



*Handwritten signature and date: May 6, 2019*

**SITE DATA**

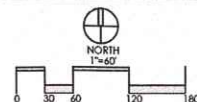
TOTAL ACRES	±10.01 ACRES
TOTAL UNITS	216 UNITS
DENSITY	±21.57 DU/AC
SURFACE PARKING	291 SPACES
GARAGE PARKING	42 SPACES
TOTAL PARKING	333 SPACES - ±1.54/UNIT

**ILLUSTRATIVE PLAN**

**E. BROAD ST.**  
PREPARED FOR METRO DEVELOPMENT

DATE: 9/12/19

*Z18-080, Final Received 5/6/19*



**Faris Planning & Design**  
LANDSCAPE ARCHITECTURE  
243 N. 5th Street  
Columbus, OH 43215  
507e 401  
www.farisplanninganddesign.com



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 14, 2019**

- 11. APPLICATION: Z18-080**  
**Location:** **7230 EAST BROAD STREET (43213)**, being 8.8± acres located on the north side of East Broad Street, 750± feet east of Reynoldsburg-New Albany Road (010-218968; Far East Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Mario Giacomo et. al.; 7230 East Broad Street; Columbus, OH 43213.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

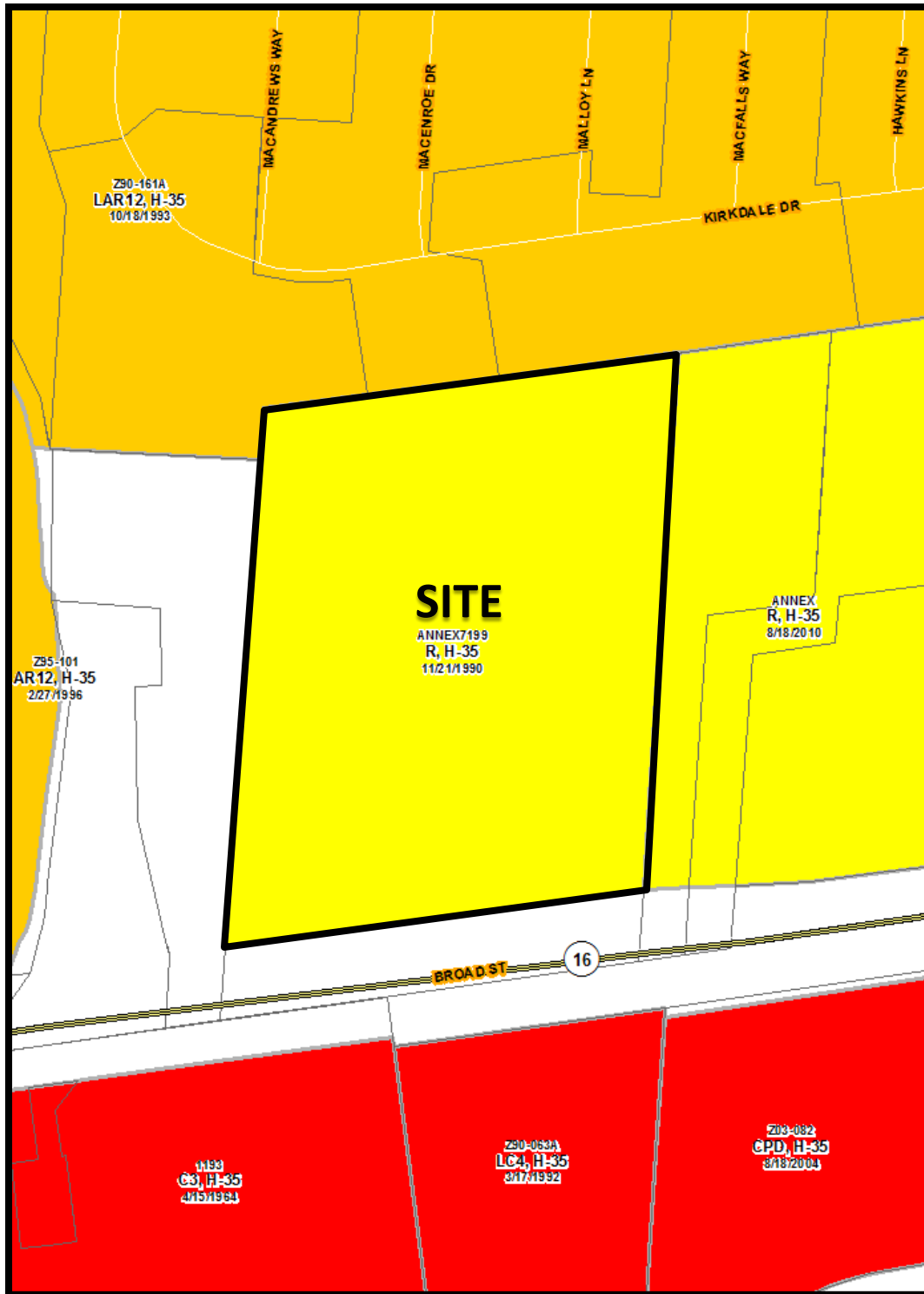
- The site is primarily undeveloped with a few residential structures in the R, Rural District. The applicant proposes to develop the site with a multi-unit residential development containing a maximum of 216 units in the L-AR-1, Limited Apartment Residential District (21.57 du/AC).
- To the north of the site is multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the south across East Broad Street is a shopping center in the C-3, Commercial District and L-C-4, Limited Commercial District. To the east are single-unit dwellings in the R, Rural District. To the west is an office and dog boarding facility in Jefferson Township.
- Companion CV19-025 has been filed to vary the building and parking setbacks. 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 *Far East Land Use Plan* (2018), which recommends “Mixed Use (16-24 du/ac)” land uses for this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval. However, the written recommendation had not been received at the time this report was finalized.

- The limitation text allows uses permitted in the AR-1, apartment residential district. The text also includes provisions for buffering and landscaping, signage commitments, and a commitment to a site plan.
- The *Columbus Thoroughfare Plan* identifies East Broad Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

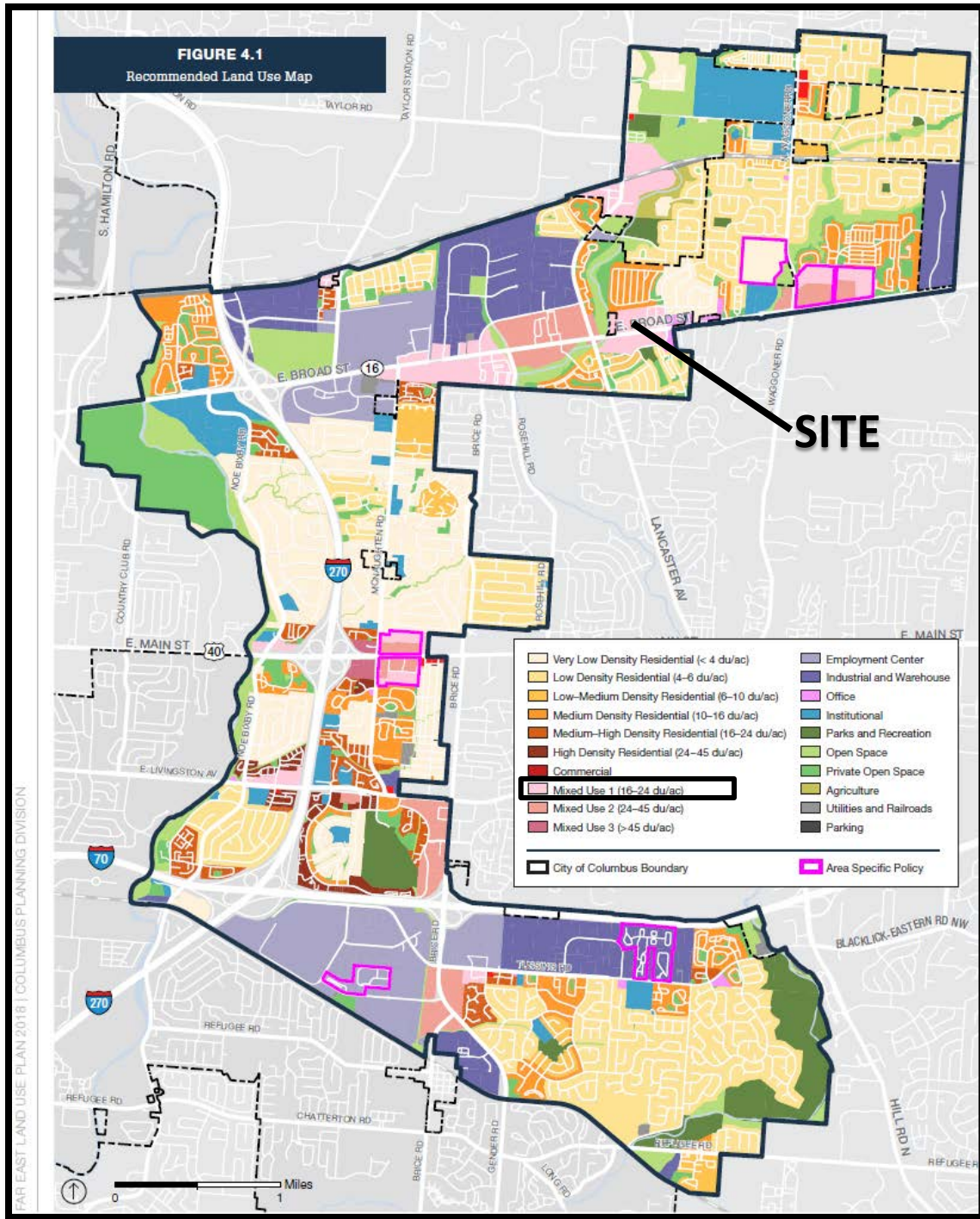
**CITY DEPARTMENTS' RECOMMENDATION:** ~~Disapproval.~~ \***Approval.**

The requested L-AR-1, Limited Residential District will allow a multi-unit residential development that is compatible with the development standards of adjacent residential developments. The *Far East Land Use Plan* (2018) recommends "Mixed Use" with densities of up to 24 units per acre, but also includes an area specific policy that recommends that such sites prioritize a mix of uses. Planning Staff is supportive of the use and believes the proposal is consistent with the recommendations of the Plan. However, Planning Staff requests that the site plan be revised to show the potential future vehicular connections in a hatch or with transparency, and labeled as such. Staff will update the recommendation to approval upon resolution with Planning Staff regarding the vehicular connection issue. This application required a traffic access study, and the applicant has submitted a revised traffic access study that is pending review but includes a prohibition of the southbound left turn movement. While it would be preferable to have a limitation in the text that prohibits this movement, the Division of Traffic Management is able to enforce this prohibition through driveway approval authority during the site compliance review process.

**Note: Planning Division and Division of Traffic Management conditions met.**



Z18-080  
7230 East Broad Street  
Approximately 8.8 acres  
From R to L-AR-1



Z18-080  
7230 East Broad Street  
Approximately 8.8 acres  
From R to L-AR-1





Z18-080  
7230 East Broad Street  
Approximately 8.8 acres  
From R to L-AR-1



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## STANDARDIZED RECOMMENDATION FORM

### Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z18-080 / CV19-025

Address 7230 E Broad St

Group Name Far East Area Commission

Meeting Date 2/5/2019

Specify Case Type

<input type="checkbox"/>	BZA Variance / Special Permit
<input checked="" 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 With quorum of 6 1 abstain 5 yes
<input type="checkbox"/>	Disapproval

#### NOTES:

**2-5-19 6 Commissioners reviewed the traffic survey. Discussed landscaping. Commissioners agreed to set back of 50 feet in lieu of 60 feet.**

NOTES: Commissioner Marshall stated he had walked the property and the existing trees that are being referred to in the site plan are either dead or dying. Proper landscape and screening needs to be done to replace these trees.

1-9-19 Zoning Chair Commissioner Marshall again walked the parcel to confirm the trees separating the parcel and the adjacent Condos are either dead or dying.

Z18-080 was tabled for the February meeting. This is the 3<sup>rd</sup> time these parcels were brought in front of the FEAC. The other 2 had grocery stores as the key stone to a retail complex.

The main concern on the part of the Commissioners is the heavy traffic on Broad Street making left turns out of the single exit dangerous.

It was agreed that the applicant would submit and bring back to the FEAC the response they get from the traffic Department.

Signature of Authorized Representative *Larry Marshall*

Recommending Group Title **Commissioner / Zoning Chair**

Daytime Phone Number: **614 619 3278**

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by Appointment. Call 614-645-4522 to Schedule



## 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 #: W19-085 / Z18-080

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 W. Broad St., #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 (include contact name and number)  
Business or individual's address  
City, State, Zip Code  
Number of Columbus based employees  
(Limited to 4 lines per box)

1. Metro Development LLC 470 Olde Worthington Rd., #100 Westerville, OH 43082 Joe Thomas 614-540-2400 <u>0</u> number of Columbus based employees	2. Mario Deramo, Loreto Deramo, Carolina Cervi c/o Paul W. Leithart II, Esq. 575 S. Third Street Columbus, OH 43215 614-545-7728
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 5<sup>th</sup> day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My 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

**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