

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

- 15. APPLICATION: Z16-033**
Location: 1648 NORTH WILSON ROAD (43204), being 5.62± acres located at the southeast corner of North Wilson Road and Trabue Road (425-295581 & 570-219204).
Existing Zoning: R, Rural and L-SR, Limited Suburban Residential Districts.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development, LLC; c/o Deanna Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Richard McFarland Trustee; 1648 North Wilson Road; Columbus, OH 43204.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- o The site is developed with a single-unit dwelling zoned R, Rural District. The site also includes a small undeveloped parcel zoned in the L-SR, Limited Suburban Residential District. A request to rezone this site to the L-ARLD, Limited Apartment Residential District for an 84-unit apartment complex comprised of 3-story buildings was highly opposed by the neighborhood, and was recommended for disapproval by the Development Commission at the October 2016 meeting. Reconsideration is sought by the applicant because the proposal has been revised to reduce density, decrease building height, and augment landscaping and screening. The current request is for the L-AR-12, Limited Apartment Residential District for a 56-unit apartment complex comprised of four two-story buildings.
- o To the north across Trabue Road is a golf course zoned in the R-1, Residential District. To the east is a single-unit subdivision zoned in the L-SR Limited Residential District. To the south is an office/industrial building in the L-M-2, Limited Manufacturing District. To the west across North Wilson Road is a mixed-commercial development in the L-C-3, Limited Commercial District, and single-unit dwellings in the SR, Suburban Residential District, the R, Rural District, and in Franklin Township.
- o The limitation text commits to a site plan, landscaping plans, and building elevations, limits density to 56 units, and provides additional development standards for setbacks, building height, pedestrian connections, tree preservation, screening, building material commitments and elevations, lighting controls, and retention pond provisions.
- o The site is within the boundaries of the *Trabue/Roberts Plan* (2011), which recommends office uses for this location. Planning Division staff has indicated that multi-unit residential uses could be considered at this location based on reviews of earlier versions of site proposals in which staff had requested a reduction in units and additional tree preservation. This revised proposal has incorporated a substantial density reduction and

maintains the same amount of open space and tree preservation area with additional screening and landscaping along the eastern boundary.

- o Concurrent Council variance CV16-041 is included to reduce building setbacks along North Wilson and Trabue roads. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- o The *Columbus Thoroughfare Plan* identifies Wilson Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline, and Trabue Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-AR-12, Limited Apartment Residential District, will permit the construction of a 56-unit apartment complex comprised of four 2-story buildings. Approximately 39% of the site is dedicated to open space and tree preservation areas. The development text includes provisions for setbacks, pedestrian connections, landscaping and screening, building material commitments and elevations, lighting controls, and retention pond provisions. With the proposed density and commitments to the site plan and tree preservation areas, staff is supportive of the request. Deviation from the land use recommendation of the *Trabue/Roberts Plan* is warranted considering the predominance of residential uses in the area and the lack of interest for office development at this location.

Limitation Overlay Text

Proposed District: L-AR-12
Property Address: 1648 N. Wilson Road
Owners: Richard McFarland, Trustee
Applicant: Metro Development LLC
Date of Text: May 31, 2016, last amended November 30, 2016
Application No: Z16-033

1. Introduction: The subject site is 5.617+/- acres located at the southeast corner of Wilson Road and Trabue Road. To the northeast is the Wilson Road Golf Course; to the northwest is industrial land zoned M-2; to the west (across Wilson Road) is a strip mall, including a convenience store, zoned L-C-3 and single family residential development zoned SR; to the south is existing industrial land zoned LM-2; and to the east is a single family subdivision zoned LSR. The applicant is seeking to rezone the site to L-AR-LD to allow for the construction of a multi-family apartment project.

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 56.
2. The building set backs shall be: 30 feet on the north (along Trabue Road); approximately 70 feet on the south; 25 on the east; and 30 feet on the west (along Wilson Road). A council variance application (CV16 - 041) has been filed along with the rezoning application to reduce the building setbacks on Wilson Road and Trabue Road.

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. There shall be an internal pedestrian pathway network constructed. This pathway network shall connect to a sidewalk to be constructed along Wilson Road and Trabue Road.
3. 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 that faces surface parking

areas.

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

1. To provide privacy to the single family parcels located east of the subject site:
 - a. There shall be a six-foot high privacy fence constructed in the general location shown on the Development Plan.
 - b. As shown on Exhibit B attached hereto, immediately north, east and south of the Garage building, the developer shall provide an approximate three (3) foot high mounded area, in which the developer shall plant spruce and/or pine trees approximately eight (8) feet in height at the time of planting. Trees shall be planted in the general location shown on Exhibit B attached hereto.
 - c. As shown on Exhibit C attached hereto, in the area northeast and east of the proposed Basin, the developer shall plant spruce and/or pine trees approximately twelve (12) feet in height at the time of planting. Trees shall be planted in the general location shown on Exhibit C attached hereto.
 - d. As shown on Exhibit D attached hereto, in the area immediately east of the pool, the developer shall plant arborvitae approximately six (6) feet in height at the time of planting and shall install a wood or vinyl arbor approximately 10 feet in height. 2. Existing healthy and viable trees in the general location of the preservation areas shown on the Development Plan attached hereto as Exhibit A shall be preserved.
3. Street trees (“Trees”) shall be planted within right of way areas at a density of one (1) per 50 linear feet of street 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 set forth in this Limitation Overlay Text. As recommended by the City Forrester, Trees shall be trees native to Ohio and cultivars. Trees may be randomly spaced to replicate a natural tree row or formally planted.

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

1. Compactor enclosure will be decorative concrete block.
2. Maximum height of light poles shall be fourteen feet.
3. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.

4. Lights shall be of the same or similar type and color.
5. Buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.
6. Buildings shall be constructed substantially in accordance with the Building Elevations plan attached hereto as Exhibit E.
7. Apartment buildings shall be two (2) story buildings.

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. A mail kiosk and water meeting building shall be located in the general location shown on the Development Plan.
2. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
3. 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 minor 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.
4. Subject to approval by the Department of Public Utilities, Division of Sewerage and Drainage, the proposed retention pond shall contain a fountain feature.

***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.

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



 PRESERVATION AREA

SITE DATA

TOTAL ACRES	+/- 5.617 ACRES
TOTAL UNITS	56 UNITS
2 BEDROOM	48 UNITS
1 BEDROOM	8 UNITS
DENSITY	+/- 9.96 D.U./AC.
GARAGE PARKING	19 SPACES
SURFACE PARKING	93 SPACES
TOTAL PARKING	112

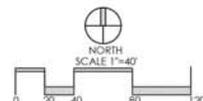
DEVELOPMENT PLAN

WILSON/TRABUE ROAD

PREPARED FOR METRO DEVELOPMENT
DATE: 11/31/2016

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EXHIBIT A



Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 9th Street Suite 401 Columbus, OH 43215
p (614) 481-1164 www.farisplanninganddesign.com



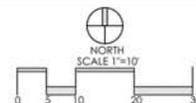
LANDSCAPE ENLARGEMENT PLAN

EXHIBIT B

WILSON/TRABUE ROAD

PREPARED FOR METRO DEVELOPMENT
DATE: 10/31/2016

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Faris Planning & Design

LAND PLANNING 9 LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1944 www.farisplanninganddesign.com



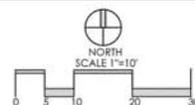
LANDSCAPE ENLARGEMENT PLAN

WILSON/TRABUE ROAD

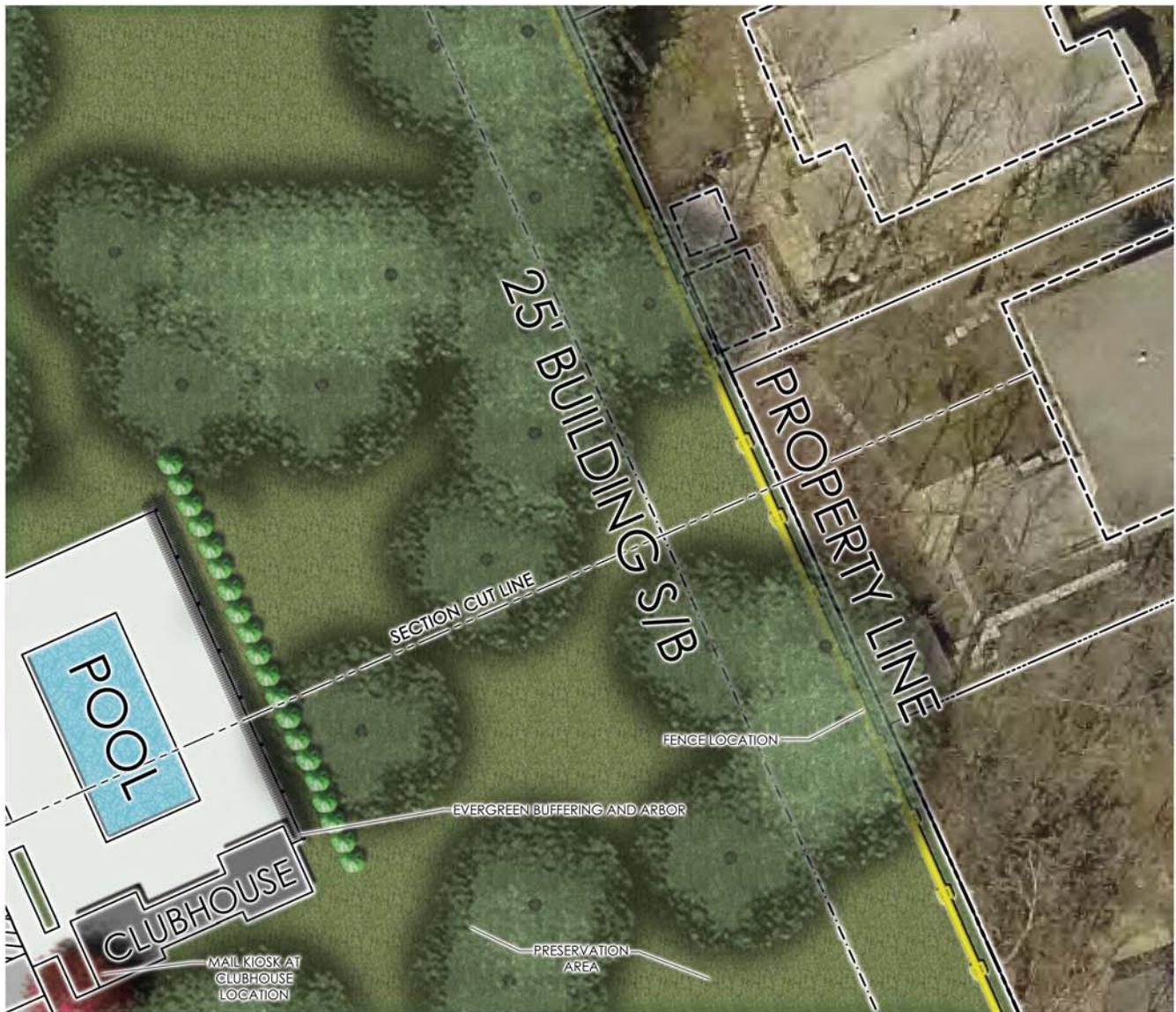
PREPARED FOR METRO DEVELOPMENT
DATE: 10/31/2016

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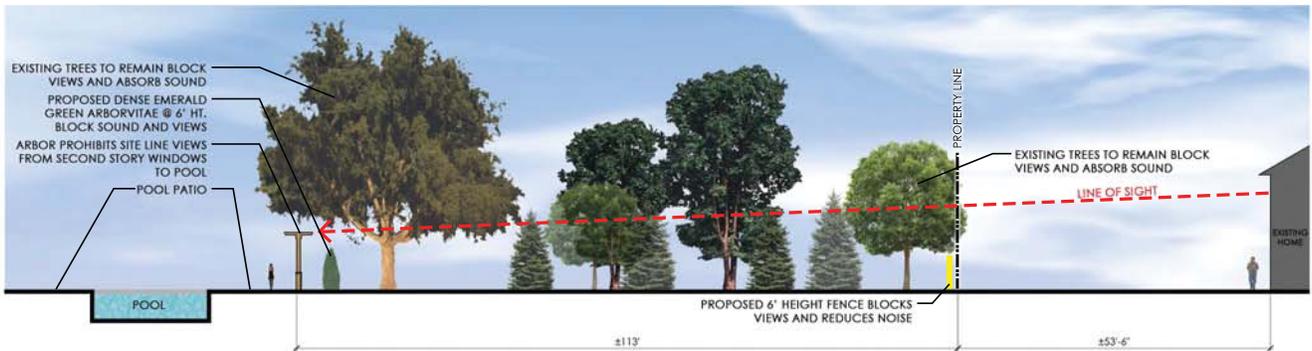
EXHIBIT C



Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 9th Street Suite 401 Columbus, OH 43215
p 614 467-1964 www.farisplanninganddesign.com



① LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



② SECTION
SCALE: 1"=10'

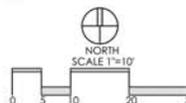
LANDSCAPE ENLARGEMENT PLAN & SECTION

EXHIBIT D

WILSON/TRABUE ROAD

PREPARED FOR METRO DEVELOPMENT
DATE: 11/17/2016

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243 N. 5th Street Suite 401 Columbus, OH 43213
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ASPHALT SHINGLES
 VINYL SHAKE SIDING
 VINYL SIDING
 STONE
 BRICK

① BUILDINGS 2 & 4 ELEVATION
 SCALE: 1" = 10'



ASPHALT SHINGLES
 VINYL SHAKE SIDING
 VINYL SIDING
 STONE
 BRICK

② BUILDING 3 ELEVATION
 SCALE: 1" = 10'



ASPHALT SHINGLES
 VINYL SHAKE SIDING
 VINYL SIDING
 STONE
 BRICK

③ BUILDING 1 ELEVATION
 SCALE: 1" = 10'



④ SIDE BUILDING ELEVATION
 SCALE: 1" = 10'

BUILDING ELEVATIONS

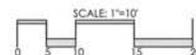
EXHIBIT E

WILSON/TRABUE ROAD

PREPARED FOR METRO DEVELOPMENT
 DATE: 11/17/2016

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