MEETING AGENDA

August 15, 2019
6:00 p.m.
New Albany Village Hall
99 West Main Street, New Albany, OH

I. Call to Order

II. Organization

III. Record of Proceedings
   A. Approve record of proceedings from February 21, 2019 meeting

IV. Old Business

V. New Business
   (Review procedure: staff report; applicant presentation; panel comments; public comments)

1. 5150 Warner Road (Z19-053):
   Conceptual review regarding a Columbus application to rezone a site generally located west of North Hamilton Rd., north of Warner Rd., south of Eden Valley Dr, and west of Limerock Dr.

   Acreage: 8.63 ac
   Current Zoning: R and LB (Plain Township)
   RFBA District: West Village Neighborhood
   Proposed Zoning: L-AR-I
   Applicant(s): Preferred Living
   Property Owner(s): Patsy Parker, et al.
   Attorney/Agent: David Hodge, Underhill and Hodge, LLC

VI. Adjournment
MEETING MINUTES
February 21, 2019

6:00 p.m.
New Albany Village Hall
99 West Main Street, New Albany, OH

I. Call to Order

Meeting opened at approximately 6:05 pm at New Albany Village Hall with the following
members present: Todd Brubaker, Kim Burton, Jay Herskowitz, Mike Chappelear and Ron
Lachey. Kim Burton chaired the meeting. Staff members presenting were Chris Christian and
Jackie Russell, City of New Albany.

II. Record of Proceedings

Mr. Chappelear motioned to approve the minutes of October 18, 2018, seconded by Mr. Cooper.
Minutes approved by a 6-0 vote.

III. Old Business

None.

IV. New Business

1. Generally north of and adjacent to U.S. Route 62 and Walton Parkway
   (ZC-6-2019):
   Review and action regarding a New Albany application to rezone sites generally located to
   the north of and adjacent to the intersection of U.S. Route 62/Johnstown Road and Walton
   Parkway for an area to be known as the “Walton-62 Commerce Zoning District.”
   
   Acreage: 12.47 ac +/-
   Current Zoning: Infill Planned Unit Development (IPUD) and Residential (R-1)
   RFBA District: Village Residential and Village Mixed Use
   Proposed Use/Zoning: Infill Planned Unit Development (I-PUD)
   Applicant(s): The New Albany Company c/o Aaron Underhill
   Property Owner(s): The New Albany Company

   Ms. Russell presented background and context on the application.

   Ms. Burton asked to hear from the applicant.

   Mr. Underhill stated they are trying to bring the area in question into the recommendations of the
   New Albany Strategic Plan and that this area was zoned under the 1998 NACO PUD rezoning.
   Mr. Underhill stated that there was some interest from a hotel and the rezoning allows for similar
   uses and development that occurs across the street including a gas station.

   Mr. Cooper asked Mr. Underhill why he thought the gas station would be more attractive in a
different location than the hard corner as the current zoning allows.

Mr. Underhill stated that there is an existing light along Johnstown Road that allows for easier access into the site which is more attractive to a gas station user. Mr. Underhill stated that at the time of the final development plan, the developer will have to conduct a traffic study.

Mr. Herskowitz asked if the Trust Corp traffic study would need to be restudied.

Mr. Rubey stated that was still to be determined. The traffic study would come at a later date but the access points were being codified as a part of this rezoning application which includes a right in-right out at Walton Parkway and full access on Bevelhymer Road.

Mr. Underhill stated that the intent of this application is to bring this area into the standards of the rest of the area. Mr. Underhill stated that there was not a specific user at this time however a hotel would be likely at this location.

Mr. Lachey arrived at 6:10 and apologized for being late.

Mr. Cooper asked about the existing adjacent residential uses and if there were screening requirements in place.

Mr. Rubey stated that there are single family homes on some of the lots and that there are requirements for residential homes found in the city landscaping code.

Mr. Underhill stated that some of the property was listed for sale as developable commercial property.

Mr. Chappelear asked if there were any concerns about the swampy soil conditions at the rear of the property.

Mr. Rubey stated that there were no wetlands on the 12 acres that they were rezoning.

Mr. Chappelear asked if there were any concerns at the front of property.

Mr. Rubey stated that there were no wetlands on the property and the conditions of the soil would have to be looked at once development occurs.

Mr. Chappelear stated that there were typographical errors in the legal description for the application, stating that the application says it is in Licking County when the properties in questions are indeed in Franklin County.

Mr. Underhill stated that he would make necessary changes.

Mr. Chappelear asked about the amount of existing right-of-way along 62.

Mr. Rubey said that he believed that there was 100 feet of right-of-way and the intent was to match the building and pavement setbacks that are in place on the east side of 62.

Mr. Herskowitz asked Mr. Rubey if he had any knowledge about why the road zig zags.

Mr. Rubey said that he was not sure.
Mr. Chappelear stated that in the text, auto lots are a prohibited use however when the presentation was given by staff, city staff stated that auto lots were permitted so he would like that to be clarified.

Ms. Russell clarified by stating that auto lots would be excluded in this zoning district.

Mr. Chappelear stated that he just wanted clarification on that portion and stated that the application appeared to meet all the requirements.

Mr. Chappelear thanked the applicant for provided an aerial image as a part of the presentation.

Ms. Burton stated that the application appeared to meet all the requirements based on the evaluation.

Mr. Herskowitz commented that the aerial images still show Bevelhymer Road in its old location.

Ms. Burton asked if the board had any other comments.

Mr. Cooper made a motion to approve the application.

Mr. Smithers seconded

Ms. Russel called the roll.

Application was approved with a vote of 6-0.

V. Adjournment
With there being no further business, the meeting was adjourned at approximately 6:25pm.
ROCKY FORK-BLACKLICK ACCORD – Project Application Evaluation

<table>
<thead>
<tr>
<th>Sub-Area</th>
<th>Requested Zoning</th>
<th>RFBA District</th>
<th>Use Type</th>
<th>Size (No. Units or Sq. Ft.)</th>
<th>Acreage (Gross)</th>
<th>Proposed Density (du/ac)</th>
<th>Permitted Density Base</th>
<th>Bonus</th>
<th>Parkland/Open Space/Green Ac/Civic Space Provided</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>L-AR-1</td>
<td>West Village Neighborhood</td>
<td>Multi-family residential</td>
<td>180</td>
<td>8.63</td>
<td>21</td>
<td>2</td>
<td>5</td>
<td></td>
<td>3.93</td>
<td>2.56</td>
</tr>
</tbody>
</table>

**TOTAL RESIDENTIAL DEVELOPMENT**

- Size (No. Units): 180
- Acreage (Gross): 8.63
- Proposed Density: 21
- Permitted Density Base: 2
- Permitted Density Bonus: 5
- Required Density: 3.93
- Provided Density: 2.56

**TOTAL COMMERCIAL DEVELOPMENT**

- Size (No. Units): N/A
- Acreage (Gross): N/A
- Proposed Density: N/A
- Permitted Density Base: N/A
- Permitted Density Bonus: N/A
- Required Density: N/A
- Provided Density: N/A

**TOTAL DEVELOPMENT**

- Size (No. Units): 180
- Acreage (Gross): 8.63 ac
- Proposed Density: 21 du/ac
- Permitted Density Base: 2
- Permitted Density Bonus: 5
- Required Density: 3.93
- Provided Density: 2.56

**EVALUATION SUMMARY**

<table>
<thead>
<tr>
<th>Evaluation Summary</th>
<th>Yes</th>
<th>Partial</th>
<th>No</th>
<th>?</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Key Principles</td>
<td>6</td>
<td>2</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.0 Strategies</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.0 General Development Standards</td>
<td>14</td>
<td>0</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.0 District Development Standards- W Village Nbhd</td>
<td>2</td>
<td>1</td>
<td>4</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total**

- Yes: 25
- Partial: 4
- No: 9
- 71% compliant – partials count 50%
### Evaluation Summary

<table>
<thead>
<tr>
<th>Evaluation Summary</th>
<th>YES</th>
<th>PARTIAL</th>
<th>NO</th>
<th>?</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Key Principles</td>
<td>6</td>
<td>2</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.0 Strategies</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.0 General Development Standards</td>
<td>14</td>
<td>0</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.0 District Development Standards- Village Multifamily</td>
<td>12</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>35</strong></td>
<td><strong>5</strong></td>
<td><strong>5</strong></td>
<td><strong>2</strong></td>
<td><strong>83% compliant – partials count 50%</strong></td>
</tr>
</tbody>
</table>

### 1.0 Key Principles

| 1.1 Maintain aesthetic character of rural roads. | ✓   |          |      |   |          |
| 1.2 Use open space as an organization element. | ✓   |          |      |   |          |
| 1.3 Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors. | P   | Green edges and roadway frontage is part of the development. |      |   |          |
| 1.4 Develop mixed uses in town and village centers. | ✓   |          |      |   |          |
| 1.5 Develop diversity in housing prices and types. | ✓   | Unit mix of 60 1-bedroom and 120 2-bedrooms. |      |   |          |
| 1.6 Create a center focus that combines civic, cultural, and recreational uses. | ✓   |          |      |   |          |
| 1.7 Create an ample supply of squares, greens, parks and landscaping. | ✓   |          |      |   |          |
| 1.8 Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites. | P   | Limitation text commits to building, side, rear setbacks. |      |   |          |
| 1.9 Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops. | ✓   |          |      |   |          |
| 1.10 Development must pay its own way.         | ✓   |          |      |   | Developer understands PAWG requirement and will comply. |

### 2.0 Strategies

| 2.1 Development should be compatible with the rural landscape. | ✓   | Density exceeds |      |   |          |
| 2.2 Higher density residential should be located adjacent to open space. | ✓   | Some open space on site. |      |   |          |
| 2.3 Natural features should be preserved. | ✓   | The site has 296 trees at present. It is expected that between 95 and 115 trees will be preserved, meaning between 61% and 68% of existing trees will be removed. New trees will be planted as shown on the site plan and pursuant to zoning. |      |   |          |
| 2.4 Retail development should be community-based. | ✓   |          |      |   |          |
| 2.5 Developers should be encouraged to mix uses and housing types where appropriate. | -   | N/A. |      |   |          |
| 2.6 Historic and cultural resources should be protected and preserved. | -   | N/A. |      |   |          |
| 2.7 Scenic qualities along roadways should be maintained. | ✓   |          |      |   |          |
| 2.8 Rural character of the land along regional roads should be maintained. | ✓   | Street trees planted along the rural roads |      |   |          |
2.9 Density bonuses and design flexibility are encouraged to allow cluster development. ✓
2.10 Confine neighborhood commercial uses to community centers or plazas. - - N/A.
2.11 Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development. ✓
2.12 Land that has direct access to the expressway should be designated for light industry, office or commercial use. - - N/A.

### 3.0 GENERAL DEVELOPMENT STANDARDS

#### 3.1 Open Space

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1.1 Strategies to preserve and maximize open space.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.1.2 Maintain major stream corridors in their natural state or allow such state over time.</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
</tr>
<tr>
<td>3.1.3 Construct pathways through stream corridors.</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
</tr>
<tr>
<td>3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state, or remain as farmland or grassland.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.1.5 Open space should connect with stream and rural road spaces and with each other.</td>
<td>✓</td>
<td></td>
<td>Entrance from Warner Road connects to open space</td>
</tr>
<tr>
<td>3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%; meaning that at least 30% of the site shall be dedicated to open green space.</td>
<td>✓</td>
<td></td>
<td>Lot coverage of buildings and parking lots represent 54% of the total lot area.</td>
</tr>
</tbody>
</table>

#### 3.2 General Landscape, Screening, & Buffering

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings are more practical.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.2.3 Landscaping within the setback along roadways should appear natural in character.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.</td>
<td>✓</td>
<td></td>
<td>Of the 296 existing trees, between 95 and 115 will be preserved.</td>
</tr>
<tr>
<td>3.2.5 Landscape designs reviewed by registered landscape designer or architect.</td>
<td>✓</td>
<td></td>
<td>Designs have been reviewed by Todd Faris Planning and Design.</td>
</tr>
<tr>
<td>3.2.6 Headlight screening in parking lots a minimum of 4 feet.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.2.7 Mounding if used for screening, shall have a maximum 3:1 slope with landscaping.</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### 3.3 Lighting

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.3.1 Fully shielded, cut-off lighting used.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.3.2 Security lighting is “motion sensor” type.</td>
<td>✓</td>
<td></td>
<td>Lighting will not use security motion sensor</td>
</tr>
<tr>
<td>3.3.3 Outdoor light poles do not exceed 30 feet.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.3.4 All wiring is underground.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.3.5 All external outdoor lighting fixtures are similar.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.3.6 Ground mounted lighting is shielded and landscaped.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 3.4 Roadways

| 3.4.1 Roadways should follow the Roadway Plan. | - | - | N/A. |
| 3.4.2 Appropriateness of street light fixture, type, and light level of the luminaire. | - | - | N/A. |
| 3.4.3 Size and use of streets should be consistent with Accord. | - | - | N/A. |

### 4.0 District Development Standards

<table>
<thead>
<tr>
<th>4.1 NEIGHBORHOOD (VILLAGE RESIDENTIAL- STANDARDS)</th>
<th>Yes</th>
<th>No</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1.1 The village district is to provide the community the civic benefits of traditional neighborhood planning and design.</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>4.1.2 Permitted land-use single family residential.</td>
<td>-</td>
<td>-</td>
<td>N/A.</td>
</tr>
<tr>
<td>4.1.3 Permitted base density (Columbus) 2 unit per acre, bonus of 5.</td>
<td>✓</td>
<td></td>
<td>Density is 21 du/acre.</td>
</tr>
</tbody>
</table>

### 4.2 Streets

| 4.2.1 There is a hierarchy of streets | - | - | N/A. |
| 4.2.2 Sidewalks and street trees (30 ft on center) | ✓ | |

### 4.3 Parking

| 4.3.1 Rear lot garages accessible by alleys. | - | - | N/A. |

### 4.4 Civic Space

| 4.4.1 Neighborhood parks (1-10 acres) within 1200 feet of houses. | - | - | N/A. |
| 4.4.2 Hierarchy of open spaces, one large near center of development. | ✓ | |

### 4.5 Site Orientation

| 4.5.1 Single-family houses should front onto public open spaces and not back onto public parks or roads. | - | - | N/A. |
| 4.5.2 The average single-family lot width should not exceed 90 feet. | - | - | N/A. |
| 4.5.3 The average single-family lot area should not exceed 12,500 square feet. | - | - | N/A. |
| 4.5.4 Build to lines established for neighborhood streets. | - | - | N/A. |

### 4.6 Architecture

| 4.6.1 The massing of each house should be simple and traditional. | - | - | N/A. |
| 4.6.2 Sloped and pitched roofs are encouraged. Flat roofs are allowed only with highly detailed or decorative cornices. | ✓ | |
| 4.6.3 Side loaded garages are encouraged. When a garage faces the street, the front façade of the garage must set back a minimum of three feet from the front façade of the house. | - | - | N/A. |
| 4.6.4 The maximum width of a garage door which faces the street is ten feet. | - | - | N/A. |
| 4.6.5 Building materials should be traditional and natural in appearance, such as brick, stone, wood, and glass. | P | | Building materials will include brick, brick veneer, and vinyl. |
| 4.6.6 The maximum building height should be two and one-half stories and the minimum building height should be one and one-half story in appearance. | ✓ | | Buildings will be three stories. |
| 4.6.7 Building design shall be based on traditional American styles found in the Field Guide to American Architecture, excluding 20th Century. | ✓ | | Development is a new construction multi-family project, built in a contemporary style. |

### 5.0 District Development Standards - VILLAGE MIXED USE - MULTI-FAMILY

<table>
<thead>
<tr>
<th>5.1 Streets</th>
<th>Yes</th>
<th>No</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1.1</td>
<td>There is a hierarchy of streets.</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>5.1.2</td>
<td>Streets should be two-way with sidewalks on both sides of the street, setback 10 feet from the curbline – not applicable to access streets.</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>5.1.3</td>
<td>Street trees should be planted 30 feet on center in the grass strip between the sidewalk and the curb – not applicable to access streets.</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>5.1.4</td>
<td>Sidewalks should provide access to the leisure trail system for pedestrians.</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>5.1.5</td>
<td>All power and communication utility lines should be underground.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>5.1.6</td>
<td>Decorative street lighting should be provided.</td>
<td>-</td>
<td>- N/A- see lighting standards, 3.3</td>
</tr>
</tbody>
</table>

### 5.2 Site Orientation

| 5.2.1 | Multi-family units should front onto public open spaces and never back onto public parks or roads. | - | - N/A. |
| 5.2.2 | A “build to” line should be established for each classification of neighborhood street as follows: Arterial 50’-60’; Collector 40’-50’; Sub-Collector 30’-40’; & Access 25’-30’. | ✓ | |

### 5.3 Parking

| 5.3.1 | Parking for multi-family residences is encouraged to occur in rear lot garages accessible by service lanes. | - | - N/A |
| 5.3.2 | Parking areas should be located behind buildings. | - | - N/A |
| 5.3.3 | The parking ratio requirement of 2 spaces per unit should not be exceeded. | ✓ | 1.8/unit |
| 5.3.4 | Parking areas should be well screened from public right-of-ways and open space by landscaping features and setbacks. | ✓ | |
| 5.3.5 | Parking areas located behind buildings should contain interior landscaping not less than five percent of the vehicular use area and be located throughout the parking area to minimize the visual impact. | ? | Interior landscaping included, do not know percentage of area. |

### 5.4 Open / Public Space

| 5.4.1 | Neighborhood open spaces and/or parks should be located within 1,200 feet of all residential units. | ? | Do not know maximum distance. |
| 5.4.2 | For multi-family residential uses, a minimum of 30 percent of the gross site area will be set aside as publicly accessible open space. Such open space must front a public street on at least two sides. | ✓ | |
| 5.4.3 | The natural landscape and open space should be incorporated into residential design and development. | ✓ | |

### 5.5 Architecture

| 5.5.1 | The massing and architectural detailing of each building should be simple and traditional, as consistent with other buildings in the district. | ✓ | |
| 5.5.2 | The maximum building height should be three stories / 45’. The minimum building height should be two stories. The maximum building length should be 200 feet. | ✓ | |
| 5.5.3 | The buildings should be pedestrian in scale. | ✓ | |
| 5.5.4 | Building materials should be traditional and natural in appearance, such as brick, stone, wood, and glass. | P | Building materials will include brick, brick veneer, and vinyl. |
| 5.5.5 | All building elevations should be designed in a consistent manner using high quality building materials and lighting. | ✓ |
| 5.5.6 | Traditional windows should be used on all sides of the structure. | ✓ |
| 5.5.7 | Sloped or pitched roofs are encouraged. Flat roofs are allowed only with highly detailed or decorative cornices. | ✓ |
Meeting Date: August 15, 2019

Z19-053: 5150 Warner Road
Review and action regarding a Columbus application to rezone a site generally located west of North Hamilton Rd., north of Warner Rd., south of Eden Valley Dr, and west of Limerock Dr.

Proposed Uses: L-AR-1 - multi-family residential
Applicant: Preferred Living c/o David Hodge, Underhill and Hodge

<table>
<thead>
<tr>
<th>Sub-area</th>
<th>Requested Zoning</th>
<th>RFBA District</th>
<th>Use Type</th>
<th>Size (# of Units or Sq. Ft.)</th>
<th>Acreage (Gross)</th>
<th>Proposed Density (DU/AC)</th>
<th>Permitted Density</th>
<th>Base</th>
<th>Bonus</th>
<th>Provided</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>L-AR-1</td>
<td>West Village Neighborhood</td>
<td>Multi-family residential</td>
<td>180</td>
<td>8.63</td>
<td>21</td>
<td>2</td>
<td>5</td>
<td>3.93</td>
<td>2.56</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL RESIDENTIAL DEVELOPMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td>180</td>
<td>8.63</td>
<td>21</td>
<td>2</td>
<td>5</td>
<td>3.93</td>
<td>2.56</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL DEVELOPMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td>180 units</td>
<td>8.63 ac</td>
<td>21 du/ac</td>
<td>2</td>
<td>5</td>
<td>3.93</td>
<td>2.56</td>
<td></td>
</tr>
</tbody>
</table>

Introduction/Proposal Summary:
The applicant requests conceptual review of Columbus application Z19-053. The site consists of 8.63 acres and is proposed to be redeveloped into a multi-family residential use. There are currently three single family homes on the site, with Rural and LB zoning in Plain Township. A petition to annex the site into the City of Columbus is in progress.

Considerations:
The Accord designates this site as “West Village- Neighborhood” with a rural corridor along Warner Road. However, the site is also adjacent to the intersection of Hamilton and Warner Roads, where development patterns have grown to include a mix of uses, including commercial, multi-family, and condominiums.

The Neighborhood development standards are largely geared for single-family uses. Although the application is for a multi-family use, given the development pattern in the immediate area staff consider this an appropriate proposal for the site. For this reason, Village Mixed-Use Multi-family standards were also reviewed.

The proposal is within an area with a recommended maximum density of 5 units per acre. The proposal exceeds the recommendation, committing to a maximum density of 21 units per acre. Although higher, this density is comparable to other multifamily developments in the area, including Hudson Square
directly to the south of the site (20 units/acre), Perry Lane to the southwest (13.7 units/acre), and Caleb’s Creek to the east (26.2 units/acre).

The site contains substantial wooded areas, with the applicant noting 296 trees currently on site. The proposed site plan will preserve between 95 and 115 trees, with new trees to be planted illustrated on the site plan. The applicant is committing to building, side yard, and rear yard setbacks, with all trees within these areas to be preserved.

Staff Comments:
Maintaining the character of Warner Road and preservation of natural resources are key issues for these parcels, regardless of the development proposal.

Staff find the proposal to be an appropriate land use for the site, given the emerging development patterns at the adjacent Hamilton and Warner Road intersections promoting a mixed use environment. Although presented at a higher density than the plan recommendation, staff recognize it is comparable to neighboring multifamily developments and believe it aligns with the existing character of the area. Further, the applicant takes steps to preserve the character of Warner Rd, such as a 50’ building setback and lot coverage below the 70% maximum recommended by the Accord.

Staff note the site design to be generally appropriate. The applicant notes brick, brick veneer, and vinyl building materials will be used. Staff find these materials to be consistent with neighboring developments in the area.

Staff note concerns regarding the removal of trees on the site. There are presently 296 trees on site, and the applicant estimates between 95 and 115 trees will be preserved. Although new trees will be planted, less than 40% of existing trees will be preserved post-development.

The proposal is being considered for conceptual review only at the August meeting. As such no vote will be taken and staff will not be issuing a recommendation at this time.
Rezoning Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

Application #: Z19-053 Date Received: 6/25/19
Application Accepted By: SP Fee: $5400
Assigned Planner: Michael March 614-645-2749 m.march@columbus.gov

LOCATION AND ZONING REQUEST:
Certified Address or Zoning Number: 5150 Warner Road Zip: 43081
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: 220-001163, 220-001221, 220-000509, 220-000567
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): Rural and LB (Plain Township) Requested Zoning District(s): L-AR-1
Area Commission or Civic Association: Rocky Fork-Blacklick Accord Panel
Proposed Use or reason for rezoning request: To permit multifamily residential development
(continue on separate page if necessary)
Proposed Height District: H-35 Acreage: 8.63 +/-
[Columbus City Code Section 3309.14]

APPLICANT:
Name: Preferred Living Phone #: Ext.:
Address: 750 Communications Drive City/State: Columbus, Ohio Zip: 43214
Email: Fax #:

PROPERTY OWNER(S): ☐ Check here if listing additional property owners on a separate page
Name: Patsy Parker Phone #: Ext.:
Address: 5150 Warner Road City/State: Westerville, Ohio Zip: 43081
Email: Fax #:

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent
Name: David Hodge, Underhill and Hodge, LLC Phone #: 614-335-9320 Ext.:
Address: 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: 43054
Email: David@uhlawfirm.com Fax #:

SIGNATURES (All signatures must be provided and signed in blue ink):
APPLICANT SIGNATURE
PROPERTY OWNER SIGNATURE
ATTORNEY / AGENT SIGNATURE

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer
Rezoning Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

AFFIDAVIT
(See instruction sheet)

APPLICATION #:__________________________

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman
of (1) MAILING ADDRESS 8000 Walton Parkway, New Albany, Ohio 43054
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 5150 Warner 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) __________________________
(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
ZONING CHAIR OR CONTACT PERSON
AND MAILING ADDRESS

(4) Patsy Parker
5150 Warner Road
Westerville, Ohio 43081

Preferred Living c/o David Hodge
614-335-9320

(5) Rocky Fork-Blacklick Accord Panel
Marc Rostan, Senior Planner, Planning Division
111 North Front 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
Sworn to before me and signed in my presence this ______________ day of ______________, in the year ______________

(8) __________________________

SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

State of Ohio
Notary Public, State of Ohio
My Commission Expires
Section 147.03 R.C.

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

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

Rev 2/19.slp
APPLICANT:

Preferred Living
750 Communications Parkway
Columbus, Ohio 43214

PROPERTY OWNER(S):

5130 Warner LLC
155 Green Meadows Drive S.
Lewis Center, Ohio 43035

Patsy Parker
5150 Warner Road
Westerville, Ohio 43081

Judith DeCenzo
5180 Warner Road
Westerville, Ohio 43081

ATTORNEY:

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Albany Crossing Master Association
600 Stonehenge Parkway, 2nd Floor
Dublin, OH 43017

Amanda Phillips-Bosshart
or current occupant
5582 Marshfield Drive
Westerville, OH 43081

Aaron and Lora Miller
or current occupant
5576 Marshfield Drive
Westerville, OH 43081

Terry Johnson
or current occupant
5570 Marshfield Drive
Westerville, OH 43081

James Alan and Trude Jo Wyrick
or current occupant
6139 Eden Valley Drive
Westerville, OH 43081

Clara Leigh
or current occupant
6133 Eden Valley Drive
Westerville, OH 43081

Jennifer Russell
or current occupant
6127 Eden Valley Drive
Westerville, OH 43081

Calebs Creek Holdings LLC
33 Bloomfield Hills Pkwy, Suite 135
Bloomfield Hills, MI 48304

Albany Place Investment Ltd.
250 East Broad Street, Suite 1100
Columbus, OH 43215

Stephanie Kellgren
or current occupant
5556 Brassie Circle, #701
Westerville, OH 43081

Amy Barr
or current occupant
5552 Brassie Circle, #702
Westerville, OH 43081

Elmer and Ronald Monahan
934 Spring Garden Street
Elizabethtown, PA 17022

Anne Barss
or current occupant
5545 Brassie Circle, #704
Westerville, OH 43081

Jennifer Zewatsky
or current occupant
5549 Brassie Circle, #705
Westerville, OH 43081

Kristina Schultz
or current occupant
5553 Brassie Circle, #706
Westerville, OH 43081

Brian Powell
or current occupant
5568 Brassie Circle, #804
Westerville, OH 43081

Townes Partners LLC
600 Stonehenge Parkway, 2nd Floor
Dublin, OH 43017
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City, State, Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joshua and Charmagne Shremshock</td>
<td>5100 Warner Road</td>
<td>Westerville, OH 43081</td>
</tr>
<tr>
<td>Jamie Helber</td>
<td>5125 Warner Road</td>
<td>Westerville, OH 43081</td>
</tr>
<tr>
<td>Michelle Copley</td>
<td>5121 Warner Road</td>
<td>Westerville, OH 43081</td>
</tr>
</tbody>
</table>
PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: __________________________

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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:

<table>
<thead>
<tr>
<th>Name of business or individual (include contact name and number)</th>
<th>Business or individual’s address; City, State Zip Code</th>
<th>Number of Columbus based employees (Limited to 3 lines per box)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Preferred Living</td>
<td>2. Patsy Parker</td>
<td>3. 5130 Warner LLC</td>
</tr>
<tr>
<td>750 Communications Drive</td>
<td>5150 Warner Road</td>
<td>155 Green Meadows Drive S.</td>
</tr>
<tr>
<td>Columbus, Ohio 43214</td>
<td>Westerville, Ohio 43081</td>
<td>Lewis Center, Ohio 43035</td>
</tr>
<tr>
<td>4. Judith DeCenzo</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5180 Warner Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Westerville, Ohio 43081</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this day of June, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: January 11, 2021

The Statement expires six months after date of notarization.

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.
Zoning Description ~ 8.63 Acre +/-  
North of Warner Road 
West of Hamilton Road 
-1-

Situated in the State of Ohio, County of Franklin, Township of Plain, being part of Section 15, Township 2, Range 16, United States Military Lands and containing 8.63 +/- acres of land, more or less, said 8.63 +/- acres being all of those tracts of land (less exceptions) as conveyed to 5130 Warner, LLC of record in Instrument No. 201902130017612 (P.I.D. 220-000567 and P.I.D. 220-000509), all of that tract of land (less exception) as conveyed to Patsy L. Parker (P.I.D. 220-001153) by affidavit in Instrument No. 2012040900487:2 and originally by Official Record Volume 1399, Page D05 and all of that tract of land (less exception) as conveyed to Judith D. Deczeno of record in Official Record Volume 15655, Page A03, Official Record Volume 7521, Page C14 and Official Record Volume 2910, Page 452, said 8.63 +/- acres more particularly described as follows:

**Beginning,** at the southwesterly corner of said 5130 Warner tract (P.I.D. 220-000567), said corner being the southeasterly corner of that Original 3 acre tract of land as conveyed to Joshua P. Schremshock and Charmagne P. Schremshock of record in Instrument No. 2016020300139391, being the northwesterly corner of that 0.134 acre tract of land as described as Parcel 7WD in the deed to the City of Columbus of record in Instrument No. 201304170063417, the northwesterly corner of that 0.211 acre tract of land as described as Parcel 8WD in the deed to the City of Columbus of record in Instrument No. 20120629009332 and in the northerly right-of-way line of Warner Road (R/W Varies);

Thence **N 03° 26' 45" E,** with the westerly line of said 5130 Warner tract and the easterly line of said Schremshock tract, **631.1 feet +/-** to a common corner thereof, said corner being in the southerly line of the Village at Albany Crossing Section 1, Part 1 of record in Plat Book 106, Page 61;

Thence **S 86° 16' 15" E,** with the northerly line of said 5130 Warner tracts, the northerly line of said Parker tract, the southerly line of said Section 1, Part 1 and the southerly line of the Townes at West Albany Condominium 1st Amendment of record in Condominium Plat Book 178, Page 15 and as declared in Instrument No. 20061030217443, **460.2 feet +/-** to a point at the northeasterly corner of said Parker tract, the southeasterly corner of said 1st Amendment and in the westerly line of Townes at West Albany Condominium 7th Amendment, Part 2 of record in Condominium Plat Book 243, Page 58 and as declared in Instrument No. 201503020024812;

Thence **S 03° 18' 54" W,** with a common line of said Parker tract and said 7th Amendment, Part 2, **130.9 feet +/-** to a common corner thereof, said corner also being the northwesterly corner of said Deczeno tract;

Thence **S 86° 50' 01" E,** with the southerly line of said 7th Amendment, Part 2 and the northerly line of said Deczeno tract, **171.3 feet +/-** to the northwesterly corner of said Deczeno tract, also being the northwesterly corner of that 4.115 acre tract of land as conveyed to Caleb's Creek Holdings LLC of record in Instrument No. 201612140172301;

Thence **S 03° 24' 37" W,** with the easterly line of said Deczeno tract and the westerly line of said 4.115 acre tract, **497.6 feet +/-** to the southeasterly corner of said Deczeno tract, the northwesterly corner of that 0.120 acre tract of land described as Parcel 10WD in the deed to the City of Columbus of record in Instrument No. 201205180069909 and in the northerly right-of-way line of Warner Road;

Thence with the southerly lines of said Deczeno tract, the northerly lines of said Parcel 10WD and along said right-of-way, the following two (2) courses and distances:

**N 87° 21' 09" W, 121.2 feet +/-** to an angle point;

**N 86° 14' 26" W, 48.8 feet +/-** to the southeasterly corner of said Deczeno tract, the northwesterly corner of said Parcel 10WD and in the easterly line of said Parker Tract;

Thence **S 00° 00' 00" E,** with an easterly line of said Parker tract, the westerly line of said Parcel 10WD and along said right-of-way, **0.5 feet +/-** to a southeasterly corner of said Parker tract and the northeasterly corner of that 0.102
acre tract of land described as Parcel 9WD in the deed to the City of Columbus of record in Instrument No. 201205070063748;

Thence N 86° 27' 08" W, with the southerly lines of said Parker tract and said 5130 Warner tracts, with the northerly lines of said Parcel 9WD and said 8WD and along said northerly right-of-way line, 462.2 feet +/- to the True Point of Beginning. Containing 8.63 +/- acres.

The above description was prepared by Advanced Civil Design Inc. on 5/14/2019 and is based on existing County Auditor records, County Recorder records and an actual field survey.

All references used in this description can be found at the Recorder’s Office, Franklin County, Ohio.

This is not to be used for the transfer of land and is for zoning purposes only.

ADVANCED CIVIL DESIGN, INC.

Z:19-0157-65 Survey 8.63 ac zoning desc.doc
LIMITATION TEXT

Property Address: 5150 Warner Road
Parcel ID: 220-001153, 220-000567, 220-000509, 220-001221
Current District: Rural and LB
Proposed District: L-AR-1
Owner: Patsy Parker
Applicant: Preferred Living
5150 Warner Road
Westerville, Ohio
Attorney: David Hodge
Underhill & Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Dave@uhlawfirm.com
Date of Text: June 24, 2019

I. Introduction: Applicant Preferred Living is in the process of annexing the subject site located at 5150 Warner Road and rezone to L-AR-1 to permit a multifamily residential development with limited density. The 8.63 +/- acre property is located north of Warner Road and west of North Hamilton Road in Plain Township. The site is bordered by Columbus property on the north zoned Neighborhood General and L-AR-12, on the east by CPD, on the south (across Warner Road) by CPD and L-AR-12 and by Plain Township property on the south (across Warner Road) and west zoned Rural.

The site is not subject to a commercial overlay nor planning overlay. The site is located in the West Village – Neighborhood of the Rocky Fork – Blacklick Accord and subject to its Panel.

The Applicant proposes redevelopment of the site with a multi-family residential development with a maximum density of 21 dwelling units per acre.

II. Permitted Uses: Those uses permitted by Section 3333.02 – Permitted uses in the AR-12, ARLD, and AR-1 apartment residential district of the Columbus City Code.

III. Development Standards:

1. Except as otherwise listed herein or depicted on the Site Plan, the development standards shall be those contained in Chapter 3333, AR-1 apartment office district of the Columbus City Code.

A. Density, Height, Lot, and/or Setback Commitments:
1. A maximum density of 21 dwelling units per acre shall be permitted.
2. The maximum building height shall be 35 feet.
3. The minimum building setback shall be 50 feet.
4. The minimum side yards shall be 25 feet.
5. The minimum rear yard shall be 25 feet.

B. Access, Loading, Parking and/or other Traffic Related Commitments:
1. The site shall have one full-access point on Warner Road.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments:
1. The site shall maintain landscaping in the setback and yards.

D. Building Design and/or Exterior Treatment Commitments:
1. Building materials will be natural in appearance by employing the following building materials: brick, brick veneer, stone, stone veneer, stucco stone, wood, glass, and fiber cement siding or similar engineered product. Manufactured materials may be used as long as they are natural in appearance. Metal and E.I.F.S. are allowed as accent features only.

E. Lighting and/or other Environmental Commitments:
1. Not applicable.

F. Graphics and/or Signage Commitments
1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the Apartment District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous:
1. The site shall be developed in general conformance with the submitted Site Plan. The plans may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans 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.

Respectfully submitted,
Z19-053
5150 Warner Road
Approximately 8.63 acres
R (Pending) to L-AR-1

Z19-053
5150 Warner Road
Approximately 8.63 acres
R (Pending) to L-AR-1
Z19-053
5150 Warner Road
Approximately 8.63 acres
R (Pending) to L-AR-1