



# REZONING APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433 ▪ [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 214-001 14 735-00000-00127

Date Received: 2/28/14

Application Accepted By: SP+ET

Fee:

\$7,040.00

Comments: Return receipt to Spine

Assigned to Shannon Pine, spine@columbus.gov

## LOCATION AND ZONING REQUEST:

614-645-2208

Certified Address (for Zoning Purposes) 5322 Avery Road Zip 43016

Is this application being annexed into the City of Columbus Yes No (circle one)

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 010-218951; 010-218952

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R

Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association N/A

Proposed Use or reason for rezoning request: To allow for commercial development

Proposed Height District: 35 Acreage 12.94 +/-

[Columbus City Code Section 3309.14]

## APPLICANT:

Name: Metro Development LLC

Address 470 Olde Worthington Road City/State Westerville, OH Zip 43082

Phone Joe Thomas - (614) 540-2400 Fax #: (614) 540-2401 Email jthomasjr@villagecommunities.com

## PROPERTY OWNER(S):

Name Bruce D. Bergmann, Trustee

Address 5322 Avery Road City/State Dublin, Ohio Zip 43016

Phone c/o Jill Tangeman # 614-464-5608 Fax # (614) 719-4638 Email jstangeman@vorys.com

☐ X Check here if listing additional property owners on a separate page

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

Name Jill Tangeman, Esq.

Address 52 East Gay Street City/State Columbus, OH Zip 43216

Phone #614-464-5608 Fax #614-719-4638 Email jstangeman@vorys.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

City of Columbus, Ohio ▪ Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433 ▪ [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-007

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman, Esq.  
of (1) MAILING ADDRESS 52 East Gay Street, 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 5322 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) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Bruce D. Bergmann, Trustee  
5322 Avery Road, Dublin, Ohio 43016

☐ Check here if listing additional property owners  
on a separate page

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

Metro Development LLC  
Joe Thomas - #(614) 540-2400

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR

(5) N/A

CONTACT PERSON AND ADDRESS

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 continuous to the subject property: (7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8)

27th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Deanna R. Cook  
NA

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

Notary Seal Here



Deanna R. Cook, 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.  
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schedule. **Please make all checks payable to the Columbus City Treasurer**

Wilcox-Tuttle Limited Partnership  
c/o Edwards Land Company  
Attn: Charles Driscoll  
495 South High Street, Suite 150  
Columbus OH 43215

Jill S. Tangeman, Esq.  
Vorys, Sater, Seymour and Pease LLP  
52 East Gay Street  
P. O. Box 1008  
Columbus, Ohio 43216-1008

214-007  
Orchard at Wilcox Ltd.  
495 South High Street,  
Suite 150  
Columbus OH 43215

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

AR Associates  
5510 Ashford Road  
Dublin, OH 43017

Avery Brooke LLC  
400 S. 5<sup>th</sup> Street,  
Suite 400  
Columbus, 43215

Angelo J. Dallas, Et. Al. Trustees  
3297 Smiley Road  
Hilliard, OH 43026

Dolores D'Amico, Valerie M.  
Scheel and Jodelle M. D'Amico,  
Trustees  
3969 Smiley Road  
Hilliard OH 43026

City Of Dublin, Ohio  
5200 Emerald Parkway  
Dublin, OH 43017

Bruce D. Bergmann, Trustee  
5322 Avery Road  
Dublin, OH 43016

Metro Development LLC  
Attn. Joe Thomas  
470 Olde Worthington Road  
Westerville, OH 43082



# REZONING APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433 ▪ [www.columbus.gov](http://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 # 214 -007

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, 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

Bruce D. Bergmann, Trustee 5322 Avery Road Dublin, OH 43216 0 Columbus Employees Jill Tangeman, Esq. - #464-5608	
Metro Development LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus Employees Joe Thomas - #540-2400	

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

SIGNATURE OF AFFIANT Jill Tangeman

Subscribed to me in my presence and before me this 27<sup>th</sup> day of February, in the year 2014.

SIGNATURE OF NOTARY PUBLIC Deanna R. Cook

My Commission Expires: NA

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

Notary Seal Here



Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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schedule. **Please make all checks payable to the Columbus City Treasurer**

214-007



# 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: 010218951, 010218952

Zoning Number: 5322

Street Name: AVERY RD

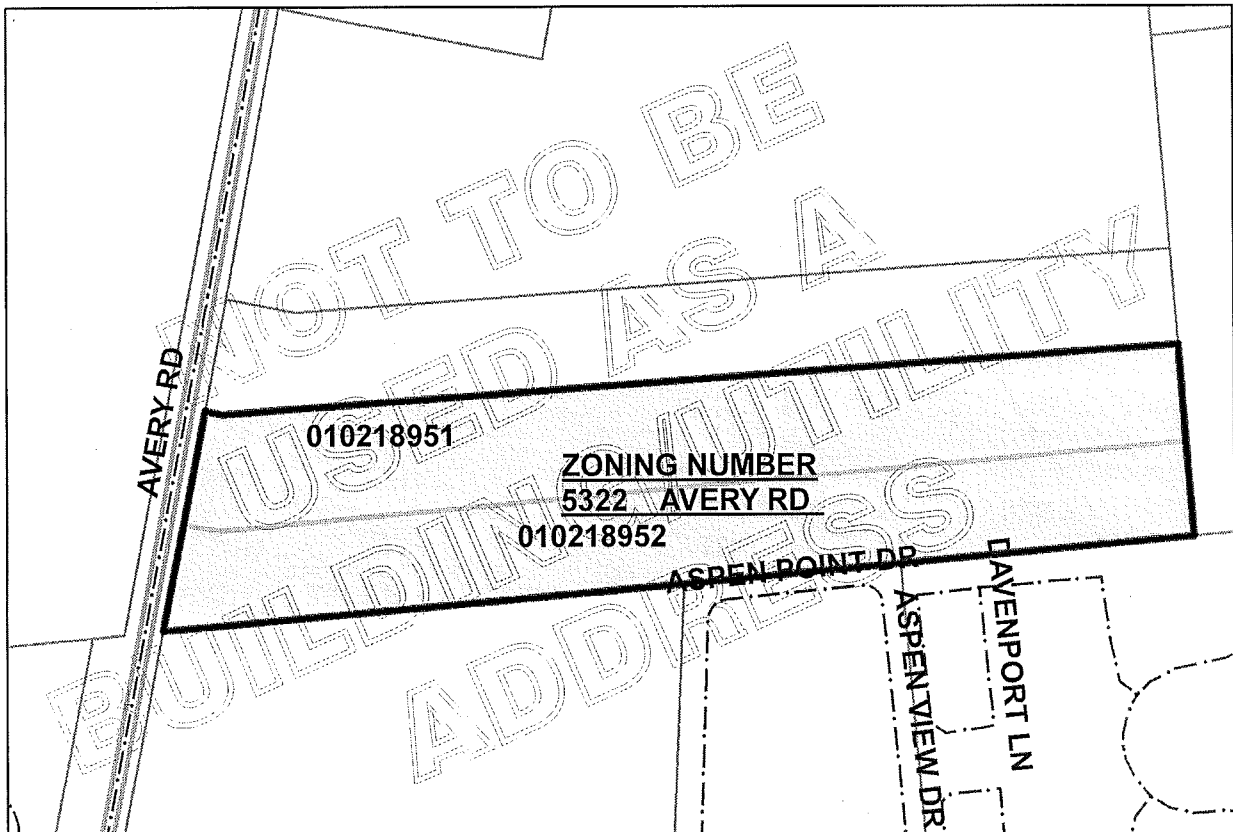
Lot Number N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE (DEANNA R. COOK)

Issued By: Deanna Whisman

Date: 2/26/2014



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 17743



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

214-007

Subarea 1

**Rezoning Description ~3.35 Acres  
East Side of Avery Road  
South of Rings Road**

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey No. 3004 of the Virginia Military District and being part of that 6.167 acre tract conveyed to Bruce D. Bergmann, Trustee of record in Official Record 21539B17 and part of that 6.808 acre tract conveyed to Bruce D. Bergmann, Trustee of record in Official Record 21540A20, and described as follows:

**Beginning** at the southwest corner of said 6.167 acre tract, in the south line of said Survey No. 3004 and in the centerline of Avery Road as recorded in Road Record 7, Page 298;

Thence **N 10° 55' 10" E**, with said centerline, the same being the west line of said 6.167 acre and 6.808 acre tracts, **376.04 feet** to the northwest corner of said 6.808 acre tract;

Thence **S 79° 17' 50" E**, with a north line of said 6.808 acre tract, **51.07 feet** to an angle point;

Thence **N 85° 47' 39" E**, with a north line of said 6.808 acre tract, **367.76 feet**;

Thence **S 10° 55' 10" W**, across said 6.808 acre and 6.167 acre tracts, **353.78 feet** to the south line of said 6.167 acre tract, in the south line of said Survey No. 3004;

Thence **S 84° 39' 46" W**, with the south line of said 6.167 acre tract, the same being the south line of said Survey No. 3004, **423.00 feet** to the **Point of Beginning**, containing **3.35 acres**, more or less.

Bearings are based on the Ohio State Plane Coordinate System per NAD83, South Zone (1986 Adj.).

All references are to the Recorder's Office, Franklin County, Ohio.

This description is for rezoning purposes and is not for transfer.

**ADVANCED CIVIL DESIGN, INC.**

214-007

Subarea 2

**Rezoning Description ~ 9.59 Acres  
East of Avery Road  
South of Rings Road**

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey No. 3004 of the Virginia Military District and being part of that 6.167 acre tract conveyed to Bruce D. Bergmann, Trustee of record in Official Record 21539B17 and part of that 6.808 acre tract conveyed to Bruce D. Bergmann, Trustee of record in Official Record 21540A20, and described as follows:

**Commencing** at the southwest corner of said 6.167 acre tract, in the south line of said Survey No. 3004 and in the centerline of Avery Road as recorded in Road Record 7, Page 298;

Thence **N 84° 39' 46" E**, with the south line of said 6.167 acre tract, the same being the south line of said Survey No. 3004, **423.00 feet** to the **Point of Beginning**;

Thence **N 10° 55' 10" E**, across said 6.167 acre and 6.808 acre tracts, **353.78 feet** to a north line of said 6.808 acre tract;

Thence **N 85° 47' 39" E**, with a north line of said 6.808 acre tract, **1226.09 feet** to the northeast corner thereof;

Thence **S 04° 27' 15" E**, with the east lines of said 6.808 acre and 6.167 acre tracts, **315.46 feet** to the southeast corner of said 6.167 acre tract;

Thence **S 84° 39' 46" W**, with the south line of said 6.167 acre tract, the same being the south line of said Survey No. 3004, **1320.03 feet** to the **Point of Beginning**, containing **9.59 acres**, more or less.

Bearings are based on the Ohio State Plane Coordinate System per NAD83, South Zone (1986 Adj.).

All references are to the Recorder's Office, Franklin County, Ohio.

This description is for rezoning purposes and is not for transfer.

**ADVANCED CIVIL DESIGN, INC.**

**MAP ID: C**

**DATE: 2/26/14**



Scale = 300

Grid  
North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



214-007

**DEVELOPMENT TEXT**

**Application:** 214-007  
**Address:** 5322 Avery Road  
**Owner(s):** Bruce D. Bergmann, Trustee  
**Applicant:** Metro Development LLC  
**Zoning Districts:** CPD  
**Date of Text:** February 28, 2014

**Introduction:** The applicant owns or controls by contract approximately 12.94 +/- acres located on Avery Road. The applicant seeks to rezone the site for future commercial uses.

**Subarea 1: (CPD)**

Subarea 1 is approximately 3.35 +/- acres and shall be zoned CPD:

**1. Introduction:** The applicant seeks to rezone Subarea 1 for commercial uses to service the surrounding residential areas.

**2. Permitted Uses:** The permitted uses for Subarea 1 shall be all uses allowed in Chapter 3355 (C-3) and the following uses from Chapter 3356 (C-4) and Chapter 3357.01 (C-5) of the Columbus City Code:

Appliance Stores  
Building Material & Suppliers Dealers  
Caterers  
Discount Department Stores  
Electronics Stores  
Furniture & Home Furnishings Stores  
General Merchandise Stores  
Home Centers  
Sporting Goods & Outfitters Stores  
Floor Covering Stores  
Supermarkets  
Garden, Landscaping & Nursery Centers and Sales  
Lawn & Garden Equipment & Supplies Stores  
Retail Fuel Sales  
Car Wash

Notwithstanding the foregoing, only one Retail Fuel Sales center and one Car Wash shall be permitted in Subarea 1. No billboards shall be permitted.

**3. Development Standards:** Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

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

1. The building setback line shall be twenty five (25) feet from any public street, ten (10) feet from any side property line and ten (10) feet from any rear property line. Building awnings or canopies may extend 5' into the building setback line.
2. The parking setback line shall be fifteen (15) feet from any public street, five (5) feet from any side property line and five (5) feet from any rear property line as labeled on the Subarea Plan attached hereto as Appendix 1.
3. Notwithstanding the foregoing paragraphs, no building or parking setback shall be required from any property line that is created within and internal to the total site (Subareas 1 and 2) such that the parcel created continues to function as part of the overall site.

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

1. The required overall parking ratio for Subarea 1 shall be an aggregate ratio to be applied over the overall site determined at the time of zoning clearance. Notwithstanding the foregoing, the parking ratio in any outlot shall be in accordance with the parking ratio applicable under the Code to the type of use to which such outlot is put.
2. Subarea 1 shall have access to Avery Road across the property to the south of Subarea 1 (Parcel ID No. 010-010-220108), as shown on the Subarea 2 Site Plan attached hereto as Appendix 2.
3. All subareas shall have access to the future Tuttle Crossing Boulevard labeled as Site Drive #5 on the Subarea Plan attached hereto as Appendix 1.

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

1. Provision for handling all truck service shall be totally within each parcel. No off-street loading areas or loading docks shall be located on or along the front wall of any building, within the front yard of any parcel or nearer than fifteen (15) feet from any side or rear property line. Off-street loading areas or loading docks located on or along the side wall of any building shall in no event be located nearer than twenty-five (25) feet from the front of the building and such facilities and all activities therein shall be screened from view from all public streets with buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6 feet and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owners of the property containing such loading area at all times.

2. Any loading area located within fifty (50) feet of a residentially zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6' high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owner of the property containing such freight loading area at all times.

3. Each parcel shall provide minimum three (3) foot wide landscape buffer areas within the parcel and adjacent and parallel to the side property lines, except where no building setback is required, where aisles connect adjacent parking lots and where no parking setback is required. The surface of the side buffer areas shall be expressly reserved for the planting of lawns, trees or shrubs and no structures except approvable graphics), equipment of any nature (except utility equipment, which shall be either underground or fully screened) or paved areas (except driveways) shall be permitted within the side and rear buffer areas.

4. All open areas on each developed parcel not occupied by buildings, structures, outside display areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be landscaped with lawns, grasses, mulch, trees or shrubs.

5. The frontage along Avery Road shall include street trees per code plus a minimum 2-foot earth mound planted with 3 ornamental trees and 2 deciduous trees for every 100 feet of frontage. These trees may be evenly spaced or grouped together. Vehicular access points along Avery Road shall include shrubs and seasonal plantings.

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

1. The architectural design for the entire sub-area shall be consistent and coordinated between the various uses and proposed building types.

2. Building materials shall be primarily of brick, brick veneer or stone or stucco stone. Additional materials such as stucco, synthetic stucco (EIFS), wood and glass, may be used as accents or in any complementary combination thereof. No exposed painted concrete block shall be permitted.

3. A maximum of three primary building material types (excluding glass and accent materials) shall be utilized for the exterior of any building.

4. The same exterior building materials shall be used on all four sides of the building.

5. The general orientation of the structures shall have their front elevations facing Avery Road or the future Tuttle Road.

6. Canopies and support columns as well as any secondary structures within the development will need to adhere to the same architectural requirements as the main buildings. For example, any service station and their associated canopies will be required to comply with the four-sided architectural requirements and the peaked roof requirements. Any support columns or canopy for a building shall be of the same materials as the building itself.

7. Building design shall have the following characteristics:

a. Building facades facing Avery Road or future Tuttle Road shall include architectural detailing/fenestration to reduce the perception of building mass and to visually break up the façade. Architectural detailing/fenestration shall be accomplished through the use of design elements such as: vertical recessed or projecting relief to the façade, columns, pilasters, recessed or projecting windows, awnings, the use of different building materials for different tenant spaces, and/or other design elements. Vertical wall fenestration shall occur at various locations depending upon the location of tenants, and the length of the building.

b. One-story buildings shall have a mansard, hip, gable or gambrel roof. Structures that appear to have flat roofs shall specifically be prohibited. Flat roofs are permitted inside the sloped portion to allow service of the rooftop mechanical equipment and other provided such equipment is screened by the sloped roofs. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, ceramic slate, or copper.

c. All buildings facades facing a public right-of-way shall employ a minimum of sixty percent (60%) fenestration.

d. Exclusive of doors and windows, all facades of all buildings shall consist of a minimum seventy-five percent (75%) brick, brick veneer, stone, stucco-stone, or a combination thereof.

**E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

1. For aesthetic compatibility, poles and lights shall be black, dark brown or bronze in color.
2. Light poles within 50 feet of a residentially-zoned property shall be limited to 14 feet in height.

**F. Graphics and/or Signage Commitments.**

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the CPD zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.
2. All free-standing ground signs shall be monument-style and shall have a masonry base a minimum of 24" in height.
3. No billboards shall be permitted

**G. Miscellaneous Commitments.**

1. Pedestrian connectivity shall be provided to the other subarea and to the public right of way. Such pedestrian connections shall be a minimum of 5 feet in width.

2. Vehicular connectivity shall be provided between this subarea and the adjacent subarea where practical and feasible.
3. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

#### **H. Other CPD Requirements**

1. Natural Environment: The property is located on Avery Road south of the proposed Tuttle Crossing extension.
2. Existing Land Use: The property is currently used as for residential purposes.
3. Circulation: All access for the site will be off Avery Road.
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.
6. Proposed Development: Commercial development.
7. Behavior Patterns: Significant residential development in the area has brought about the need for commercial uses to service the existing residential population.
8. Emissions: No adverse affect from emissions should result from the proposed development.

#### ***Subarea 2: CPD***

Subarea 2 is approximately 9.59 +/- acres and shall be zoned CPD:

- 1. Introduction:** The applicant seeks to rezone Subarea 2 for construction of hotel development. Subarea 2 shall be constructed in accordance with the Subarea 2 Site Plan attached hereto as Appendix 2.
- 2. Permitted Uses:** An extended stay hotel development, an office/lobby/clubhouse building and a pool shall be the permitted uses.
- 3. Development Standards:** Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

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

1. A minimum of 1.5 parking spaces per hotel unit shall be provided.
2. The building and parking setbacks shall be as shown on the Subarea 2 Site Plan attached hereto as Appendix 2.

3. No more than 200 hotel units shall be permitted.

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

1. At least one bike rack located within fifteen (15) feet of each building shall be provided on site.
2. Subarea 2 shall have access to Avery Road across Subarea 1 and across the property to the south of Subarea 1 (Parcel ID No. 010-010-220108), as shown on the Subarea 2 Site Plan attached hereto as Appendix 2.
3. All subareas shall have access to the future Tuttle Crossing Boulevard labeled as Site Drive #5 on the Subarea Plan attached hereto as Appendix 1.

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

1. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.
2. All open areas on each developed parcel not occupied by buildings, structures, outside display areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be landscaped with lawns and/or trees and shrubs.

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

1. Buildings shall be of an architectural style consistent with the architectural style portrayed in the renderings attached hereto as Appendix 3.
2. Building materials shall be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS and/or glass. Vinyl and other materials are permitted as long as they are natural in appearance. Vinyl siding shall be limited to an upgraded quality and a thickness of .044 mils or greater.

**E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

1. Buildings and landscaping may be uplighted or downlighted from a concealed source. Ground mounted lighting shall be shielded and landscaped.
2. Parking lot lighting shall be no higher than 14 feet.
3. For aesthetic compatibility, poles and lights shall be black, dark brown or bronze in color.

**F. Graphics and/or Signage Commitments.**

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the CPD Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

2. All ground signs shall be monument-style and shall have a masonry base a minimum of 24" in height.

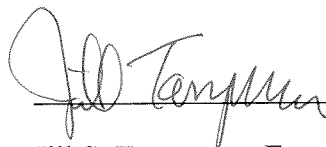
#### **G. Miscellaneous**

1. The proposed 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 Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

2. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department. For purposes of calculating the park land dedication ordinance, all hotel units shall be treated as residential units.

3. Pedestrian connectivity shall be provided to the other subarea and to the public right of way. Such pedestrian connections shall be a minimum of 5 feet in width.

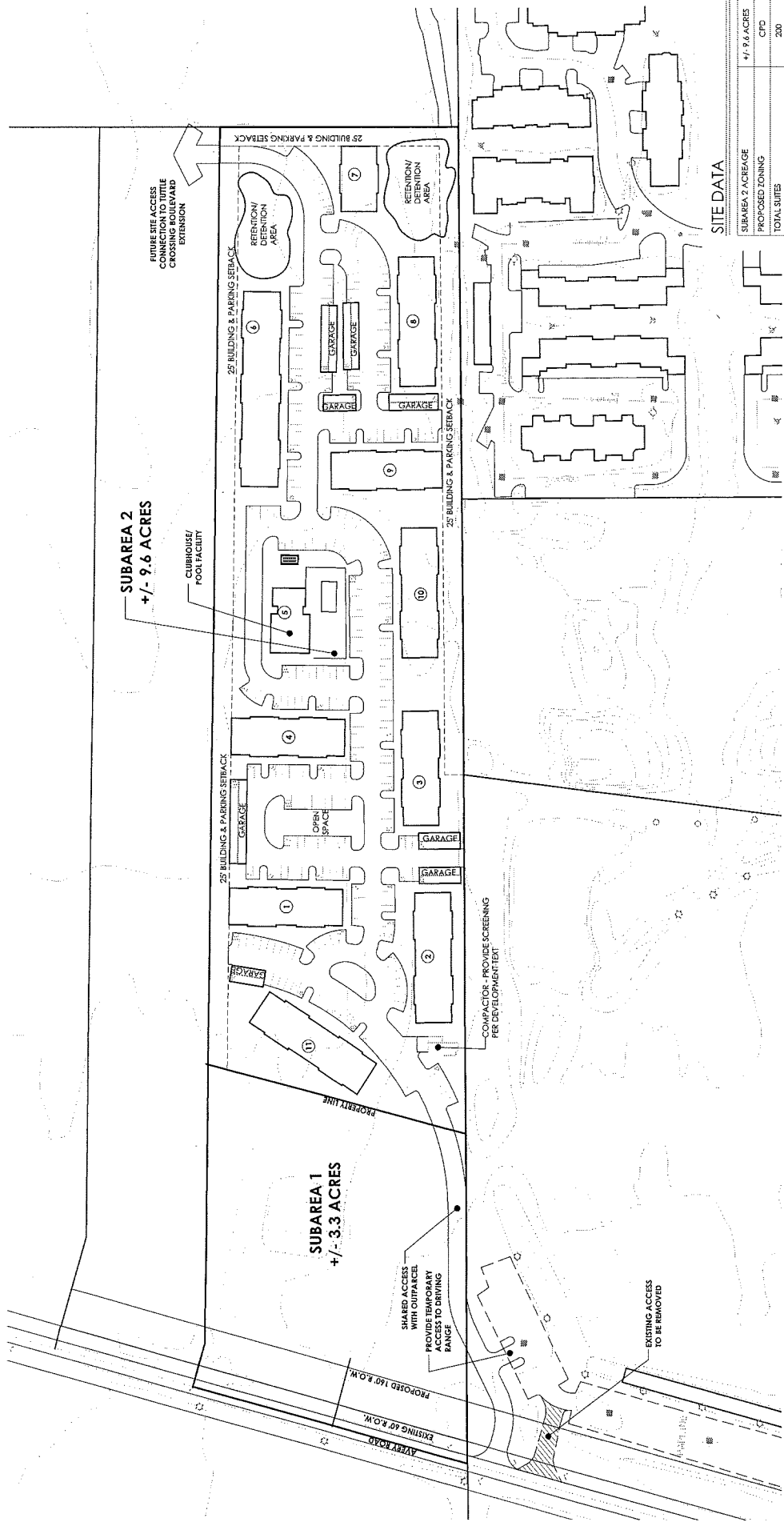
\*\*\*The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions,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

A handwritten signature in dark ink, appearing to read "Jill S. Tangeman", is written over a horizontal line.

Jill S. Tangeman, Esq.  
Vorys, Sater, Seymour and Pease, LLP  
52 East Gay Street  
Columbus, Ohio 43215



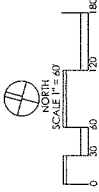




APPENDIX II

Farris Planning & Design

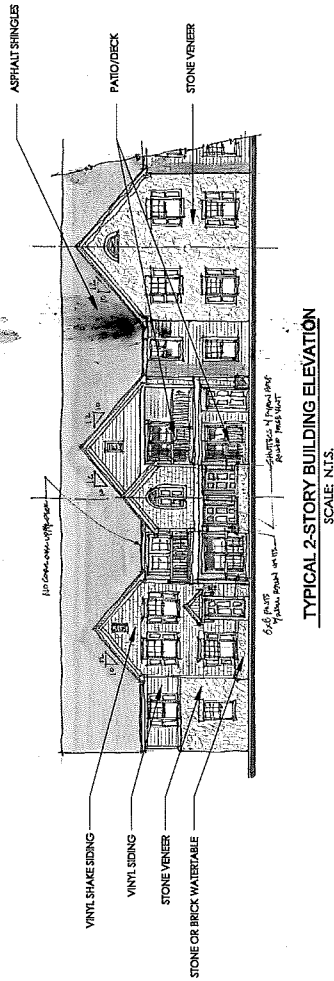
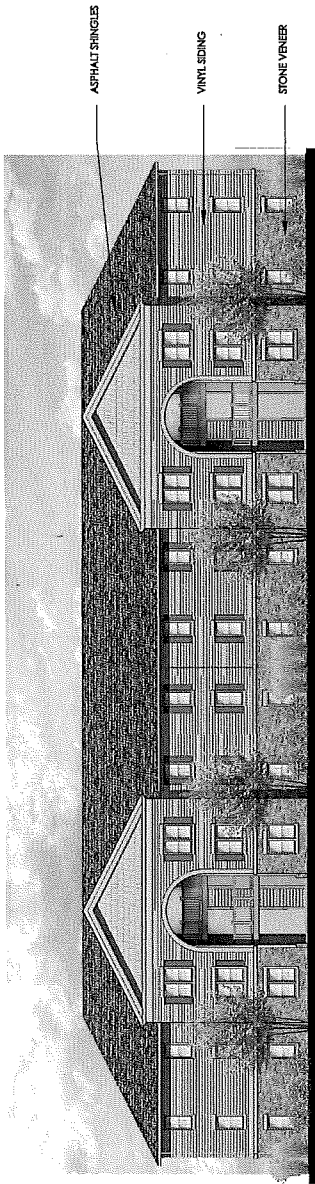
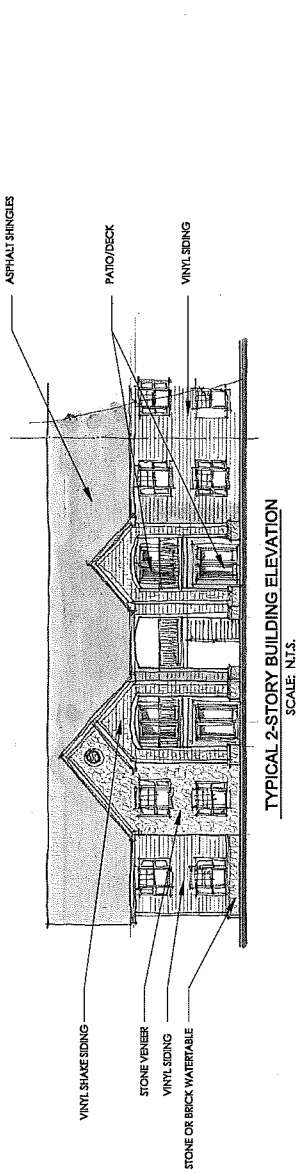
LAND PLANNING  
245 N. 34th Street  
Suite 401  
Portland, OR 97201  
www.farrisplanning.com



SITE PLAN - SUBAREA 2

VERY ROAD

PREPARED FOR METRO DEVELOPMENT  
DATE: APRIL 6, 2012 16:00 MAY 21, 2012 16:00 SEPTEMBER 3, 2012



ELEVATIONS

**AVERY ROAD**  
PREPARED FOR METRO DEVELOPMENT  
DATE: APRIL 5, 2012 REV SEPTEMBER 5, 2012

APPENDIX III

**Paris Planning & Design**  
LAND PLANNING      LANDSCAPE ARCHITECTURE  
243 N. 5th Street      Suite 401  
Columbus, OH 43215  
p (614) 457-1164      www.parisplanninganddesign.com

# 5300 AVERY ROAD

CITY OF COLUMBUS, OHIO

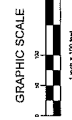
ZONING  
EXHIBIT  
Z10-015

AR ASSOCIATES

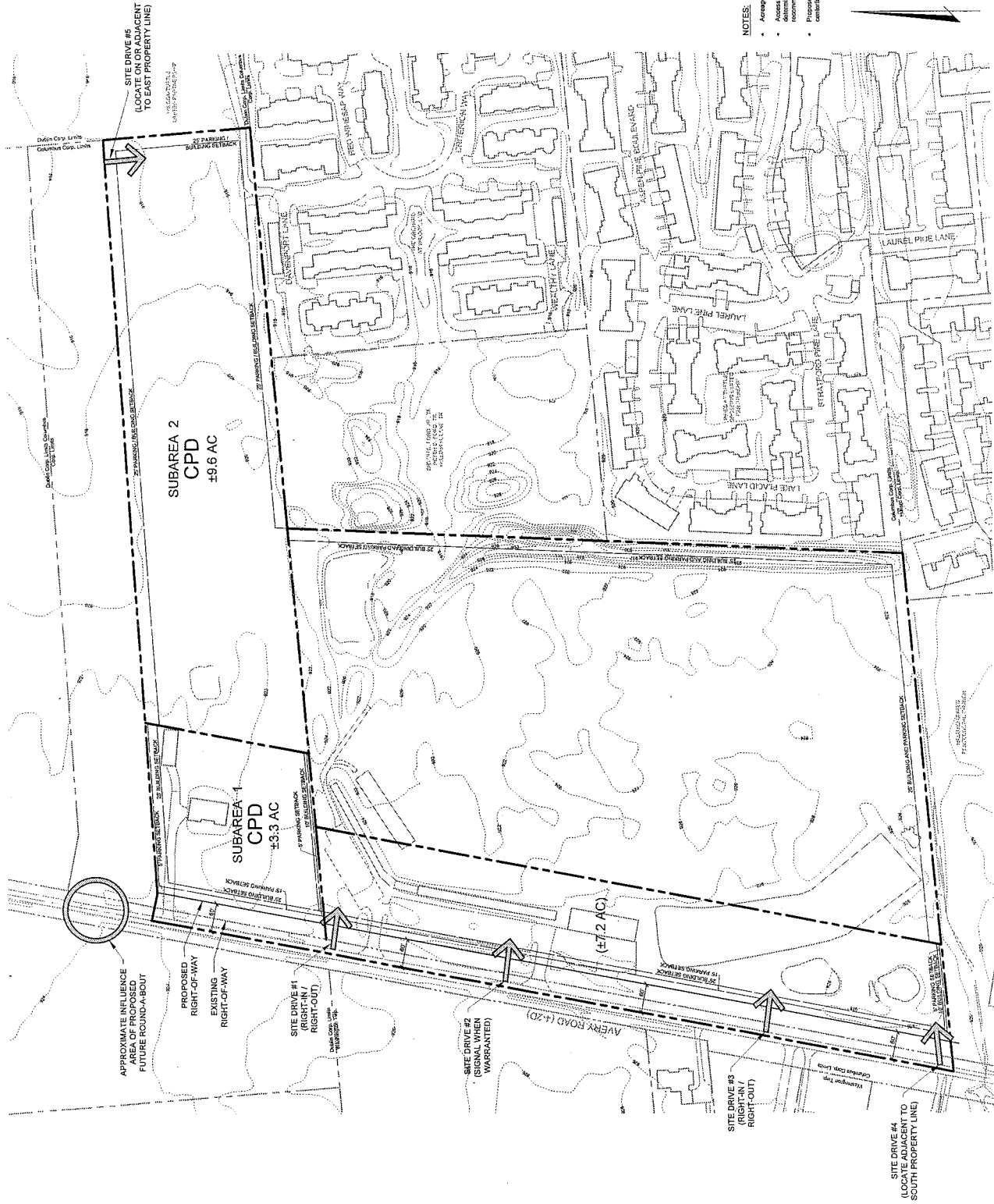


DATE:	September 2, 2015
DESIGNED BY:	AR ASSOCIATES
CHECKED BY:	AR ASSOCIATES
APPROVED BY:	AR ASSOCIATES
PROJECT NO.:	214-007

SHEET  
11

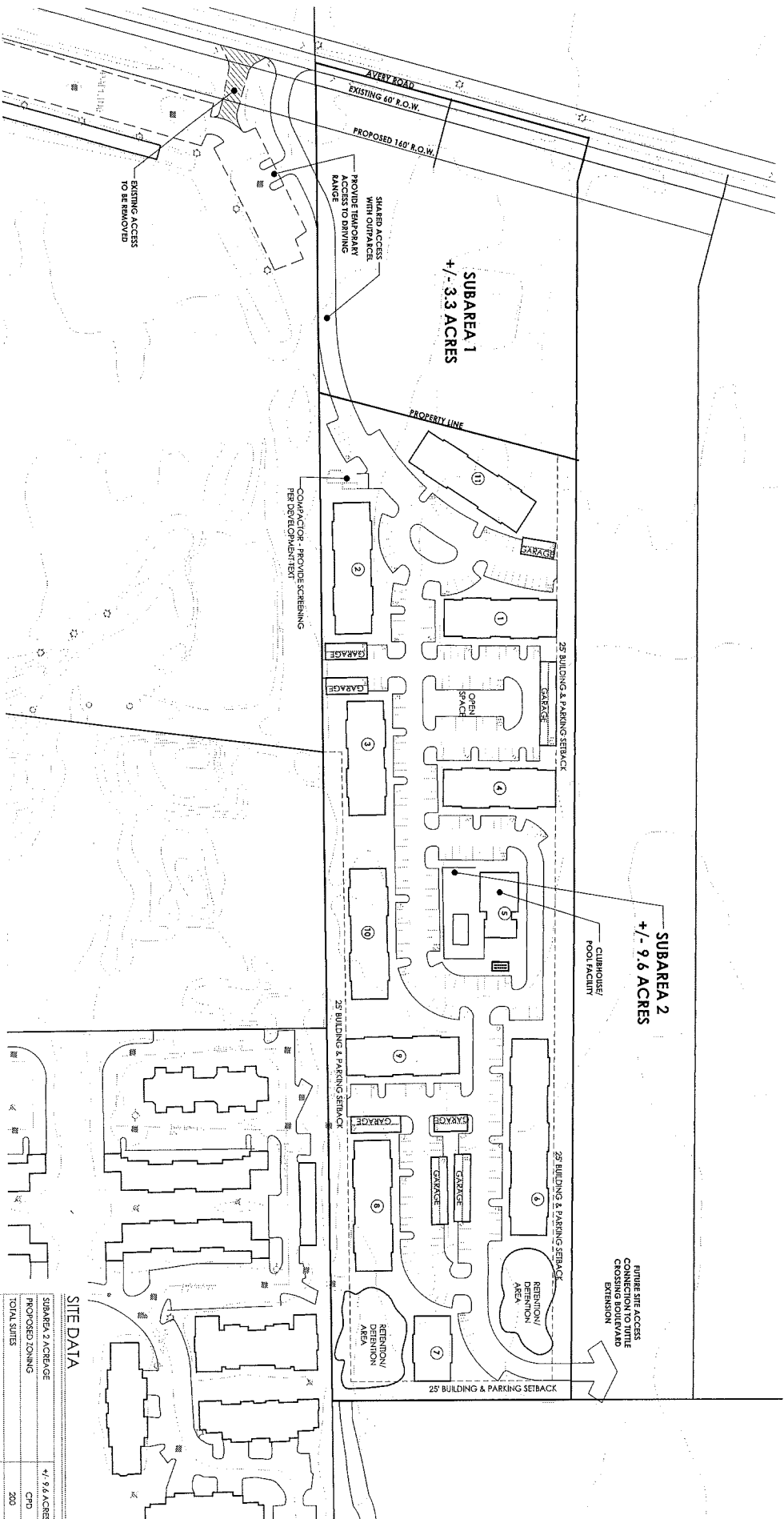


214-007



- NOTES:**
- Average shown is per zoning description.
  - Access points shown are approximate and will be determined by the final engineering plan.
  - Proposed speed limit along Avery Road is 80 mph.
  - Construction per Highway Run Control Plan.

1900-h12



# SITE PLAN - SUBAREA 2

## AVERY ROAD

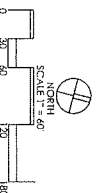
PREPARED FOR METRO DEVELOPMENT

DATE: APRIL 16, 2012 REV MAY 21, 2012 REV SEPTEMBER 5, 2012

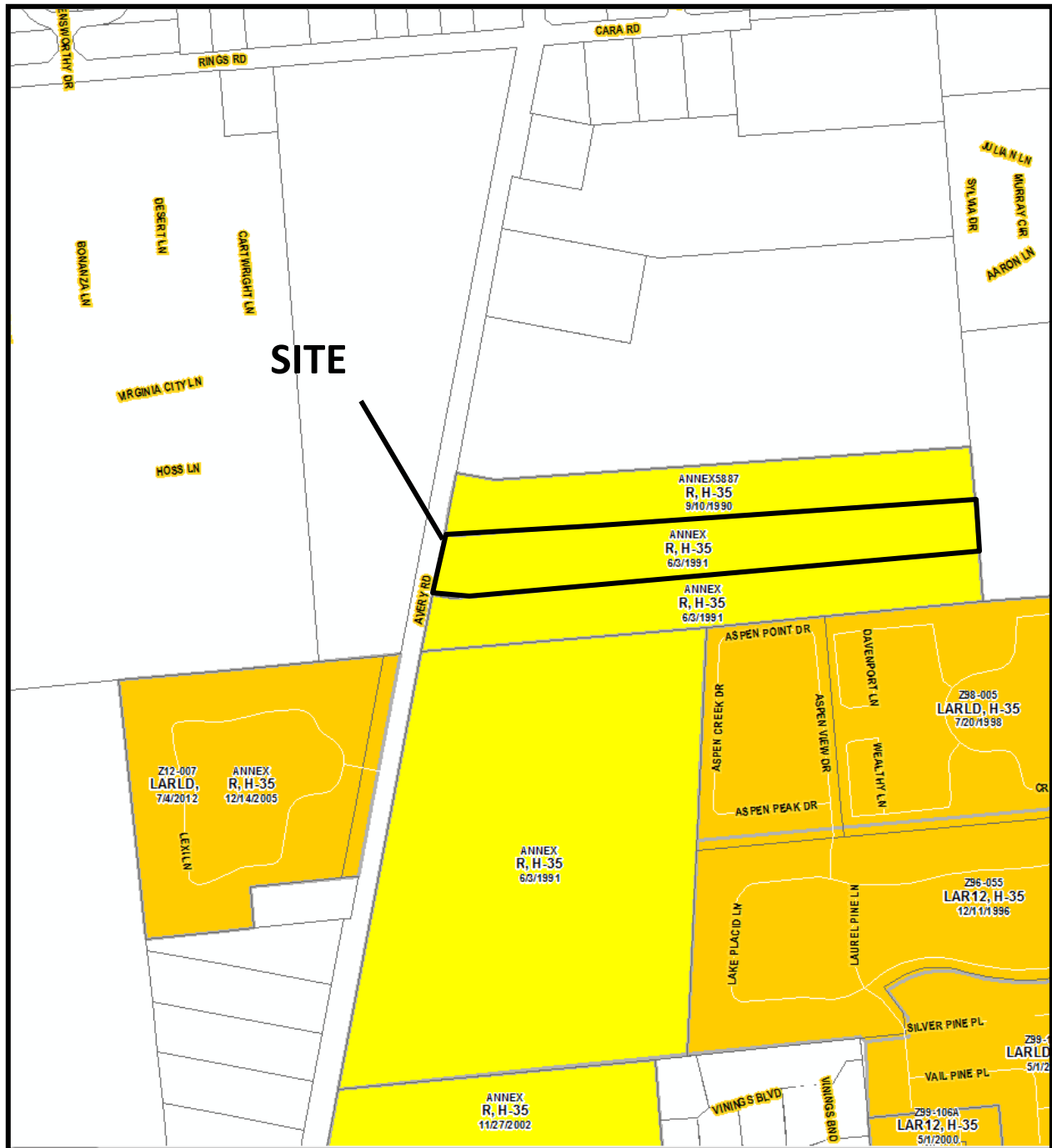
**SITE DATA**

SUBAREA 2 ACREAGE	+/- 9.6 ACRES
PROPOSED ZONING	CPD
TOTAL SITES	200
PARKING PROVIDED +/- 1.83 SPACES/UNIT	345
SURFACE	315
GARAGE	50

## APPENDIX II



**Fairis Planning & Design**  
 LAND PLANNING  
 241 N. 5th Street  
 Suite 401  
 Columbia, OH 43215  
 www.fairisplanninganddesign.com



Z14-007  
 5322 Avery Road  
 Approximately 12.94 acres  
 Request: R to CPD

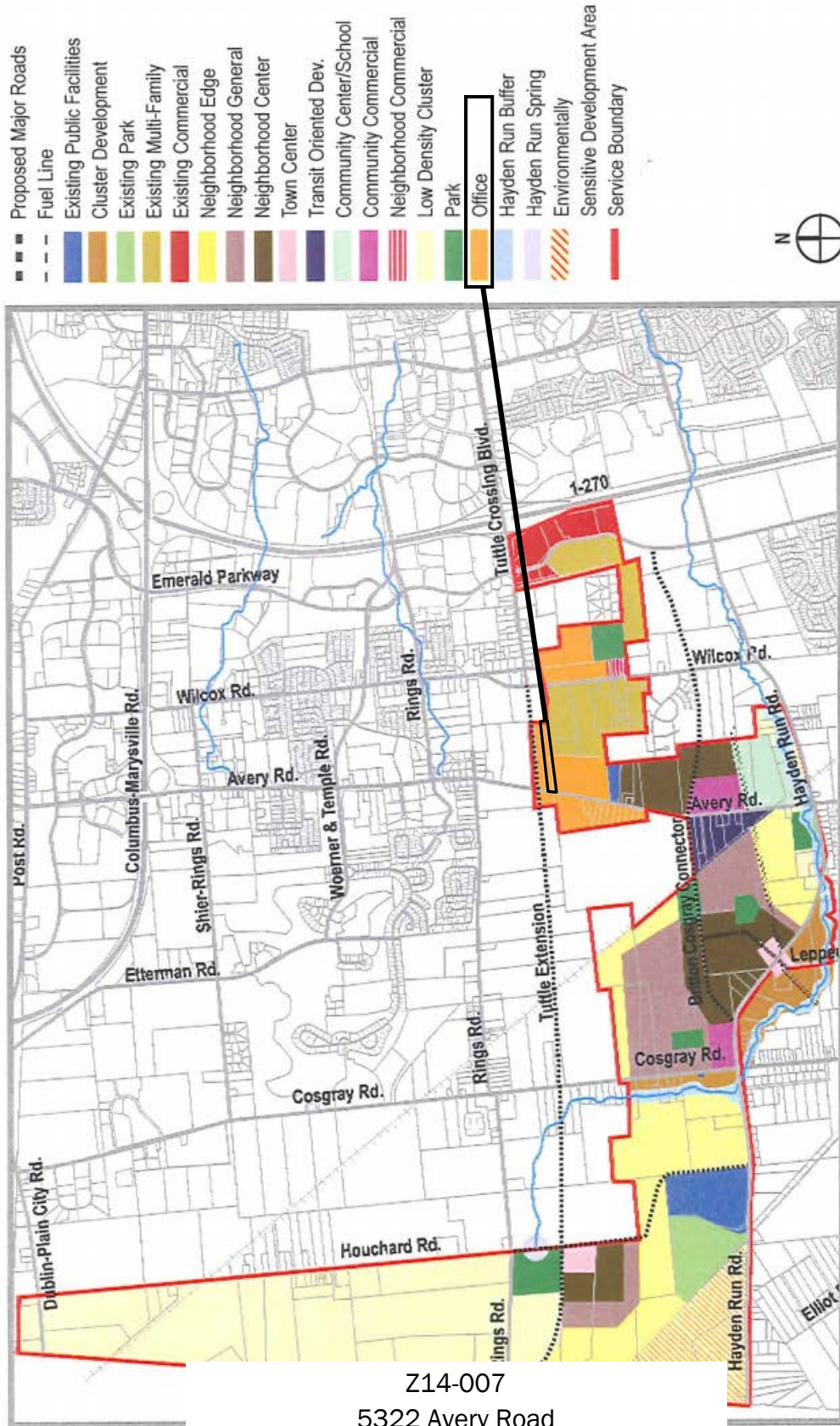




Z14-007  
5322 Avery Road  
Approximately 12.94 acres  
Request: R to CPD



# PROPOSED LAND USE MAP



Z14-007

5322 Avery Road

Approximately 12.94 acres

Request: R to CPD

*Hayden Run Corridor Plan*