

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2016**

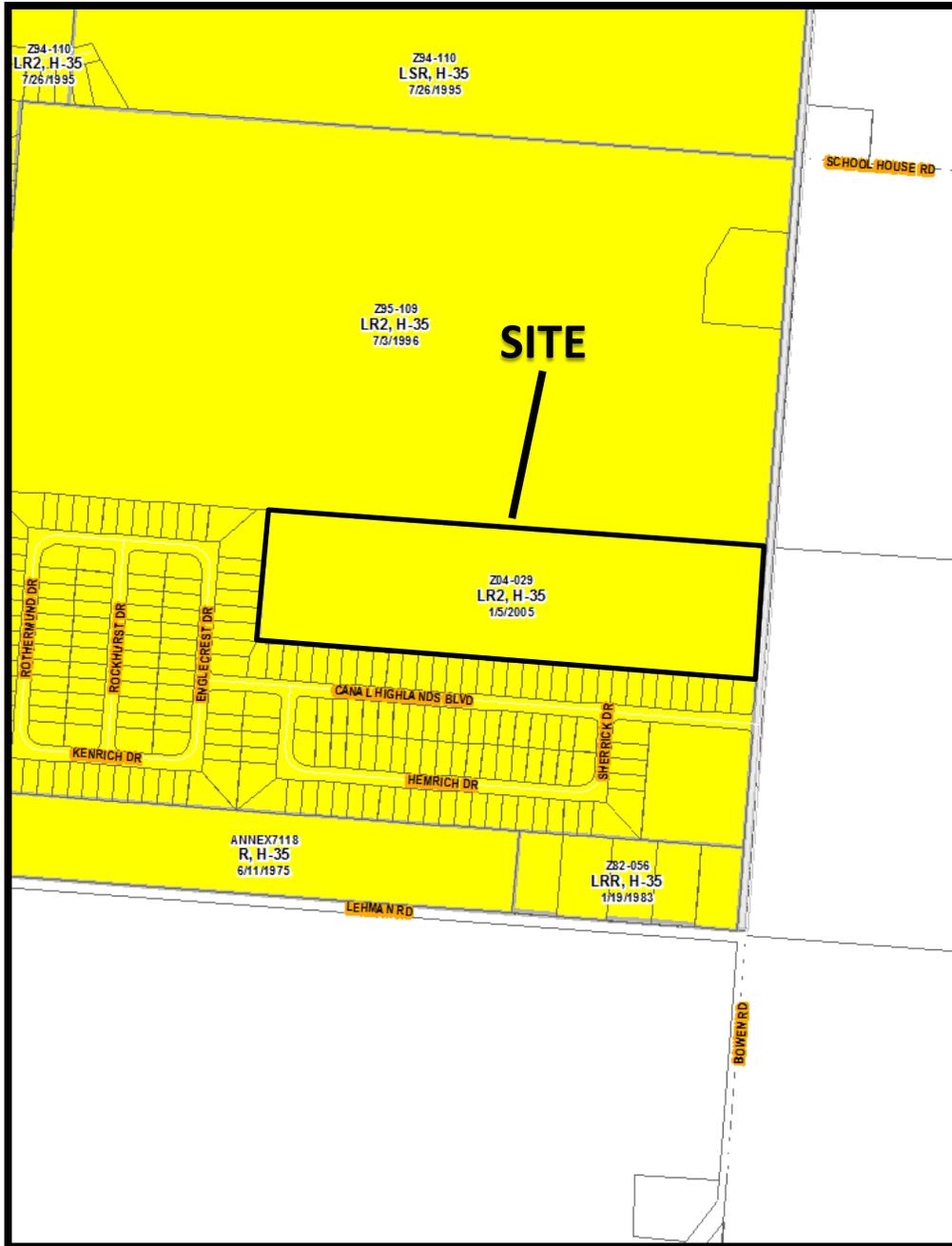
- 2. APPLICATION: Z16-001**
- Location:** **5595 BOWEN ROAD (43110)**, being 17.9± acres located on the west side of Bowen Road, 120± feet north of Canal Highlands Boulevard (490-190833 and 490-266693; Greater South East Area Commission).
- Existing Zoning:** L-R-2, Limited Residential District.
- Request:** L-R-2, Limited Residential District.
- Proposed Use:** Single-unit residential development.
- Applicant(s):** Maronda Homes, Inc. of Ohio; c/o Christopher Jones or Paul T. Saba, Attys.; Stagnaro, Saba & Patterson, Co., L.P.A.; 2623 Erie Ave.; Cincinnati, OH 45208.
- Property Owner(s):** Maronda Homes, Inc. of Ohio; 3966 Brown Park Drive, Suite E; Hilliard, OH 43026.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

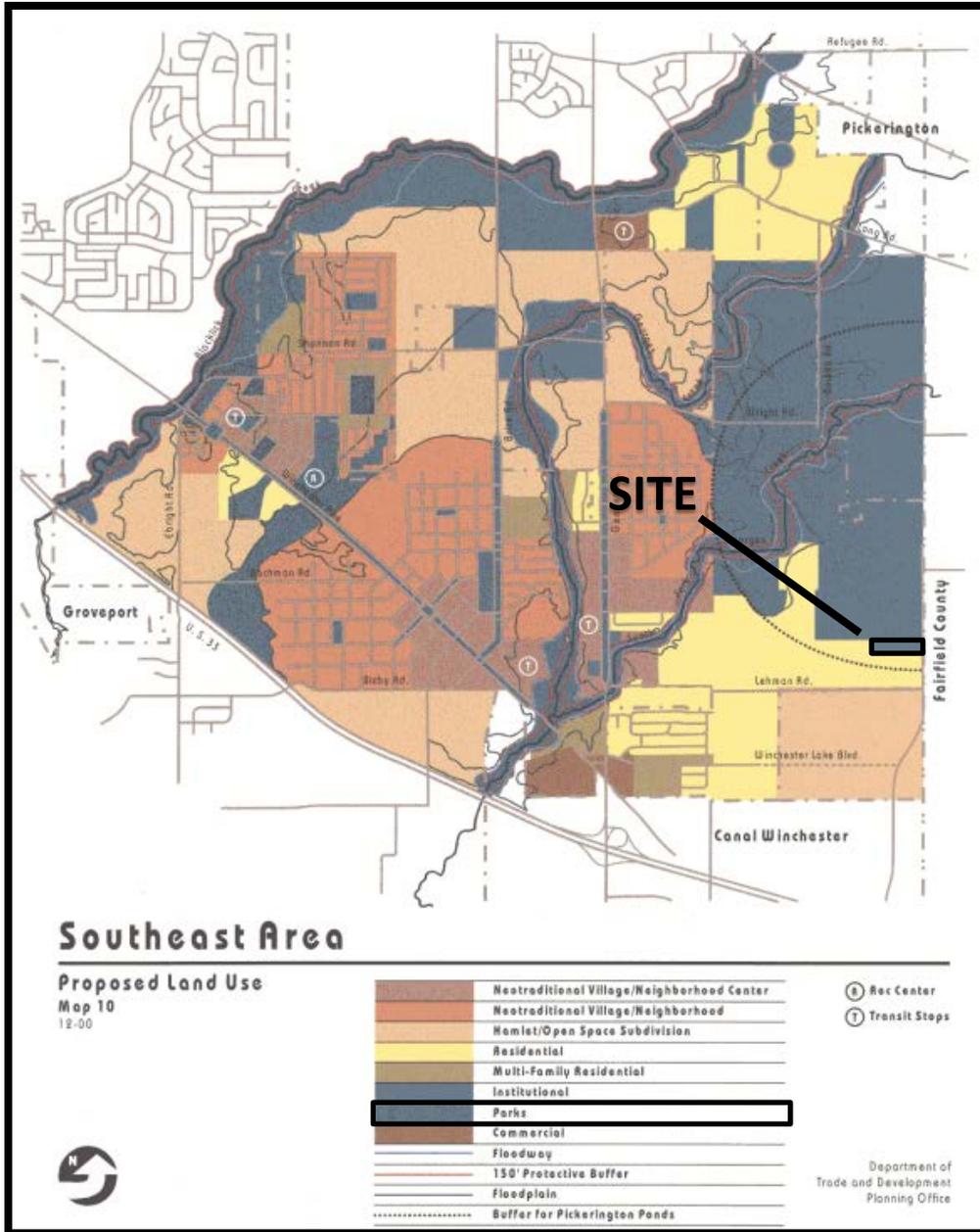
- The 17.9± acre site consists of two undeveloped parcels zoned L-R-2, Limited Residential District. The requested L-R-2, Limited Residential District allows the applicant to change certain aspects of the limitation text from the current zoning. Changes include a reduction in the number of lots from 89 to 79 with a gross density of 4.36 lots/acre, increased open space from 1.46± acres to 1.88± acres in two separate reserve areas, and a reduced buffer along the northern property line from 22 to 15 feet, which was negotiated with the adjacent Metro Park property.
- Immediately north of the site is Pickerington Ponds Metro Park, zoned L-R-2, Limited Residential District. To the south and west of the site is a single-unit subdivision development zoned L-R-2, Limited Residential District. To the west of the site across Bowen Road is farmland within Violet Township in Fairfield County.
- The site is located within the planning area of the *Southeast Area Plan* (2000), which recommends Parks/Open Space at this location. Deviation from the recommended land use of the Plan is acceptable given the adjacent single-unit subdivision and current zoning of the property established in 2005.
- The limitation text commits to a site plan, provides development standards to, height, number of lots, setbacks, traffic access, buffering, landscaping, open space, building design, and environmental and bus shelter commitments.
- The site is located within the boundaries of the Greater South East Area Commission whose recommendation is for approval of the requested zoning district.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-R-2, Limited Residential District will permit the development of a 79-lot single-unit subdivision. The proposed development is consistent with the surrounding single-unit subdivision and therefore is an acceptable deviation from the *Southeast Area Plan (2000)* land-use recommendation. The requested zoning district, along with the site plan and limitation text, is compatible to the zoning and development patterns in the area. Given the reduction in the number of lots and increase in open space/reserve areas, the reduced norther buffer and reconfiguration of the subdivision is supported.



Z16-001
5595 Bowen Road
Approximately 17.9 acres
L-R-2 to L-R-2



Z16-001
 5595 Bowen Road
 Approximately 17.9 acres
 L-R-2 to L-R-2



Z16-001
5595 Bowen Road
Approximately 17.9 acres
L-R-2 to L-R-2

LIMITATION TEXT

L-R-2, LIMITED RESIDENTIAL DISTRICT

17.9+ ACRES

EXISTING DISTRICT: L-R-2, LIMITED RESIDENTIAL DISTRICT

PROPOSED DISTRICT: L-R-2, LIMITED RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 5595 BOWEN ROAD, COLUMBUS, OH 43110

OWNER: MARONDA HOMES, INC. OF OHIO, c/o Mark Scheel, 3966 BROWN PARK DRIVE, STE E, HILLIARD, OH 43026, 614-771-3868 Ext. 14, scheelma@maronda.com

APPLICANT: MARONDA HOMES, INC. OF OHIO, c/o Mark Scheel, 3966 BROWN PARK DRIVE, STE E, HILLIARD, OH 43026, 614-771-3868 Ext. 14, scheelma@maronda.com

DATE OF TEXT: APRIL 14, 2016

APPLICATION NUMBER: Z16-001

INTRODUCTION:

The subject property is 17.9± acres located at the west side of Bowen Road, 850± feet north of the intersection of Bowen Road and Lehman Road. Applicant proposes to rezone the property for development of a single family dwelling subdivision. A preliminary plat is submitted with this application as the street and lot plan, subject to final engineering and platting of the site. The proposed land use is consistent with abutting development to the south and west, land use in the area in general and recommendations of the Southeast Area Plan.

1. PERMITTED USES: The following uses shall be permitted:

Detached Single-family dwellings on platted lots as permitted in Section 3332.033, R-2, Residential District Use, along with customary accessory uses and structures incidental to a single family dwelling, as permitted in Chapter 3332, Residential Districts.

2. DEVELOPMENT STANDARDS: Except as specified herein and as indicated on "The Plan", the applicable development standards of Chapter 3332, Residential Districts, of the Columbus City Code shall apply.

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

1. Density: A maximum of seventy-nine (79) lots for detached single-family dwellings on separate platted lots shall be permitted.
2. Height: Height District shall be H-35. No dwelling shall exceed 2 ½ stories in height.
3. Lot: The lot and street layout shall be as depicted on the Plan for the maximum number of lots permitted. Applicant may reduce the number of lots, if desired.
4. Setback: The minimum building setback line from the internal public street shall be 25 feet. The minimum building setback from the right-of-way line of Bowen Road shall be as depicted on the plan based on lot locations and setback lines depicted.

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

1. The subdivision shall be accessed from Bowen Road by a single public street access point.
2. All lots shall front upon and be accessed from new public streets, as depicted on The Plan.
3. Thirty (30) feet of right of way from the centerline of Bowen Road shall be dedicated to the City of Columbus in conjunction with the subdivision plat for the site.

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

1. Street trees shall be provided along the new internal public street at the rate of not less than one (1) street tree per lot for single frontage lots and two (2) street trees per lot for corner lots with one (1) street tree located on each frontage of the corner lot. Street trees shall be selected from tree species approved by the City Forester.
2. A total of ten (10) street trees shall be provided along Bowen Road at the rate of one (1) street tree per 40 lineal feet of Bowen Road frontage. Street trees shall be selected from tree species approved by the City Forester.
3. A landscaped entrance feature shall be provided on one side and may be provided on both sides of the public street entrance from Bowen Road, subject to applicable setback and clear vision requirements.
4. Trees and fencing shall be provided along the west side of Reserve A. Fencing shall consist of a 3 or 4 board fence approximately 42 inches tall. The fence shall be stained black or dark brown. Tree planting at the rate of four (4) trees per 100 lineal feet shall be planted. Tree planting shall consist of a mixture of deciduous and evergreen trees.
5. The 15' Reserve, as depicted on the plan, is for open space, storm detention and landscaping. Landscaping of the 15' reserve shall be of native species and no Bradford or Callery Pear trees shall be installed.
6. A farm fence shall be placed along the north property line. Fencing shall consist of a 3 or 4 board fence approximately 4 feet tall.

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

1. Minimum Dwelling Unit Size: The Minimum Net Floor Area for Living Quarters, as defined in Section 3303.13, Letter M, of the Columbus Zoning Code, shall be 1,350 square feet per dwelling unit.
2. Garages: Every dwelling shall have not less than a two car attached garage.
3. Single-family homes of substantially the same appearance shall not be located next to each other.

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

1. All new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.
2. All exterior light fixtures shall be cut-off fixture type. Street lighting shall be limited to a maximum height of 14 feet and shall use fully shielded cut-off style fixtures. All street lighting shall use poles and fixtures of the same color, style and from the same manufacturer.
3. To reduce the impact of traffic noise and congestion associated with construction, no construction access shall use that segment of Bowen Road adjacent to the Pickerington Pond Wildlife Refuge. Construction traffic shall be instructed to access the site from the south only and construction traffic exiting the site shall be instructed to exit to the south.

F. Graphics and Signage Commitments.

1. All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the R-2, Residential District. Any variance to the applicable sign requirements of the R-2 district shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1. Parkland Dedication Commitments. At the time of final plat submittal, Applicant or its assigns agrees to make a monetary contribution to the Recreation and Parks Department as required by the Parkland Dedication Ordinance.
2. Reserve A, as depicted on the plan, is for open space, storm detention, and landscaping.
3. The school bus shelter shall be located to the west of Bowen Road in Reserve B. The school bus shelter shall comply with and be constructed pursuant to the Central Ohio Transit Authority bus shelter specifications contained in the Bus Shelter Exhibit attached hereto.

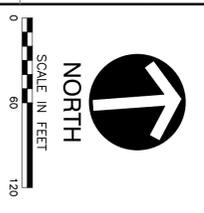
4. The 15' Reserve, as depicted on the plan attached hereto, shall be maintained by the Home Owners' Association. A maintenance provision providing that the Home Owners' Association will be responsible for maintaining this area will be included in the Declaration of the Home Owners' Association.

5. The Property shall be developed in substantial accordance with the site plan submitted herewith. The site plan may be modified to reflect final engineering and/or consultation with the City of Columbus Recreation and Parks Department or Utilities Department. Such modifications may include the reworking and/or renumbering of lots, minor acreage calculations and/or other minor modifications determined by final engineering, approved by the Administrator or his/her designee.

6. The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives does 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 he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

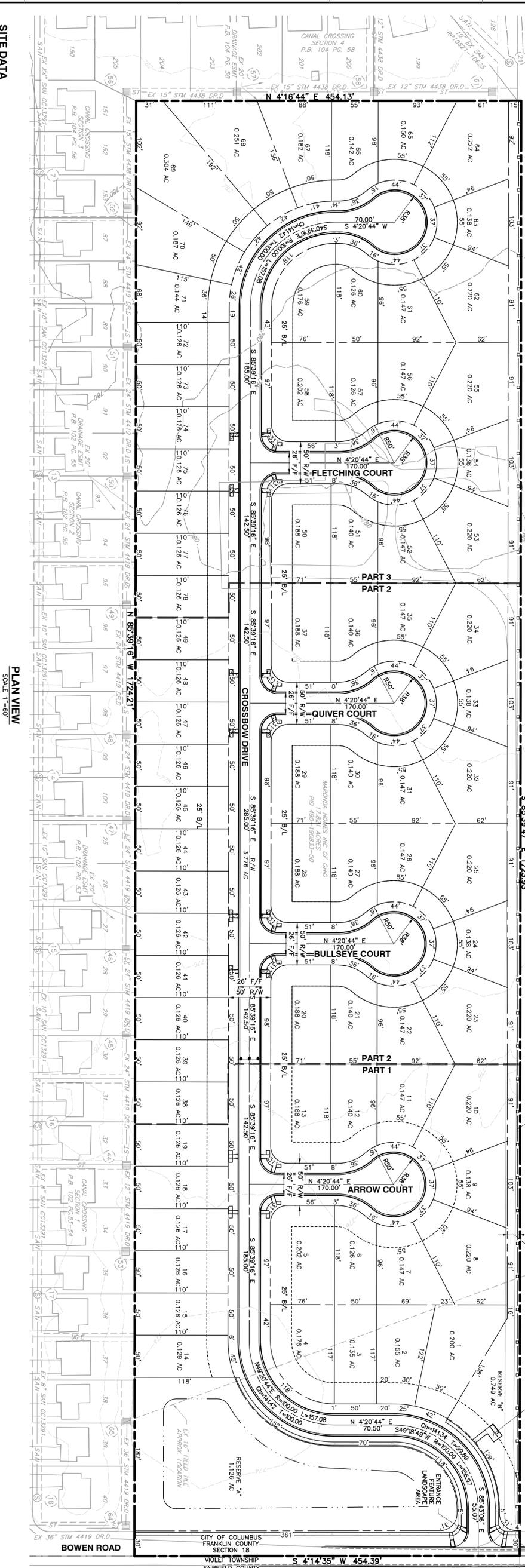
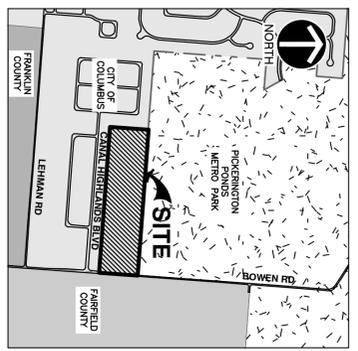
SIGNATURE:

DATE:



HUNTERS GLEN PARTS 1, 2, & 3 CITY OF COLUMBUS, OHIO

BOARD OF PARK COMMISSIONERS OF THE
CITY OF COLUMBUS
METROPOLITAN PARK DISTRICT
NOTE: 200206020163026



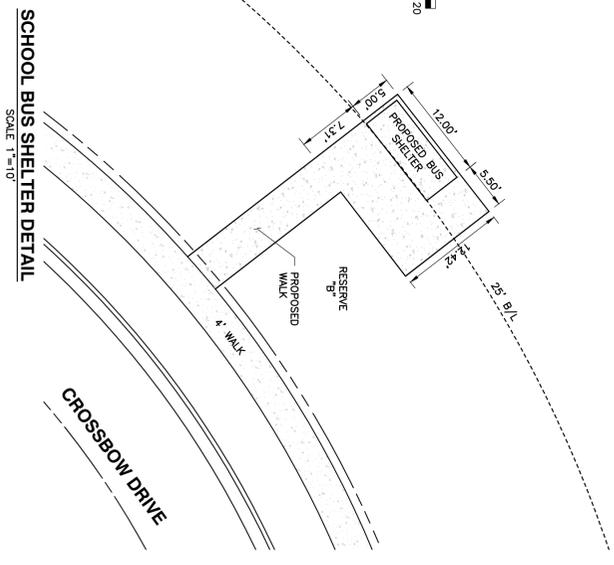
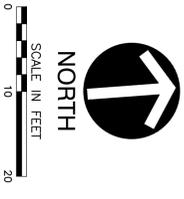
SITE DATA

TOTAL ACREAGE: 317.9 ACRES (INCLUDES R/W)
 NUMBER OF LOTS: 78
 GROSS DENSITY: 4.38 LOTS/ACRE
 HEIGHT: HEIGHT DISTRICT SHALL BE H-35
 MIN AREA: 5000 SF
 MIN WIDTH: 50 FT
 MIN SIDE YARDS: 5 FT (SEE ZONING CODE 3332)
 FRONT SETBACK: 25 FT
 RESERVE A
 SIZE: 1.126 ACRES
 RESERVE B
 SIZE: 10.749 ACRES
 RIGHT-OF-WAY: 13.776 ACRES

NOTE

1. 4' FARM FENCE TO BE PLACED ALONG NORTH PROPERTY LINE.

PLAN VIEW
SCALE 1"=80'



Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
 Ph: 614.540.6533 Fax: 614.540.6533
 WWW.CECONLINE.COM

**HUNTERS GLEN
CITY OF COLUMBUS, OHIO**

DRAWN BY: CJA CHECKED BY: CJB APPROVED BY: GIL	DATE: MAR 2016 DWG SCALE: NTS PROJECT NO: 151141
SITE EXHIBIT	DRAWING NO: SP01

SHEET 1 OF 1

THE GREATER SOUTHEAST AREA COMMISSION

ZONING RECOMMENDATION AND VOTE

Application # 716-001

Address Hunters Glen - 5595 Bowen Rd.

Description

Zoning Committee Recommendation

APPROVE DISAPPROVE

Commission vote

Commissioner Johnson YES NO ABSTAIN

Commissioner Brown YES NO ABSTAIN

Commissioner Bunting YES NO ABSTAIN

Commissioner Chambers YES NO ABSTAIN *absent*

Commissioner Harris YES NO ABSTAIN

Commissioner E. Kempner YES NO ABSTAIN

Commissioner M.M. Kempner YES NO ABSTAIN

Commissioner Palmer YES NO ABSTAIN

Commissioner Schacht YES NO ABSTAIN

GSEAC Chair *Ava Johnson*

Date 2/23/16

GSEAC Secretary *Marian Harris*

Date 2/23/16