



EAST BUILDING ELEVATION

* Max building height is 54'

[Handwritten signature]
11/22/20

ELMWOOD CONCEPTUAL ELEVATIONS

27 January 2020



Elevation, Sheet 1

Z19-023; Final Received 11/22/20



WEST BUILDING ELEVATION

* Max building height is 54"

[Handwritten signature]
11/22/20

ELMWOOD CONCEPTUAL ELEVATIONS

27 January 2020



ARCHITECTURE INSPIREN

Elevation, Sheet 2

Z19-023; Final Received 11/22/20

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 13, 2019**

- 6. APPLICATION: Z19-023**
- Location:** **6181 THOMPSON STREET (43235)**, being 8.34± acres located north of the terminus of Thompson Street, 1,260± feet west of Linworth Road (610-213865 and 7 others; Far Northwest Coalition).
- Existing Zoning:** L-C-2, Limited Commercial, RR, Rural Residential, and PUD-4, Planned Unit Development Districts.
- Request:** L-AR-1, Limited Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** The Burk LLC; c/o Jeffrey Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** Gary J. and Carol A. Friedlinghaus, et. al.; 6980 Temperance Point Street; Westerville, OH 43082.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is developed with a few single-unit dwellings in the L-C-2, Limited Commercial, RR, Rural Residential, and PUD-4, Planned Unit Development districts. The applicant proposes the L-AR-1, Limited Apartment Residential District, in order to construct a multi-unit residential development with a maximum of 154 dwelling units (18.47 units/acre).
- To the north of the site are single-unit dwellings in the PUD-4, Planned Unit Development District. To the south are commercial developments in the L-C-4, Limited Commercial District. To the east is a railroad. To the southwest is a religious facility in the L-C-4, Limited Commercial District. To the west are single-unit dwellings in Perry Township.
- Companion CV19-021 has been filed to vary the setbacks and perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Northwest Plan* (2016) which recommends “Mixed Use 1” along West Dublin-Granville Road (SR 161) and “Low Density Residential” for the northern parcels. The Plan recognizes that higher densities may be appropriate where more intense uses are present. The Plan also recommends consideration of compatibility with adjacent uses and impacts on natural resources when reviewing higher density proposals. Additionally, the Plan provides Design Guidelines regarding sensitive site design, building materials, front elevations, open space, landscaping, tree preservation and connectivity.
- The site is located within the boundaries of the Far Northwest Coalition, whose

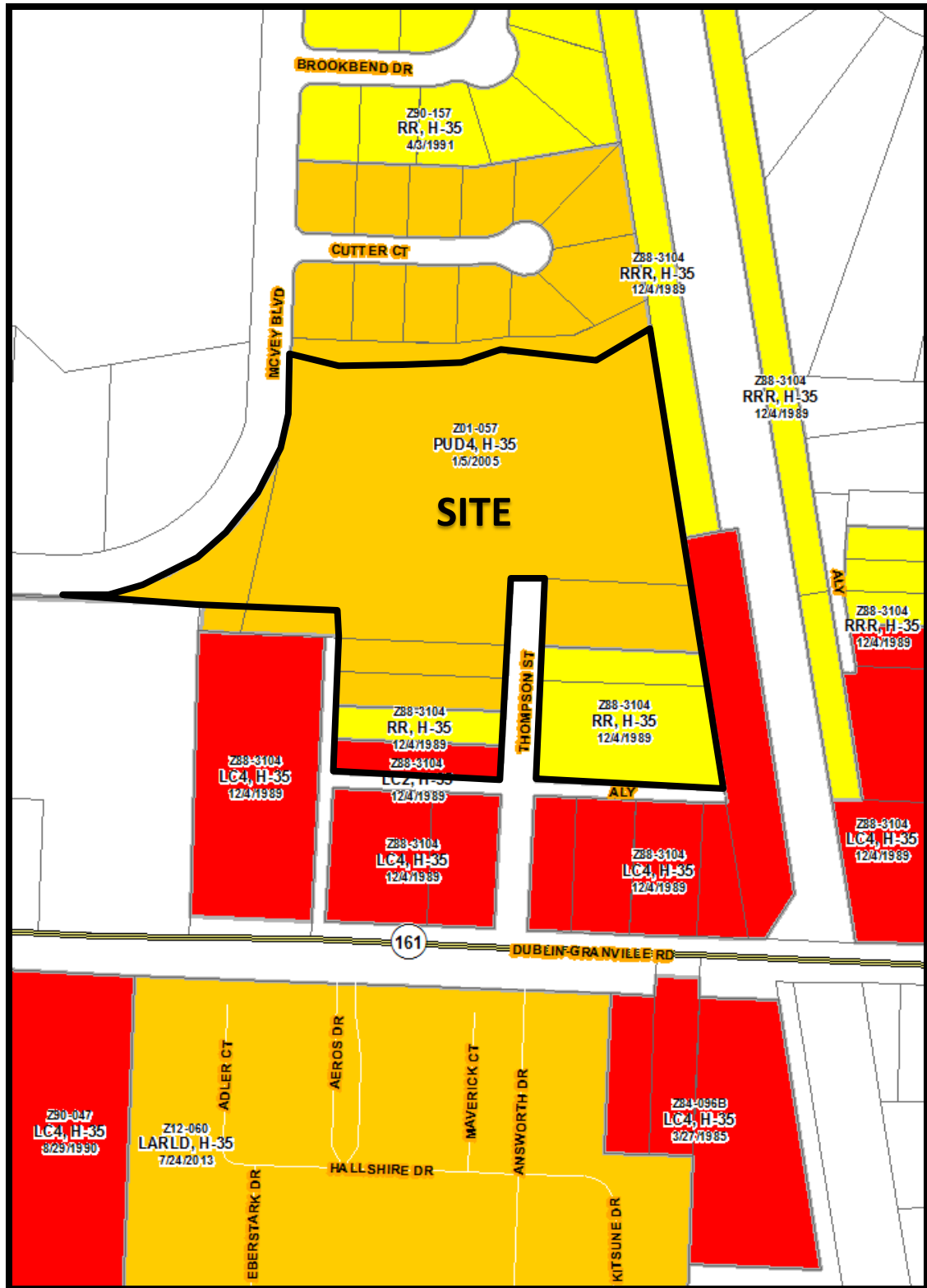
recommendation is for unanimous disapproval.

- The limitation text commits to a site plan and building elevations, and includes development standards addressing density, open space, and graphics provisions.
- The Traffic Management Division has indicated that the right-of-way improvements along Thompson Street and the east-west alley north of SR 161 shown on the site plan do not represent an approved layout. The traffic access study has been reviewed and comments have been provided by the Traffic Management Division. At the time this report was prepared, revisions to the traffic access study were still pending, and final traffic commitments are still forthcoming and will be incorporated into the limitation text prior to the rezoning ordinance being submitted to City Council. The initial comments from the traffic access study review are attached.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ ***Approval**

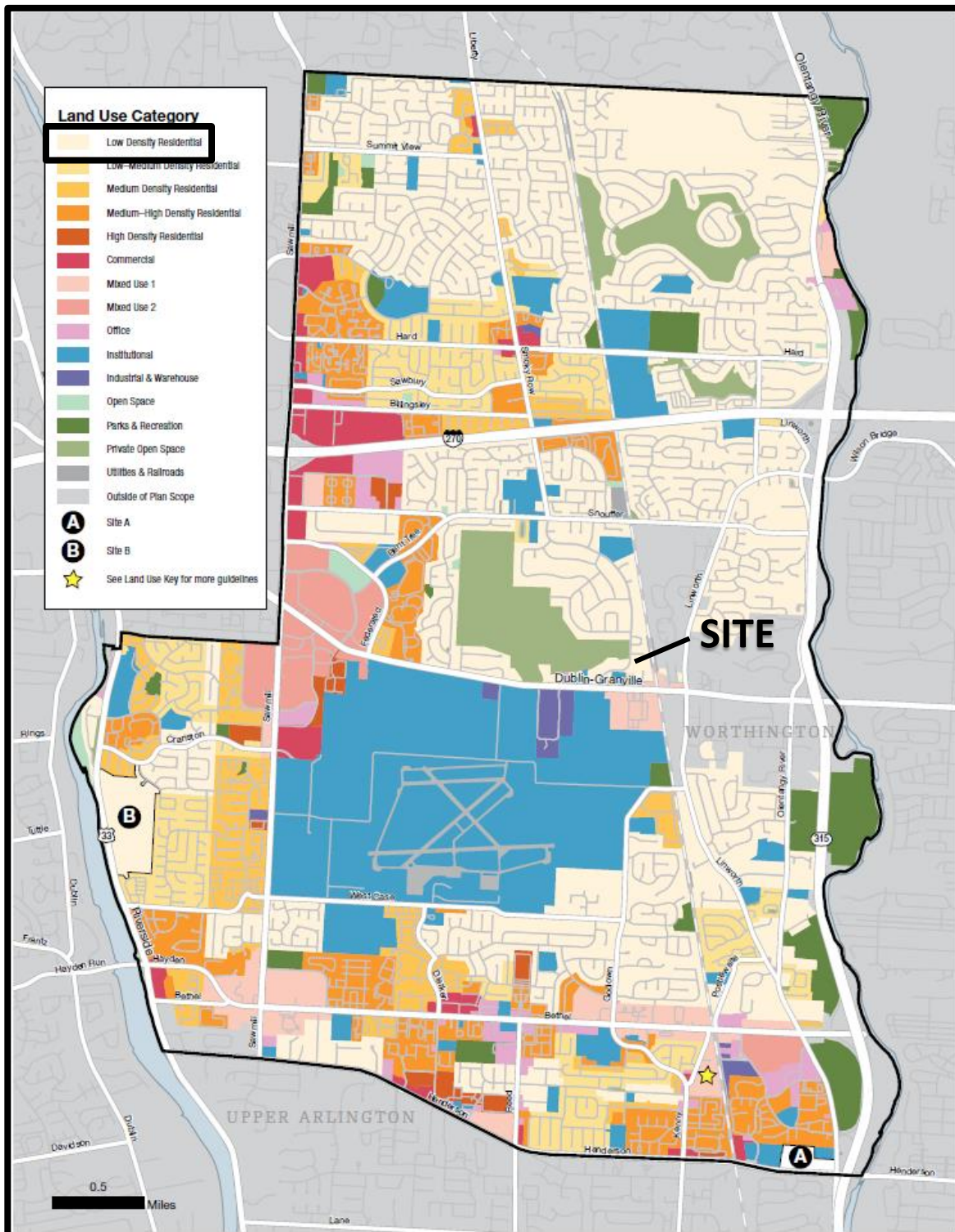
The requested L-AR-1, Limited Apartment Residential District will allow a multi-unit residential development that is compatible with the density and development standards of surrounding multi-unit residential developments. Additionally, the Planning Division Staff believes that the proposed development meets the higher density criteria in the *Northwest Plan* due to its location along immediately adjacent to the primary corridor of West Dublin Granville Road, its adjacency to more intense commercial uses, and the inclusion of provisions for open space and buffering to the single family to the north. However, as long as significant traffic-related issues remain unresolved, Staff recommends disapproval.

***NOTE: The traffic access study has been completed, and additional commitments have been added to the limitation text. Staff is now in support.**



Z19-023
6181 Thompson Street
Approximately 8.26 acres
L-C-2, RR, PUD-4 to L-AR-1

The Northwest Plan (2016)



Z19-023
6181 Thompson Street
Approximately 8.26 acres
L-C-2, RR, PUD-4 to L-AR-1



Z19-023
6181 Thompson Street
Approximately 8.26 acres
L-C-2, RR, PUD-4 to L-AR-1

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

Case Number: Z19-023

Address: 6181 THOMPSON STREET

Group Name: FAR NORTHWEST COALITION OF COLUMBUS

Meeting Date: APRIL 17, 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:

BASED ON SIGNIFICANT CONCERNS HELD BY THE FNWC BOARD, NEIGHBORING PROPERTY AND BUSINESS OWNERS, AND CIVIC AND RESIDENT ASSOCIATIONS RELATED TO THE IMPACT THAT THE PROPOSED DEVELOPMENT WOULD HAVE ON LOCAL SAFETY, TRAFFIC, INFRASTRUCTURE, NATURAL GREENSPACE, AND NEIGHBORHOOD COHESION, THE FNWC BOARD RECOMMENDS DISAPPROVAL. THE BOARD WOULD WELCOME THE OPPORTUNITY TO WORK WITH THE APPLICANTS ON A REVISED APPLICATION THAT INCORPORATES CHANGES SUGGESTED BY THE BOARD AND RESIDENTS.

Vote: 0 TO APPROVE - 7 TO DISAPPROVE

Signature of Authorized Representative: 

SIGNATURE

PRESIDENT

RECOMMENDING GROUP TITLE

202-631-3370

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.

Date: June 13, 2019

Application #: Z19-023	Requested: L-AR-1	Address: 6181 THOMPSON ST (43235)						
	Length of Testimony: 6:26 → 6:26	Staff _____ Approval <input checked="" type="checkbox"/> Disapproval Position: _____ Conditional Approval						
3 ^{Area Comm} Speakers Support: Opposition: 3	Development Commission Vote: 3 Yes 2 No 0 Abstain	Area Comm/ _____ Approval <input checked="" type="checkbox"/> Disapproval Civic Assoc: _____ Conditional Approval						
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	YES Fitzpatrick	NO Ingwersen	NO Anderson	Y Cooley	ABSENT Conroy	Y Onwukwe	ABSENT Golden	
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Land Use	+	+	+	+		+		
Use Controls	+	+	+	+		+		
Density or Number of Units	+	+	-	+		+		
Lot Size	+	+	+	+				
Scale						+		
Environmental Considerations	+	+	-	+		+		
Emissions								
Landscaping or Site Plans	+	+	+	+		+		
Buffering or Setbacks	+	+				+		
Traffic Related Commitments	?	TRAFFIC PENDING	-	-		-		
Other Infrastructure Commitments	+	+	-	+		+		
Compliance with City Plans								
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation	-							
Governmental or Public Input								
MEMBER COMMENTS:								
FITZPATRICK: WELL DESIGNED MASTER PLAN & BUILDING DETAILS FOSTER THIS APPLICATION AS AN APPROPRIATE USE. TRAFFIC DETAILS MUST BE FIRMED-UP AND COMMITTED TO PRIOR TO FINAL APPROVAL. CONSERVATION OF NATURAL ATTRIBUTES SUPPORTS THIS LAND USE.								
INGWERSEN: WELL DESIGNED, WOULD BE AN APPROPRIATE USE IF THERE WAS A TRAFFIC STUDY WHICH AT THIS TIME IS NOT COMPLETE IF THE TRAFFIC STUDY/PROPOSAL SHOWS BOTH RIGHT & LEFT TURNS AUTO 161, THEN I WOULD BE IN SUPPORT OF THIS								
ANDERSON: Cannot support project w/o understanding traffic and the financial commitments to avoid exacerbating traffic as it is. Cannot let City Council schedule control.								
COOLEY: ALTHOUGH TRAFFIC INFRASTRUCTURE (USE) AND ROUTE IN CEN ARD DR, THE NEED FOR PARKING HOUSING, WHICH THIS IS, IS THE MAIN PURPOSE OF THE PROJECT. THIS PROJECT, IN A HIGH-PARKING WAY, ADDRESSING AND ADDRESSING NEEDS.								
CONROY:								
ONWUKWE: Great site plan. But looking traffic consideration								
GOLDEN:								

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 #: Z19-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III

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. The Burk LLC 634 High Street, Suite A Worthington, OH 43085 Kevin Showe kshowe100@aol.com No Columbus based employees	2. Gary J & Carol A Friedlinghaus 6980 Temperance Point Street Westerville, OH 43082-8762
3. Larry L & David R Guglielmi 6728 Lakeside Circle West Worthington, OH 43085-2875	4. Jimmy L Thompson et al 546 Brightstone Drive Reynoldsburg, OH 43068-1185

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11th day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



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