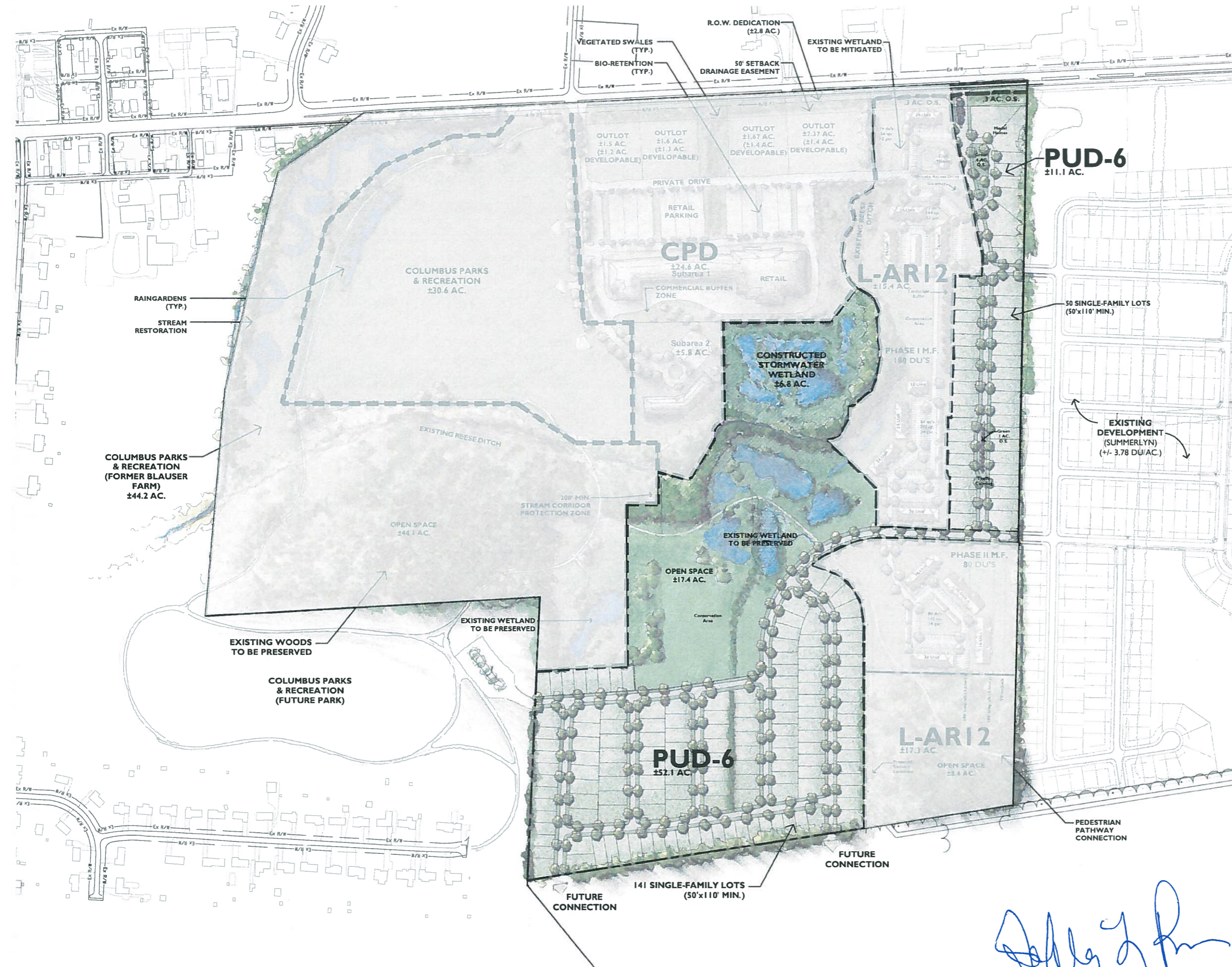


SITE DATA

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

Handwritten signature and date:
9/27/20



SITE DATA

PROPOSED ZONING:	PL
TOTAL ACREAGE:	±6.5
TOTAL UNITS:	191
DENSITY:	3.0
PROPOSED PUBLIC ROW'S:	±10
ADJUSTED NET DENSITY: (total units) / (total acres – rows acreage)	3.6
Open Space Required: (191 du's x 800 sf/du)	3.0
Open Space Provided:	±2.5

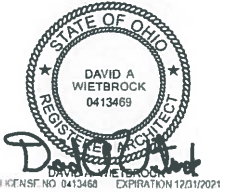
9/27/20

KITTLE
PROPERTY GROUP INC
310 East 96th Street, Suite 40
Indianapolis, IN 46240
(317) 846-3111
www.kittleproperties.com

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF KITTLE PROPERTY GROUP INC. ALL INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KITTLE PROPERTY GROUP INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KITTLE PROPERTY GROUP INC. IS STRICTLY PROHIBITED. KITTLE PROPERTY GROUP INC. ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO HOLD KITTLE PROPERTY GROUP INC. HARMLESS FROM AND AGAINST ALL SUCH LIABILITY.

© 2021 KITTLE PROPERTY GROUP INC.

SEAL



PROJECT TITLE

DARBY CROSSING
6145 W. BROAD ST.
GALLOWAY, OH 43119

ISSUED FOR:	DATE
50% REVIEW SET	06/08/21
90% REVIEW SET	07/06/21
PERMIT SET	09/17/21

REVISIONS		
MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY
PROJECT NO.

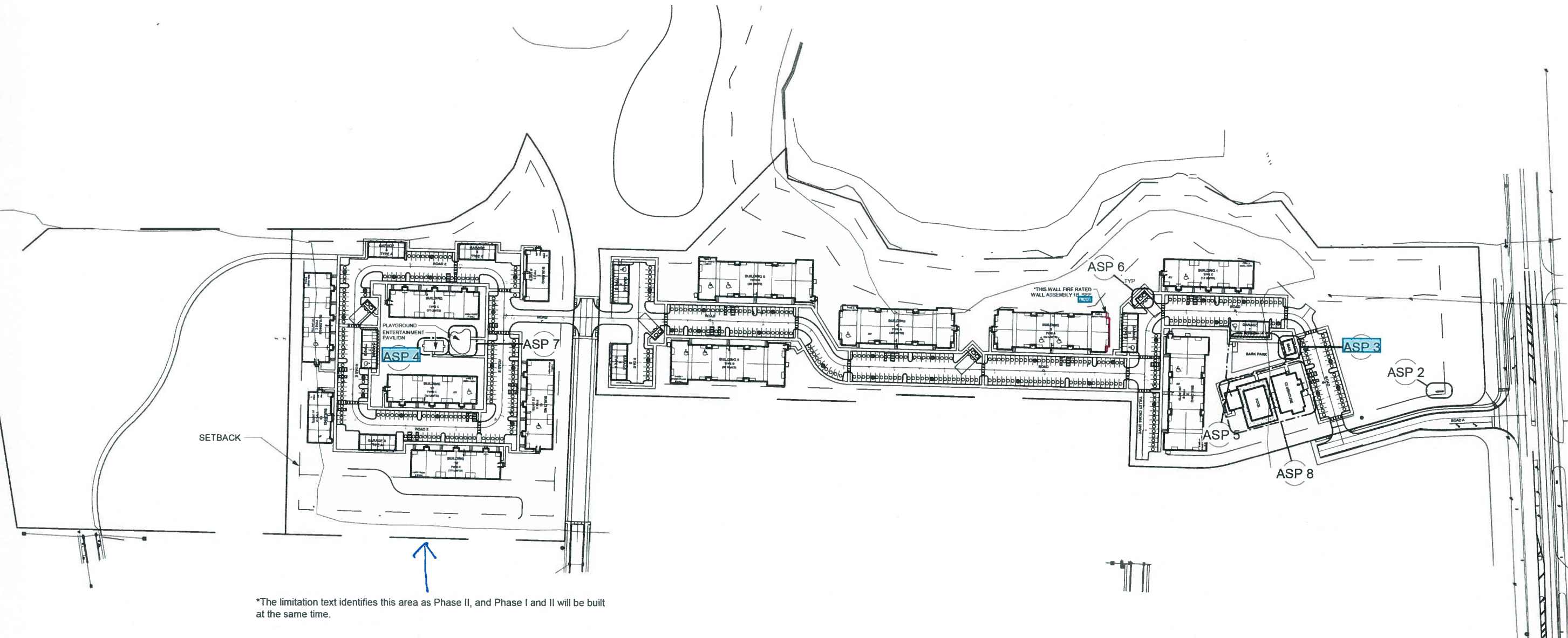
21-008

SHEET TITLE

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

ASP 1



*The limitation text identifies this area as Phase II, and Phase I and II will be built at the same time.

*Apply to Plan
Oct. 7, 2021*

ARCHITECTURAL- SITE PLAN

Scale 1" = 100'-0"

1
ASP 1

PROJECT SUMMARY

UNIT MIX
1BR - 60
2BR - 92
3BR - 84
4BR - 24

TOTAL UNITS = 260

BUILDING TYPES
1BR12+2BR12+3BR12 = 3 BLDGS
1BR12+2BR24 = 2 BLDGS
3BR8+4BR4 = 6 BLDGS
2BR4 = 2 BLDGS

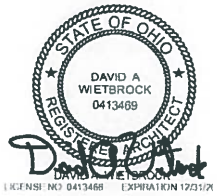
GARAGE BUILDINGS
8 - GARAGE BUILDINGS
4 - 6 GARAGE BAYS + 6 LARGE STORAGES, 11 BIKE STORAGE EA.
4 - 6 GARAGE BAYS + 12 SMALL STORAGES
TOTAL EXTERIOR STORAGE SPACES: 72

PARKING REQUIRED
TOTAL REQUIRED PARKING (1.5 PER UNIT) = 390 SPACES
ESTIMATED PARKING PROVIDED = 434 SURFACE SPACES

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF KITTLE PROPERTIES, INC. ALL INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF KITTLE PROPERTIES, INC.

© 2021 KITTLE PROPERTIES, INC.

SEAL



PROJECT TITLE

DARBY CROSSING
8444 Parklane Rd
COLUMBIA, SC 29223

ISSUED FOR:	DATE
50% REVIEW SET	06/08/21
90% REVIEW SET	07/08/21
PERMIT SET	09/17/21

MARK	DESCRIPTION	DA

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY
PROJECT NO.

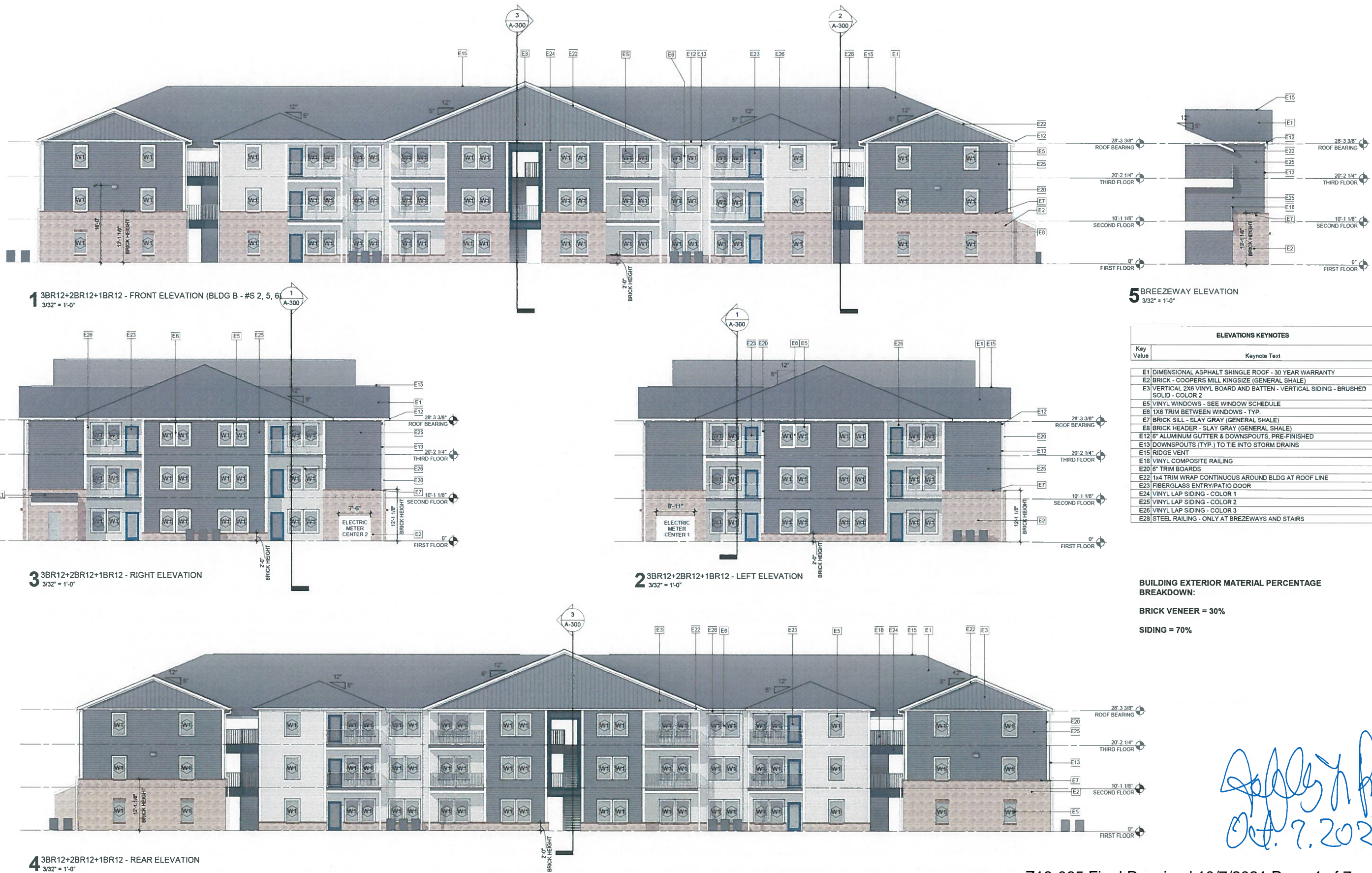
21-008

SHEET TITLE

ELEVATIONS -
3BR12+2BR12+1BR

SHEET NUMBER

A-200



ELEVATIONS KEYNOTES	
Key Value	Keynote Text
E1	DIMENSIONAL ASPHALT SHINGLE ROOF - 30 YEAR WARRANTY
E2	BRICK - COOPERS MILL KINGSIZE (GENERAL SHALE)
E3	VERTICAL 2X6 VINYL BOARD AND BATTEN - VERTICAL SIDING - BRUSHED SOLID - COLOR 2
E5	VINYL WINDOWS - SEE WINDOW SCHEDULE
E6	1X6 TRIM BETWEEN WINDOWS - TYP.
E7	BRICK SILL - SLAY GRAY (GENERAL SHALE)
E8	BRICK HEADER - SLAY GRAY (GENERAL SHALE)
E12	6" ALUMINUM GUTTER & DOWNSPOUTS, PRE-FINISHED
E13	DOWNSPOUTS (TYP.) TO TIE INTO STORM DRAINS
E15	RIDGE VENT
E18	VINYL COMPOSITE RAILING
E20	6" TRIM BOARDS
E22	1x4 TRIM WRAP CONTINUOUS AROUND BLDG AT ROOF LINE
E23	FIBERGLASS ENTRY/PATIO DOOR
E24	VINYL LAP SIDING - COLOR 1
E25	VINYL LAP SIDING - COLOR 2
E26	VINYL LAP SIDING - COLOR 3
E28	STEEL RAILING - ONLY AT BREZEWAYS AND STAIRS

BUILDING EXTERIOR MATERIAL PERCENTAGE BREAKDOWN:

BRICK VENEER = 30%

SIDING = 70%



1 2BR24+1BR12 FRONT ELEVATION (BLDG A - #S 3, 4)
3/32" = 1'-0"



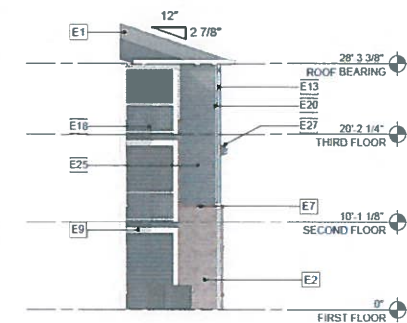
3 2BR24+1BR12 RIGHT ELEVATION
3/32" = 1'-0"



2 2BR24+1BR12 LEFT ELEVATION
3/32" = 1'-0"



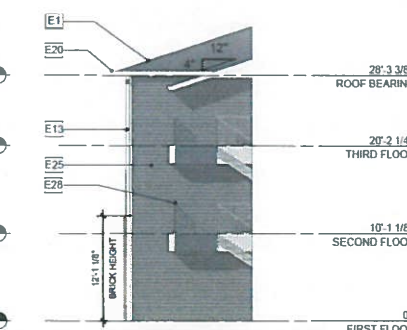
4 2BR24+1BR12 REAR ELEVATION
3/32" = 1'-0"



5 BALCONY SIDE ELEVATION
3/32" = 1'-0"

ELEVATIONS KEYNOTES	
Key Value	Keynote Text
E1	DIMENSIONAL ASPHALT SHINGLE ROOF - 30 YEAR WARRANTY
E2	BRICK - COOPERS MILL KINGSIZE (GENERAL SHALE)
E3	VERTICAL 2X6 VINYL BOARD AND BATTEN - VERTICAL SIDING - BRUSHED SOLID - COLOR 2
E11	VINYL WINDOWS - SEE WINDOW SCHEDULE
E8	1X6 TRIM BETWEEN WINDOWS - TYP.
E7	BRICK SILL - SLAY GRAY (GENERAL SHALE)
E9	BRICK HEADER - SLAY GRAY (GENERAL SHALE)
E8	WOOD BEAM / 1X12 COMPOSITE WRAP - SEE STRUCTURE FOR DIM.
E10	6X6 COMPOSITE "REAL" COLUMN, CUFFED AND PAINTED - ALL PORCHES AND BALCONIES
E12	6" ALUMINUM GUTTER & DOWNSPOUTS, PRE-FINISHED
E13	DOWNSPOUTS (TYP.) TO TIE INTO STORM DRAINS
E15	RIDGE VENT
E17	RAILING INTERMEDIATE POST AS REQUIRED KEYNOTES
E18	VINYL COMPOSITE RAILING
E20	6" TRIM BOARDS
E22	1x4 TRIM WRAP CONTINUOUS AROUND BLDG AT ROOF LINE
E23	FIBERGLASS ENTRY/PATIO DOOR
E24	VINYL LAP SIDING - COLOR 1
E25	VINYL LAP SIDING - COLOR 2
E28	VINYL LAP SIDING - COLOR 3
E29	WALL PACKS
E28	STEEL RAILING - ONLY AT BREZEWAYS AND STAIRS
E29	2x5 WINDOWS SHUTTERS - ELEVATION KEYNOTES

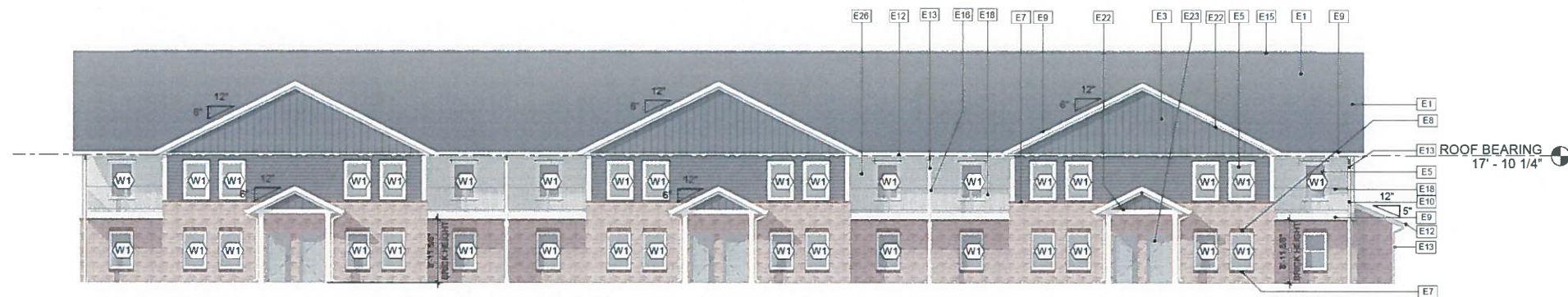
BUILDING EXTERIOR MATERIAL PERCENTAGE BREAKDOWN
BRICK VENEER = 30% / SIDING = 70%



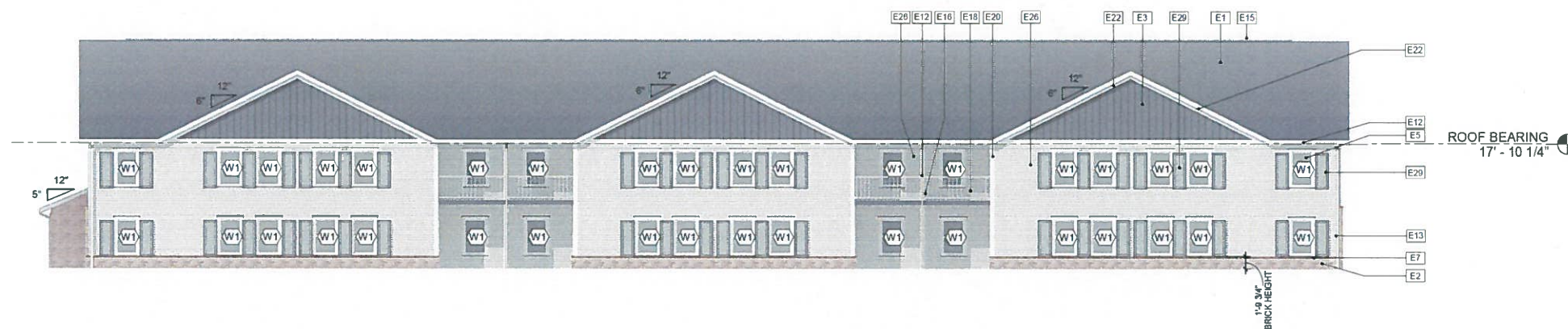
6 BREEZEWAY INTERIOR ELEVATION

Z18-065 Final Received 10/7/2021 Page 5 of 7

5 of 7



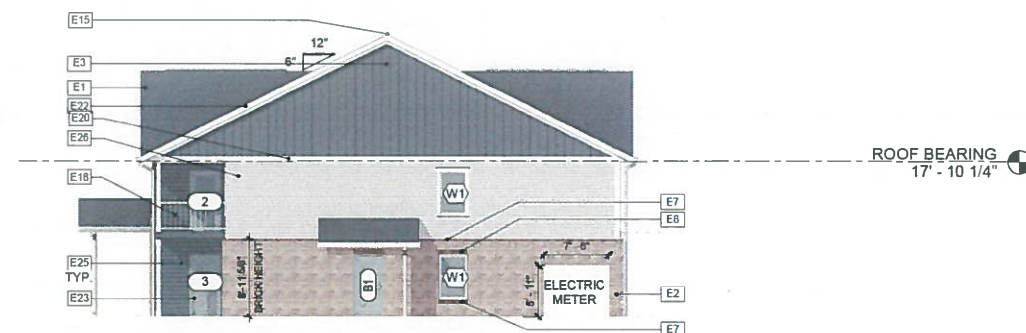
1 BUILDING 3BR8+4BR4 - FRONT ELEVATION (BLDG C - #S 1, 8, 9, 11, 12, 13)
3/32" = 1'-0"



2 BUILDING 3BR8+4BR4 - REAR ELEVATION
3/32" = 1'-0"



3 BUILDING 3BR8+4BR4 - LEFT SIDE ELEVATION
3/32" = 1'-0"



4 BUILDING 3BR8+4BR4 - RIGHT SIDE ELEVATION
3/32" = 1'-0"

ELEVATION KEYNOTES	
Key Value	Keynote Text
E1	DIMENSIONAL ASPHALT SHINGLE ROOF - 30 YEAR WARRANTY
E2	BRICK - COOPERS MILL KINGSIZE (GENERAL SHALE)
E3	VERTICAL 2X6 VINYL BOARD AND BATTEN - VERTICAL SIDING - BRUSHED SOLID - COLOR 2
E5	VINYL WINDOWS - SEE WINDOW SCHEDULE
E7	BRICK SILL - SLAY GRAY (GENERAL SHALE)
E8	BRICK HEADER - SLAY GRAY (GENERAL SHALE)
E9	WOOD BEAM / 1X12 COMPOSITE WRAP - SEE STRUCTURE FOR DIM
E10	6X6 COMPOSITE "REAL" COLUMN, CUFFED AND PAINTED - ALL PORCHES AND BALCONIES
E12	6" ALUMINUM GUTTER & DOWNSPOUTS, PRE-FINISHED
E13	DOWNSPOUTS (TYP.) TO TIE INTO STORM DRAINS
E15	RIDGE VENT
E16	DIVISION WALL BETWEEN BALCONIES -
E18	VINYL COMPOSITE RAILING
E20	6" TRIM BOARDS
E22	1x4 TRIM WRAP CONTINUOUS AROUND BLDG AT ROOF LINE
E23	FIBERGLASS ENTRY/PATIO DOOR
E25	VINYL LAP SIDING - COLOR 2
E26	VINYL LAP SIDING - COLOR 3
E29	2x 5' WINDOWS SHUTTERS - ELEVATION KEYNOTES

BUILDING EXTERIOR MATERIAL PERCENTAGE BREAKDOWN:

BRICK VENEER = 30%

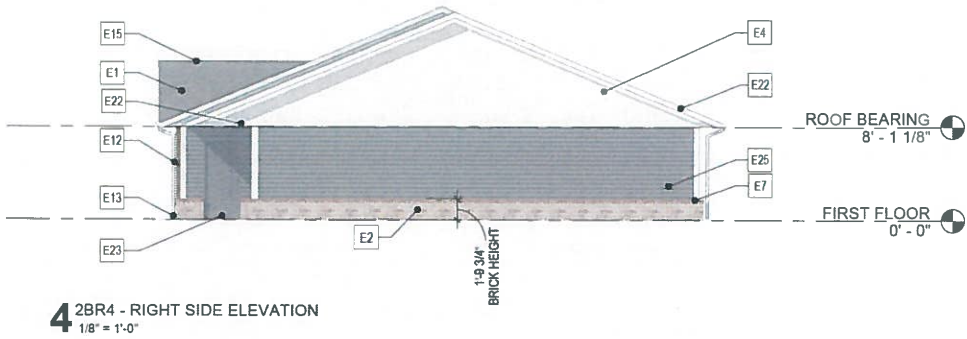
SIDING = 70%

Z18-065 Final Received 10/7/2021 Page 6 of 7

0%

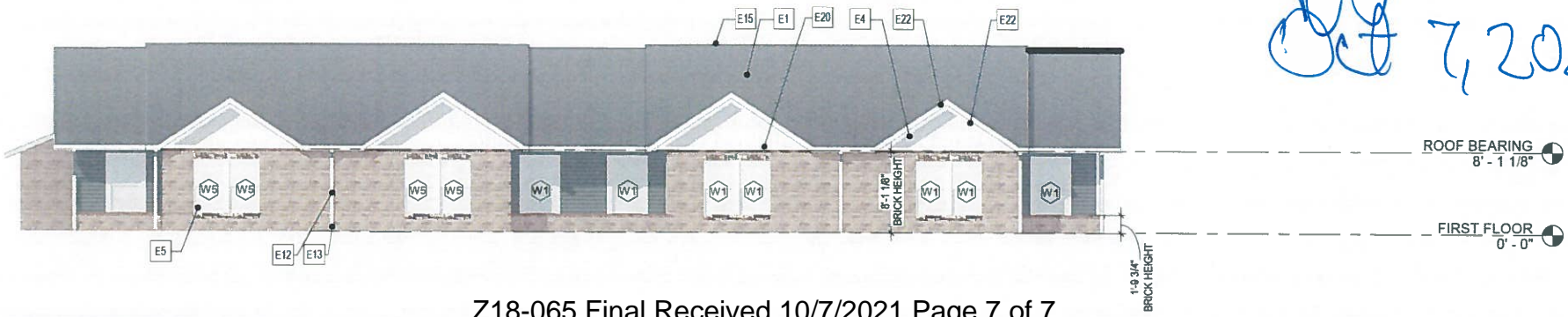
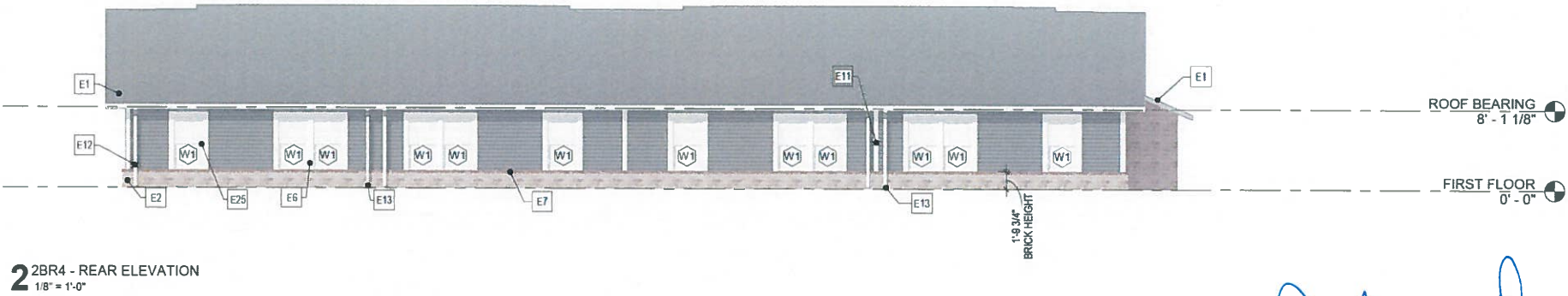
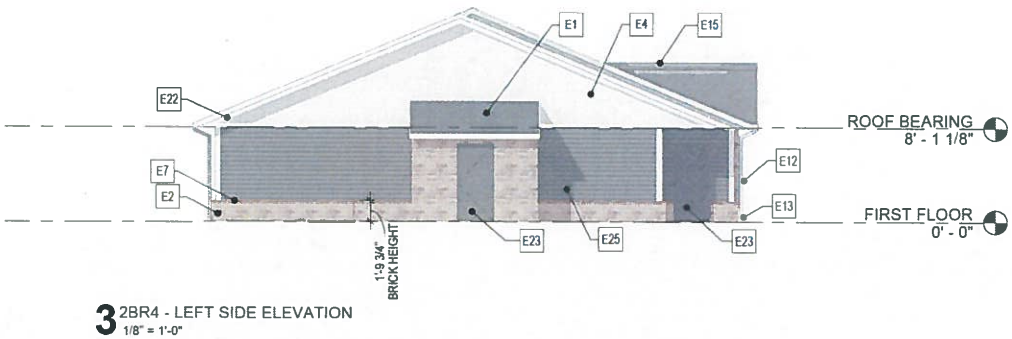
7

Oct 7, 2021



ELEVATION KEYNOTES	
Key Value	Keynote Text
E1	DIMENSIONAL ASPHALT SHINGLE ROOF - 30 YEAR WARRANTY
E2	BRICK - COOPERS MILL KINGSIZE (GENERAL SHALE)
E4	VERTICAL 2x6 VINYL BOARD AND BATTEN - VERTICAL SIDING - BRUSHED SOLID - COLOR 3
E5	VINYL WINDOWS - SEE WINDOW SCHEDULE
E6	1x6 TRIM BETWEEN WINDOWS - TYP
E7	BRICK SILL - SLAY GRAY (GENERAL SHALE)
E11	VINYL CORNER TRIM - STANDARD
E12	6" ALUMINUM GUTTER & DOWNSPOUTS, PRE-FINISHED
E13	DOWNSPOUTS (TYP.) TO TIE INTO STORM DRAINS
E15	RIDGE VENT
E20	6" TRIM BOARDS
E22	1x4 TRIM WRAP CONTINUOUS AROUND BLDG AT ROOF LINE
E23	FIBERGLASS ENTRY/PATIO DOOR
E25	VINYL LAP SIDING - COLOR 2

EXTERIOR MATERIAL PERCENTAGE BREAKDOWN:	
VINYL SIDING - 70%	
BRICK VENEER - 30%	

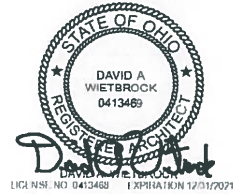


K KITTLE
PROPERTY GROUP INC
310 East 96th Street, Suite 40
Indianapolis, IN 46240
(317) 846-3111
www.kittleproperties.com

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF KITTLE PROPERTY GROUP, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KITTLE PROPERTY GROUP, INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

© 2021 KITTLE PROPERTY GROUP, INC.

SEAL



PROJECT TITLE

DARBY CROSSING
6145 W. BROAD ST.
GALLOWAY, OH 43119

ISSUED FOR	DATE
50% REVIEW SET	06/08/21
90% REVIEW SET	07/06/21
PERMIT SET	08/17/21

REVISIONS		
MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO. 21-008

SHEET TITLE

COTTAGE 2BR4 -
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-203

Handwritten signature and date: Oct 7, 2021

**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.

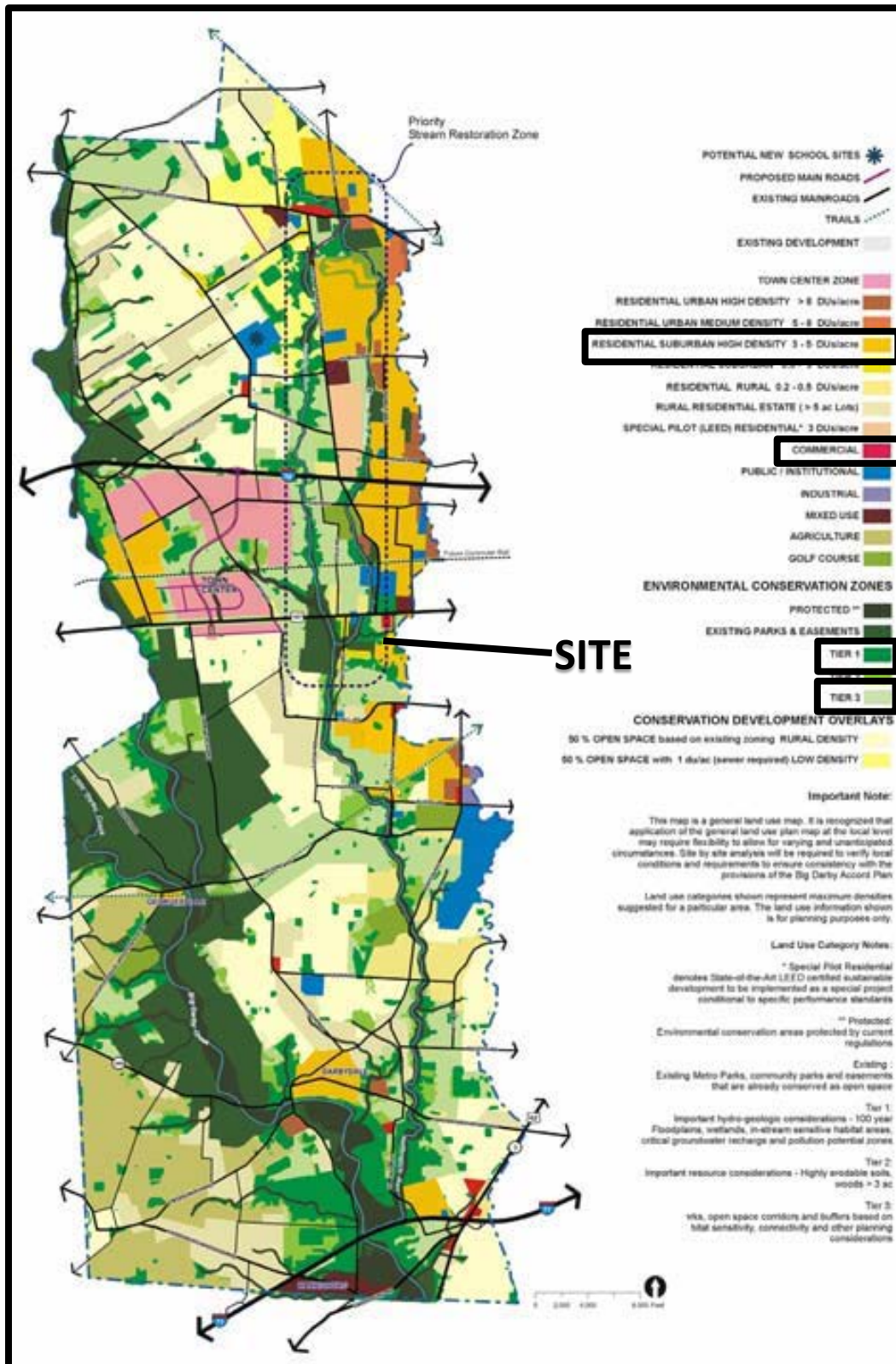
*Recreation and Parks Department details are to be finalized during final site compliance review and/or at subdivision review. Final traffic commitments have been incorporated into the development text.

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

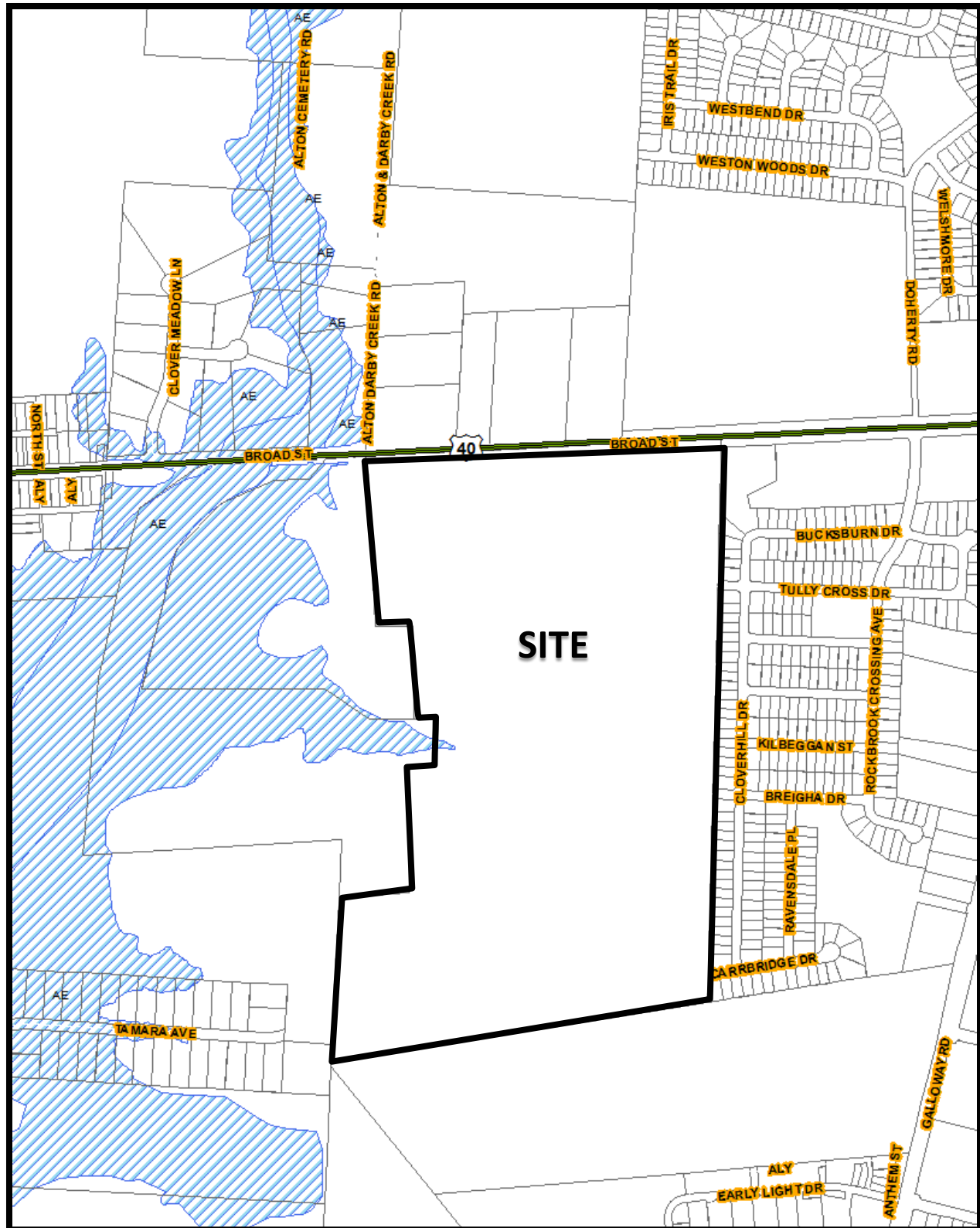


Z18-065
6145 W. Broad St.
Approximately 126.31 acres
R to CPD, PUD-6, & L-AR-12

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

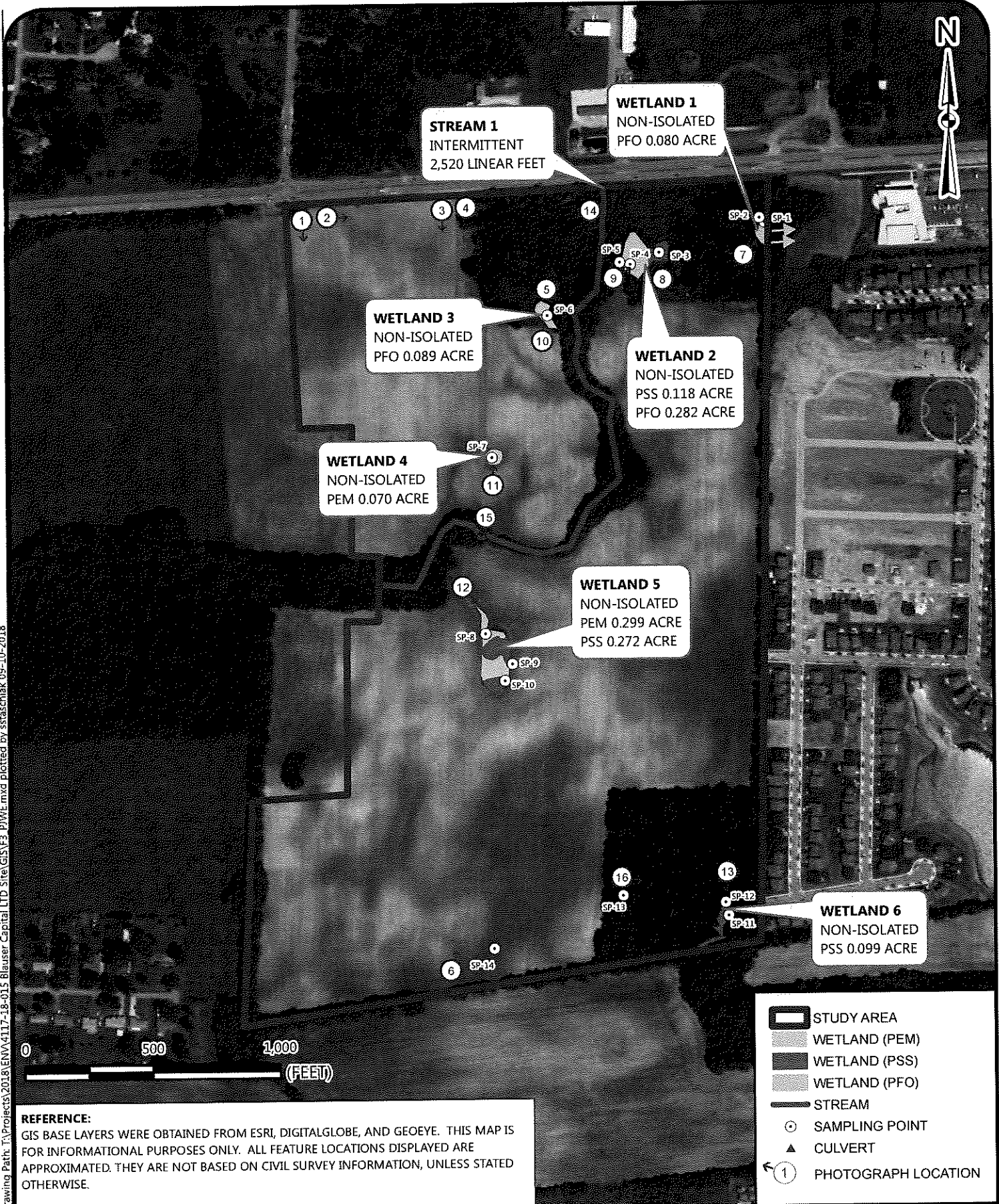
Mr. Bryner	Yes
Ms. Gossett-Johnson	Yes
Ms. Malone	Yes

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 PIWF.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:

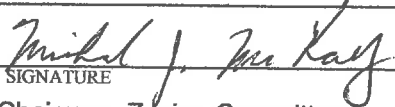
Following a detailed presentation from the applicant, a presentation from neighboring residents, a lengthy question-and-answer period between the Commission members, area residents, and the applicant's team, a motion was made and seconded to:

"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.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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) Jeffrey L. Brown
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 (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 employees	2. Pulte Homes of Ohio Inc. 475 Metro Place South Dublin, OH 43017 Matt Callahan - 614-376-1018 _____ number of Columbus based employees
3. Herman & Kittle Properties Inc. 500 East 96th Street, Suite 300 Indianapolis, IN 46240 Caroline Kimmel - 317-663-6801 No Columbus based 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 13th day of September, in the year 2021

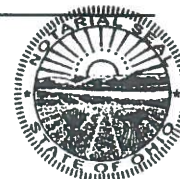
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025



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.