

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

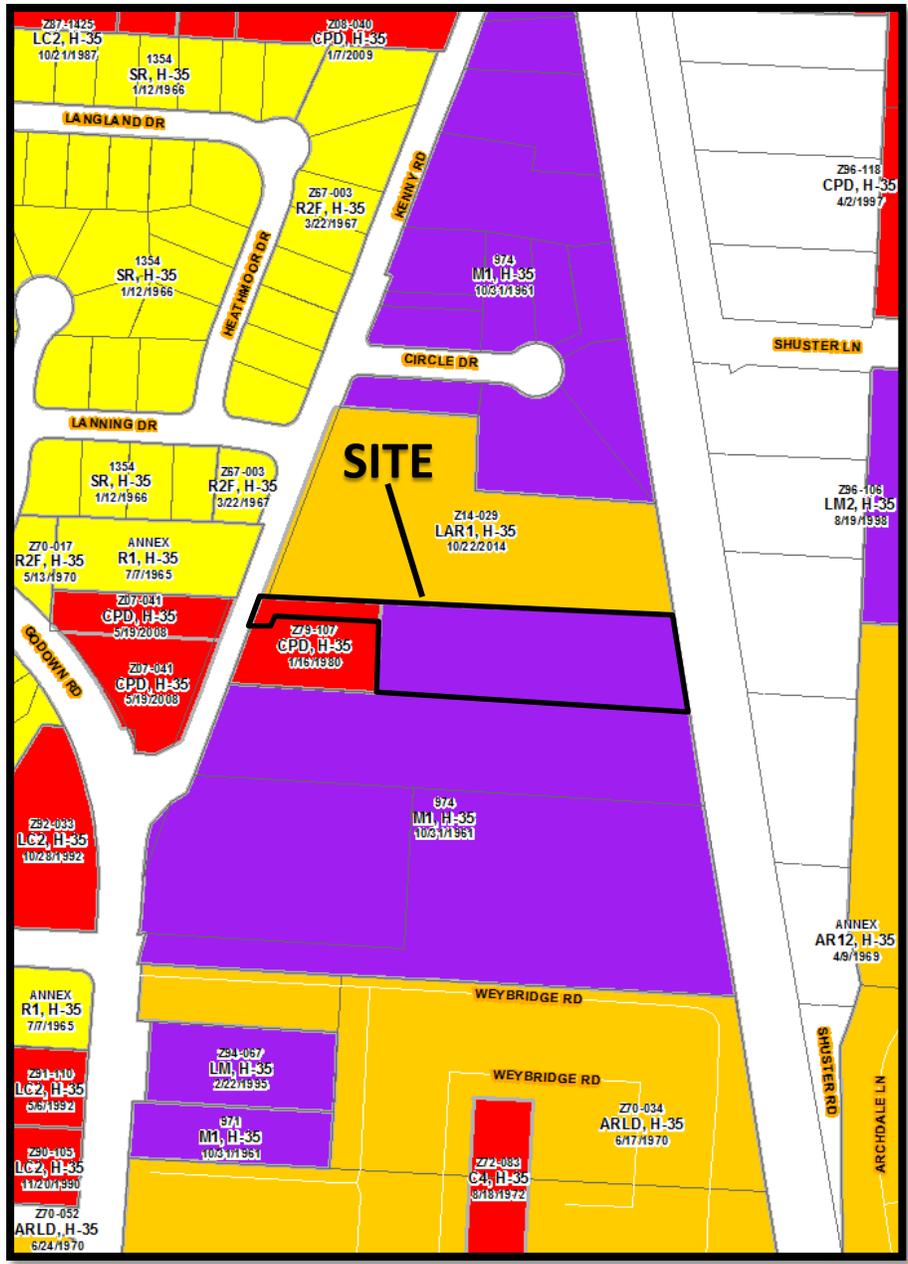
1. **APPLICATION:** **Z16-021**
Location: **4660 KENNY ROAD (43235)**, being 1.9± acres located on the east side of Kenny Road, 377± north of Godown Road (010-129794; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development and M-1, Manufacturing Districts.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Real Estate Investments II, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Kenny Road 4660, LLC; 3000 Tarrington Lane; Columbus, OH 43220.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 1.9± acre site consists of one parcel zoned in the CPD, Commercial Planned Development and M-1, Manufacturing Districts, developed with an office industrial warehouse. The applicant is requesting the L-AR-1 Limited Apartment Residential District to allow for the development of 90 apartment units.
- To the north of the site is multi-unit residential development zoned in the L-AR-1, Apartment Residential District. To the east across the railroad tracks is an industrial building in Perry Township. To the south are office industrial buildings zoned in the M-1, Manufacturing District. To the west is a convenience store, and across Kenny Road is a funeral home, both zoned in the CPD, Commercial Planned Development District.
- The site is located in the planning area of *The Northwest Plan (2007)*, which does not provide specific land use recommendations for this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation is for approval.
- The limitation text includes provisions for parking and building setbacks, building height, site access, bicycle parking, lighting, building exteriors, and signage. Concurrent Council variance (CV16-024) has been filed to permit the existing on-site driveway to continue serving the adjacent commercial buildings, and to reduce required perimeter yard, but will be considered by City Council and not at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval

The requested L-AR-1, Limited Apartment Residential District will allow the applicant to construct a 90-unit apartment development (47.37 du/acre). Given the existing mix of residential, commercial, and industrial land uses and the existing multi-unit residential development to the north (32 du/acre), Staff is supportive of the general land use request. However, Staff requests an increased setback on the south property line with enhanced landscaping and screening to provide for an appropriate, compatible transition to the existing industrial uses to the south. The limitation text lists parking and building setbacks on the south property line at five feet, and does not address landscaping or screening on that same property line. Staff is unable to support the requested rezoning at the time this report was written due to the current building and parking setback dimensions and lack of landscaping and screening commitments on the southern property line of the site.



Z16-021
 4660 Kenny Road
 Approximately 1.9 acres
 CPD & M-1 to L-AR-1



Z16-021
4660 Kenny Road
Approximately 1.9 acres
CPD & M-1 to L-AR-1

Limitation Overlay Text

Proposed District: L-AR-1
Property Address: 4660 Kenny Road
Owners: Kenny Road 4660 LLC
Applicant: Preferred Real Estate Investments II LLC
Date of Text: June 24, 2016
Application No: Z16-021

1. Introduction: The subject site is 1.9 +/- acres located on Kenny Road south of Bethel Road. To the south is existing industrial land; to the east are railroad tracks; and to the west across Kenny Road is property zoned R2F. To the north is an apartment community developed by the applicant in 2015 known as Kendall Park. The site is currently zoned M1. The applicant is seeking to rezone the site to L-AR-1 to allow for the construction of a multi-family apartment project. The site is ideal for this type of zoning because the multi-family project will help buffer the existing residential developments in the area from nearby manufacturing uses. The multi-family project will have little impact on existing roadways, and support services, leisure activities and working environments are nearby.

2. Permitted Uses: Multi-family uses as permitted in the AR-1 district. .

3. Development Standards:

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

1. The parking and building setback shall be zero (0) feet to the north and five (5) feet to the east and south. A council variance application has been filed along with the rezoning application for the reduced perimeter yard setback on the north, east and south.
2. Maximum building height shall be 35'.

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

1. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.
2. Required bicycle parking shall be distributed throughout the site to provide convenient access to each proposed building and shall be as close as possible to each primary building entrance.

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

1. N/A

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

1. Maximum height of light poles shall be eighteen feet.

2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be of the same or similar type and color.
4. Buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

E. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

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

SITE DATA
PHASE II
 TOTAL ACRES ± 2 ACRES
 TOTAL UNITS 60
 DENSITY ± 30 D.U./AC.
 PARKING 90 (1.5/UNIT)

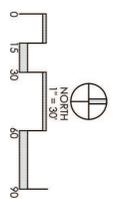


PHASE I

DEVELOPMENT PLAN

KENDALL PARK II

PREPARED FOR PREFERRED LIVING
 DATE: 4.23.16



Faris Planning & Design
 LAND PLANNING 9 LANDSCAPE ARCHITECTURE
 2421 N. 5th Street Suite 401 Columbus, OH 43215
 P (614) 487-1944 www.farisplanninganddesign.com



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 216-021

Address 4660 Kenny Rd.

Group Name Northwest Civic Association

Meeting Date 06/08/16

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

Recommendation (Check only one)
 Approval
 Disapproval

NOTES:

Vote 8-0 Approval

Signature of Authorized Representative Rosemarie Luchs
SIGNATURE

Zoning Chair
RECOMMENDING GROUP TITLE

614-985-1150
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.