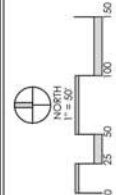




TOTAL UNITS	
TOTAL ACRES	± 10.37 ACRES
UNITS	160 UNITS
SURFACE PARKING	247 SPACES
GARAGE PARKING	48 SPACES
TOTAL PARKING	295 SPACES
PARKING	1.84 SPACES/D.U.



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 Suite 401  
 Columbus, OH 43215  
 www.farisplanning.com

DEVELOPMENT PLAN

**WALDREN WOODS**

PREPARED FOR METRO DEVELOPMENT

DATE: 12/23/20

*1/29/21*  
*Jeffrey & Ben*

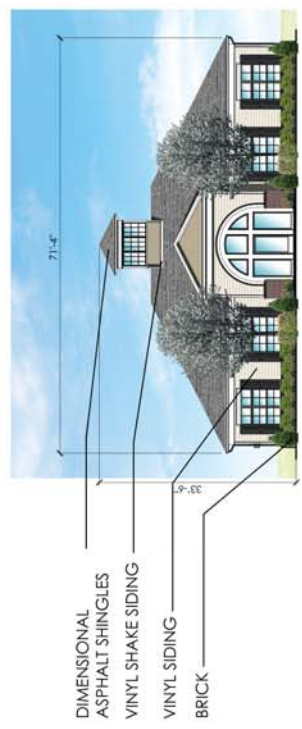




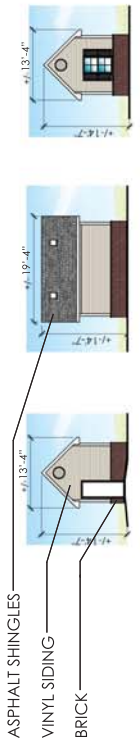
2 3 STORY BUILDING - TYPICAL SIDE ELEVATION  
SCALE: 1"=10'



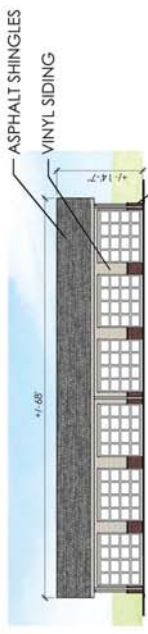
1 3 STORY BUILDING - TYPICAL FRONT & REAR ELEVATION  
SCALE: 1"=10'



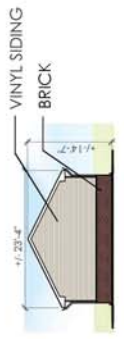
3 CLUBHOUSE - TYPICAL FRONT ELEVATION  
SCALE: 1"=10'



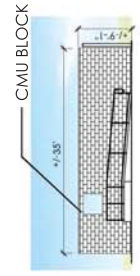
6 WATER METER BUILDING ELEVATIONS  
SCALE: 1"=10'



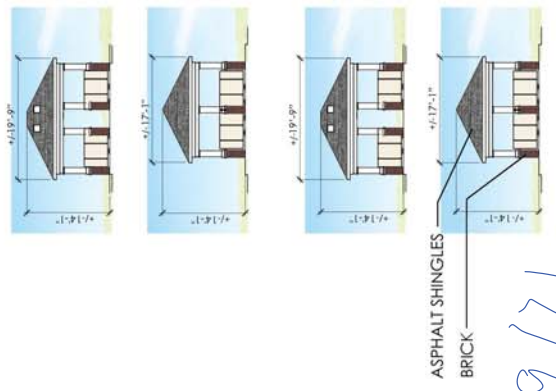
4 TYP. GARAGE FRONT ELEVATION  
SCALE: 1"=10'



5 TYP. GARAGE SIDE ELEVATION  
SCALE: 1"=10'



7 TRASH COMPACTOR ELEVATIONS  
SCALE: 1"=10'



8 MAIL STATION ELEVATIONS  
SCALE: 1"=10'

1/29/21  
Jeffrey Brown

ARCHITECTURAL ELEVATIONS

WALDREN WOODS

PREPARED FOR METRO DEVELOPMENT  
DATE: 12/23/20

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240 N. 5th Street  
Suite 401  
Portland, OR 97204  
www.farisplanning.com



ASPHALT SHINGLES  
VINYL SHAKE SIDING  
BRICK

TYPE J 2-STORY BUILDING FRONT ELEVATION - BUILDING 1



ASPHALT SHINGLES  
VINYL SHAKE SIDING  
VINYL SIDING  
BRICK

TYPE J 2-STORY BUILDING REAR ELEVATION - BUILDING 1



ASPHALT SHINGLES  
VINYL SHAKE SIDING  
BRICK

TYPE J 2-STORY BUILDING SIDE ELEVATION - BUILDING 1

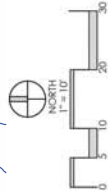
*Jeffrey T. Burns*  
*1/29/2021*

# ARCHITECTURAL ELEVATIONS

## WALDREN WOODS

PREPARED FOR METRO DEVELOPMENT

DATE: 12/23/20



**Farris Planning & Design**  
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 14, 2021**

- 8. APPLICATION:** **Z20-090**  
**Location:** **1572 MCNAUGHTEN RD. (43232)**, being 10.54± acres located on the east side of McNaughten Road, 1,500± north of East Livingston Avenue (550-156223, 550-156222, 550-156224 & 550-155903; Far East Area Commission).  
**Existing Zoning:** R-1, Residential District.  
**Request:** L-ARLD, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Evelyn F. Beeghley, et al; 2920 Torrey Pines Drive; Pickerington, OH 43147.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

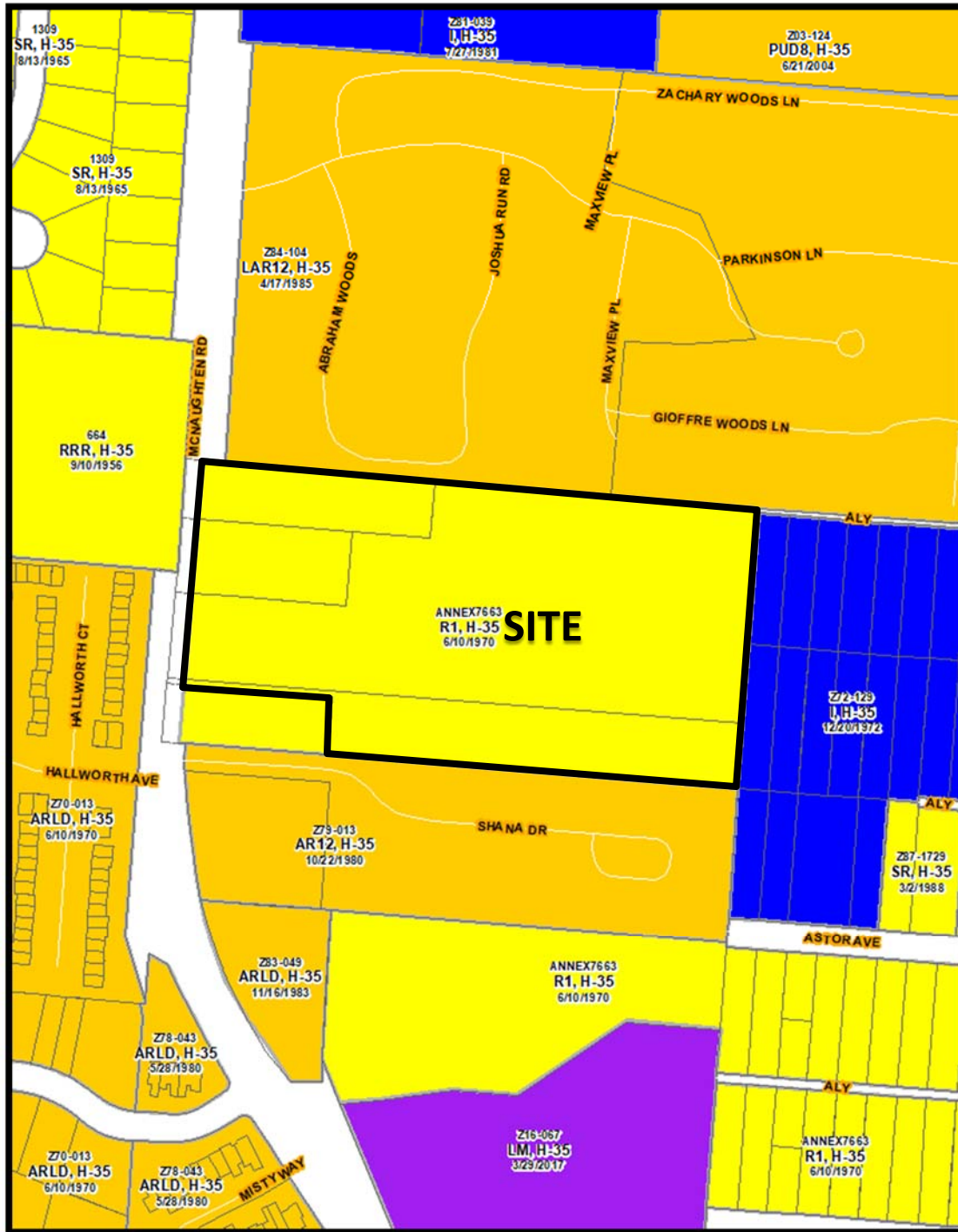
- The 10.54± acre site consists of four parcels in the R-1, Residential District. Two parcels are developed with single-unit dwellings, and the other two parcels are undeveloped. The applicant proposes the L-ARLD, Limited Apartment Residential district to permit multi-unit residential development containing up to 160 apartment units (15.18 units per acre gross density).
- North of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. South of the site is a single-unit dwelling in the R-1, Residential District and a multi-unit residential development in the AR-12, Apartment Residential District. East of the site is an electrical substation in the I, Institutional District. West of the site is undeveloped land in the RRR, Restricted Rural Residential District and a multi-unit residential development in the ARLD, Apartment Residential District.
- Concurrent CV20-104 has been filed to reduce the required building setback along McNaughten Road. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends medium density (10-16 du/acre) residential land uses at this location. The Plan incorporates complete adoption of *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.

- The limitation text establishes use restrictions and supplemental development standards that address the maximum number of permitted units, traffic improvements, landscaping, tree preservation, and open space. Additionally, commitments to develop the site in accordance with the submitted site plan and building elevations have been included in the text.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of McNaughten Road as a Suburban Community Connector requiring 100 feet of right-of-way.

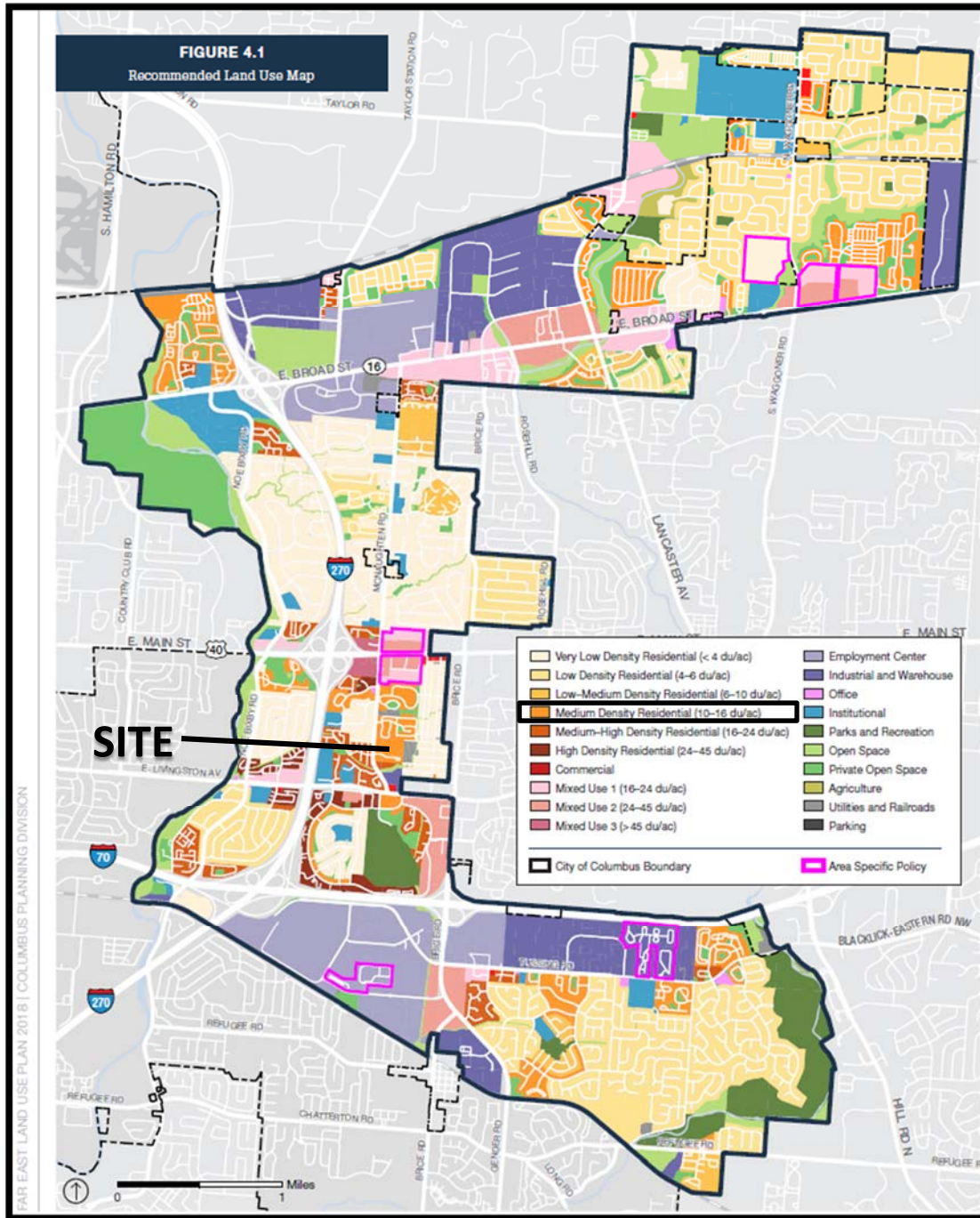
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed L-ARLD, Limited Apartment Residential District will permit a multi-unit residential development containing up to 160 apartment units. The request is consistent with the *Far East Land Use Plan's* land use recommendation for medium density residential uses at this location. The text and site plan identifies additional screening from neighboring properties, preservation of existing site trees, and internal walking paths, all of which are consistent with C2P2 Design Guidelines. Additionally, the requested district is compatible to the existing zoning and development pattern along this section of McNaughten Road.





Z20-090  
1572 McNaughten Rd.  
Approximately 10.54 acres  
R-1 to L-ARLD



Z20-090  
1572 McNaughten Rd.  
Approximately 10.54 acres  
R-1 to L-ARLD





Z20-090  
1572 McNaugthen Rd.  
Approximately 10.54 acres  
R-1 to L-ARLD



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

Case Number: Z20-090

Address: 1572 McNaughten Rd.

Group Name: Far East Area Commission

Meeting Date: 12/01/20

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:** *Approved with the following conditions:*

1) Bldg#1 on site will be a (2) two story structure

2) Bldg#1 will be located at (50') fifty foot setback  
- clubhouse and pool to remain as is.

3) Bldg#1 having brick material in place of vinyl

**Vote:**

**Signature of Authorized Representative:**

*unanimous 6 votes for / 0 votes against*

*Jennifer Chamblain*

*Far East Area Commission*

RECOMMENDING GROUP TITLE

*614 307-4708*

DAYTIME PHONE NUMBER

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

**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 #: Z20-090STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L Brown  
of (COMPLETE ADDRESS) 37 W. Broad St. ste 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. Evellyn F Beeghley 2920 Torrey Pines Drive Pickerington, OH 43147-9038	2. Delmar C Stumbaugh SU TR 9073 Long Street Ostrander OH 43061-9345
3. Robert J Brennan, Bishop of the Catholic Diocese of Columbus, Successor to Edward J Herrmann c/o Thomas Prunte, 197 E. Gay Street, Columbus, OH 43215 614-228-2457      number of Columbus based employees	4.

☐ 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 October, in the year 2020

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 09-04-2025

**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**