

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

- 4. APPLICATION: Z16-083**
Location: **2180 EAKIN ROAD (43223)**, being 20.88± acres located on the north side of Eakin Road, 120± feet east of Whitethorne Avenue (570-105105, 570-105106, and 010-264091; Greater Hilltop Area Commission).
Existing Zoning: PUD-6, Planned Unit Development District.
Request: PUD-4, Planned Unit Development District.
Proposed Use: Mixed-residential development.
Applicant(s): Columbus Housing Partnership, LLC (DBA Homeport); c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Columbus/Franklin County Affordable Housing Trust Corporation; c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

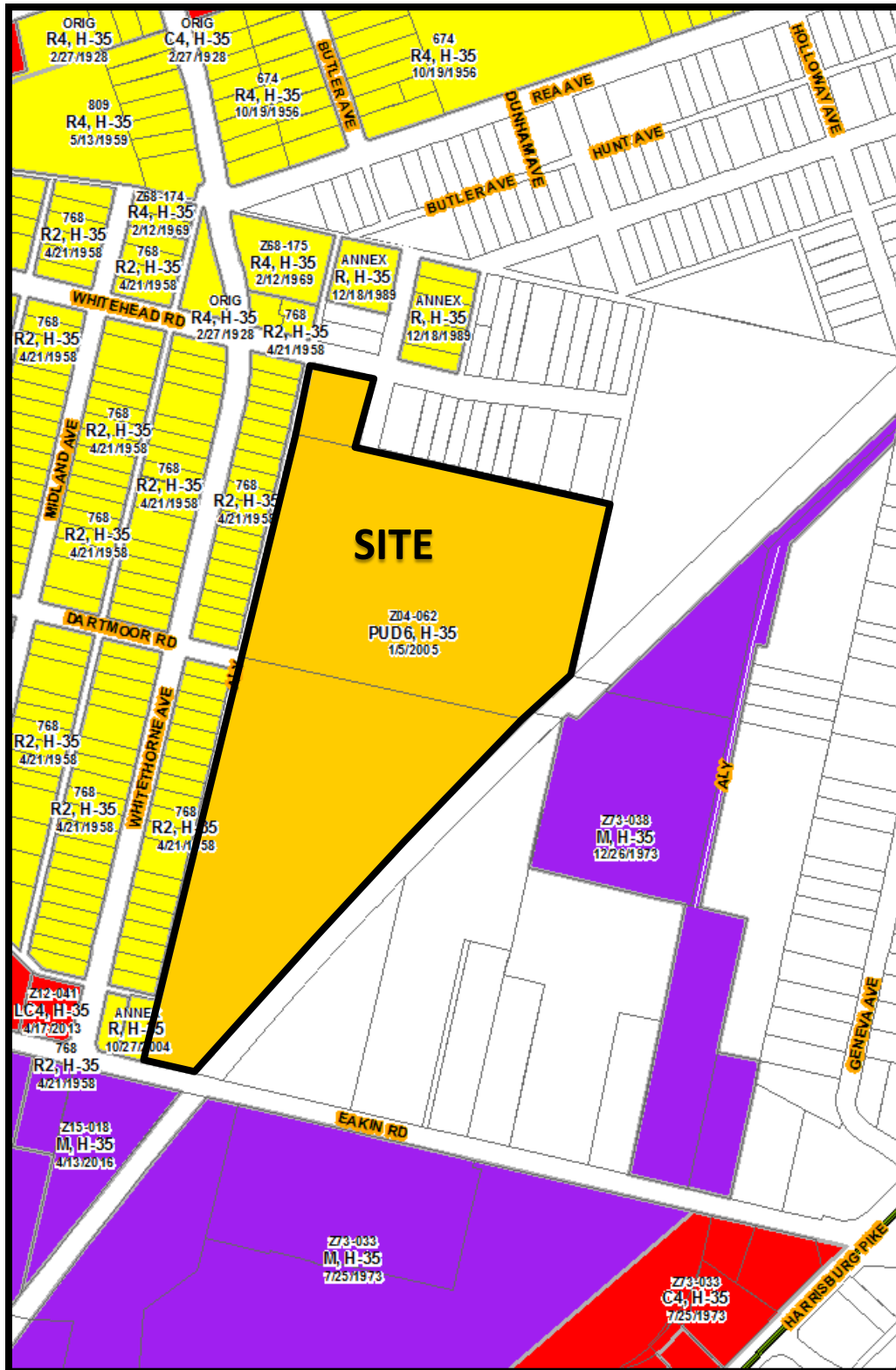
BACKGROUND:

- The 20.88± acre site is undeveloped, and is zoned PUD-6, Planned Unit Development District permitting 68 single-unit dwellings and 28 apartment units at a net density of 5.34 units/acre with 3.23 acres of open space. The requested PUD-4, Planned Unit Development District will permit 40 single-unit dwellings and 36 apartment units at a net density of 3.95 units/acre with 7.7 acres of provided open space, and includes both private and public streets.
- The site is bordered by single-unit residential development to the north in Franklin Township, railroad tracks to the east, a construction company to the south in the M-2, Manufacturing District, and single-unit residential development to the west in the R-2, Residential District.
- The site lies within the planning area of the *Greater Hilltop Plan Amendment* (2010), which recommends “Medium Density Mixed Residential” for this location.
- The site lies within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the requested PUD-4 district.

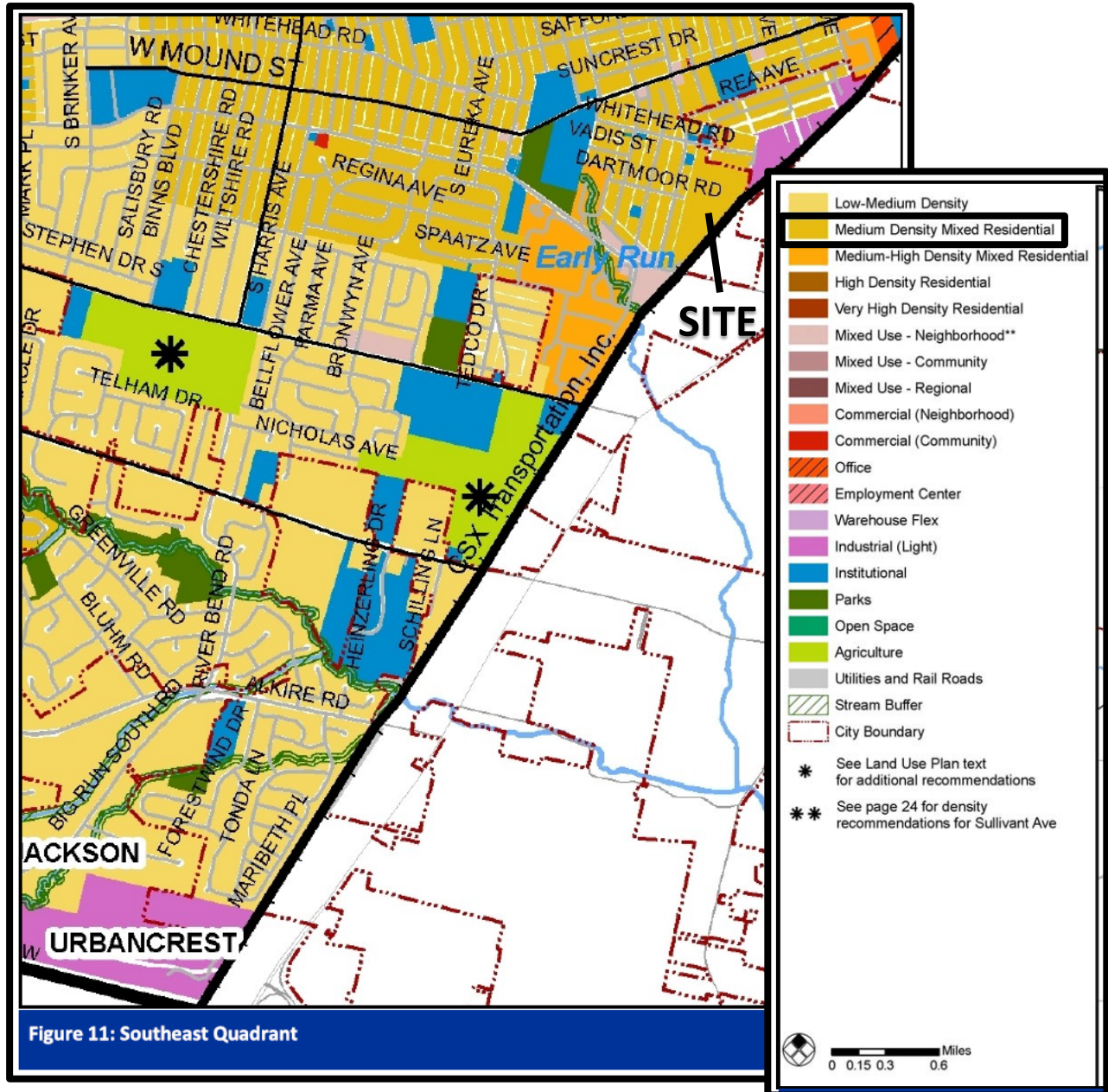
- The submitted PUD plan and data table illustrate the proposed development. The development text includes use restrictions, and setback, access and tree preservation provisions. A variance to permit the single-unit dwelling lots to be 45 feet wide at the street frontage is incorporated into the request.
- The *Columbus Thoroughfare Plan* identifies Eakin Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-4, Planned Unit Development District would permit 40 single-unit dwellings and 36 apartment units at a net density of 3.95 units/acre with 7.7 acres of provided open space. The request is compatible with the surrounding residential development pattern, and is consistent with the land use recommendation of the *Greater Hilltop Plan Amendment*.



Z16-083
 2180 Eakin Road
 Approximately 20.88 acres
 PUD-6 to PUD-4



Greater Hilltop Plan Amendment (2010)

Z16-083
 2180 Eakin Road
 Approximately 20.88 acres
 PUD-6 to PUD-4



Z16-083
2180 Eakin Road
Approximately 20.88 acres
PUD-6 to PUD-4

DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT (PUD-4)

PROPERTY ADDRESS: 2180 Eakin Road, Columbus, OH 43223

PID: 010-264091, 570-105105, 570-105106

AREA: 20.88 +/- ac

EXISTING ZONING: PUD-6, Planned Unit Development

PROPOSED ZONING: PUD-4, Planned Unit Development

APPLICANT: Columbus Housing Partnership, Inc. DBA Homeport c/o Dave Perry, David Perry Company, Inc., 423 E. Town Street, FL 2, Columbus, OH 43215 and Donald Plank, Plank Law Firm, LPA, 423 E. Town Street, FL 2, Columbus, Ohio 43215

PROPERTY OWNER: Columbus/Franklin County Affordable Trust Corporation, c/o Dave Perry, David Perry Company, 423 E. Town Street, FL 2, and Donald Plank, Plank Law Firm, LPA, 423 E. Town Street, FL 2, Columbus, Ohio 43215

DATE OF TEXT: December 29, 2016

APPLICATION NUMBER: Z16-083

INTRODUCTION: The 20.88+/- acre site is located on the north side of Eakin Road and at the east and south terminus of Dartmoor Road and Butler Avenue, respectively. The property was zoned PUD-6 (Z04-062) in 2004 to permit single and multi-family development. Applicant proposes to change PUD plan for a different mix of single and multi-family development and reduce density to PUD-4. The PUD plan, "PUD Development Plan, 2180 Eakin Road" is submitted with this application.

1. PERMITTED USES: The permitted use shall be detached single-unit dwellings on platted lots and two and four unit dwellings, as permitted by Section 3345.04, Permitted Uses.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan, or in this text, the applicable development standards for the single family dwellings on platted lots shall be the standards of Chapter 3332, Residential Districts as applicable to the R-3, Residential District and the applicable development standards for the multi-unit area shall be the standards of Chapter 3333, Apartment Districts as applicable to the R-4, Residential District, of the Columbus City Code.

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

1. There shall be a maximum of 40 single –unit dwellings on platted lots and a maximum of 36 multiple dwelling units.

2. There shall be a 25' building platted building line along the proposed public street.

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

1. Vehicular access shall be by public street extension to connect Dartmoor Road and Butler Avenue.

2. Right of Way totaling thirty (30) feet from centerline on Eakin Road shall be dedicated to the City of Columbus.

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

1. Existing trees of 2 ½ " caliper or greater shall be preserved within the areas indicated on the PUD Plan, subject to utility crossings, as may be applicable.

2. Open space shall be provided as depicted on the PUD plan.
3. Street trees shall be provided as depicted on the PUD Plan.
4. The ground area around any identification sign, if any, or the single unit or multiple unit site areas shall be landscaped. Landscaping shall consist of low shrubs and annual flowers in a minimum two (2) foot radius around the sign.

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

1. All dwelling units in Phase 1, consisting of 36 multi-family units and platted lots 37 – 40, inclusive, shall be one (1) story buildings.
2. Single-family dwellings on Lots 1 – 36, inclusive, may be one (1) or two (2) story.
3. All dwellings shall have a hip or gable primary roof. Roofing shall be done with a 30 year warranty architectural roofing shingle.
4. All dwelling units shall have a front porch.
5. Part of the front elevation of each dwelling unit shall be masonry. Other building materials shall include vinyl siding (min. 0.044 mm). There shall be no exposed concrete block.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

N/A

F. Graphics and Signage commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the R-3, Residential and AR-12, Apartment Residential Districts for the single-unit and multi-unit areas of the site, respectively. Any ground sign for the multi-family area shall be monument-style. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration. No off-premise graphics shall be permitted.

G. Modification of Code Standards.

Section 3332.05(A)(4)(B)(4), to reduce the front lot line width of single-unit platted lots from 50' to 45' at the right of way and building line for rectangular lots and to reduce the front lot line width of cul-de-sac lots from 50' to a minimum of 28' at the right of way, subject to a building line width of 45'.

H. Miscellaneous commitments.

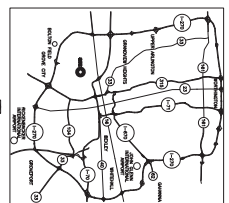
1. The site shall be developed in accordance with the submitted PUD Plan titled "PUD Development Plan, 2180 Eakin Road", dated _____ and signed _____ by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final 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 his designee upon submission of the appropriate data regarding the proposed adjustment.

2. Applicant shall pay the applicable Parkland Dedication Ordinance (PDO) fee prior to issuance of an approved Site Compliance Plan.

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, 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 Codes, other than as specified herein.

Signature: _____
David B. Perry, Agent Date

Signature: _____
Donald Plank, Attorney Date



VICINITY MAP
NOT TO SCALE

SITE DATA

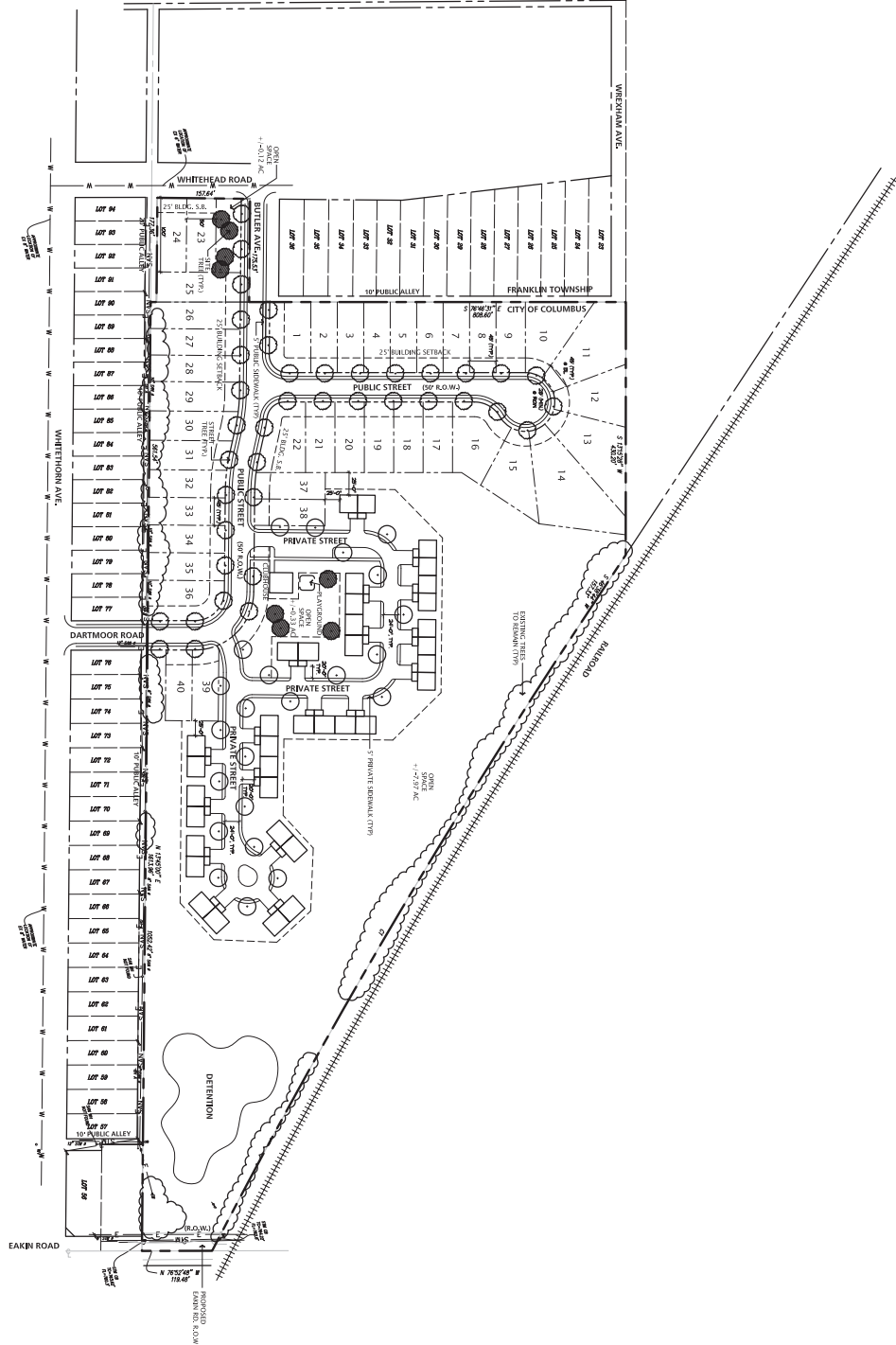
EXISTING ZONING: PD-6 (204-062)
 PROPOSED ZONING: PD-4
 TOTAL ACRES: 26.88 ACRES
 GROSS ACRES: 14.28 ACRES
 NET ACRES: 12.60 ACRES

LOT SIZE: 3.70 ACRES
 SINGLE FAMILY UNITS: 40
 TOTAL NUMBER OF UNITS: 76
 GROSS DENSITY: 3.64 UNITS/ACRE
 NET DENSITY: 3.04 UNITS/ACRE

LOT SIZE: 3.70 ACRES
 SINGLE FAMILY UNITS: 40
 TOTAL NUMBER OF UNITS: 76
 GROSS DENSITY: 3.64 UNITS/ACRE
 NET DENSITY: 3.04 UNITS/ACRE

LANDSCAPING
 STREET TREES (2" CALIPER) REQUIRED: 40
 SINGLE FAMILY: 40 (1 PER LOT)
 MULTIFAMILY: 23
 STREETS TREES (2" CALIPER) REQUIRED: 40
 SINGLE FAMILY: 40 (1 PER LOT)
 MULTIFAMILY: 23

REVISIONS
 DATE: 12.29.2016
 JOB NO.: 16183
 1.01



Z16 - 083



STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number:

216-083

Address:

2180 EAKIN ROAD, 43223

Group Name:

GREATER HILLTOP AREA COMMISSION

Meeting Date:

1/3/2017

Specify Case Type:

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

FOR = 12 AGAINST = 1 ABSTAIN = 1

Signature of Authorized Representative:

SIGNATURE

CO-CHAIR ZONING COMMITTEE

RECOMMENDING GROUP TITLE

614-653-7653

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.