

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 #: 217-054 Date Received: 12/21/17
Application Accepted By: TD Fee: \$ 9,920
Assigned Planner: Kelsey Priere; kpriere@columbus.gov; 614-645-1341

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

Area Commission Area Commission or Civic Association: Hayden Run Civic Association

Proposed Use or reason for rezoning request: Institutional, office and retail

(continue on separate page if necessary)

Proposed Height District: 60' Acreage ~~27.3~~ 21.1
[Columbus City Code Section 3309.14]

APPLICANT:

Name Edwards Communities Development Company
Address 495 S. High Street, #150 City/State Columbus, OH Zip 43215
Phone # 614-241-2070 Fax # _____ Email lisa.minklei@edwardsdc.com

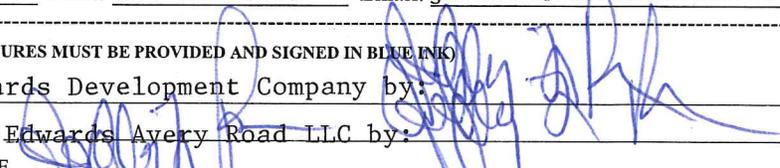
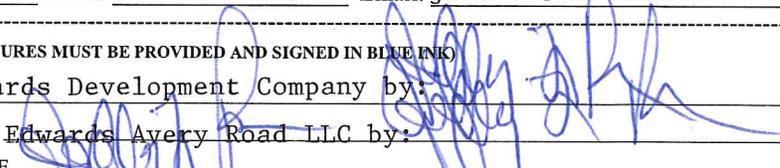
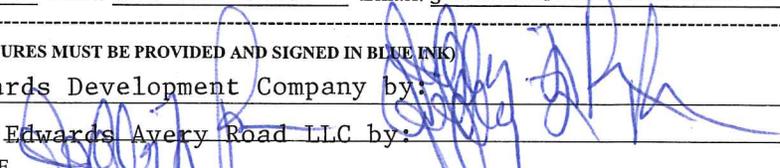
PROPERTY OWNER(S):

Name Edwards Avery Road LLC
Address 495 S. High Street, #150 City/State Columbus, OH Zip 43215
Phone # 614-241-2070 Fax # _____ Email lisa.minklei@edwardsdc.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jeffrey L. Brown c/o Smith & Hale LLC
Address 37 W. Broad St., #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 Development Company by: 
PROPERTY OWNER SIGNATURE Edwards Avery Road LLC by: 
ATTORNEY / AGENT SIGNATURE Jeffrey L. Brown by: 

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 # 217-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown, c/o Smith & Hale LLC
of (1) MAILING ADDRESS 37 W. Broad Street, #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) 12/21/17

(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) Edwards Avery Road LLC
495 S. High St., #150
Columbus, OH 43215

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

Edwards Development Company
614-241-2070

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

(5) Hayden Run Civic Association

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]
Sworn to before me and signed in my presence this 21st day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

Notary Seal Here



Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Affidavit expires six (6) months after date of authorization.

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

Edwards Avery Road LLC
495 South High Street, Suite 150
Columbus, OH 43215

ATTORNEY

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

SURROUNDING PROPERTY OWNERS

Avery Brooke LLC
400 S 5th Street, Suite 400
Columbus, OH 43215

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

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

Mark A Susi
5201 Vinings Boulevard
Dublin, OH 43016

Harumi S Thatcher
4605 Stoneworth Drive
Hilliard, OH 43026

John E Spurk
5197 Vinings Boulevard
Dublin, OH 43016

William E Radebaugh
5193 Vinings Boulevard
Dublin, OH 43016

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

Momin Z Durrani
5189 Vinings Boulevard
Dublin, OH 43016

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

Mark Urban Heinl 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

Gage Crossing II LLC
470 Olde Worthington Road, Suite 100
Westerville, OH 43082

TVSS Avery Dublin LLC
815 Grandview Avenue, Suite 300
Columbus, OH 43215

Greydon House LLC
750 Communications Parkway, Suite 250
Columbus, OH 43214

Jason A & Heather L Loudenslager
8554 East Kemper Road
Cincinnati, OH 45249

edwards-avery.lbl (nct)
12/21/17 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

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 #: 217-054

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) _____

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

<p>1. Edwards Communities Development Company 495 S. High St., #150 Columbus, OH 43215 Lisa Minklei 614-241-2070</p>	<p>2. Edwards Avery Road LLC 495 S. High St. #150 Columbus, OH 43215 Lisa Minklei 614-241-2070</p>
<p>3. <u>7</u> Columbus based employees</p>	<p>4. <u>0</u> Columbus based employees</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 23rd day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Jackson B. Reynolds, III]

My Commission Expires:

This Project Disclosure Statement Expires six months after date of notarization.

Notary Seal Here



Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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



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

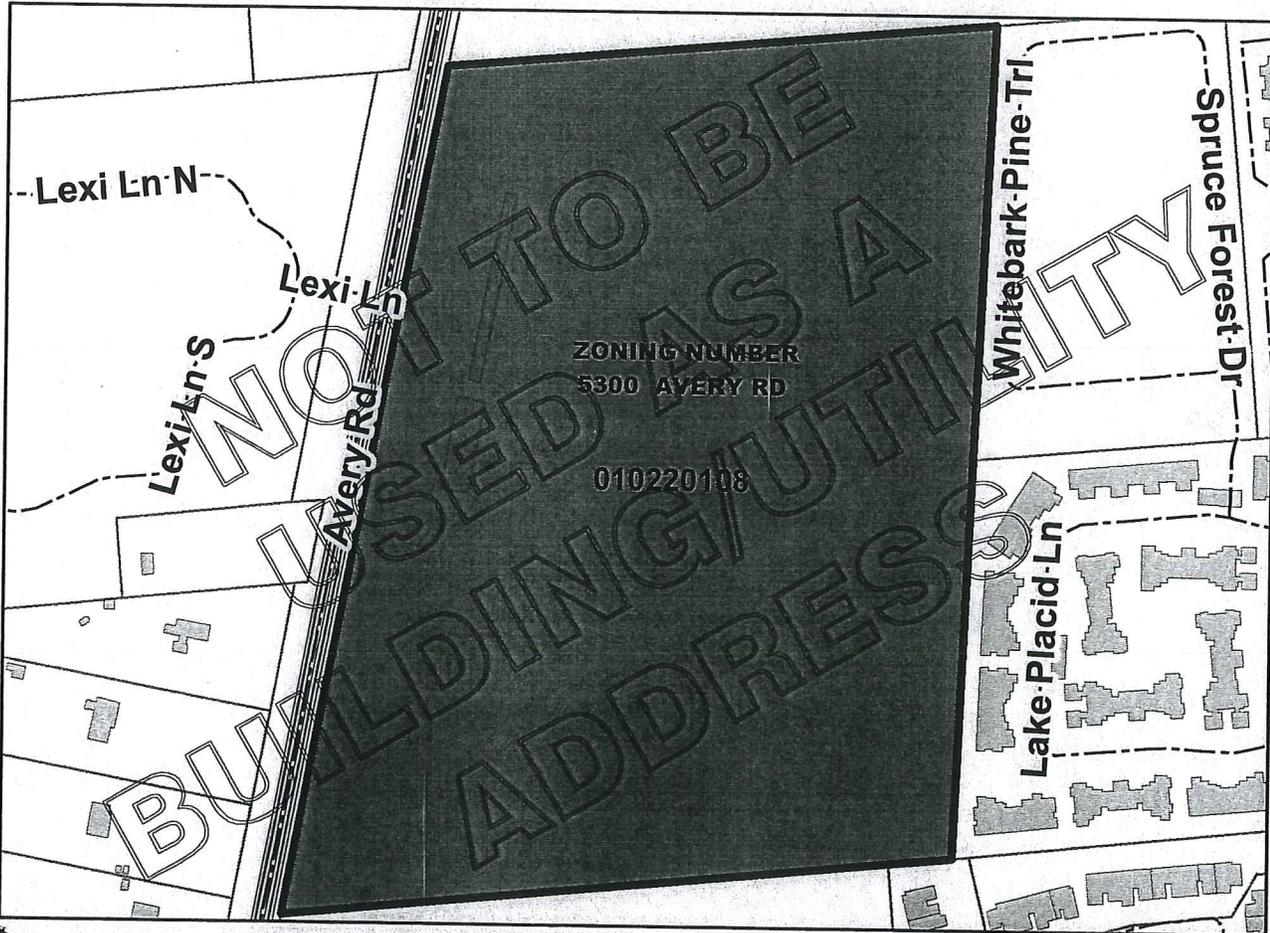
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (LIESEL SCHMADER)

Issued By: *Regina 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

217-054





**DESCRIPTION OF
5.661 ACRES – SUB AREA B**

Situated in the State of Ohio, County of Franklin, City of Columbus, located within Virginia Military Survey 3012, and being part of that 28.603 acre tract as conveyed to Edwards Avery Road, PID 010-220108-00, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at the common corner of said 28.603 acre tract and that 7.0 acre tract as conveyed to Hilliard United Pentacostal Church, PID 010-265637-00, being in the centerline of Avery Road;

Thence North $84^{\circ}18'43''$ East, with the common line of said 28.603 acre tract and said 7.0 acre tract, a distance of 83.40 feet, to a point in the proposed right of way of Avery Road, being the **POINT OF TRUE BEGINNING**;

Thence North $10^{\circ}44'47''$ East, with aforesaid proposed right of way, a distance of 568.34 feet, to a point;

Thence through said 28.603 acre tract, the following courses:

South $79^{\circ}15'13''$ East, a distance of 352.79 feet, to a point;

South $10^{\circ}44'47''$ West, a distance of 12.88 feet, to a point;

South $27^{\circ}08'00''$ East, a distance of 465.16 feet, to a point in the common line of said 28.603 acre tract and said 7.0 acre tract;

Thence South $84^{\circ}18'43''$ West, with aforesaid common line, a distance of 665.59 feet, to the **POINT OF TRUE BEGINNING**, and containing 5.661 acres, more or less.

The bearings shown above are based on the bearing of North $10^{\circ}44'47''$ East for the centerline of Avery Road in between Franklin County Monuments 1934 and 8855, as determined by GPS observations using ODOT VRS, based on NAD 83 (2011), Ohio State Plane South Zone, at the time of the survey

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



**DESCRIPTION OF
12.206 ACRES – SUB AREA C**

Situated in the State of Ohio, County of Franklin, City of Columbus, located within Virginia Military Survey 3012, and being part of that 28.603 acre tract as conveyed to Edwards Avery Road, PID 010-220108-00, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the common corner of said 28.603 acre tract and that 21.470 acre tract as conveyed to The Pines at Tuttle Crossing, PID 010-218953-00;

Thence South 84°18'43" West, partly with the common line of said 28.603 acre tract and said 21.470 acre and partly with the common line of said 28.603 acre tract and that 7.0 acre tract as conveyed to Hilliard United Pentecostal Church, PID 010-265637-00, a distance of 354.00 feet, to the a point;

Thence through said 28.603 acre tract, the following courses:

North 27°08'00" West, a distance of 465.16 feet, to a point;

North 10°44'47" East, a distance of 407.21 feet, to a point in the southwesterly corner of that 1.470 acre tract as conveyed to TVSS Avery Dublin LLC, PID 010-297282-00;

Thence South 79°09'11" East, with the southerly line of said 1.470 acre tract, a distance of 187.10 feet, to a point in the southeasterly corner of said 1.470 acre tract;

Thence North 10°39'56" East, with the easterly line of said 1.470 acre tract, a distance of 164.77 feet, to a point;

Thence South 86°39'37" East, through said 28.603 acre tract, a distance of 283.81 feet, to a point in the common line of said 28.603 acre tract and that 6.379 acre tract as conveyed to Pines at Tuttle Crossing III LLC, PID 010-255885-00;

Thence South 02°21'17" West, partly with the aforesaid common line and partly with the common line of said 28.603 acre tract and said 21.470 acre tract, a distance of 1074.75 feet, to the **POINT OF TRUE BEGINNING**, and containing 12.206 acres, more or less.

The bearings shown above are based on the bearing of North 10°44'47" East for the centerline of Avery Road in between Franklin County Monuments 1934 and 8855, as determined by GPS observations using ODOT VRS, based on NAD 83 (2011), Ohio State Plane South Zone, at the time of the survey



**DESCRIPTION OF
3.194 ACRES – SUB AREA A**

Situated in the State of Ohio, County of Franklin, City of Columbus, located within Virginia Military Survey 3012, and being part of that 28.603 acre tract as conveyed to Edwards Avery Road, PID 010-220108-00, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at the northwesterly corner of that 1.470 acre tract as conveyed to TVSS Avery Dublin LLC, PID 010-297282-00, being in the northerly line of said 28.603 acre tract;

Thence South $10^{\circ}44'47''$ West, partly with the westerly line of said 1.470 acre tract and partly through said 28.603 acre tract, a distance of 503.59 feet, to the **POINT OF TRUE BEGINNING**;

Thence through said 28.603 acre tract, the following courses:

South $10^{\circ}44'47''$ West, a distance of 394.33 feet, to a point;

North $79^{\circ}15'13''$ West, a distance of 352.79 feet, to a point in the proposed right of way of Avery Road;

North $10^{\circ}44'47''$ East, with said proposed right of way, a distance of 394.33 feet, to a point;

South $79^{\circ}15'13''$ East, a distance of 352.79 feet, to the **POINT OF TRUE BEGINNING**, and containing 3.194 acres, more or less.

The bearings shown above are based on the bearing of North $10^{\circ}44'47''$ East for the centerline of Avery Road in between Franklin County Monuments 1934 and 8855, as determined by GPS observations using ODOT VRS, based on NAD 83 (2011), Ohio State Plane South Zone, at the time of the survey

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

DEVELOPMENT TEXT

Application: 217-054
Address: 5300 Avery Road
Owner: Edwards Avery Road LLC
Applicant: Edwards Communities
Zoning Districts: CPD
Date of Text: December 21, 2017

I. Subarea C 12.206± acre (CPD)

1. Introduction: The applicant is proposing institutional type uses for the subarea.

2. Permitted Uses: Those Permitted in Chapter 3349 I, Institution of the Columbus City Code.

3. Development Standards: Unless otherwise indicated, the applicable development standards are contained in Chapter 3353 (C-2) Office Development.

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

1. There shall be 25 feet building and parking setback along the east side of the subarea.
2. The building height shall be limited to 60 feet and four stories except that buildings shall be limited to three stories in height that are within 100 feet of parcel 010-218953 or within 100 feet of the south property lines of Subarea A.

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

1. Access shall be as shown on the Site Plan. The exact location access points and the internal road layout may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.
2. The applicant shall install a northbound right turn lane on the length of 175 feet Avery Road at Site Drive 3 when the internal loop road is constructed. Site Drive 3 shall be a right-in right-out access point.

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

1. Street trees shall be installed (minimum forty feet on center) along the east side of the internal loop road as shown on the submitted subarea plan.

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. Building roof pitch 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.

F. Graphics and Signage Commitments.

N/A

G. Miscellaneous Commitments.

1. The applicant shall meet the City's Parkland Dedication ordinance.
2. 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. Consideration will be given to establishing pedestrian connections to the adjacent development.
3. All new wiring shall be underground.
5. 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.

II. Subarea A 3.2± acres CPD

1. **Introduction:** The applicant is proposing neighborhood style commercial uses that would serve the local community.
2. **Permitted Uses:** (1.) Those uses permitted in C-1, Commercial and Section 3353.03 C-2, Commercial, excluding Subareas F, G and H of Section 3353.03 except that daycare uses shall be permitted (2.) there shall be no square feet limitation for cafes, delicatessens and restaurants of the Columbus City Code.
3. **Development Standards:** Unless otherwise indicated, the applicable development standards are contained in Chapter 3353 (C-1, Commercial) of the Columbus City Code.

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

1. The building setback shall be 25 feet from Avery Road.
2. A building shall have only two rows of parking and one two-way maneuvering aisle in front of the principle building. The remaining parking shall be located behind the principle building's front façade.
3. The building height shall be limited to 60 feet.

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

1. Access shall be as shown on the Site Plan. The exact location access points and the internal road layout may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.
2. The applicant shall install a northbound right turn lane on Avery Road at Site Drive 3 when the internal loop road is constructed. Site Drive 3 shall be a right-in right-out access point.

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

1. 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. Buildings will be oriented to front (or have front-like facades) toward Avery Road.
3. Building roof pitch shall be minimum 5:12. The development shall use dimensional shingles (where shingles are utilized) or wood, slate, synthetic slate, or metal roofing materials.
4. No building shall be higher than four stories.

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.

F. Graphics and Signage Commitments.

N/A

G. Miscellaneous Commitments.

1. The applicant shall meet the City's Parkland Dedication ordinance.
2. 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.
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.

III. Subarea B 5.7± acres CPD

1. Introduction: The applicant is proposing neighborhood style commercial uses that would serve the local community.

2. Permitted Uses: Those uses permitted in Chapter 3356 C-3, Commercial of the Columbus City Code.

3. Development Standards: Unless otherwise indicated, the applicable development standards are contained in Chapter 3356 (C-3, Commercial) of the Columbus City Code.

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

1. The building setback shall be 25 feet from Avery Road.
2. The building height shall be limited to 60 feet.

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

1. Access shall be as shown on the Site Plan. The exact location access points and the internal road layout may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.
2. The applicant shall install a northbound right turn lane on Avery Road at Site Drive 3 when the internal loop road is constructed. Site Drive 3 shall be a right-in right-out access point.

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

1. 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. Buildings will be oriented to front (or have front-like facades) toward Avery Road.
3. Building roof pitch shall be minimum 5:12. The development shall use dimensional shingles (where shingles are utilized) or wood, slate, synthetic slate, or metal roofing materials.
4. No building shall be higher than four stories.

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.

F. Graphics and Signage Commitments.

N/A

G. Miscellaneous Commitments.

1. The applicant shall meet the City's Parkland Dedication ordinance.
2. 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.
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.

Other CPD Requirements which apply to all Subareas:

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 and institutional development.
6. Behavior Patterns: Significant residential development in the area has brought about the need for commercial uses to service the existing residential population.

Traffic Commitments which apply to all subareas:

The applicant shall signalize Site Drive 2. Signalization of Site Drive 2 shall include southbound queue detection/preemption to prevent queuing into the adjacent roundabout north of the access point.

2. The property owner shall enter into a traffic control devices contract with the City of Columbus, Department of Public Service for the proposed signal installation on Avery Road at Site Drive 2.

3. The applicant shall provide internal access so that Subarea A has access to Site Drive 2.

Upon construction of Site Drive 2, the applicant shall provide a dedicated southbound left turn lane on Avery Road with a length of 300 feet and a westbound left turn lane at that intersection. Upon the construction of Site Drive 2, the applicant shall be responsible for the construction of a median within Avery Road to restrict turning movements at Site Drive 1 to right-in/right-out turning movements.

4. The traffic requirements in this text may be modified or eliminated with the approval of the City of Columbus, Department of Public Service and would not require a rezoning.

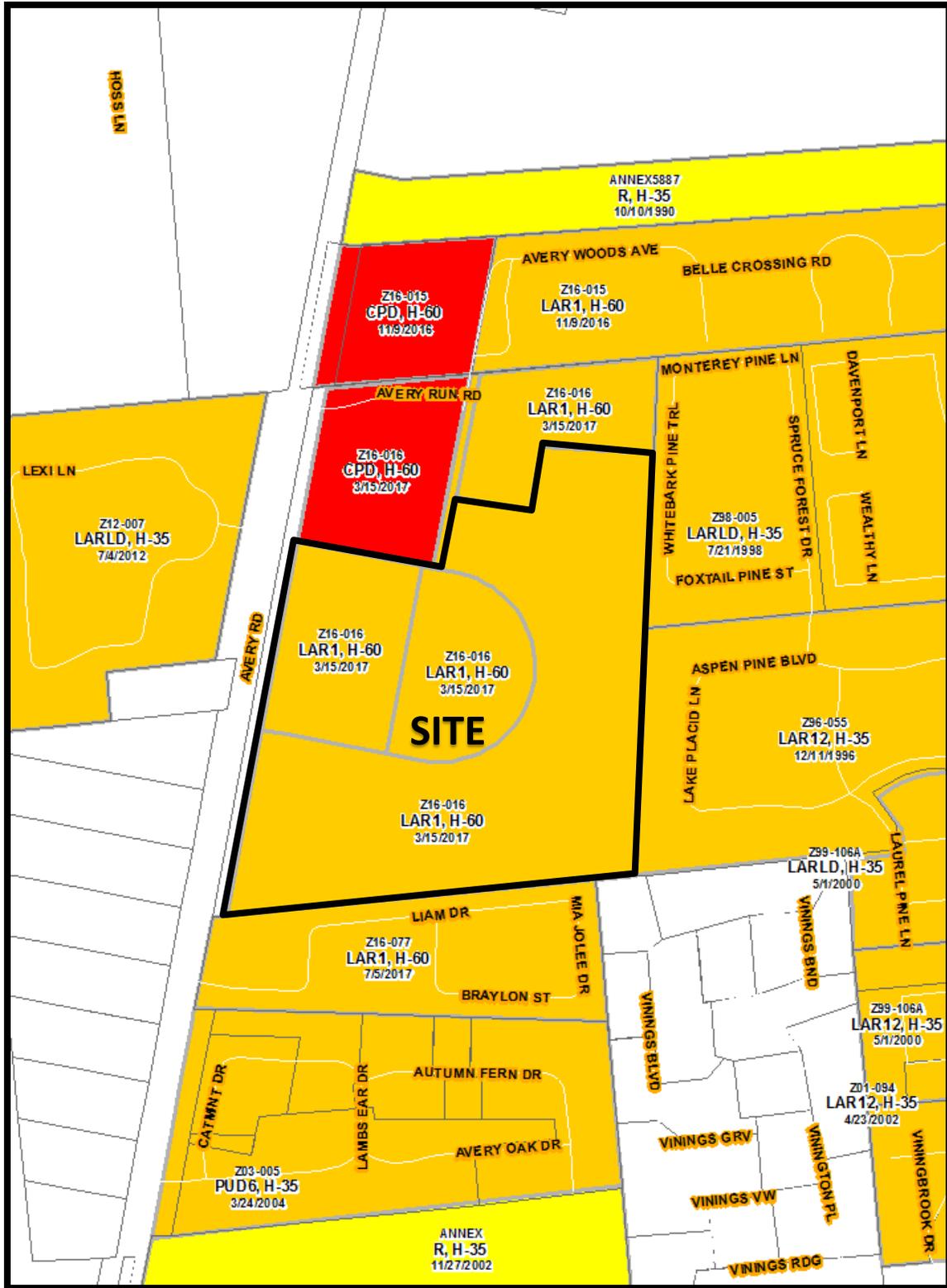
The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, 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,

Jeffrey L. Brown, Esq.

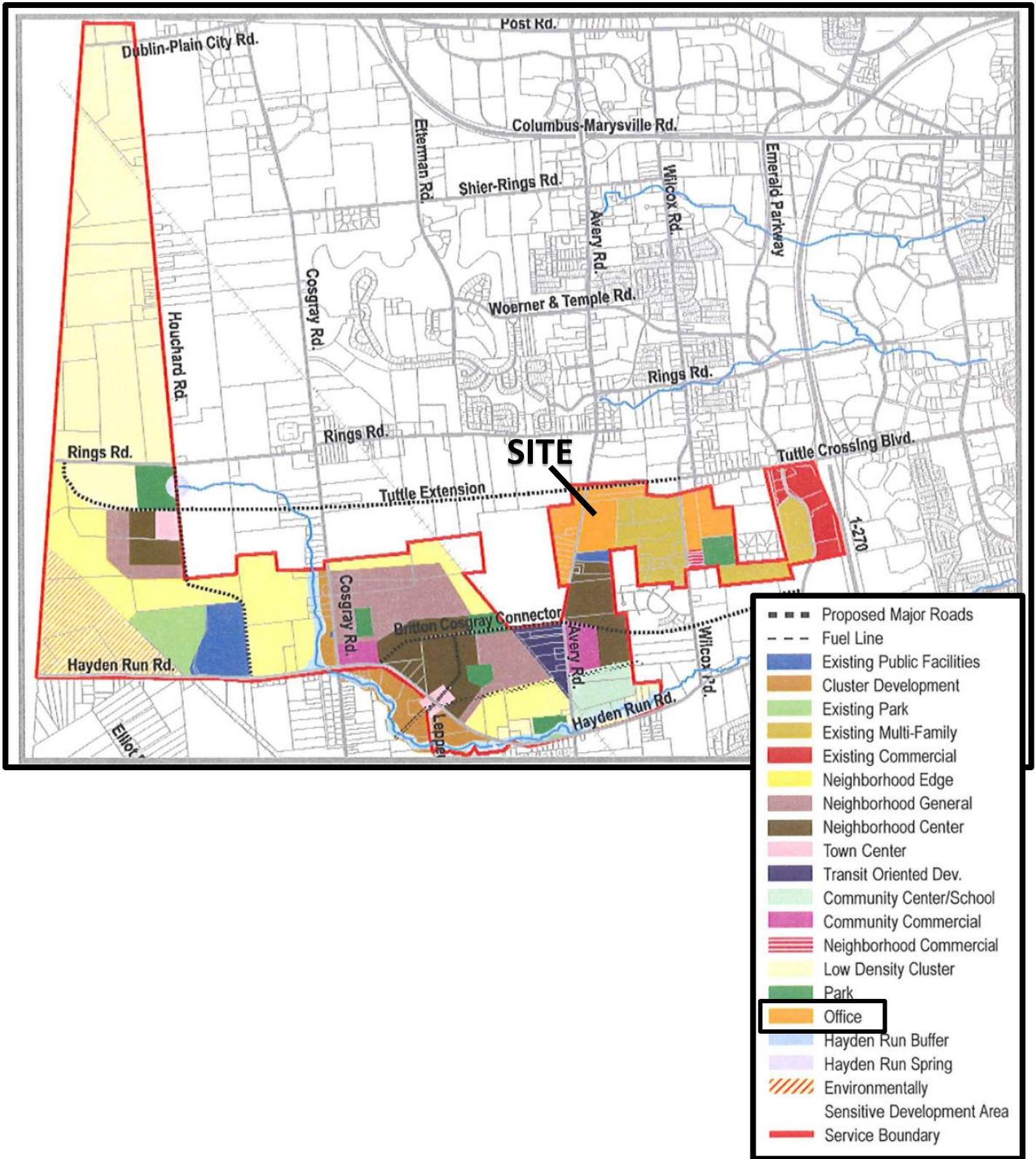
edwards-avery2017-1.txt (nct)
12/21/17 S:Docs/s&htxts/2016





Z17-054
 5300 Avery Road
 Approximately 21.1 acres
 L-AR-1 to CPD

Interim Hayden Run Corridor Plan (2004)



Z17-054
 5300 Avery Road
 Approximately 21.1 acres
 L-AR-1 to CPD

