



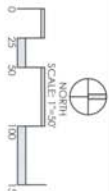
SITE DATA	
RESIDENTIAL	± 8.95 ACRES
186 UNITS	
271 SURFACE PARKING	
60 GARAGE PARKING	
330 TOTAL PARKING	
1.77 SPACES/UNIT	

SITE PLAN

WALCUTT AND ROBERTS ROAD

DATE: 5/20/2020

The development depicted on this drawing may be slightly adjusted to reflect requirements, discrepancies or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be at the discretion of the applicant and the City of Lincoln. Any slight adjustment to the development shall be at the discretion of the applicant and the City of Lincoln. Any slight adjustment to the development shall be at the discretion of the applicant and the City of Lincoln.



Larris Planning & Design  
300 N. 10th Street  
PO Box 4011  
Lincoln, NE 68501  
www.larrisplanning.com

Z19-092 Final Received 5/20/2020

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

- 3. APPLICATION: Z19-092**  
**Location:** **4871 ROBERTS RD. (43228)**, being 8.95± acres located on the south side of Roberts Road, 213± feet east of Walcutt Road (560-158126 and 8 others; Far West Side Area Commission).  
**Existing Zoning:** R-1, Residential District.  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215.  
**Property Owner(s):** Julia A. Penwell, et al; 4875 Roberts Road; Columbus, OH 43228.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

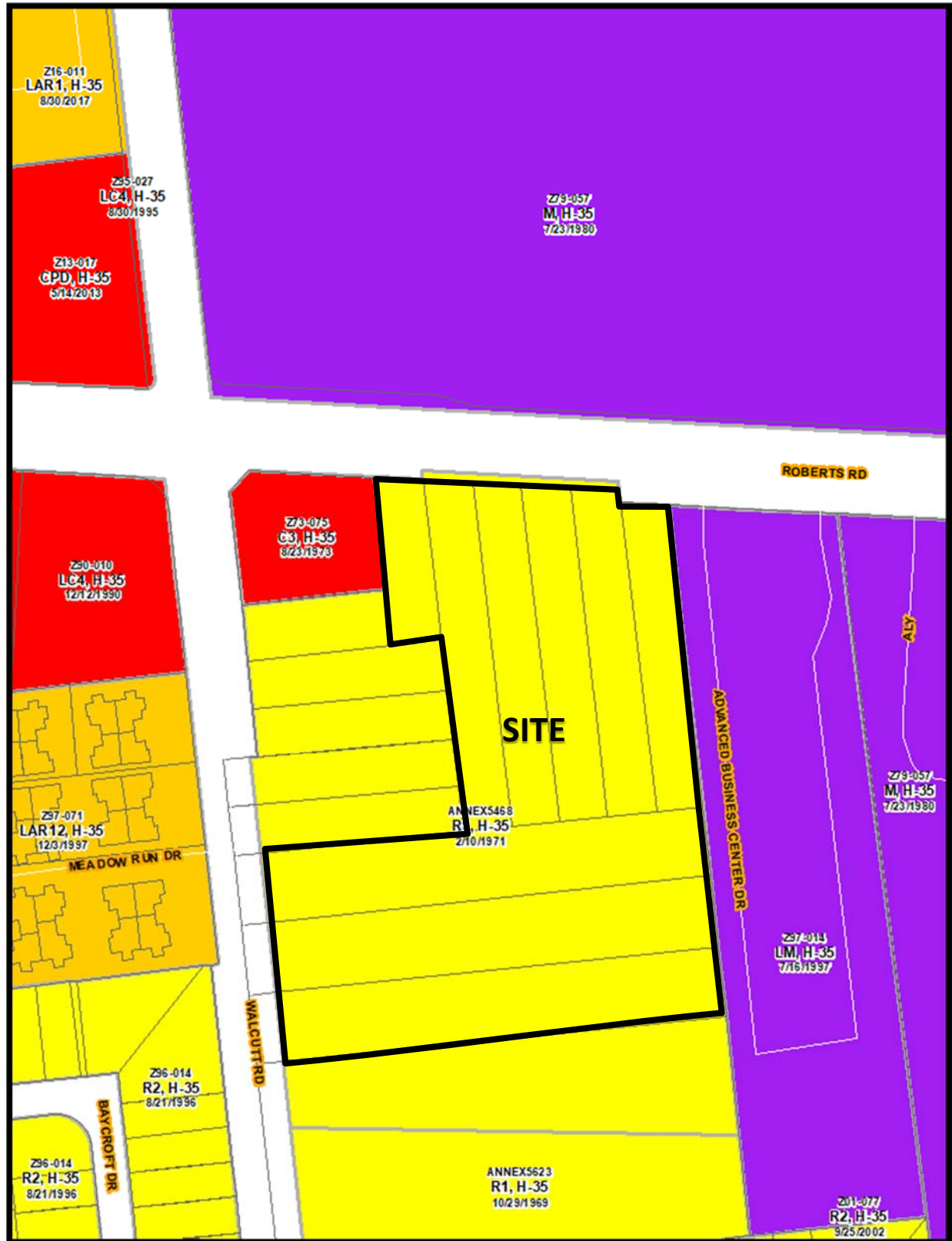
- o The 8.95± acre site consists of one undeveloped parcel and eight parcels developed with single-unit dwellings in the R-1, Residential District. The requested L-AR-1, Limited Apartment Residential District will permit an apartment complex development consisting of 186 units (20.8 units/acre). Most of the site was previously approved for multi-unit residential development pursuant to Council Variance Applications CV18-095 and CV18-096 for a total of 118 units.
- o To the north across Roberts Road and to the east are industrial developments in the M, Manufacturing, and L-M, Limited Manufacturing districts, respectively. To the south is a fraternal organization in the R-1, Residential District. To the west is undeveloped land in the C-3, Commercial District, and single-unit dwellings in the R-1, Residential District.
- o The site is located within the boundaries of the *Trabue/Roberts Area Plan* (2011) which recommends “Commercial (Neighborhood)” for this location. Planning Division staff recognizes the proposal’s potential to facilitate a mixed-use environment with the undeveloped commercial and residual residential properties on the east side of Walcutt Road, and requested the applicant to develop a concept for this adjacent property that could provide a mix of uses including smaller scale retail and office uses, with connectivity within and between the sites. Staff also requested variable building heights consistent with the residential uses in the area, inclusion of a central open space, and reviewed building elevations and landscaping details for consistency with the Plan’s design guidelines.
- o The site is located within the boundaries of the Far West Side Area Commission whose recommendation is for approval of the requested L-AR-1 district.

- o The limitation text commits to a site plan which depicts pedestrian connectivity and centralized open space, and establishes supplemental development standards that address density, building height, traffic access and right-of-way dedication, street trees, screening, building materials commitments, graphics controls, and site amenities.
- o Concurrent CV19-126 includes variances to reduce building setback lines and perimeter yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- o A traffic access study has been completed and approved for the proposed development. The *Columbus Multimodal Plan* identifies Roberts Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way, and Walcutt Road as a Suburban Community Connector requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

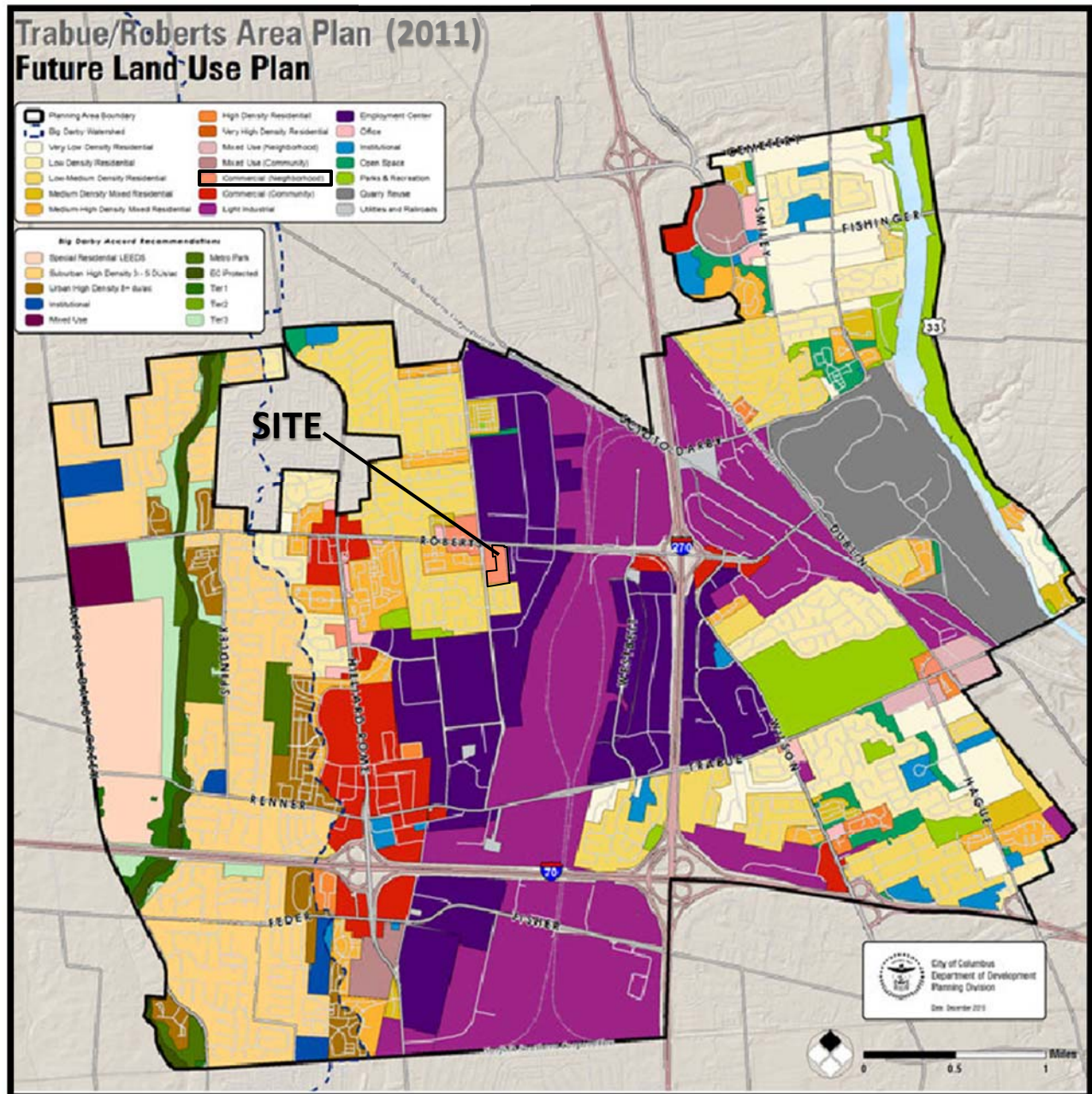
The proposed L-AR-1, Limited Apartment Residential District will permit the construction of a 186-unit apartment complex with centralized open space, pedestrian connectivity, landscaping, and varying building heights as requested by the Planning Division. The development text and site plan also include provisions for maximum density, setbacks, screening, building materials, graphics controls, and site amenities. Although the *Trabue-Roberts Area Plan* recommends neighborhood commercial uses for this location, Planning Division staff recognizes that the proposed use is compatible with existing surrounding residential density patterns, and has the potential for becoming part of a mixed-use development if the adjacent properties to the west develop with commercial uses.





Z19-092  
4871 Roberts Road  
R-1 to L-AR-1  
Approximately 8.95 acres





Z19-092  
4871 Roberts Road  
R-1 to L-AR-1  
Approximately 8.95 acres





Z19-092  
4871 Roberts Road  
R-1 to L-AR-1  
Approximately 8.95 acres

## Standardized Recommendation Form

ORD #1304-2020; Z19-092; Page 7 of 10  
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:**

\_\_\_\_\_

**Address:**

\_\_\_\_\_

**Group Name:**

\_\_\_\_\_

**Meeting Date:**

\_\_\_\_\_

**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:

**Vote:**

\_\_\_\_\_

**Signature of Authorized Representative:**

\_\_\_\_\_  
SIGNATURE

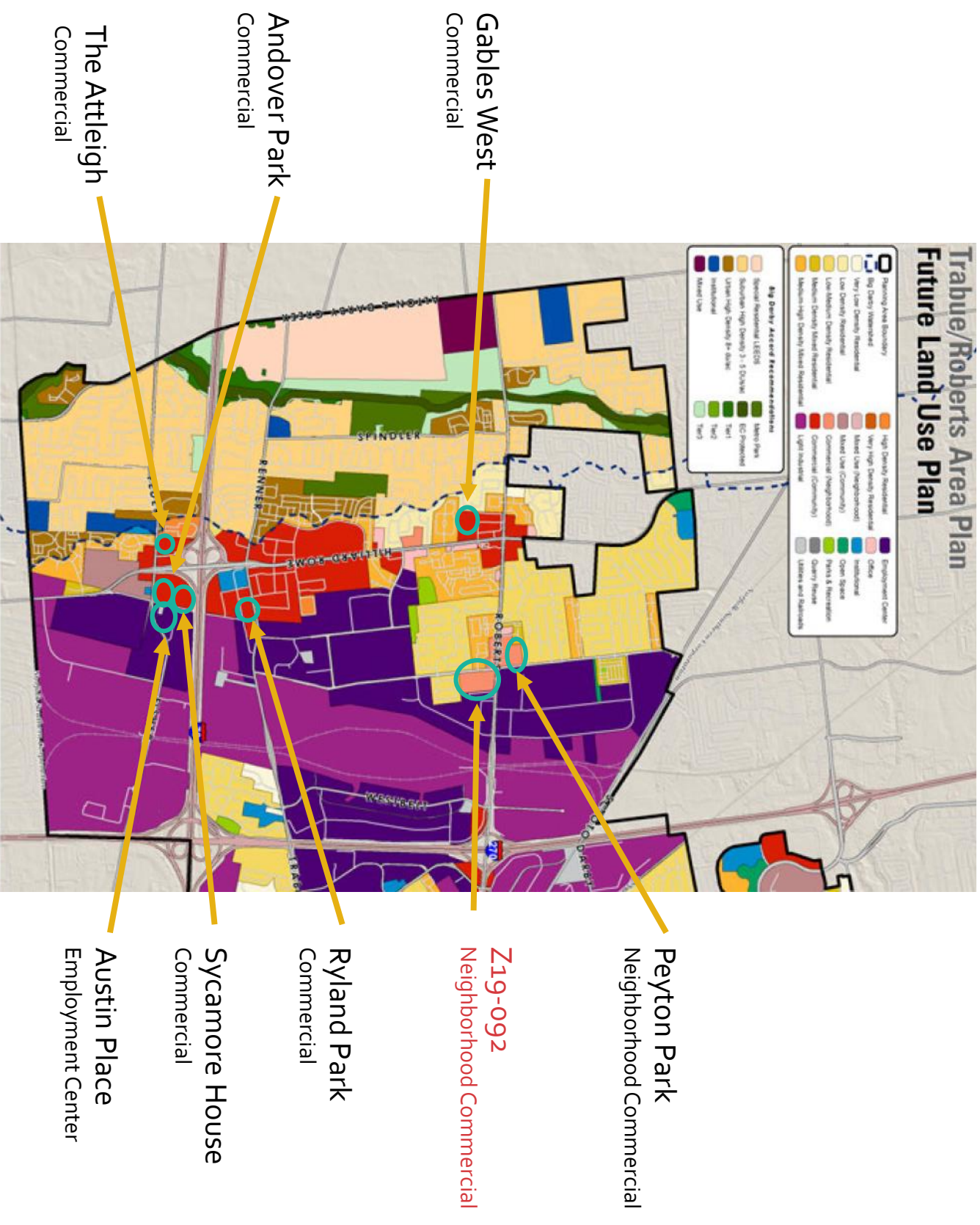
\_\_\_\_\_  
RECOMMENDING GROUP TITLE

\_\_\_\_\_  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuk pgf 'Rrppgt.'Ek{ "qh  
**MAIL** to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Recommended Future Land Use Plan with impact of "Extended Stay Hotels" or forced rezoning.



**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 #: Z 19 - 092

Page 1 of 2

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 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. Preferred Living; c/o Jared Smith; 750 Communi- cations Pkwy; Columbus, Ohio 43214; # of Cols based Emps: 105; Contact: Jared Smith, (614)901-2400	2. Julia A. Penwell; 4875 Roberts Road; Columbus, Ohio 43228 # of Columbus based Employees: Zero (0) Contact: Julia Penwell, (614)767-9004
3. Wilbur J. Miller and Patricia M. Miller; 4871 Robert Road; Columbus, Ohio 43228; # of Cols based Emps: Zero (0); Phone (614) 219-1738	4. Shannen L. Nelson Trust and Craig Nelson, Trustee; 3005 Pinewood Lane, LaCrescenta, CA 91214-3725; # of Cols based Emps: Zero (0); Contact: Craig Nelson, 513-479-1817

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

SIGNATURE OF AFFIANT

Donald Plank

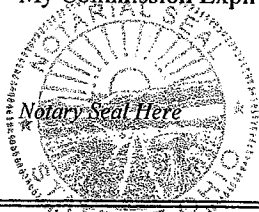
Subscribed to me in my presence and before me this 5th day of March, in the year 2020

SIGNATURE OF NOTARY PUBLIC

K. B. Shields

My Commission Expires:

09/10/2024



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

Notary Public, State of Ohio  
My Commission Expires  
September 10, 2024

**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

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

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APPLICATION #: Z 19 - 092

Page 2 of 2

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COUNTY OF FRANKLIN

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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. Danelle Sheppard, 2464 Walcutt Road, Columbus, OH 43228; # of Columbus based Emps: Zero (0) Contact Danelle Sheppard, 614-535-7552	2. Gerald and Deborah Sheppard, 2450 Walcutt Road, Columbus, OH 43228; # of Columbus based Emps: Zero (0) Contact Gerald, Deborah Sheppard, 614-348-7538
3. James R. Bibler, Jr., Donna S.B. Kvitko, Thos. A. Rees, Jr.; 6590 Davis Rd; Hilliard, OH 43026; # of Cols based Emps: Zero (0)	4. James V. and Katherine J. Thomas; 4867 Roberts Rd; Columbus, OH 43228 # of Columbus based Employees: Zero (0)

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

SIGNATURE OF AFFIANT

*Donald Plank*

Subscribed to me in my presence and before me this 5th day of March, in the year 2020

SIGNATURE OF NOTARY PUBLIC

*Kelly B. Shirley*

My Commission Expires:

09/10/2024



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

KELLY B. SHIRLEY  
Notary Public, State of Ohio  
My Commission Expires  
September 10, 2024

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