



Norwich Township

Franklin County, Ohio

Charles Wm. Buck
Trustee

Jerry O'Shaughnessy
Trustee

Tim Roberts
Trustee

September 27, 2023

The City of Columbus City Council
90 West Broad Street
Columbus, Ohio 43215

RE: Rock Run Development (Ordinances 2617-2023 and 2619-2023) – Norwich Township Opposition

Dear City Council President Shannon Hardin,

On behalf of the Norwich Township Board of Trustees, I am writing this letter to express the Board's opposition to the proposed annexation of parcel numbers 200-000050, 200-000203, 200-000554, and 201-000002 and the conceptual site plans (enclosed) for the Rock Run Development on Dublin Road. Kooperman, Mentel, Ferguson, and Yaross (KMFY) have applied through the Expedited Type 2 Annexation process for approximately 13.9 acres of land at 4723, 4747, and 4781 Dublin Road to build up to 256 apartment units. While the Board understands the need for quality housing in our community, it is believed that this development would have a detrimental impact on the surrounding community members. The opposition of this development is due to the proposed high density of multiple-family residences, the setbacks from established housing developments and roadways, lack of proper infrastructure, traffic impacts, and stormwater management.

We ask the City of Columbus to consider the following concerns as annexation applications and conceptual site plans for the Rock Run Development are being reviewed and presented to the City of Columbus City Council and the City of Columbus Department of Development:

- High density multiple-family 3-4 story complexes proposed on the perimeter of the development.
Request a reduction of density to Buildings 6-11 to match the 6-unit townhomes proposed for Buildings 12-19.
- Setbacks proposed at 40 feet from Dublin Road and 25 feet from property owners (both City of Columbus and Norwich Township property owners).
Request an increase to setbacks. 65 feet from Dublin Road and 50 feet from City of Columbus and Norwich Township property owners.
- Lack of proper infrastructure for pedestrians along Dublin Road (sidewalks).
- Traffic volume causing congestion and delays along Dublin Road.
Request a traffic study of volume, speed, travel times, delays, and pedestrian traffic on Dublin Road from the intersection of Hayden Run Road to the intersection of Dunlavin Glen Road.

- Stormwater runoff from impervious surfaces causing flooding of creeks and/or residential properties. *Request an engineer review of current conditions of all existing drainage systems and water channels leading to the Scioto River from parcels 200-000050, 200-000203, 200-000554, 560-188936, 560-196520, and 201-000002. In addition, request that all existing drainage systems and water channels are improved in conjunction with the new constructed stormwater management systems to comply with the latest City of Columbus Stormwater Drainage Manual.*

It is the goal of the Norwich Township Board of Trustees to support the community and preserve existing neighborhoods surrounding these parcels. The Board of Trustees request that the City of Columbus City Council and its employees consider the impacts and review the concerns outlined in this letter. Please consider the disapproval of the proposed annexation and conceptual site plans for the high-density housing development known as the Rock Run Development.

Please contact me if you have any questions or concerns at 614-876-3328 or by email at jamie_fisher@norwichtownship.org. We appreciate your time with these requests.

Sincerely,

Jamie Fisher
Norwich Township Administrator

Cc: Rob Dorans
Nicholas Bankston
Lourdes Barroso de Padilla
Mitchell Brown
Shayla Favor
Emmanuel V. Remy
Michael Brown
Andrea Blevins
Michael Stevens
Kristen Atha
Sean Mentel
Holly Hollingsworth

Enclosed: MYKO Conceptual Site Plan (6 pages)

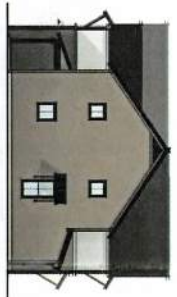
5181 Northwest Parkway • Hilliard, Ohio 43026
Phone (614) 876-7694 • Fax (614) 777-9347
www.norwichtownship.org



Townhome Building C Front Elevation
3/22' - 1'-0"



Townhome Building C Rear Elevation
3/22' - 1'-0"



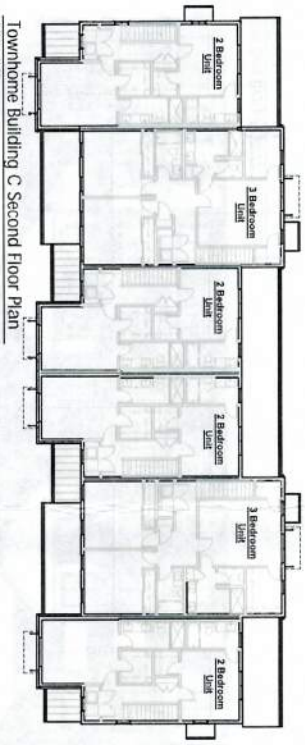
Townhome Building C Right Side Elevation
3/22' - 1'-0"



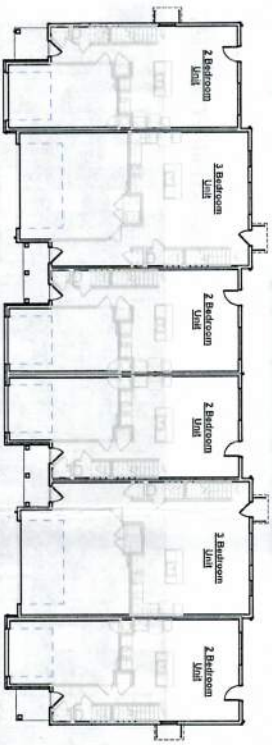
Townhome Building C Left Side Elevation
3/22' - 1'-0"

COLOR RENDERING - UNUSUAL VIEW

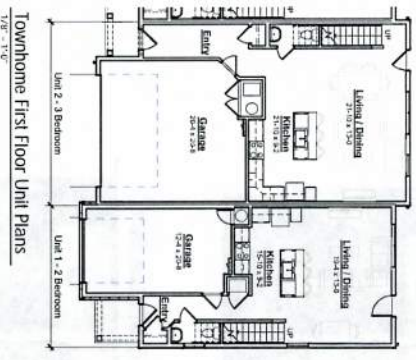
Building Name	20' x 40'
Building Height	4,450 sq ft
Living Area	4,200 sq ft
Garage Area	5
Number of Units	14



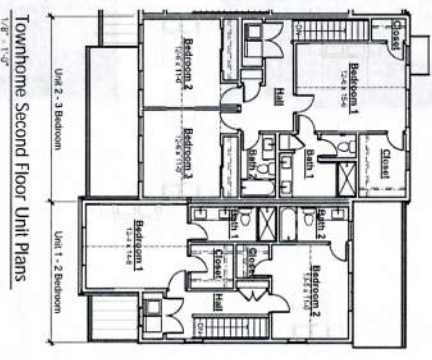
Townhome Building C Second Floor Plan
3/22' - 1'-0"



Townhome Building C First Floor Plan
3/22' - 1'-0"



Townhome First Floor Unit Plans
1/8' - 1'-0"



Townhome Second Floor Unit Plans
1/8' - 1'-0"



Rock Run
Columbus, Ohio

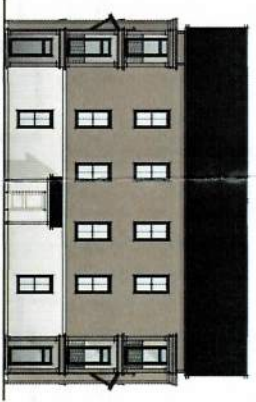




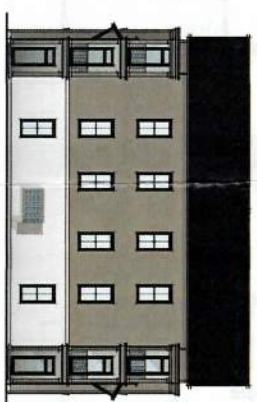
Garden Bldg A Front Elevation
3/22' - 1'-0"



Garden Bldg A Rear Elevation
3/22' - 1'-0"

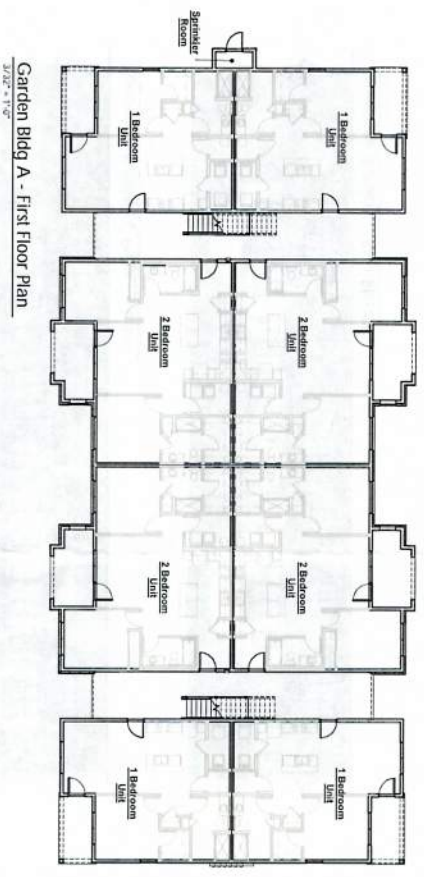


Garden Bldg A Left Side Elevation
3/22' - 1'-0"



Garden Bldg A Right Side Elevation
3/22' - 1'-0"

GARDEN BUILDING AND COLON SQUARE I BREAKDOWN	
Building Height	48'-0"
Living Area	22,788 sf
Number of Units	24
Number of Bedrooms	36

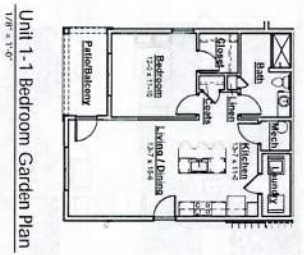


Garden Bldg A - First Floor Plan
3/22' - 1'-0"



Rock Run

Columbus, Ohio



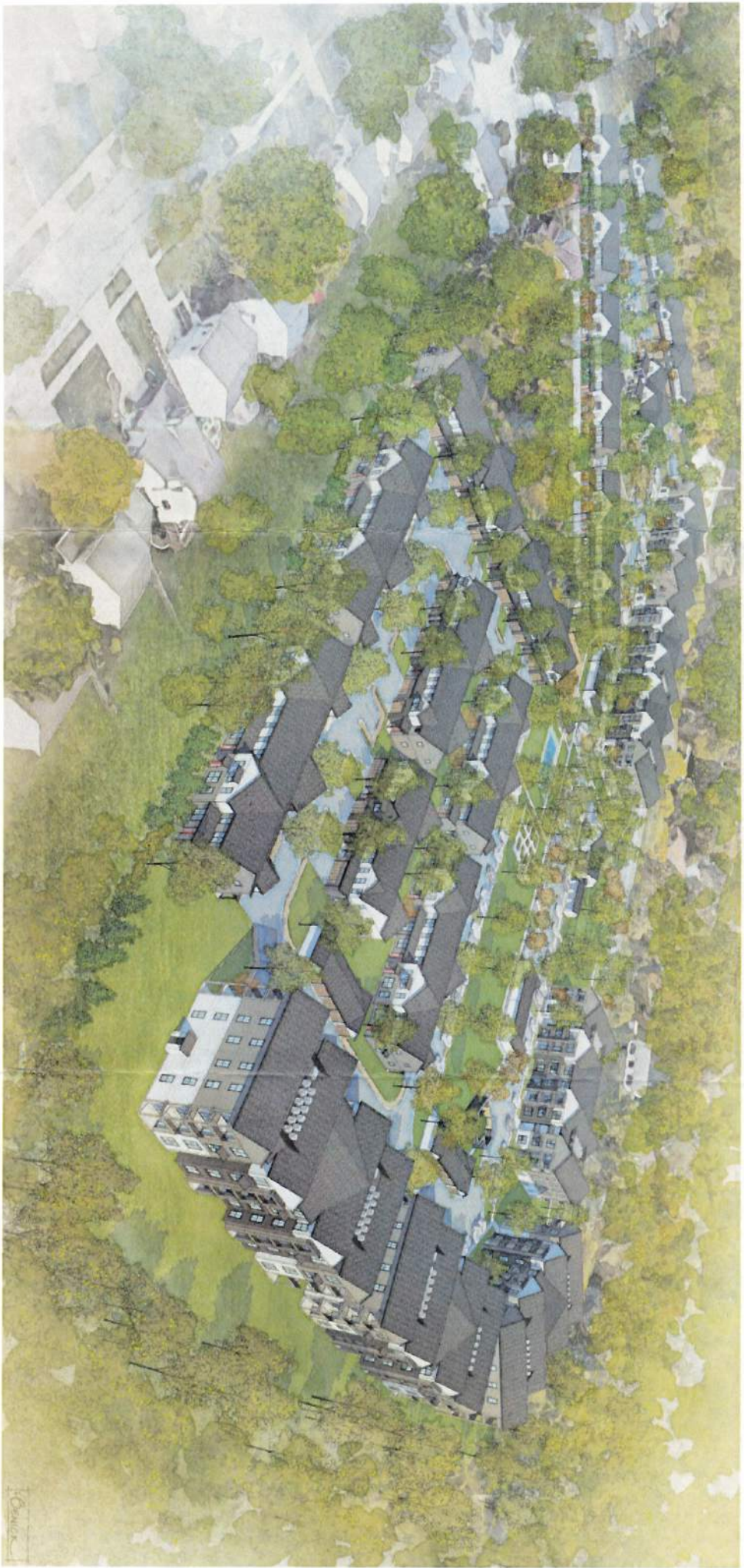
Unit 1-1 Bedroom Garden Plan
1/8" = 1'-0"



Unit 2-2 Bedroom Garden Plan
1/8" = 1'-0"

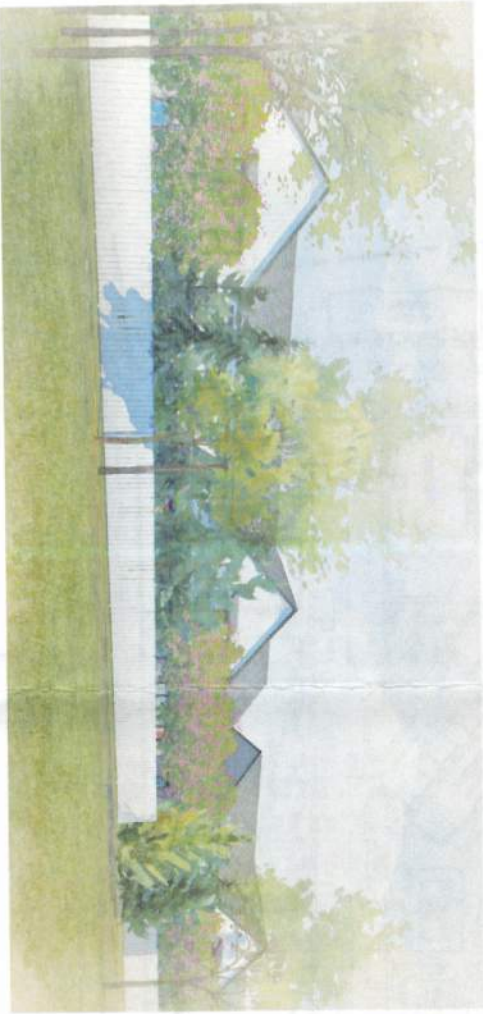
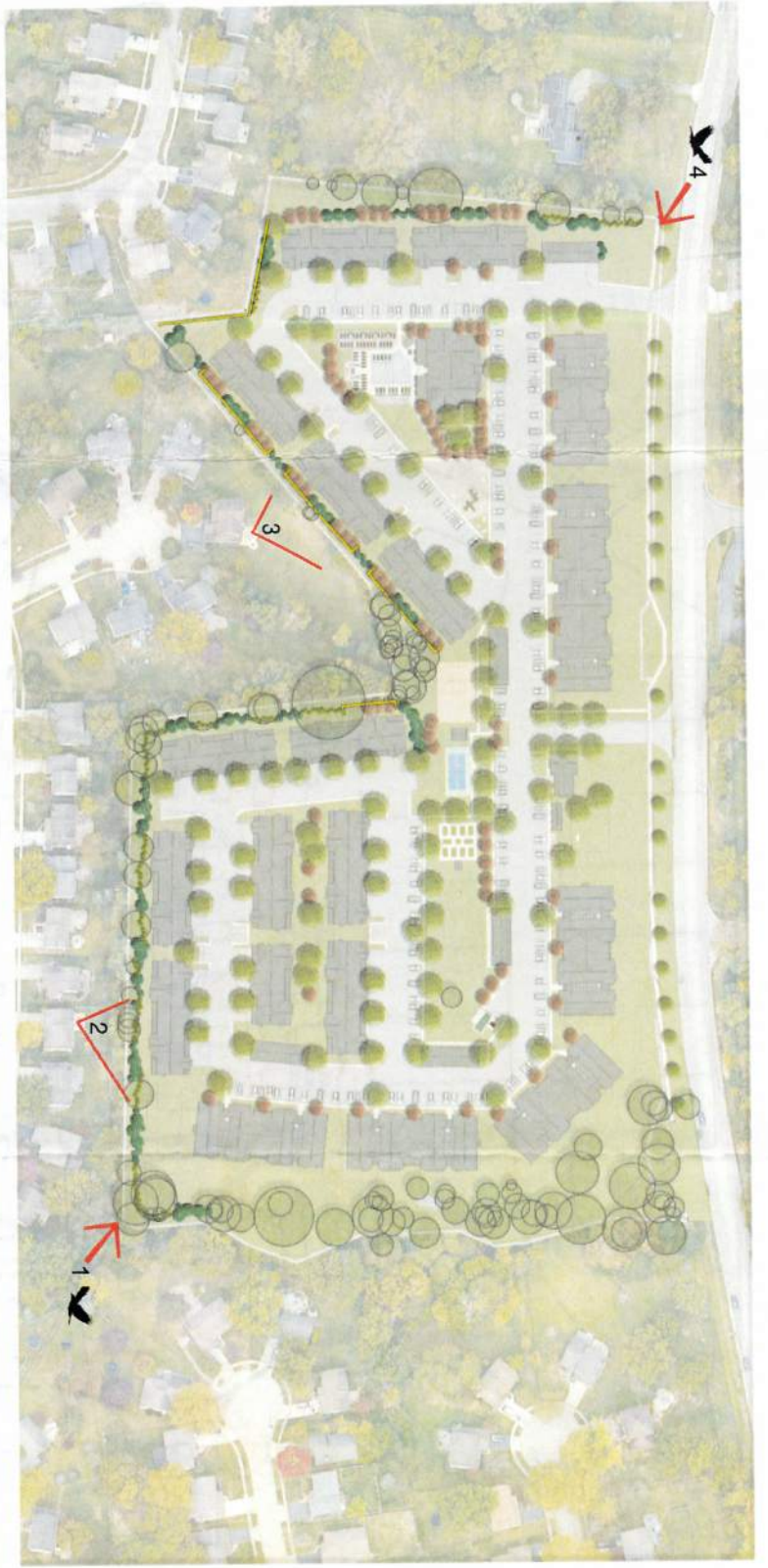
SULLIVAN BRUCK ARCHITECTS





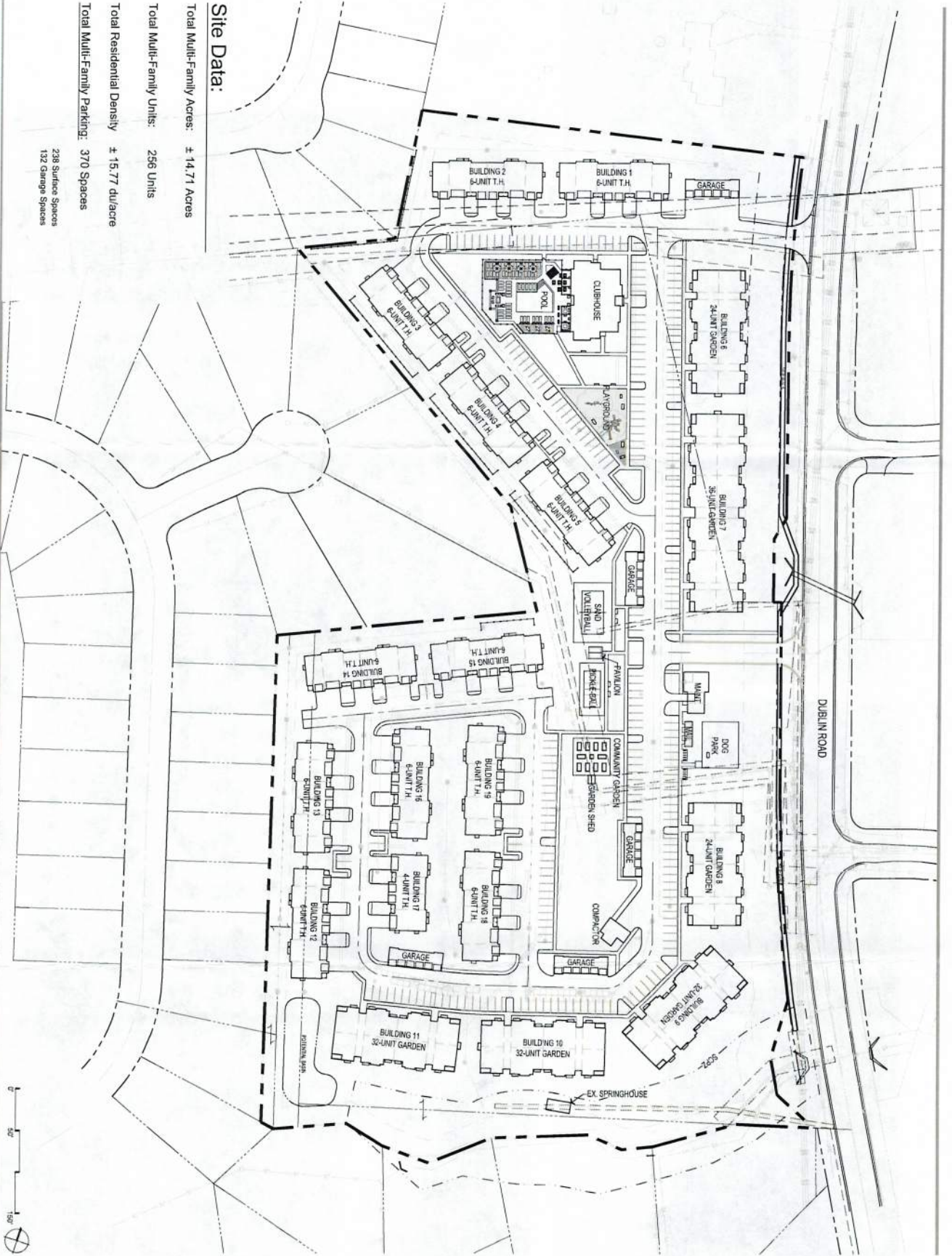
© 2010





Site Data:

- Total Multi-Family Acres: ± 14.71 Acres
- Total Multi-Family Units: 256 Units
- Total Residential Density: ± 15.77 du/acre
- Total Multi-Family Parking: 370 Spaces
- 238 Surface Spaces
- 132 Garage Spaces



REVISIONS	DATE	DESCRIPTION

PROJECT: DCM
 SHEET: CONCEPTUAL SITE PLAN
 DATE: 10/20/2023
 DRAWN BY: JMM

DUBLIN ROAD RESIDENTIAL
 Dublin Road
 Columbus, OH 43221

Prepared for:
ADVANCED CIVIL DESIGN

MYKO
 CONSULTING ENGINEERS
 115 S. 1st Ave., Columbus, OH 43260
 614.454.6664

G2
 CONSULTING ENGINEERS
 115 S. 1st Ave., Columbus, OH 43260
 614.454.6664

LX.XX
 CONSULTING ENGINEERS
 115 S. 1st Ave., Columbus, OH 43260
 614.454.6664