

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

1. **APPLICATION:** **Z16-010**
 Location: **7967 FRIEND STREET (43235)**, being 0.92± acres located at the northwest corner of Friend and Oak Streets (610-255262 and 3 others; Far North Columbus Communities Coalition).

 Existing Zoning: R, Rural District.
 Request: L-ARLD, Limited Apartment Residential District.
 Proposed Use: Multi-unit residential development.
 Applicant(s): CV Real Properties, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.

 Property Owner(s): Cutler Properties Ltd.; 7525 Perry Road; Delaware, OH 43035.
 Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

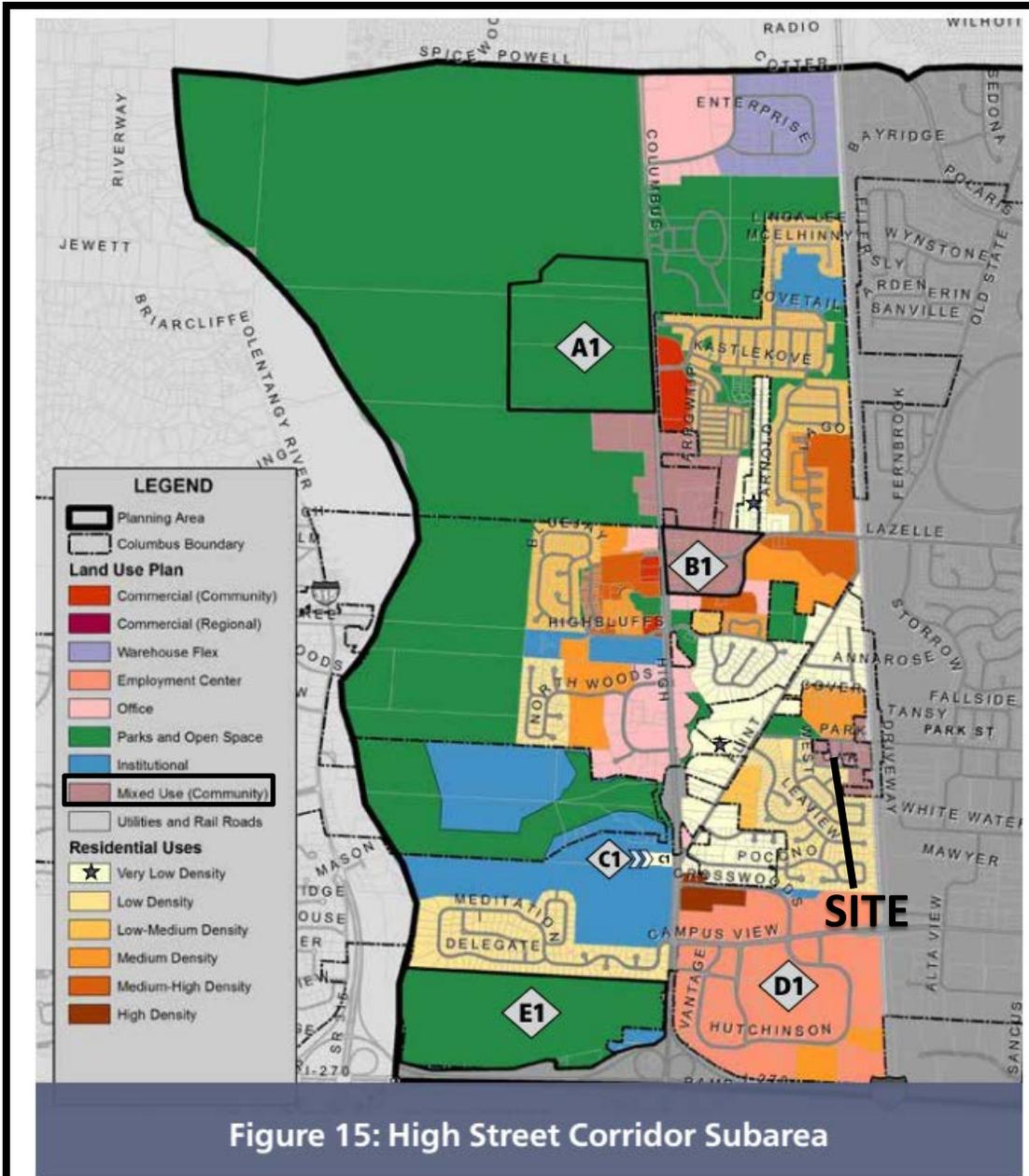
- The site consists of four undeveloped parcels in the R, Rural District. The applicant proposes the L-ARLD, Limited Apartment Residential District to allow for the development of 16 apartments units.
- To the north of the site are an animal hospital and a pet training / boarding facility in the R, Rural District. To the south is a residential subdivision in the L-R-2, Limited Residential District. To the east are several single-unit dwellings in Sharon Township. To the west is a single-unit dwelling in the R, Rural District.
- The site is located within the boundaries of the *Far North Area Plan* (2014), which recommends “community mixed use” at this location, with a density recommendation of 10-16 du/acre. The Plan also states that multi-unit residential developments should have more than one building type or façade option, should provide usable open space, and be landscaped and buffered as appropriate. Planning staff would consider support for a proposal with a density of 10-16 du/ac that provides usable open space in addition to the setbacks and buffer areas, for example a courtyard or central design element. Elevations and additional landscape and buffering details should be provided to ensure the proposal is consistent with the recommendations of the Plan.
- The site is located within the boundaries of the Far North Communities Coalition, whose recommendation is for disapproval.
- The development text provides commitments to a site plan, a maximum of 16 units, and development standards including lighting, building design, and the preservation of trees with additional landscaping.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval

The requested L-ARLD, Limited Apartment Residential District will allow a 16-unit apartment development. The proposal is consistent with the land use and density recommendations of the *Far North Area Plan* for community mixed uses. While staff is comfortable with the use and density proposed for the site, the current site plan and limitation text lack details regarding open space and tree preservation. Staff believes the site can be better designed to provide increased open space.



Z16-010
 7967 Friend Street
 Approximately 0.92 acres
 R to L-AR-1



Refer to pages 50-51 for supporting text for sites A1, B1, C1, D1, and E1

★ Refer to page 43 for supporting text.

Z16-010
 7967 Friend Street
 Approximately 0.92 acres
 R to L-AR-1



Z16-010
7967 Friend Street
Approximately 0.92 acres
R to L-AR-1

Limitation Text

Proposed District: L-AR-1

Property Address: 7967 Friend Street, Columbus, Ohio

Owners: Cutler Properties LTD

Applicant: CV Real Properties LLC

Date of Text: January 21, 2016; amended July 18, 2016, August 7, 2016 and August 17, 2016

Application No: Z16-010

1. Introduction: The subject site (the “Site”) is located south of Park Road, north of Oak Street, west of Friend Street and east of West Street. The Site was annexed to the City of Columbus in 2000 and is currently zoned R – Rural. There are no improvements on the Site. The applicant is seeking to rezone the site to L-AR-1 to allow for the construction of a multi-family apartment community.

The Site is surrounded by several parcels with a number of different types of zoning, including, R to north and west, and LR2 to the south. Property to the east and northwest is located in Sharon township. Property to the southeast is zoned LM, and property to the northeast is zoned commercial. Surrounding uses include animal hospital, training and boarding to the north, a car wash to the northeast, single family homes and vacant lots to the west, and single family homes to the east and south. In addition, office buildings are located east and southeast of the Site.

The multi-family project will have little impact on existing roadways, and support services. In addition leisure activities, retail and commercial areas, and working environments are nearby.

2. Permitted Uses: Multi-family uses as shown on the “Development Plan” attached hereto as Exhibit A.

3. Development Standards:

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

1. The maximum number of dwelling units shall be 16.

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.

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

1. Maximum height of light poles shall be fourteen 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.

D. 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.

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

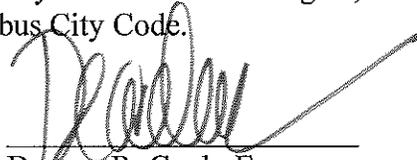
1. The parking spaces along the east side of the parking lot shown on the Development Plan shall have headlight screening parallel to the eastern boundary of the parking lot. Headlight screening will be in the form of a hedge.
2. Existing healthy and viable trees of a caliper of 6 inches or greater, in the general location of the preservation areas shown on the Development Plan attached hereto as Exhibit A, shall be preserved, except where necessary for site grading, utility crossings and construction of improvements on site. Any such disturbance or removal of such existing trees shall be as minimal as possible.
3. To provide privacy to the single family parcels located east and west of the subject site, street trees along Friend Street and street trees along the alley west of the subject site shall be planted or located within set back areas at a density of one (1) per 40 linear feet of street or alley frontage. Trees may be shade trees, 2 inch caliper at installation, or ornamental trees, 1.5 inch caliper at installation. Both existing trees and newly planted trees may count toward the fulfillment of this landscaping requirement. Trees can be randomly spaced to replicate a natural tree row or formally planted. Except where necessary for site grading, utility crossings, construction of improvements on site and preservation of existing trees as provided in Section 3.E.2 of this Limitation Text, the developer shall use earth mounding within the setback area along Friend Street and the set back area along the alley to the west of the subject site.

F. Miscellaneous

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

2. The site shall be developed in general conformance with the submitted Development Plan. The Development Plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Development 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.

***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 the 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.



Deanna R. Cook, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215



Exhibit A

BUILDING DATA
 +/- 150 LENGTH
 +/- 52' WIDTH
 +/- 32' HEIGHT TO RIDGELINE
 2 STORY

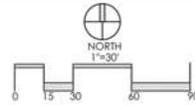
SITE DATA

TOTAL ACRES	+/- .9 ACRES
TOTAL UNITS	16
DENSITY	+/- 17.7 D.U./AC
REQUIRED PARKING RESIDENTIAL	24
PARKING PROVIDED	25 (1.56/UNIT)

DEVELOPMENT PLAN

FRIEND STREET

PREPARED FOR CV REAL PROPERTIES
 DATE: 8.17.2016





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 216-010

Address 7967 Friend Street

Group Name Far 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: Conditions added: Additional screenings on East + West
Headlight buffer on East
Wider aprons on entrances -
(moot points since motion failed)

Vote 5 for, 8 against

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.