

SITE DATA

Proposed Zoning:

PUD-6, L-AR12,

Total Acreage:

± 129.1 Ac.

- West Broad ROW:

-2.8 Ac.

Net Acreage:

126.3 Ac.

COMMERCIAL (CPD):

± 30.4 Ac.

- Subarea 1:

± 24.6 Ac.

- Subarea 2:

± 5.8 Ac.

SINGLE FAMILY (PUD-6):

± 63.2 Ac.

- Open Space:

±23.5 Ac.

- SF Lots + ROW:

± 39.7 Ac.

MULTI FAMILY (L-AR12):

± 32.7 Ac.

- Open Space:

± 12.3 Ac.

- SF Lots + ROW:

± 20.4 Ac.

TOTAL UNITS:

451 Du's

- MF (Phase 1):

180 du's

- MF (Phase 2):

80 du's

- Single Family:

191 du's

NET DENSITY (less CPD land):

4.7 du/ac

Proposed Public ROW's:

±10.55 Ac

ADJUSTED NET DENSITY (less CPD and ROW's):

5.28 du/ac

OPEN SPACE REQUIRED:

± 13.9 Ac

- Parkland Required: 5.6 ac
- 191 du's at 2.48 ac/du = 473.68 ac /1000 = .47 x 5.5 = 2.6 ac
- 260 du's at 2.13 ac/du = 553.80 ac /1000 = .55 x 5.5 = 3.0 ac
- Common Open Space: 8.28 ac
- 451 du's x 800sf/du =360,800sf /43560 sf/ac = 8.28 ac

NOTE: Parkland dedication requirement based on Columbus Code Chapter 3318; Cor space requirement based on Columbus Code Chapter 3345.09

OPEN SPACE PROVIDED:

± 37.8 Ac

- Woods Preserve: ± 8.6 ac
- Buffers/Greens: ± 1.1 ac
- Stream Buffers/Parks: ± 28.1 ac

9/27/20



PROPOSED ZONING:	P
TOTAL ACREAGE:	16
TOTAL UNITS:	19
DENSITY:	3.0
PROPOSED PUBLIC ROW'S:	±1
ADJUSTED NET DENSITY: (total units) / (total acres – rows acreage)	3.6
Open Space Required: (191 du's x 800 sf/du)	3
Open Space Provided:	±2



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2019**

- 9. APPLICATION: Z18-065**
- Location:** **6145 W BROAD ST. (43119)**, being 126.3± acres located on the south side of West Broad Street, southeast of the intersection with Alton Darby Creek Road (010-256886; Westland Area Commission and Big Darby Accord Panel).
- Existing Zoning:** R, Rural District.
- Request:** CPD, Commercial Planned Development, PUD-6, Planned Unit Development, and L-AR-12, Limited Apartment Residential Districts (H-35).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Blauser Capital Ltd.; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 126.3± acre site is used predominantly for agricultural purposes and zoned in the R, Rural District. It is known as the “Blauser Tract” which was subject of Rezoning Application #Z05-065, a mixed-use development proposal that received a recommendation of approval from the Development Commission at the January 10, 2008 meeting. The application was ultimately withdrawn due to unresolved traffic issues. The applicant requests the CPD, Commercial Planned Development, PUD-6, Planned Unit Development, and L-AR-12, Limited Apartment Residential districts for a mixed-use development that is similar to the 2008 proposal.
- To the north across West Broad Street are an industrial park, a single-unit dwelling, and undeveloped land in Prairie Township, and a former driving range zoned in the R, Rural District that is pending zoning to the L-AR-1, Limited Apartment Residential and PUD-6, Planned Unit Development districts. To the east a single-unit residential subdivision in the L-R-2, Limited Residential, and R-2 Residential districts. To the south is undeveloped land zoned in the R, Rural District. To the west is undeveloped parkland land owned by the City of Columbus.
- The site is within the planning area of the *Big Darby Accord Watershed Master Plan* (2006) which recommends Commercial, Residential Suburban (3-5 units/acre), and Tier 1 and Tier 3 Environmental Conservation zones for this location. The Big Darby Accord Advisory Panel voted to recommend approval of the proposed development by a 7-0 vote, noting that the Panel conditionally approved the proposal in September 2007, and the conditions have been incorporated into the current proposal. The request complies with aspects of the *Big Darby Accord Watershed Master Plan* in regards to improvement of water quality, groundwater recharge, and preservation of wooded areas and wetlands.
- The development and PUD plans depict the intended development and open space areas. The CPD district is 30.4± acres, and proposes a maximum of 150,000 square feet of C-4, Commercial District uses with some restrictions on Subarea 1, and C-2, Commercial District uses on Subarea 2. The PUD-6 district contains 63.2± acres and proposes 191 single-unit dwellings on public streets. The L-AR-12 district contains 32.7± acres and proposes 260

apartment units. 37.7 acres of open space are provided throughout the site, and will be maintained by an owner's association or dedicated to the City of Columbus. The Development text includes provisions for setbacks, maximum square footage of commercial space, access and roadway improvements, sidewalks, landscaping and screening, low impact development features, open space, natural resource preservation, single-unit dwelling size and garage requirements, building materials, and lighting and graphics controls.

- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for disapproval due to an unfavorable recommendation on the proposed L-AR-12 district. Multiple letters of opposition have been received by neighborhood residents within this area. That correspondence has been assembled into a packet that was distributed to the Development Commission Members at the time this Staff Report was finalized.
- The site is subject to the Big Darby Revenue Program. The developer contribution requirements are still being finalized. Funds from this program are utilized primarily for Big Darby Accord purposes (i.e. stream restoration and parkland acquisition).
- The traffic impact study associated with this application has been reviewed twice by the City of Columbus and the Ohio Department of Transportation, and some outstanding comments will need to be addressed by the applicant. Upon review and approval of the traffic impact study, appropriate commitments will need to be incorporated into the development text.
- After the Staff Report was released, the Recreation and Parks Department identified details that will need to be determined prior to this application being submitted for City Council consideration: 1) Access to Subarea 2 through the adjacent parkland. 2) Clear understanding of the preservation area in the southeast corner of the site in the L-AR-12 district. 3) Tree preservation within the West Broad Street right-of-way. 4) Minimum tree size at planting to be 2" in diameter for shade trees and 6' in height for evergreen trees. 5) Wetland impacts. 6) There is a Parkland Dedication Ordinance requirement associated with this development. Recreation and Parks requests land instead of fee in lieu of for this development.
- The *Columbus Thoroughfare Plan* identifies West Broad Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.*

The requested CPD, Commercial Planned Development, PUD-6, Planned Unit Development, and L-AR-12, Limited Apartment Residential districts will permit a mixed-use development consistent with the land use recommendations of the *Big Darby Accord Watershed Master Plan*. The request complies with aspects of the *Big Darby Accord Watershed Master Plan* with regards to recommended density, improvements in water quality, groundwater recharge, and preservation of wooded areas and wetland and stream corridors. The request also includes substantial open space and preservation areas with pedestrian connections to the adjacent parkland, but there are details that need to be finalized with the Recreation and Parks Department which will be incorporated into the development text or plans prior to City Council consideration. Final traffic commitments as requested by the Division of Traffic Management will also be included in the development text prior to City Council consideration pending approval of the traffic impact study.

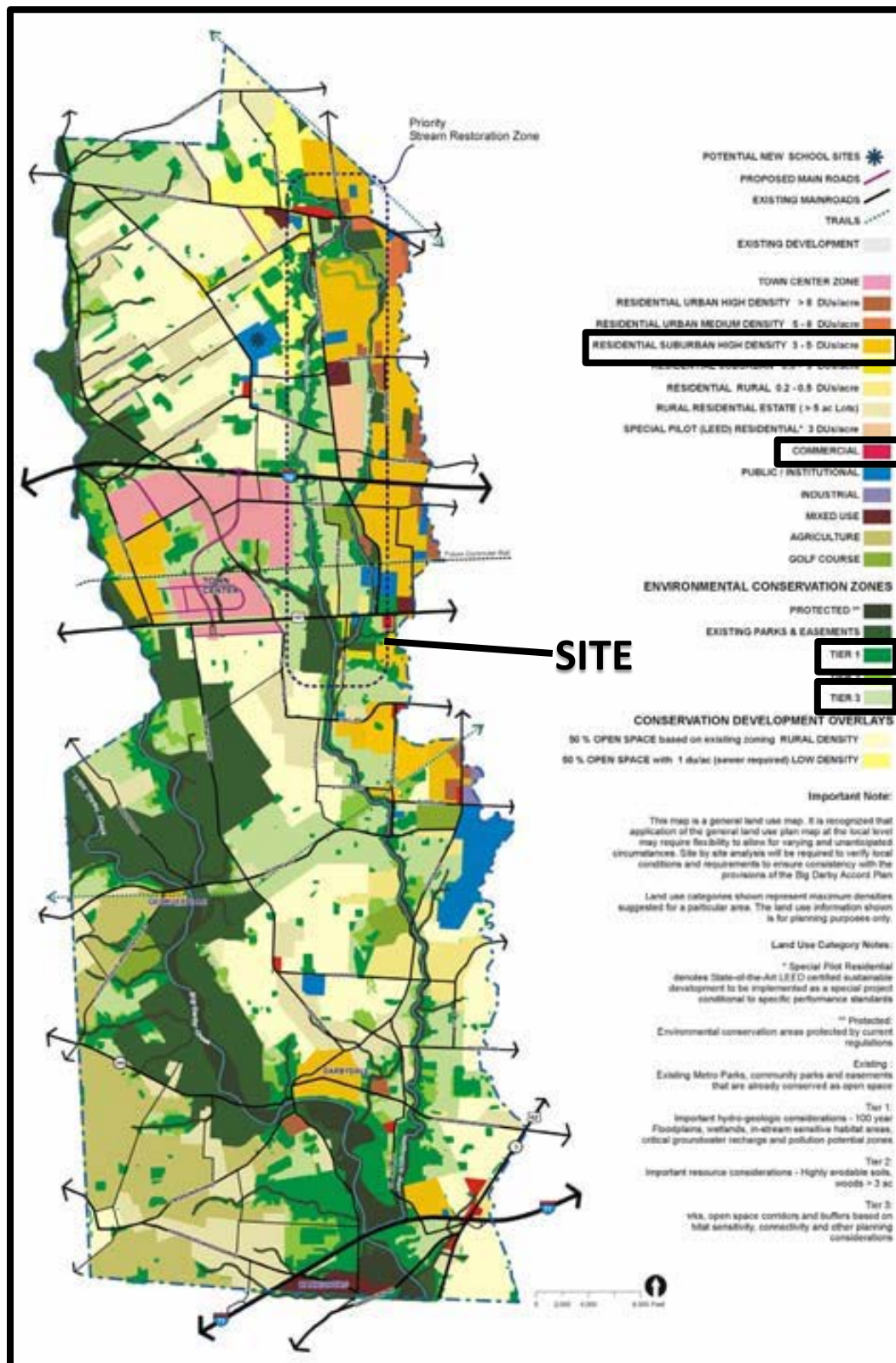
*Recreation and Parks Department details are to be finalized during final site compliance review and/or at subdivision review. Final traffic commitments have been incorporated into the development text.

Z18-065
6145 W. Broad St.
Approximately 126.31 acres
R to CPD, PUD-6, & L-AR-12

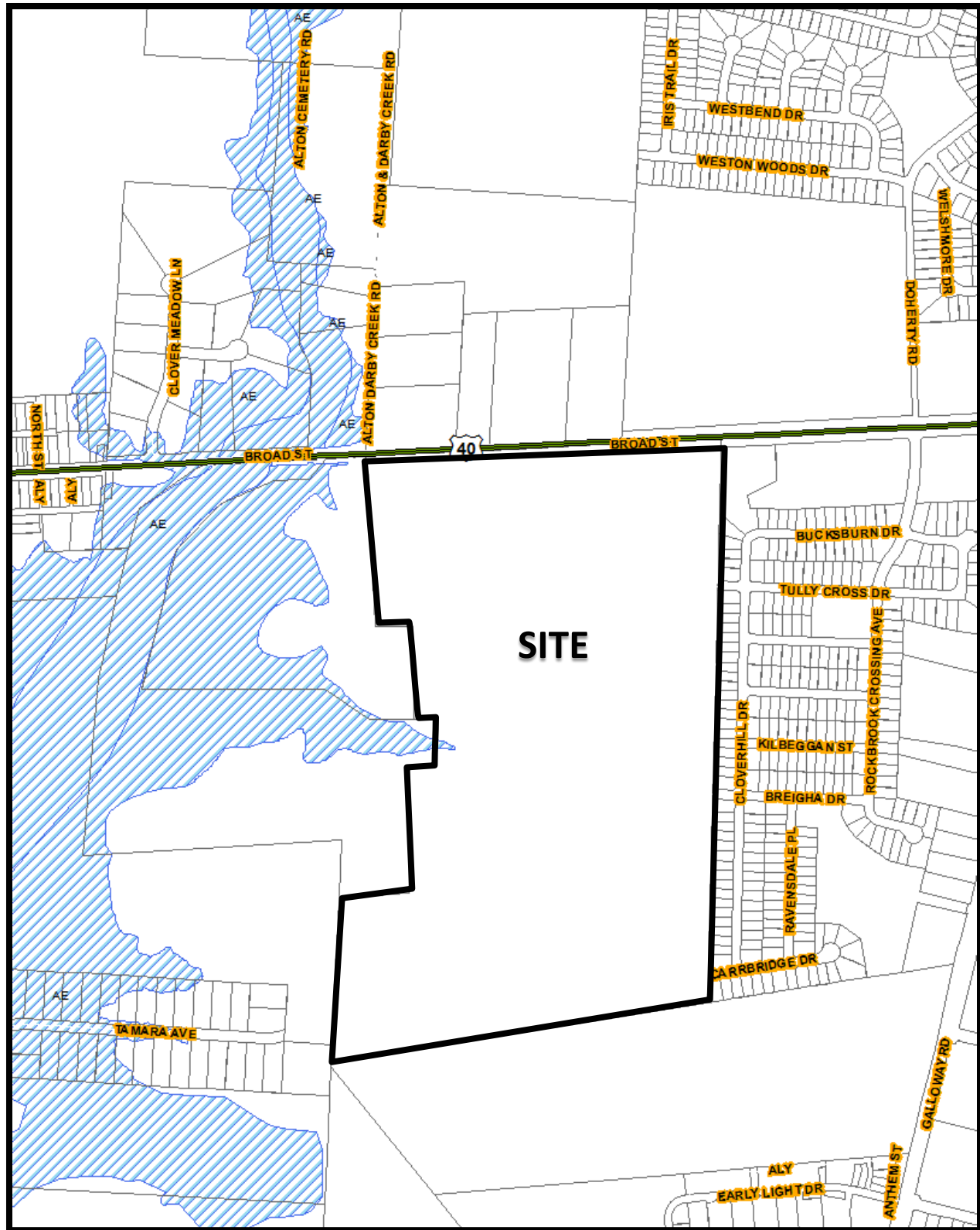


Z18-065
6145 W. Broad St.
Approximately 126.31 acres
R to CPD, PUD-6, & L-AR-12

Big Darby Accord Watershed Master Plan (2006)



Z18-065
6145 W. Broad St.
Approximately 126.31 acres
R to CPD, PUD-6, & L-AR-12



Z18-065
6145 W. Broad St.
Approximately 126.31 acres
R to CPD, PUD-6, & L-AR-12

Big Darby Accord Advisory Panel

Record of Action

December 6, 2018

Jeff Brown
Smith & Hale LLC.
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

The Big Darby Accord Advisory Panel considered Case #AP-18-03 at the November 13, 2018 meeting.

Blauser Farms (Case #AP-18-03)

Review regarding a Columbus application to rezone a site with modifications to a site plan previously approved by the panel generally located west of Galloway Road, south of West Broad Street, and east of Alton Road.

Applicant: Blauser Capital Ltd.
Location: City of Columbus
Address: 6145 West Broad Street (PID # 010256886)
Acreage: 126 +/- acres (gross)
Request: Rezone from R (Rural) to CPD, PUD-6, L-AR-12, L-C-2 and modify a previously approved site plan.

STAFF COMMENTS:

The proposal makes steps to protect wetlands, woodlands and improve stormwater quality on site. Five of the six wetlands on site are being preserved, and although Wetland 2 will be removed, its loss will be mitigated by purchasing wetland credits from the Big Darby-Hellbranch mitigation bank. The 5.32 acres of Tier 1 woodland being preserved in the 2008 plan has been expanded to 8.7 acres at the southeastern corner of the site. Stormwater quality will be addressed through the implementation of BMP's and LID techniques such as bioretention vegetated swales, constructed stormwater wetland, grass filter strips, and level spreaders in the commercial developed area. Potential on-lot raingardens are also being proposed for the single family parcels.

Staff finds that the modified proposal is consistent with the panel's approved 2008 site plan, as well as the recommendations of the Big Darby Accord Watershed Master Plan.

MOTION:

To recommend approval of a rezoning application within the Big Darby Accord area, with a recommendation that the Department of Recreation and Parks ensure that the adjacent parkland on parcels 10287875 and 10270666 remain as open space.

RESULT:

This motion was approved unanimously (7-0).

Mr. Hoyer	Yes
Mr. Tetzloff	Yes
Mr. Tremante	Yes
Mr. Gordon	Yes

Big Darby Accord Advisory Panel

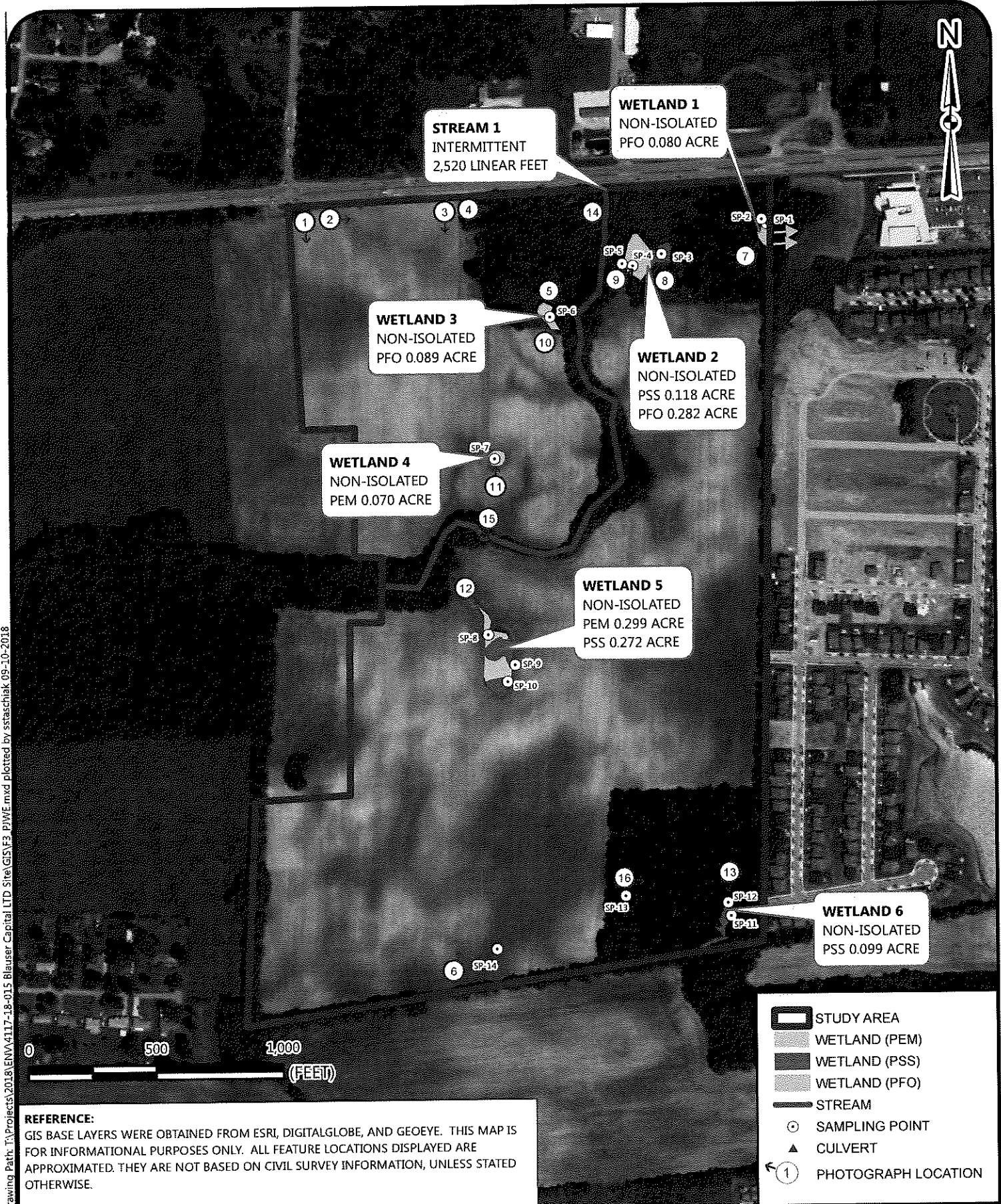
Mr. Bryner	Yes
Ms. Gossett-Johnson	Yes
Ms. Malone	Yes

Respectfully,



Luis Teba
Big Darby Accord Advisory Panel Secretary
City of Columbus
111 North Front Street
Columbus, Ohio 43215

Drawing Path: T:\Projects\2018\ENV\4117-18-015 Blauser Capital LTD Site\GIS\F3 PIWE.mxd plotted by staschiak 09-10-2018



PRELIMINARY JURISDICTIONAL WATERS EXHIBIT

BLAUSER CAPITAL LTD SITE
COLUMBUS, FRANKLIN COUNTY, OHIO

FIGURE NO.

3

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

Case Number: Z18-065

Address: 6145 West Broad Street

Group Name: Westland Area Commission

Meeting Date: March 20, 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:

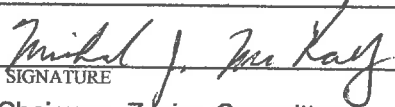
Following a detailed presentation from the applicant, a presentation from neighboring residents, a lengthy question-and-answer period between the Commission members, area residents, and the applicant's team, a motion was made and seconded to:

"APPROVE THE APPLICATION WITH THE EXCEPTION OF THE L-AR-12".

The vote was 7-5. Each of the 7 votes in favor of the motion opposed the inclusion of the L-AR-12 in the plan.

The 5 votes against the motion had different explanations for their vote, specifically: 1) Concern about the apartments; 2) Concern about the location of the apartments; 3) Concern about water runoff on the site; 4) Opposed to the overall plan; and 5) No concern about the apartments.

Vote: 7-5

Signature of Authorized Representative: 
SIGNATURE

Chairman, Zoning Committee

RECOMMENDING GROUP TITLE

614-745-5452

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z18-065

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III
of (COMPLETE ADDRESS) 37 West Broad Street 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 (including 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. Blauser Capital LTD 5175 Woodsridge Avenue Powell, OH 43065 Guy Blauser 614-352-5355 No Columbus based	2.
3. employees.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 3rd day of February, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio

My Commission Expires 09-04-2025

This Project Disclosure Statement expires six (6) months after date of notarization.