

DEVELOPMENT PLAN

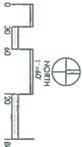
WOODFIELD PARK

PREPARED FOR METRO DEVELOPMENT

DATE: 5.8.20

Z20-010 & CV20-015; Final Received 5/18/20

*Charles D. Brown*  
 5/18/2020



**Farris Planning & Design**  
 LANDSCAPE ARCHITECTURE  
 20111 BELL STREET  
 SUITE 100  
 BELL, TEXAS 75213  
 (972) 242-1111  
 WWW.FARRISPLANNING.COM

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 14, 2020**

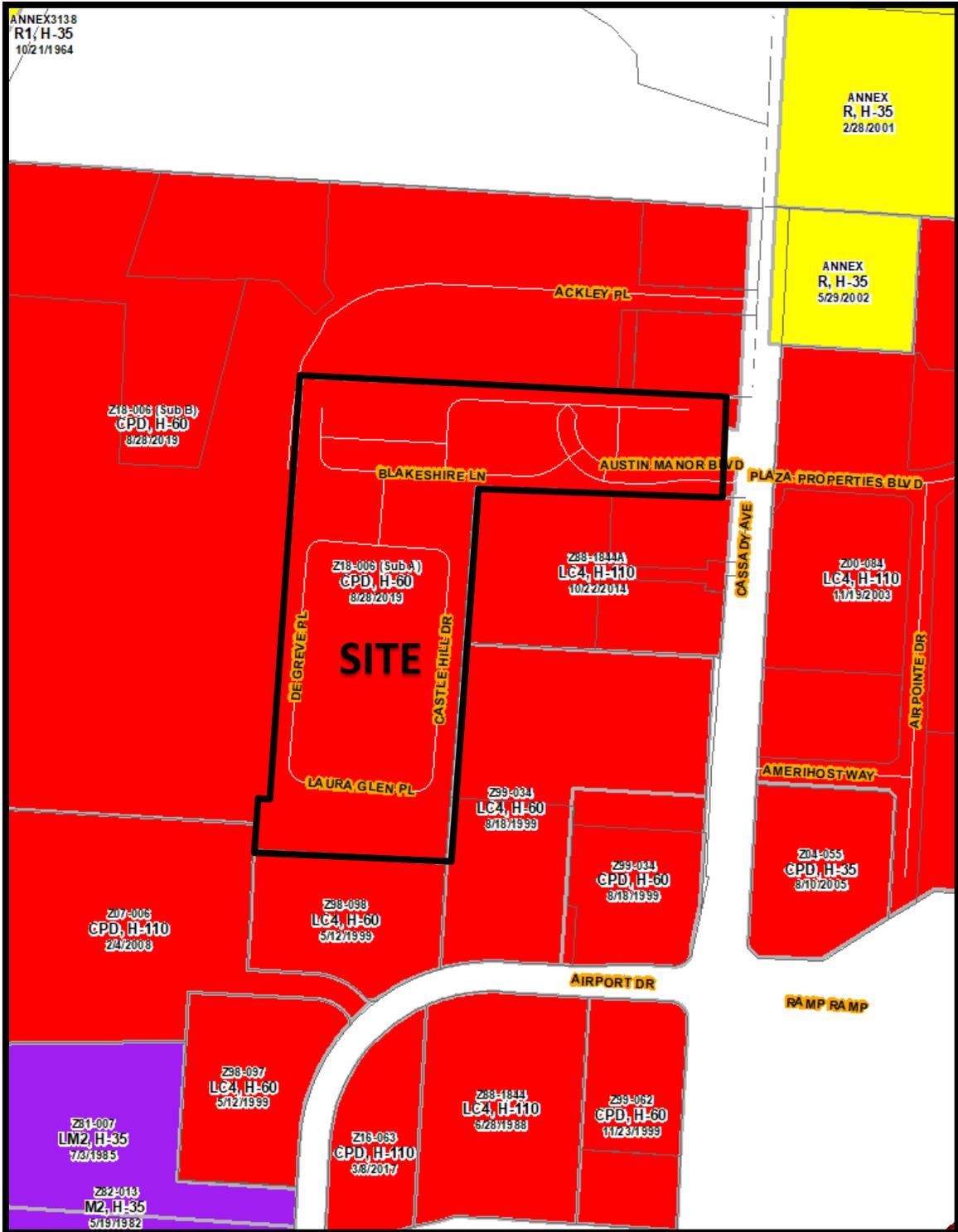
- 2. APPLICATION: Z20-010**  
**Location:** **1535 N. CASSADY AVE. (43219)**, being 9.95± acres located on the west side of North Cassady Avenue, 950± feet north of Airport Drive (010-258019; Northeast Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** 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):** Woodfield Park LLC; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

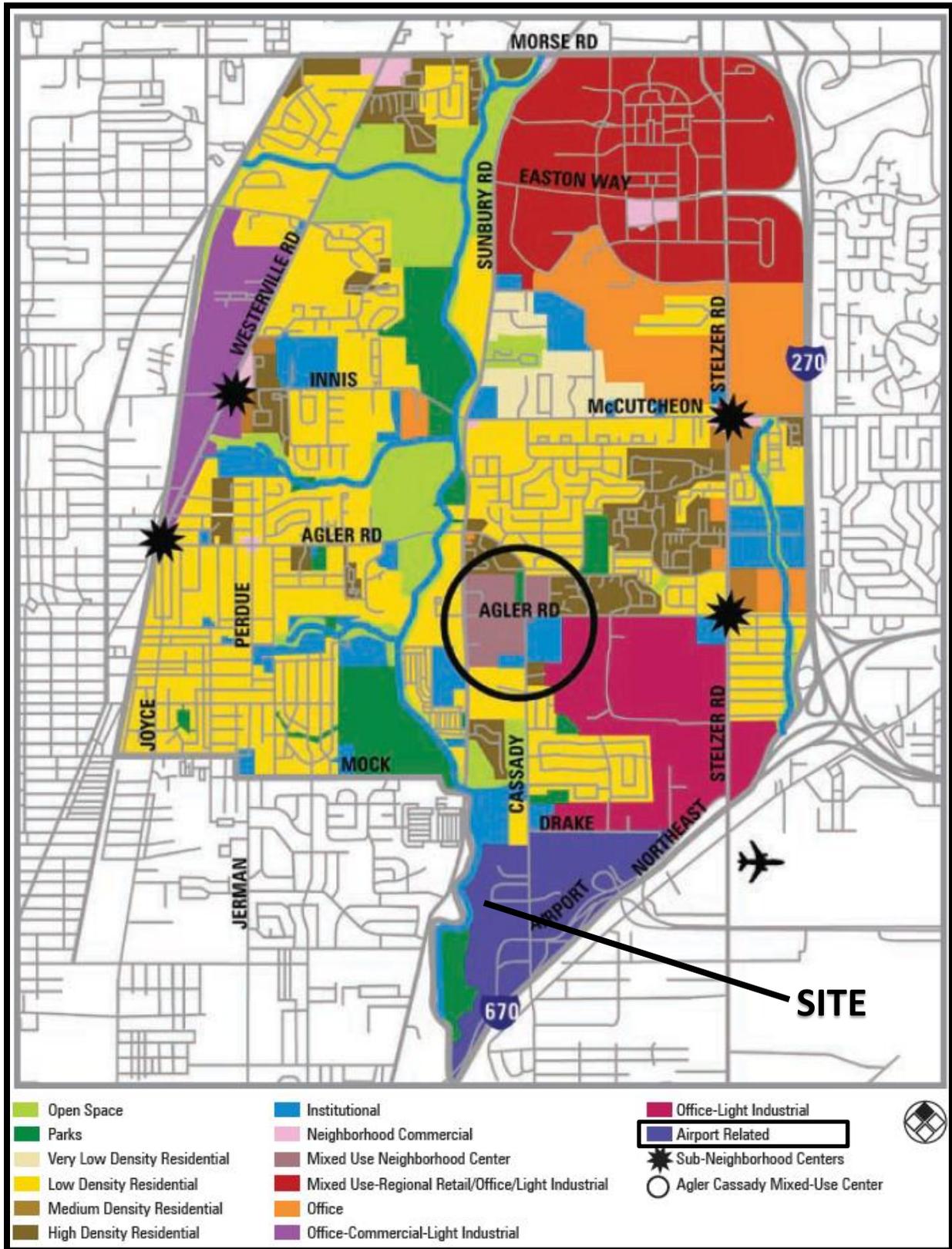
- The site is undeveloped and zoned in the CPD, Commercial Planned Development District. This site is Subarea A of Ordinance #1953-2019 (Z18-006) which permitted C-2, Commercial, and I, Institutional uses, along with hotels, motels, and extended stay hotels. The applicant is requesting the L-AR-1, Limited Apartment Residential District to permit a multi-unit residential development with a maximum of 240 dwelling units (24.12 du/AC).
- To the north and west of the site is a commercial development under construction in the CPD, Commercial Planned Development District. To the south and east are commercial and hotel developments in the L-C-4, Limited Commercial and CPD, Commercial Planned Development districts.
- Companion CV20-015 has been filed to vary the perimeter yard setback. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The property is within the boundaries of the *Northeast Area Plan (2007)* which recommends “Airport Related” uses at this location, including office, retail, airport service, light industrial, and other uses that are compatible with and supportive of Port Columbus. The site is also within the boundaries of the *Port Columbus Joint Economic Development Strategy (2008)*, which recommends “Office” and “Residential” uses for this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan, and includes provisions for traffic commitments and landscaping.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-1, Limited Apartment Residential District will allow a residential development that is compatible with the development standards of adjacent residential and commercial developments. Planning Division Staff notes that this proposal is a conversion from an extended stay hotel to apartments that otherwise is largely consistent with the previous proposal, and along with the remainder of the site, is consistent with the *Northeast Area Plan's* land use recommendation for Airport Related uses.



Z20-010  
1535 N. Cassady Ave.  
Approximately 9.95 acres  
CPD to L-AR-1



Z20-010  
 1535 N. Cassady Ave.  
 Approximately 9.95 acres  
 CPD to L-AR-1



Z20-010  
1535 N. Cassady Ave.  
Approximately 9.95 acres  
CPD to L-AR-1

# North East Area Commission

"Together we can build a stronger community"

March 31, 2020

Ms. Kelsey Priebe  
Department of Development  
Building & Development Services  
111 North Front Street  
Columbus, OH 43215

Ms. Priebe:

Subject: CV20-015 & Z20-010, property known as 1535 North Cassady Ave, Columbus, OH 43219. The North East Area Commission at a public meeting on March 5, 2020 voted to approve the above applications, which concurrent of each.

Sincerely,



Cc: Elwood Rayford – NEAC Chair  
Jeffery Brown – Attorney

**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 #: 220-010

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 (include 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 470 Olde Worthington Road Suite 100 Westerville, OH 43082 0 Columbus based employees	2. Woodfield Park LLC 470 Olde Worthington Road Suite 100 Westerville, OH 43082 0 Columbus based employees
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 20th day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



Jackson B. Reynolds, III, 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**