

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 12, 2017**

- 1. APPLICATION: Z16-070**  
**Location:** **6224 CENTRAL COLLEGE ROAD (43054)**, being 13.1± acres located on the northeast corner of Central College Road and New Albany Road West (010-234598; Rocky Fork-Blacklick Accord).  
**Existing Zoning:** PUD-8, Planned Unit Development District.  
**Request:** PUD-8, Planned Unit Development District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Lifestyle Communities, Ltd.; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.  
**Property Owner(s):** LC Exchange II, Ltd.; 230 West Street, Suite 200; Columbus, OH 43215.  
**Planner:** Michael Maret; 614-645-2749; [mjmaretc@columbus.gov](mailto:mjmaretc@columbus.gov)

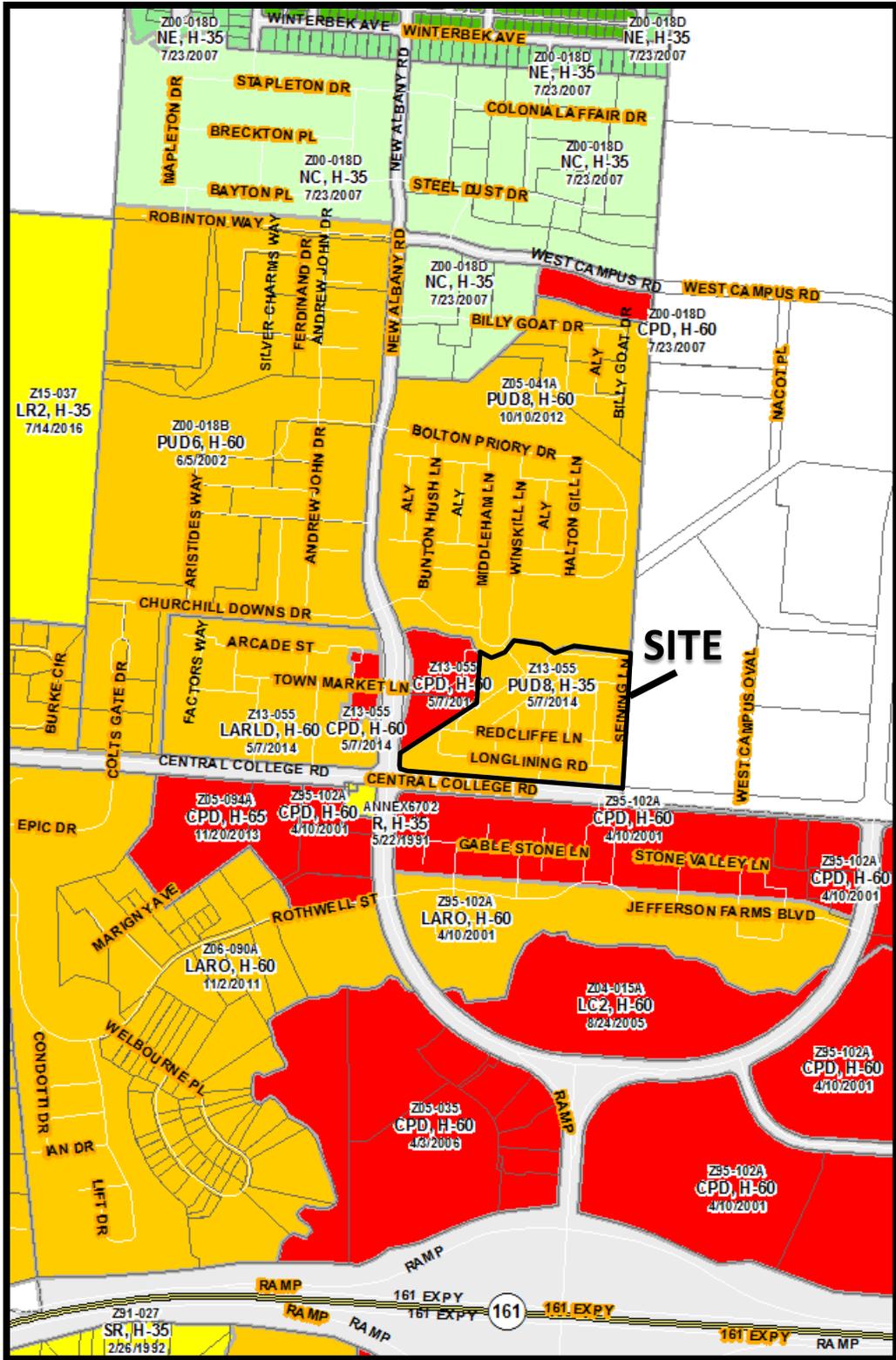
**BACKGROUND:**

- The 13.1± acre site is undeveloped and zoned in the PUD-8, Planned Unit Development District under Z13-055 (Subarea D). The applicant proposes a revised PUD-8, Planned Unit Development District to allow a multi-unit residential development containing 104 apartment units. The existing development text permits 82 attached single-unit dwellings on individual lots meant for condominium development. The requested PUD includes an increase in the amount of open space provided from 4.2± acres to 6.2± acres.
- To the north is multi-unit residential development in the PUD-8, Planned Unit Development District. To the south across Central College Road are undeveloped land, natural gas utility buildings, and multi-unit dwellings in the CPD, Commercial Planned Development District. To the east is undeveloped land in Plain Township. To the west is mixed-use development in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of *The Rocky Fork Blacklick Accord (2003)*, which recommends “Town Mixed Use” development at this location which includes apartments and condominiums within the context of Town Mixed Use areas.
- The site is located within the boundaries of The Rocky Fork Blacklick Accord whose recommendation is for approval of the requested PUD-8, Planned Unit Development District.
- The Planned Unit Development Text carries over commitments for setbacks, maximum building height, access and street details, sidewalks, landscaping and buffering, building materials and elevations, Pay as We Grow and parkland dedication ordinance obligations remain as well.
- The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial

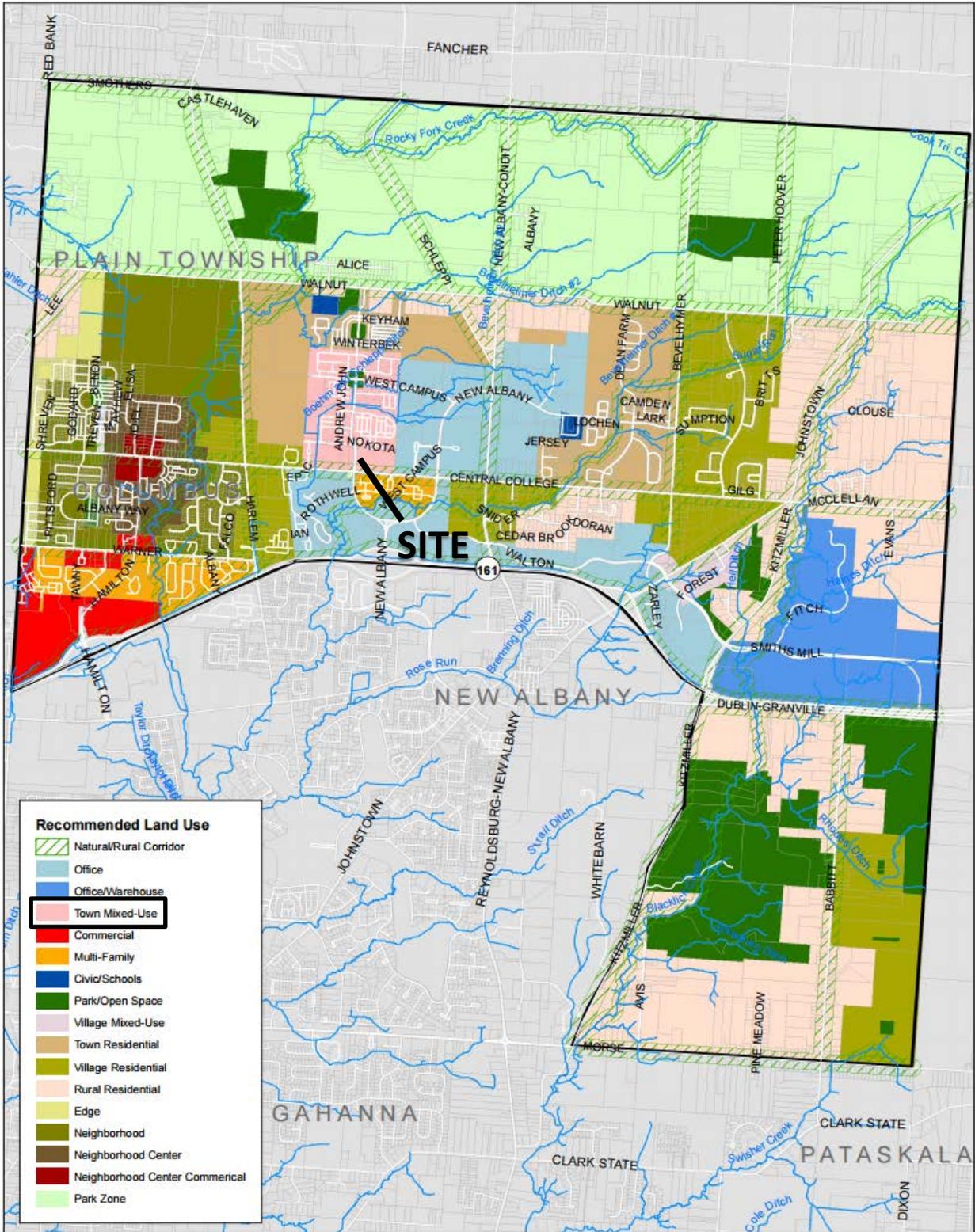
requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested PUD-8, Planned Unit Development District will allow a multi-unit residential development, in the place of an attached single-unit condominium development, that is compatible with the density and development standards of adjacent residential developments. *The Rocky Fork Blacklick Accord* recommends "Town Mixed Use" development which includes multi-unit residential development. The site plan incorporates natural resources and increases open space but also increases unit density which is supported by both staff and the Rocky Fork – Blacklick Accord Implementation Panel.



Z16-067  
 5960 East Livingston Avenue  
 Approximately 10.7 acres  
 Commercial and Residential to L-M



Z16-070  
 6224 Central College Road  
 Approximately 13.1 acres  
 PUD-8 to PUD-8



Z16-070  
6224 Central College Road  
Approximately 13.1 acres  
PUD-8 to PUD-8

**PLANNED UNIT DEVELOPMENT TEXT**

**Property Address:** 6224 Central College Road (43054)  
**Parcel ID:** 010-234598  
**Property Size:** +/- 13.1 Acres  
**Current District:** PUD-8, Planned Unit Development  
**Proposed District:** PUD-8, Planned Unit Development  
**Applicant:** Lifestyle Communities, Ltd.  
230 West Street, Suite 200  
Columbus, Ohio 43215  
**Attorney:** Michael Shannon, Esq.  
Crabbe, Brown & James, LLP  
500 South Front Street, Suite 1200  
Columbus, Ohio 43215  
**Date of Text Application:** January 4, 2017  
**Application:** Z16-070

**I. Introduction**

The subject property site (“Site”), PID: 010-234598, is situated in north-east Columbus, Ohio. The Site is located at the north east corner of the intersection of Central College Road and New Albany Road. The Site is not subject to a Commercial Overlay or Planning Overlay. The Site is not situated within an Area Commission. The Site is not a Historic Site. However, the Site is situated within the Rocky Fork-Blacklick Accord (2003) and requires a recommendation from the Rocky Fork-Blacklick Accord Panel. According to the 2003 Land Use Map Update, the future planned use for the Site is “Town Mixed Use.”

The Site is bordered on the north, south, and west by the City of Columbus. The parcel on the north is zoned PUD-8. The parcels on the south and west are zoned CPD. The parcel on the east is in New Albany and zoned Office Campus District. The parcel on the east is part of the Business Campus at New Albany.

Applicant is seeking a rezoning of the Site to allow development of multifamily residential, not to exceed 8 dwelling units per acre.

**II. Permitted Uses:** The permitted uses shall be those contained in Section 3345.04 of the Columbus City Code.

**III. Development Standards:** Unless otherwise specified below or in the PUD Plan, the Site shall be developed in accordance with the applicable AR-12 development standards of Chapter 3333 of the Columbus City Code.

**A. Density, Height, Lot and/or Setback Requirements:**

1. There shall be a minimum setback of 80 feet from the Central College Road right-of-way and the New Albany Road West right-of way. The setback may include a wet storm water retention area within the setback. If included, the retention area shall implement modern retention strategies while integrating the rural character of the corridor. All landscaping and buffers shall integrate with the naturalized character of the corridor. The retention area may be irregular in shape. The retention ponds shall not have fountain features, but unobtrusive aeration systems shall be utilized to maintain appearance. Though the Department of Public Service may require a sidewalk within the public right-of-way, the setback may include additional passive recreational amenities, including a sidewalk/leisure path. The setback shall include 4-rail horse fencing so as to enclose the retention area in a Paddock area.

3. Perimeter yard shall be developed in accordance with the attached PUD Plan.

4. A Height District of 60 ft. is established. No structure shall be taller than 45 ft.

**B. Access, Loading, Parking and/or other Traffic Related Commitments:**

1. Central College Road shall provide two access points to the Site. New Albany Road West shall provide one access point to the Site. However, any and all traffic-related commitments, including access, shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

2. All streets within the development shall be private and will be maintained by the Owner.

3. If required by the Department of Public Service or the Department of Public Safety, parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. They shall include that parking be limited to one side of the street where street widths are less than 26 feet. No parking shall be permitted on either side of any street within 61 feet of the midpoint of street intersections, and that there will be no parking on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted.

4. The owner and/or developer must establish and maintain an agreement(s) with a private towing company(s) which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner and/or developer determines, so long as at least one such agreement shall always, at all times, be in force for the purpose of enforcement/removal/towing as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract.

5. The owners and/or developers shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance

of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets and alley/lanes.

6. Intersection details, concurring turning radii, parking restrictions, and intersection configurations shall conform to the Fire Vehicle Access Plan.

7. The street grid as illustrated on the PUD Plan may change subject to approval from the Department of Public Service.

8. All streets will have sidewalks on both sides at a minimum of 5' wide. Along Central College Road, sidewalks will be located within 20' of the front building facades. Adjacent to the Central College Road right-of-way, there will be either a sidewalk at a minimum of 5' wide or a multi-purpose trail at a minimum of 10' wide. However, any sidewalk commitments shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

11. At the west access point to Central College Road serving the Site, the developer shall extend the existing median east of this location to the west to restrict this access point to right-in and right-out turning movements only.

12. At the east access point to Central College Road serving the Site, the developer shall modify the striping and existing median west of this access point to accommodate an eastbound left turn lane at this access point, as approved by the city of Columbus, Department of Public Service.

13. Parallel parking spaces shall be 8 ft. by 22 ft. on all private streets.

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

1. Street trees shall be provided on both sides of new private streets. Street trees shall be spaced at a maximum distance of thirty feet on center. In certain situations, due to site constraints, building design, etc., trees may be grouped with a quantity equivalent to 1 tree per thirty feet. Street trees shall be deciduous and shall be 2.5-inch caliper minimum at the time of planting.

ii. The trees shall be planted at four trees per 100 lineal feet. The trees shall be a mix of deciduous,

evergreen, and ornamental trees. The minimum size of all plant material at installation shall be two-inch caliper for deciduous shade trees, six feet high for evergreen trees, and two-inch caliper for ornamental trees/shrubs. All landscaping and buffers within the setback shall integrate with the naturalized character of the corridor.

2. All wiring shall be underground unless otherwise required to be above ground by a public utility.

3. Streetlights shall be pedestrian-scale and decorative-style fixtures.

**D. Building Design and/or Interior-Exterior Treatment Commitments:**

1. Building materials shall be natural in appearance by employing the following building materials: brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass. Vinyl and other manufactured materials are permitted as long as they are natural in appearance. Vinyl must be at least a 6 ½ inch beaded single plank with wood texture and a minimum thickness of .044 inches. The colors of the siding must be similar to the masonry materials used elsewhere on a building. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed with similar building materials and lighting.

2. All windows shall be simulated divided light with mullions on a double glass pane.

3. The buildings shall have sloped or pitched roofs. Flat roofs shall only be allowed with decorative cornices.

**F. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:**

1. Subject to the approval of a Dumpster Waiver by the Department of Public Service Refuse Collection Division, refuse collection shall be provided by a private hauler and transported to an off-site compactor.

2. Where used for security purposes or to illuminate walkways, roadways, and parking lots, only fully shielded cut-off style outdoor light fixtures shall be used.

3. Outdoor light pole fixtures shall not exceed 18 feet in height.

4. All external outdoor lighting fixtures within a development shall be of similar type.

5. Ground mounted lighting shall be landscaped at its base and shielded to reduce glare. Incandescent lighting shall be used with this type of fixture.

**G. Graphics and Signage Commitments:**

1. All graphics and signage shall conform to Article 15 and Chapter 3376 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.

**H. Requested Variances:**

1. A variance is requested to increase the height district in AR-12 classification from 35 feet to 60 feet. CCC § 3333.26.
2. The PUD Plan illustrates a variance permitting parking lot maneuverability over property lines. CCC § 3312.25.
3. The PUD Plan illustrates a variance permitting reduced parking space dimensions and allowing parking spaces to be divided by property lines to allow parallel parking spaces to be 8 feet by 22 feet. CCC § 3312.29.

**IV. Miscellaneous Commitments:**

1. Applicant shall comply with the City's Parkland Dedication Ordinance.
2. Applicant shall comply with the City's Pay as We Grow plan.
3. Applicant shall commit to the architectural design provided in the building elevation plans titled "Exchange, Phase 2 Elevations" dated December 22, 2016. However, the building elevation plans may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and 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.
4. The subject Site shall be developed in accordance with the submitted plans titled, "Planned Unit Development Plan, Exchange, Phase II" dated December 22, 2016. The Plan may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and 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..

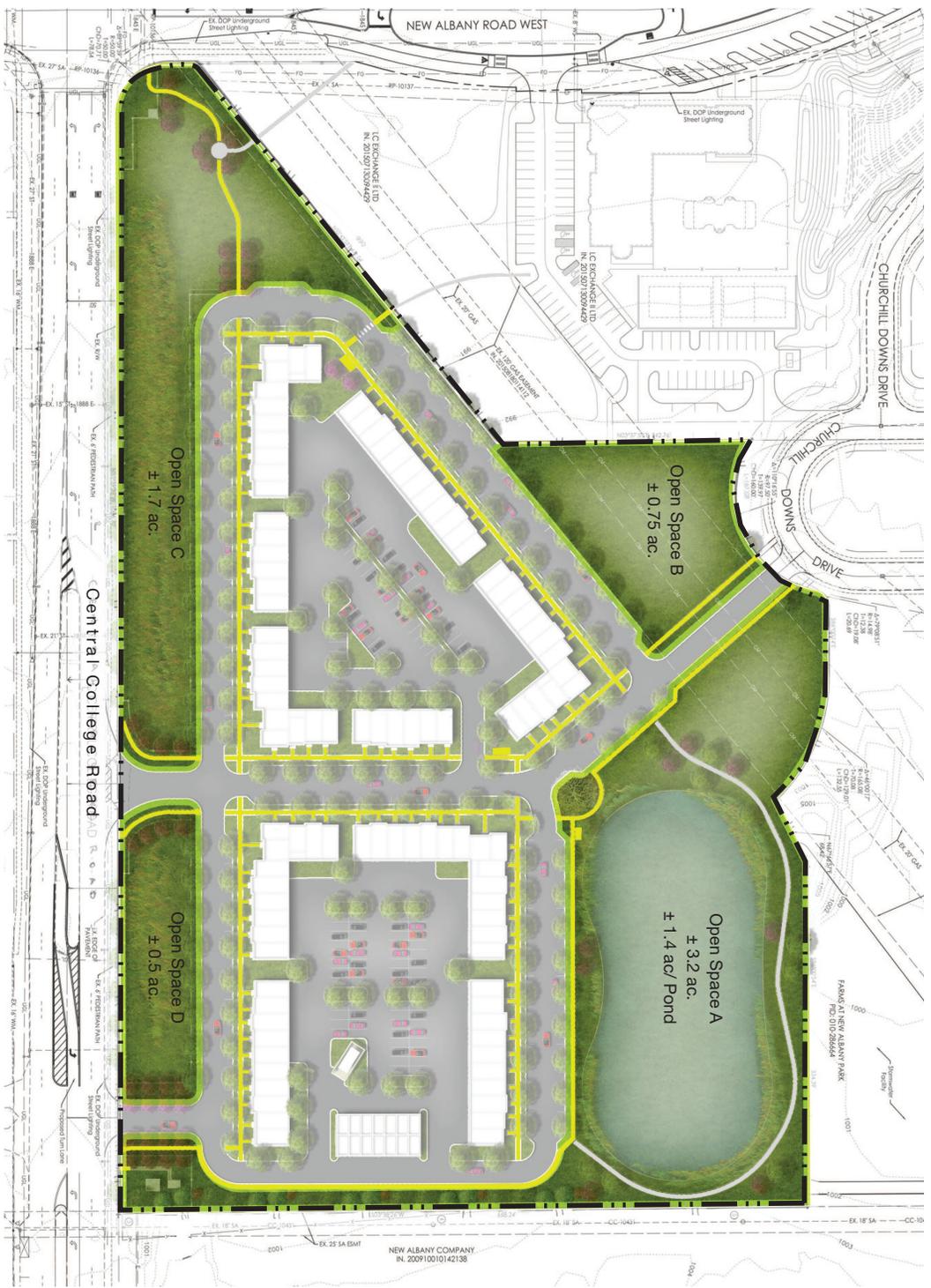
*The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions.*

Respectfully Submitted,

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Michael T. Shannon, Esq.  
Attorney for Applicant





**Open Space Data:**

Site Area:	± 13.1 ac.
Open Space Required:	± 2.62 ac. (20%)
Open Space Provided:	± 6.2 ac. (47%)
Open Space Excluding Pond:	± 4.8 ac. (37%)

\*PLANS FOR MASTER PLANNING PURPOSES AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. NOT FOR CONSTRUCTION.

OPEN SPACE DIAGRAM: PHASE 2

LIFESTYLE COMMUNITIES: THE EXCHANGE - PHASE II | COLUMBUS, OHIO

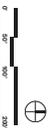
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**Site Data:**

<b>Gross Site Area:</b>	<b>± 34.4 ac.</b>
<b>R.O.W. Dedication:</b>	<b>± 0.6 ac.</b>
<b>Net Site Area:</b>	<b>± 33.8 ac.</b>
<b>Phase 1</b>	
Subarea A:	± 16.0 ac.
Subarea B:	± 1.3 ac.
Subarea C:	± 4.0 ac.
<b>Phase 2</b>	
Subarea D:	± 13.1 ac.

\*PLAN IS FOR MASTER PLANNING PURPOSES AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. NOT FOR CONSTRUCTION.

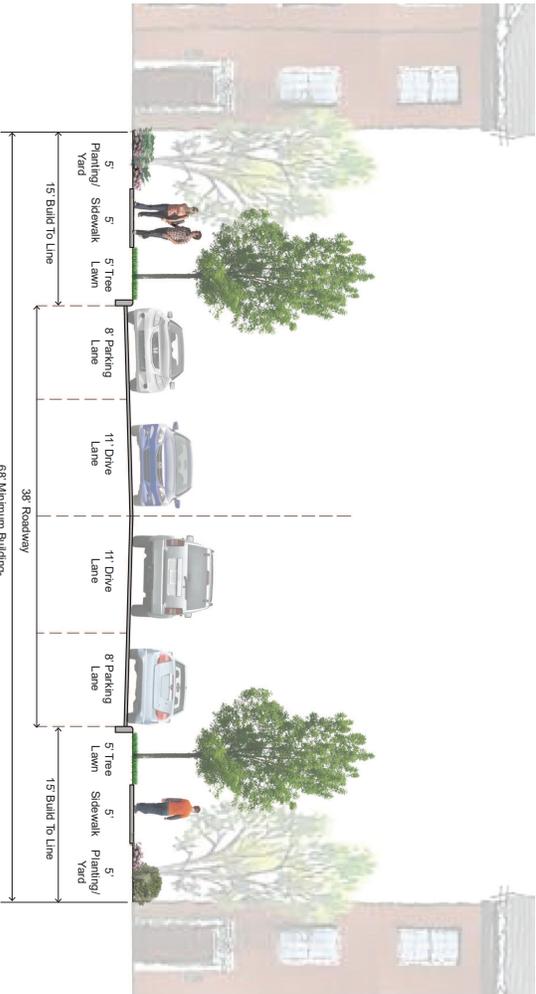




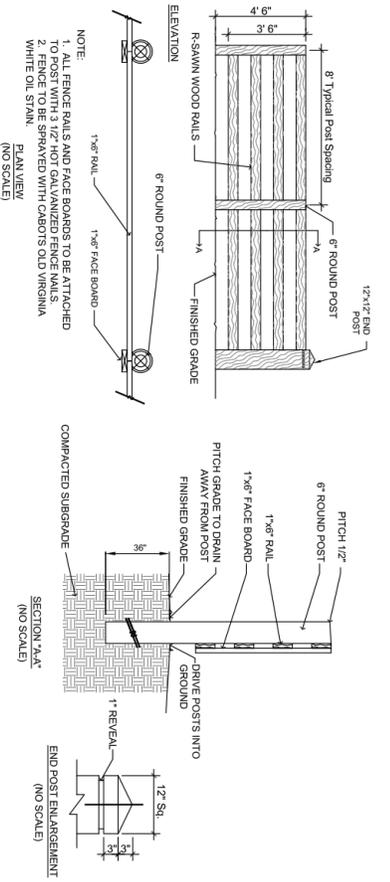
**Open Space Data:**

<b>Phase 1</b>	
Site Areas A, B, & C:	± 21.3 ac.
Open Space Provided:	± 4.29 ac. (20.1%)
<b>Phase 2</b>	
Site Area:	± 13.1 ac.
Open Space Required:	± 2.62 ac. (20%)
Open Space Provided:	± 6.2 ac. (47%)
Open Space Excluding Pond:	± 4.8 ac. (37%)

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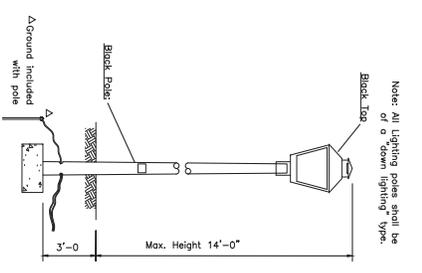
TYPICAL PRIVATE STREET SECTION  
SCALE: 1/8"=1'-0"



4 - RAIL WHITE HORSE FENCE  
SCALE: NTS

CODE	COMMON NAME	LATIN NAME	SIZE	COND.	SPACING
<b>SHADE TREES/ STREET TREES</b>					
UL PA	LACEBACK ELM	<i>Ulmus parviflora</i>	2 1/2" CAL.	B&B	PER PLAN
AC FR	AUTUMN BLAZE MAPLE	<i>Acer x freemanii 'Jeffers Red'</i>	2 1/2" CAL.	B&B	PER PLAN
ZE SE	GREEN VASE ZELKOVA	<i>Zelkova serrata 'Green Vase'</i>	2 1/2" CAL.	B&B	PER PLAN
AM CA	LONDON PLANETREE	<i>Platanus x acerifolia 'Bloodgood'</i>	2 1/2" CAL.	B&B	PER PLAN
GL TR	THORNLESS HONEYLOCUST	<i>Gleditsia thornless var. 'Inermis'</i>	2 1/2" CAL.	B&B	PER PLAN
TI CO	GREENSPRE LITTLELEAF LINDEN	<i>Tilia cordata 'Greenspire'</i>	2 1/2" CAL.	B&B	PER PLAN
<b>ORNAMENTAL TREES</b>					
AM CA	SHADBLOW SERVICEBERRY	<i>Amelanchier canadensis 'Glenform'</i>	6-8' HGT.	B&B	PER PLAN
MA PR	PEARLEAF CRABAPPLE	<i>Malus sp. 'Prairieho'</i>	1 1/2" CAL.	B&B	PER PLAN
SY RE	IVORY SILK LILAC	<i>Syringa reticulata 'Ivory Silk'</i>	1 1/2" CAL.	B&B	PER PLAN
MA VI	SWEETBAY MAGNOLIA	<i>Magnolia virginiana</i>	6-8' HGT.	B&B	PER PLAN
<b>EVERGREEN</b>					
PI AB	NORWAY SPRUCE	<i>Picea abies</i>	6' H3T.	B&B	PER PLAN
PI PU	COLORADO BLUE SPRUCE	<i>Picea pungens</i>	6' H3T.	B&B	PER PLAN
<b>POND EDGE TREES</b>					
OU RU	RED OAK	<i>Quercus rubra</i>	2 1/2" CAL.	B&B	PER PLAN
SA AL	WEeping WILLOW	<i>Salix alba</i>	2 1/2" CAL.	B&B	PER PLAN
QU BI	SWAMP WHITE OAK	<i>Quercus bicolor</i>	2 1/2" CAL.	B&B	PER PLAN
BE NI	HERITAGE RIVER BIRCH	<i>Betula nigra 'Heritage'</i>	2 1/2" CAL.	B&B	PER PLAN

SAMPLE PLANT LIST



STREET LIGHT

LXF LEXINGTON 50-175W DECORATIVE LUMINARY FROM COOPER LIGHTING OR APPROVED EQUAL ROUND TAPERED COMPOSITE TUFF-POLES FROM SHAKESPEARE COMPOSITE STRUCTURES OR APPROVED EQUAL.



15 UNIT BUILDING- POND ELEVATION

FRONT ELEVATION



15 UNIT BUILDING- STREET ELEVATION

FRONT ELEVATION

# Exchange, Phase II Elevations

Exchange Phase II Elevations



15 UNIT BUILDING

REAR & SIDE ELEVATIONS



15 UNIT BUILDING

REAR & SIDE ELEVATIONS



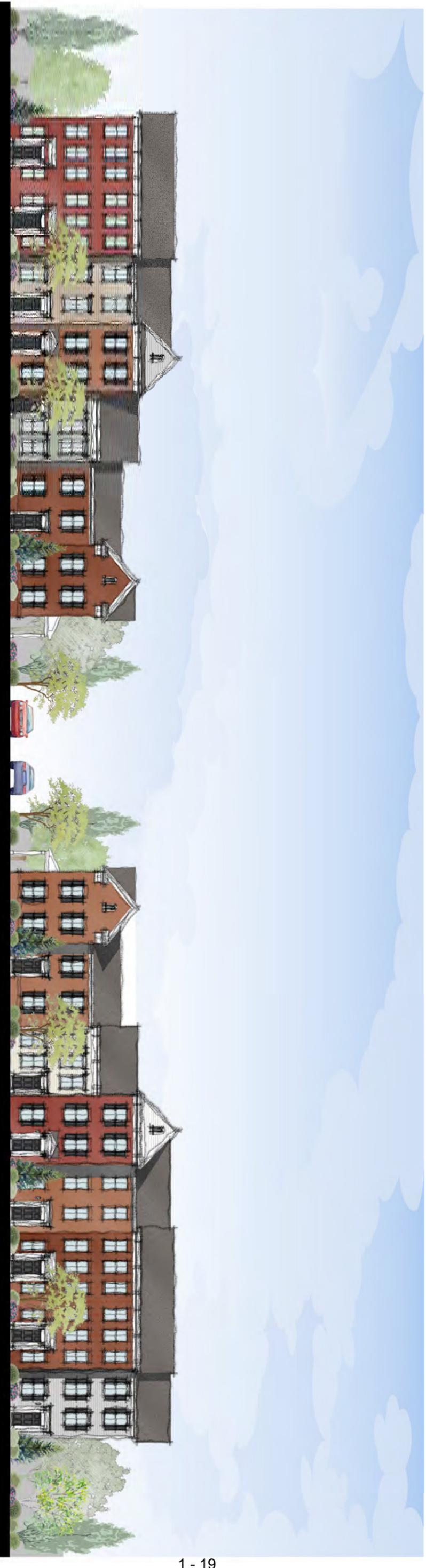
6 UNIT BUILDING - CENTRAL COLLEGE ROAD

FRONT ELEVATION



6 UNIT BUILDING

REAR ELEVATION



CENTRAL COLLEGE ROAD - ENTRY STREEISCAPE