

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 #: 216-071
Date Received: 11/1/2016
Application Accepted By: MM + KB Fee: 8,000
Comments: Assigned to Kelsey Priene; Kpriene@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5440 Morse Road Zip 43230
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 220-002043
☐ 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: Northland Community Council
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 +/- 15.62
[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 Preserve Crossing Development, 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 # 216-071

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) 11/1/14

(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.

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

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

(4) Preserve Crossing Development, Ltd
230 West Street, Suite 200
Columbus, Ohio 43215

Lifestyles Communities, Ltd.

Devin Carothers, 614-918-2044

(5) Northland Community Council

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 1st day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Carol A. Stewart

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

This Affidavit expires six months after date of notarization

Notary Seal Here



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Ryan & Katherine Coiner
3713 Preserve Crossing Bl.
Columbus, Ohio 43230

Michael & Janelle Harrison
6366 Downwing Lane
Columbus, Ohio 43230

Alahakoon Oshana
3717 Preserve Crossing Blvd.
Columbus, Ohio 43230

Beverley Simms
3675 Preserve Crossing
Columbus, Ohio 43230

Douglas Fowler
3725 Preserve Crossing Blvd.
Columbus, Ohio 43230

Albany Glen LLC
250 E. Broad Street
Ste. 1100
Columbus, Ohio 43215

Cao Yi
Luo Jie
3709 Preserve Crossing Blvd.
Columbus, Ohio 43230

Liu Lu
3721 Preserve Crossing Blvd.
Columbus, Ohio 43230

Brandy Cross
3775 Preserve Crossing Blvd.
Columbus, Ohio 43230

John Criss
3783 Preserve Crossing Blvd.
Columbus, Ohio 43230

Preserve Crossing Master Assoc.
230 West Street
Ste. 200
Columbus, Ohio 43215

Ashley Winner
3679 Preserve Crossing Blvd.
Columbus, Ohio 43230

Venkata Kakumanu
3771 Preserve Crossing. Blvd.
Columbus, Ohio 43230

Joh & Lilleana Cavanaugh
3683 Preserve Crossing Blvd.
Columbus, Ohio 43230

Chad McKibben
3765 Preserve Crossing Blvd.
Columbus, Ohio 43230

Bryan Ortwerth
3769 Preserve Crossing Blvd.
Columbus, Ohio 43230

LC Preserve Crossing LLC
230 West Street
Ste. 200
Columbus, Ohio 43215

Guy Zierk
Kathryn Koby
3687 Preserve Crossing Blvd.
Columbus, Ohio 43230

Ryan Dowdy
3763 Preserve Crossing Blvd.
Columbus, Ohio 43230

Don Shively Trustee
3767 Preserve Crossing Blvd.
Columbus, Ohio 43230

Jason Link
3789 Preserve Crossing Blvd.
Columbus, Ohio 43230

Vincent Martin
Nick & Julia Martin
3787 Preserve Crossing Blvd.
Columbus, Ohio 43230

Tiffany Weaver
3791 Preserve Crossing Blvd.
Columbus, Ohio 43230

Monica Whitehead
6945 Walnut Street
New Albany, Ohio 43054

S-K Gahanna LLC
200 Spruce Street
Ste. 200
Denver, CO 80230

Teri Snyder
3691 Preserve Crossing Blvd.
Columbus, Ohio 43230

Patricia Scott
3705 Preserve Crossing
Columbus, Ohio 43230

Reginald & Shauna Mathews
3785 Preserve Crossing Blvd.
Columbus, Ohio 43230

ATTORNEY

APPLICANT

OWNER

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

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

Preserve Crossing Development, Ltd.
230 West Street, Ste. 200
Columbus, Ohio 43215

AREA COMMISSION

Northland Community Council
Attn: David Paul
PO Box 297836
Columbus, OH 43229

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 # 216-071

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

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.

Notary Seal Here

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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: 220002043

Zoning Number: 5440

Street Name: MORSE RD

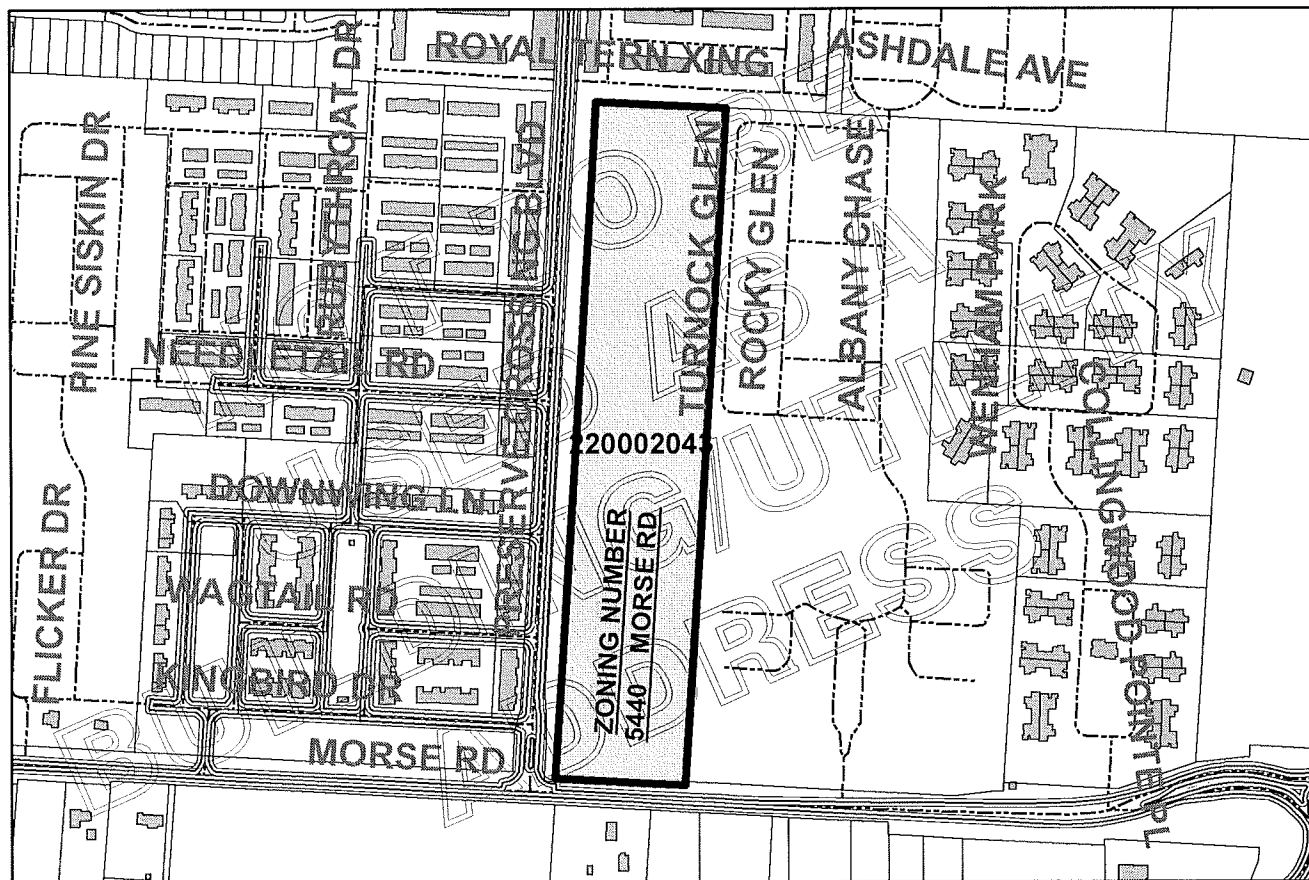
Lot Number : N/A

Subdivision: N/A

Requested By: CRABBE, BROWN & JAMES (MICHAEL SHANNON)

Issued By: Edyana Amarian

Date: 6/9/2015



SCALE: 1 inch = 500 feet

GIS FILE NUMBER: 36281

216-071

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



**ZONING DESCRIPTION OF
15.62 ACRES**

Situate in the State of Ohio, County of Franklin, Township of Plain, lying in Quarter Township 3, Township 2, Range 16, United States Military Lands, being all of the remainder of that 14.105 acre tract conveyed to Warren W. Roberts and Carolyn M. Roberts by deeds of record in Official Record 7620D04 and Official Record 11254A18, and all of that 1.814 acre tract conveyed to _____ by deed of record in Instrument Number _____ (formerly part of that 26.445 acre tract conveyed to LC Preserve Crossing, LLC by deed of record in Instrument Number 201312100202907), (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at Franklin County Geodetic Survey monument number 6623 found in the centerline of Morse Road and at the common corner of said 1.814 acre tract and that 0.164 acre tract conveyed to City of Columbus by deed of record in Instrument Number 201502040014476;

Thence North $86^{\circ}49'44''$ West, with said centerline and the southerly line of said 1.814 acre tract, a distance of 27.29 feet to a point in the easterly right-of-way line of Preserve Crossing Boulevard, of record in Plat Book 110, Page 10;

Thence with said easterly right-of-way line, the westerly line of said 1.814 acre tract, the following courses and distances:

North $03^{\circ}11'08''$ East, a distance of 141.97 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of $08^{\circ}30'22''$, a radius of 516.00 feet, an arc length of 76.61 feet, a chord bearing of North $01^{\circ}04'15''$ West and chord distance of 76.54 feet to a point of reverse curvature;

with the arc of a curve to the right, having a central angle of $08^{\circ}30'22''$, a radius of 484.00 feet, an arc length of 71.85 feet, a chord bearing of North $01^{\circ}04'15''$ West and chord distance of 71.79 feet to a point of tangency; and

North $03^{\circ}10'56''$ East, a distance of 1517.12 feet to a point;

Thence south $86^{\circ}54'48''$ East, with the northerly line of said 1.814 and 14.105 acre tracts, partially with the southerly line of said 26.445 acre tract, a distance of 153.46 feet to a point;

Thence south $87^{\circ}06'34''$ East, continuing with the southerly line of said 26.445 acre tract, a distance of 238.36 feet to a point at the northwesterly corner of that 27.572 acre tract conveyed to Albany Glen, LLC by deed of record in Instrument Number 201304190065175;

Thence South $03^{\circ}36'39''$ West, with the line common to said 14.105 and 27.572 acre tracts, a distance of 1769.47 feet to a point at the northeasterly corner of said 0.164 acre tract;

Thence North $86^{\circ}49'32''$ West, with the line common to the remainder of said 14.105 acre tract and said 0.164 acre tract, a distance of 340.00 feet to a point in the easterly line of said 1.814 acre tract;

Thence south $03^{\circ}36'41''$ West, with the line common to said 1.814 and 0.164 acre tracts, a distance of 39.00 feet to the POINT OF BEGINNING containing 15.62 acres, more or less.

The above description was prepared from record documents and is not intended to be used for transfer

EVANS, MECHWART, HAMBLETON & TILTON, INC.

DEVELOPMENT TEXT

Property Address: 5440 Morse Road (43230)
Parcel ID: 220-002043
Property Size: +/- 15.62 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: 220-002043, is located in northeast Columbus, at 5440 Morse Road. The Site is situated on the north side of Morse Road between North Hamilton Road and State Route 62. The Site is located within the Preserve District of the Northland Plan: Volume II and subject to the Northland Community Council Development Standards.

The Site is bordered on the west, north, and east by the City of Columbus. The parcels to the west and north (owned by Applicant) are zoned PUD-8 and used for apartments and condominiums. The parcels to the east are zoned LAR-12 and used for apartments. Plain Township is to the south across Morse Road.

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. Setback shall be developed in accordance with the attached Development Plan.

2. Perimeter yard shall be developed in accordance with the attached Development Plan.
3. 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. Preserve Crossing Boulevard shall provide four (4) access points to the Site. There shall be no direct access to the Site from Morse Road.
2. All streets within the Site shall be private and maintained by the Owner.
3. All streets shall have sidewalks on both sides at a minimum of 5' wide. Adjacent to the Morse Road right-of-way, there shall be either a sidewalk at a minimum of 5' wide or a multi-purpose trail at a minimum of 10' wide. However, any sidewalk requirements shall be per the specifications of the City of Columbus, Department of Public Service.
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.

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

1. Buffering shall be developed in accordance with the attached PUD Plan.
2. 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.

3. Along the eastern 15 ft. buffer, trees shall be planted at four trees per 100 linear 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.

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.

E. 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.

F. 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.

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

Franklin County Auditors Office



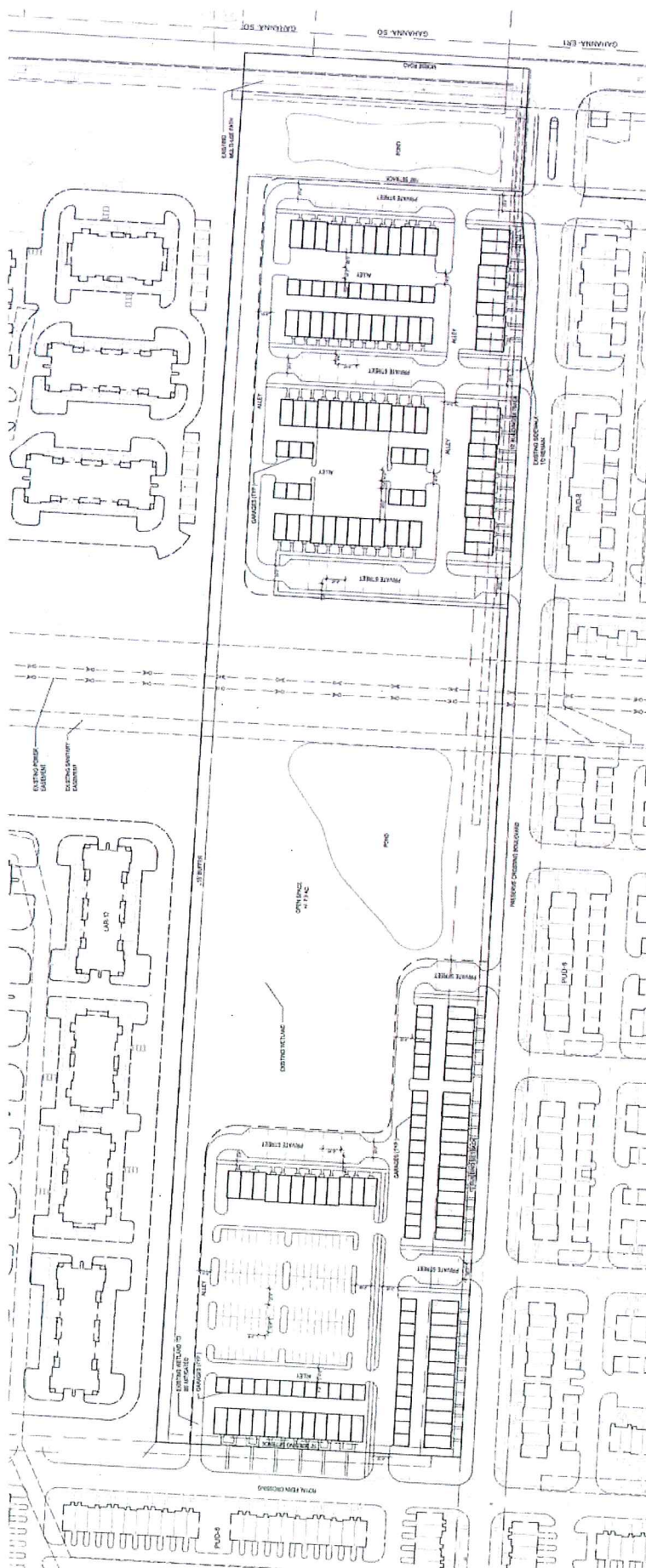
October 31, 2016

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216-071

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
GEOCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS
User Community

Franklin County Auditors Office
Copyright 2015



SITE DATA

Site Area: 41.15± AC

Lot(s):	124 du
Density:	8.0 du/AC
Proposed Zoning District:	PUD-8
Open Space Provided:	41.7-3 AC (47%)

Required Parking (Aggregate): 2/Unit (248 spaces)

Min. 1 garage space per unit

Provided Parking: 344 spaces

Garage:	124 spaces
Off-Street Parking:	160 spaces
On-Street Parking:	54 spaces

16-912

PRELIMINARY DEVELOPMENT PLAN

LIFESTYLE COMMUNITIES: PRESERVE CROSSING | COLUMBUS, OHIO

11/7/2016





SITE DATA

Site Area:	± 15.6 AC
Lois:	124 du
Density:	8.0 du/AC
Proposed Zoning District:	PUD-8
Open Space Provided:	± 7.3 AC (47%)
Required Parking (Aggregate):	20 Unit (248 spaces)
Min. 1 garage space per unit	344 spaces
Provided Parking:	124 spaces
Garage:	166 spaces
Off-Street Parking:	54 spaces
On-Street Parking:	

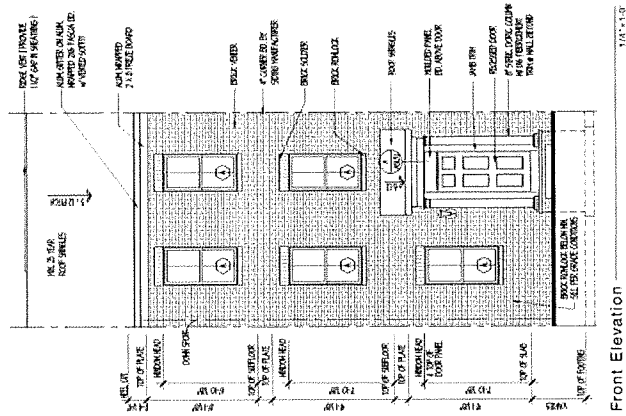
216-071

ILLUSTRATIVE PLAN

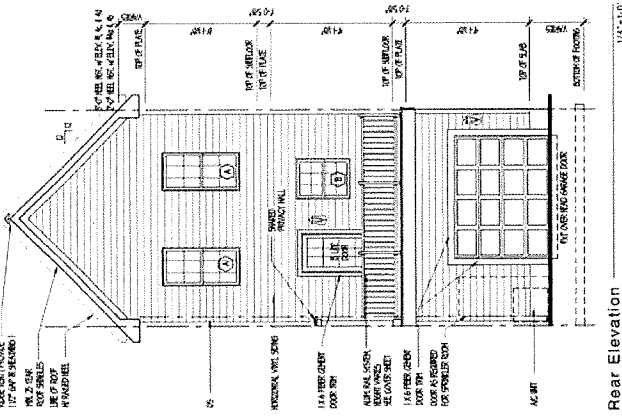
LIFESTYLE COMMUNITIES: PRESERVE CROSSING | COLUMBUS, OHIO

11/7/2016

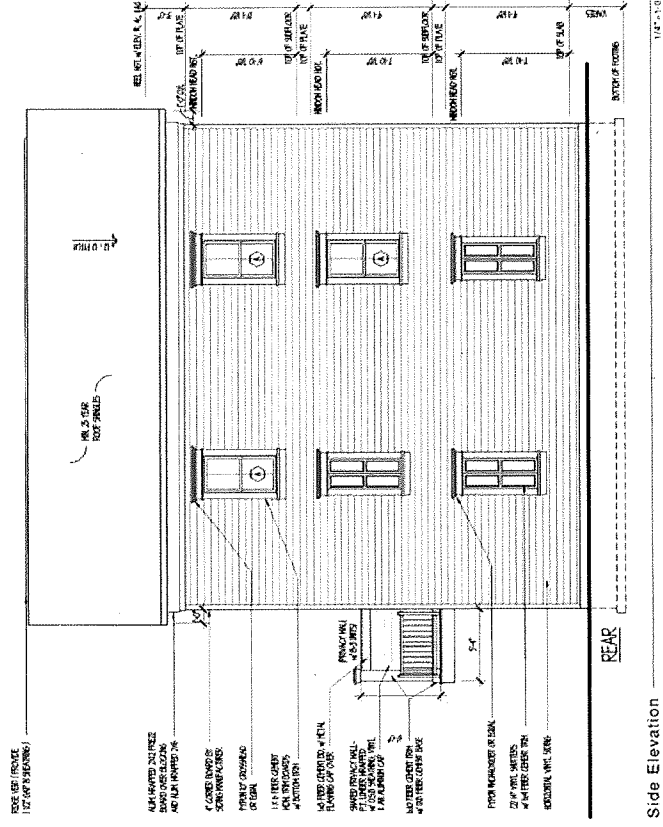




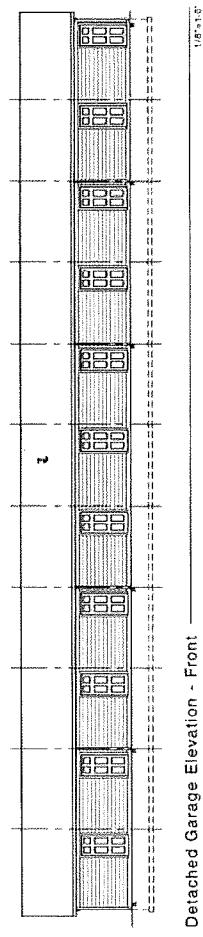
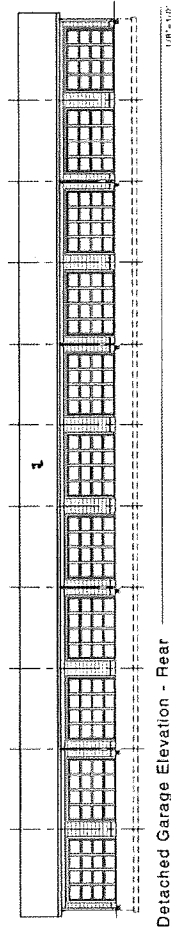
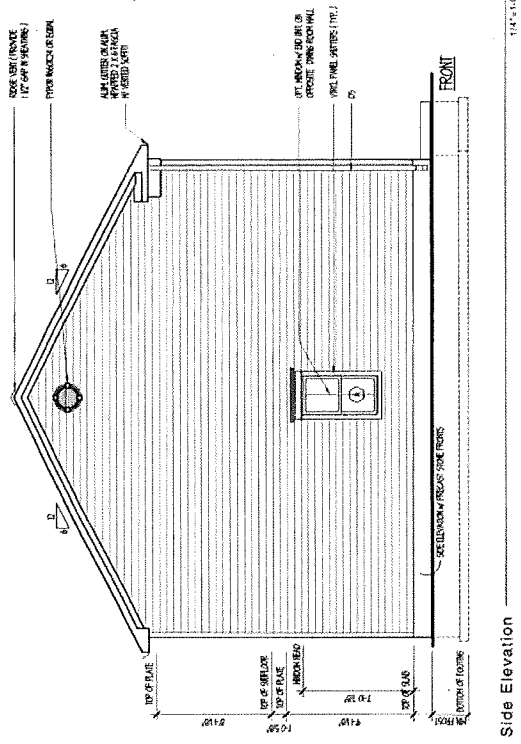
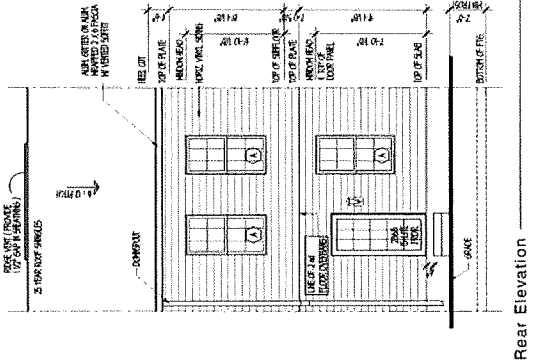
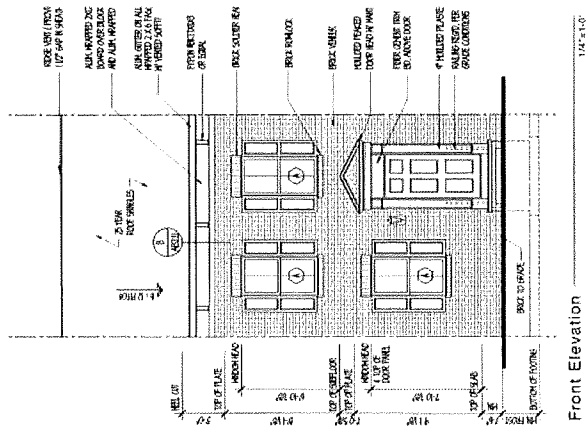
Front Elevation

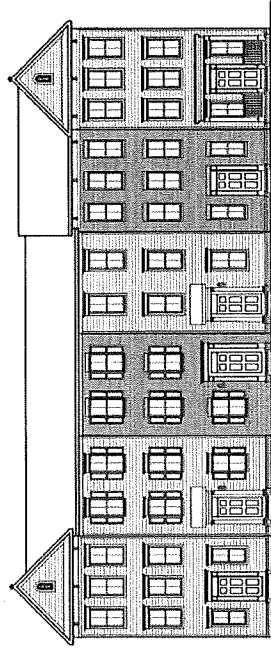


Rear Elevation



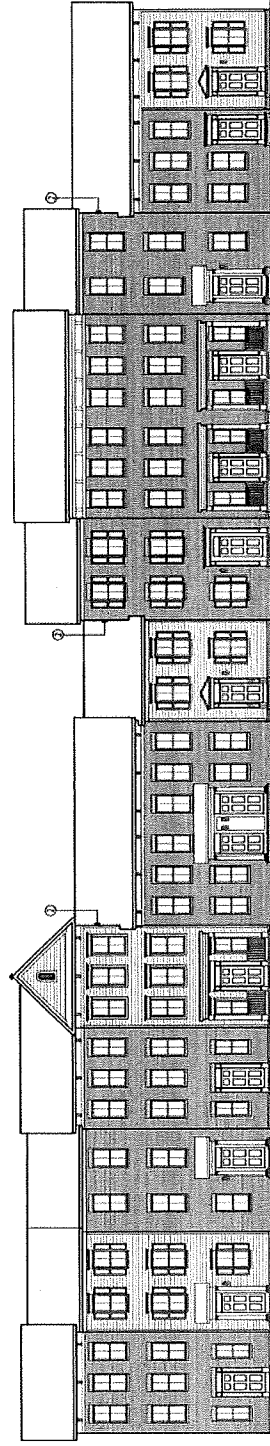
Side Elevation





3-Story Stansbury Townhouse Elevations

013



Typical Townhouse Block Elevations

015

216-071
Preserve Crossing Phase V

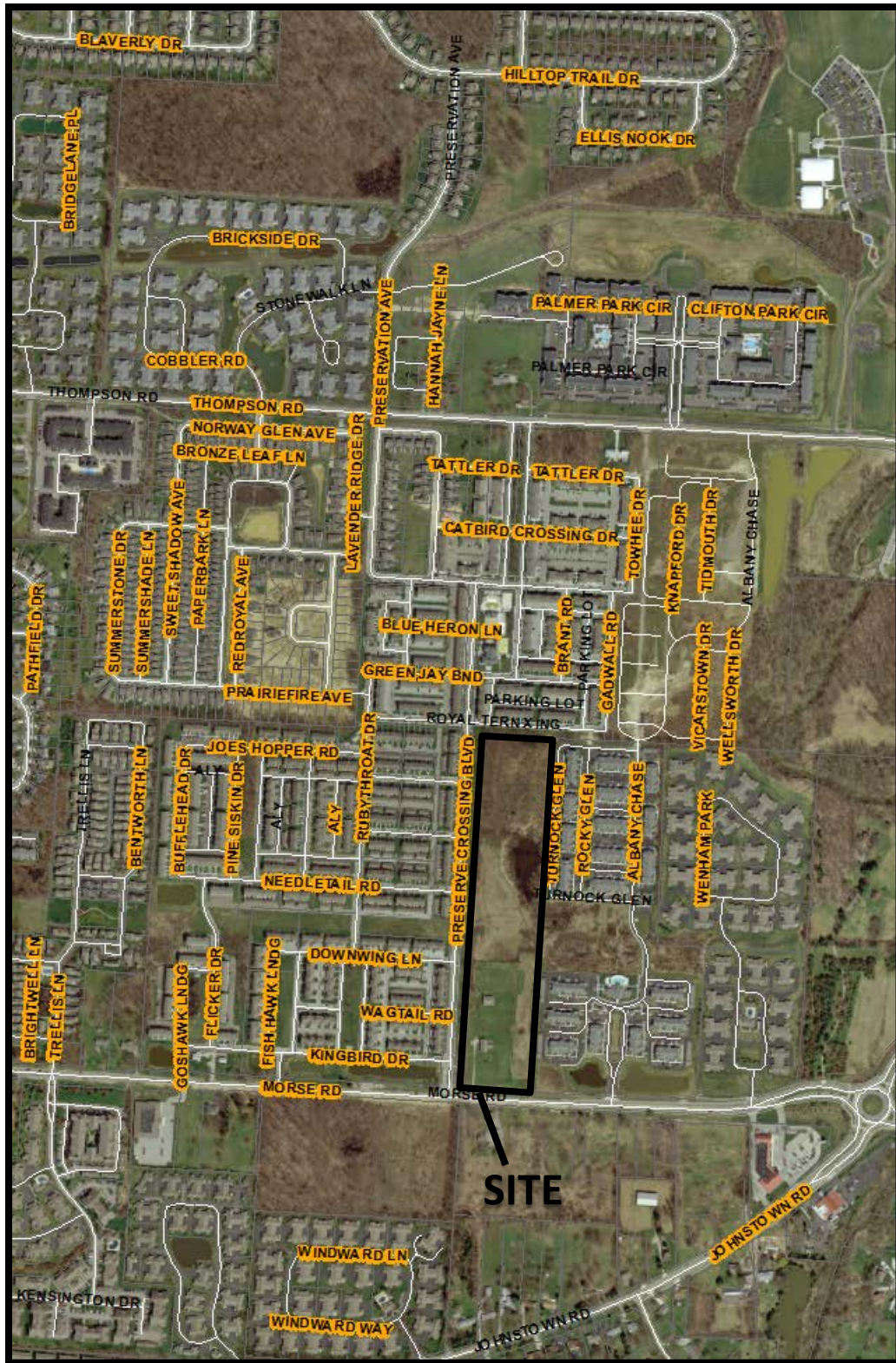
Typical Townhouse Elevations



dw taylor
ARCHITECT



Z16-071
5440 Morse Road
Approximately 15.62 acres
PUD-8 to PUD-8



Z16-071
5440 Morse Road
Approximately 15.62 acres
PUD-8 to PUD-8