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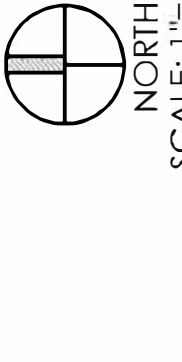
TOTAL AREA	± 11.5 ACRES
TOTAL UNITS	264 UNITS
GARAGE PARKING SPACES	66 SPACES
SURFACE PARKING SPACES	403 SPACES
TOTAL PARKING SPACES	469 SPACES (± 1.78 SPACES/UNIT)

DEVELOPMENT PLAN

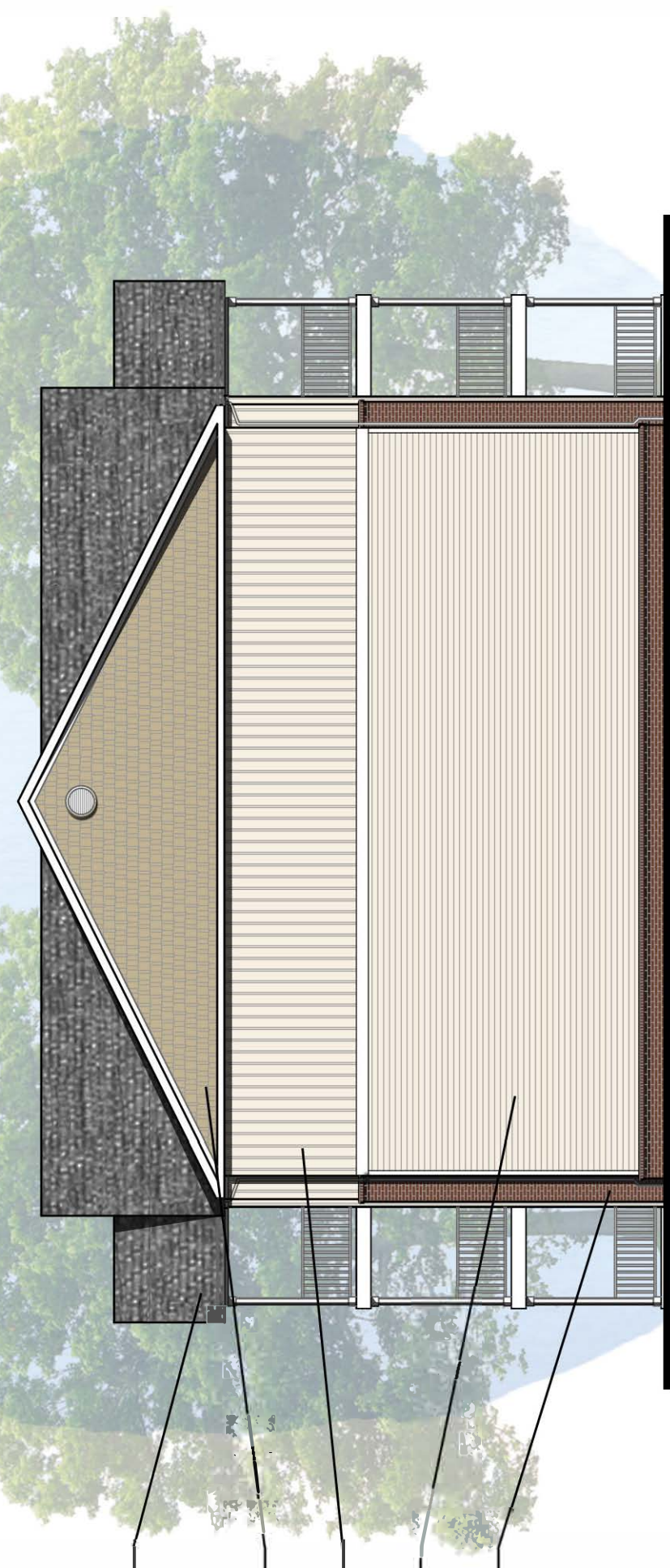
Final Received 3/16/21; Z20-110; Page 1 of 3

CASSADY AVENUE MULTIFAMILY

PREPARED FOR METRO DEVELOPMENT  
DATE: 3/8/21





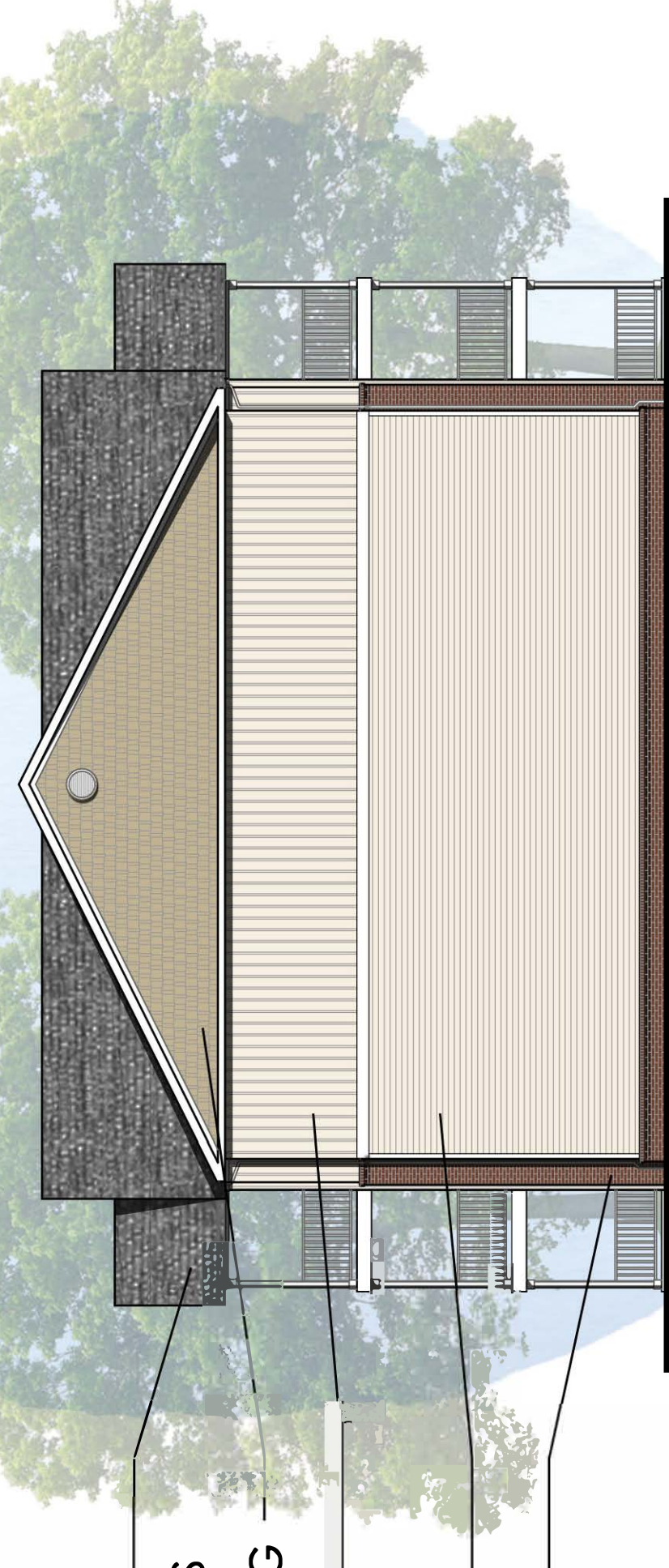


1 FRONT ELEVATION - TYPE J 12 UNIT (1 BED)/12 UNIT (2 BED)

SCALE: 1"=10'

**SIDE ELEVATION - TYPE J**

SCALE: 1"=10'

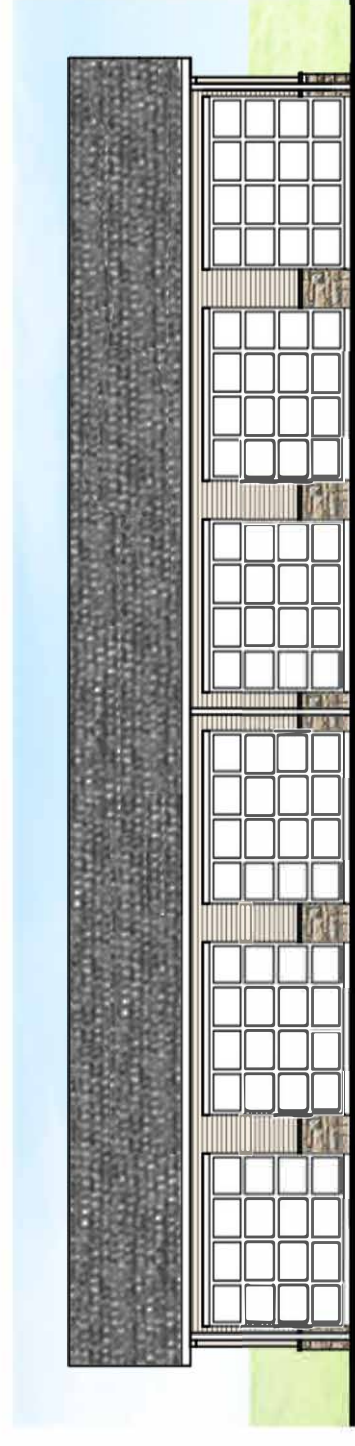


2 FRONT ELEVATION - TYPE G 24 UNIT (2-BED)

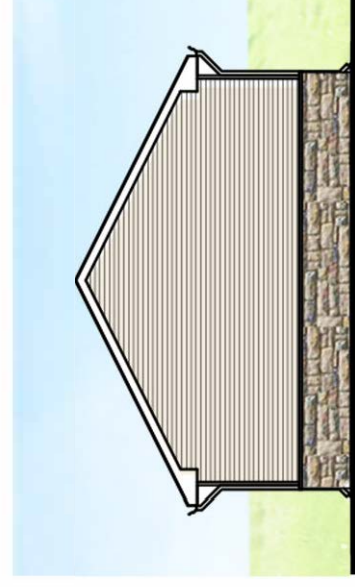
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**④ SIDE ELEVATION - TYPE G**

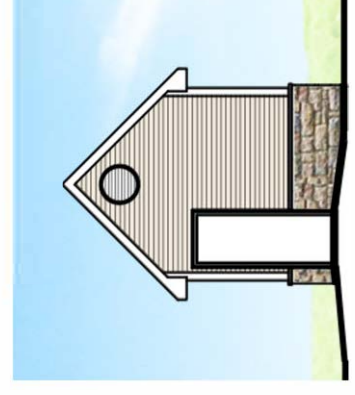
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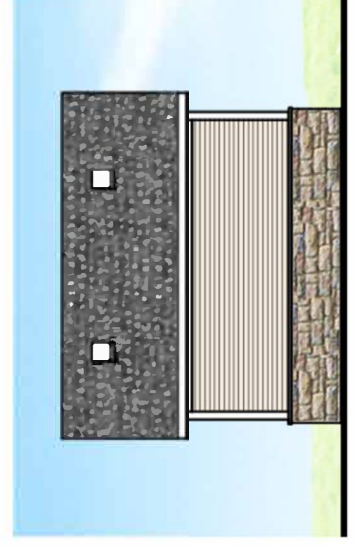
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SCALE: 1"=10'



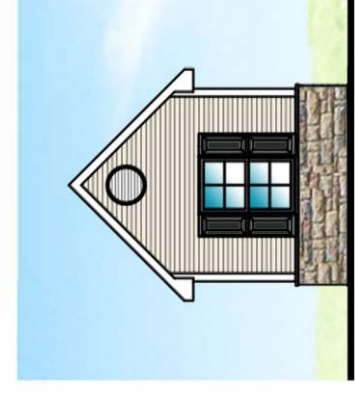
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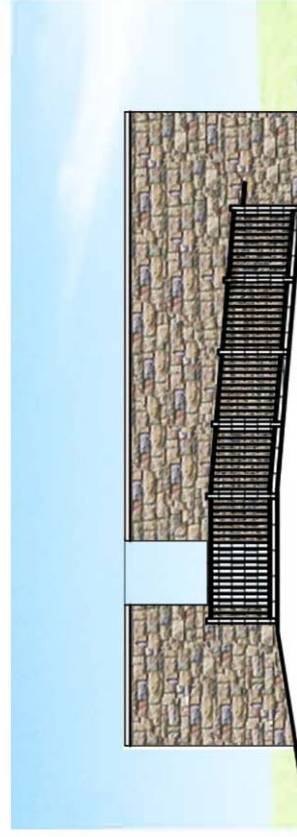
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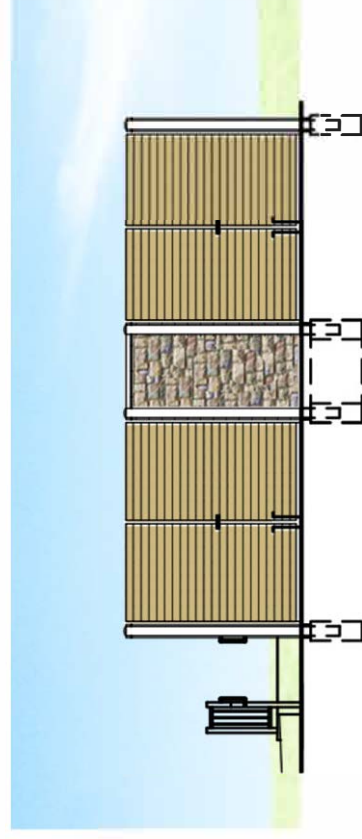
SCALE: 1"=10'



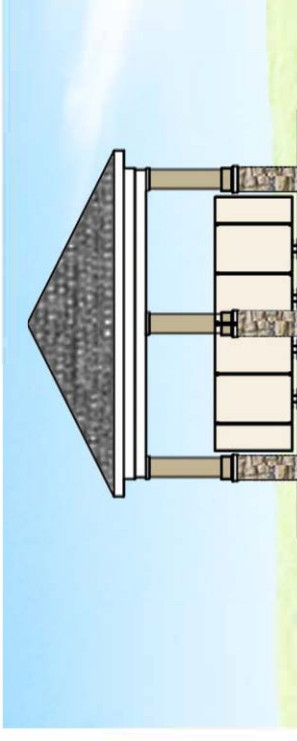
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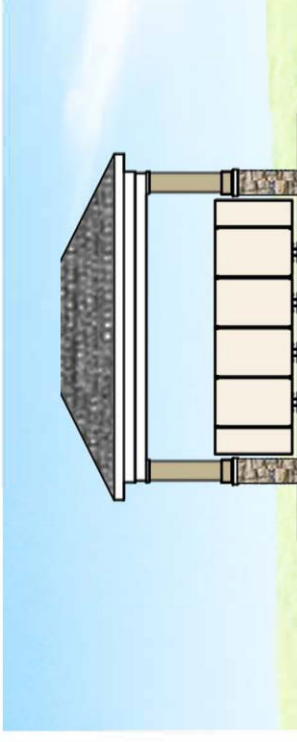
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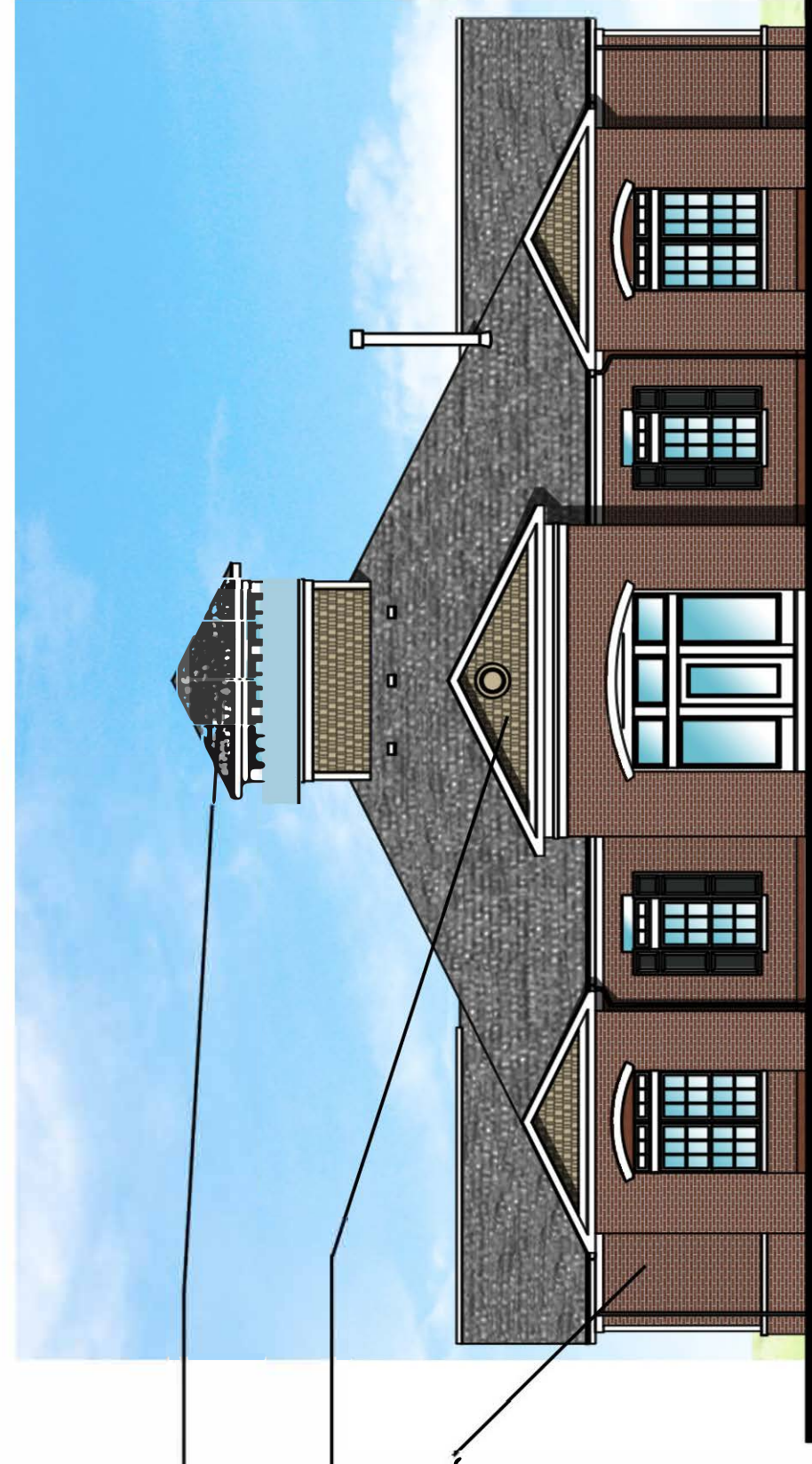
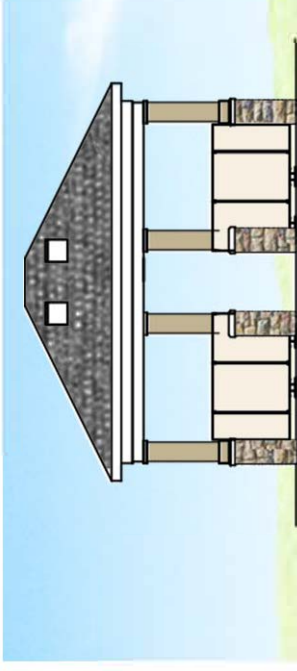
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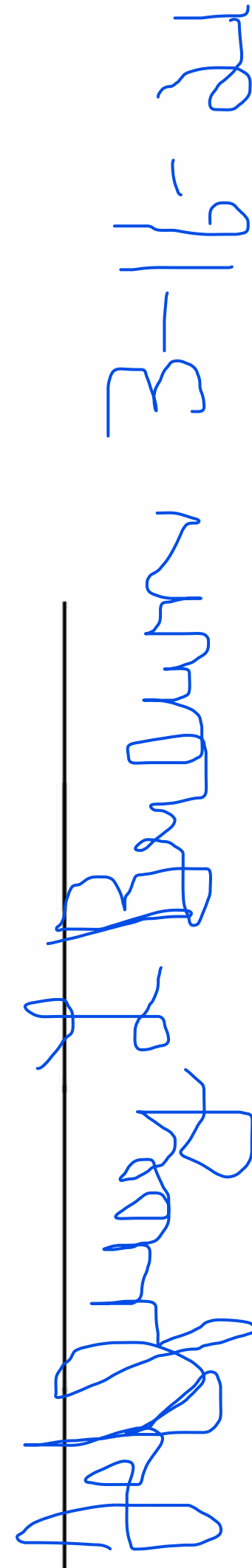


## CONCLUSIONS

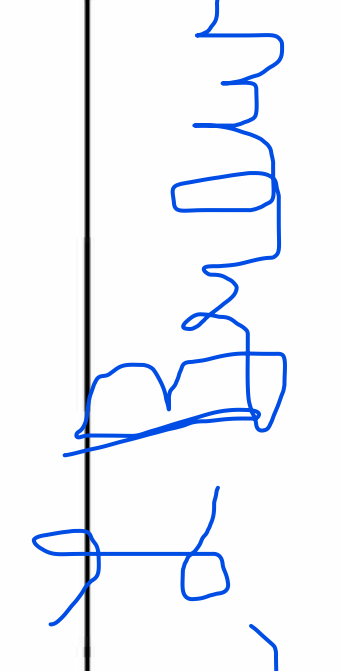


9 TYP. TRASH COMPACTOR ELEVATION

**SCALE: 1"=10'**



SCALE: 1"=10'



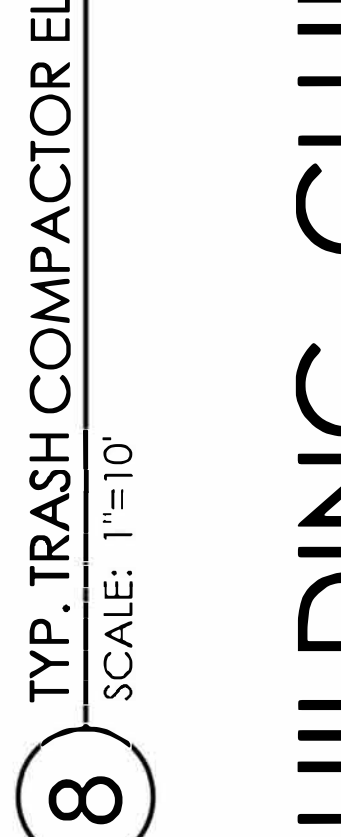
A hand-drawn diagram of a neuron. It features a central cell body (soma) with several branching structures extending from it, representing dendrites. A long, thin projection called an axon extends from the cell body, ending in a small, rounded terminal. The drawing is simple and schematic, using black lines on a white background.



## CONCLUSIONS



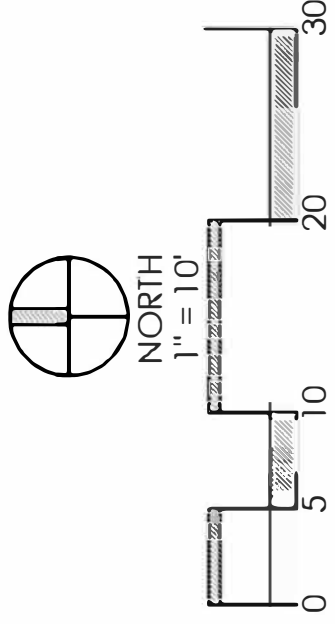
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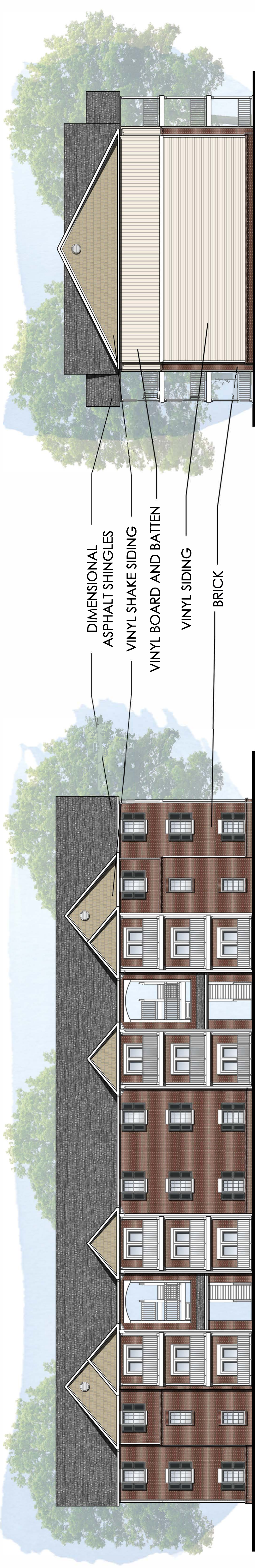
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*Jeffrey Brown 3-16-21*



1

FRONT ELEVATION - BUILDING 1 TYPE J 12 UNIT (1 BED)/12 UNIT (2 BED)

SCALE: 1"=10'

4

SIDE ELEVATION - BUILDING 1 TYPE J

SCALE: 1"=10'

BUILDING 1 ELEVATION

CASSADY AVENUE MULTIFAMILY

PREPARED FOR METRO DEVELOPMENT  
DATE: 3/1/2021





**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 11, 2021**

- 8. APPLICATION: Z20-110**
- Location:** **2337 N. CASSADY AVE. (43219)**, being 11.46± acres located on the west side of North Cassady Avenue, 560± feet south of Agler Road (010-122683 & 010-122684; Northeast Area Commission).
- Existing Zoning:** AR-12, Apartment Residential District and ARLD, Apartment Residential District.
- Request:** L-AR-1, 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):** Thomas D. Phillips III; 1719 North Cassady Avenue; Columbus, OH 43219.
- Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)

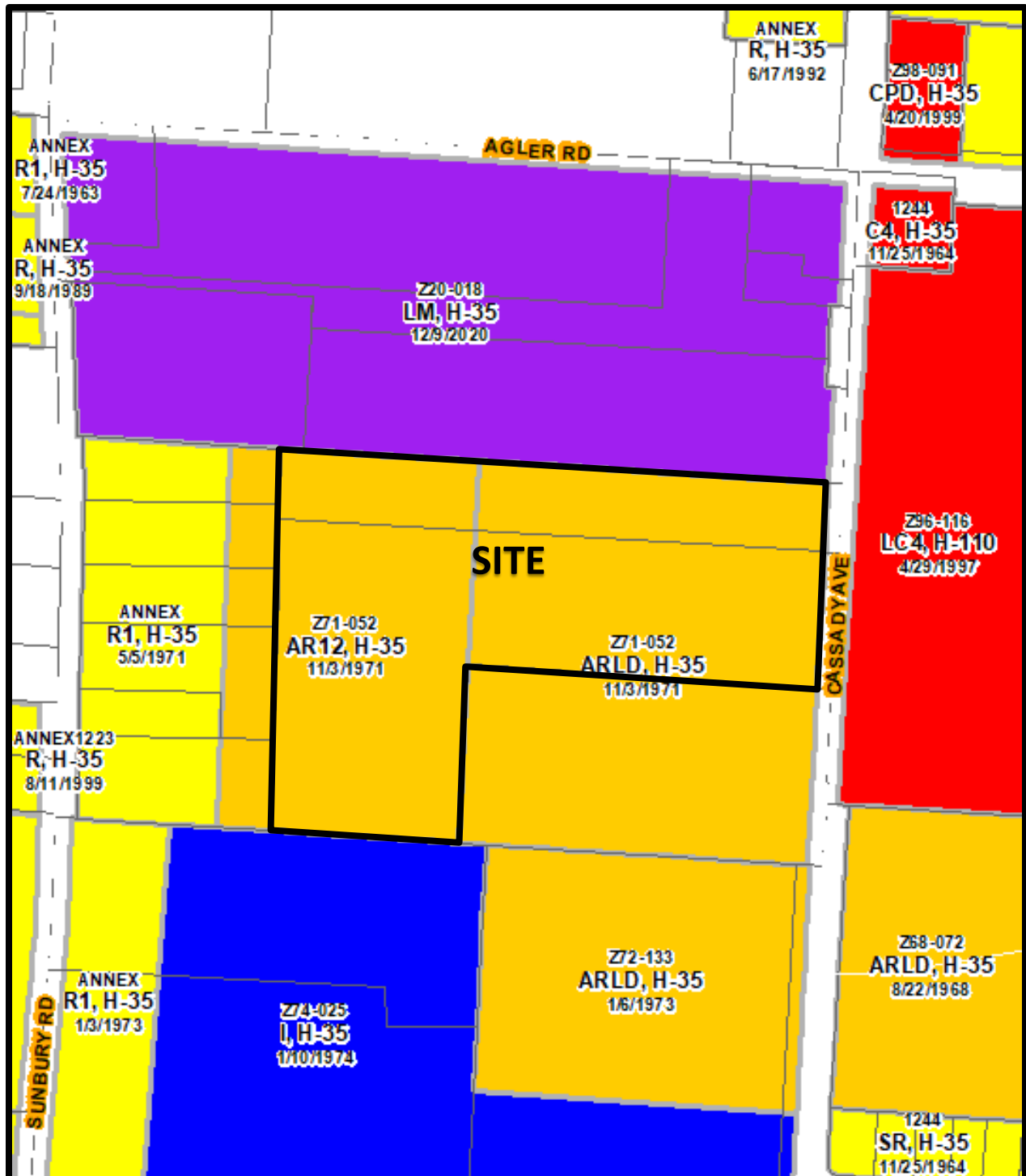
**BACKGROUND:**

- The site consists of two undeveloped parcels zoned in the AR-12, and ARLD, Apartment Residential districts. The requested L-AR-1, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 264 dwelling units (22.96 du/AC).
- To the north of the site is an industrial facility under construction in the L-M, Limited Manufacturing District. To the south is a religious facility in the ARLD, Apartment Residential District, and a single-unit dwelling split-zoned in the R-1, Residential, and I, Institutional districts. East of the site across North Cassady Avenue is a religious facility in the L-C-4, Limited Commercial District. To the west are single-unit dwellings all split-zoned in the R-1, Residential, and AR-12, Apartment Residential districts.
- The site is within the boundaries of the *Northeast Area Plan* (2007), which recommends “Mixed Use Neighborhood Center” and Agler Cassady Mixed-Use Center at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is pending the March 4, 2021 full Commission meeting.
- Companion CV20-124 has been filed to reduce the required building setback along Cassady Avenue. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The limitation text includes supplemental development standards that address maximum number of dwelling units, tree preservation, landscaping. Additionally, the limitation text contains commitments to develop the site in accordance with the submitted site plan and building elevations.

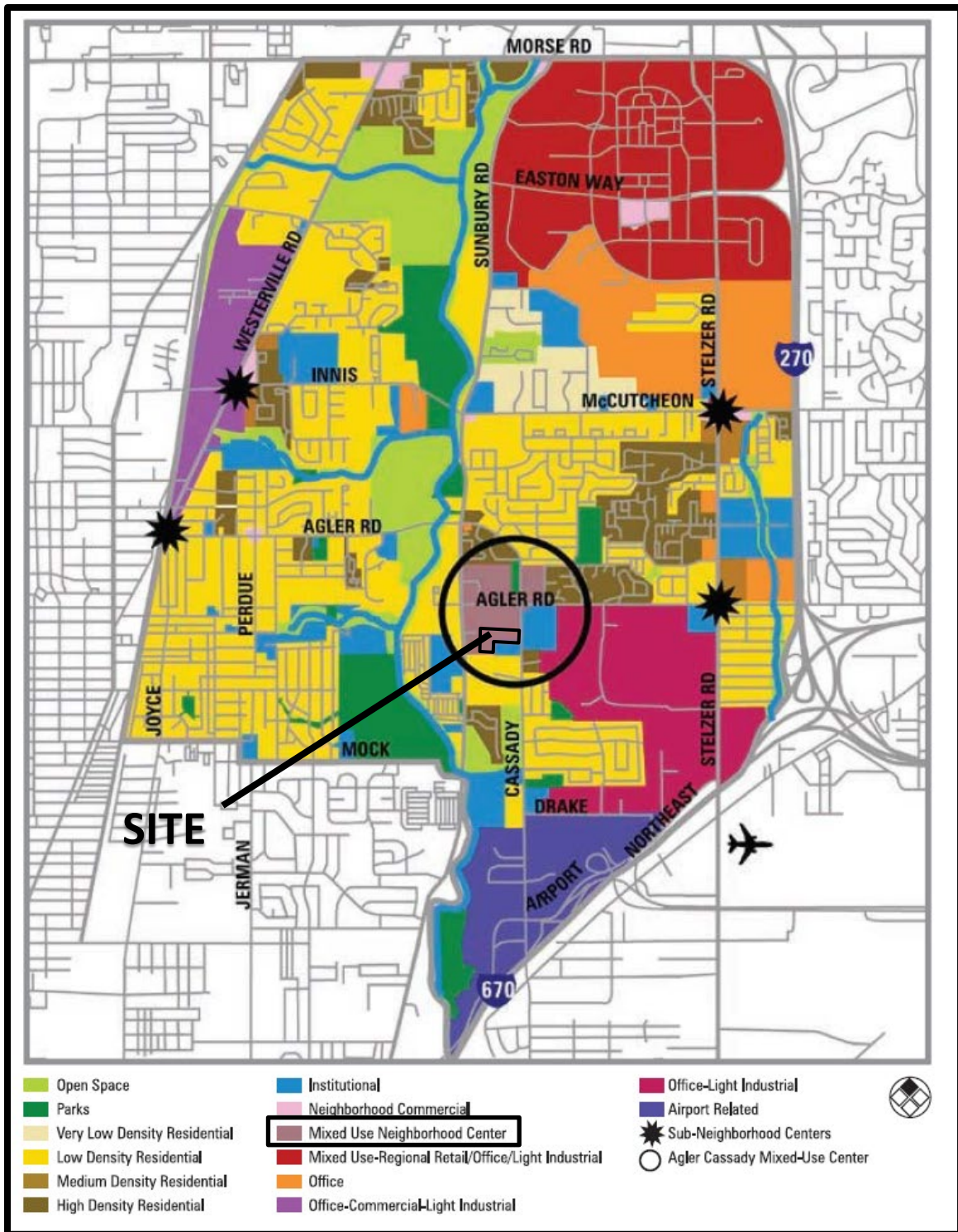
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of North Cassady Avenue as a Suburban Community Connector requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.

The requested L-AR-1, Limited Apartment Residential District will allow a multi-unit residential development containing a maximum of 264 units. The limitation text commits to a site plan and elevations which demonstrate compatibility with the design recommendations of the *Northeast Area Plan*, and includes provisions for internal connectivity, tree preservation, reduced surface parking impact, and the use of natural building materials. The requested zoning district is compatible with the Plan's land use recommendation, and does not represent an introduction of an incompatible use to the surrounding neighborhood. The Division of Traffic Management is reviewing supplemental information provided by the applicant and has not yet made a determination on whether the proposed site plan can be supported. Additional commitments may be needed based on the results of their review and the pending traffic access study. Once the issues are resolved with the Division of Traffic Management, the City Departments' recommendation will be updated to approval.



Z20-110  
2337 N. Cassady Ave.  
Approximately 11.5 acres  
AR-12 to L-AR-1



Z20-110  
 2337 N. Cassady Ave.  
 Approximately 11.5 acres  
 AR-12 to L-AR-1





Z20-110  
2337 N. Cassady Ave.  
Approximately 11.5 acres  
AR-12 to L-AR-1



# North East Area Commission

"Together we can build a stronger community"

Corrected Copies

March 21, 2021

Ms. Haley Feightner  
Department of Development and Zoning  
111 North Front Street  
Columbus, OH 43215

Ms. Feightner:

Subject: Z20-110, property known as 2337 North Cassady, Columbus, OH 43219.  
The North East Area Commission at a public virtual meeting on February 4, 2021  
voted to approve the above application.

Sincerely,



Commissioner Porter

Cc: Elwood Rayford – Chairperson  
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 #: Z20-110

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
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. Metro Developement LLC 470 Olde Worthington Rd STE100 Westerville, OH Joe Thomas 614-540-2400 <u>35</u> number of Columbus based employees	2. Thomas D Phillips III 1719 North Cassady Ave Columbus, OH 43219 614- 580-6767 0 number of 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 28th day of December, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2025



**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025  
*This Project Disclosure Statement expires six months after date of notarization.*

**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**