/15	2
4/1/15	3
5/1/15	4
6/1/15	5

100' 0" 1" = 100'





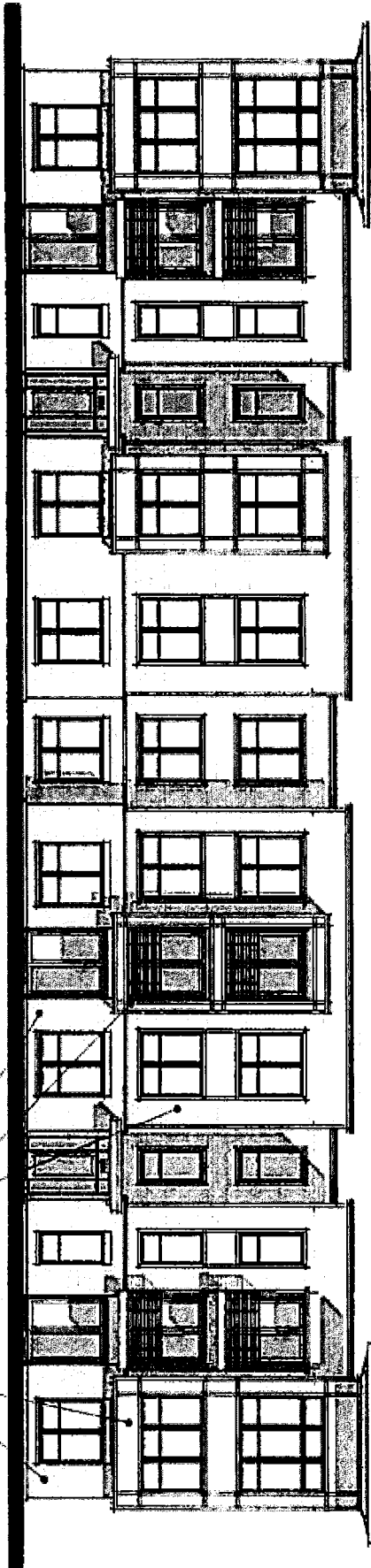
EXHIBIT D  
Page 1 of 6

Z14-044  
Final Received 6/23/15  
6/24/16

Ann L. Giddell  
Ann L. Giddell 6/23/15



EXHIBIT D - PAGE 2 OF 6



Building A- Front Elevation  
3/32" = 1'-0"

*Ann T. Hall*  
Ann T. Hall  
6/23/15



Albany Park | Columbus, OH

Garden Units

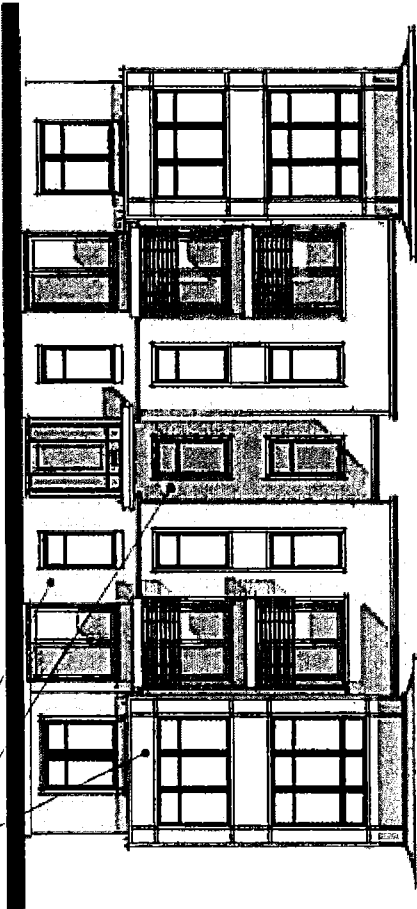
2015-02-10



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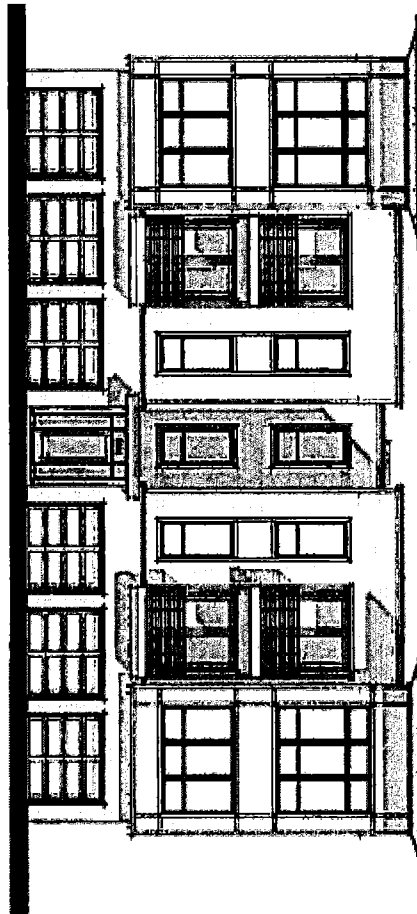
214-044  
Final Received 6/23/15  
⑦ of 16

Exhibit D - Page 3 of 6



**Building B- Front Elevation**  
3/12" = 1'-0"

CEMENTITIOUS PANEL  
VINYL SIDING  
BRICK



**Building B- Rear Elevation**  
3/12" = 1'-0"

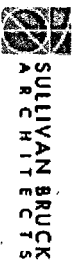
*Ann T. Sullivan*  
Architect  
6/23/15



**Albany Park | Columbus, OH**

Garden Units

2015-02-10

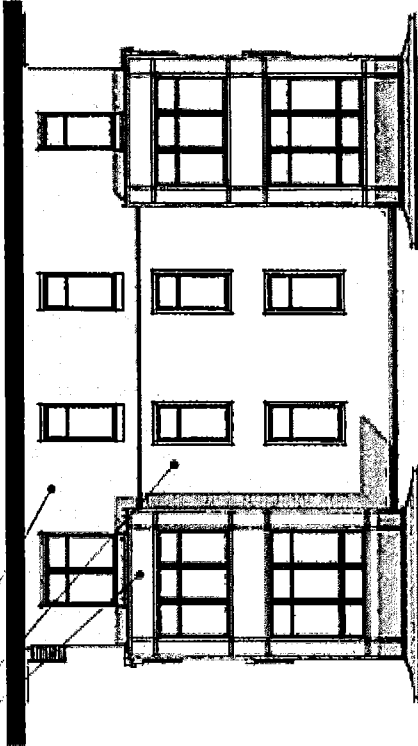


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214-044  
Final Received 6/23/15  
8 of 16

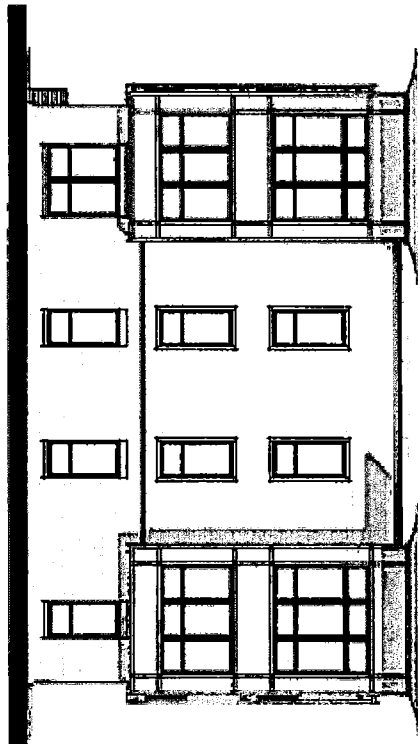


Exhibit D - Page 4 of 6



Buildings A & B- Left Side Elevation  
3/32" = 1'-0"

CEMENTITIOUS PANEL  
VINYL SIDING  
BRICK



Buildings A & B- Right Side Elevation  
3/32" = 1'-0"

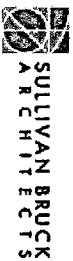
*Donna L. Underhill*  
ARCHITECT  
6/23/15



Albany Park | Columbus, OH

Garden Units

2015-02-10

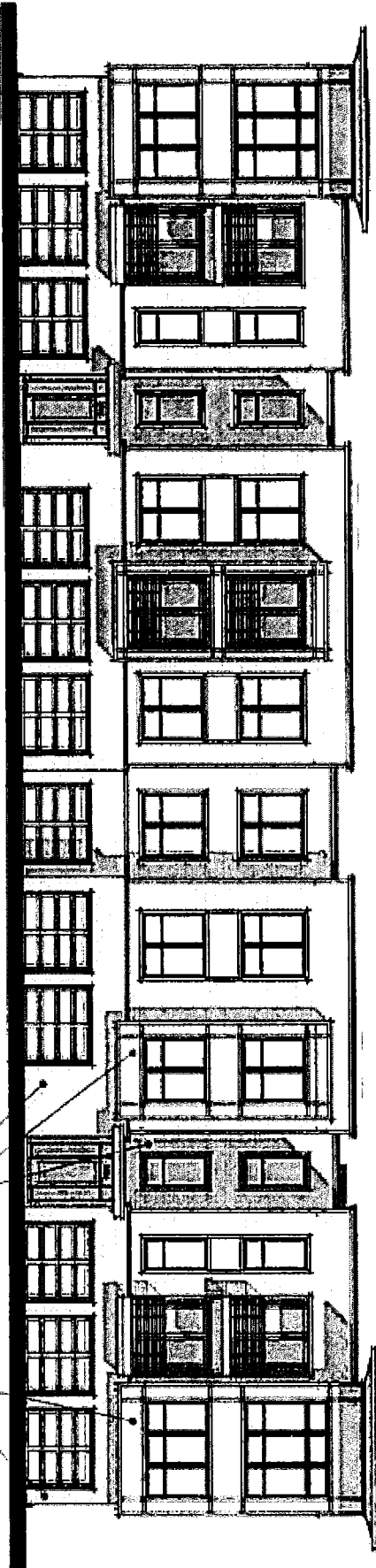


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214-044  
Final Received 6/23/15

90416

EXHIBIT D - PAGE 5 OF 6



Building A - Rear Elevation  
3/22" = 1'-0"

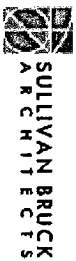
*Ann Z. Sullivan*  
Ann L. Underhill  
6/23/15



Albany Park | Columbus, OH

Garden Units

2015-02-10



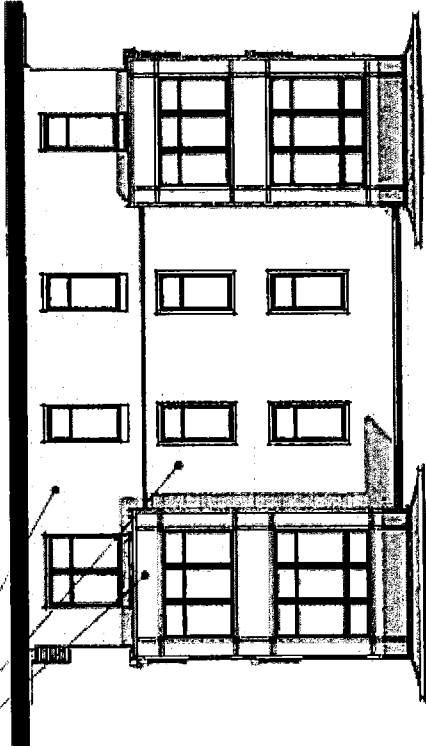
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Z14-044  
Final Received 6/23/15

10 of 16

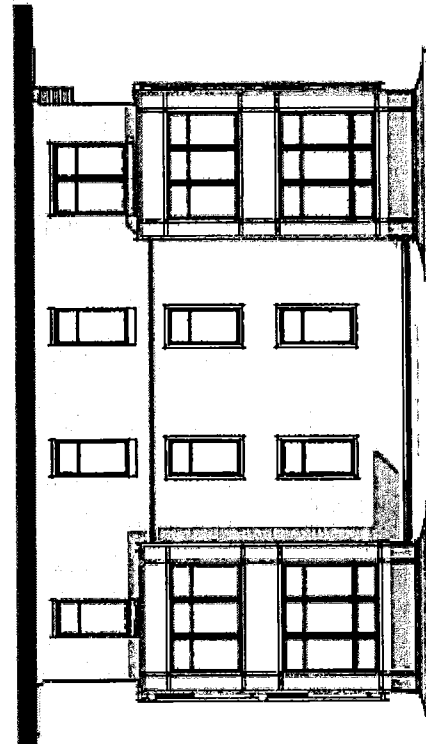


Exhibit D - Page 6 of 6



Buildings A & B- Left Side Elevation  
3/32" = 1'-0"

CEMENTITIOUS PANEL  
VINYL SIDING  
BRICK



Buildings A & B- Right Side Elevation  
3/32" = 1'-0"

*Ann T. Miller*  
Ann T. Miller  
6/23/15



Albany Park | Columbus, OH  
Garden Units

2015-02-10



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Z14-044  
Final Received 6/23/15

⑪ of ⑪





Exhibit E  
1 of 3

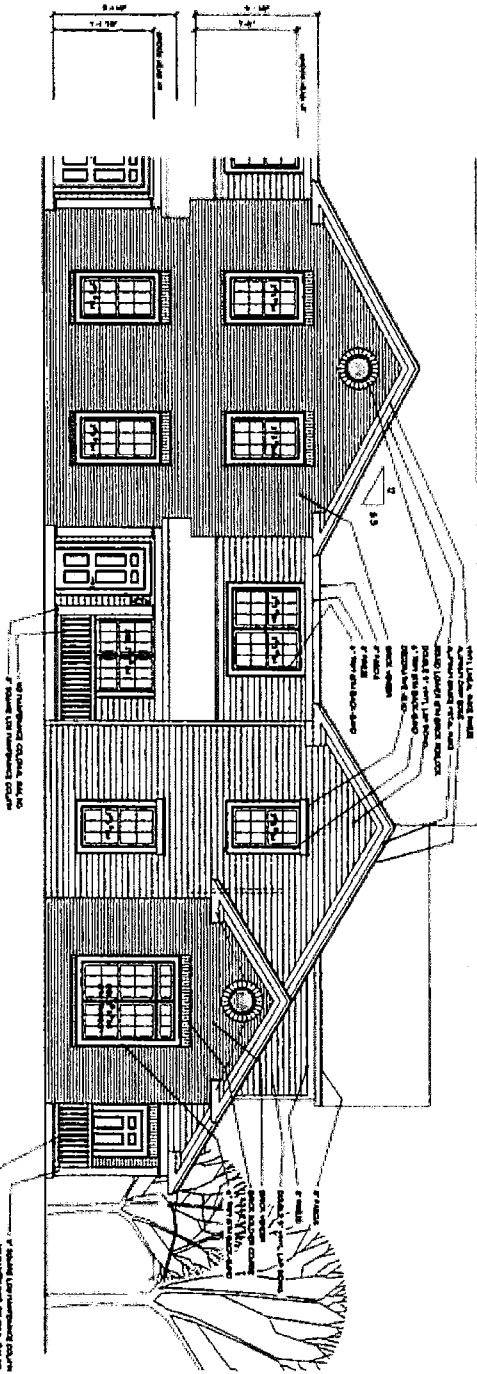
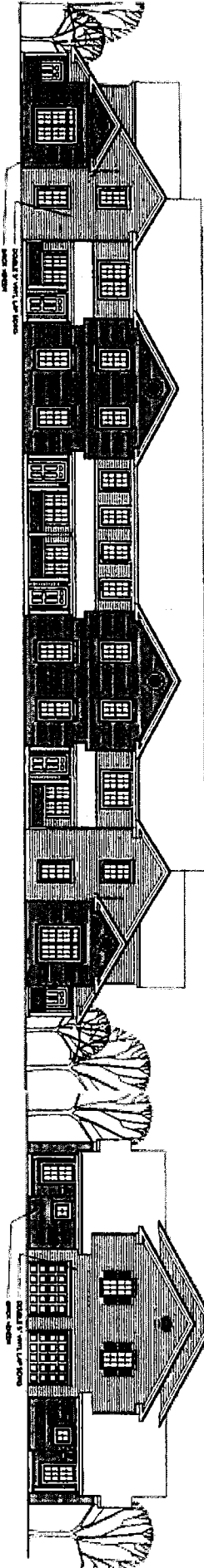


Z14-044  
Final Received 6/23/15

Ann L. Underhill  
6/23/15

(13 of 16)

Exhibit E  
2 of 3



A-BLDG

DESIGN

DATE: 06/11/15  
SHEET: 2 OF 3

Albany Glen Apartments  
Horse Road  
The Kirby, Weber, and Cava Companies



Z14-044

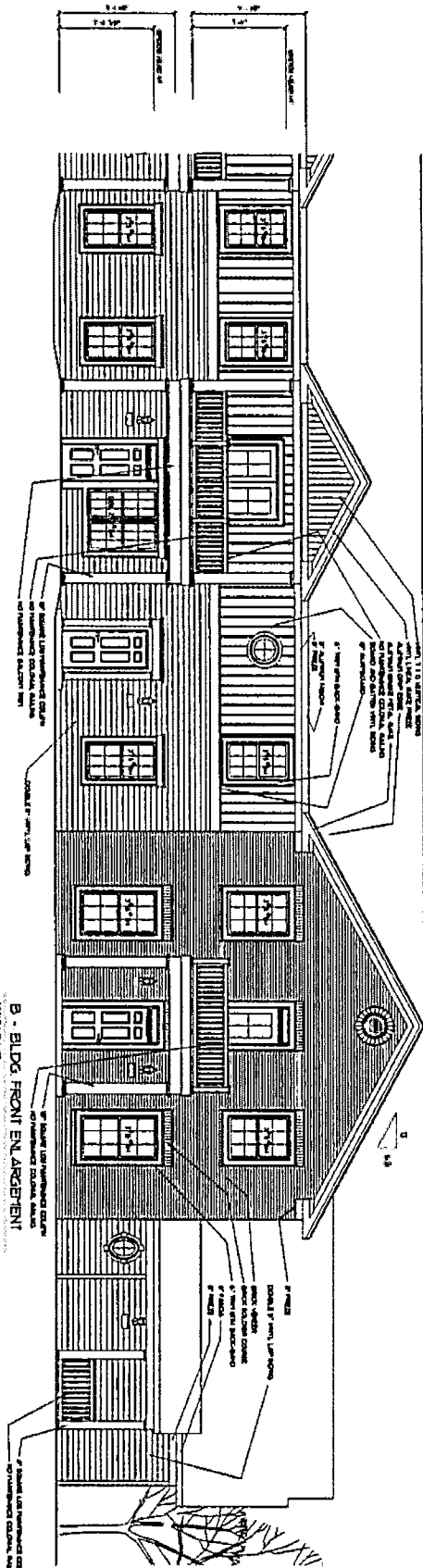
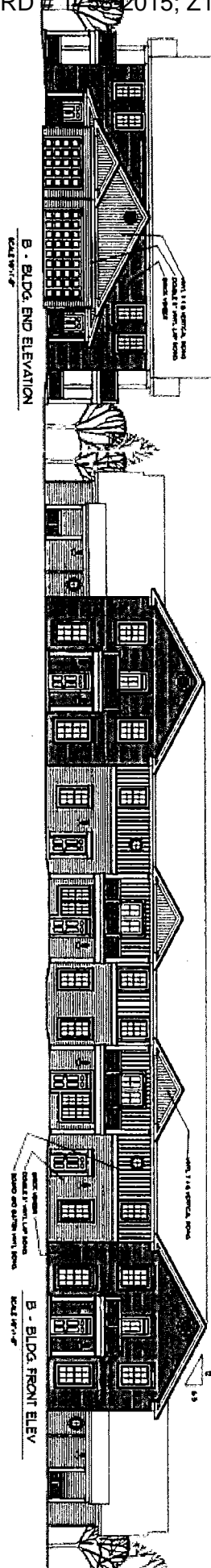
Final Received 6/23/15

14 of 16

David J. Whittle  
Architect  
6/23/15



Exhibit E  
3 of 3



ht0-112

Final Received 9/23/15

Amos T. Gould  
Atten L. Underhill

6/23/15

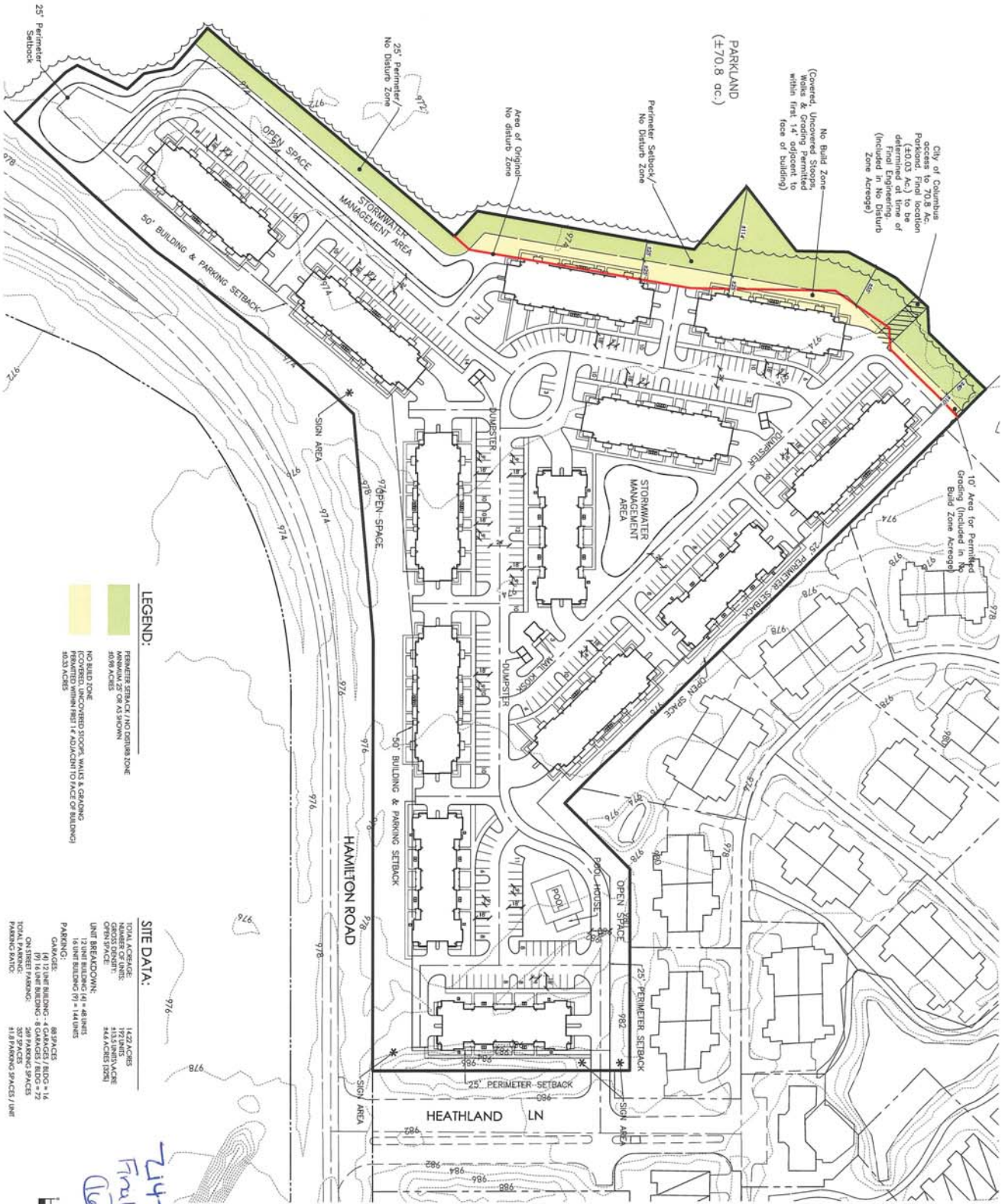
**B-BLDG**

DESIGN

DATE: SEP. 12, 1961

**Albany Glen Apartments**  
**Morse Road**  
**The Kelley, Weiler, and Carlo Companies**





**EMHIT**

ENGINEERING & ARCHITECTURE, INC.

1000 WEST 10TH AVENUE, SUITE 1000

COLUMBUS, OHIO 43202

TEL: 614.266.1111

FAX: 614.266.1112

WWW.EMHIT.COM

**EXHIBIT F**

**BUFER PLAN**

(WITH WEST E. SETBACK)

*Amend 2/14/16*

*Amend 1/10/16*

*6/23/15*

**DNC Hamilton**

**Crossing, LLC**

**SUBAREA E**

City of Columbus, Franklin County, Ohio

**DATE:** June 23, 2015

**DESIGNED BY:** [Signature]

**CHECKED BY:** [Signature]

**APPROVED BY:** [Signature]

**GRAPHIC SCALE**

1" = 60' HORIZ

1" = 20' VERT



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 9, 2015**

- 6. APPLICATION: Z14-044 (14335-00000-00675)**  
**Location:** **5074 EAST DUBLIN-GRANVILLE ROAD (43054)**, being 181.22± acres generally located at the northeast and southeast corners of East Dublin-Granville Road and Hamilton Road, and at the northeast and northwest corners of Hamilton Road and State Route 161 (not all-inclusive; 010-286113 plus 13 others; Northland Community Council and Rocky Fork-Blacklick Accord).  
**Existing Zoning:** L-C-4, Limited Commercial, CPD, Commercial Planned Development, PUD-8, Planned Unit Development, and L-R, Limited Rural Districts.  
**Request:** CPD, Commercial Planned Development, and L-ARLD, Limited Apartment Residential Districts.  
**Proposed Use:** Mixed commercial and residential development.  
**Applicant(s):** DNC Hamilton Crossing, LLC; c/o Aaron L. Underhill, Atty.; Underhill Yaross, LLC; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.  
**Property Owner(s):** TCCI Acquisitions LLC, et al; c/o Aaron L. Underhill, Atty.; Underhill Yaross, LLC; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 181.22± site is undeveloped and zoned in the L-C-4, Limited Commercial, CPD, Commercial Planned Development, and PUD-8, Planned Unit Development Districts. The majority of the site was zoned in 2007 with Z05-054, with the balance zoned in 1991 with Z90-166. This request will relocate commercial uses that are permitted in the northeast and northwest quadrants of SR161 south to the intersection of East Dublin-Granville and Hamilton Roads, and will relocate multi-unit residential uses that are currently permitted at this intersection to the north quadrants of SR 161. The relocations will provide uniform commercial zoning districts and development standards, will increase office development, and will reduce the amount of retail acreage from 51.5± acres to 27± acres.
- To the north are multi-unit residential developments in the L-AR-12, Limited Apartment Residential District. To the south is undeveloped land in the L-AR-O, Limited Apartment Office District. To the east is undeveloped land in the CPD, Commercial Planned Development, and L-C-4, Limited Commercial Districts, a single-unit dwelling in the L-C-4, Limited Commercial District, and multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the west are a nature preserve (heron rookery) in the L-R, Limited Rural District, multi-unit residential development in the L-AR-12, Limited Apartment Residential District, commercial development in the, C-4 Commercial and CPD Commercial Planned Development Districts, and an ODOT facility

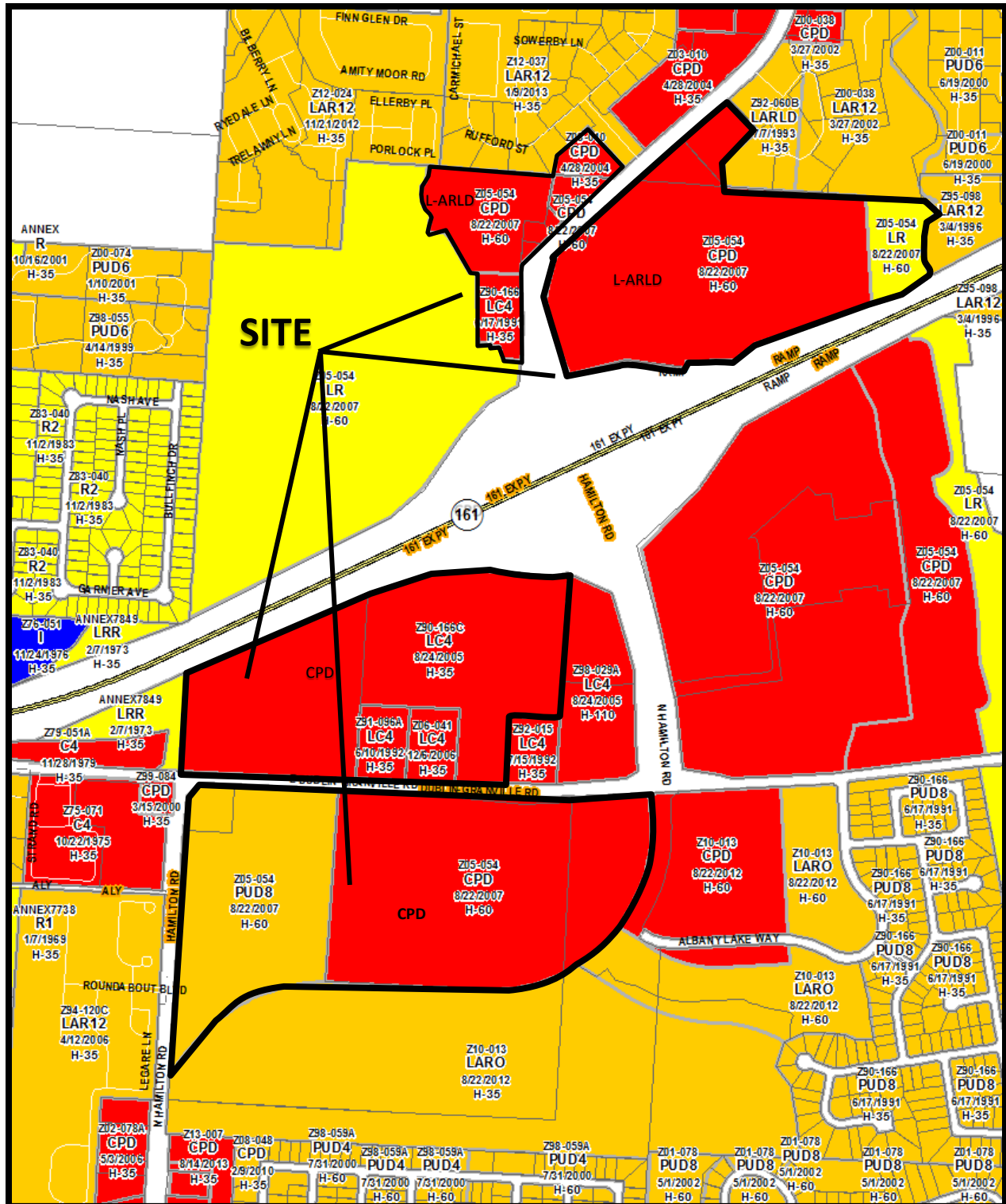
in the LRR, Limited Rural Residential and C-4 Commercial Districts.

- The CPD districts provide commitments for use restrictions, height restrictions, commercial size restrictions, sidewalks/paths, building setbacks, access, street trees, landscaping/buffering, building materials commitments, building design and orientation provisions, sample building elevations, and graphics controls. Variances for reduced building lines and increased light pole height are included in the request. The L-ARLD districts provide commitments for a maximum of 792 residential units, increased setbacks, wetland and tree preservation areas, street lights, sidewalks/paths, building setbacks, garage requirements, access, street trees, landscaping/buffering, building materials commitments, and building elevations.
- The southern part of the site (Subareas A, B, and C) is located within the boundaries of the Preserve District of the *Northland Plan: Volume II* (2002), which recommends mixed-use development for this location. The northern part of the site (Subareas D and E) is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends commercial development for the site. The Northland Community Council recommended approval of the requested CPD districts on February 25, 2015. The RFBA Implementation Panel recommended disapproval of the proposed L-ARLD districts on March 19, 2015. The Planning Division supports deviation from the land use recommendations of the *Rocky Fork/Blacklick Accord* because residential development demonstrates a greater capacity to preserve natural features on the site than would have been possible with the current CPD districts which have no required setbacks from the north property lines adjacent to residential development, and less preservation areas in Subarea D.
- Parkland dedication requirements have been satisfied under current zoning districts, but the applicant is continuing to work with Recreation and Parks Department regarding additional dedications and conservation easements, potential trail connections, and access to the heron rookery to the west of Subarea E.
- The Department of Development supports this application, which includes a significant office commitment, an updated street system, and a site plan that provides greater protection of natural resources north of SR 161 than the current zoning. The department is working with the applicant on a companion Economic Development Agreement to address infrastructure needs and related issues.
- A traffic impact study has been submitted and reviewed, and traffic commitments have been included in the proposal, but may need to be modified or added to the development text before the application proceeds to City Council. Negotiations related to the responsibilities of the applicant for roadway improvements in conjunction with Pay As We Grow requirements are continuing among the applicant, and the departments of Public Service and Development.
- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a C, collector, and Hamilton Road as a 4-2D arterial, requiring a minimum of 30 feet and 60 feet of right-of-way from centerline, respectively.



**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested CPD Commercial Planned Development, and L-ARLD, Limited Apartment Residential Districts would permit a mix of multi-unit residential, office, and commercial development consistent with the zoning and land use patterns of the area. An updated street system including a new road, intended to run north/south connecting Dublin Granville Road and the “S” curve extension of Hamilton Road, is envisioned as having a pedestrian orientation and scale to create a town center within the commercial subareas. The proposal offers a significant office development commitment, and provides greater setbacks and natural resource protection north of SR 161 than the current zoning.



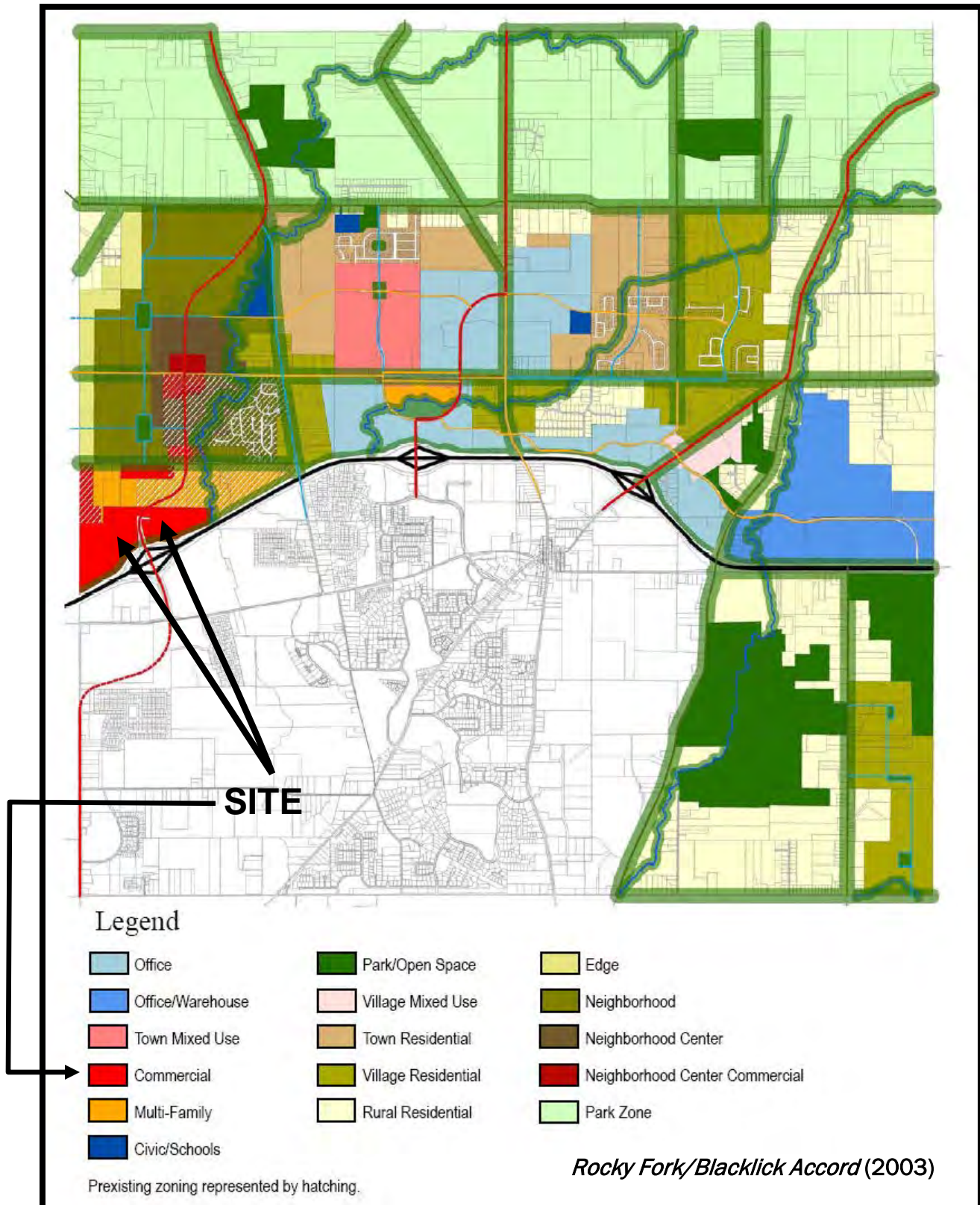
Z14-044

5074 East Dublin-Granville Road

Approximately 181.22 acres

L-C-4, CPD, & PUD-8 to CPD & L-ARLD





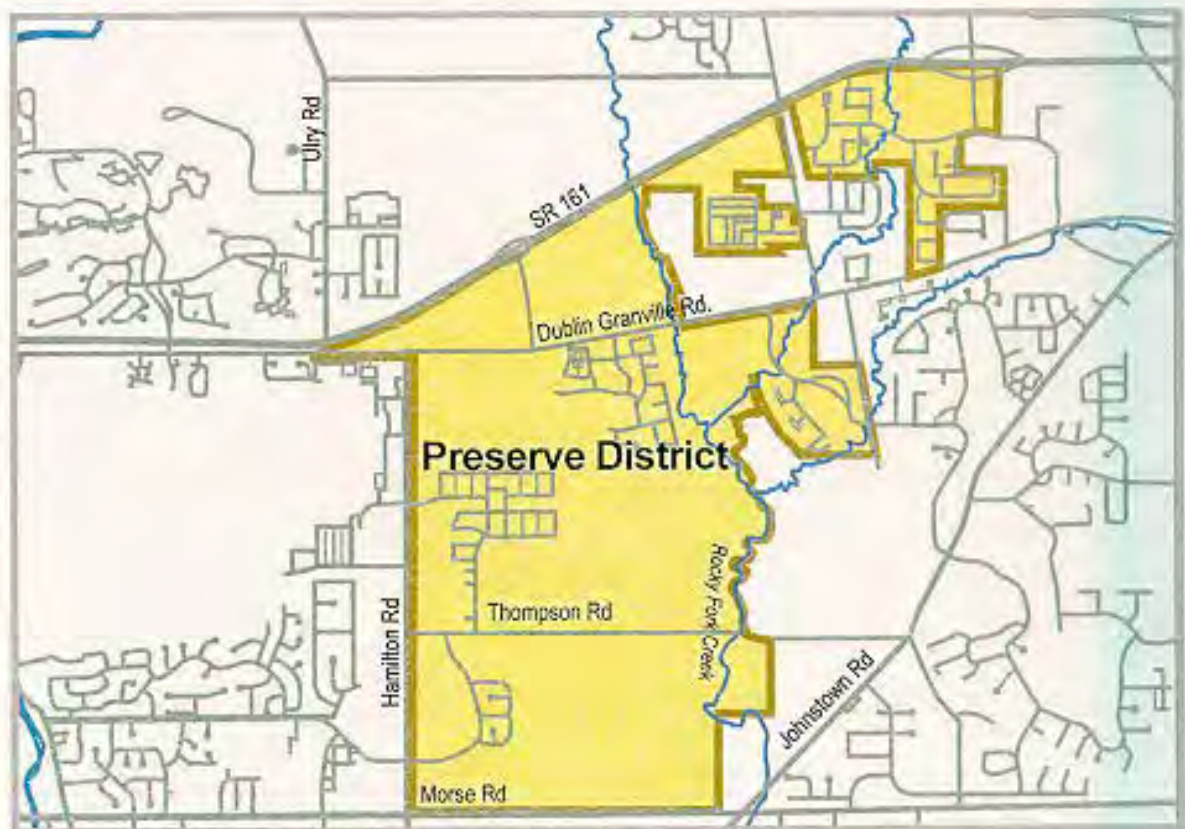
Z14-044  
 6106 Central College Road  
 Approximately 1, %&& acres  
 L-C-4, CPD, & PUD-8 to CPD & L-AR@8

## Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District



Z14-044  
 5074 East Dublin-Granville Road  
 Approximately 1, %&& acres  
 L-C-4, CPD, & PUD-8 to CPD & L-AR@8



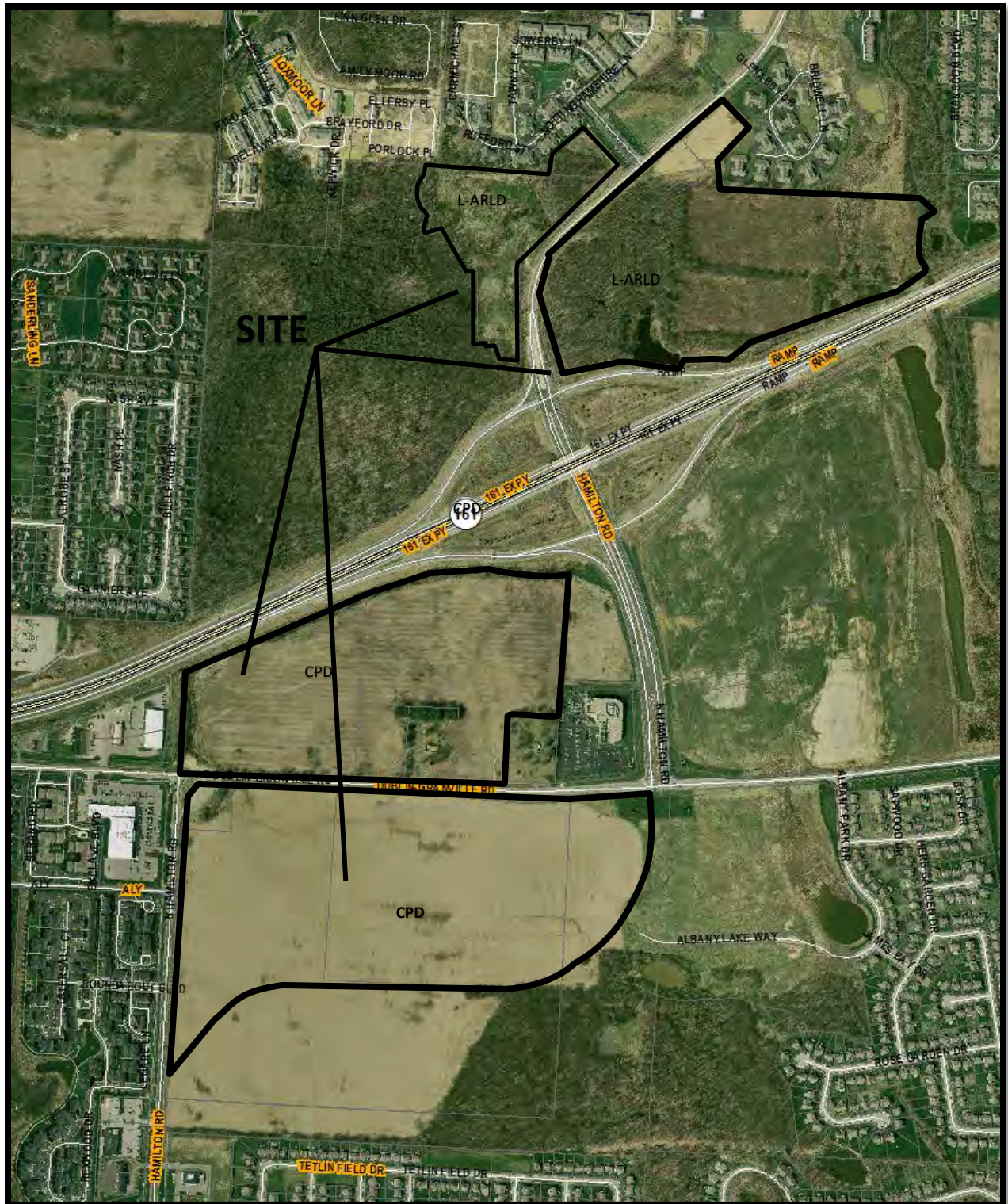
***It is the recommendation of Northland Plan – Volume II that:***

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



Z14-044  
5074 East Dublin-Granville Road  
Approximately 1, %&& acres  
L-C-4, CPD, & PUD-8 to CPD & L-AR@8





Z14-044  
5074 East Dublin-Granville Road  
Approximately 181.22 acres  
L-C-4, CPD, & PUD-8 to CPD & L-ARLD



Northland Community Council  
Development Committee

Report

February 25, 2015 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order:** **6:32 pm** by chair **Dave Paul**

Members represented:

*Voting: (15):* Albany Park (APHA), Blendon Chase (BCCA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerville Woods (WWCA), Woodstream East (WECA). *Non-voting:* Village at Preston Woods (VPW), NCC president Emmanuel Remy.

- 
- Case #1:** Application CV14-051/14315-00705 (*Council variance under [§3307.10](#) to permit addition of a ~600 SF addition to rear of building – tabled from January 2015 meeting*)  
Ed Spiers/Buckeye Building Solutions Ltd. *representing*  
Maniar Estate LLC/Global Communications Distributors  
(former Acme Hot Dog site)  
4989 Cleveland Ave, 43231 (PID 600-183744)
- *The Committee approved (13-2) a motion (by BCCA, second by CWCA) to recommend **APPROVAL** of the application **WITH ONE (1) CONDITION**:*
    - *That the applicant's site plan be amended to indicate that exterior site lighting will comply with all provisions of [§3321.03](#), "Lighting," and that it reflects the applicant's request for variance from [§3312.43](#), "Required surface for parking," for a maximum of three years from City approval.*
- 

- Case #2:** Application Z14-044 (*Rezoning of 181.22 AC± from LC-4/CPD/PUD-8 to CPD/L-AR-1 – tabled from January 2015 meeting*)  
Aaron Underhill/Underhill Yaross LLC *representing*  
DNC Hamilton Crossing, LLC  
5074 E Dublin Granville Rd, 43054 (PID 010-286113)
- *The Committee approved (14-1) a motion (by APHA, second by FPCA) to recommend **APPROVAL** of the application.<sup>1</sup>*
- 

**Executive Session** **8:20 pm**

**Meeting Adjourned** **9:15 pm**

---

<sup>1</sup> The zoning text reviewed by the Committee at this meeting and for which it recommends approval was dated February 29, 2015 (*sic*). While not a condition of approval, the Committee resolved to encourage the applicant a) to continue to work in good faith with representatives of The Estates at New Albany to mitigate the impact of the future relocation of the south end of Hamilton Road (the "S" curve) within the site on that community's access and exposure to Hamilton Road, and b) to consider amending sections 1.08, 2.08 and 3.08 ("Lighting Commitments") of the text to seek a 39' maximum height for light poles (except on outparcels) in subareas A, B and C to provide flexibility and the potential to employ new and possibly more efficient lighting technologies/strategies for large areas of the site.



## RECORD OF PROCEEDINGS

March 19, 2015

6:00 PM

New Albany Village Hall

99 West Main Street, New Albany, OH

### I. Call to Order

Meeting opened at approximately 6:05 pm at New Albany Village Hall with the following members present: Kimberly Burton, Dave Paul, Kasey Kist, Dean Swartz, Meera Parthasarathy, Don Ballard, and Mike Chappelle. Dean Swartz chaired the meeting. Staff members present were Stephen Mayer, City of New Albany; Ben Collins, Plain Township; and Christine Leed and Kevin Wheeler; City of Columbus.

### II. Organization

None.

### III. Record of Proceedings

Mr. Paul made a motion for approval of February 19, 2015 minutes, seconded by Ms. Burton. Motion passed.

### IV. Old Business

#### A. Application Reviews

**Z05-079: 6490 Harlem Rd - Amendment:** Review and Input regarding changes in the approved zoning text regarding open space and building height, for a PUD-8, Planned Unit Development site on +/-16.4 Acres.

Property Owner(s): Sugar Run at New Albany Park, Ltd.

Applicant(s): Lifestyle Communities, Ltd., c/o

Michael T. Shannon, Esq.

CRABBE, BROWN & JAMES, LLP

Staff Presentation. Ms. Leed presented a report on the proposed amendments to the site. Staff comments include:

- Density remains unchanged.
- 3-story building at the center of the site is reasonable.
- Staff encourages maximum protection of existing trees in the southeast corner of the site.
- Staff stresses, that as depicted on the site plan, there should be no water detention in the open space north of the tree stand in the southeast corner.

Applicant Presentation and Staff Discussion. Mr. Shannon and Russ Garber with Andrews Architects, described the changes and the architecture of the building. Panel members asked questions clarifying the design and layout of the site.

MOTION: Approve as presented

MOTION BY: Burton/Ballard (6-1-0)

RESULT: Approved



- \* **5074 E. Dublin-Granville Road (Z14-044) – Northeast and Northwest corners of the SR 161 and Hamilton Rd intersection:** *Review and Input regarding two multifamily developments.*

NE SR 161/Hamilton (subarea D)

Acreage: 44.4 acres  
 Current Zoning: CPD, LR  
 RFBA District: Commercial, Multi-Family  
 Proposed Use/Zoning: Multifamily, L-ARLD

NW SR 161/Hamilton (subarea E)

Acreage: 14.2 acres  
 Current Zoning: CPD, LC4  
 RFBA District: Commercial, Multi-Family  
 Proposed Use: Multifamily, L-ARLD

Applicant(s): DNC Hamilton Crossing, LLC  
 Property Owner(s): TCCI Acquisitions, LLC, et al.

Staff Presentation. Ms. Leed presented a summary of the proposal providing details including that the proposal is a downzoning from commercial to multifamily which will reduce the traffic impact to the area, the proposal includes increased preservation commitments, and they are committing to create trail connections.

Mr. Wheeler provided an overview of the entire development at the interchange, indicating that it is part of a much larger zoning that extends south of SR161: south of 161 will have a combination of uses including office and commercial to create a sustainable development pattern, construction of a realignment for Hamilton Road (S-curve south of 161), Northland Community Council reviewed the southern portion and approved the project, and the city is comfortable with this project as well.

Panel Discussion: Charlie Fraas with Casto and Aaron Underhill, Esq., with Underhill Yaross LLC, represented the applicant.

- Mr. Underhill described the improvements made to the site plan based on their prior meetings with the RFBA to address their concerns, reduction in unit count in subarea D and relocating a building further from the wetlands and increasing the buffer for the existing pond. He described the increased setback/buffer along the western edge of subarea E – 25' would be a no touch area with an additional 25' setback with allowances to encroach with stoops, overhangs and a sidewalk.
- Mr. Swartz expressed his concern with the distance between subarea E and the rookery and nests.
- Dave Parshall with city's Nature Preserve Advisory Board indicated that the heron nests are generally on the edge of the rookery and he mentioned the Migratory Bird Act does not allow building during nesting.
- Mr. Swartz requested that the following letters received by the panel be included in the record and forwarded to Development Commission:
  - Letter dated March 4, 2015, Shipka and Ludwig Meeting, titled Concerns About Development around SR 161 and Hamilton Road and letter dated February 20, 2015, from Gerald and Joanne Petz; MOTION: to add the letters into the record; MOTION BY: Paul/Parthasarathy (7-o-o); RESULT: Approved
  - Letter dated March 16, 2015 from Aaron Underhill; MOTION: to add the letter into the record; MOTION BY: Ballard/Paul (7-o-o); RESULT: Approved
  - City memo dated March 16, 2015, Rocky Fork – Blacklick Accord Case #Z14-044: Transportation Memo; MOTION: to add the letter into the record; MOTION BY: Burton/Paul (7-o-o); RESULT: Approved
- John Ludwig of Preston Woods Condos expressed he was opposed to the apartments being constructed in the wetlands and that there were enough apartments in the area and that he thinks the occupancy rate is low. He's concerned about the destruction of wetlands and that

traffic improvements are needed now. He also expressed that the architecture was ugly and will cause a drop in home values in the area. He provided a letter and an article on the wetlands to the panel. Mr. Swartz requested that the letter be included in the record; MOTION: to add the letter into the record; MOTION BY: Chappellear/Paul (7-0-0); RESULT: Approved

- Bob Shipka of Preston Woods Condos expressed his concern about the lack of support from environmental groups and compared the project to the situation at Buckeye Lake.
- Pat McCarthy expressed concern about the number of apartment units and the drop in home values and indicated that the layout for subarea E is too tight.
- Bill Resch talked about the history of the wetlands and the rookery and reiterated that the wetland laws have been followed for this development. Mr. Resch indicated that EMH&T delineated the wetlands. He explained what a woodland area is. Mr. Swartz inquired why there is no protection of woodlands and that the RFBA wants to guarantee protection of woodlands. Mr. Resch indicated woodland protection needs to be balanced with property rights.
- Mr. Wheeler provided an overview of the Recreation & Parks trail along the creek and access to the rookery for Recreation & Parks staff.
- Mr. Resch reiterated that there are no jurisdictional wetlands in subarea E and that subarea D wetlands are being protected.
- Reverend Linda Scott expressed concern that property values are falling in the area.
- Shelley DeCamp of Preston Woods talked about a commercial versus multifamily scenario. Mr. Wheeler clarified that it is all currently zoned commercial.
- Mr. Chappellear expressed concern that the rookery needs to be protected and suggested stocking the retention ponds with fish for the herons.
- Ms. Burton would like more information from the applicant on the blue herons to determine the extent that they will be impacted and would like to see the buildings placed further from SR 161 to decrease the noise impact on the tenants.
- Mr. Fraas indicated that they were not creating a problem by locating apartments up against SR 161, as the corridor already contains similar developments along 161. They haven't done final engineering, but he will see what tools could be used to mitigate noise.
- Mr. Chappellear inquired about the timing of the Army Core of Engineer's approval. Mr. Swartz indicated it would be sometime in the future. Mr. Fraas indicated that they will have to abide what the Core decides.
- Mr. Swartz stressed that the applicant knew that the birds and the woodlands were there already, and that subarea E does not represent smart growth.
- Ms. Parthasarathy stressed that the woodlands need to be protected.

MOTION: Approve as presented

MOTION BY: Kist/Ballard (3-4-0)

RESULT: Not Approved

## *VI. Adjournment*

With there being no further business, the meeting was adjourned at approximately 8:13 pm.



April 3, 2015

**Re: City of Columbus Zoning Case Z14-044, Hamilton Road Area**

Dear Members of City of Columbus Development Commission:

This letter is to provide some additional background concerning the above-referenced zoning application. The subject property consists of 181+/- acres generally located in the southwest, northwest, and northeast quadrants of the State Route 161/Hamilton Road interchange, as well as additional property located to the south of East Dublin-Granville Road and to the east of existing Hamilton Road. As explained below, this rezoning will accomplish three major goals: First, it provides a significant economic development opportunity for the City of Columbus by providing a firm commitment to office development in the southwest quadrant of the interchange, something that has been sought by the City for many years. Second, it provides the means to finally see the construction of the long-planned relocation of Hamilton Road through this site become a reality, which will alleviate significant traffic congestion in the area. And third, it will facilitate the development of a project that integrates uses in a complimentary way that will create a sense of place.

The driver of this effort is a planned partnership having The Casto Organization and The Daimler Group as its main principals. This partnership will purchase much of the land to the south of the freeway that is contained within this application as well as other land in this same area that is already zoned but not part of this application. Daimler brings its wide-ranging experience gained as central Ohio's premier office developer to make the office component of this project viable. Casto, one of the most successful retail developers in the country, will contribute its expertise to spearhead the development of the commercial (non-office) components of the project. Casto Communities, a very successful developer of multi-family communities, will be responsible for developing the multi-family component of the project of the north side of State Route 161. The combined talents of these three groups will yield a first-class project.

Existing Zoning

The majority of the property that is the subject of this application is presently owned by various trusts whose beneficiaries are individual members of the Casto family (note: the portions of the property located in the northwest quadrant of the interchange and in Subarea C are owned by others at this time). The beneficiaries of the trusts have owned the property for a long time and would like to see an economic return on this asset in the near future. Without the approval of the pending zoning application, the planned Daimler-Casto partnership will not purchase the property and will dissolve. It is then very likely that the trusts will seek to develop the property using current zoning rights. The development that is proposed with this application would be much more preferable for all involved, including the City.

Currently, a wide range of commercial/retail uses are permitted in the four quadrants of the interchange. The northeast, northwest, and southwest quadrants are included in this zoning application (see Subareas



A, D, and E), while the southeast quadrant is not. Presently, proposed Subarea A is zoned to allow C-4 uses and proposed Subarea C is zoned to allow up to 215 multi-family housing units. Approximately 44.6 acres are presently zoned to allow commercial and office uses, which is not changing with this application (see proposed Subarea B). Subareas D and E are presently zoned to allow the development of C-4 and C-5 uses. Here is a summary of existing versus proposed zoning rights:

<b><u>Subarea</u></b>	<b><u>Existing Use</u></b>	<b><u>Proposed Use</u></b>
A	C-4, Commercial	Office only for 36+/- acres; C-4 for remainder (14+/- acres)
B	C-4 and C-5 uses	C-4 uses, with limited C-5 uses
C	Multi-family	C-4 uses, with limited C-5 uses
D	C-4 and C-5 uses	Multi-family
E	C-4 and C-5 uses, small amount of residential	Multi-family

### **Proposed Rezoning**

The proposed rezoning seeks to accomplish the following:

- Provides a commitment that 36+/- acres within proposed Subarea A will be developed only with office uses.
- Change the permitted uses of proposed Subareas D and E from commercial to multi-family residential. The northeast quadrant of the interchange (Subarea D) has zoning rights on the date of this letter which are generally consistent with those that apply to the Stoneridge Shopping Center at Morse and Hamilton Roads. In fact, Subarea D is roughly the same size as that property. The large majority of the property in the northwest quadrant (Subarea E) also has commercial zoning rights. The change in land use will provide for development that is more appropriate next to existing residential uses.
- Change the permitted use of proposed Subarea C from multi-family residential to commercial. This will provide for development of land uses that are compatible with the zoning of and/or built environment on adjacent and nearby properties.
- Provide for slight modifications to the zoning rights in proposed Subarea B so that it can be developed commercially in a manner that is cohesive with the updated uses to be permitted in proposed Subarea C. Land uses are not changing in proposed Subarea B with this application.

### **Importance of the Rezoning:**

The rezoning of the property will achieve the following:

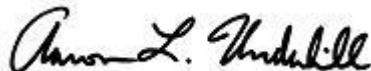
- (1) **Down-Zoning to Office:** The down-zoning of proposed Subarea A to allow only employment-generating office uses. This is a commitment that the City has been seeking for at least ten years.
- (2) **Construction of Relocated Hamilton Road:** The mix of proposed uses and densities that will be allowed on the property once this rezoning is approved will create enough increased property

value to facilitate the City's investment to finally complete construction of the long-planned relocation of Hamilton Road. The most important part of the application in this regard is the proposed multi-family project, which creates a large amount of potential TIF funds to help pay for the costs of relocated Hamilton Road. This will alleviate the substantial traffic headaches that currently exist in the area.

- (3) Increase in Property Values: The construction relocated Hamilton Road will immediately make the entire area more attractive for development, bringing more jobs and tax dollars along with it. Without this rezoning, it is difficult to predict when the relocation of Hamilton Road will occur. It would likely be well into the future before this would become a priority for City funding. This road improvement has been contemplated for at least 15 years and until now there has been no means to pay for this project.
- (4) Environmental Preservation: Provide for the preservation of an extraordinary amount of green space to the northwest and northeast of the interchange. This application provides substantial commitments to the preservation of wooded areas than does the present zoning. The owner of the property that constitutes Subarea E previously dedicated the 70.8-acre heron rookery site that is located to the west of Subarea E to the City free-of-charge. The result is that 85.5 acres out of 129.7 acres of land that is owned or controlled (or has been owned by) the applicants and/or property owners in this case will be dedicated to the City. That is 66% of the entire property on the north side of the freeway.
- (5) Reduction in Traffic: Traffic from development in proposed Subareas D and E under the current zoning will be 4 times greater than the residential projects that the pending zoning application will allow. The development proposal that is part of this zoning application will provide the means to address traffic issues on a more regional basis. This is a rare opportunity. Typically individual development projects provide transportation improvements in the immediate vicinity and do not solve more global problems.

I hope that this background has been informative. The applicant respectfully requests the Development Commission's vote to recommend this application by City Council. Thank you for your time and consideration

Sincerely,



Aaron L. Underhill

alu

**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**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.

APPLICATION # Z14-044

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Aaron L. Underhill, Esq.  
of (COMPLETE ADDRESS) Underhill Yaross, LLC, 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Please see the attached list of property owners.	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 8<sup>th</sup> day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

7-10-2017

*This Project Disclosure Statement expires 18 months after date of notarization.*

Notary Seal Here



Agnes Cisco  
Notary Public, State of Ohio  
My Commission Expires 07-10-2017

**PLEASE NOTE:** incomplete information may result in rejection of this submittal.  
Applications must be submitted by appointment at 614-645-4522 to schedule.  
**Please make all checks payable to the Columbus City Treasurer**



Property Disclosure Statement

Stephen L. Harper, Tr. 250 Civic Center Drive, #500 Columbus, Ohio 43215 <b>Columbus Based Employees:</b> 0 <b>Contact Name:</b> Charlie Fraas <b>Contact Number:</b> 614.227.3485	The New Albany Company, LLC 8000 Walton Parkway, Box 490 New Albany, Ohio 43054 <b>Columbus Based Employees:</b> 9 <b>Contact Name:</b> Brent Bradbury <b>Contact Number:</b> 614.939.8000
TCCI Acquisitions, LLC, et al. 250 Civic Center Drive, #500 Columbus, Ohio 43215 <b>Columbus Based Employees:</b> 0 <b>Contact Name:</b> Charlie Fraas <b>Contact Number:</b> 614.227.3485	Town & Country City, Inc. 250 Civic Center Drive, #500 Columbus, Ohio 43215 <b>Columbus Based Employees:</b> 0 <b>Contact Name:</b> Charlie Fraas <b>Contact Number:</b> 614.227.3485
Center State Enterprises, LLC 259 West Schrock Road Westerville, Ohio 43081 <b>Columbus Based Employees:</b> 0 <b>Contact Name:</b> David Martin <b>Contact Number:</b> 614.818.1101	DNC Hamilton Crossing, LLC c/o The Daimler Group 1533 Lake Shore Drive Columbus, Ohio 43204 <b>Columbus Based Employees:</b> 0 <b>Contact Name:</b> Paul Ghidotti <b>Contact Number:</b> 614.545.7402
Cardinal Title Holding Co. 250 East Broad Street, Suite 1100 Columbus, Ohio 43215 <b>Columbus Based employees:</b> 5 <b>Contact Name:</b> Michael Kelly <b>Contact Number:</b> 614.372.6390	