

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2016**

- 7. APPLICATION:** **Z14-059 (14335-00000-00922)**
Location: **5830 ULRY ROAD (43081)**, being 61.27± acres located at the southeast corner of Ulry and Warner Roads (110-000249 and 112-000011; Northland Community Council).
Existing Zoning: R, Rural District.
Request: PUD-8, Planned Unit Development and L-I, Limited Institutional Districts.
Proposed Use: Mixed residential development and assisted living facility.
Applicant(s): Metro Development, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): McCorkle Soaring Eagles; 5800 Ulry Road; Columbus, OH 43081.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

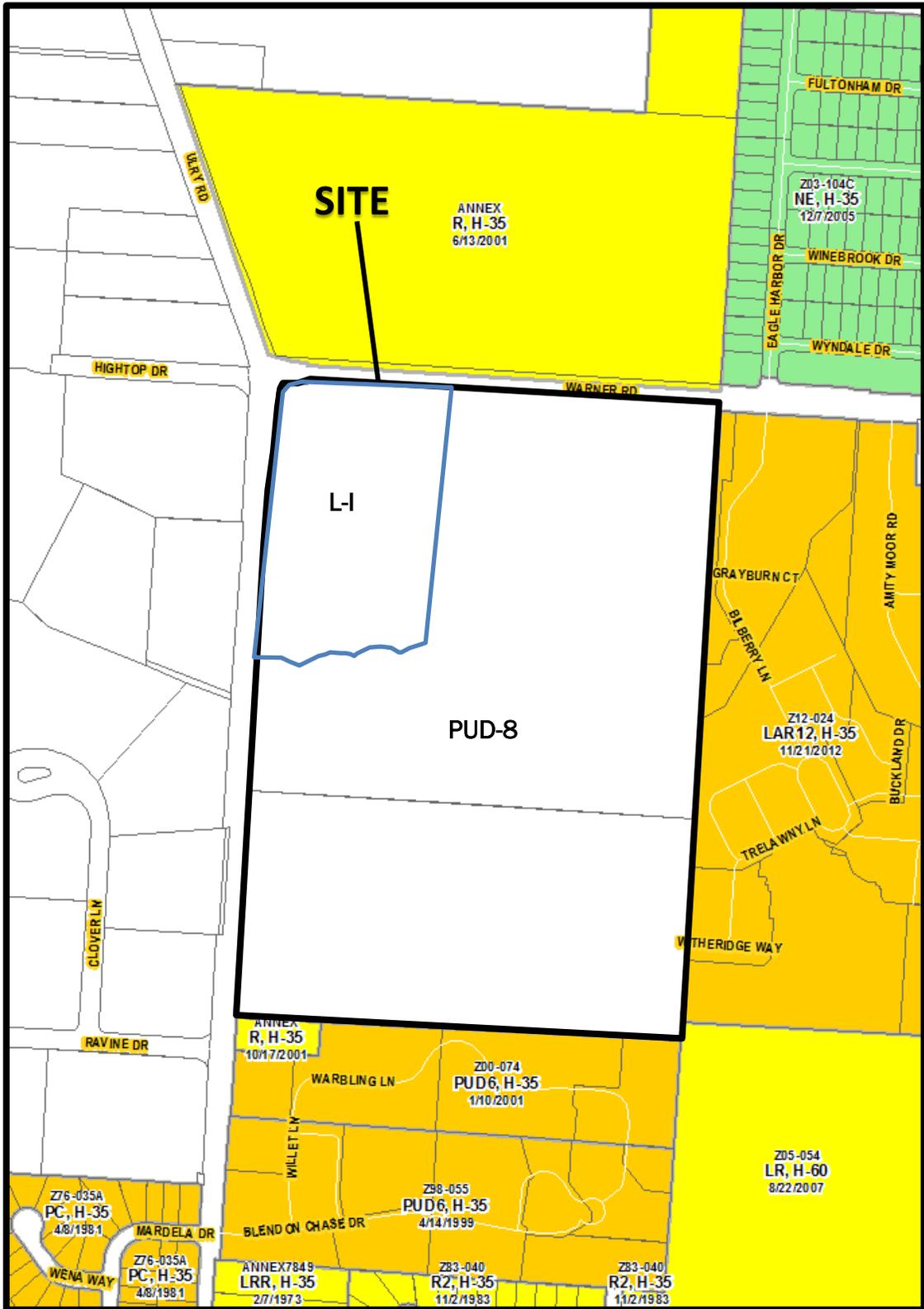
BACKGROUND:

- This request was tabled by the Development Commission at the April 2015 meeting. The proposal was revised to reduce the number of units by 21, to restrict the uses in the proposed L-I, district to only assisted living, to increase setbacks and landscaping in the setback areas, and to increase connectivity through the open space area. The site is undeveloped and is zoned in the R, Rural District as a result of annexation from Blendon Township. The requested PUD-8, Planned Unit Development District will allow 364 mixed residential units on 51.24± acres (7.1 units/acre) with 18.33± acres of provided open space. The requested L-I, Limited Institutional District proposes a 100-unit assisted living facility on 10.03± acres. The gross density of the entire site is 7.57 units/acre.
- To the north across Warner Road is undeveloped land owned by the City of Columbus in the R, Rural District. To the east is multi-unit residential development in the L-AR-12, Limited Apartment Residential District with a gross density of 10.06± units/acre. To the south is multi-unit residential development with a gross density of 5.56± units/acre. To the west across Ulry Road are undeveloped land and single-unit dwellings in Plain Township.
- The site is located within the boundaries of the Little Turtle District of the *Northland Plan: Volume II* (2002). Single-unit residential development at three units/acre maximum (low-density cluster or conservation-type subdivisions) is the preferred land-use for this district. The Plan also identifies the intersection of Ulry and Warner Roads as an opportunity to incorporate neighborhood-based civic-type center that could benefit the region. In addition, the Plan recommends preservation of natural features, and that land uses and standards of the *Rocky Fork-Blacklick Accord* (RFBA) be considered when reviewing rezoning applications contiguous to the RFBA to ensure compatibility of planning efforts. Deviation from the Plan was warranted by the Planning Division for the following reasons:
 - The proposed density in Subarea A is compatible with and adjacent to a multi-unit residential development to the east which is located in the RFBA planning area. The RFBA recommends multi-unit residential uses for this adjacent development. A density higher than the Plan recommendation for the subject site is offset by the substantial

- open space/preserve included in the site plan.
 - Staff supports density in Subarea B that matches the existing residential development to the south, without consideration of additional open space to the north, and the uncalculated open space areas that are depicted on the site plan.
 - Staff appreciates the inclusion of a different type of residential development (assisted living) for this area with the L-I district. The orientation of the building to Warner Road, lower traffic generation than other forms of residential development, and setback from Ulry Road minimizes impacts on the existing single-unit dwellings to the west.
 - Over 30% of the subject site is open space including stream corridor and tree preservation which meets the Plan recommendation for preservation of natural features.
- The development text commits to a site plan, and provides use restrictions, AR-12 development standards for Subarea A, R-4 development standards for Subarea B, and commitments for maximum number of units, setbacks, access and street details, street trees, preservation areas, street lights, sidewalks/paths, garage requirements, landscaping and buffering, building materials commitments, open space restrictions, and Pay As We Grow obligations.
 - The site is located within the boundaries of the Northland Community Council whose recommendation is for disapproval of the requested PUD-8 and L-I districts.
 - The *Columbus Thoroughfare Plan* identifies Ulry Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline. Warner Road is not listed in the *Columbus Thoroughfare Plan*, however, the Department of Public Service has determined that a minimum of 30 feet of right-of-way from centerline is required to be dedicated along the site's frontage.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed PUD-8, Planned Unit Development District will allow a mixed residential development including 244 apartment units on 22.33 ± acres (10.93 units/acre), and 120 attached or detached dwelling units on 24.98 ± acres (4.8 units/acre). A minimum of 18.33± acres of calculated open space is provided which is nearly three times greater than the code requirement, and the actual open space is even greater than the minimum because open areas depicted in the developed portions of the site plan were not included in this calculation. The proposed L-I, Limited Institutional District will allow a 100-unit assisted living facility on 10.03± acres. Although the *Northland Plan: Volume II* envisioned single-unit residential development at three units/acre for this area, the proposed PUD-8 developments are compatible with the adjacent developments to the east and south, and the L-I development minimizes impacts on the existing single-unit dwellings to the west with lower traffic generation and primary orientation of the building towards Warner Road. Furthermore, the proposal preserves natural features, with over forty percent of the site's Ulry Road frontage as open space, further minimizing impacts to the west side of Ulry Road. Staff believes this request is compatible with adjacent zoning and development patterns in the area, and considers the proposed density as a good transition from the lower density single-unit residential development to the west and the higher density multi-unit residential development to the east.



Z14-059
 5830 Ulry Road
 Approximately 61.27 acres
 R to PUD-8 & L-I

Little Turtle District

This district is north of SR-161 and encompasses the majority of unincorporated land found in the planning area. Predominant land-uses include the Little Turtle Subdivision, which is zoned PC, Planned Community, and has condominium and single-family residential units with a private golf course. There is a city of Columbus police substation and fire facility located in this district. Unincorporated parcels include estate residential lots, parcels used for agriculture, and un-platted residential lots in Blendon Township. The city of Westerville is located to the north and west, and Plain Township is located to the immediate east. Land-use recommendations for parcels to the east that are in the city of Columbus are provided in *The Rocky Fork-Blacklick Accord*.



Little Turtle District



It is the recommendation of Northland Plan – Volume II that:

- *Single-family residential at three units/acre maximum (low-density cluster or conservation-type subdivisions) is the preferred land-use for this district, should development or redevelopment occur. A key principle of this concept is that open space and natural areas should be used as organizational elements in any development proposal for this area.*
- *A limited neighborhood civic center for the area be located near the Ulry and Warner Road intersections. The intersection of Ulry and Warner roads provide an ideal opportunity to incorporate a small, neighborhood-based civic-type center that could benefit the Warner/Ulry/Central College Road region. This area is a transition area from the large unincorporated lots in Blendon Township, to the area east designated as village center in the Rocky Blacklick Accord. The region will experience an increase in residential uses as well as the future extension of Hamilton Road to the east. There are single-family, multi-family and condominium units to the west and south, and growth occurring in the Rocky Fork-Blacklick Accord area to the east and northeast. Civic uses for this area might include a post office, parks and/or public recreational uses, schools, or means to further address the needs of public safety as the area grows. The city should consider this area for a future recreational facility to service the growing population.*
- *The large wooded lots identified on the existing land-use map (page 54) be afforded some level of protection from future development. Immediately north of the Little Turtle subdivision, and south of Central College Road are heavily wooded parcels with rolling terrain, a natural amenity for the community. Future development should be sensitive to the natural features of these areas and ensure that impact on the wooded sites is minimal. Consideration should be given to providing permanent protection to existing woodlots in the area through public acquisition, conservation easements or other means.*
- *There are a number of large residential parcels in the planning area to the north of Little Turtle. Should an alternative development pattern be sought for this area, this plan recommends that single-family residential remain the primary land-use with consideration given to surrounding rural setting and land-uses.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*





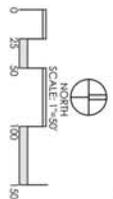
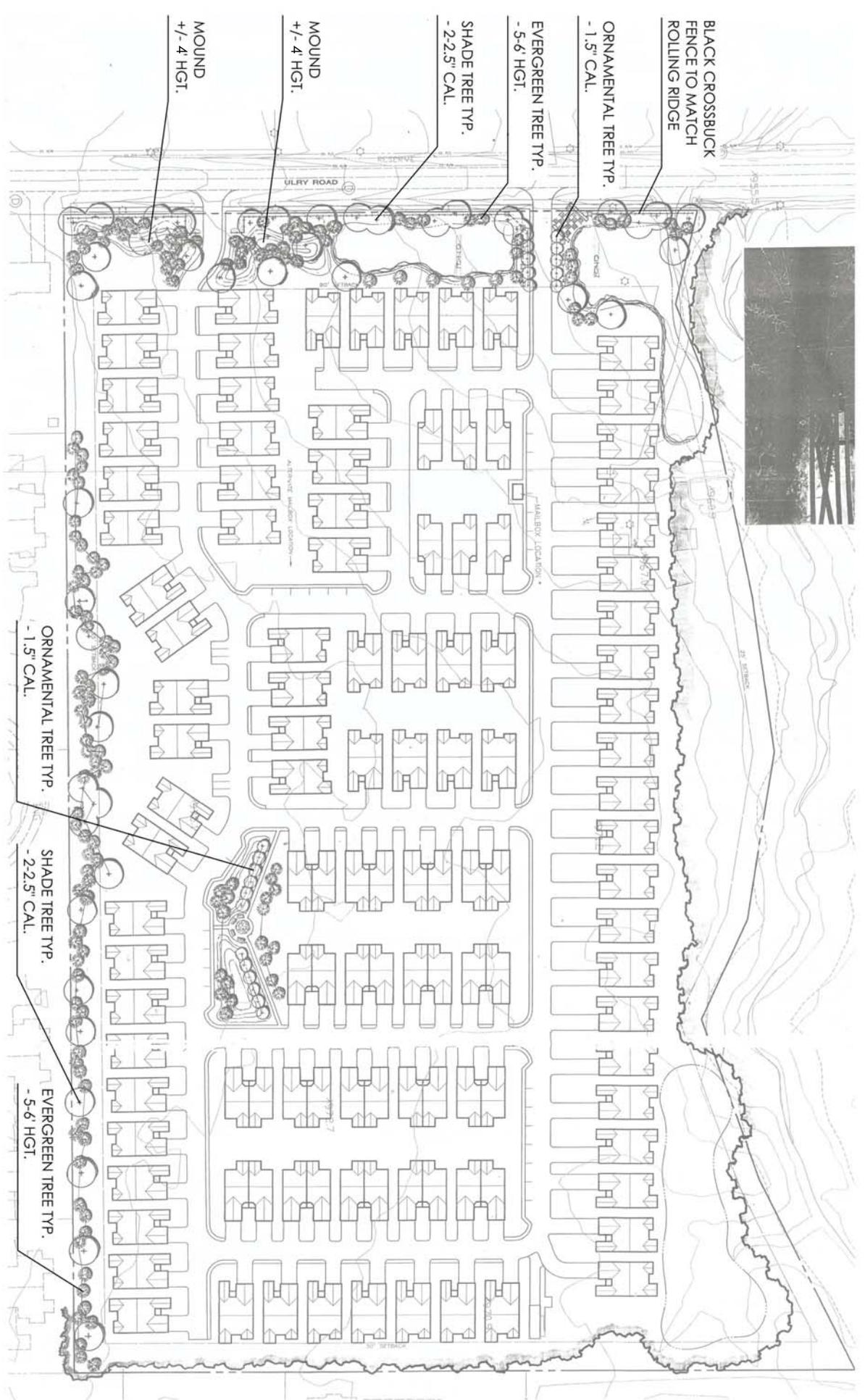
SITE

Z14-059
5830 Ulry Road
Approximately 61.27 acres
R to PUD-8 & L-I

ULRY AND WARNER ROADS

PREPARED FOR RYAN HOMES
DATE: 11-5-16

LANDSCAPE BUFFER PLAN





Northland Community Council
Development Committee

Report

January 27, 2016 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (17): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (PWCA), Woodstream East (WECA).

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- Case #1** Application #Z14-059 (Rezoning of 61.27 AC± from R to PUD-8/L-I Limited Institutional for residential and assisted living uses; previously heard January 2015 (tabled), March 2015 (disapproval), May 2015 (tabled); tabled by applicant December 2015)
Jill Tangeman/Vorys, Sater, Seymour and Pease *representing*
Metro Development/McCorkle Soaring Eagles
5830 Ulry Road, 43081 (PID 110-000249/112-000011)
- *The Committee approved 16-0 (w/ 1 abstention) a motion (by RRSHA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.*
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Executive Session 8:30 pm

Meeting Adjourned 10:10 pm

Next meeting: *March 2, 2015 (tentative)*