

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2016**

- 2. APPLICATION: Z15-010**
- Location:** **9480 SOUTH OLD STATE ROAD (43235)**, being 6.0± acres located 734± feet west of South Old State Road, at the terminus of Garrett Street (part of 31834402003000; Far North Columbus Communities Coalition).
- Existing Zoning:** R, Rural District.
- Request:** L-R-2F, Limited Residential District.
- Proposed Use:** Two-unit residential development.
- Applicant(s):** Bell Properties, Ltd.; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
- Property Owner(s):** Korean Presbyterian Church of Columbus; 9480 South Old State Road; Columbus, OH 43035.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

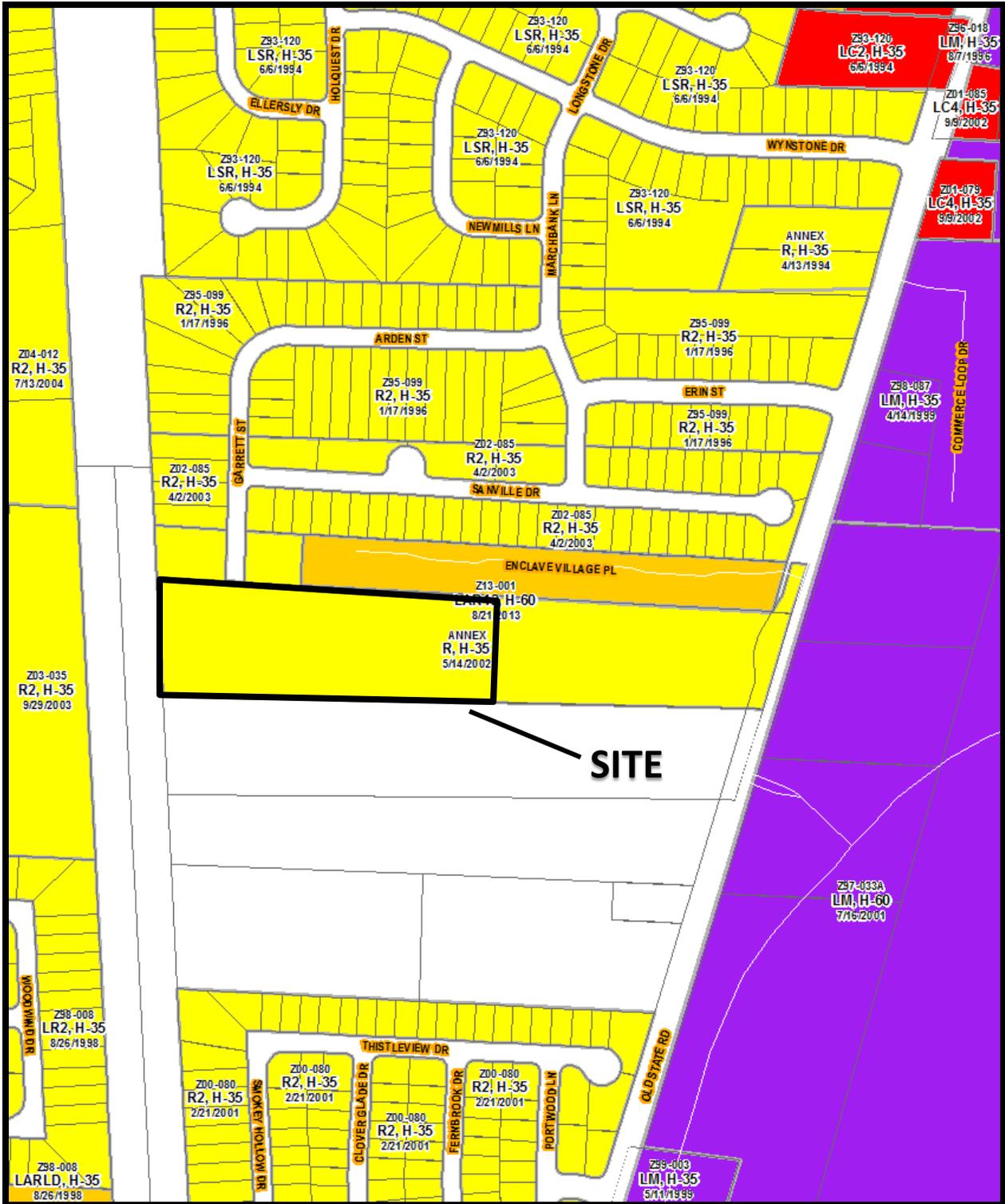
BACKGROUND:

- The 6.0± acre site is an undeveloped portion of a parcel developed with a church zoned in the R, Rural District. The requested L-R-2F, Limited Residential District will allow a two-unit dwelling development (46 total units) which will be accessed from Garrett Street.
- To the north is an apartment complex in the L-AR-12, Limited Apartment Residential District, and a monopole telecommunication antenna in the R, Rural District. To the east across South Old State Road is office development in the L-M, Limited Manufacturing District. To the south is an electrical substation in Orange Township. To the west are railroad tracks and undeveloped land in the R-2, Residential District.
- The site is located within the planning area of *The Far North Area Plan* (2014), which recommends institutional uses for this location. Redevelopment of existing institutional land uses should be compatible with surrounding development, and expansion should make efficient use of site areas and minimize disruption of sensitive natural resources. The Plan also recommends tree preservation, open space, and connectivity.
- The site is located within the boundaries of the Far North Columbus Communities Coalition who recommends approval of the requested L-R-2F district.
- The limitation text commits to a site plan (subdivision plat), and provides development standards for total number of units, dwelling size, height limit, access, landscaping, screening, tree preservation, connectivity to the north, and building materials commitments.
- Concurrent Council Variance CV16-048 has been filed to permit reduced maximum side yard requirements for the proposed subdivision. That request will be heard by City Council and will not be considered at this Development Commission meeting.

- The *Columbus Thoroughfare Plan* identifies South Old State Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline, although this site does not have direct access to South Old State Road.

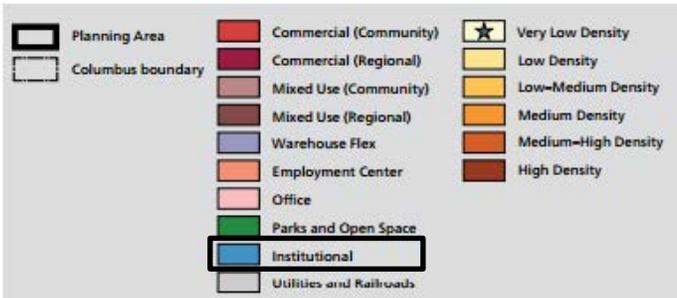
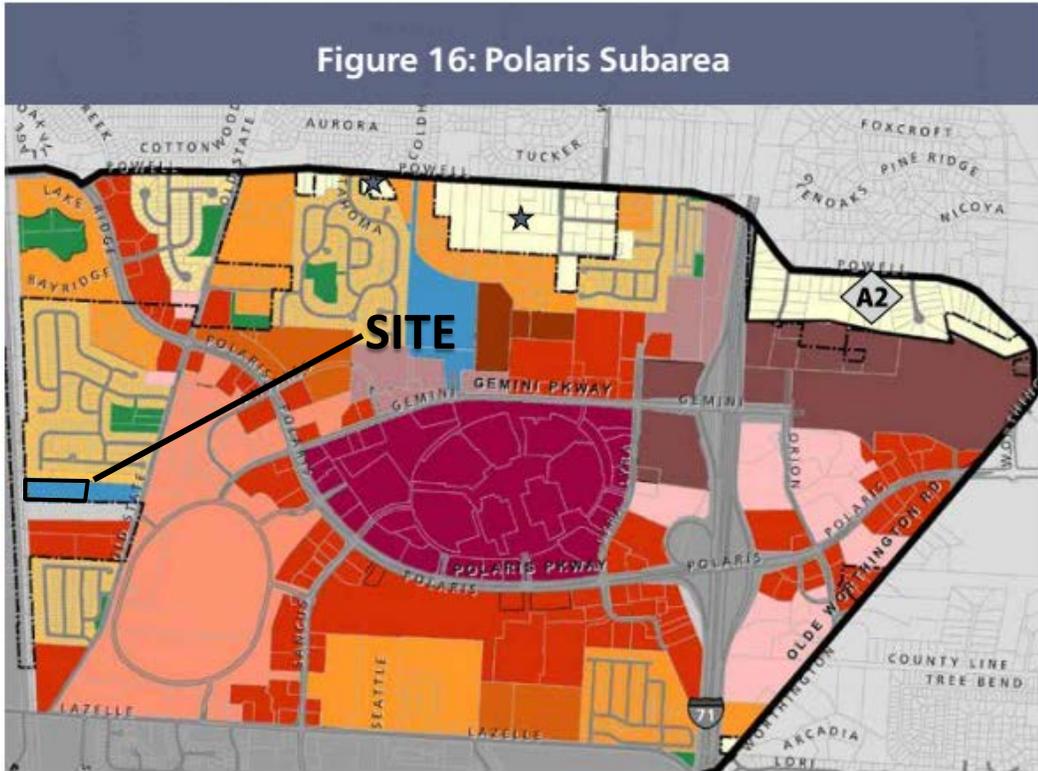
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-R-2F, Limited Residential District will allow a two-unit dwelling development containing a maximum of 46 units, which is compatible with the residential densities to the north. The site plan and limitation text include development standards in consideration of adjacent residential developments, and incorporate tree preservation, open space, and connectivity. Staff has determined that this proposal is consistent with the recommendations of *The Far North Area Plan*.



.....N% I\$%\$''
 9480 South Old State Road
 R to L-R-2F
 Approximately 6.00 acres

Figure 16: Polaris Subarea



Refer to page 55 for supporting text for site A2.

★Refer to page 43 for supporting text.

.....N% !\$\$

9480 South Old State Road
 R to L-R-2F
 Approximately 6.00 acres



.....N% I\$%\$''
9480 South Old State Road
R to L-R-2F
Approximately 6.00 acres

LIMITATION TEXT

Property Address: 9480 Old State Road
Property Size: 6 acres
Current Zoning District: R Rural Residential
Proposed Zoning District: L-R-2F Limited Residential

Current Owner: Korean Presbyterian Church of Columbus
9480 South Old State Road
Columbus, Ohio 43035

Applicant: Bell Properties, Ltd.
c/o Crabbe, Brown & James, LLP
Michael T. Shannon, Esq.
500 S. Front St., Suite 1200
Columbus, Ohio 3215
mshannon@cbjlawyers.com

Date of Text: August 19, 2016

1. INTRODUCTION

The subject property site (“Site”) is located in north Columbus, Ohio, near the intersection of South Old State Road and Polaris Parkway. The Site’s address is 9480 S. Old State Road (Parcel No: 31834402003000). The Site is currently occupied by the Korean Presbyterian Church of Columbus and the proposed development is of six (6) acres measured from the west property line of Parcel No: 31834402003000.

The Site is situated within the city of Columbus boundaries by means of annexation. The Site is in The Olentangy Local School District (2104).

The Site is currently zoned R (H-35). The site is bordered on the east (across South Old State Rd) by L-M parcels, on the north by thirty-eight (38) apartments in the L-AR12 District, and a Telecommunications Tower Zoned R, on the south by Orange Township property zoned Planned Commercial Office Districts, and on the west by railroad tracks and R-2 parcels across the railroad tracks.

The Site is located within the Far North Columbus Communities Coalition Civic Group and is subject to the Far North Area Plan. The Far North Area Plan recommends low-medium density residential and institutional uses.

Applicant proposes rezoning the Site to L-R-2F to permit a residential condominium development. The development as proposed provides for twenty-three (23) lots with condominium twin-singles on each lot for a maximum of forty-six (46) dwelling units for this development.

2. PERMITTED USES

The Site shall permit those R-2F uses provided in CC § 3332.037.

3. DEVELOPMENT STANDARDS

The Site shall comply with the R-2F district area requirements prescribed by CC § 3332.14. The minimum lot size for two-story, two-family dwellings shall be 6,000 feet.

A. Density, Height and Setback Commitment

- i. The minimum size for the dwelling units shall be 1,300 sq. ft.
- ii. The Site is currently designated H-35 and the buildings shall be a maximum of two stories in height.
- iii. The twin single condominium development shall contain a maximum of forty-six (46) units.

B. Access, Loading, Parking and other Traffic- Related Commitments.

- i. Garrett Street shall provide access to the Site once an occupancy permit is issued for the first building in the development. This limitation shall not apply to public infrastructure improvements such as utility installation and road construction.
- ii. Each dwelling unit shall have a two car garage.

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

- i. Lots 7, 8, 9, 10, and 11 shall maintain a 15 ft. landscape buffer. Additional trees shall be added to fill in areas where trees are thin or non-existent.
- ii. The northern border of Lots 12 and 13 and the eastern boarder of Lots 13, 14, and 15 shall install and maintain a 6 ft board-on-board fence.
- iii. Along the northern perimeter of Lots 7,8,9,10 and 11 of the attached Site Plan, a tree preservation area of approximately 12,000 sq. ft. shall be maintained by the Homeowners/Condominium Association, which includes the 15 ft. landscape buffer. Trees deemed to be dead or unhealthy by the Urban Forestry Division of the Columbus Recreation and Park Department may be removed

D. Exterior Building Material

- i. Exterior building materials shall be either Hardy-Plank or an equivalent siding, brick, stucco, stone, stucco stone, cast stone, vinyl limitation wood lap or Dutch lap, vinyl imitation wood shakes, vinyl imitation vertical baton or vinyl horizontal lap siding upgrade 0.0042 gauge or greater, or glass. Asphalt shingles shall be dimensional.

E. Graphics and Signage Commitments

N/A

F. Miscellaneous Commitments

- i. Applicant shall comply with the City's Parkland Dedication Ordinance.
- ii. The Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
- iii. A sidewalk providing pedestrian access to the development to the north shall be provided as depicted on the Site Plan.
- iv. The Applicant will apply for the following companion Council Variance:
 - a. CC § 3332.25(B) - To reduce the required sum of the widths of each side yard to equal or exceed ten (10) feet.

The undersigned, being the owners of the subject properties, 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 the development of the subject property.

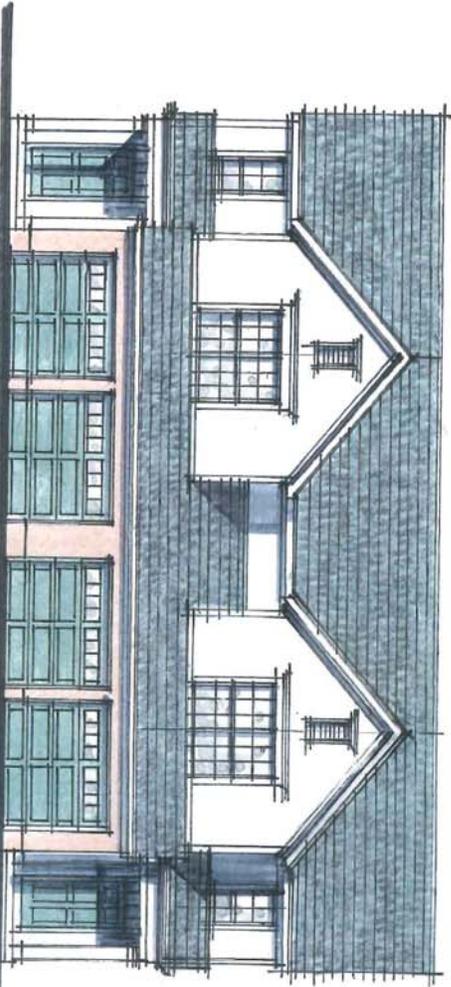
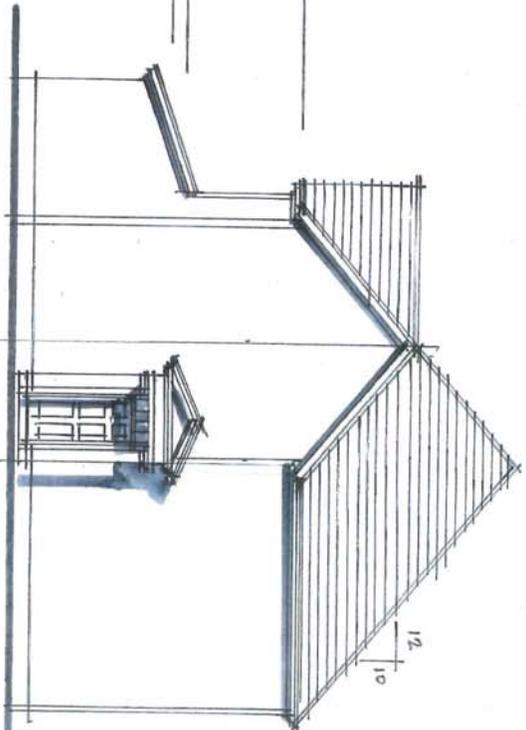
Respectfully Submitted,

Michael T. Shannon, Esq.
Attorney for Applicant

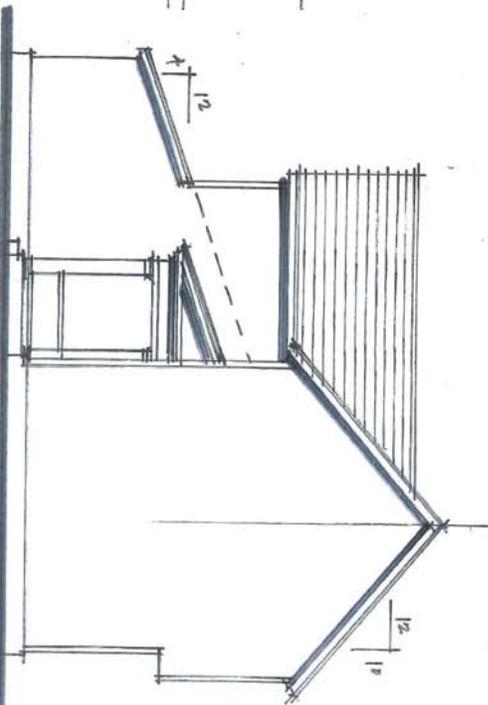
Conceptual Elevation Drawings



9'-0" 8'-0"



9'-0" 8'-0"





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 215-610 + CV16-048

Address _____

Group Name For North Columbus Communities Coalition

Meeting Date 8-2-2016

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

Recommendation (Check only one)
 Approval
 Disapproval

NOTES: Motion to accept as written was passed
unanimously.

Vote 14-0

Signature of Authorized Representative James Palmisano

SIGNATURE
President- FNCCC

RECOMMENDING GROUP TITLE
614-832-9083

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.