

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

1. **APPLICATION:** **Z16-050**
 Location: **5747 MENEREY LANE (43230)**, being 2.0± acres located at the southeastern terminus of Menerey Lane, 900± feet west of North Hamilton Road (010-268355; Northland Community Council).

 Existing Zoning: L-C-4, Limited Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Housing for the elderly.
 Applicant(s): Stock Development Company, LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

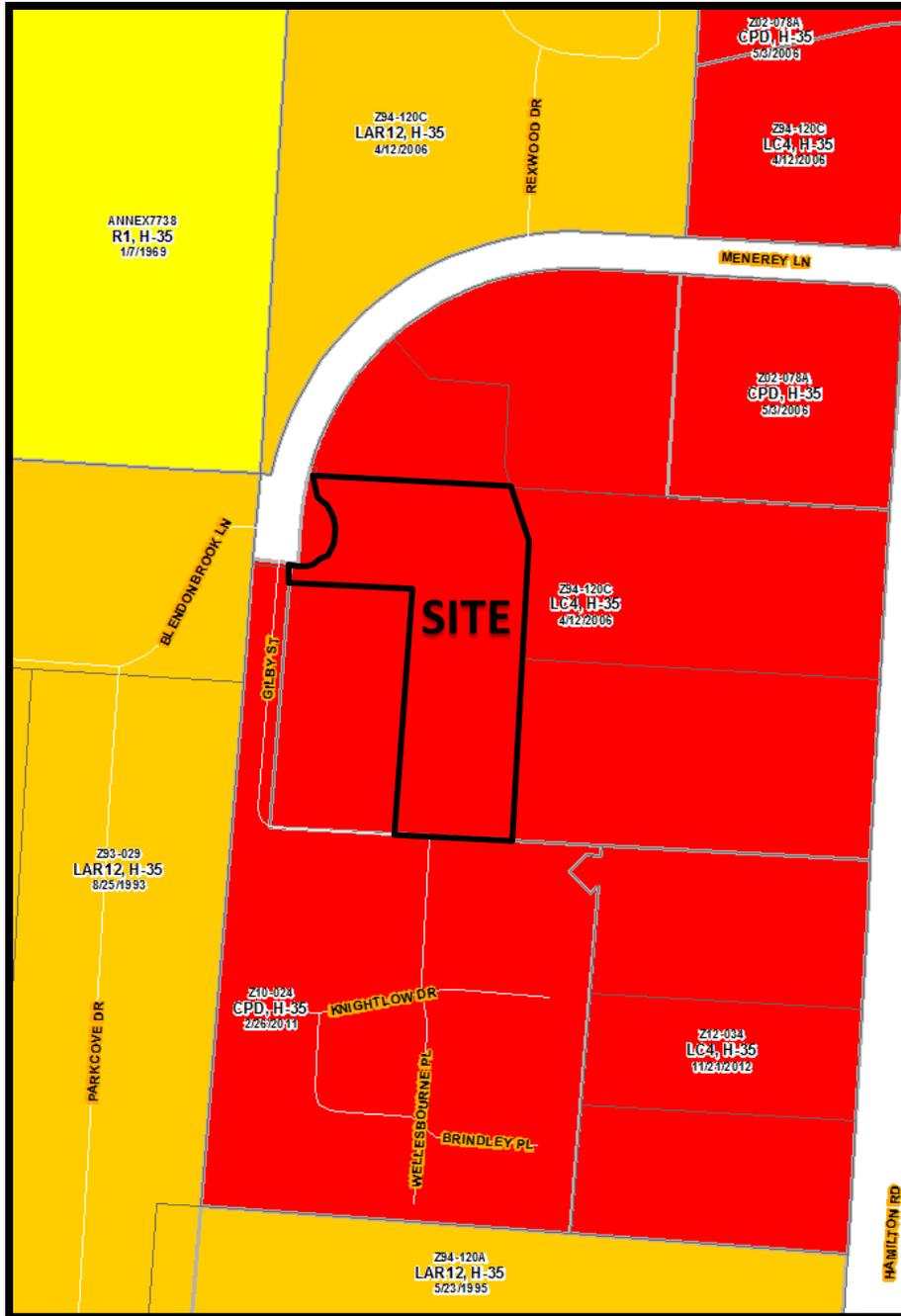
 Property Owner(s): Menerey, LLC; 2506 Colts Neck Road; Blacklick, OH 43004.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 2.0± acre site consists of one undeveloped parcel in the L-C-4, Commercial District. The applicant requests the CPD, Commercial Planned Development District to allow a housing for the elderly development. Since the existing zoning permits commercial development, the CPD district carries over limited C-4 uses if the housing development does not occur.
- North of the site is an undeveloped parcel in the L-C-4, Limited Commercial District. South of the site is a daycare facility in the L-C-4, Limited Commercial District and housing for the elderly in the CPD, Commercial Planned Development District. East of the site are various retail establishments in the L-C-4, Limited Commercial District. West of the site are residential dwellings in the L-AR-12, Limited Apartment Residential District.
- The site is within the planning area of the *Northland Plan – Volume II (2002)*, which does not have specific land use recommendations for this location, however, commercial uses are recommended along the Hamilton Road corridor.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval.
- The CPD text includes use restrictions, setbacks, landscaping and screening, exterior building commitments and graphic controls. If the site is developed with housing for the elderly, a maximum of 43 units are permitted and sidewalks/paths are provided. Variances to reduce the required number of parking spaces and to increase the allowable density are included in the text.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

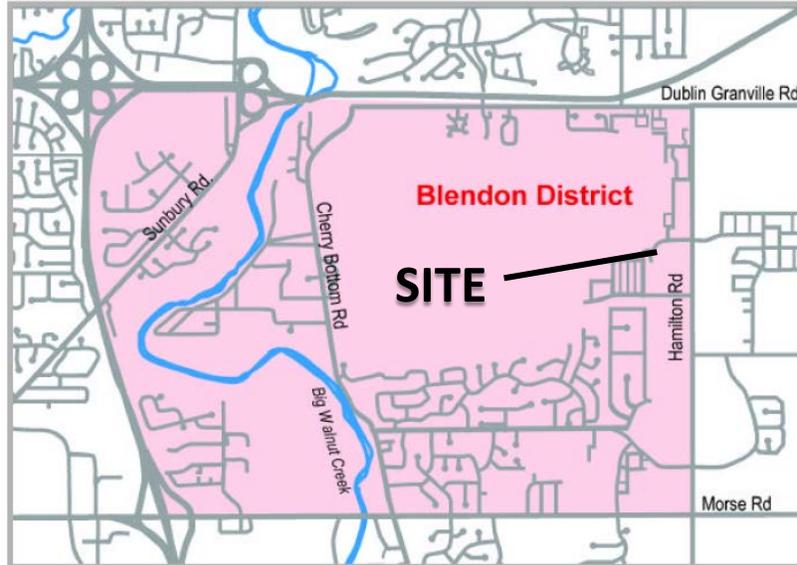
The requested CPD, Commercial Planned Development District allows the applicant flexibility to develop the site with a maximum of 43 units of housing for the elderly or a limited number of commercial uses. The CPD text includes appropriate setbacks, landscaping, screening, and building commitments in consideration of the surrounding limited commercial and residential districts. The proposed CPD, Commercial Planned Development District is consistent with the zoning and development patterns along the North Hamilton Road corridor.



Z16-050
 5747 Menerey Lane
 Approximately 2.00 acres
 L-C-4 to CPD

Blendon District

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



Blendon District



Z16-050
5747 Menerey Lane
Approximately 2.00 acres
L-C-4 to CPD



Z16-050
5747 Menerey Lane
Approximately 2.00 acres
L-C-4 to CPD

COMMERCIAL PLANNED DISTRICT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DISTRICT

PROPERTY ADDRESS: 5747 Menerey Lane

OWNER: Menerey LLC

APPLICANT: Stock Development Co. LLC

DATE OF TEXT: 10/27/16

APPLICATION NUMBER: Z16-050

1. INTRODUCTION: The subject property was part of the Rocky Fork Area West Plan which was zoned in 1991. That zoning case Z90-166 involved nearly 1700 acres for a mixture of residential, office and commercial uses. This site is on the west side of Hamilton Road between SR 161 and the proposed extension of Thompson Road. Most of the property to the south and west of this site was zoned for development in 1993. A modification to the L-C-4 district was made in 2006 under case Z94-120C and now the request is to rezone to the CPD district to allow for an Institutional use in Subarea 4A. Property directly south was zoned CPD in 2011 for additional senior housing as an Institutional Use. The request is for the CPD district to add another senior apartment building in the area.

2. PERMITTED USES: Section 3349.03(Institutional) and Section 3356.03(C-4) of the Columbus City Code with the following exceptions:

Bars/cabarets and night clubs
Billboards/off-premise graphics
Bus or truck terminal
Electric substation
Gas Regulator Station
Greenhouse and nursery
Hospitals
Limousine and Taxi Service
Motel
Newspaper printing
Animal Shelter
Blood and Organ Banks
Check Cashing and Loans
Halfway House
Missions/Temporary Shelters
Monopole Telecommunications Antennas
Motorcycle, Boat, and Other Motor Vehicle Dealers (not including new car dealers)
Pawn Brokers
Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing
Used Automobile Sales, unless associated with a new automobile dealership

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the limitation text the applicable development standards are contained in Chapter 3356 (C-4) of the Columbus City Code.

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

1. A perimeter setback around the subject site shall be 20 feet for buildings and 5 feet for parking south, north and west and maneuvering areas and 0' along the western property line with parcel #010-274393. However if the site is developed for commercial purposes and not institutional housing then the 20' setback on the east side of the 1.996 acre site will not be applicable to allow for a seamless commercial development with the L-C-4 District to the east.

2. There shall be no more than 43 residential units constructed if the property is developed for Institutional purposes.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. The view of all loading docks shall be fully screened from any adjacent public street, off-site building, or parking lot. Such screening shall achieve 90% opacity to a minimum height of seven (7) feet from finished grade.
2. A pedestrian sidewalk will be provided from the interior areas out to Menerey Lane or another acceptable public access point if the site develops with a residential institutional use. Additionally an interior sidewalk, path or trail system will be provided to connect the residential institutional buildings and provide outdoor recreation areas.

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

1. Street tree planting shall be required within the setback along Menerey Lane. Such trees shall be those specified in the Columbus Street Program guidelines from the City of Columbus Forester Code and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.
2. All entries shall be developed by utilizing landscaping material and an entry feature that includes a sign to identify activities within the site that is in compliance with the City Graphics Code.
3. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface area.
4. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven (7) feet above finish grade.

D. Building Design and/or Interior-Exterior treatment commitments.

1. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof pitch of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finished floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as to the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.
2. A maximum of three (3) building material types shall be utilized for the exterior of any building excluding roof materials. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures.
3. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure except for shopping cart corrals. No outdoor sales/display areas shall be permitted.
4. Building illumination shall be permitted; provided such light source is concealed. No colored light shall be used to light the exterior of any building.
5. Blank facades on rear of buildings will not be permitted; therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 feet, 0 inches.
6. All buildings shall be finished utilizing the same materials on all sides of the exterior. The front façade of any building shall be predominately brick and the brick shall wrap around the end elevations so that the first 25% in area of the end elevation shall be brick; the rear façade and the balance of the end elevations may be built with a different material than the front façade.

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

1. N/A

F. Graphics and Signage commitments.

1. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. Variances

a. 3312.49(c)- To reduce the number of required parking spaces, if the site is to be developed with housing for the elderly containing a maximum of 43-units, from 65 to 45.

b. 3349.03(W)- To reduce the allowable density from 1 unit per 2500 sq. ft. to 1 unit per 2000 sq. ft. (a reduction of 500 sq. ft. per unit).

2. There is no parkland dedication requirement in this zoning.

3. The Subject Site shall be developed in accordance with the site plan titled, Sunset Development North Hamilton Senior Housing II- site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

4. The developer shall install a sidewalk along Menerey Lane right of way and the private drive to the south.

5. CPD Criteria

CPD Criteria

(a) Natural Environment: The site is vacant and located at the cul-de-sac end of Menerey Lane.

(b) Existing Land Use: Undeveloped.

(c) Circulation: Access to the site shall be from Menerey Lane or an internal private drive that has access to Hamilton Road.

(d) Visual from the Environment: Conceptual elevations of the building has been submitted.

(e) View and Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrian in the layout of the site.

(f) Proposed Development: Institutional/Senior Housing.

(g) Behavior Patterns: Existing development in the area has established the behavior pattern for the motorist in the area.

(h) Emissions: No adverse effect from emissions should result from the proposed development.

The undersigned, being the owner of the subject property, together with the applicant in the subject application, or their authorized representative, does hereby agree singularly and collectively for themselves, their heirs, 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 to the Columbus City Codes. Standard language for CPD site plan commitment.

Signature: _____

stock-menereylane.2.txt (nct)
10/27/16 S:Docs/s&htexts/2016



Northland Community Council
Development Committee

Report

October 26, 2016 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:35 pm by chair Dave Paul

Members represented:

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

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- Case #1:** Application #Z16-056 (Rezone 1.13 AC± from CPD to CPD to permit the repurposing of a closed car wash site for limited C-4 uses)
Dave Perry/Dave Perry Co. *representing*
KM22 Investment, LLC
3380 Morse Road, 43231 (PID 010-255453)
- *The Committee approved (17-0) a motion (by KWPCA, second by PCHA) to*
RECOMMEND APPROVAL WITH ONE (1) CONDITION:
 1. That paragraph 2 of the text be revised to specify that both “new and/or used” vehicle sales are prohibited and to additionally exclude *Billboards and off-premise graphics* as a permitted use.

- Case #2:** Application #Z16-050 (Rezone 2.0 AC± from L-C-4 to CPD to allow construction of a senior living facility)
Jack Reynolds/Smith and Hale LLC *representing*
Stock Development Co. LLC
5747 Menerey Lane, 43230 (PID 010-268355)
- *The Committee approved (17-0) a motion (by FPCA, second by APHA) to*
RECOMMEND APPROVAL of the application.¹

- Case #3:** Application #Z16-043 (Rezone 21.13 AC± from L-ARO to CPD to permit limited C-4 uses)
Aaron Underhill/Underhill and Hodge *representing*
The New Albany Company LLC
5806 North Hamilton Road, 43230 (PID 545-291670)
- *The Committee approved (17-0) a motion (by APHA, second by PWCA) to*
RECOMMEND APPROVAL WITH ONE (1) CONDITION:
 1. That paragraph 1.B.3. of the text be revised to include additional prohibited uses routinely recommended by the Committee, specifically: *Animal Shelter; Blood and Organ Banks; Halfway House; Missions/Temporary Shelters; Motorcycle, Boat and Other Motor Vehicle Dealers(not including new car dealers); and Used Automobile Sales (not associated with a new car dealership).*

Executive Session 7:40 pm

Meeting Adjourned 8:00 pm

¹ The text reviewed by the Committee was dated 10/26/2016.