

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2016**

1. **APPLICATION:** **Z14-059 (14335-00000-00922)**
Location: **5830 ULRY ROAD (43081)**, being 61.23± acres located at the southeast corner of Ulry and Warner Roads (110-000249 and 112-000011; Northland Community Council).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Mixed residential development.
Applicant(s): Metro Development, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): McCorkle Soaring Eagles; 5800 Ulry Road; Columbus, OH 43081.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

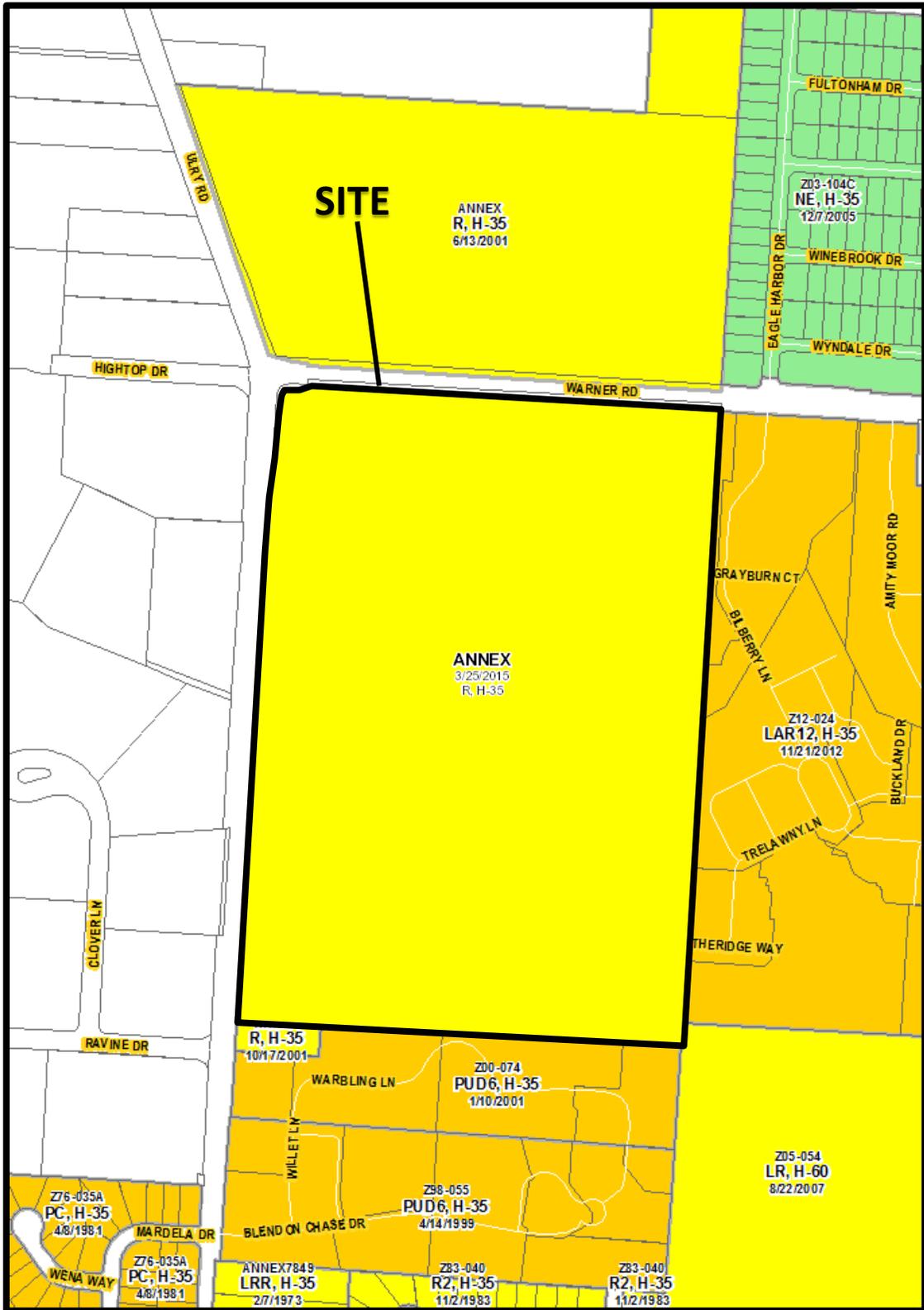
- This request was recommended for disapproval by the Development Commission at the February 2016 meeting, and was revised to further reduce density and increase development standards to be reconsidered at the June 2016 meeting. The revised proposal was tabled at that meeting at the suggestion of the Development Commission members in order for the applicant to explore additional density reductions. The proposal has been further revised to remove the proposed L-I, Limited Institutional District, and to reduce the number of units from 390 to 310, with commitments for detached single-unit dwellings on two of the three developed subareas. The site is undeveloped and is zoned in the R, Rural District as a result of annexation from Blendon Township. The requested PUD-6, Planned Unit Development District will allow 180 apartment units and 130 detached single-unit dwellings (310 units total) on 61.23± acres (5.06 units/acre) with 16.74± acres of provided open space.
- To the north across Warner Road is undeveloped land owned by the City of Columbus in the R, Rural District. To the east is multi-unit residential development in the L-AR-12, Limited Apartment Residential District with a gross density of 10.06± units/acre. To the south is multi-unit residential development with a gross density of 5.56± units/acre. To the west across Ulry Road are undeveloped land and single-unit dwellings in Plain Township.
- The site is located within the boundaries of the Little Turtle District of the *Northland Plan: Volume II* (2002). Single-unit residential development at three units/acre maximum (low-density cluster or conservation-type subdivisions) is the preferred land-use for this district. The Plan also recommends preservation of natural features, and that land uses and standards of the *Rocky Fork-Blacklick Accord* (RFBA) be considered when reviewing rezoning applications contiguous to the RFBA to ensure compatibility of planning efforts. Deviation from the Plan was warranted by the Planning Division for the following reasons:
 - The proposed density in Subarea A is compatible with and adjacent to a multi-unit residential development to the east which is located in the RFBA planning area. The RFBA recommends multi-unit residential uses for this adjacent development. A density higher than the Plan recommendation for the subject site is offset by the substantial

- open space/preserve included in the site plan.
- Staff supports density in Subareas B and D that when combined, are slightly higher than the 3 units/acre maximum recommended by the Plan (3.46 units/acre). The proposed single-unit developments are similar to the existing residential development to the south, without consideration of the open spaces on the northern boundary of Subarea B.
- Over 27% of the subject site is open space including stream corridor and tree preservation which meets the Plan recommendation for preservation of natural features.
- The development text commits to a site plan, and provides use restrictions, AR-12 development standards for Subarea A, R-4 development standards for Subarea B, and commitments for maximum number of units, setbacks, access and street details, street trees, preservation areas, street lights, sidewalks/paths, fencing, garage requirements, landscaping and buffering, building material commitments, open space restrictions, and Pay As We Grow obligations.
- The site is located within the boundaries of the Northland Community Council who recommends approval on the revised proposal.
- The *Columbus Thoroughfare Plan* identifies Ulry Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline. Warner Road is not listed in the *Columbus Thoroughfare Plan*, however, the Department of Public Service has determined that a minimum of 30 feet of right-of-way from centerline is required to be dedicated along the site's frontage.

CITY DEPARTMENTS RECOMMENDATION: *Disapproval.

The proposed PUD-6, Planned Unit Development District will allow a mixed residential development including 180 apartment units on 20.12 ± acres (8.96 units/acre), 82 single-unit dwellings on 24.98 ± acres (3.28 units/acre), and 48 single-unit dwellings on 12.56 ± acres (3.82 units/acre). A minimum of 16.74± acres of calculated open space is provided which is almost three times greater than the code requirement, and the actual open space is even greater than the minimum because open areas depicted in the developed portions of the site plan were not included in this calculation. Although the *Northland Plan: Volume II* envisioned single-unit residential development at three units/acre for this area, the proposed PUD-6 developments are compatible with the adjacent developments to the east and south. Furthermore, the proposal preserves natural features, with significant setbacks and open space along the site's Ulry Road frontage, further minimizing impacts to the west side of Ulry Road. Staff believes this request is compatible with adjacent zoning and development patterns in the area, and considers the proposed density as a good transition from the lower density single-unit residential development to the west and the higher density multi-unit residential development to the east.

*Because of the modification of the land use in Subarea D, the traffic impact study previously prepared for this site will need to be revised to address this change. In addition, since the open space and tree preservation areas have gotten smaller, and more retention areas are depicted within these areas, the Recreation and Parks Department has identified some issues with the proposal. The applicant is continuing to address those issues, and the recommendation will most likely change, but as long as outstanding issues remain, the City Departments' cannot support this proposal. Final traffic improvements for this proposal may need to be added, and additional commitments addressing issues identified by the Recreation and Parks Department may be added to the development text prior to this application being submitted to City Council for consideration.



Z14-059
 5830 Uly Road
 Approximately 61.23 acres
 R to PUD-6

Little Turtle District

This district is north of SR-161 and encompasses the majority of unincorporated land found in the planning area. Predominant land-uses include the Little Turtle Subdivision, which is zoned PC, Planned Community, and has condominium and single-family residential units with a private golf course. There is a city of Columbus police substation and fire facility located in this district. Unincorporated parcels include estate residential lots, parcels used for agriculture, and un-platted residential lots in Blendon Township. The city of Westerville is located to the north and west, and Plain Township is located to the immediate east. Land-use recommendations for parcels to the east that are in the city of Columbus are provided in *The Rocky Fork-Blacklick Accord*.



Little Turtle District



It is the recommendation of Northland Plan – Volume II that:

- *Single-family residential at three units/acre maximum (low-density cluster or conservation-type subdivisions) is the preferred land-use for this district, should development or redevelopment occur. A key principle of this concept is that open space and natural areas should be used as organizational elements in any development proposal for this area.*
- *A limited neighborhood civic center for the area be located near the Ulry and Warner Road intersections. The intersection of Ulry and Warner roads provide an ideal opportunity to incorporate a small, neighborhood-based civic-type center that could benefit the Warner/Ulry/Central College Road region. This area is a transition area from the large unincorporated lots in Blendon Township, to the area east designated as village center in the Rocky Blacklick Accord. The region will experience an increase in residential uses as well as the future extension of Hamilton Road to the east. There are single-family, multi-family and condominium units to the west and south, and growth occurring in the Rocky Fork-Blacklick Accord area to the east and northeast. Civic uses for this area might include a post office, parks and/or public recreational uses, schools, or means to further address the needs of public safety as the area grows. The city should consider this area for a future recreational facility to service the growing population.*
- *The large wooded lots identified on the existing land-use map (page 54) be afforded some level of protection from future development. Immediately north of the Little Turtle subdivision, and south of Central College Road are heavily wooded parcels with rolling terrain, a natural amenity for the community. Future development should be sensitive to the natural features of these areas and ensure that impact on the wooded sites is minimal. Consideration should be given to providing permanent protection to existing woodlots in the area through public acquisition, conservation easements or other means.*
- *There are a number of large residential parcels in the planning area to the north of Little Turtle. Should an alternative development pattern be sought for this area, this plan recommends that single-family residential remain the primary land-use with consideration given to surrounding rural setting and land-uses.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*





SITE

Z14-059
5830 Ulry Road
Approximately 61.2' acres
R to PUD-* & L-I

PUD-6 Text

Zoning District: PUD-6
Property Location: 5830 Ulry Road, Columbus, OH 43081
Applicant: Metro Development LLC
Owner: McCorkle Soaring Eagles LLC
Parcel Nos. 110-000249; 112-000011
Date of Text: July 7, 2016
Application No.: Z14-059

The subject site is approximately 61.23 +/- acres located at the southeast corner of Ulry Road and Warner Road. To the west of the site is a single family development located in Blendon Township; to the north is a site recently annexed to the City of Columbus and zoned "R" to be used for City of Columbus parkland; to the northeast is the Albany Crossing development zoned "Traditional Neighborhood Design" allowing for a mixture of single family homes and condominiums; to the east is the Albany Landings apartment development which is zoned "LAR-12"; and to the south is a condominium development zoned "PUD-6".

Warner Road is currently undergoing significant improvement by the City of Columbus. It was anticipated that the pattern of multi-family development beginning at Warner Road and Hamilton Road would continue down Warner Road and therefore need improved roadway systems. The subject site is part of the Pay As You Grow program such that the development must pay \$2,300 per unit constructed into a fund that the City is utilizing for infrastructure improvements in the area. The proposed residential development is consistent with the type of development the City anticipated in planning improvements to Warner Road.

The subject site will be zoned PUD-6 and will consist of four subareas: Subarea A is approximately 20.1 acres and will consist of a multi-unit residential development under the AR-12 standards; Subarea B is approximately 24.98 acres and will consist of detached residential structures under the R-4 development standards; and Subarea C is approximately 3.59 acres and will consist of a stream corridor protection zone as well as other open space and tree preservation areas and Subarea D is approximately 12.56 acres and will consist of detached residential structures under the R-4 development standards.

PUD- 6 – 61.23 Acres:

Sub-Area A – AR-12

1. **Introduction:** Sub-Area A shall be a multi-unit residential development as shown on the Site Plan attached as Exhibit A.
2. **Permitted Uses:** Multi-unit residential and accessory uses such as a pool, community center, and clubhouse as shown on the "Site Plan".

3. Development Standards:

A. Density, Lot, and/or Setback Commitments.

1. A maximum of one hundred eighty (180) units may be built on Subarea A in accordance with the Site Plan attached hereto as Exhibit A.
2. All buildings in Subarea A shall be setback 250 feet from the centerline of Warner Road (225' from the Warner Road R.O.W.).
3. All parking in Subarea A shall be setback 220 feet from the centerline of Warner Road (195' feet from the Warner Road R.O.W.).

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

1. The street alignments for Subarea A shall be developed as shown on the attached Site Plan; however they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site considerations established at the time of development. The Director of Public Service or the Director's designee may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.
2. Internal streets for Subarea A shall be private. Private streets shall be at least 20 feet in width. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 20' wide streets.
3. Minimum 4 foot wide sidewalks shall be provided on one side of the private streets.
4. Public sidewalks on Warner Road shall be a minimum of 8 feet in width.
5. Black ornamental fencing similar to the fencing used for Rolling Ridge subdivision shall be installed along Warner Road.

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

1. The applicant shall comply with the City's Parkland Dedication Ordinance.
2. Trees will be preserved in Subarea A in the areas identified on the Site Plan except where it is necessary for utility crossings, pedestrian pathways, retention areas, and shelter as shown on Exhibit A.
3. Developer shall install street trees along Warner Road at a rate of 4 per 100 linear feet which may be evenly spaced or grouped.

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

1. Buildings will be constructed with an exterior mixture of stone and brick veneer, “shake” siding and beaded vinyl siding.
2. Main entry features will be landscaped and lit with concealed uplights.
3. Lighting poles shall be cut-off fixture types. All lighting poles, signs, frames and/or supports shall be uniform and be either black or dark bronze in color. No pole shall exceed fourteen (14) feet in height.
4. Subject to approval of a Dumpster Waiver, refuse collection shall be by a compactor.

E. Graphics and/or Signage Commitments.

All signage and graphics for Subarea A shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

F. Miscellaneous.

1. Subarea A shall be developed in accordance with the site plan attached as Exhibit A. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the site plan is subject to review and approval by the Director of Building and Zoning Services, or his/her designee, upon submission of the appropriate data regarding the proposed adjustment.
2. This site is included within the Pay as We Grow plan for the northeast growth corridor. The developer has committed to paying the required Pay As We Grow fee towards infrastructure costs.

SUBAREA B – R-4

1. Introduction: Subarea B shall be detached residential units developed under the R-4 development standards.
2. Permitted Uses: The development includes a total of eighty-two (82) detached dwelling units.
3. Development Standards: Unless otherwise indicated in this text, the applicable development standards of Chapter 3332 of the Columbus City Codes will apply as they apply to the R-4 district. Subarea B will be developed in substantial accordance with the site plan attached hereto as Exhibit A and the concept/landscape plan attached hereto as Exhibit B. The site plan and concept plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed.. Any slight adjustment to the plan will be reviewed and may be

approved by the Director of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

A. Density, Height and Setback Commitments.

1. No building will be erected, altered, placed or permitted to remain on this property other than one or two-story single-unit detached structures. Units shown on the site plan will be detached structures. A maximum of eighty-two (82) units is permitted.
2. All buildings and parking in Subarea B shall be setback 180 feet from the centerline of Ulry Road (140' from the Ulry Road R.O.W.).

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

1. Access will be in accordance with the review and approval of the City of Columbus Department of Public Service, Traffic Management Division.
 - a. The applicant will have one boulevard-style entrance on Ulry Road.
 - b. The applicant will dedicate the right-of-way on Ulry Road per the City's Thoroughfare Plan if necessary.
2. Each unit will have an attached garage with space for two cars. There will be no parking permitted at the main entrance and on the side of the street where sidewalks are located. "No Parking" signs will be posted as appropriate. Fire hydrants will be located on the side of the street where no parking is permitted.
3. Streets shall be private and shall be a minimum of 22 feet in width. Street shall be maintained by a homeowners or condominium association.
4. The street alignments shall be developed generally as shown on the plan. However, they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time of development and engineering plans are completed. The Director of Public Service and/or their designees may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.
5. Minimum 4 foot wide sidewalks shall be provided on one side of the private streets.
6. Public sidewalks on Ulry Road shall be a minimum of 8 feet in width.
7. Black ornamental fencing similar to the fencing used for Rolling Ridge subdivision shall be installed along Ulry Road

C. Buffering, Landscape, Open Space and/or Screening Commitments.

Open spaces and landscaping will be as shown on the concept / landscape plan attached as Exhibit B.

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

1. The main exterior building material will be wood, wood composition, brick veneer, stone, beaded vinyl or cultured stone or a combination thereof.
2. Dwelling units may be used as model homes for the purpose of marketing and sales.
3. Light poles shall not exceed 14 feet in height.
4. Minimum separation between buildings shall be ten feet. Bay windows and chimneys shall be permitted to encroach into the separation area.

E. Graphics.

All signage and graphics for Subarea B shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

F. Miscellaneous.

1. The applicant shall comply with the City's Parkland Dedication Ordinance.
2. This site is included within the Pay as We Grow plan for the northeast growth corridor. The developer has committed to paying the required Pay As We Grow fee towards infrastructure costs.

SUBAREA C – Open Space / Stream Corridor Protection Zone

1. Introduction: Subarea C shall remain as undeveloped open space and stream corridor protection zone land, with the exception of walking/bike paths and permitted utility crossings, including but not limited to sanitary and/or storm sewer.
2. Permitted Uses: The only uses permitted in Subarea C shall be asphalt walking paths or an asphalt bike path as shown on the site plan.
3. Development Standards: Trees will be preserved as shown on the site plan except where utility crossings are necessary and where storm water facilities and the bike path as shown on the site plan are installed.

SUBAREA D – R-4

1. Introduction: Subarea D shall be detached residential units developed under the R-4 development standards.

2. Permitted Uses: The development includes a total of forty-eight (48) detached dwelling units.

3. Development Standards: Unless otherwise indicated in this text, the applicable development standards of Chapter 3332 of the Columbus City Codes will apply as they apply to the R-4 district. Subarea D will be developed in substantial accordance with the site plan attached hereto as Exhibit A.. The site plan and concept plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed.. Any slight adjustment to the plan will be reviewed and may be approved by the Director of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

A. Density, Height and Setback Commitments.

1. No building will be erected, altered, placed or permitted to remain on this property other than one or two-story single-unit detached structures. Units shown on the site plan will be detached structures. A maximum of forty-eight (48) units is permitted.

2. All buildings and parking in Subarea D shall be setback 110 feet from the centerline of Ulry Road (70' from the Ulry Road R.O.W.) and 95 feet from the centerline of Warner Road (70' from the Warner Road R.O.W.)

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

1. Access will be in accordance with the review and approval of the City of Columbus Department of Public Service, Traffic Management Division.

a. The applicant will have one entrance on Warner Road.

b. The applicant will dedicate the right-of-way on Warner Road per the City's Thoroughfare Plan if necessary.

2. There will be no parking permitted at the main entrance. "No Parking" signs will be posted as appropriate. Fire hydrants will be located where no parking is permitted.

3. Streets shall be private and shall be a minimum of 22 feet in width. Streets shall be maintained by a homeowners or condominium association.

4. The street alignments shall be developed generally as shown on the plan. However, they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time of development and engineering plans are completed. The Director of Public Service and/or their designees may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.

5. Minimum 4 foot wide sidewalks shall be provided on one side of the private streets and may be provided on both sides of the street at the election of the developer.

6. Public sidewalks on Ulry Road and Warner Road shall be a minimum of 8 feet in width.

7. Black ornamental fencing similar to the fencing used for Rolling Ridge subdivision shall be installed along Ulry Road and Warner Road

C. Buffering, Landscape, Open Space and/or Screening Commitments.

1. Trees will be preserved in Subarea D in the areas identified on the Site Plan except where it is necessary for utility crossings, pedestrian pathways and retention areas, as shown on Exhibit A.

3. Developer shall install street trees along Warner Road at a rate of 4 per 100 linear feet which may be evenly spaced or grouped.

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

1. The main exterior building material will be wood, wood composition, brick veneer, stone, beaded vinyl or cultured stone or a combination thereof.

2. Dwelling units may be used as model homes for the purpose of marketing and sales.

3. Light poles shall not exceed 14 feet in height.

4. Minimum separation between buildings shall be ten feet. Bay windows and chimneys shall be permitted to encroach into the separation area.

5. In lieu of Section 3332.27, the following standards shall apply for the required rear yard and separation between structures and dwellings:

- i) 30 feet rear to rear
- ii) 20 feet rear to side
- iii) The projection of fireplaces, chimneys, bay windows and/or other architectural projections of not more than 3 feet in each instance are permitted

E. Graphics.

All signage and graphics for Subarea D shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

F. Miscellaneous.

1. The applicant shall comply with the City's Parkland Dedication Ordinance.
2. This site is included within the Pay as We Grow plan for the northeast growth corridor. The developer has committed to paying the required Pay As We Grow fee towards infrastructure costs.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representative(s) do hereby agree singularly and collectively for themselves, their heirs, 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.

SIGNATURE: _____

DATE: _____



SITE DENSITIES
 PUD-6 DENSITY (310 UNITS/61.23 ACRES) +/-5.06 DU/AC

SITE DATA:
 TOTAL AC: +/-61.23 AC
 PUD-6 TOTAL AC +/-61.23 AC

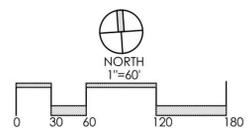
+/-61.23 AC OPEN SPACE REQUIRED FOR PUD-6 = 800 SF x 310 UNITS = 248,000 SF = 5.69 AC
 +/-61.23 AC OPEN SPACE PROVIDED = 729,215 SF = +/-16.74 AC

PUD-6 PLAN

ULRY AND WARNER ROADS

PREPARED FOR METRO DEVELOPMENT

DATE: 6.27.16



Faris Planning & Design

LAND PLANNING 243 N. 5th Street Columbus, OH 43215
 LANDSCAPE ARCHITECTURE Suite 401 p (614) 487-1964 www.farisplanninganddesign.com

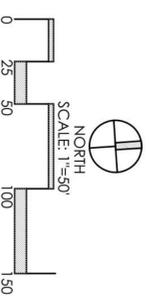


LANDSCAPE BUFFER PLAN

ULRY AND WARNER ROADS

PREPARED FOR PULTE HOMES

DATE: 6-29-16



To: Jill Tangeman
Bill McCorkle
Joe Thomas Jr.

From: The Northland Community Development Committee / Ulry Rd Sub Committee

Subject : Endorsement of Application Z14-059
5830 Ulry Rd Columbus Ohio - McCorkle Soaring Eagles LLC / Metro Development
LLC

Date: July 7, 2016

The Northland Community Development Committee / Ulry Rd Sub Committee consisting of Rolling Ridge, Preston Commons, Blendon Chase and Asherton Grove neighborhood representatives have received your revised Text Document for Application Number Z14-059 dated July 07, 2016. That proposal includes the agreed upon , 180 apartments (Developed by Metro North) on SUBAREA A, 82 detached dwelling Units (Developed by Pulte) on SUBAREA B, asphalt walking and or bike paths on SUBAREA C, and 48 detached dwelling units (Developed by MI Homes) on SUBAREA D. The application also details the agreed upon curb cuts, sidewalks, set backs, fencing and landscaping.

We have met as the Northland Community Development Committee / Ulry Rd Sub Committee and feel that we can endorse and recommend Application Z14-059 dated July 7, 2016 to our neighborhoods. We have presented our finding to the larger Northland Community Development Committee and there should be a letter from the chair recognizing our endorsement.

We understand that Application Z14-059 dated July 7, 2016 will be presented at the Columbus Development Commissions hearing on July 14, 2016. The Northland Community Development Committee / Ulry Rd Sub Committee will endorse the Application.

We do reserve the right, if Application Z14-059 dated July 7, 2016 is changed in any way before or during the presentation to the Columbus Development Commission or Columbus City Council, to rescind our recommendation and endorsement.

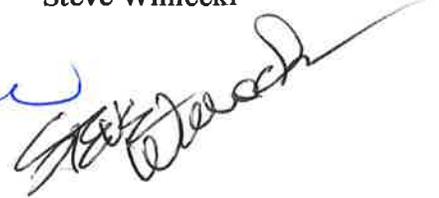
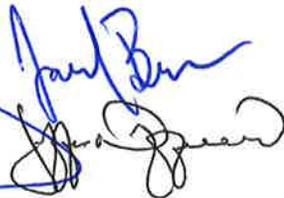
Signed,

Rolling Ridge
Rick Cashman
John Durivage

Preston Commons
Jared Brown
Jeff Duffield

Blendon Chase
Suzanne Harnichar

Asherton Grove
Steve Winiecki



- Subarea A (AR-12): A reduction of the number of multi-family dwelling units to 180;
- Subarea B (R-4): A maximum of 82 detached dwelling units;
- Subarea C (Open Space / Stream Corridor Protection Zone): Commitments concerning the construction of walking and/or bike paths; and
- Subarea D (R-4): A maximum of 48 detached dwelling units (formerly proposed for Institutional use).

These are reflected in the applicant's text most recently dated July 7, 2016.

During the executive session of the Committee's monthly meeting on June 29, 2016, the working group presented a report to the Committee which outlined a previous, but similar, version of an updated proposal by the applicant. The members of the working group indicated that they were very favorably disposed toward the changes made by the applicant, and wished to support the revised application (pending certain additional changes which have now been realized) before the Development Commission at its upcoming hearing of the case on July 14, 2016.

A poll of the 15 Committee members present indicated their willingness to endorse and adopt the position of the working group. Further, none of the members present felt it was necessary for the Committee to receive a new presentation by the applicant concerning the latest proposal in order for them to do so. They directed me to share this letter with you and the Commission.

In effect, the Committee now asks that staff and the Commission *set aside* the Committee's May 25, 2016 recommendation for disapproval, and instead consider its members' desire to endorse the more current recommendation by the representatives of its most directly-affected member communities for *approval* of the latest proposal by the applicant.

We will, of course, be represented at the July 14 hearing to explain the Committee's position. In the meantime, please let me know if you have any questions concerning the Committee's position on this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Paul", with a long horizontal flourish extending to the right.

Dave Paul
Chairman
NCC Development Committee



July 8, 2016

Shannon Pine
Planning Manager, Zoning/Council Activities Section
Columbus Department of Building & Zoning Services
757 Carolyn Avenue
Columbus, OH 43224

Re: Application #Z14-049

Dear Shannon:

I am writing concerning the captioned application to rezone 61.23 +/- acres located at 5830 Ulry Road, Columbus, OH 43081 (at the southeast corner of Ulry Road and Warner Road, including parcel numbers 110-000249 and 112-000011), from R to (most recently) PUD-6.

As you know, multiple versions of this application have been presented to the Northland Community Council's Development Committee since October 2014. After presentations to the Committee for formal recommendation in March 2015, January 2016 and May 2016, the Committee voted, each time unanimously, to recommend disapproval of the application as then presented. The Committee's May 2015 recommendation for disapproval, as expressed at the Development Commission's June 9, 2016 hearing of the case, is the last *formal* position of the Committee concerning this application.

However, as you are also aware, a working group or "subcommittee" of Committee members and other residents was formed last year, representing four nearby NCC member communities that will be most directly impacted by this development. The members of the working group have invested many hours meeting and negotiating with the applicant and land owner and with other residents of their communities, researching and developing a consensus on each version of the applicant's proposal, refining and documenting their position, and preparing counter-proposals and suggestions for compromise for consideration by the applicant.

Subsequent to the Committee's last hearing of this case on May 25, 2016, the applicant has responded with a new proposal which appears to have addressed most, if not all, of the working group's concerns. Key features of the latest version of this proposal are: