



Legislation Details (With Text)

File #: 0964-2024 **Version:** 1

Type: Ordinance **Status:** Second Reading

File created: 3/28/2024 **In control:** Zoning Committee

On agenda: 6/3/2024 **Final action:**

Title: To rezone 4747 DUBLIN RD. (43221), being 14.71± acres located on the west side of Dublin Road, 1,700± feet south of Hayden Run Road, From: R, Rural District and PUD-8, Planned Unit Development District, To: L-ARLD, Limited Apartment Residential District (Rezoning #Z23-065).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD0964-2024.Attachments, 2. ORD0964-2024.Labels

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Rezoning Application: Z23-065

APPLICANT: Rock Run Developer LLC, c/o Sean Mentel, Atty.; 250 East Town Street, Suite 200; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Disapproval (5-0) on March 14, 2024.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 14.71± acre site consists of six parcels, four of which are developed with single-unit dwellings in the R, Rural District as the result of recent annexation. The remaining two parcels are undeveloped in the PUD-8, Planned Unit Development District. The requested L-ARLD, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 192 units (13.05 dwelling units per acre). The submitted limitation text includes the following: restrictions on the maximum number of dwelling units, supplemental development standards addressing perimeter yard, traffic access and roadway improvements, sidewalks, screening, tree preservation, building design, building height, and site plan and building elevation commitments. While there is no Council adopted land use recommendation at this location, the proposal demonstrates existing tree preservation, stream corridor protection, roadway improvements, sidewalk connectivity, landscaping around the sides and rear of detached garages, and supplemental trees in adjacent open spaces, all of which are consistent with *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. Staff notes the proposed L-ARLD district is consistent with citywide initiatives to provide more housing units to all areas of the city.

To rezone **4747 DUBLIN RD. (43221)**, being 14.71± acres located on the west side of Dublin Road, 1,700± feet south of Hayden Run Road, **From:** R, Rural District and PUD-8, Planned Unit Development District, **To:** L-ARLD, Limited Apartment Residential District (Rezoning #Z23-065).

WHEREAS, application #Z23-065 is on file with the Department of Building and Zoning Services requesting rezoning of 14.71± acres from R, Rural District and PUD-8, Planned Unit Development District, to the L-ARLD, Limited

Apartment Residential District; and

WHEREAS, the Development Commission recommends disapproval of said zoning change; and

WHEREAS, the City Departments recommend approval of the zoning change because the requested L-ARLD, Limited Apartment Residential District will allow multi-unit residential development that is consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines, and is aligned with the City's objectives for providing more housing units throughout all areas of the city; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4747 DUBLIN RD. (43221), being 14.71± acres located on the west side of Dublin Road, 1,700± feet south of Hayden Run Road:

Tract One:

Situated in the State of Ohio, County of Franklin, Township of Norwich, being part of Virginia Military Survey Number 4854 and containing 6.7± acres of land more or less, said 6.7± acre being all of a 6.743 acre tract of land conveyed to 4747 Dublin Road LLC of record in Instrument Number and being more particularly described as follows;

Beginning for Reference, at a found Franklin County Geodetic Survey Monument "FCGS 5446", also being at the southeasterly corner of a 0.410 acre tract of land described as Parcel No. 20-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 199804010076288, being the northeasterly corner of a 0.359 acre tract of land described as Parcel No. 19-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 199801140008963, and being in the right-of-way of Dublin Road (R/W-Varies);

Thence **S 76°06'54" W**, with the southerly line of said Parcel No. 20-WD, with the southerly line of a 0.006 acre tract described as Parcel 1-WD as conveyed to the Franklin County Commissioners of record in Instrument Number 202209130130760, with the northerly line of said Parcel No. 19-WD, with the northerly line of a 0.020 acre tract of land described as Parcel 1-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 202302150015041, crossing a City of Hilliard Corporation Line (Case No. 34-88, Ord. No. 88-87, O.R. 13779F11) and across said right-of-way, **42.62± feet** the northwesterly corner of said 0.020 acre tract, the current northeasterly corner of said 6.743 acre tract, to the southwesterly corner of said 0.006 acre tract, to the current southeasterly corner of an Original 5.626 acre tract of land conveyed to Repar Properties, LLC of record in Instrument Number 202111300217274, being a southeasterly corner of a pending City of Columbus Corporation Line and being in the westerly right-of-way line of said Dublin Road (R/W-Varies), the **True Point of Beginning**;

Thence along the easterly line of said 6.743 acre tract, along the westerly line of said 0.020 acre tract and along said westerly right-of-way line, with a curve to the left, having a central angle of **02°22'40"** and a radius of **1959.89± feet**, an arc length of **81.33± feet**, a chord bearing and chord distance of **S 24°09'57" E, 81.33± feet** to an the southerly corner of said 0.020 acre tract and a westerly line of said 0.359 acre tract;

Thence along the common lines of said 6.743 acre tract, said 0.359 acre tract and along said right-of-way line, the following three (3) courses and distances:

S 01°12'01" E, 73.00± feet to an angle point thereof;

S 28°05'46" E, 46.36± feet to an angle point thereof;

S 65°53'01" E, 50.67± feet to an angle point thereof and at a northerly corner of a 0.0003 acre tract (14.40 Sq. Ft.) described as Parcel 1-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 202302150015041;

Thence **S 28°23'17" E**, along the easterly line of said 6.743 acre tract, along the westerly line of said 0.0003 acre tract (14.40 Sq. Ft.) and continuing along said westerly right-of-way line, **5.56± feet** to an angle point thereof, being in the northerly line of Lot 9 as numbered and delineated upon "The Villages at Hayden Run Section No. 1" of record in Plat Book 58, Page 71 and being in a City of Columbus Corporation Line (Case No. 34-79, Ord. No. 1633-80, O.R. 65E04);

Thence along the common lines of said 6.743 acre tract, the north lines of said "Hayden Run Section No. 1" and along said City of Columbus Corporation Line, the following ten (10) courses and distances:

S 74°29'27" W, 87.90± feet to a common corner thereof; **S 56°44'40" W, 105.00± feet** to a common corner thereof; **S 66°34'55" W, 36.35± feet** to a common corner thereof; **N 84°28'24" W, 44.52± feet** to a common corner thereof; **S 70°04'29" W, 116.80± feet** to a common corner thereof; **S 49°48'44" W, 81.44± feet** to a common corner thereof; **N 87°41'31" W, 58.82± feet** to a common corner thereof; **N 76°25'18" W, 51.90± feet** to a common corner thereof; **S 67°43'58" W, 88.09± feet** to a common corner thereof;

N 79°26'53" W, 16.84± feet to the southwesterly corner of said 6.743 acre tract, to a northeasterly line of Lot 84 and being in the southeasterly corner of Lot 85, both Lots 84 and 85 being numbered and delineated upon said "Hayden Run Section No. 1";

Thence **N 16°27'01" W**, along the westerly line of said 6.743 acre tract, along the easterly line of said Lot 85, along the easterly subdivision line of "The Villages at Hayden Run Section No. 2" of record in Plat Book 62, Page 31, along the easterly line of "The Villages at Hayden Run Section No. 4 of record in Plat Book 67, Page 87 and continuing along said City of Columbus Corporation Line, **589.46± feet** to northwesterly corner of said 6.743 acre tract, being an angle point in the easterly line of Lot 306 as numbered and delineated upon said "Hayden Run Section 4" and being at the southwesterly corner of Lot 304 as numbered and delineated upon said "Hayden Run Section 4";

Thence **N 66°22'54" E**, along the northerly line of said 6.743 acre tract, along the southerly line of said "Hayden Run Section No. 4" and continuing along said City of Columbus Corporation Line, **314.01± feet** to the northeasterly corner of said 6.743 acre tract, being in the westerly line of said Original 5.626 acre tract and being in a westerly line of a pending City of Columbus Corporation Line;

Thence along the common lines of said 6.743 acre tract and said Original 5.626 acre tract and along said pending City of Columbus Corporation Line, the following two (2) courses and distances:

S 31°21'03" E, 384.46± feet to an angle point thereof;

N 76°06'54" E, 209.26± feet to the **True Point of Beginning**, containing **6.743 acre**.

The above description was prepared by Advanced Civil Design Inc. on March 29, 2023 and is based on information obtained from the Franklin County Auditor's and Recorder's Office and from an actual field survey conducted in

December of 2022.

The total length of the annexation perimeter is 2,442± feet, of which 1,591± feet (not including the pending annexation) are contiguous with existing City of Columbus Corporation lines, being 65.2% contiguous.

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

Tract Two:

Situated in the State of Ohio, County of Franklin, Township of Norwich, being part of Virginia Military Survey Number 2418 and 4854, and containing 7.80± acres of land, more or less, said 7.80± acres being the remainder of a 5.626 acre tract of land conveyed to Repar Properties, LLC in Instrument Number 202111300217274, the remainder of a 2.981 acre tract of land conveyed to Marc A. & Andrea L. Konkus in Instrument Number 202009250145240 and being more particularly described as follows;

Beginning, at the southeast corner of the remainder of said 5.626 acre tract, the southwest corner of a 0.006 acre tract of land conveyed to the Franklin County Commissioners as Parcel No. 1-WD in Instrument Number 202209130130760, being on the north line of a 5.641 acre tract of land conveyed to Emily E. Bell TR as Parcel 2 in Instrument Number 202203150041106, the westerly right-of-way line of Dublin Road (R/W-Varies);

Thence **S 76°06'54" W**, with a north line of said Parcel 2, the south line of the remainder of said 5.626 acre tract, **209.3 feet** ± to an angle point;

Thence **N 31°21'03" W**, with an east line of said Parcel 2, the west line of the remainder of said 5.626 acre tract, **384.5 feet** ± to a point on the southeasterly corner of Lot 303 as numbered and delineated for the Villages of Hayden Run Section No. 4 on Plat Book 67, Pg. 87, an angle point of said Parcel 2, an angle point of a City of Columbus Corporation Line (Case No. 34-79, Ord. No. 1633-80, Official Record 64 E-04);

Thence with the west lines of said remainder of said 5.626 acre tract, with the east lines of said Section No. 4 and along said City of Columbus Corporation line, the following two (2) courses and distances:

1. **N 32°26'11" W, 130.7 feet** ± to an angle point thereof;
2. **N 57°42'00" W, 405.7 feet** ± to a common point at the northerly corner of Lot 300 and 301 of said Section No. 4, being in the south line of Lot 379 as numbered and delineated for Saddlebrook Section No. 7 of record in Plat Book 69, Page 21 and being a east corner of a City of Columbus Corporation Line (Case No. 07-86, Ord. No. 1605-86, Official Record 7810B04);

Thence **N 65°56'27" E**, with the northwest line of said remainder of said 5.626 acre tract, with the southeast lines of said Section No. 7 and along said City of Columbus Corporation line, **118.1 feet** ± to a common corner of said Lot 379 and Lot 380 as numbered and delineated upon said Section No. 7 and being a southwest corner of the remainder of said 2.981 acre tract;

Thence **N 06°41'27" W**, along the west line of the remainder of said 2.981 acre tract, along the east line of said Section No. 7 and along said City of Columbus Corporation Line, **159.0 feet** ± to a northwesterly corner of the remainder of said 2.981 acre tract and the southwesterly corner of a 2.11 acre tract of land conveyed to 4815 Dublin Road, LLC in

Instrument Number 201904230046506;

Thence **N 78°39'29" E**, with a north line of the remainder of said 2.981 acre tract, the south line of said 2.11 acre tract, **453.1 feet** ± to a point on the northeast corner of the remainder of said 2.981 acre tract, to the northwest corner of a 0.103 acre tract of land conveyed to the Franklin County Commissioners as Parcel No. 1-WD in Instrument Number 202209300138978 and being the west right-of-way line of said Dublin Road (R/W-Varies);

Thence with the easterly lines of the remainder of said 2.981 acre tract, the westerly lines of said Parcel No. 1-WD and the westerly right-of-way line of said Dublin Road (R/W-Varies), the following two (2) courses;

1. with a curve to the left, having a central angle of **06°48'56"** and a radius of **1959.8 feet**, an arc length of **233.13 feet**, a chord bearing and chord distance of **S 14°17'42" E, 233.00 feet**±
2. **S 17°42'10" E, 224.4 feet** ± to an angle point thereof and being in a northwest line of a 0.506 acre tract conveyed to the Franklin County Commissioners as Parcel 21 WD in Instrument Number 199905260132966;

Thence along the southeast line of the remainder of said 2.981 acre tract, the northwest line of said Parcel 21 WD and along said westerly right-of-way line, the following two (2) courses;

1. **S 13°27'50" W, 9.7 feet** ± to a point;
2. **S 17°42'18" E, 76.8 feet** ± to the southeast corner of the remainder of said 2.981, the southwest corner of said Parcel 21 WD and the north line of the remainder of said 5.626 acre tract;

Thence **N 72°03'53" E**, along a north line of the remainder of said 5.626 acre tract and the south line of said Parcel 21-WD, **5.0 feet** ± to a northeast corner of the remainder of said 5.626 acre tract, the northwest corner of a 0.036 acre tract of land to the Franklin County Commissioners as Parcel No. 1-WD in Instrument Number 202209130130760 and being in said westerly right-of-way line;

Thence along said common line, the following two (2) courses;

S 17°58'07" E, 230.5 feet ± to a point of curvature;

with a curve to the left, having a central angle of **05°00'47"** and a radius of **1959.89 feet**, an arc length of **171.48 feet**, a chord bearing and chord distance of **S 20°28'14" E, 171.4 feet** ± to the **True Point of Beginning**, containing **7.80 acres** ±.

The above description was prepared by Advanced Civil Design Inc. on October 17, 2022 and is based on existing Franklin County Auditor records and Franklin County Recorder's records.

The total length of the annexation perimeter is 2,843± feet, of which 814± feet are contiguous with existing City of Columbus Corporation lines, being 28.6±% contiguous.

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

Known as parcels: 200-000050, 200-000203, 200-000554, 560-188936, 560-196520, 201-000002

Known as address: 4747 Dublin Road Columbus, Ohio 43221

To Rezone From: R, Rural District and PUD-8, Planned Unit Development District,

To: L-ARLD, Limited Apartment Residential District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the L-ARLD, Limited Apartment Residential District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved L-ARLD, Limited Apartment Residential District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said site plans titled, “**SHEETS 1-5**”, and elevations titled, “**SHEETS 1-8**” and said text titled, “**DEVELOPMENT TEXT**”, all dated May 20, 2024, and signed by Sean Mentel, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

Existing Zoning: R, Rural District, PUD-8, Planned Unit Development District
Proposed Zoning: L-ARLD, Limited Apartment Residential District
Property Address: 4747 Dublin Road, Columbus, Ohio 43221
Applicant: Rock Run Developer, LLC
250 E. Town Street, Suite 200, Columbus, Ohio 43215
Owner: 4747 Dublin Road, LLC
250 E. Town Street, Suite 200, Columbus, Ohio 43215
Date of Text: May 20, 2024
Application Number: Z23-065

INTRODUCTION:

The site is ± 14.71 acres on the west side of Dublin Road, south of Hayden Run Road and north of Davidson Road. The site consists of six (6) parcels: 200-000050, 200-000203, 200-000554, 560-188936, 560-196520, 201-000002. Applicant proposes to develop the site with an apartment complex (192 dwelling units). The site plan consisting of 13 pages titled “Rock Run,” hereafter “Site Plan,” is submitted with this application as the site development plan. Parcel #201-000002 has a different Taxing District and cannot be combined with the other five (5) parcels.

1. PERMITTED USES: The permitted use shall be an apartment complex and accessory uses to an apartment complex, as permitted by Chapter 3333, Apartment Districts, Section 3333.02 AR-12, ARLD and AR-1 Apartment Residential Use.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3333, Apartment Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards, of the City of Columbus Code, as applicable to the ARLD Apartment Residential District and an apartment complex as depicted on the Site Plan.

A. Density, Height, Lot, and/or Setback Commitments:

1. A maximum of 192 dwelling units shall be permitted.
2. The minimum perimeter yards shall be as depicted on the Site Plan.
3. No building or structure shall be erected to a height in excess of 37 feet 4 inches. There shall only be three 3-story

buildings as depicted on the Site Plan.

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

1. Access to the site shall be as depicted on the Site Plan.
2. Driveway approaches and any sidewalk in the public right-of-way shall be designed and constructed in accordance with City of Hilliard Standard Drawing DD-1 and SW-1.
3. A City of Hilliard *Curb, Driveway Approach & Sidewalk* permit is required for any construction in the public right-of-way. Construction plans & specifications for any work in the public right-of-way, including MOT plans, shall be provided with the permit application for review and approval.
4. Applicant shall enter into an Agreement with the Franklin County Engineer to define the terms of a contribution to the Dublin Road Improvements Project to cover 100% of the cost for design and construction of a future enhanced pedestrian crossing, which will connect the site to the future shared-use path on the east side of Dublin Road. Any easements required to construct public improvements shall be dedicated to the Franklin County Engineer at no cost. The exact location of the future crossing shall be coordinated with the Franklin County Engineer's Office during design of site improvements.
5. Site improvements shall include any work necessary to grade and build sidewalk connections from the site to the public right-of-way line to connect to the future pedestrian crossing, including removal of any guardrail that is not required based on future site grades.

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

1. Existing trees shall be preserved as depicted on the Site Plan.
2. A fence (6 feet tall, 75% opaque) shall be placed along a portion of the western property as depicted on the Site Plan.

D. Building Design and/or Exterior Treatment Commitments:

Residential buildings shall be constructed consistent with the elevations as depicted on the Site Plan.

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

N/A

F. Graphics and Signage Commitments:

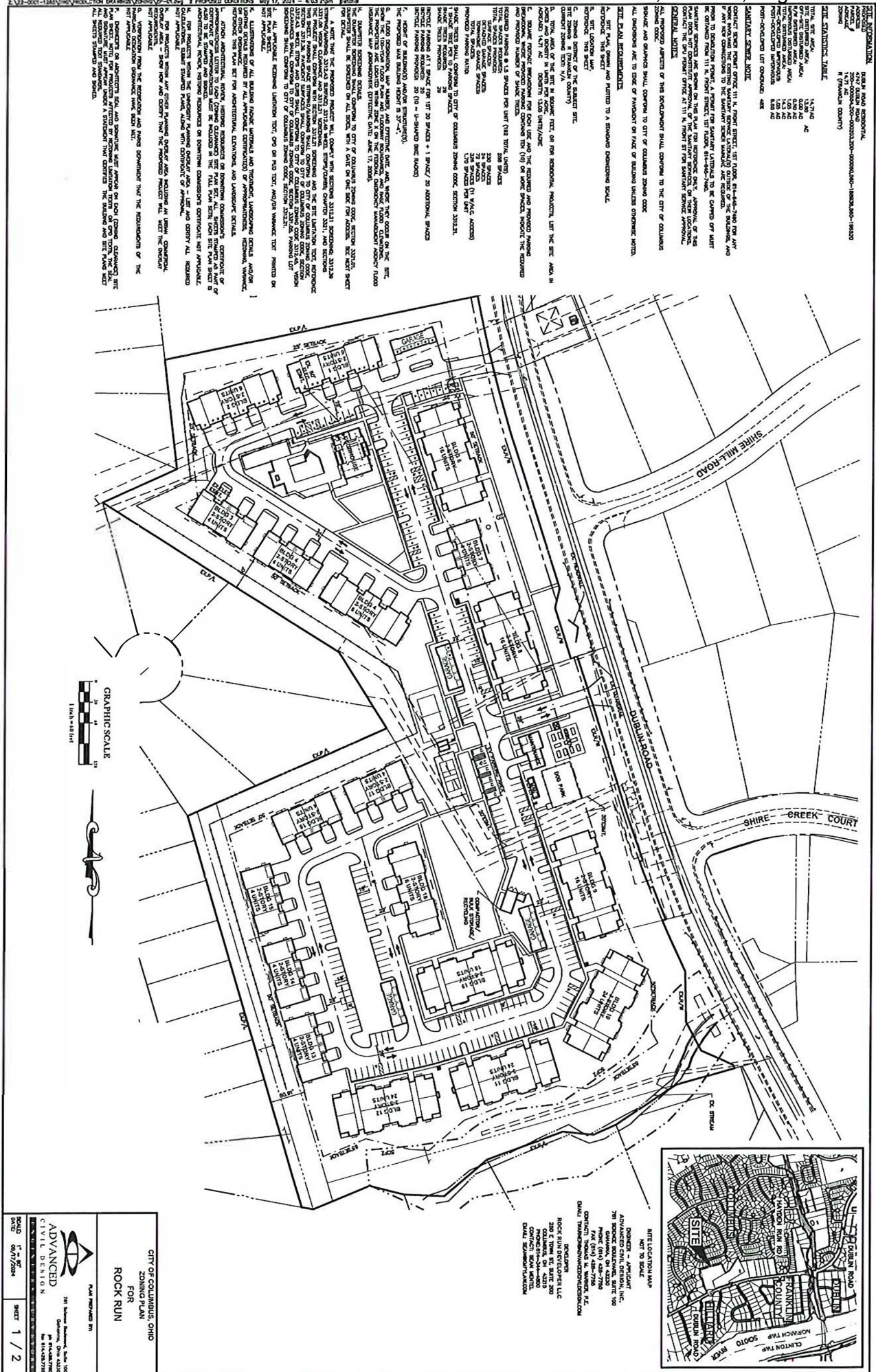
All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the ARLD, Residential District. Any variance to applicable sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous Commitments:

1. The site shall be developed in accordance with the submitted Site Plan, signed and dated May 20, 2024 by Sean Mentel, Attorney for the Applicant. The Site Plan, Overall Landscaping Plan and Building Elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of final development and engineering plans completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.
2. Applicant shall comply as applicable with the Parkland Dedication Ordinance (PDO) in conjunction with the final Site

Compliance Plan.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

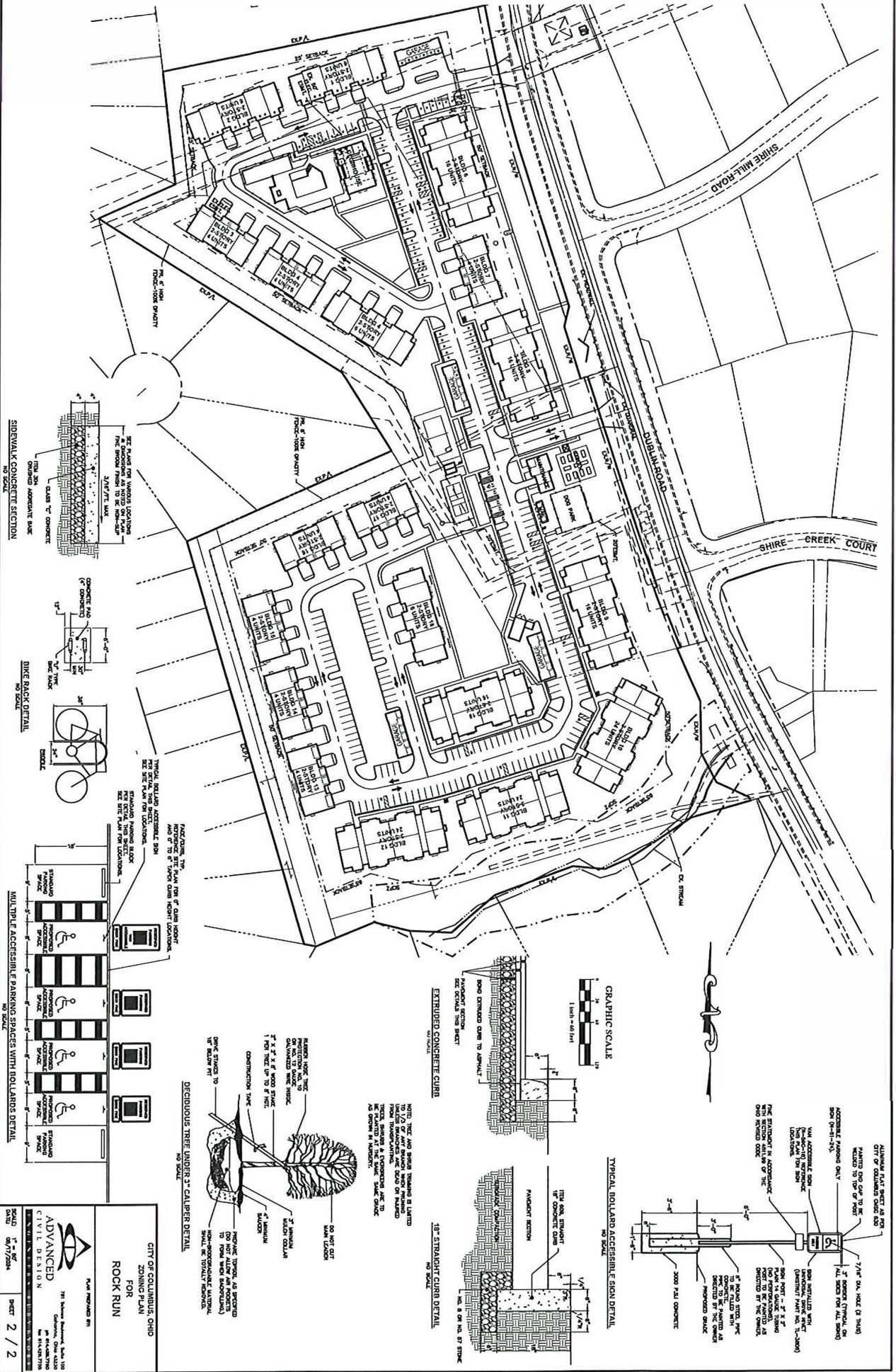


ADVANCED CIVIL DESIGN
1910 Harrison Avenue, Suite 100
Columbus, Ohio 43209
614.444.7700
www.advancedcivil.com

CITY OF COLUMBUS, OHIO
2024-01-10
FOR
ROCK RUN
PLAN PREPARED BY
DATE: 04/17/2024
SHEET 1 / 2



5-20-24



Medium to Large Deciduous Tree: (•)
 Ornamental Tree: (•)
 Evergreen Tree: (A) (•)

PLANT LIST CONTINUED		2005	2006	2007	2008	2009	2010	2011	2012
SMALL ORNAMENTAL TREES		2005	2006	2007	2008	2009	2010	2011	2012
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
AC/CO	Chinese Elm Elaeagnus	1/2" CL	3/4"</						

EXISTING TREE PRESERVE AREA

During the 2nd World War, all railroads in this area to be preserved to the public that is not possible.

OVERALL
LANDSCAPE

Prepared for:
ADVANCED CIVIL DESIGN

RockRun

G2
PLANNING
• DESIGN
• CONSTRUCTION

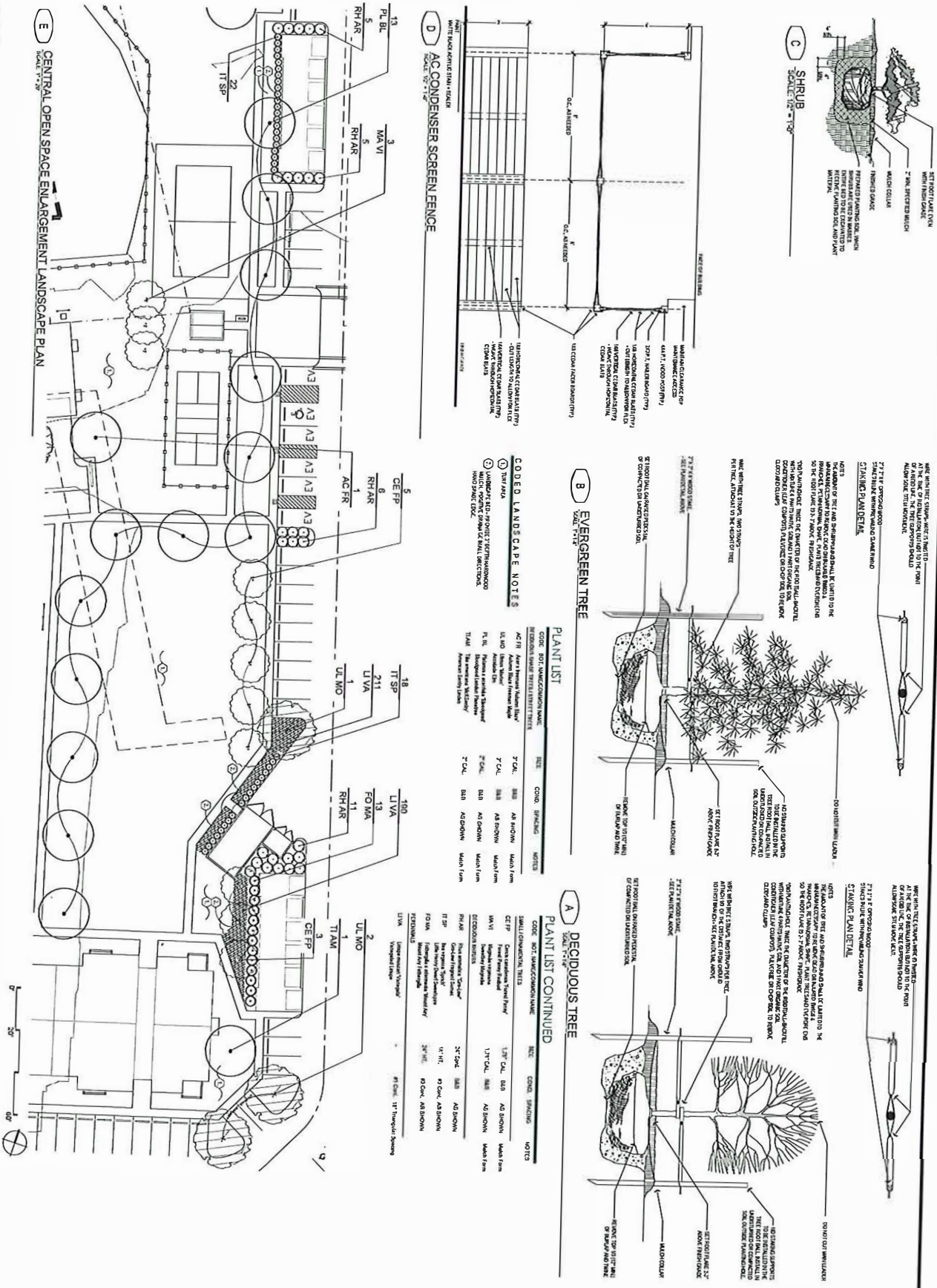
Advanced Civil Design
 1000 Lakeside Blvd.
 Suite 100
 Lakewood, CO 80226
 Tel: 303.440.7800
 Fax: 303.440.7801
 E-Mail: info@acdesign.com

Greenland and Design
 1700 S. Lincoln Ave., Suite 200
 Denver, CO 80222
 Tel: 303.733.1177
 Fax: 303.733.1178
 E-Mail: info@greenlandanddesign.com

Gustafson Engineering & Architecture
 10000 E. Harvard Ave.
 Suite 200
 Denver, CO 80231
 Tel: 303.751.4400
 Fax: 303.751.4401
 E-Mail: info@gustafsoneng.com

SHEET 4

5.20.24

[illegible]

DUBLIN ROAD RESIDENTIAL
Dublin Road
Columbus, OH 43221

Prepared for:
ADVANCED CIVIL DESIGN



**PLANNING
DESIGN**
ARCHITECTS
10000 W. 10th Ave., Suite 100
Denver, CO 80202

GC2
GENERAL CONTRACTOR

GC3
GENERAL CONTRACTOR

GC4
GENERAL CONTRACTOR

GC5
GENERAL CONTRACTOR

GC6
GENERAL CONTRACTOR

GC7
GENERAL CONTRACTOR

GC8
GENERAL CONTRACTOR

GC9
GENERAL CONTRACTOR

GC10
GENERAL CONTRACTOR

GC11
GENERAL CONTRACTOR

GC12
GENERAL CONTRACTOR

GC13
GENERAL CONTRACTOR

GC14
GENERAL CONTRACTOR

GC15
GENERAL CONTRACTOR

GC16
GENERAL CONTRACTOR

GC17
GENERAL CONTRACTOR

GC18
GENERAL CONTRACTOR

GC19
GENERAL CONTRACTOR

GC20
GENERAL CONTRACTOR

GC21
GENERAL CONTRACTOR

GC22
GENERAL CONTRACTOR

GC23
GENERAL CONTRACTOR

GC24
GENERAL CONTRACTOR

GC25
GENERAL CONTRACTOR

GC26
GENERAL CONTRACTOR

GC27
GENERAL CONTRACTOR

GC28
GENERAL CONTRACTOR

GC29
GENERAL CONTRACTOR

GC30
GENERAL CONTRACTOR

GC31
GENERAL CONTRACTOR

GC32
GENERAL CONTRACTOR

GC33
GENERAL CONTRACTOR

GC34
GENERAL CONTRACTOR

GC35
GENERAL CONTRACTOR

GC36
GENERAL CONTRACTOR

GC37
GENERAL CONTRACTOR

GC38
GENERAL CONTRACTOR

GC39
GENERAL CONTRACTOR

GC40
GENERAL CONTRACTOR

GC41
GENERAL CONTRACTOR

GC42
GENERAL CONTRACTOR

GC43
GENERAL CONTRACTOR

GC44
GENERAL CONTRACTOR

GC45
GENERAL CONTRACTOR

GC46
GENERAL CONTRACTOR

GC47
GENERAL CONTRACTOR

GC48
GENERAL CONTRACTOR

GC49
GENERAL CONTRACTOR

GC50
GENERAL CONTRACTOR

GC51
GENERAL CONTRACTOR

GC52
GENERAL CONTRACTOR

GC53
GENERAL CONTRACTOR

GC54
GENERAL CONTRACTOR

GC55
GENERAL CONTRACTOR

GC56
GENERAL CONTRACTOR

GC57
GENERAL CONTRACTOR

GC58
GENERAL CONTRACTOR

GC59
GENERAL CONTRACTOR

GC60
GENERAL CONTRACTOR

GC61
GENERAL CONTRACTOR

GC62
GENERAL CONTRACTOR

GC63
GENERAL CONTRACTOR

GC64
GENERAL CONTRACTOR

GC65
GENERAL CONTRACTOR

GC66
GENERAL CONTRACTOR

GC67
GENERAL CONTRACTOR

GC68
GENERAL CONTRACTOR

GC69
GENERAL CONTRACTOR

GC70
GENERAL CONTRACTOR

GC71
GENERAL CONTRACTOR

GC72
GENERAL CONTRACTOR

GC73
GENERAL CONTRACTOR

GC74
GENERAL CONTRACTOR

GC75
GENERAL CONTRACTOR

GC76
GENERAL CONTRACTOR

GC77
GENERAL CONTRACTOR

GC78
GENERAL CONTRACTOR

GC79
GENERAL CONTRACTOR

GC80
GENERAL CONTRACTOR

GC81
GENERAL CONTRACTOR

GC82
GENERAL CONTRACTOR

GC83
GENERAL CONTRACTOR

GC84
GENERAL CONTRACTOR

GC85
GENERAL CONTRACTOR

GC86
GENERAL CONTRACTOR

GC87
GENERAL CONTRACTOR

GC88
GENERAL CONTRACTOR

GC89
GENERAL CONTRACTOR

GC90
GENERAL CONTRACTOR

GC91
GENERAL CONTRACTOR

GC92
GENERAL CONTRACTOR

GC93
GENERAL CONTRACTOR

GC94
GENERAL CONTRACTOR

GC95
GENERAL CONTRACTOR

GC96
GENERAL CONTRACTOR

GC97
GENERAL CONTRACTOR

GC98
GENERAL CONTRACTOR

GC99
GENERAL CONTRACTOR

GC100
GENERAL CONTRACTOR



SHEET 5

3

ILLUSTRATIVE
SITE
PLAN

OM 05.17.24 GC 23024

REVISIONS

DUBLIN ROAD RESIDENTIAL
Dublin Road
Columbus, OH 43221

Prepared for:
ADVANCED CIVIL DESIGN

[illegible]

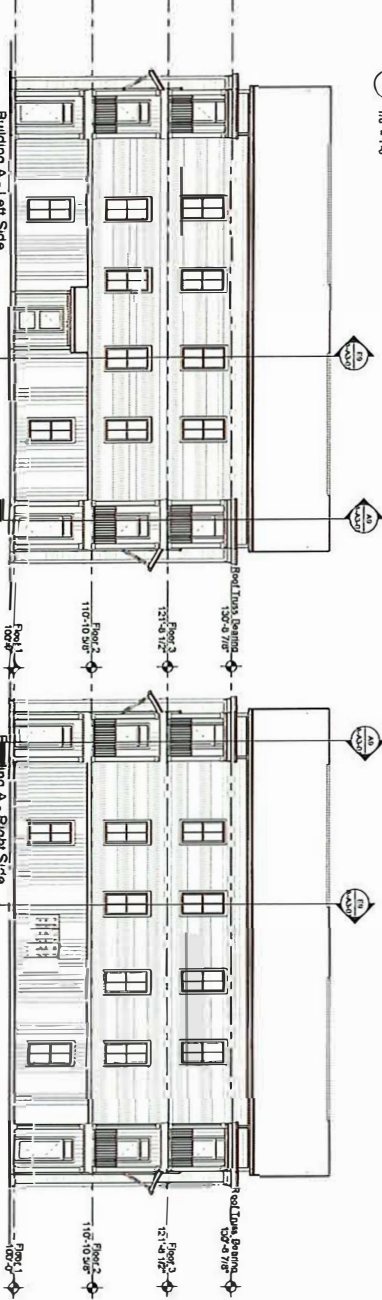
G2
PLANNING
• DESIGN
• CONSTRUCTION

RockRun

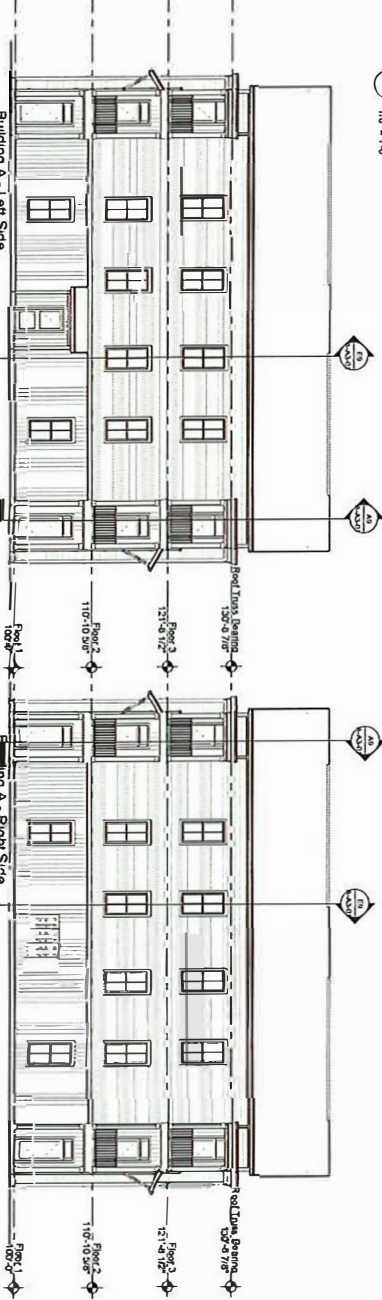
Building A - Front Elevation



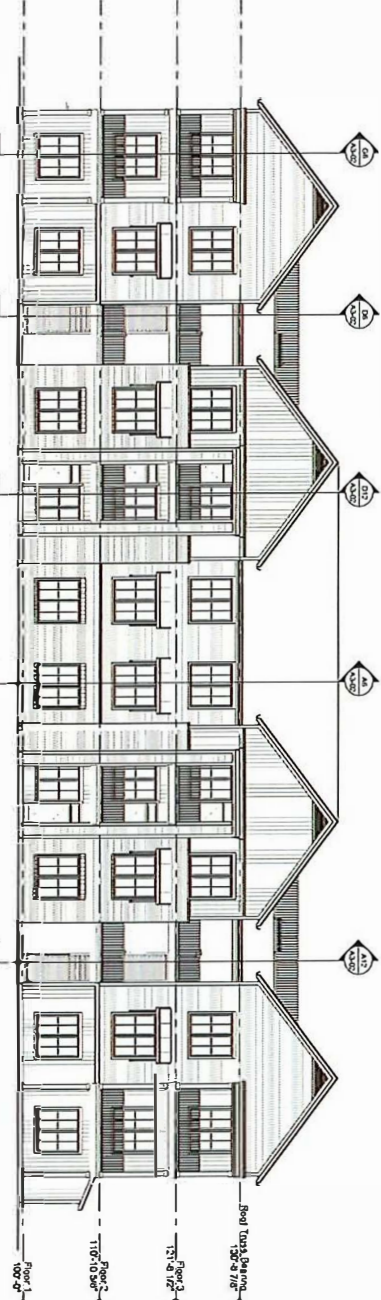
Building A - Left Side Elevation



Building A - Right Side Elevation



Building A - Rear Elevation



Exterior Elevation Coded Notes

1	BRICK - RED
2	BRICK - WHITE
3	BRICK - BROWN
4	BRICK - BLACK
5	BRICK - GREY
6	BRICK - TAN
7	BRICK - BLUE
8	BRICK - GREEN
9	BRICK - PURPLE
10	BRICK - PINK
11	BRICK - YELLOW
12	BRICK - ORANGE
13	BRICK - RED
14	BRICK - WHITE
15	BRICK - BROWN
16	BRICK - BLACK
17	BRICK - GREY
18	BRICK - TAN
19	BRICK - BLUE
20	BRICK - GREEN
21	BRICK - PURPLE
22	BRICK - PINK
23	BRICK - YELLOW
24	BRICK - ORANGE
25	BRICK - RED
26	BRICK - WHITE
27	BRICK - BROWN
28	BRICK - BLACK
29	BRICK - GREY
30	BRICK - TAN
31	BRICK - BLUE
32	BRICK - GREEN
33	BRICK - PURPLE
34	BRICK - PINK
35	BRICK - YELLOW
36	BRICK - ORANGE
37	BRICK - RED
38	BRICK - WHITE
39	BRICK - BROWN
40	BRICK - BLACK
41	BRICK - GREY
42	BRICK - TAN
43	BRICK - BLUE
44	BRICK - GREEN
45	BRICK - PURPLE
46	BRICK - PINK
47	BRICK - YELLOW
48	BRICK - ORANGE
49	BRICK - RED
50	BRICK - WHITE

Exterior Materials Legend

BRICK - RED	INDICATES HORIZONTAL CLAY BRICK
BRICK - WHITE	INDICATES HORIZONTAL CLAY BRICK
BRICK - BROWN	INDICATES HORIZONTAL CLAY BRICK
BRICK - BLACK	INDICATES HORIZONTAL CLAY BRICK
BRICK - GREY	INDICATES HORIZONTAL CLAY BRICK
BRICK - TAN	INDICATES HORIZONTAL CLAY BRICK
BRICK - BLUE	INDICATES HORIZONTAL CLAY BRICK
BRICK - GREEN	INDICATES HORIZONTAL CLAY BRICK
BRICK - PURPLE	INDICATES HORIZONTAL CLAY BRICK
BRICK - PINK	INDICATES HORIZONTAL CLAY BRICK
BRICK - YELLOW	INDICATES HORIZONTAL CLAY BRICK
BRICK - ORANGE	INDICATES HORIZONTAL CLAY BRICK
BRICK - RED	INDICATES HORIZONTAL CLAY BRICK
BRICK - WHITE	INDICATES HORIZONTAL CLAY BRICK
BRICK - BROWN	INDICATES HORIZONTAL CLAY BRICK
BRICK - BLACK	INDICATES HORIZONTAL CLAY BRICK
BRICK - GREY	INDICATES HORIZONTAL CLAY BRICK
BRICK - TAN	INDICATES HORIZONTAL CLAY BRICK
BRICK - BLUE	INDICATES HORIZONTAL CLAY BRICK
BRICK - GREEN	INDICATES HORIZONTAL CLAY BRICK
BRICK - PURPLE	INDICATES HORIZONTAL CLAY BRICK
BRICK - PINK	INDICATES HORIZONTAL CLAY BRICK
BRICK - YELLOW	INDICATES HORIZONTAL CLAY BRICK
BRICK - ORANGE	INDICATES HORIZONTAL CLAY BRICK
BRICK - RED	INDICATES HORIZONTAL CLAY BRICK
BRICK - WHITE	INDICATES HORIZONTAL CLAY BRICK

COLOR SCHEDULE

BRICK - RED	INDICATES HORIZONTAL CLAY BRICK
BRICK - WHITE	INDICATES HORIZONTAL CLAY BRICK
BRICK - BROWN	INDICATES HORIZONTAL CLAY BRICK
BRICK - BLACK	INDICATES HORIZONTAL CLAY BRICK
BRICK - GREY	INDICATES HORIZONTAL CLAY BRICK
BRICK - TAN	INDICATES HORIZONTAL CLAY BRICK
BRICK - BLUE	INDICATES HORIZONTAL CLAY BRICK
BRICK - GREEN	INDICATES HORIZONTAL CLAY BRICK
BRICK - PURPLE	INDICATES HORIZONTAL CLAY BRICK
BRICK - PINK	INDICATES HORIZONTAL CLAY BRICK
BRICK - YELLOW	INDICATES HORIZONTAL CLAY BRICK
BRICK - ORANGE	INDICATES HORIZONTAL CLAY BRICK
BRICK - RED	INDICATES HORIZONTAL CLAY BRICK
BRICK - WHITE	INDICATES HORIZONTAL CLAY BRICK
BRICK - BROWN	INDICATES HORIZONTAL CLAY BRICK
BRICK - BLACK	INDICATES HORIZONTAL CLAY BRICK
BRICK - GREY	INDICATES HORIZONTAL CLAY BRICK
BRICK - TAN	INDICATES HORIZONTAL CLAY BRICK
BRICK - BLUE	INDICATES HORIZONTAL CLAY BRICK
BRICK - GREEN	INDICATES HORIZONTAL CLAY BRICK
BRICK - PURPLE	INDICATES HORIZONTAL CLAY BRICK
BRICK - PINK	INDICATES HORIZONTAL CLAY BRICK
BRICK - YELLOW	INDICATES HORIZONTAL CLAY BRICK
BRICK - ORANGE	INDICATES HORIZONTAL CLAY BRICK
BRICK - RED	INDICATES HORIZONTAL CLAY BRICK
BRICK - WHITE	INDICATES HORIZONTAL CLAY BRICK

NOTE: THIS TABLE IS SUBJECT TO CHANGE.

SULLIVAN BRUCK
ARCHITECTS

3000 N. 1st Avenue
Chicago, IL 60612
Tel: 312.467.1000
Fax: 312.467.1001
www.sullivanbruck.com

ROCKWELL

Date of
2023-06-08
Issued
PRELIMINARY
for PRICING
Revision History:
NOT FOR
CONSTRUCTION

Project Number:
22010.00
Elevations

A-A2-01

5-20-24

SHEET 2



Elevator Elevation Code Notes	
1	HOOD VENT
2	HOOD VENT
3	HOOD VENT
4	HOOD VENT
5	HOOD VENT
6	HOOD VENT
7	HOOD VENT
8	HOOD VENT
9	HOOD VENT
10	HOOD VENT
11	HOOD VENT
12	HOOD VENT
13	HOOD VENT
14	HOOD VENT
15	HOOD VENT
16	HOOD VENT
17	HOOD VENT
18	HOOD VENT
19	HOOD VENT
20	HOOD VENT
21	HOOD VENT
22	HOOD VENT
23	HOOD VENT
24	HOOD VENT
25	HOOD VENT
26	HOOD VENT
27	HOOD VENT
28	HOOD VENT
29	HOOD VENT
30	HOOD VENT
31	HOOD VENT
32	HOOD VENT
33	HOOD VENT
34	HOOD VENT
35	HOOD VENT
36	HOOD VENT
37	HOOD VENT
38	HOOD VENT
39	HOOD VENT
40	HOOD VENT
41	HOOD VENT
42	HOOD VENT
43	HOOD VENT
44	HOOD VENT
45	HOOD VENT
46	HOOD VENT
47	HOOD VENT
48	HOOD VENT
49	HOOD VENT
50	HOOD VENT
51	HOOD VENT
52	HOOD VENT
53	HOOD VENT
54	HOOD VENT
55	HOOD VENT
56	HOOD VENT
57	HOOD VENT
58	HOOD VENT
59	HOOD VENT
60	HOOD VENT
61	HOOD VENT
62	HOOD VENT
63	HOOD VENT
64	HOOD VENT
65	HOOD VENT
66	HOOD VENT
67	HOOD VENT
68	HOOD VENT
69	HOOD VENT
70	HOOD VENT
71	HOOD VENT
72	HOOD VENT
73	HOOD VENT
74	HOOD VENT
75	HOOD VENT
76	HOOD VENT
77	HOOD VENT
78	HOOD VENT
79	HOOD VENT
80	HOOD VENT
81	HOOD VENT
82	HOOD VENT
83	HOOD VENT
84	HOOD VENT
85	HOOD VENT
86	HOOD VENT
87	HOOD VENT
88	HOOD VENT
89	HOOD VENT
90	HOOD VENT
91	HOOD VENT
92	HOOD VENT
93	HOOD VENT
94	HOOD VENT
95	HOOD VENT
96	HOOD VENT
97	HOOD VENT
98	HOOD VENT
99	HOOD VENT
100	HOOD VENT

Exterior Materials Legend

MATERIALS

MANUF RE:ALD	WAPORFOL BY PLYMEN - AMERICAN
INDICATES HORIZONTAL CLAMPING SIGNO	
MANUF RE:ALD	VARIABLE BY PLYMEN - AMERICAN
INDICATES QUALITY SIZE DIMENSIONS	
MANUF RE:ALD	

COLLOSYNCHITES

[illegible]

NOTE: THIS TO BE UP-SHAFT TRIM, PAINTED

Columbus, Ohio

Date of Issue: 2024-05-17
Issued for: PRELIMINARY for
PROJECT: PRICING
Revision History :

Project Number
22010.00
Elevations

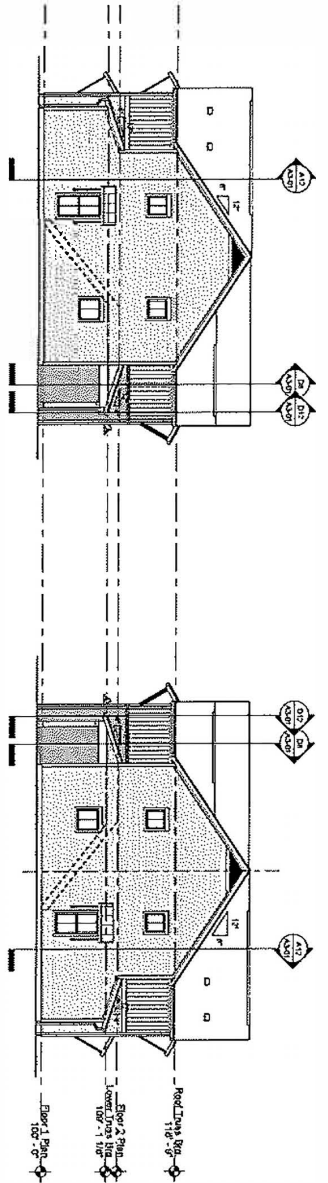
BA2-01



SULLIVAN BRUCK
ARCHITECTS

Columbia, Ohio 43201

5-20-24



G12 Building C Left Side Elevation

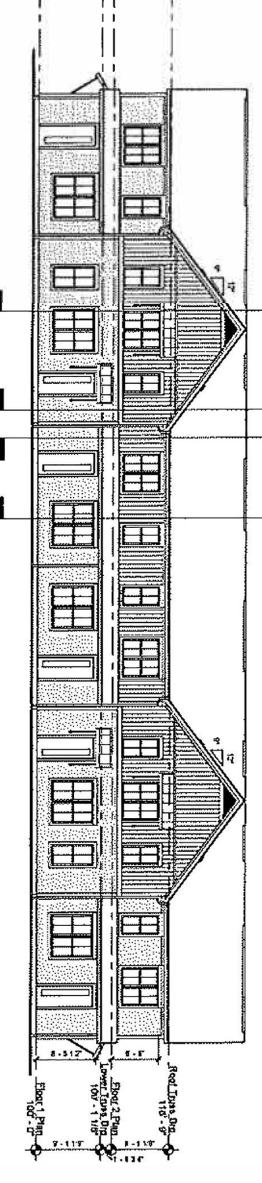
G7 Building C Right Side Elevation

CODED NOTES

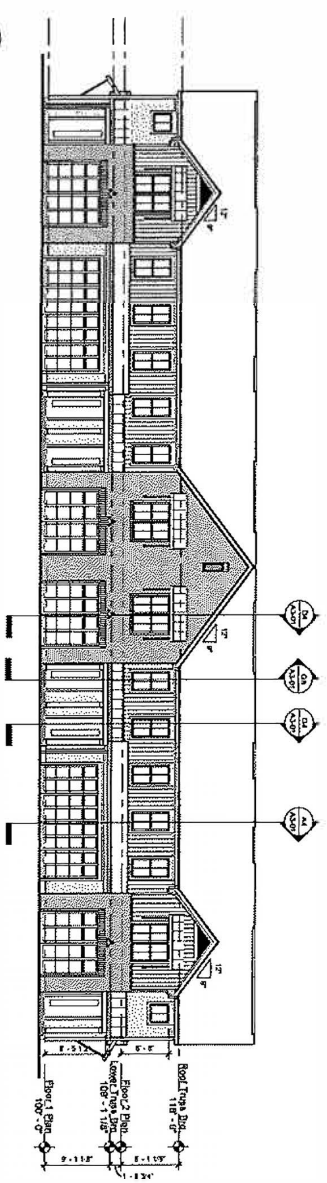
Exterior Elevation Coded Notes	
1	ROOF: 12/12
2	ROOF: 12/12
3	ROOF: 12/12
4	ROOF: 12/12
5	ROOF: 12/12
6	ROOF: 12/12
7	ROOF: 12/12
8	ROOF: 12/12
9	ROOF: 12/12
10	ROOF: 12/12
11	ROOF: 12/12
12	ROOF: 12/12
13	ROOF: 12/12
14	ROOF: 12/12
15	ROOF: 12/12
16	ROOF: 12/12
17	ROOF: 12/12
18	ROOF: 12/12
19	ROOF: 12/12
20	ROOF: 12/12
21	ROOF: 12/12
22	ROOF: 12/12
23	ROOF: 12/12
24	ROOF: 12/12
25	ROOF: 12/12
26	ROOF: 12/12
27	ROOF: 12/12
28	ROOF: 12/12
29	ROOF: 12/12
30	ROOF: 12/12
31	ROOF: 12/12
32	ROOF: 12/12
33	ROOF: 12/12
34	ROOF: 12/12
35	ROOF: 12/12
36	ROOF: 12/12
37	ROOF: 12/12
38	ROOF: 12/12
39	ROOF: 12/12
40	ROOF: 12/12
41	ROOF: 12/12
42	ROOF: 12/12
43	ROOF: 12/12
44	ROOF: 12/12
45	ROOF: 12/12
46	ROOF: 12/12
47	ROOF: 12/12
48	ROOF: 12/12
49	ROOF: 12/12
50	ROOF: 12/12
51	ROOF: 12/12
52	ROOF: 12/12
53	ROOF: 12/12
54	ROOF: 12/12
55	ROOF: 12/12
56	ROOF: 12/12
57	ROOF: 12/12
58	ROOF: 12/12
59	ROOF: 12/12
60	ROOF: 12/12
61	ROOF: 12/12
62	ROOF: 12/12
63	ROOF: 12/12
64	ROOF: 12/12
65	ROOF: 12/12
66	ROOF: 12/12
67	ROOF: 12/12
68	ROOF: 12/12
69	ROOF: 12/12
70	ROOF: 12/12
71	ROOF: 12/12
72	ROOF: 12/12
73	ROOF: 12/12
74	ROOF: 12/12
75	ROOF: 12/12
76	ROOF: 12/12
77	ROOF: 12/12
78	ROOF: 12/12
79	ROOF: 12/12
80	ROOF: 12/12
81	ROOF: 12/12
82	ROOF: 12/12
83	ROOF: 12/12
84	ROOF: 12/12
85	ROOF: 12/12
86	ROOF: 12/12
87	ROOF: 12/12
88	ROOF: 12/12
89	ROOF: 12/12
90	ROOF: 12/12
91	ROOF: 12/12
92	ROOF: 12/12
93	ROOF: 12/12
94	ROOF: 12/12
95	ROOF: 12/12
96	ROOF: 12/12
97	ROOF: 12/12
98	ROOF: 12/12
99	ROOF: 12/12
100	ROOF: 12/12

Exterior Materials Legend

MATERIAL LIST
1. ROOF: 12/12
2. ROOF: 12/12
3. ROOF: 12/12
4. ROOF: 12/12
5. ROOF: 12/12
6. ROOF: 12/12
7. ROOF: 12/12
8. ROOF: 12/12
9. ROOF: 12/12
10. ROOF: 12/12
11. ROOF: 12/12
12. ROOF: 12/12
13. ROOF: 12/12
14. ROOF: 12/12
15. ROOF: 12/12
16. ROOF: 12/12
17. ROOF: 12/12
18. ROOF: 12/12
19. ROOF: 12/12
20. ROOF: 12/12
21. ROOF: 12/12
22. ROOF: 12/12
23. ROOF: 12/12
24. ROOF: 12/12
25. ROOF: 12/12
26. ROOF: 12/12
27. ROOF: 12/12
28. ROOF: 12/12
29. ROOF: 12/12
30. ROOF: 12/12
31. ROOF: 12/12
32. ROOF: 12/12
33. ROOF: 12/12
34. ROOF: 12/12
35. ROOF: 12/12
36. ROOF: 12/12
37. ROOF: 12/12
38. ROOF: 12/12
39. ROOF: 12/12
40. ROOF: 12/12
41. ROOF: 12/12
42. ROOF: 12/12
43. ROOF: 12/12
44. ROOF: 12/12
45. ROOF: 12/12
46. ROOF: 12/12
47. ROOF: 12/12
48. ROOF: 12/12
49. ROOF: 12/12
50. ROOF: 12/12
51. ROOF: 12/12
52. ROOF: 12/12
53. ROOF: 12/12
54. ROOF: 12/12
55. ROOF: 12/12
56. ROOF: 12/12
57. ROOF: 12/12
58. ROOF: 12/12
59. ROOF: 12/12
60. ROOF: 12/12
61. ROOF: 12/12
62. ROOF: 12/12
63. ROOF: 12/12
64. ROOF: 12/12
65. ROOF: 12/12
66. ROOF: 12/12
67. ROOF: 12/12
68. ROOF: 12/12
69. ROOF: 12/12
70. ROOF: 12/12
71. ROOF: 12/12
72. ROOF: 12/12
73. ROOF: 12/12
74. ROOF: 12/12
75. ROOF: 12/12
76. ROOF: 12/12
77. ROOF: 12/12
78. ROOF: 12/12
79. ROOF: 12/12
80. ROOF: 12/12
81. ROOF: 12/12
82. ROOF: 12/12
83. ROOF: 12/12
84. ROOF: 12/12
85. ROOF: 12/12
86. ROOF: 12/12
87. ROOF: 12/12
88. ROOF: 12/12
89. ROOF: 12/12
90. ROOF: 12/12
91. ROOF: 12/12
92. ROOF: 12/12
93. ROOF: 12/12
94. ROOF: 12/12
95. ROOF: 12/12
96. ROOF: 12/12
97. ROOF: 12/12
98. ROOF: 12/12
99. ROOF: 12/12
100. ROOF: 12/12



D12 Building C Rear Elevation



A12 Building C Front Elevation

Project Number

22010.00

Building C Exterior Elevations

C-A2-01

DATE OF

2023-09-08

ISSUED

PRELIMINARY

REVISION HISTORY:

FOR PRICING

PRELIMINARY

NOT FOR

CONSTRUCTION

5-20-24

Exterior Elevation Check Notes	
Notes	Notes
1. Elevation is to match the existing building.	

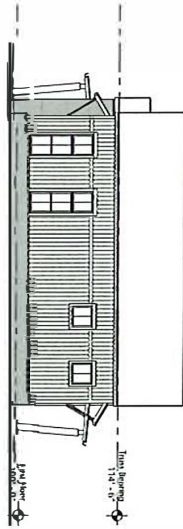
SULLIVAN BRUCK
ARCHITECTS

8 South Green Avenue
Columbus, Ohio 43213

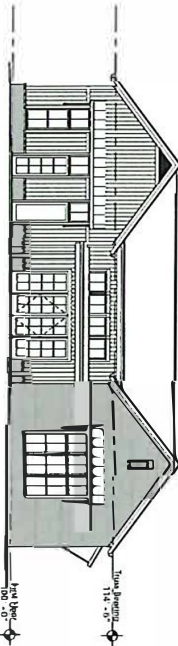
703.414.4400

info@sullivanbruck.com

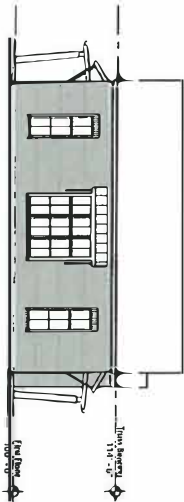
www.sullivanbruck.com



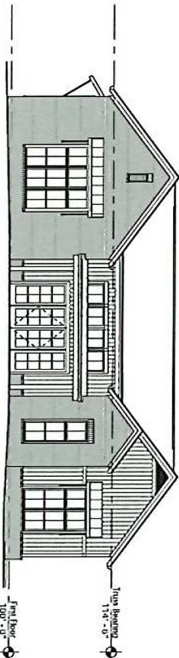
E12 Right Side Elevation
1/8" = 1'-0"



E6 Rear Elevation
1/8" = 1'-0"



A12 Left Side Elevation
1/8" = 1'-0"



A6 Front Elevation
1/8" = 1'-0"

REVISION HISTORY:
2024-05-17
Issued for:
Construction

Example of how to use the revision history:
The revision history is used to track changes to the drawing and to ensure that the drawing is up-to-date. The revision history should be updated whenever a change is made to the drawing.

Project Number
14004.00

Elevations

CH-A2.01

5-20-24

SHEET 6

5-20-24



Architectural drawing of a building elevation. The drawing shows a gabled roof structure with a window and a door. The roof is labeled with a pitch of 12/12. The wall is labeled with a material of "Vinyl Siding". The door is labeled with a material of "Wood". The window is labeled with a material of "Wood". The drawing includes dimensions for the roof pitch (12/12) and the door height (6'-0"). A note at the bottom right indicates "Mark Back Toos" and "1/2\"

Date of Birth: 2/23/06-08
 Issued: PRELIMINARY
 For Pricing: FORMATION Industry
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 Copyright © 2006 by James L. Hinkle, Licensed Architect
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author. This document is the property of the author and is to be used for the purpose intended only. It is not to be distributed, copied, or otherwise used for any other purpose without the prior written permission of the author.

Project Number: 22010.00
 Maintenance
 Building Elevations
 MB-A2-01

ROCKPILY

SULLIVAN BRUCK
ARCHITECTS

8 South Cedar Avenue
Cincinnati, Ohio 45215

TEL 513 444-9800
O
FAX 513 444-9829

www.sbruck.com

- 2022 PLAN NOTES**
1. REFER TO THE 2022 PLAN FOR THE LOCATION OF THE 2022 PLAN.
 2. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.
 3. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.
 4. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.
 5. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.
 6. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.
 7. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.
 8. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.

2022 PLAN NOTES

1. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.

2. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.

3. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.

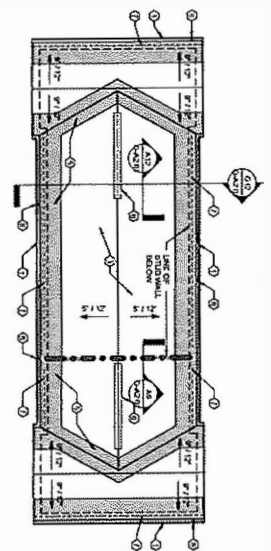
4. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.

5. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.

6. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.

7. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.

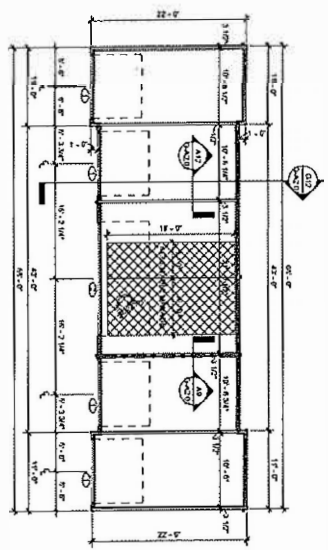
8. THE 2022 PLAN IS THE LATEST REVISION OF THE 2022 PLAN.



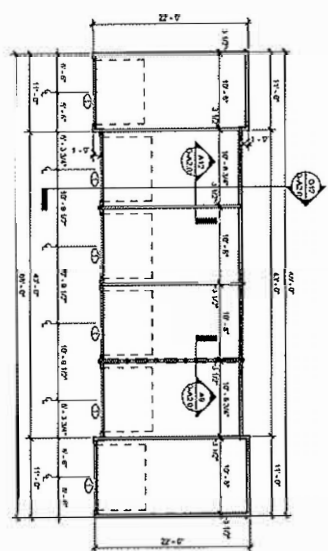
Roof Plan Detail Notes

1. THE ROOF PLAN IS THE LATEST REVISION OF THE ROOF PLAN.
2. THE ROOF PLAN IS THE LATEST REVISION OF THE ROOF PLAN.
3. THE ROOF PLAN IS THE LATEST REVISION OF THE ROOF PLAN.
4. THE ROOF PLAN IS THE LATEST REVISION OF THE ROOF PLAN.
5. THE ROOF PLAN IS THE LATEST REVISION OF THE ROOF PLAN.
6. THE ROOF PLAN IS THE LATEST REVISION OF THE ROOF PLAN.
7. THE ROOF PLAN IS THE LATEST REVISION OF THE ROOF PLAN.
8. THE ROOF PLAN IS THE LATEST REVISION OF THE ROOF PLAN.

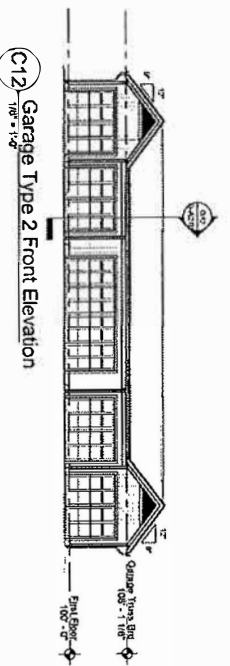
H7
Garage Roof Plan



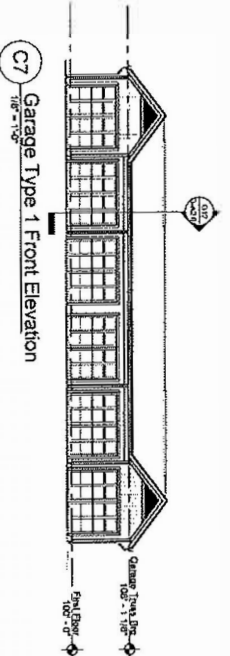
E12
Garage Type 2 Floor Plan



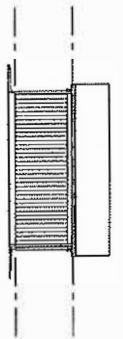
E7
Garage Type 1 Floor Plan



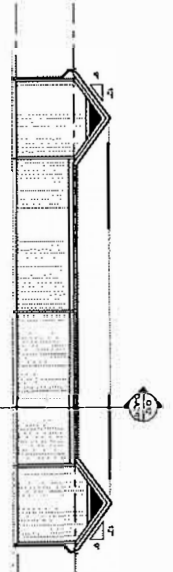
C12
Garage Type 2 Front Elevation



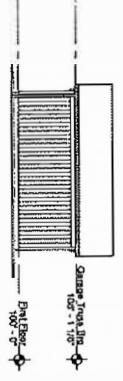
C7
Garage Type 1 Front Elevation



A10
Garage Right Side Elevation



A7
Garage Rear Elevation



A3
Garage Left Side Elevation

Exterior Elevation Color Notes

1. COLOR: WHITE
2. COLOR: WHITE
3. COLOR: WHITE
4. COLOR: WHITE
5. COLOR: WHITE
6. COLOR: WHITE
7. COLOR: WHITE
8. COLOR: WHITE
9. COLOR: WHITE
10. COLOR: WHITE
11. COLOR: WHITE
12. COLOR: WHITE
13. COLOR: WHITE
14. COLOR: WHITE
15. COLOR: WHITE
16. COLOR: WHITE
17. COLOR: WHITE
18. COLOR: WHITE
19. COLOR: WHITE
20. COLOR: WHITE
21. COLOR: WHITE
22. COLOR: WHITE
23. COLOR: WHITE
24. COLOR: WHITE
25. COLOR: WHITE
26. COLOR: WHITE
27. COLOR: WHITE
28. COLOR: WHITE
29. COLOR: WHITE
30. COLOR: WHITE
31. COLOR: WHITE
32. COLOR: WHITE
33. COLOR: WHITE
34. COLOR: WHITE
35. COLOR: WHITE
36. COLOR: WHITE
37. COLOR: WHITE
38. COLOR: WHITE
39. COLOR: WHITE
40. COLOR: WHITE
41. COLOR: WHITE
42. COLOR: WHITE
43. COLOR: WHITE
44. COLOR: WHITE
45. COLOR: WHITE
46. COLOR: WHITE
47. COLOR: WHITE
48. COLOR: WHITE
49. COLOR: WHITE
50. COLOR: WHITE
51. COLOR: WHITE
52. COLOR: WHITE
53. COLOR: WHITE
54. COLOR: WHITE
55. COLOR: WHITE
56. COLOR: WHITE
57. COLOR: WHITE
58. COLOR: WHITE
59. COLOR: WHITE
60. COLOR: WHITE
61. COLOR: WHITE
62. COLOR: WHITE
63. COLOR: WHITE
64. COLOR: WHITE
65. COLOR: WHITE
66. COLOR: WHITE
67. COLOR: WHITE
68. COLOR: WHITE
69. COLOR: WHITE
70. COLOR: WHITE
71. COLOR: WHITE
72. COLOR: WHITE
73. COLOR: WHITE
74. COLOR: WHITE
75. COLOR: WHITE
76. COLOR: WHITE
77. COLOR: WHITE
78. COLOR: WHITE
79. COLOR: WHITE
80. COLOR: WHITE
81. COLOR: WHITE
82. COLOR: WHITE
83. COLOR: WHITE
84. COLOR: WHITE
85. COLOR: WHITE
86. COLOR: WHITE
87. COLOR: WHITE
88. COLOR: WHITE
89. COLOR: WHITE
90. COLOR: WHITE
91. COLOR: WHITE
92. COLOR: WHITE
93. COLOR: WHITE
94. COLOR: WHITE
95. COLOR: WHITE
96. COLOR: WHITE
97. COLOR: WHITE
98. COLOR: WHITE
99. COLOR: WHITE
100. COLOR: WHITE

ADD
COLOR SCHEME
& ELEVATION
CODED NOTES

ROCKRIN

SULLIVAN BRUCK
ARCHITECTS

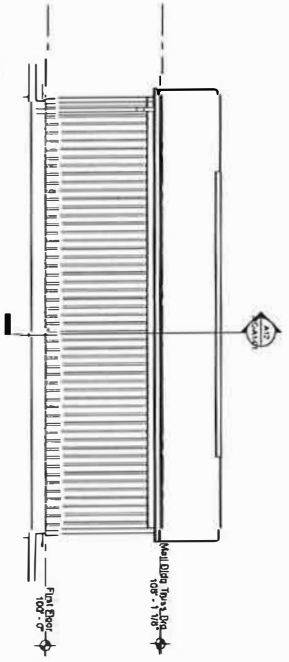
2023-08-08
PRELIMINARY
CONSTRUCTION

Project Number
22010.00

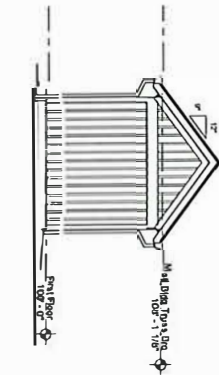
Garage Buildings

G-A1-01

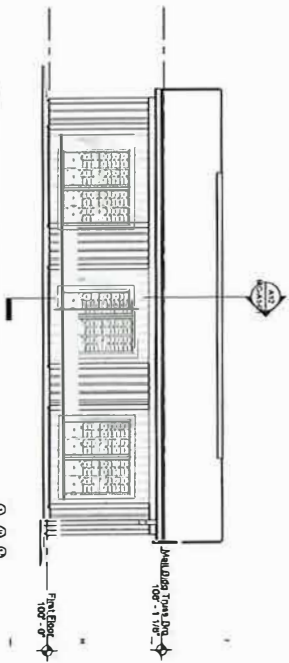
5-20-24



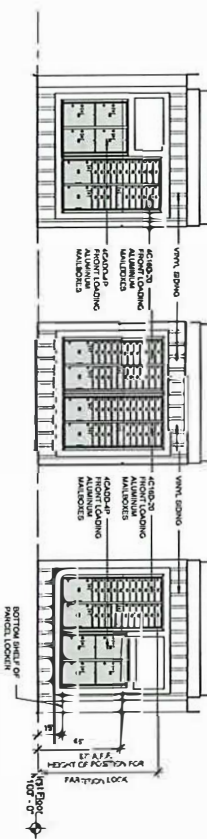
G12 Mail Center Rear Elevation



G7 Mail Center Typical Side Elevation



G4 Mail Center Front Elevation



E12 Mail Center Elev. A
E10 Mail Center Elev. B
E8 Mail Center Elev. C

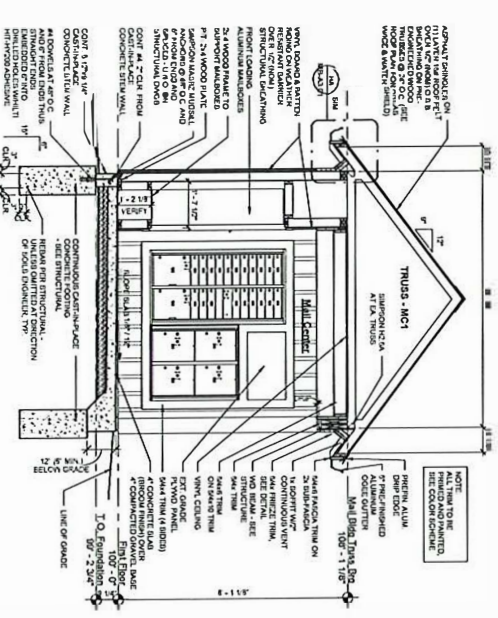
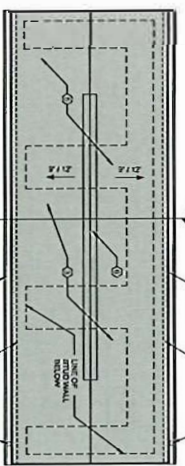
COLOR SCHEME
& ELEVATION
CODED NOTES

Mark	Exterior Elevation Coded Notes
1	BRICK
2	WOOD SHINGLES
3	WOOD SHINGLES
4	WOOD SHINGLES
5	WOOD SHINGLES
6	WOOD SHINGLES
7	WOOD SHINGLES
8	WOOD SHINGLES
9	WOOD SHINGLES
10	WOOD SHINGLES
11	WOOD SHINGLES
12	WOOD SHINGLES
13	WOOD SHINGLES
14	WOOD SHINGLES
15	WOOD SHINGLES
16	WOOD SHINGLES
17	WOOD SHINGLES

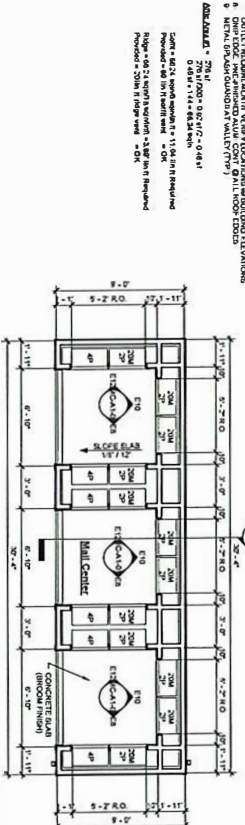
MAIL CENTER
1. TWO (2) CHIMNEYS
2. 2X 24" ALUMINUM DOORS
3. 2X 24" ALUMINUM DOORS
4. 2X 24" ALUMINUM DOORS
5. 2X 24" ALUMINUM DOORS
6. 2X 24" ALUMINUM DOORS
7. 2X 24" ALUMINUM DOORS
8. 2X 24" ALUMINUM DOORS
9. 2X 24" ALUMINUM DOORS
10. 2X 24" ALUMINUM DOORS
11. 2X 24" ALUMINUM DOORS
12. 2X 24" ALUMINUM DOORS
13. 2X 24" ALUMINUM DOORS
14. 2X 24" ALUMINUM DOORS
15. 2X 24" ALUMINUM DOORS
16. 2X 24" ALUMINUM DOORS
17. 2X 24" ALUMINUM DOORS

Roof Plan Coded Notes
1. 2X 24" ALUMINUM DOORS
2. 2X 24" ALUMINUM DOORS
3. 2X 24" ALUMINUM DOORS
4. 2X 24" ALUMINUM DOORS
5. 2X 24" ALUMINUM DOORS
6. 2X 24" ALUMINUM DOORS
7. 2X 24" ALUMINUM DOORS
8. 2X 24" ALUMINUM DOORS
9. 2X 24" ALUMINUM DOORS
10. 2X 24" ALUMINUM DOORS
11. 2X 24" ALUMINUM DOORS
12. 2X 24" ALUMINUM DOORS
13. 2X 24" ALUMINUM DOORS
14. 2X 24" ALUMINUM DOORS
15. 2X 24" ALUMINUM DOORS
16. 2X 24" ALUMINUM DOORS
17. 2X 24" ALUMINUM DOORS

B4 Mail Center Roof Plan



A12 Mail Center Building Section



A4 Mail Center Floor Plan

MC-A1-01

Mail Center

Project Number
22010.00

PRELIMINARY
NOT FOR
CONSTRUCTION

Date of
2023-09-08
Issued
REVISED
BY BRICK
Revision History:

5-20-24

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2024**

- 8. APPLICATION: Z23-065**
Location: **4747 DUBLIN RD. (43221)**, being 14.71± acres located on the west side of Dublin Road, 1,700± feet south of Hayden Run Road (200-000050 and 5 others; Hayden Run West Civic Association).
Existing Zoning: R, Rural District and PUD-8, Planned Unit Development District.
Request: L-ARLD, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Rock Run Developer, c/o Sean Mentel, Atty.; 250 East Town Street, Suite 200; Columbus, OH 43215.
Property Owner(s): 4747 Dublin Road LLC, c/o Sean Mentel, Atty.; 250 East Town Street, Suite 200; Columbus, OH 43215.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

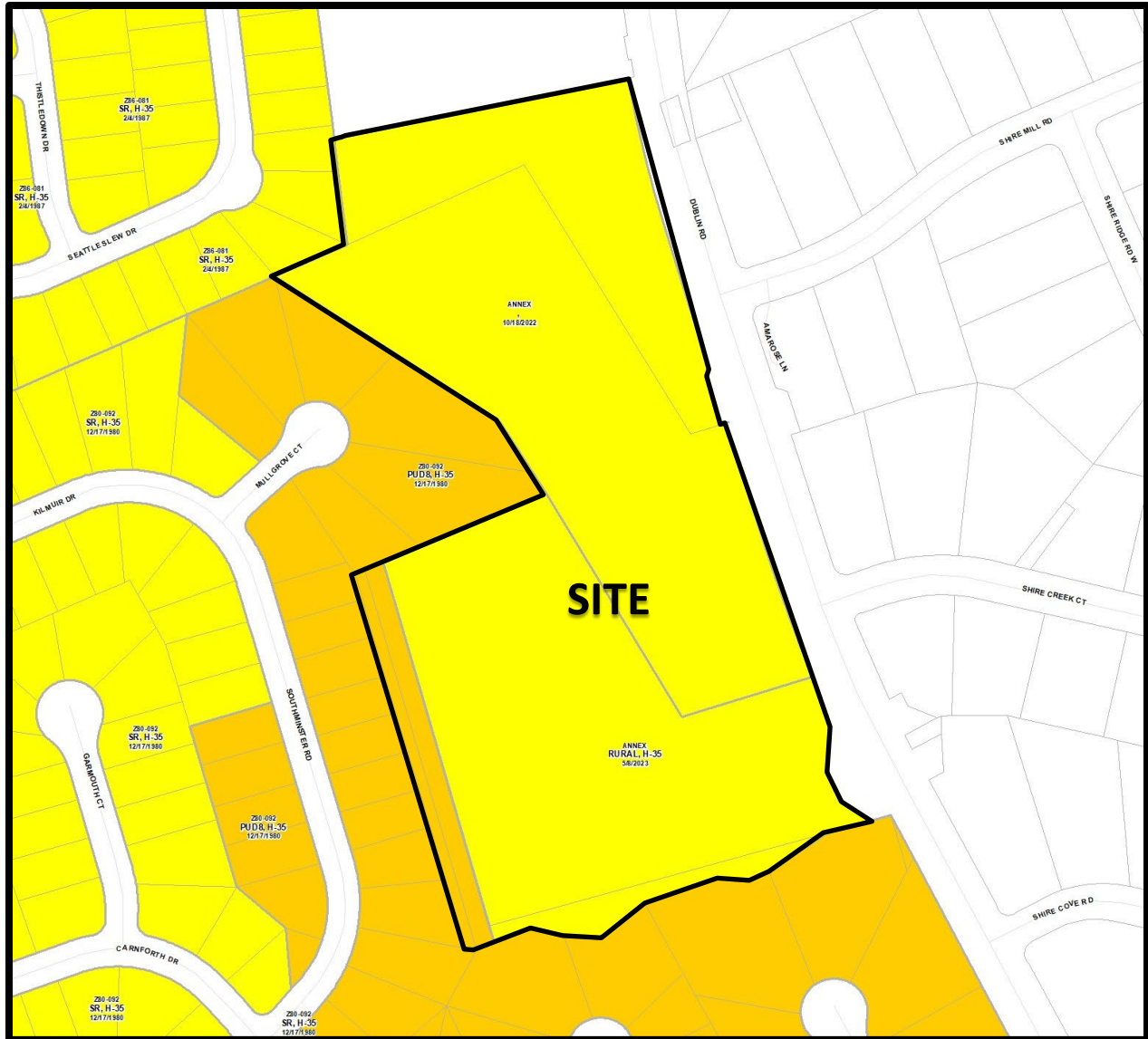
BACKGROUND:

- This application was tabled at the February 2024 Development Commission meeting. The 14.71 acre site consists of six parcels, four of which are in the R, Rural District and the other two in the PUD-8, Planned Unit Development District. Three parcels are developed with single-unit dwellings. The other three are currently undeveloped. The requested L-ARLD, Limited Apartment Residential District will allow for the development of a 192-unit apartment complex as demonstrated on the submitted site plans.
- North of the site are single-unit dwellings in the R, Rural District in Norwich Township. South and west of the site are single-unit dwellings in the PUD-8, Planned Unit Development District. East of the site are single-unit dwellings in the R-R, Rural Residential District in Hilliard.
- ~~Concurrent CV23-132 has been filed to reduce building lines, and increased building height. That request will be heard by City Council and will not be considered at this Development Commission meeting. *CV withdrawn on 5.16.2024*~~
- There is no Council adopted land use recommendation at this location, however, the site is subject to *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Hayden Run West Civic Association, whose recommendation is for disapproval.
- The limitation text includes use restrictions limiting the maximum number of total units to 220 and supplemental development standards that address setbacks, access, landscaping and screening, and building design. The request includes a commitment to develop the site in accordance with the submitted site plans and building elevations. Additionally, the request includes traffic commitments as requested by the City of Hilliard.

- The Columbus *Multimodal Thoroughfare Plan* (2019) identifies this portion of Dublin Road as a Suburban Community Connector requiring 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-ARLD, Limited Apartment Residential District will allow the site to be developed with a 192-unit apartment complex. The limitation text includes appropriate supplemental development standards and a commitment to develop the site in accordance with the submitted site plans and building elevations. While there is no Council adopted land use recommendation at this location, the proposal demonstrates landscaping around the sides and rear of detached garages, supplemental trees in adjacent open spaces, and existing tree preservation, all of which are consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.



Z23-065
4747 Dublin Rd.
Approximately 14.71 acres
R & PUD-8 to L-ARLD

R & PUD-8 to L-ARLD

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
 (PLEASE PRINT)

Case Number Z23-065, CV23-132

Address 4747 Dublin Road

Group Name Hayden West Civic Association

Meeting Date 1/22/24

Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
☐ Approval
☒ Disapproval

LIST BASIS FOR RECOMMENDATION:

SEE ATTACHED PAGE.

Vote 4 board members disapprove. ZERO APPROVE.

Signature of Authorized Representative Mike Brown

Recommending Group Title HAYDEN RUN WEST CIVIC ASSOCIATION

Daytime Phone Number 614-401-7534

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Hayden Run West Civic Association

Rock Run Developer LLC is asking for a zoning change (Z23-065) for the properties along Dublin Road, parcel numbers 200-000050, 200-000203, 200-000554, 201-000002, 560-188936 and 560-196520. The area is currently zoned R-Rural District, and the developer is asking for rezoning to L-ARLD, limited apartment residential district.

The area in question is approximately 14.71 acres to be built with 2-3 floor apartment buildings with 220 dwelling units resulting in a density of about 14.96 units per acre. This would be a high-density housing development.

The area is in the middle of multiple single family home neighborhoods where the density is about 2.3 units per acre. This proposed development does not fit in with surrounding homes.

An apartment complex dropped into the middle of these existing neighborhoods would be a stark departure from the existing land use. This constitutes an example of spot zoning, an arbitrary capricious and unreasonable treatment of a limited parcel of land via rezoning. This would be a detriment to the general land use plan, and an unjustified special treatment benefiting only one owner, the Rock Run Developer.

In contrast, there are many other residential apartment areas in this part of town, where the apartments are close to public transit, shopping, access to freeways, etc.

Other issues with this development proposal were shared with us at an Association meeting held on January 22. These included:

- Parking – The development proposal shows 220 units with 335 parking spaces. 330 spaces are required by the city as a minimum standard. One and a half spaces per apartment will not be close to what is needed. Current residents feel that 335 spaces is not adequate, resulting in apartment residents parking on streets in adjacent neighborhoods.
- Sidewalks – There are no sidewalks on Dublin Road.
- Storm water - Storm water in this area has runoff into a creek, there is no retention pond in the plan. Plan is to have underground tanks under the parking areas. But there is much bed rock under this area. Existing storm water drains in the area required blasting out rock to install. The developers geotechnical report shows no bed rock.
- Traffic – The current residents are concerned with traffic being added to Dublin Road, which is already heavy during rush hours. Backups are already a problem trying to turn left onto Dublin Road from the existing neighborhoods. The developers see no issues with traffic. They said that a traffic study would be submitted to Hilliard soon. Where is it?

Based on the problems inherent to the proposed rezoning and many other issues enumerated above, the Hayden Run West Civic Association recommends that the Rezoning Application be disapproved by the Columbus Development Commission.

The Hayden Run West Civic Association also voted to disapprove the Variance Application (CV23-132) seeing no need for these variances given that the proposed apartment buildings do not fit the land use of this area.

8

DEPARTMENT OF BUILDING
AND ZONING SERVICES

MEETING DATE: MARCH 14, 2024

Application #: Z23-065		Requested District: L-ARLD		Address: 4747 Dublin Rd.			
Length of Testimony: 45 4:05 7:50		Motion to Vote: JK Second: JJ		Staff <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval			
# Speakers: 1 Support: 1 Opposition: 3		Development Commission Vote: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Abstain		Area Comm/ <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval Civic Assoc: <input type="checkbox"/> Conditional Approval			
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	NO Ingwersen	NO Keyes-Shanklin	NO Golden	ABSENT Conroy	NO Onwukwe	ABSENT Carey
+ = Positive or Proper - = Negative or Improper							
Land Use	+/-	+		-			
Use Controls		-					
Density or Number of Units	-	-		-		-	
Lot Size							
Scale	-	-		-		-	
Environmental Considerations							
Emissions							
Landscaping or Site Plans	-			+		-/+	
Buffering or Setbacks	-	-		+		-	
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans						-/+	
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-	-		-			
Governmental or Public Input	-						
MEMBER COMMENTS:							
FITZPATRICK: Property does not lie along a "corridor", has no bus service, and appears as an anomaly, excessive in density, and scale, this application has triggered the most opposition I have seen in 20 years. Approving this proposed development would create an extremely poor precedent.							
INGWERSEN: Completely out of scale. Too dense & overcrowds the site, disrespects the neighbors and guidance of the area commission and the Development Commission.							
KEYES-SHANKLIN: The du/acre transition is non existant. In addition, the du/acre in the 1 mile radius of the development plan is extremely high (with the newest approved apartment complex by the same developer). While this land needs to be developed to decrease our housing shortage, the developer must consider the community residents.							
GOLDEN: While I am sympathetic to the serious need for housing, I do not feel that placing this density of housing among single family homes is appropriate. The burden on the neighbors would be intense as the roads are not prepared to handle that abrupt increase in residential traffic. The developer expressed no desire to work with the community to find something that worked between single family and 220+ units between the last meeting and this meeting.							
CONROY:							
ONWUKWE: The applicant failed to reach out to the neighbours for a friendly discussion in order to reach amicable solution as was advised by the Development Commission in February, 2024. The plan as represented is an unpleasant intrusiveness into the existing neighbourhood fabrique. The density is of concern.							
CAREY:							

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-065

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sean Mentel

of (COMPLETE ADDRESS) 250 E. Town Street, Suite 200, Columbus, Ohio 43215

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Rock Run Developer, LLC/Todd Yaross 614.344.4800/ 0 Employees 250 E. Town St. #200, Cols. Oh 43215	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 21ST day of MAY, in the year 2024

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Jacob W. Avetisyan
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 O.R.C.

This Project Disclosure Statement expires six (6) months after date of notarization.

DEVELOPMENT TEXT

Existing Zoning: R, Rural District, PUD-8, Planned Unite Development District
Proposed Zoning: L-ARLD, Limited Apartment Residential District
Property Address: 4747 Dublin Road, Columbus, Ohio 43221
Applicant: Rock Run Developer, LLC
250 E. Town Street, Suite 200, Columbus, Ohio 43215
Owner: 4747 Dublin Road, LLC
250 E. Town Street, Suite 200, Columbus, Ohio 43215
Date of Text: May 20, 2024
Application Number: Z23-065

INTRODUCTION:

The site is \pm 14.71 acres on the west side of Dublin Road, south of Hayden Run Road and north of Davidson Road. The site consists of six (6) parcels: 200-000050, 200-000203, 200-000554, 560-188936, 560-196520, 201-000002. Applicant proposes to develop the site with an apartment complex (192 dwelling units). The site plan consisting of 13 pages titled "Rock Run," hereafter "Site Plan," is submitted with this application as the site development plan. Parcel #201-000002 has a different Taxing District and cannot be combined with the other five (5) parcels.

1. PERMITTED USES: The permitted use shall be an apartment complex and accessory uses to an apartment complex, as permitted by Chapter 3333, Apartment Districts, Section 3333.02 AR-12, ARLD and AR-1 Apartment Residential Use.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3333, Apartment Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards, of the City of Columbus Code, as applicable to the ARLD Apartment Residential District and an apartment complex as depicted on the Site Plan.

A. Density, Height, Lot, and/or Setback Commitments:

1. A maximum of 192 dwelling units shall be permitted.
2. The minimum perimeter yards shall be as depicted on the Site Plan.
3. No building or structure shall be erected to a height in excess of 37 feet 4 inches. There shall only be three 3-story buildings as depicted on the Site Plan. t.

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

1. Access to the site shall be as depicted on the Site Plan.
2. Driveway approaches and any sidewalk in the public right-of-way shall be designed and constructed in accordance with City of Hilliard Standard Drawing DD-1 and SW-1.

3. A City of Hilliard *Curb, Driveway Approach & Sidewalk* permit is required for any construction in the public right-of-way. Construction plans & specifications for any work in the public right-of-way, including MOT plans, shall be provided with the permit application for review and approval.

4. Applicant shall enter into an Agreement with the Franklin County Engineer to define the terms of a contribution to the Dublin Road Improvements Project to cover 100% of the cost for design and construction of a future enhanced pedestrian crossing, which will connect the site to the future shared-use path on the east side of Dublin Road. Any easements required to construct public improvements shall be dedicated to the Franklin County Engineer at no cost. The exact location of the future crossing shall be coordinated with the Franklin County Engineer's Office during design of site improvements.

5. Site improvements shall include any work necessary to grade and build sidewalk connections from the site to the public right-of-way line to connect to the future pedestrian crossing, including removal of any guardrail that is not required based on future site grades.

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

1. Existing trees shall be preserved as depicted on the Site Plan.

2. A fence (6 feet tall, 75% opaque) shall be placed along a portion of the western property as depicted on the Site Plan.

D. Building Design and/or Exterior Treatment Commitments:

Residential buildings shall be constructed consistent with the elevations as depicted on the Site Plan.

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

N/A

F. Graphics and Signage Commitments:

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the ARLD, Residential District. Any variance to applicable sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous Commitments:

1. The site shall be developed in accordance with the submitted Site Plan, signed and dated May 20,, 2024 by Sean Mentel, Attorney for the Applicant. The Site Plan, Overall Landscaping Plan and Building Elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of final development and engineering plans completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

2. Applicant shall comply as applicable with the Parkland Dedication Ordinance (PDO) in conjunction with the final Site Compliance Plan.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, 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 Codes, other than as specified herein.

Signature:

A handwritten signature in blue ink, appearing to be 'S. Mentel', written over a horizontal line.

Sean Mentel, Attorney for Applicant

5-20-24

Date