

**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 #: 216-070  
Date Received: 11/1/2016  
Application Accepted By: MM + KP Fee: \$7,360  
Comments: Assigned to Michael J Maret; mjmaret@columbus.gov; 614-645-2749

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 6224 Central College Road Zip 43054  
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 010-234598  
 Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s) PUD-8 Requested Zoning District(s) PUD-8  
Area Commission Area Commission or Civic Association: Rocky Fork-Blacklick Accord  
Proposed Use or reason for rezoning request: Development of a multi-family residential development not to exceed 8 dwelling units per acre. (continue on separate page if necessary)  
Proposed Height District: H-60 Acreage +/- 13.1  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Lifestyle Communities, Ltd  
Address 230 West Street, Suite 200 City/State Columbus, Ohio Zip 43215  
Phone # 614-918-2044 Fax # 614-633-6401 Email dcarothers@lifestylecommunities.com

**PROPERTY OWNER(S):**

Name LC Exchange II, Ltd.  
Address 230 West Street, Suite 200 City/State Columbus, Ohio Zip 43215  
Phone # 614-918-2044 Fax # 614-633-6401 Email dcarothers@lifestylecommunities.com  
 Check here if listing additional property owners on a separate page

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

Name Michael Shannon, Esq.  
Address 500 South Front Street, Suite 1200 City/State Columbus, Ohio Zip 43215  
Phone # 614-229-4506 Fax # 614-229-4559 Email: mshannon@cbjlawyers.com

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

APPLICANT SIGNATURE [Signature]  
PROPERTY OWNER SIGNATURE [Signature]  
ATTORNEY / AGENT SIGNATURE [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

**AFFIDAVIT**

(See instruction sheet)

APPLICATION # 216-070

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman, Esq.  
of (1) MAILING ADDRESS 500 South Front Street, Suite 1200, Columbus, Ohio 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 6224 Central College Road (43054)  
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) 11/11/16

(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) LC Exchange II, Ltd  
230 West Street, Suite 200  
Columbus, Ohio 43215

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

Lifestyles Communities, Ltd.  
Devin Carothers, 614-918-2044

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

(5) Rocky Fork-Blacklick Accord  
Christopher Lohr  
50 West Gay Street, Columbus, Ohio 43215

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

(8) [Signature]

Subscribed to me in my presence and before me this 1st day of November, in the year 2016

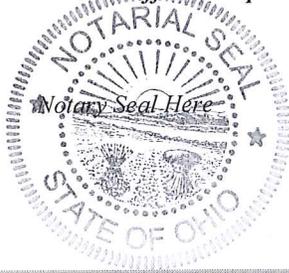
SIGNATURE OF NOTARY PUBLIC

(8) Carol A. Stewart

My Commission Expires:

**CAROL A. STEWART**  
**NOTARY PUBLIC, STATE OF OHIO**  
**MY COMMISSION EXPIRES 06/28/2019**

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



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5101 LC Exchange II LTD  
230 West Street  
Ste. 200  
Columbus, Ohio 43081

5101 Farms at New Albany Park, LTD  
230 West Street  
Ste. 200  
Columbus, 43215

5104 New Albany Co, LLC  
8000 Walton Parkway  
Ste. 120  
New Albany, Ohio 43054

5101 Sugar Run Albany, LLC  
3330 Dundee Road  
Ste C1  
Northbrook, IL 60062

**ATTORNEY**

**OWNER**

**APPLICANT**

Michael T. Shannon  
Crabbe, Brown & James, LLP  
500 S. Front St., Ste. 1200  
Columbus, Ohio 43215

LC Exchange II, Ltd  
230 West Street, Ste. 200  
Columbus, Ohio 43215

Lifestyle Communities, Ltd.  
230 West Street, Ste. 200  
Columbus, Ohio 43215

**CIVIC ASSOCIATION**

Rocky Fork-Blacklick Accord  
Attn: Ben Collins  
Zoning Officer  
P.O. Box 273  
New Albany, Ohio 43054

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 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 # 216-070

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman  
of (COMPLETE ADDRESS) 500 South Front Street, Ste 1200, 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. Lifestyle Communities, Ltd 230 West Street, Suite 200, Columbus, Ohio 43215 Devin Carothers 614-918-2044	2.
3. dcarothers@lifestylecommunities.com	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1st day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

**CAROL A. STEWART**  
NOTARY PUBLIC, STATE OF OHIO  
**MY COMMISSION EXPIRES 06/28/2019**

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



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# 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: 010234598

Zoning Number: 6224

Street Name: CENTRAL COLLEGE RD

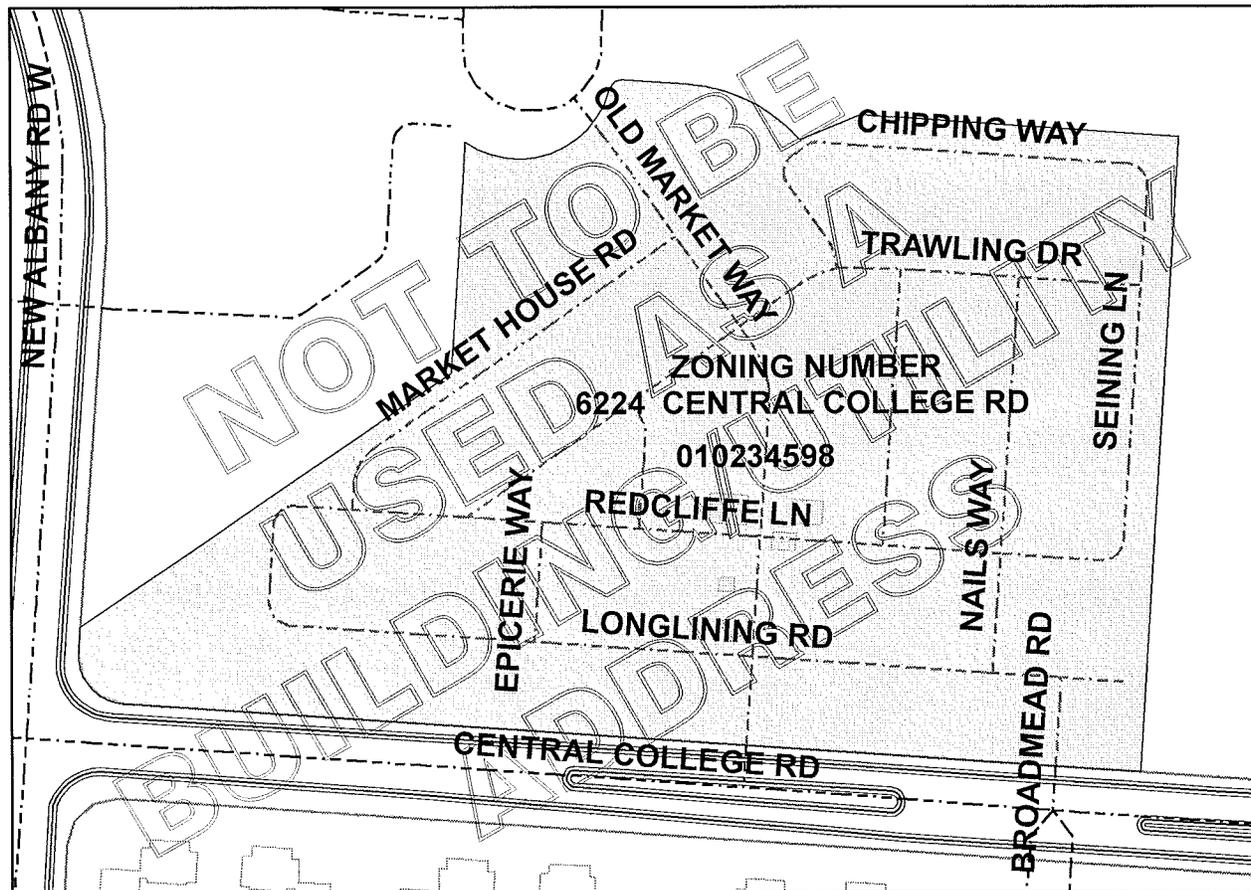
Lot Number: N/A

Subdivision: N/A

Requested By: CRABBE, BROWN & JAMES, LLP (ERIC ZARTMAN)

Issued By: *Edyona amarian*

Date: 10/28/2016



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 77879

210-070

ZONING EXHIBIT  
SUBAREA D  
13.1 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 7, Quarter Township 2, Township 2, Range 16, United States Military Lands, being part of that 17.166 acre tract as conveyed to Central College Hospitality Ltd by deed of records in Instrument Number 201208280126113 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at a southeasterly corner of said 17.166 acre tract, a southwesterly corner of Lot 5 of that subdivision entitled "The Business Campus at New Albany" of record in Plat Book 101, Page 79, being the northerly right-of-way line of Central College Road of record in Plat Book 101, Page 37;

thence North,  $85^{\circ}59'39''$  West, with said northerly right-of-way line, a distance of 1066.70 feet to a point of curvature;

thence continuing with said northerly right-of-way line and the easterly right-of-way line of New Albany Road West, of record in Plat Book 101, Page 37, with the arc of a curve to the right, having a central angle of  $90^{\circ}00'00''$ , a radius of 50.00 feet, an arc length of 78.54 feet, a chord bearing of North  $40^{\circ}59'39''$  West and chord distance of 70.71 feet to a point of tangency;

thence North  $04^{\circ}00'21''$  East, with said easterly right-of-way line, a distance of 26.67 feet to a point;

thence North  $55^{\circ}44'02''$  East, across said 17.166 acre tract, a distance of 471.02 feet to a point;

North  $03^{\circ}37'59''$  East, continuing across said 17.166 acre tract, a distance of 242.96 feet to a point in the line common to said 17.166 acre tract and that 36.212 acre tract as conveyed to Farms at New Albany Park by deed of record in Instrument Number 200804030050911;

Thence with said common line, the following courses and distances;

With the arc of a curve to the left, having a central angle of  $109^{\circ}56'26''$ , a radius of 97.50 feet, an arc length of 187.09 feet, a chord bearing of North  $70^{\circ}05'04''$  East and chord distance of 159.68 feet to a point of tangency;

With the arc of a curve to the right, having a central angle of  $79^{\circ}04'04''$ , a radius of 15.00 feet, an arc length of 20.69 feet, a chord bearing of North  $54^{\circ}29'44''$  East and chord distance of 19.08 feet to a point of tangency;

South  $86^{\circ}00'14''$  East, a distance of 69.03 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of  $46^{\circ}00'08''$ , a radius of 165.08 feet, an arc length of 132.54 feet, a chord bearing of South  $63^{\circ}00'05''$  East and chord distance of 129.01 feet to a point of tangency;

North  $67^{\circ}46'57''$  East, a distance of 68.42 feet to a point; and

South  $67^{\circ}00'54''$  East, a distance of 334.38 feet to a point in the easterly line of said "The Business Campus at New Albany";

thence South 03°38'26" West, with the line common to said 17.166 acre tract and "The Business Campus at New Albany", a distance of 668.24 feet to the POINT OF BEGINNING containing 13.1 acres, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS MECHWART, HAMBLETON & TILTON, INC.

## DEVELOPMENT TEXT

**Property Address:** 6224 Central College Road (43054)  
**Parcel ID:** 010-234598  
**Property Size:** +/- 13.1 Acres  
**Current District:** PUD-8, Planned Unit Development  
**Proposed District:** PUD-8, Planned Unit Development  
**Applicant:** Lifestyle Communities, Ltd.  
230 West Street, Suite 200  
Columbus, Ohio 43215  
**Attorney:** Michael Shannon, Esq.  
Crabbe, Brown & James, LLP  
500 South Front Street, Suite 1200  
Columbus, Ohio 43215  
**Date of Text Application:** November 1, 2016

### **I. Introduction**

The subject property site ("Site"), PID: 010-234598, is situated in north-east Columbus, Ohio. The Site is located at the north east corner of the intersection of Central College Road and New Albany Road. The Site is not subject to a Commercial Overlay or Planning Overlay. The Site is not situated within an Area Commission. The Site is not a Historic Site. However, the Site is situated within the Rocky Fork-Blacklick Accord (2003) and requires a recommendation from the Rocky Fork-Blacklick Accord Panel. According to the 2003 Land Use Map Update, the future planned use for the Site is "Town Mixed Use."

The Site is bordered on the north, south, and west by the City of Columbus. The parcel on the north is zoned PUD-8. The parcels on the south and west are zoned CPD. The parcel on the east is in New Albany and zoned Office Campus District. The parcel on the east is part of the Business Campus at New Albany.

Applicant is seeking a rezoning of the Site to allow development of multifamily residential, not to exceed 8 dwelling units per acre.

**II. Permitted Uses:** The permitted uses shall be those contained in Section 3345.04 of the Columbus City Code.

**III. Development Standards:** Unless otherwise specified below or in the Development Plan, the Site shall be developed in accordance with the applicable AR-12 development standards of Chapter 3333 of the Columbus City Code.

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

1. There shall be a minimum setback of 80 feet from the Central College Road right-of-way and the New Albany Road West right-of way. The setback may include a wet storm water retention area within the setback. If included, the retention area shall implement modern retention strategies while integrating the rural character of the corridor. All landscaping and buffers shall integrate with the naturalized character of the corridor. The retention area may be irregular in shape. The retention ponds shall not have fountain features, but unobtrusive aeration systems shall be utilized to maintain appearance. Though the Department of Public Service may require a sidewalk within the public right-of-way, the setback may include additional passive recreational amenities, including a sidewalk/leisure path. The setback shall include 4-rail horse fencing so as to enclose the retention area in a Paddock area.

3. Perimeter yard shall be developed in accordance with the attached Development Plan.

4. A Height District of 60 ft. is established. No structure shall be taller than 45 ft.

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

1. Central College Road shall provide two access points to the Site. New Albany Road West shall provide one access point to the Site. However, any and all traffic-related commitments, including access, shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

2. All streets within the development shall be private and will be maintained by the Owner.

3. If required by the Department of Public Service or the Department of Public Safety, parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. They shall include that parking be limited to one side of the street where street widths are less than 26 feet. No parking shall be permitted on either side of any street within 61 feet of the midpoint of street intersections, and that there will be no parking on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted.

4. The owner and/or developer must establish and maintain an agreement(s) with a private towing company(s) which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner and/or developer determines, so long as at least one such agreement shall always, at all times, be in force for the purpose of enforcement/removal/towing as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract.

5. The owners and/or developers shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of

citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets and alley/lanes.

6. Intersection details, concurring turning radii, parking restrictions, and intersection configurations shall conform to the Fire Vehicle Access Plan.

7. The street grid as illustrated on the Site Plan may change subject to approval from the Department of Public Service.

8. All streets will have sidewalks on both sides at a minimum of 5' wide. Along Central College Road, sidewalks will be located within 20' of the front building facades. Adjacent to the Central College Road right-of-way, there will be either a sidewalk at a minimum of 5' wide or a multi-purpose trail at a minimum of 10' wide. However, any sidewalk commitments shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

11. At the west access point to Central College Road serving the Site, the developer shall extend the existing median east of this location to the west to restrict this access point to right-in and right-out turning movements only.

12. At the east access point to Central College Road serving the Site, the developer shall modify the striping and existing median west of this access point to accommodate an eastbound left turn lane at this access point, as approved by the city of Columbus, Department of Public Service.

13. Parallel parking spaces shall be 8 ft. by 22 ft. on all private streets.

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

1. Street trees shall be provided on both sides of new private streets. Street trees shall be spaced at a maximum distance of thirty feet on center. In certain situations, due to site constraints, building design, etc., trees may be grouped with a quantity equivalent to 1 tree per thirty feet. Street trees shall be deciduous and shall be 2.5-inch caliper minimum at the time of planting.

ii. The trees shall be planted at four trees per 100 lineal feet. The trees shall be a mix of deciduous, evergreen, and ornamental trees. The minimum size of all plant material at installation shall be two-inch caliper for deciduous shade trees, six feet high for evergreen trees, and two-inch caliper for ornamental trees/shrubs. All landscaping and buffers within the setback shall integrate with the naturalized character of the corridor.

2. All wiring shall be underground unless otherwise required to be above ground by a public utility.

3. Streetlights shall be pedestrian-scale and decorative-style fixtures.

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

1. Building materials shall be natural in appearance by employing the following building materials: brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass. Vinyl and other manufactured materials are permitted as long as they are natural in appearance. Vinyl must be at least a 6 ½ inch beaded single plank with wood texture and a minimum thickness of .044 inches. The colors of the siding must be similar to the masonry materials used elsewhere on a building. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed with similar building materials and lighting.
2. All windows shall be simulated divided light with mullions on a double glass pane.
3. The buildings shall have sloped or pitched roofs. Flat roofs shall only be allowed with decorative cornices.

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

1. Subject to the approval of a Dumpster Waiver by the Department of Public Service Refuse Collection Division, refuse collection shall be provided by a private hauler and transported to an off-site compactor.
2. Where used for security purposes or to illuminate walkways, roadways, and parking lots, only fully shielded cut-off style outdoor light fixtures shall be used.
3. Outdoor light pole fixtures shall not exceed 18 feet in height.
4. All external outdoor lighting fixtures within a development shall be of similar type.
5. Ground mounted lighting shall be landscaped at its base and shielded to reduce glare. Incandescent lighting shall be used with this type of fixture.

**G. Graphics and Signage Commitments:**

1. All graphics and signage shall conform to Article 15 and Chapter 3376 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.

**H. Requested Variances:**

1. A variance is requested to increase the height district in AR-12 classification from 35 feet to 60 feet. CCC § 3333.26.

2. The Development Plan illustrates a variance permitting parking lot maneuverability over property lines. CCC § 3312.25.

3. The Development Plan illustrates a variance permitting reduced parking space dimensions and allowing parking spaces to be divided by property lines to allow parallel parking spaces to be 8 feet by 22 feet. CCC § 3312.29.

**IV. Miscellaneous Commitments:**

1. Applicant shall comply with the City's Parkland Dedication Ordinance.

2. Applicant shall comply with the City's Pay as We Grow plan.

3. Applicant shall commit to the architectural design provided in the building elevation plans titled "#####" dated November 1, 2016. However, the building elevation plans may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

4. The subject Site shall be developed in accordance with the submitted plans titled, "Preliminary Development Plan," "Preliminary Landscaping Plan, "Illustrative Street Sections," "Central College and New Albany Road Open Space," dated November 1, 2016. The Plans may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment. However, the street grid, number of units, and minimum number of parking may change subject to the type of development on the Site.

*The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions.*

Respectfully Submitted,



Michael T. Shannon, Esq.  
Attorney for Applicant

**SITE DATA**

Site Area: +/- 13.1 AC  
 Units: 104 du  
 Density: 8.0 du/AC  
 Open Space: +/- 5.1 ac (38%)  
 Parking Required: 208 Spaces(2 spaces/du)



THIS CONCEPT PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.





Townhouse Elevation - Front

NTS



Townhouse Elevation - Front

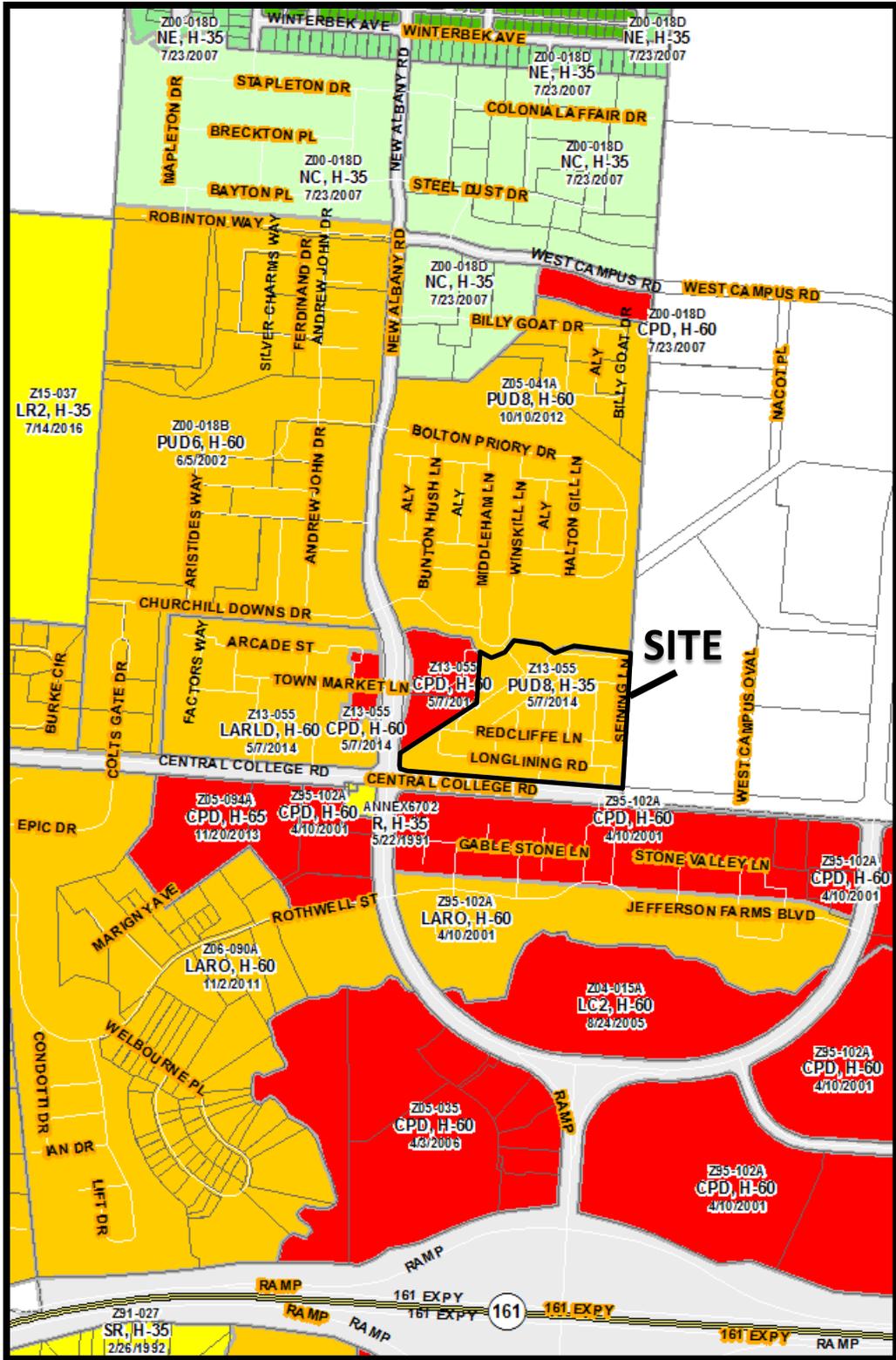
NTS

The Exchange - Subarea D

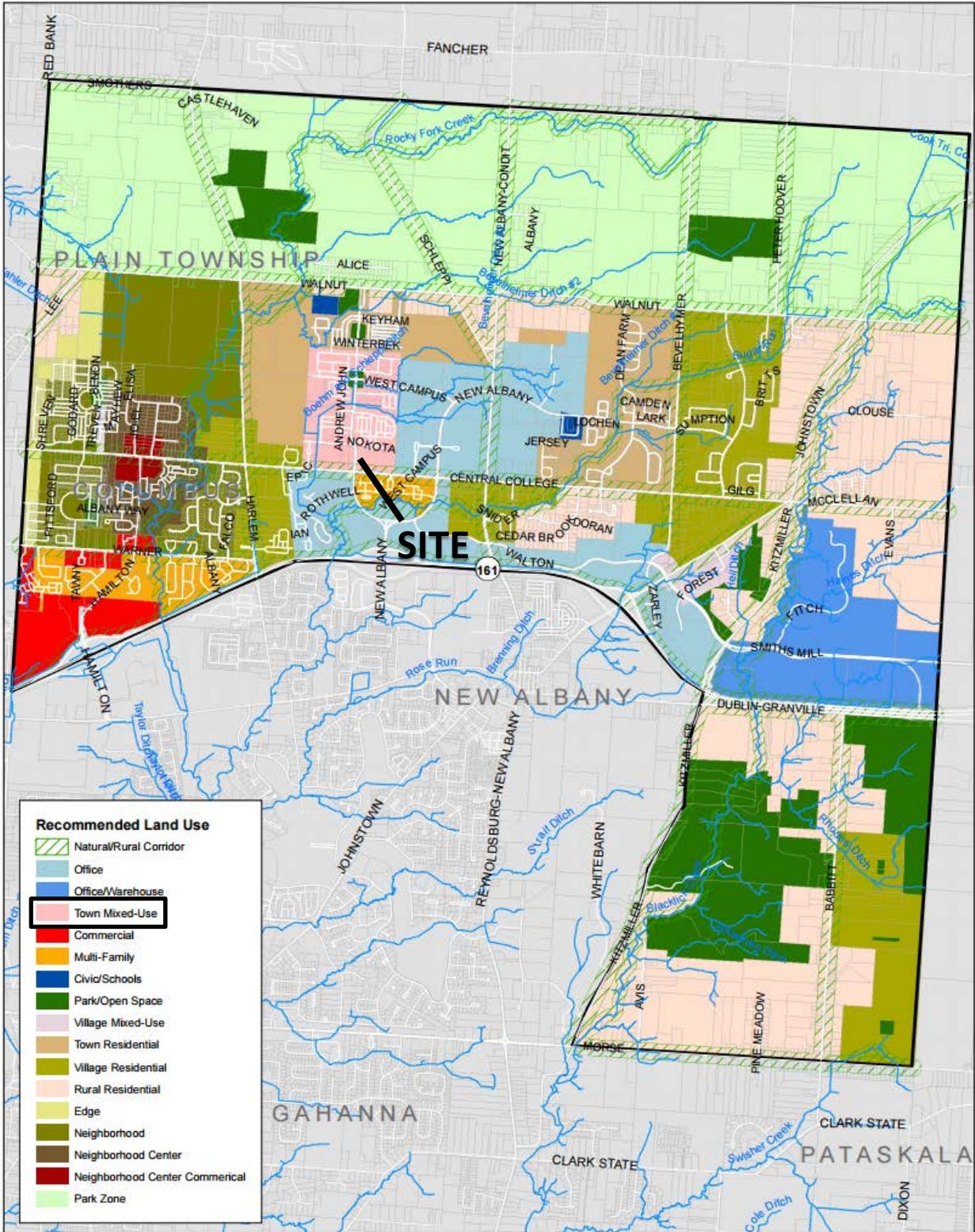
216-070

Conceptual Townhouse Elevations





Z16-067  
 5960 East Livingston Avenue  
 Approximately 10.7 acres  
 Commercial and Residential to L-M



Z16-070  
 6224 Central College Road  
 Approximately 13.1 acres  
 PUD-8 to PUD-8



Z16-070  
6224 Central College Road  
Approximately 13.1 acres  
PUD-8 to PUD-8