

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-016

Date Received: 3-2-16

Application Accepted By: TD, SP

Fee: \$11,840

Comments: Assigned to Sharon Pine; 614-645-2208; SPine @columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 5300 Avery Road

Zip 43016

Is this application being annexed into the City of Columbus

☐ Yes

☒ No (circle one)

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 010-220108

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R

Requested Zoning District(s) CPD, L-AR-1

Area Commission Area Commission or Civic Association:

Proposed Use or reason for rezoning request: Mixed use

(continue on separate page if necessary)

Proposed Height District: 60

Acreage 30+/- 27.2

[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Edwards Communities Development Company

Address 495 South High Street

City/State Columbus, OH

Zip 43215

Phone # (614) 241-2070

Fax #

Email Ryan.Szymanski@edwardscdc.com

**PROPERTY OWNER(S):**

Name AR Associates

Address 5510 Ashford Road

City/State Dublin, OH

Zip 43017

Phone #

Fax #

Email

☐ Check here if listing additional property owners on a separate page

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Jeffrey L. Brown

Address 37 West Broad Street, Suite 460

City/State Columbus, OH

Zip 43215

Phone # (614) 221-4255

Fax # (614) 221-4409

Email: jlbrown@smithandhale.com

**SIGNATURES** (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Edwards Communities Development Company by:

PROPERTY OWNER SIGNATURE AR Associates by:

ATTORNEY / AGENT SIGNATURE

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**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

## REZONING APPLICATION

### Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-016

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 5300 Avery Road

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3-2-16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

☐ Check here if listing additional property owners  
on a separate page.

(4) AR Associates

5510 Ashford Road

Dublin, OH 43017

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Edwards Communities Development Company

(614) 241-2070

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) \_\_\_\_\_

and that the attached document (6) is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8)

1st

day of

March

, in the year

2016

SIGNATURE OF NOTARY PUBLIC

(8)

Justin B. Reynolds

My Commission Expires:

***This Affidavit expires six months after date of notarization.***

*Notary Seal Here*

**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**

**APPLICANT**

Edwards Communities Development Co.  
495 S High Street, Suite 150  
Columbus, OH 43215

**PROPERTY OWNER**

AR Associates  
5510 Ashford Road  
Dublin, OH 43017

**ATTORNEY**

Jeff Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

Bruce D Bergmann TR  
5322 Avery Road  
Dublin, OH 43016

Pines at Tuttle Crossing LP  
5303 Wilcox Road  
Dublin, OH 43016

Pines at Tuttle Crossing III LLC  
169 S Liberty Street  
Powell, OH 43065

Avery Brooke LLC  
400 S 5<sup>th</sup> Street, Suite 400  
Columbus, OH 43215

Hilliard United Pentecostal Church  
5284 Avery Road  
Dublin, OH 43016

John E Spurr  
5197 Vinings Boulevard  
Dublin, OH 43016

Mark A Susi  
5201 Vinings Boulevard  
Dublin, OH 43016

Harumi S Thatcher  
4605 Stoneworth Drive  
Hilliard, OH 43026

Momin Z Durrani  
5189 Vinings Boulevard  
Dublin, OH 43016

William E & Rebecca S Radebaugh  
5193 Vinings Boulevard  
Dublin, OH 43016

Elizabeth R Baltes-Spring  
3590 Sterling Park Circle, Apt C  
Grove City, OH 43123

Saeed & Mojgon Hadjarpour  
4200 Dublin Road  
Columbus, OH 43221

Matthew L & Lorraine A Rich  
5247 Avery Road  
Dublin, OH 43016

Mark Urban Heint II  
5903 Buechler Bend  
Hilliard, OH 43228

David S Weatherby  
5255 Avery Road  
Dublin, OH 43016

Angelo J Dallas TR, et al.  
3297 Smiley Road  
Hilliard, OH 43026

edwards-avery.lbl (lms)  
1/27/16 S:Docs/s&hlabels/2016

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 [www.columbus.gov](http://www.columbus.gov)

**PROJECT DISCLOSURE STATEMENT**

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.

APPLICATION # 216-016

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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. AR Associates 5510 Ashford Road Dublin, OH 43017 ___ Columbus based employees	2. Edwards Communities Development Company 495 South High Street Columbus, OH 43215 Ryan Szymanski-(614) 241-2070 ___ 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 1<sup>st</sup> day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here

**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**

**DESCRIPTION OF  
3.704 ACRES  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, within Virginia Military Survey No. 3012, and being part of that 30.00 acres described in deed to A.R. Associates, of record in Official Record 11781 I14, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

**Beginning, for Reference**, at the northeast corner of said 30.00 acres, at the northwest corner of a 6.379 acres (Parcel 010-255885-00) described in deed to Pines at Tuttle Crossing, also being in the south line of a 6.167 acres (Parcel 010-218952-00) described in deed to Bruce Bergmann;

Thence South 85°03'45" West, a distance of 425.50 feet, with the line common to said 30.00 acres and said 6.167 acres, to the **Point of True Beginning**;

Thence South 10°54'17" West, a distance of 488.02 feet, through said 30.00 acres, to a point;

Thence North 79°16'19" West, a distance of 370.00 feet, through said 30.00 acres, to a point in the proposed right of way line of Avery Road;

Thence North 10°54'17" East, a distance of 384.16 feet, through said 30.00 acres and with the proposed east right of way line of Avery Road, to a point in the line common to said 30.00 acres and 6.167 acres;

Thence North 85°03'45" East, a distance of 384.61 feet, with the line common to said 30.00 acres and said 6.167 acres, to the **Point of True Beginning**, and containing 3.704 acres, more or less;

The above description is based on linework obtained from the Franklin County Auditor's Office and is intended to be used for zoning purposes only.

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**

Date Prepared: February 29, 2016  
File Name: 150726-SV01\_DESC\_ZONE

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216-616

**DESCRIPTION OF  
4.501 ACRES  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, within Virginia Military Survey No. 3012, and being part of that 30.00 acres described in deed to A.R. Associates, of record in Official Record 11781 I14, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

**Beginning, for Reference,** at the northeast corner of said 30.00 acres, at the northwest corner of a 6.379 acres (Parcel 010-255885-00) described in deed to Pines at Tuttle Crossing, also being in the south line of a 6.167 acres (Parcel 010-218952-00) described in deed to Bruce Bergmann;

Thence South 85°03'45" West, a distance of 425.50 feet, with the line common to said 30.00 acres and said 6.167 acres, to a point;

Thence South 10°54'17" West, a distance of 488.02 feet, through said 30.00 acres, to the **Point of True Beginning;**

Thence through said 30.00 acres the following courses:

South 10°54'17" West, a distance of 118.40 feet, to a point;

South 10°44'54" West, a distance of 411.60 feet, to a point;

North 79°16'19" West, a distance of 369.85 feet, to a point;

North 10°43'41" East, a distance of 412.17 feet, to a point;

North 10°54'17" East, a distance of 117.834 feet, to a point;

South 79°16'19" East, a distance of 370.00 feet, to the **Point of True Beginning**, and containing 4.501 acres, more or less.

The above description is based on linework obtained from the Franklin County Auditor's Office and is intended to be used for zoning purposes only.

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**

Date Prepared: February 29, 2016  
File Name: 150726-SV02\_DESC\_ZONE

Page 1 of 1

216-016

**DESCRIPTION OF  
5.191 ACRES  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, within Virginia Military Survey No. 3012, and being part of that 30.00 acres described in deed to A.R. Associates, of record in Official Record 11781 I14, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

**Beginning, for Reference**, at the northeast corner of said 30.00 acres, at the northwest corner of a 6.379 acres (Parcel 010-255885-00) described in deed to Pines at Tuttle Crossing, also being in the south line of a 6.167 acres (Parcel 010-218952-00) described in deed to Bruce Bergmann;

Thence South 02°28'50" West, a distance of 1310.13 feet, with the line common to said 30.00 acres, and 6.379 acres and 21.507 acres (Parcel 010-218953-00), to a common corner of said 30.00 acres and said 21.507 acres;

Thence South 84°36'29" West, a distance of 301.47 feet, with the line common to said 30.00 acres and 7.0 acres (Parcel 010-265637-00), to the **Point of True Beginning**;

Thence South 84°36'29" West, a distance of 707.71 feet, with the line common to said 30.00 acres and said 7.0 acres, to a point in the proposed east right of way line of said Avery Road;

Thence North 10°43'41" East, a distance of 443.87 feet, with the proposed east right of way line of said Avery Road, to a point;

Thence through said 30.00 acres the following courses:

South 79°16'19" East, a distance of 608.39 feet, to a point;

South 05°23'31" East, a distance of 257.49 feet, to the **Point of True Beginning** and containing 5.191 acres, more or less.

The above description is based on linework obtained from the Franklin County Auditor's Office and is intended to be used for zoning purposes only.

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**

Date Prepared: February 29, 2016  
File Name: 150726-SV03\_DESC\_ZONE

Page 1 of 1

216-016

**DESCRIPTION OF  
13.806 ACRES  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, within Virginia Military Survey No. 3012, and being part of that 30.00 acres described in deed to A.R. Associates, of record in Official Record 11781 114, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

**Beginning**, at the northeast corner of said 30.00 acres, at the northwest corner of a 6.379 acres (Parcel 010-255885-00) described in deed to Pines at Tuttle Crossing, also being in the south line of a 6.167 acres (Parcel 010-218952-00) described in deed to Bruce Bergmann;

Thence South 02°28'50" West, a distance of 1310.13 feet, with the line common to said 30.00 acres, said 6.379 acres and a 21.507 acres (Parcel 010-218953-00), to a point at a common corner of said 6.379 acres and said 21.507 acres;

Thence South 84°36'29" West, a distance of 301.47 feet, with the south line of said 30.00 acres, to a point;

Thence through said 30.00 acres the following courses:

North 05°23'31" West, a distance of 257.49 feet, to a point;

North 79°16'19" West, a distance of 238.54 feet, to a point;

North 10°44'54" East, a distance of 411.60 feet, to a point;

North 10°54'17" East, a distance of 606.42 feet, to a point in the line common to said 30.00 acres and said 6.167 acres;

Thence North 85°03'45" East, a distance of 425.50 feet, with the line common to said 30.00 acres and said 6.167 acres, to the **Point of True Beginning** and containing 13.806 acres, more or less;

The above description is based on linework obtained from the Franklin County Auditor's Office and is intended to be used for zoning purposes only.

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**

Date Prepared: February 29, 2016  
File Name: 150726-SV04\_DESC\_ZONE

Page 1 of 1

216-016





# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010220108

Zoning Number: 5300

Street Name: AVERY RD

Lot Number: N/A

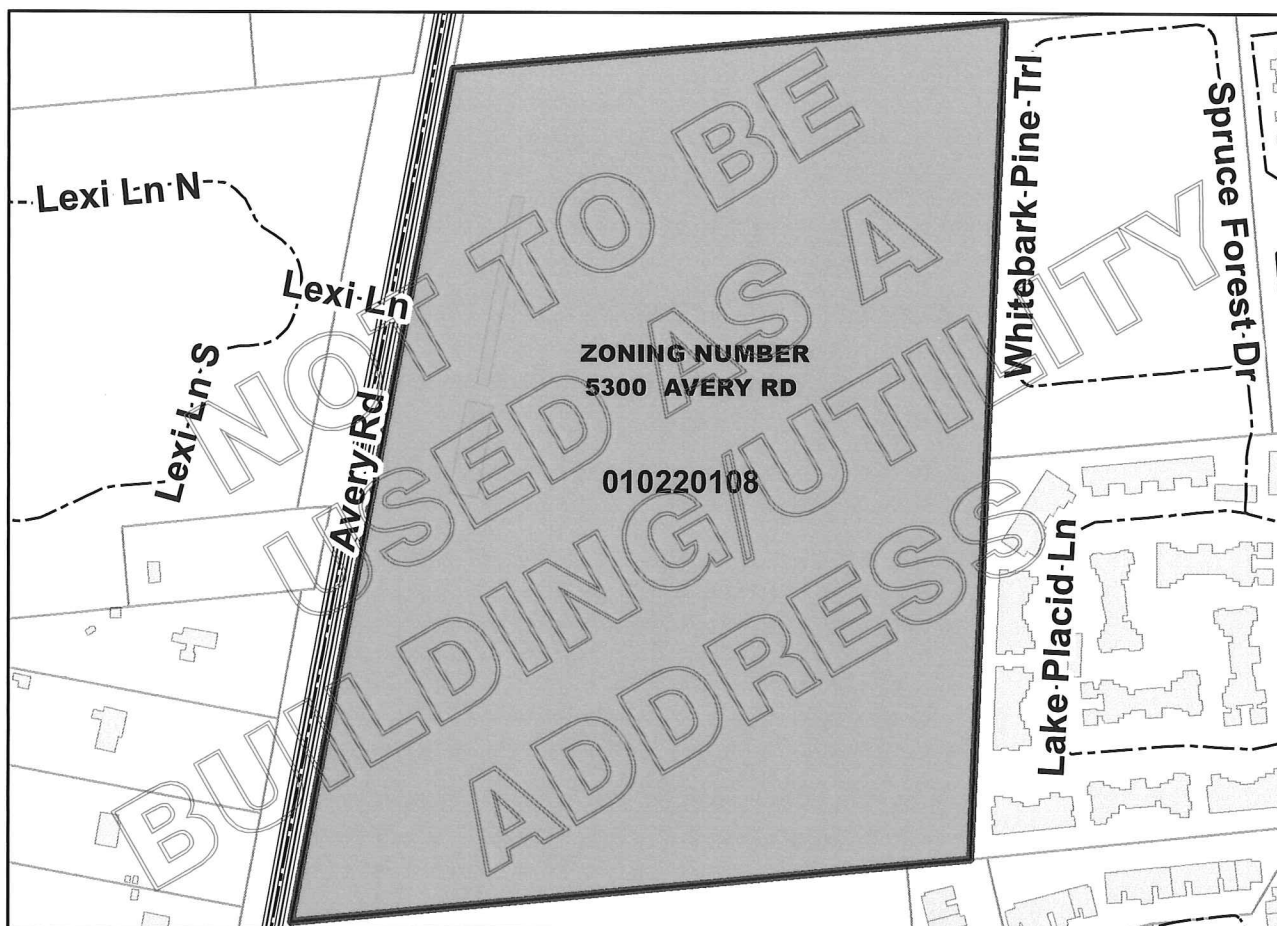
Subdivision: N/A

Requested By: SMITH & HALE (LIESEL SCHMADER)

Issued By:

*Lieda Amarian*

Date: 1/28/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 55933

216-016



## DEVELOPMENT TEXT

**Application:** Z16 -016  
**Address:** 5300 Avery Road  
**Owner:** AR Associates  
**Applicant:** Edwards Communities  
495 S High Street, Suite 150  
Columbus, OH 43215  
**Zoning Districts:** CPD and L-AR-1  
**Date of Text:** March 1, 2016

### Subarea B (CPD)

**1. Introduction:** The applicant seeks to rezone the 4.5 +/- acres in Subarea B for commercial uses at a centrally located site along Avery Road.

**2. Permitted Uses:** a. The permitted uses for Subarea B shall be all uses allowed in Chapter 3356 (C-4) of the Columbus City Code excepting therefrom:

Automobile and Light Truck Dealers  
Automotive Sales, Leasing and Rental  
Community Food Pantry  
Missions/Temporary Shelters  
Motor Vehicle, Boat and Other Motor Vehicle Dealers  
Outdoor Power Equipment Stores  
Pawn Brokers  
Recreational Vehicle Dealers  
Truck, Utility Trailer, and RV Sales, Rental and Leasing  
Drive In Motion Picture Theatres  
Farm Equipment and Supply Stores  
Halfway House

b. No billboards shall be permitted.

**3. Development Standards:** Except as otherwise noted herein or on the submitted drawing, the applicable development standards of Chapter 3356 C-4 of the Columbus City Code shall apply to this site.

#### **A. Density, Height, Lot, and/or Setback Commitments.**

1. Building setback from Avery Road shall be a minimum of 25 feet.
2. Parking setback from Avery Road shall be a minimum of 10 feet.
3. The building and parking setbacks shall be a minimum of 10 feet from any residentially-zoned property. No setback for driveways and maneuvering areas.
4. Notwithstanding the foregoing paragraphs, no building or parking setback shall be required from any property line that is created within and internal to the total site such that the parcel created continues to function as part of the overall site.
5. Maximum height of buildings shall be 45 feet.

6. There shall be a maximum, aggregate commercial building square footage of 45,000 for this subarea.

**B. Access, Loading, Parking and/or Other Traffic Related Commitments.**

1. Access shall be as depicted on the attached Site Plan.
2. The exact location of access points as shown on the Site Plan may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.
3. Internal drive aisles may be developed without regard to interior parcel lines, such that the parcels function seamlessly as part of the overall site. Cross-access easements will be provided.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

1. Any loading area located within 10 feet of a residentially-zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6' and an opacity of not less than seventy-five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance at all times.
2. The frontage along Avery Road shall include street trees, one tree for 40 feet of frontage and additional plantings of three (3) ornamental trees and two (2) deciduous trees for every 100 feet of frontage. These trees may be evenly spaced or grouped.

**D. Building Design and/or Interior-Exterior Treatment Commitments.**

1. The appearance and architecture of the main commercial shopping center and any multi-tenant buildings greater than 10,000 square feet (not including outlot buildings) shall be consistent and compatible throughout. Building materials for all buildings shall be primarily of brick, brick veneer, stone or stucco stone, metal, stucco, synthetic stucco (EIFS), wood, and glass. No exposed or painted concrete block shall be permitted. Commercial decorative finish to block may be used for the sides and rear of buildings, not fronting to streets.

**E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

**F. Graphics and/or Signage Commitments.**

The Developer may submit a graphics plan for part or all of this development. If no graphics plan is submitted, all signage and graphics shall conform to Title 33 Article 15 of the Columbus City Code, as pertains to the C-4 commercial district. Any variance to the standards of this text or Columbus City Code shall be submitted to the Columbus Graphics Commission.

**G. Miscellaneous Commitments.**

1. There shall be multiple points of pedestrian connectivity to/among other subareas and to the adjacent streets and sidewalks. There shall be an interconnected system of paths and sidewalks throughout the development. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering.
2. The developer shall comply with the parkland dedication ordinance.

3. All new wiring shall be underground.

4. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

#### **H. Other CPD Requirements.**

1. Natural Environment: The property is located along Avery Road (the Site's west boundary) and south of the proposed extension of Tuttle Crossing Boulevard.
2. Existing Land Use: The property currently is used as a driving range.
3. Circulation: All access for the Site will be approved by the City of Columbus, Public Service Department.
4. Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrians as both on and off the subject property in the development of this site.
5. Proposed Development: Commercial development.
6. Behavior Patterns: Significant residential development in the area has brought about the need for commercial uses to service the existing residential population.
7. Emissions: No adverse effect from emissions should result from the proposed development.

#### **I. Variances Requested:**

The following variances are requested:

Variance from C.C.C. § 3312.25 to allow internal drive aisles to be developed without regard to interior parcel lines.

Variance from C.C.C. § 3356.11 to reduce the building setback from 80 feet to 25 feet.

Additional variances may be required from the City of Columbus Board of Zoning Adjustment.

#### **Subarea A and C (3.7+/- acres and 5.2+/- acres L-AR-1)**

1. **Introduction:** The applicant is proposing multi-family development that includes many traditional neighborhood design elements.

2. **Permitted Uses:** Those uses permitted in Section 3333.02 (1), (2), (3), (4), and (5)

3. **Development Standards:** Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code. Variances may be obtained to vary the style or type of housing proposed for future development.

#### **A. Density, Height, Lot and/or Setback Requirements.**

1. The building setback shall be 25 feet from Avery Road, and there shall be no internal perimeter yards (see CV16-\_\_\_\_).
2. There shall be no parking spaces in front of the building setback along Avery Road.
3. The building height shall be limited to 60 feet.

**B. Access, Loading, Parking and/or Traffic Related Commitments.**

Access shall be as shown on the Site Plan. The exact location access points may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

The frontage along Avery Road shall include street trees, one (1) tree for every 40 feet of frontage and there shall be additional plantings of three (3) ornamental trees and two (2) deciduous trees for every 100 feet of frontage. These trees may be evenly spaced or grouped.

**D. Building Design and/or Interior-Exterior Treatment Commitments.**

1. Building materials shall be primarily of brick, brick veneer, stone or stucco stone, metal, glass, stucco, synthetic stucco (EIFS), wood, and vinyl siding. No exposed or painted concrete block shall be permitted.
2. Detached garages shall have a pitched roof (minimum pitch 3/12).
3. Buildings will be oriented to front (or have front-like facades) toward Avery Road.
4. Building roof pitch shall be minimum 7:12 for gables on the primary elevation facing the street; all other building roof pitches shall be minimum 5:12. The development shall use dimensional shingles (where shingles are utilized) or wood, slate, synthetic slate, or metal roofing materials.

**E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

1. Maximum height of light poles shall be fourteen feet.
2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be decorative and of the same or similar type and color, within each separate residential development/complex.

**F. Graphics and Signage Commitments.**

N/A

**G. Miscellaneous Commitments.**

1. The site may have gated interior access points, subject to the review of the City's Department of Public Service, at the time of site compliance review.
2. The applicant shall meet the City's Parkland Dedication ordinance.
3. Connectivity between land uses and subareas is emphasized with an interconnected system of pedestrian paths, bike paths, and/or sidewalks that allow for pedestrian or bicycle access. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided if warranted, as approved by the City's Department of Public Service. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering.



4. All new wiring shall be underground.
5. There shall be at least one clubhouse/amenity building for the overall residential development contained in Subareas A, C, and D.
6. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

**Subarea D (13.8+/- acres L-AR-1)**

**1. Introduction:** The applicant is proposing multi-family development that includes many traditional neighborhood design elements.

**2. Permitted Uses:** Those uses permitted in Section 3333.02 (1), (2), (3), (4), and (5)

**3. Development Standards:** Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code. Variances may be obtained to vary the style or type of housing proposed for future development.

**A. Density, Height, Lot and/or Setback Requirements.**

1. There shall be no internal perimeter yard (see CV16-\_\_\_\_).
2. The building height shall be limited to 60 feet.

**B. Access, Loading, Parking and/or Traffic Related Commitments.**

Access shall be as shown on the Site Plan. The exact location access points may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

N/A

**D. Building Design and/or Interior-Exterior Treatment Commitments.**

1. Building materials shall be primarily of brick, brick veneer, stone or stucco stone, metal, glass, stucco, synthetic stucco (EIFS), wood, and vinyl siding. No exposed or painted concrete block shall be permitted.
2. Detached garages shall have a pitched roof (minimum pitch 3/12).
3. Building roof pitch shall be minimum 7:12 for gables on the primary elevation facing the street; all other building roof pitches shall be minimum 5:12. The development shall use dimensional shingles (where shingles are utilized) or wood, slate, synthetic slate, or metal roofing materials.

**E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

1. Maximum height of light poles shall be fourteen feet.
2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be decorative and of the same or similar type and color, within each separate residential development/complex.

**F. Graphics and Signage Commitments.**

N/A

**G. Miscellaneous Commitments.**

1. The site may have gated interior access points, subject to the review of the City's Department of Public Service, at the time of site compliance review.
2. The applicant shall meet the City's Parkland Dedication ordinance.
3. Connectivity between land uses and subareas is emphasized with an interconnected system of pedestrian paths, bike paths, and/or sidewalks that allow for pedestrian or bicycle access. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided if warranted, as approved by the City's Department of Public Service. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering.
4. All new wiring shall be underground.
5. There shall be at least one clubhouse/amenity building for the overall residential development contained in Subareas A, C, and D.
6. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision of the Columbus City Code.

Respectfully Submitted,

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Jeffrey L. Brown, Esq.





SCALE IN FEET

0 100 200

## SITE STATISTICS

TOTAL CROSS SECT.	26.07 AC
NET SECT OF RIGHT-OF-WAY	27.20 AC
NET DEVELOPABLE ACREAGE CALCULATION	
50B-AREA A:	
GROSS ACREAGE	4.22 AC
NET ACREAGE	4.20 AC
NET TOTAL	31.70 AC
50B-AREA B:	
GROSS ACREAGE	0.23 AC
NET ACREAGE	0.23 AC
NET TOTAL	4.50 AC
50B-AREA C:	
GROSS ACREAGE	0.82 AC
NET ACREAGE	0.82 AC
NET TOTAL	0.50 AC
50B-AREA D:	
GROSS/NET ACREAGE	13.89 AC

## REFERENCE

1. GIS PROVIDED BY FRANKLIN COUNTY AUDITOR.
2. CONTOUR DATA OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGRI) ON FEBRUARY 10, 2016.

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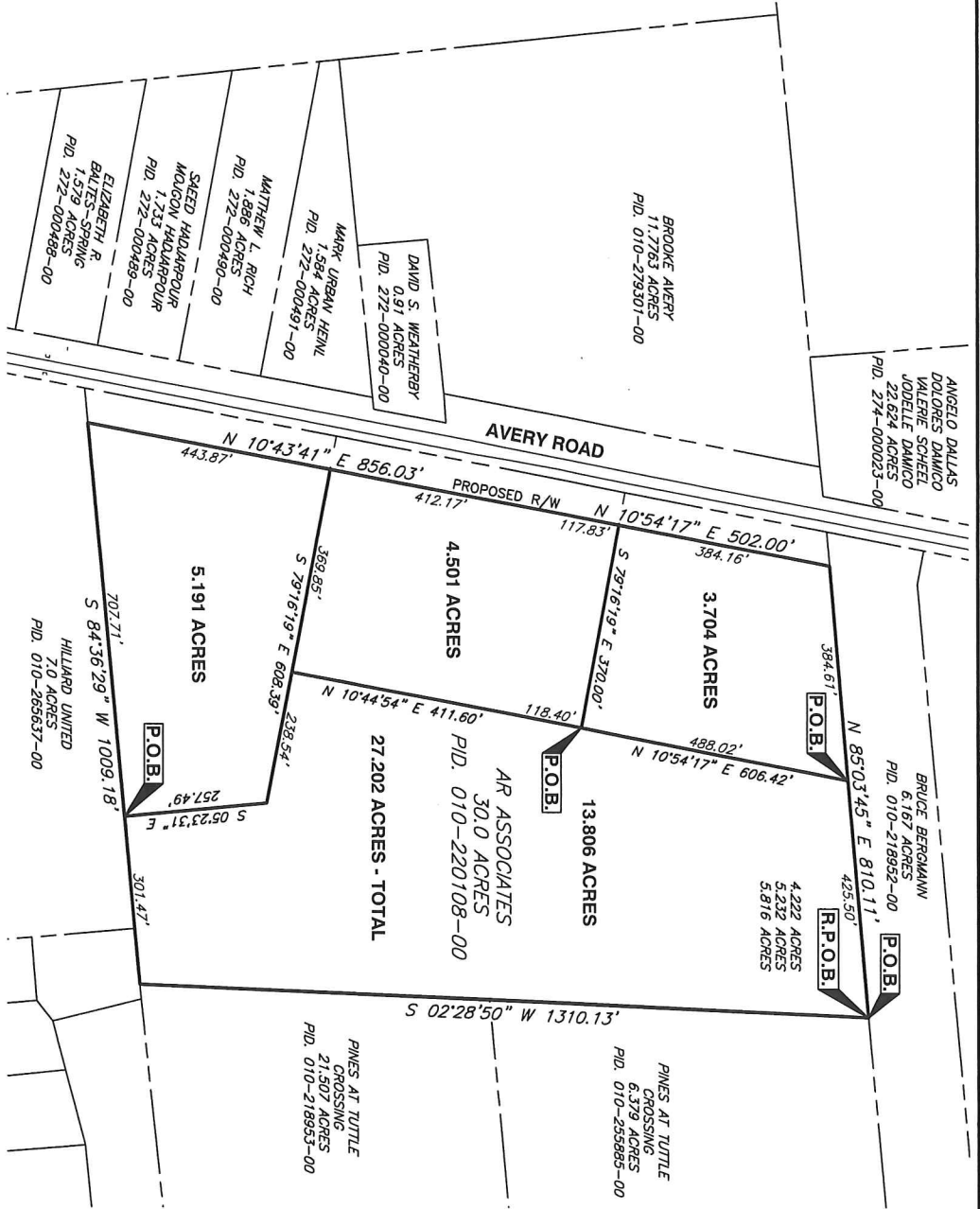
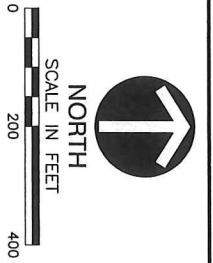
250 Old Wilson Bridge Road • Suite 250 • Worthington, OH  
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[www.cerinc.com](http://www.cerinc.com)


**EDWARDS COMPANIES  
ABLES GOLF ON AVERY**

DRAWN BY	MGJ (CHECKED BY:	MCH APPROVED BY	DRAFT
DATE	FEBRUARY 2016	DWG SCALE	1" = 100'
PROJECT NO:			150-728
DRAWING NO:			1

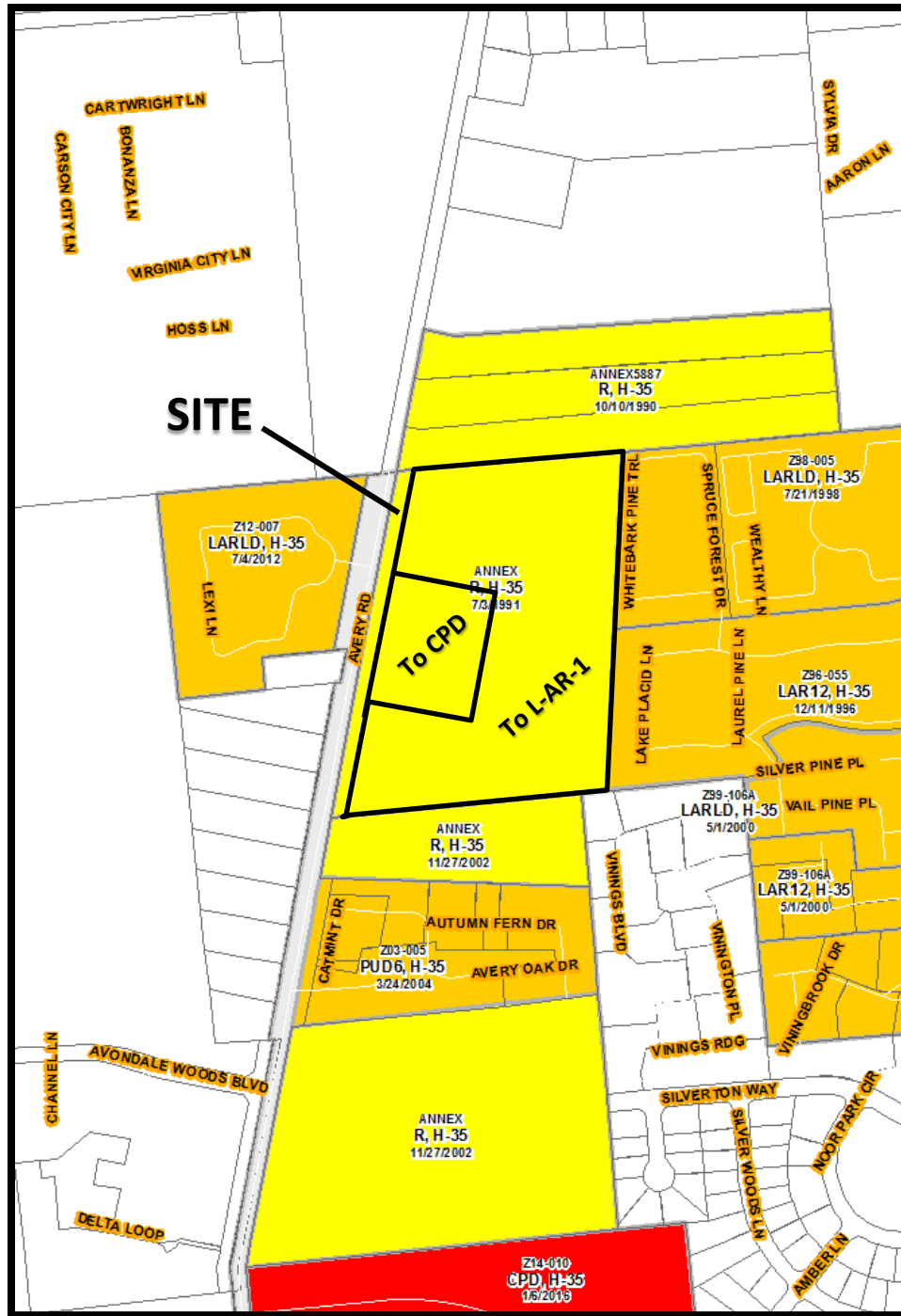
**SELF STORAGE LAYOUT**

216-616

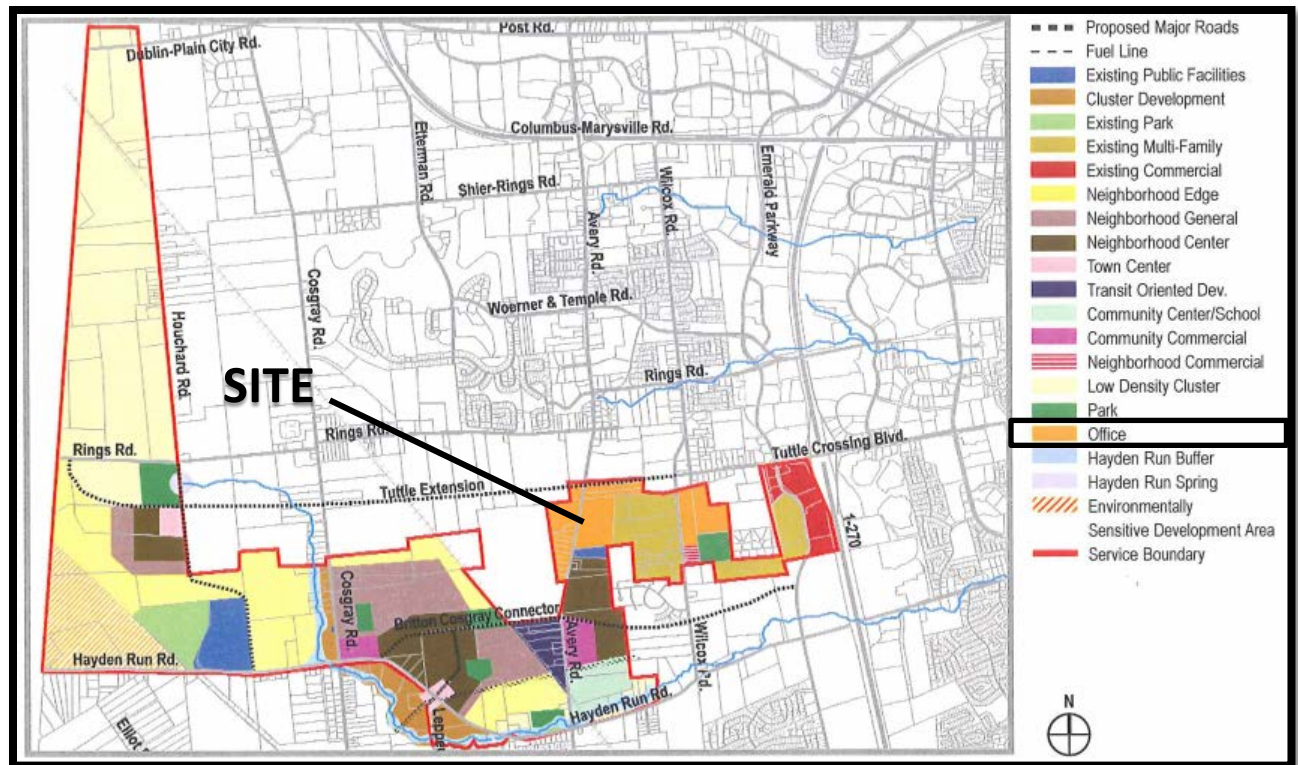


 <b>Civil &amp; Environmental Consultants, Inc.</b> 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085 614-540-6833 • 888-598-6808 www.cecinc.com		<b>AR ASSOCIATES</b> CITY OF COLUMBUS FRANKLIN COUNTY, OHIO	
DRAWN BY: MAS DATE: FEBRUARY 2016 DWG SCALE: 1"=50'		CHECKED BY: MAS PROJECT NO.: 150-726	
APPROVED BY: MAS PROJECT NO.: 150-726		DRAWING NO.: 1 OF 1	
ZONING EXHIBIT			

216-016



Z16-016  
 5300 Avery Road  
 Approximately 27.2 acres  
 R to CPD & L-AR-1



Z16-016  
 5300 Avery Road  
 Approximately 27.2 acres  
 R to CPD & L-AR-1





Z16-016  
5300 Avery Road  
Approximately 27.2 acres  
R to CPD & L-AR-1