

*5/23/18*  
*Edwards*

SUB-AREA PLAN			
DATE:	5/3/2018	DRAWN BY:	BAS
DWG SCALE:	1"=100'	CHECKED BY:	TJV
PROJECT NO:	181-147	APPROVED BY:	TJV

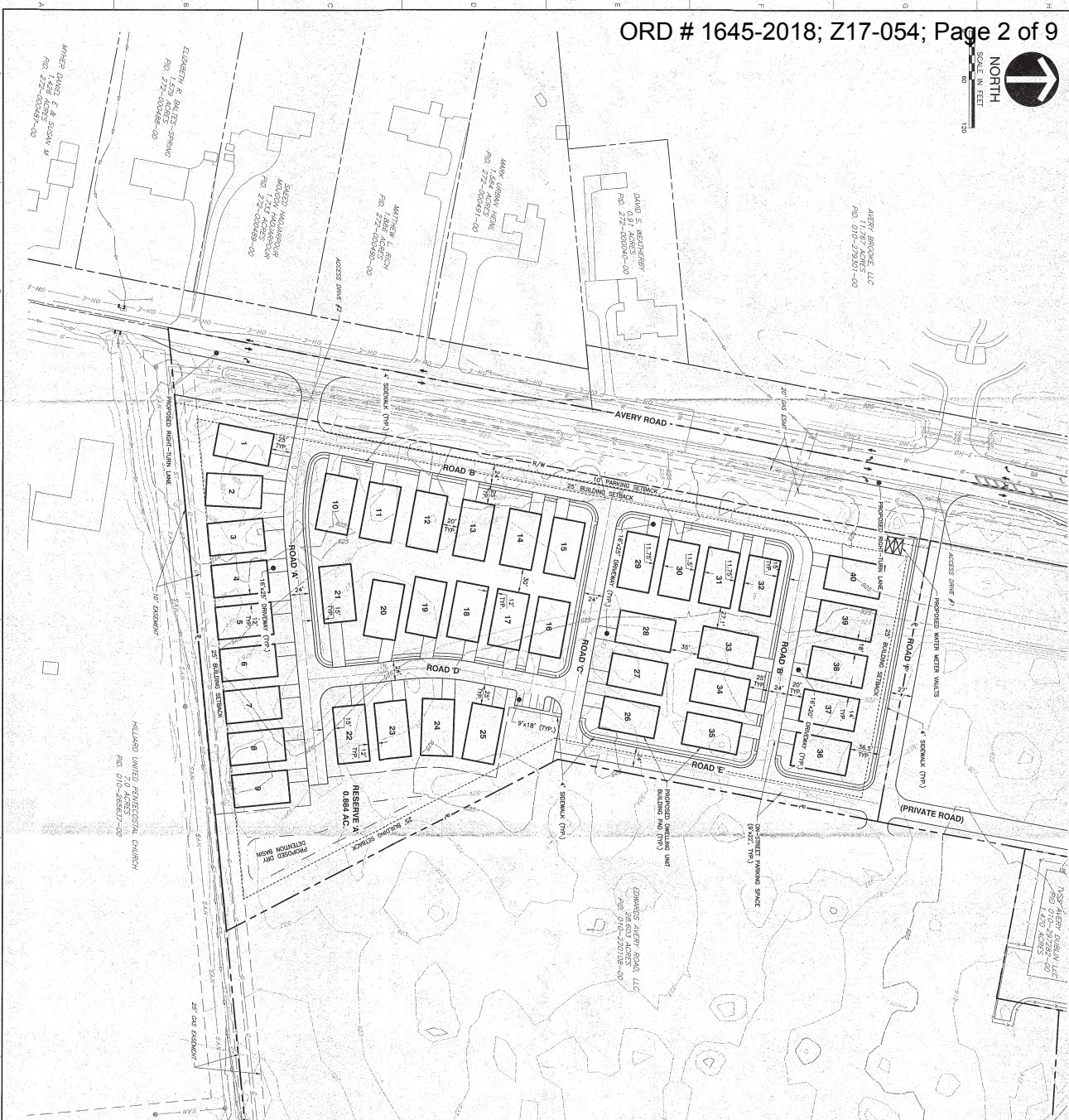
EDWARDS AVERY ROAD, LLC  
THE VILLAS OF CASTLETON  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO



Civil & Environmental Consultants, Inc.  
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085  
614-540-9933 888-698-6808  
www.cednc.com

REVISION RECORD	
NO	DESCRIPTION





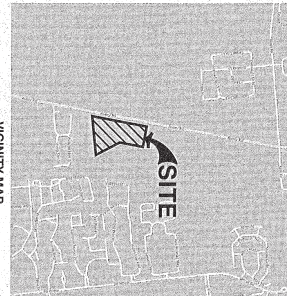
**PROJECT ZONING INFORMATION**

**PARCEL DATA**  
STREET ADDRESS: 5300 AVERY ROAD, COLUMBUS, OHIO 43016  
PARCEL ID NUMBER: 010-220108-00  
ZONING CODE NUMBER: Z17-016  
CURRENT ZONING DISTRICT: URBAN-1 LIMITED RESIDENTIAL-RESIDENTIAL DISTRICT  
PROPOSED ZONING DISTRICT: PUD-E PLANNED UNIT DEVELOPMENT DISTRICT  
CURRENT HEIGHT DISTRICT: H-35  
PROPOSED HEIGHT DISTRICT: H-35

**SITE DATA**  
PROPOSED SITE AREA: 6.81 AC (240,400 SQ FT)  
PROPOSED LOT AREA: 4.0 AC (174,240 SQ FT)  
PROPOSED NUMBER OF LOTS: 4.0  
PROPOSED DENSITY: 4.0 U/LAC  
PROPOSED OPEN SPACE: 6.81 AC (240,400 SQ FT)  
PROPOSED OPEN SPACE: 6.81 AC (240,400 SQ FT)

**BUILDING DATA**  
PROPOSED BUILDING FOOTPRINTS: 40,000 SQ FT (2,800 SF)  
PROPOSED BUILDING HEIGHT: 40 FT  
PROPOSED BUILDING TYPE: 40 FT  
PROPOSED BUILDING TYPE: 40 FT  
PROPOSED BUILDING TYPE: 40 FT

**PARKING DATA**  
PROPOSED PARKING: 80 SPACES (2 PER BUILDING UNIT)  
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VICINITY MAP  
SCALE: 1" = 1,000'

DEVELOPMENT PLAN		EDWARDS AVERY ROAD, LLC THE VILLAS OF CASTLETON CITY OF COLUMBUS FRANKLIN COUNTY, OHIO		Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road, Suite 250 - Worthington, OH 43085 614-540-6633 888-598-6808 www.cecinc.com		REVISION RECORD		
NO.	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
1	4/25/2018	DRAWN BY: BAS	DATE: 4/25/2018	DRAWN BY: BAS	DATE: 4/25/2018	DRAWN BY: BAS	DATE: 4/25/2018	DRAWN BY: BAS
2	5/23/18	CHECKED BY: T.J.V.	DWG SCALE: 1"=80'	CHECKED BY: T.J.V.	DWG SCALE: 1"=80'	CHECKED BY: T.J.V.	DWG SCALE: 1"=80'	CHECKED BY: T.J.V.
3		APPROVED BY: 181-181	PROJECT NO: 181-181	APPROVED BY: 181-181	PROJECT NO: 181-181	APPROVED BY: 181-181	PROJECT NO: 181-181	APPROVED BY: 181-181

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 10, 2018**

- 15. APPLICATION:** **Z17-054**  
**Location:** **5300 AVERY ROAD (43016)**, being 8.86± acres located on the east side of Avery Road, 1,900± feet north of Riggins Road (010-220108; Hayden Run Civic Association).  
**Existing Zoning:** L-AR-1, Limited Apartment Residential District.  
**Request:** PUD-6, Planned Unit Development District.  
**Proposed Use:** Residential uses.  
**Applicant(s):** Edwards Communities Development Company; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Edwards Avery Road LLC; 495 South High Street, Suite 150; Columbus, OH 43215.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

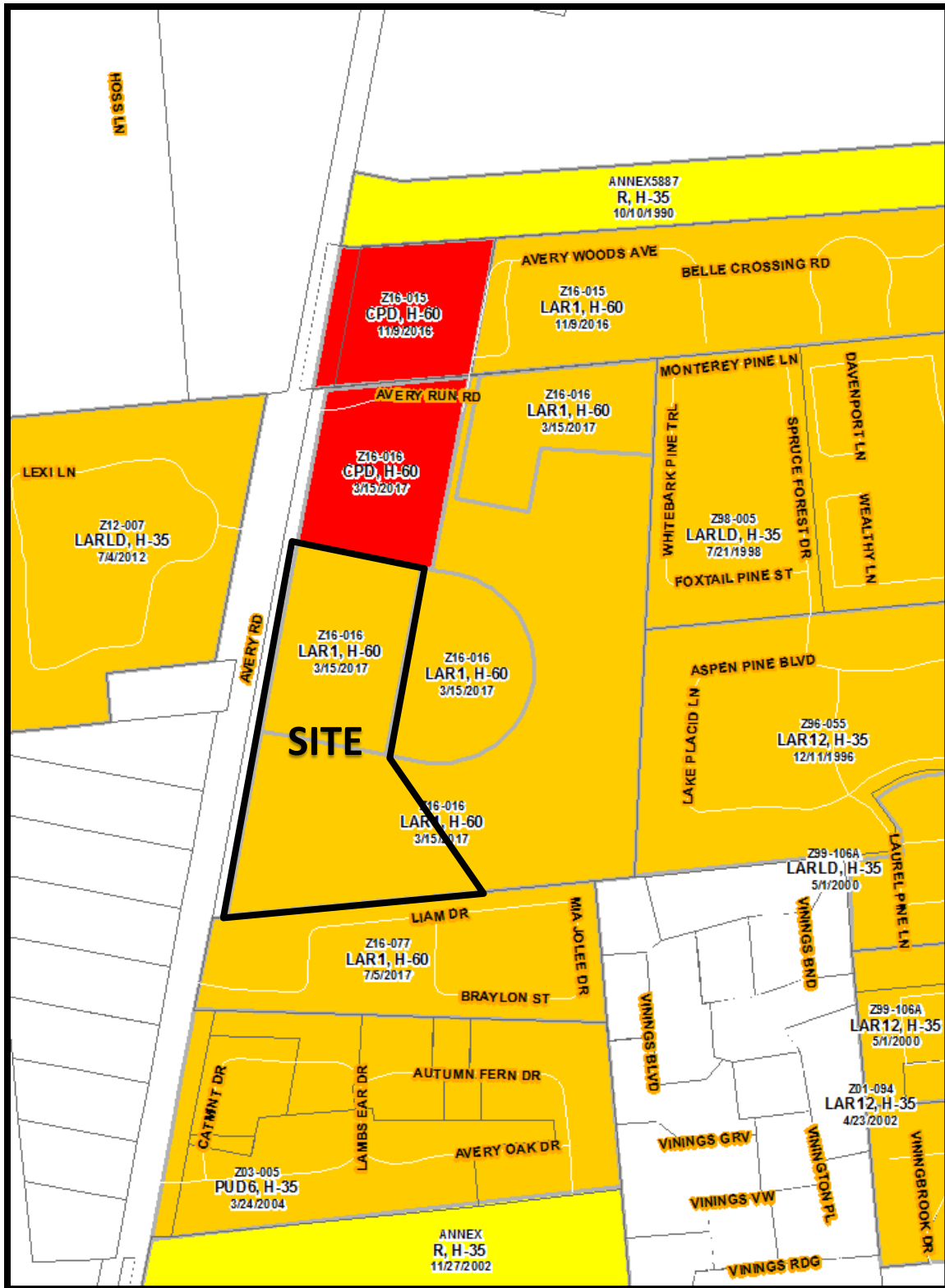
**BACKGROUND:**

- The site is developed with a driving range and is zoned in the L-AR-1, Limited Apartment Residential District. The applicant proposes to rezone the site to PUD-6, Planned Unit Development District to allow for residential uses. The site will consist of 40 unplatted dwelling units with private streets and 0.88± acres of provided open space on 8.86 acres (4.5± units/acre).
- This site was included within rezoning application Z17-016 and Council variance application CV16-018. The rezoning application allowed for an office commercial development on 4.5± acres in the CPD, Commercial Planned Development District, and a maximum of 824 units on 22.7± acres in the L-AR-1, Limited Apartment Residential District. CV16-018 was applicable only on the L-AR-1 district to allow a self-storage facility with a commercial driveway leading to it, and to permit reduced development standards for the multi-unit residential developments.
- To the north and south of the site are multi-unit dwellings zoned L-AR-1, Limited Apartment Residential District. To the northeast is land zoned CPD, Commercial Planned Development District that are subject to the use restrictions and development standards of Z17-016. To the east and west are multi-unit residential dwellings zoned L-ARLD, Limited Apartment Residential District.
- The site is within the planning area of the *Interim Hayden Run Corridor Plan* (2004), which recommends “Office” land uses for this location.
- The site is located within the boundaries of the Hayden Run Civic Association, whose recommendation is for approval.
- The development text commits to a site plan and includes provisions for maximum number of dwellings, minimum setbacks and building separation, access, landscaping, garages, building materials, and lighting.

- The *Columbus Thoroughfare Plan* identifies Avery Road as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

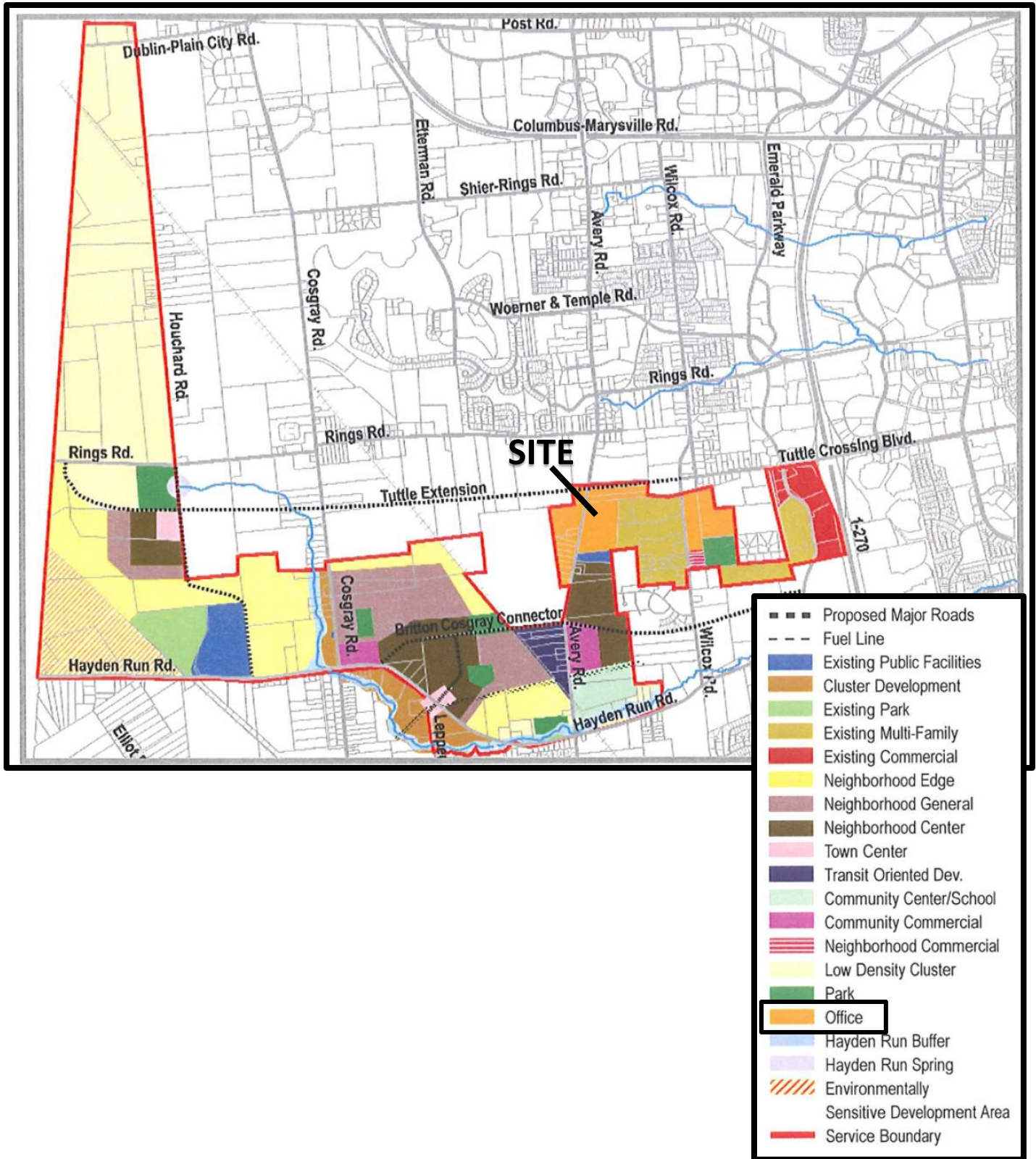
The requested PUD-6, Planned Unit Development District will allow 40 units on 8.86± acres. While the proposal is not consistent with the land use recommendation of the *Interim Hayden Run Corridor Plan*, the proposal is compatible with the density and development standards of adjacent residential uses.



Z17-054  
5300 Avery Road  
Approximately 8.86 acres  
L-AR-1 to PUD-6



Interim Hayden Run Corridor Plan (2004)



Z17-054  
5300 Avery Road  
Approximately 8.86 acres  
L-AR-1 to PUD-6





Z17-054  
5300 Avery Road  
Approximately 8.86 acres  
L-AR-1 to PUD-6

**Priebe, Kelsey R.**

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**Subject:** RE: Z17-054, 5300 Avery Road Recommendation

**From:** rebecca obester [<mailto:rebecca.obester@gmail.com>]

**Sent:** Monday, April 30, 2018 9:39 AM

**To:** Priebe, Kelsey R.

**Subject:** Re: Z17-054, 5300 Avery Road Recommendation

Kelsey:

The Hayden Run Civic Association voted on 04/18/2018 to approve (Vote included: 3-0-1) Z17-054, 5300 Avery Road.

That is, 3 approvals 0-no dissents - one Board Member absent.

Edwards agrees to general discussions about connecting walking/biking paths, opening up one lot to become a green space park and other points of discussion with the civic such as grassy area for water drainage on the periphery.

Which are to be/are currently included in the plans that we reviewed in our last meeting.

Thank you,

Rebecca S. Obester

President & Founder of the Hayden Run Civic Association

5744 Bowery Brook Way

Dublin, OH 43016 (the Columbus part of Dublin)

614-702-8706 (Cell)

[rebecca.obester@gmail.com](mailto:rebecca.obester@gmail.com)



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

### PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: Z17-054

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown c/o Smith & Hale LLC  
of (COMPLETE ADDRESS) 37 W. Broad Street, #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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Edwards Communities Development Company 495 S. High St., #150 Columbus, OH 43215 Lisa Minklei 614-241-2070	2. Edwards Avery Road LLC 495 S. High Street, #150 Columbus, OH 43215 Lisa Minklei 614-241-2070
3. <u>7</u> Columbus based employees	4. <u>0</u> Columbus based employees

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20<sup>th</sup> day of June, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Commission Expires:



*This Project Disclosure Statement expires six months after date of notarization.*  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

RECEIVED  
JUN 20 2018  
BUILDING & ZONING SERVICES

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