

ARCHITECTURAL ELEVATIONS/ RENDERINGS

BOWEN & LONG RD.

PREPARED FOR CBRE INVESTMENT PROPERTIES
DATE: 7/16/19

Paris Planning & Design

LAND PLANNING
240 N. 29th Street
P.O. Box 1144
COLUMBIA, OH 43012
www.parisplanninganddesign.com

Op Longm 1/2/2019

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 8, 2019**

- 7. APPLICATION: Z19-009**
- Location:** **3987 BOWEN ROAD (43110)**, being 33.73± acres located at the southwest corner of Bowen Road and Long Road (535-299530 and 2 others; Greater South East Area Commission).
- Existing Zoning:** R, Rural Residential District.
- Request:** PUD-6, Planned Unit Development District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Donald S. Roberts; c/o; Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** Abera DeLong, et al.; 3987 Bowen Road; Canal Winchester, OH 43110.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

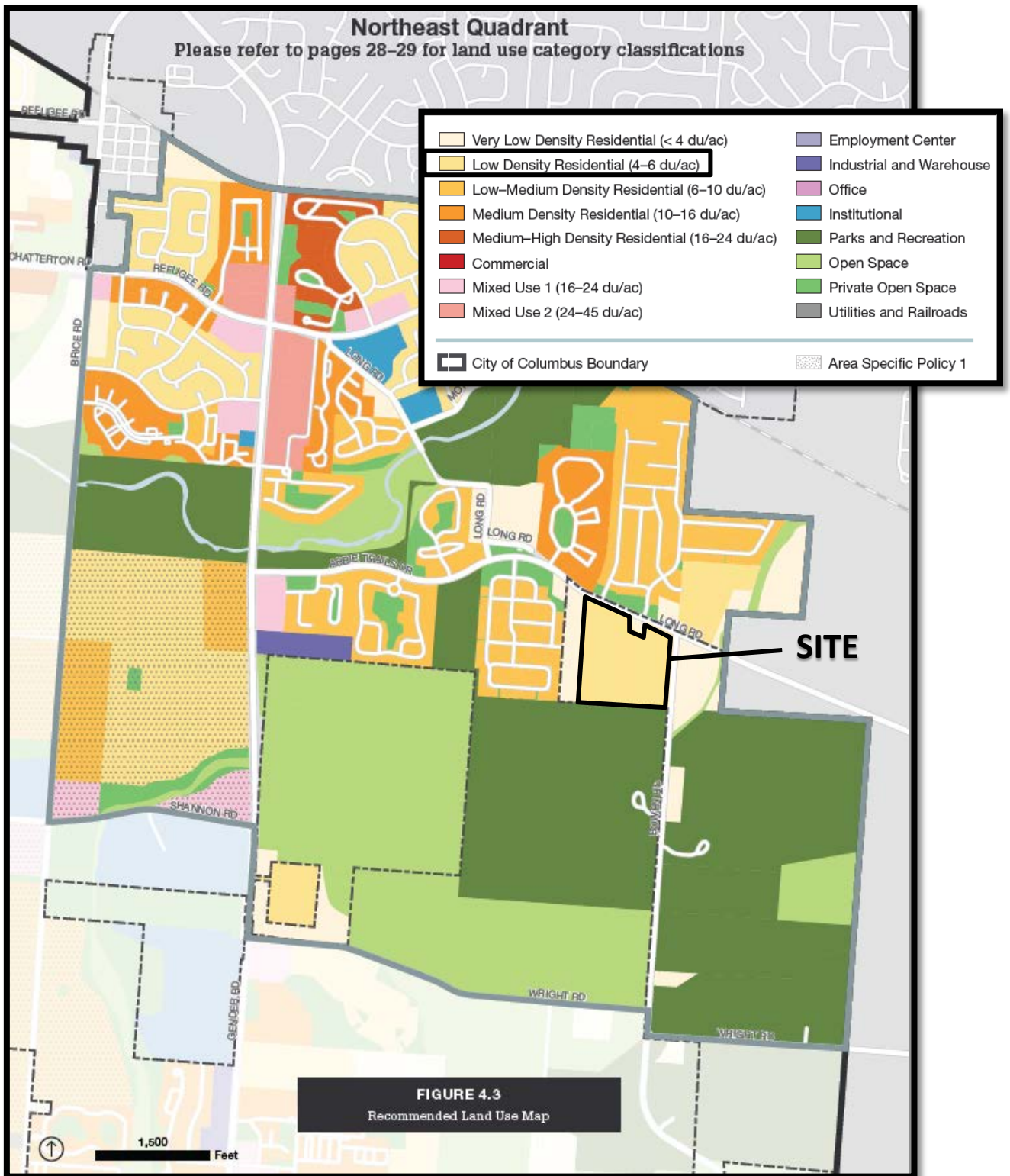
- The 33.73± acre site consists of three undeveloped parcels zoned in the R, Rural District. The applicant is requesting the PUD-6, Planned Unit Development District to permit the development of an 188-unit multiple dwelling development (5.71 dwelling units per acre) on private streets.
- Single-unit dwellings surround the site to the north, east, and west in the R, Rural District and Madison Township. Also to the north and west are single-unit and multi-unit residential developments in the PUD-6, Planned Unit Development District. To the south is Pickerington Ponds Metro Park.
- The site is within the planning area of the *South East Land Use Plan* (2018), which recommends “low-density residential (4-6 du/ac)” at this location. Additionally, this site is within a planning area that adopted the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The PUD-6 development text includes commitments to use restrictions, maximum number of units, setbacks, traffic access, trail connections, landscaping and buffering, street trees, building materials, graphics, a site plan, and elevations.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval of the requested PUD-6 district.
- The *Columbus Thoroughfare Plan* identifies Long Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-6 Planned Unit Development District will permit a multiple dwelling development on private streets consisting of 188 units and 5.67 acres of open space. The request is consistent with the land use recommendations of the *Southeast Area Plan* and *C2P2* Design Guidelines, and is compatible with adjacent residential developments.

Z19-009
3987 Bowen Road
Approximately 33.73 acres
R to PUD-6

South East Land Use Plan – C2P2 (2018) – “Low Density Residential” (4-6 du/ac) recommended.



Z19-009
3987 Bowen Road
Approximately 33.73 acres
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Z19-009
3987 Bowen Road
Approximately 33.73 acres
R to PUD-6

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

219-009

Address:

3987 BOWEN RD, CW, 43110

Group Name:

GREATER SOUTH EAST AREA COMMISSION

Meeting Date:

JUNE 25, 2019

Specify Case Type:

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- ☒ Approval
☐ Disapproval

NOTES:

CONTINGENT DEVELOPER/APPLICANT ADDRESS
PRIVACY ISSUES WITH PARCEL TO WEST OF
PROJECT

Vote:

8 AFFIRMED

Signature of Authorized Representative:

R. L. Schacht
SIGNATURE

ZONING CHAIR
RECOMMENDING GROUP TITLE

614 496 5482
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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. Donald S. Roberts 200 Civic Center, 14th Floor Columbus, OH 43215 614-430-5021	2. <u>Abera DeLong, Stephen Pennington,</u> <u>Shannon Pennington, Mendy Pennington</u> <u>3987 Bowen Road</u> <u>Canal Winchester, OH 43110</u>
3.	4.

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

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 22nd day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook

My Commission Expires:

NA

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

Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.



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