

# Z 1 6 - 0 7 1

3.    **APPLICATION:**                    **Z16-071**  
      **Location:**                    **5440 MORSE ROAD (43230)**, being 15.62± acres located at the northeast corner of Morse Road and Preserve Crossing Boulevard (220-002043, and part of 010-272559; Northland Community Council).  
      **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):**        Preserve Crossing Development, Ltd; 230 West Street, Suite 200; Columbus, OH 43215.  
      **Planner:**                    Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

## **BACKGROUND:**

- The site is developed with a vacant single-unit dwelling zoned in the PUD-8, Planned Unit Development District (Z15-033). The applicant proposes a revised PUD-8, Planned Unit Development District to allow a multi-unit residential development containing 124 units on one lot. The existing PUD text also permits 124 units, but on individual lots. The requested PUD has an increase in the amount of open space provided from 4.8± acres to 7.3± acres.
- To the north and west of the site are apartments and condominiums in the PUD-8, Planned Unit Development District. To the east of the site are apartments in the L-AR-12, Limited Apartment Residential District. To the south of the site, across Morse Road and in Plain Township, is a senior housing facility.
- The site is located within the boundaries of the Preserve District of the *Northland Plan: Volume II* (2002), which recommends that the current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-unit residential encouraged, and that existing land-use and zoning patterns be taken into consideration when decisions are made regarding zoning changes.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for disapproval.
- The development text carries over commitments for building setbacks, access and street details, street trees, sidewalks, maximum building height, garage requirements, landscaping and buffering, building materials commitments, and Pay as We Grow and parkland dedication ordinance obligations.
- The *Columbus Thoroughfare Plan* identifies Morse 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 that is compatible with the density and development standards of adjacent residential developments. The *Northland Plan, Volume 2* recommends that the current residential pattern of development east of Hamilton Road and south of Old Dublin-Granville Road be continued, with single-unit residential development encouraged. The Plan also recommends that the existing land-use and zoning patterns are taken into consideration when decisions are made regarding zoning changes. The site plan incorporates natural resources and increases open space, as recommended in the Plan, and the requested revision does not change the proposed density or Morse Road setback provisions.



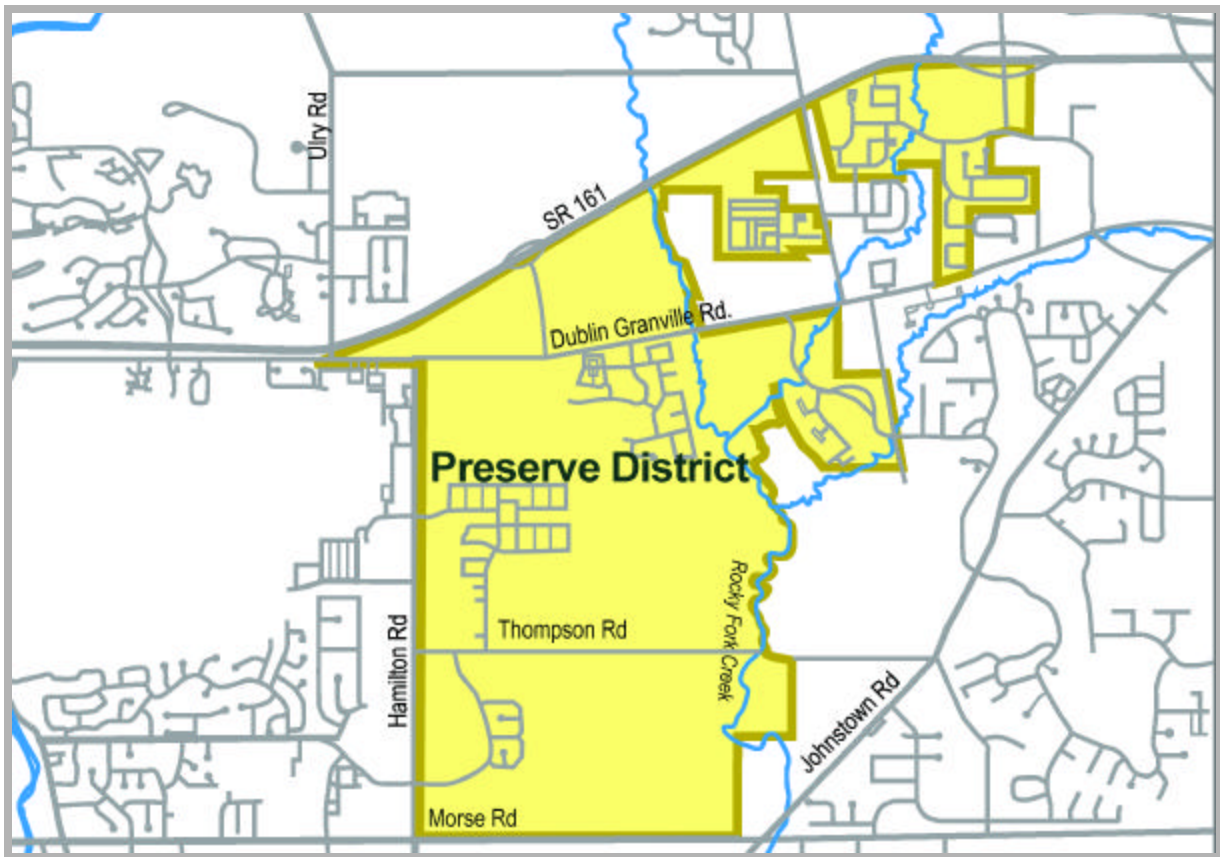
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## Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



*Preserve District*





***It is the recommendation of Northland Plan – Volume II that:***

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



#### 4. Unincorporated Residential Areas

- *infill developments that are compatible with their surroundings be encouraged.*
- *infill annexation requests that reduce service-related problems caused by "islands" of township land within the city's corporate boundaries be supported.*
- *annexation proposals that reasonably can be served by city services and facilities be readily accepted.*

There are other planning issues that are not easily categorized into one of the three districts. For those issues, the following recommendations shall apply.

***It is the recommendation of Northland Plan - Volume II that:***

- *when properties within this planning area are contiguous to properties covered in other plans, consideration of those plan recommendations be given to provide a seamless pattern of development between the two jurisdictions or planning boundaries.*
- *a planning process be undertaken for the area north of Central College Road and within the tributary area of the planned northern extension of the Big Walnut Sanitary Trunk, but outside the area covered by the Rocky Fork-Blacklick Accord. This subtrunk will likely be extended north from the Little Turtle area in two phases. The first phase, planned for 2004, will take the sewer to Central College Road. The second phase will extend the sewer north and then east to the intersection of Walnut Street and Lee Road, allowing for development of a substantial area. It will be important to have land-use and development guidelines in place as infrastructure is extended into the area.*



## PLANNED UNIT DEVELOPMENT TEXT

**Property Address:** 5440 Morse Road (43230)  
**Parcel ID:** 220-002043, 010-272559  
**Property Size:** +/- 15.62 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** December 22, 2016  
**Application:** Z16-071

### **I. Introduction**

The subject property site (“Site”), PID’s: 220-002043 and 010-272559, is located in northeast Columbus, at 5440 Morse Road. The Site is situated on the north side of Morse Road between North Hamilton Road and State Route 62. The Site is located within the Preserve District of the Northland Plan: Volume II and subject to the Northland Community Council Development Standards. Once tax district issues are resolved, it is Applicant’s intent to combine parcel 220-002043 with a portion of parcel 010-272559, the combination of which constituting the Site described within the submitted Legal Description.

The Site is bordered on the west, north, and east by the City of Columbus. The parcels to the west and north (owned by Applicant) are zoned PUD-8 and used for apartments and condominiums. The parcels to the east are zoned LAR-12 and used for apartments. Plain Township is to the south across Morse Road.

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. Setback shall be developed in accordance with the attached PUD Plan.
2. Perimeter yard shall be developed in accordance with the attached PUD Plan.
3. 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. Preserve Crossing Boulevard shall provide four (4) access points to the Site. There shall be no direct access to the Site from Morse Road.
2. All streets within the Site shall be private and maintained by the Owner.
3. All streets shall have sidewalks on both sides at a minimum of 5' wide. Adjacent to the Morse Road right-of-way, there shall be either a sidewalk at a minimum of 5' wide or a multi-purpose trail at a minimum of 10' wide. However, any sidewalk requirements shall be per the specifications of the City of Columbus, Department of Public Service.
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.

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

1. Buffering shall be developed in accordance with the attached PUD Plan.
2. 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.

3. Along the eastern 15 ft. buffer, trees shall be planted at four trees per 100 linear 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.

**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.

**E. 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.

**F. 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.

**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 "Preserve Crossing, Phase V." 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.

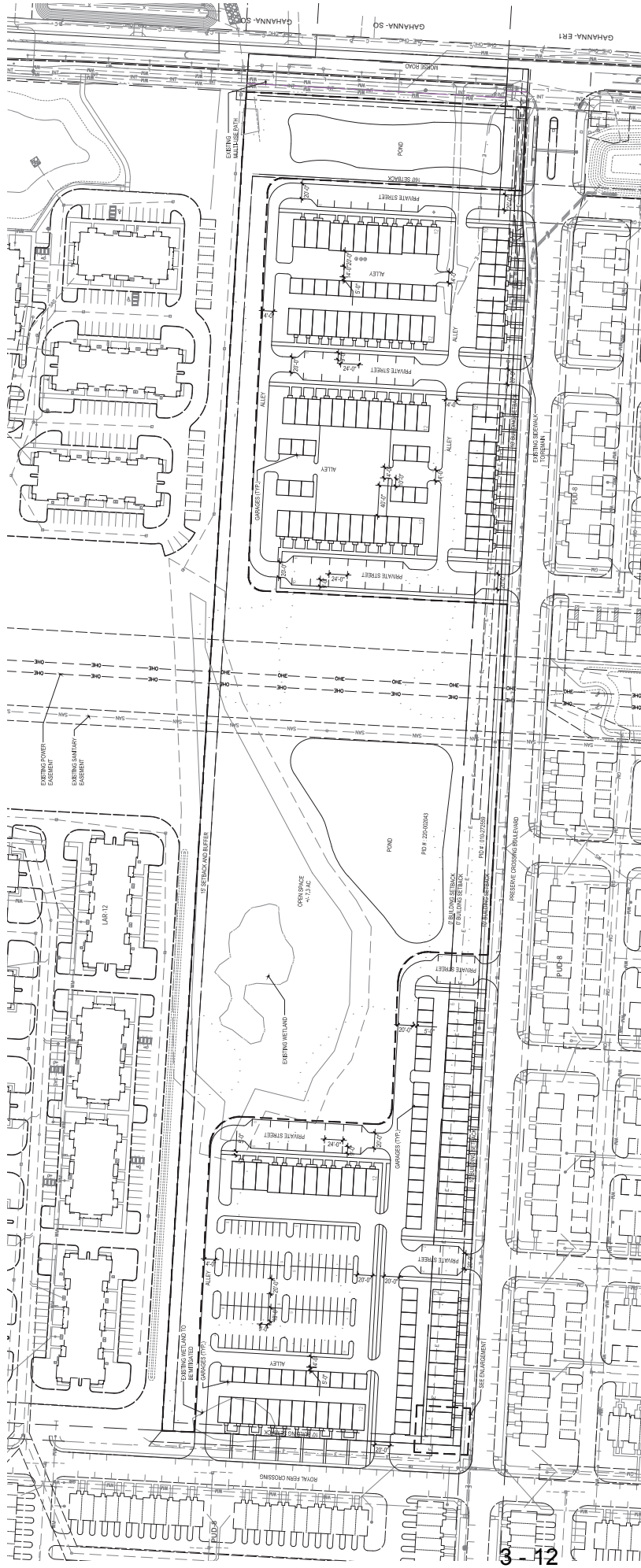
4. The subject Site shall be developed in accordance with the submitted plans titled, "Planned Unit Development Plan, Preserve Crossing" dated December 23, 2016. The Plans may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering 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.

*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



## SITE DATA

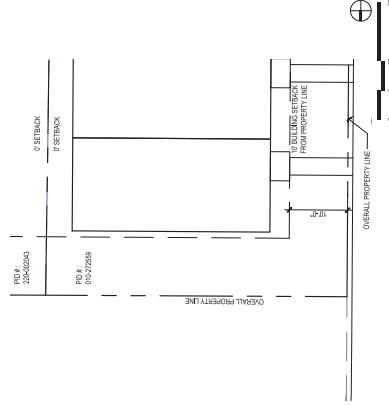
**Site Area:**  
PID # 220-002043  
PID # 010-272559

Lots: 124 du  
 Density: 8.0 du/AC  
 Proposed Zoning District: PUD-8  
 Open Space Provided: +7-7.3 AC (47%)  
 Required Parking (Aggregate): 2/Unit (248 spaces)  
 Provided Parking: Min. 1 garage space per unit  
 Garage: 344 spaces  
 Off-Street Parking: 124 spaces  
 On-Street Parking: 166 spaces  
 54 spaces

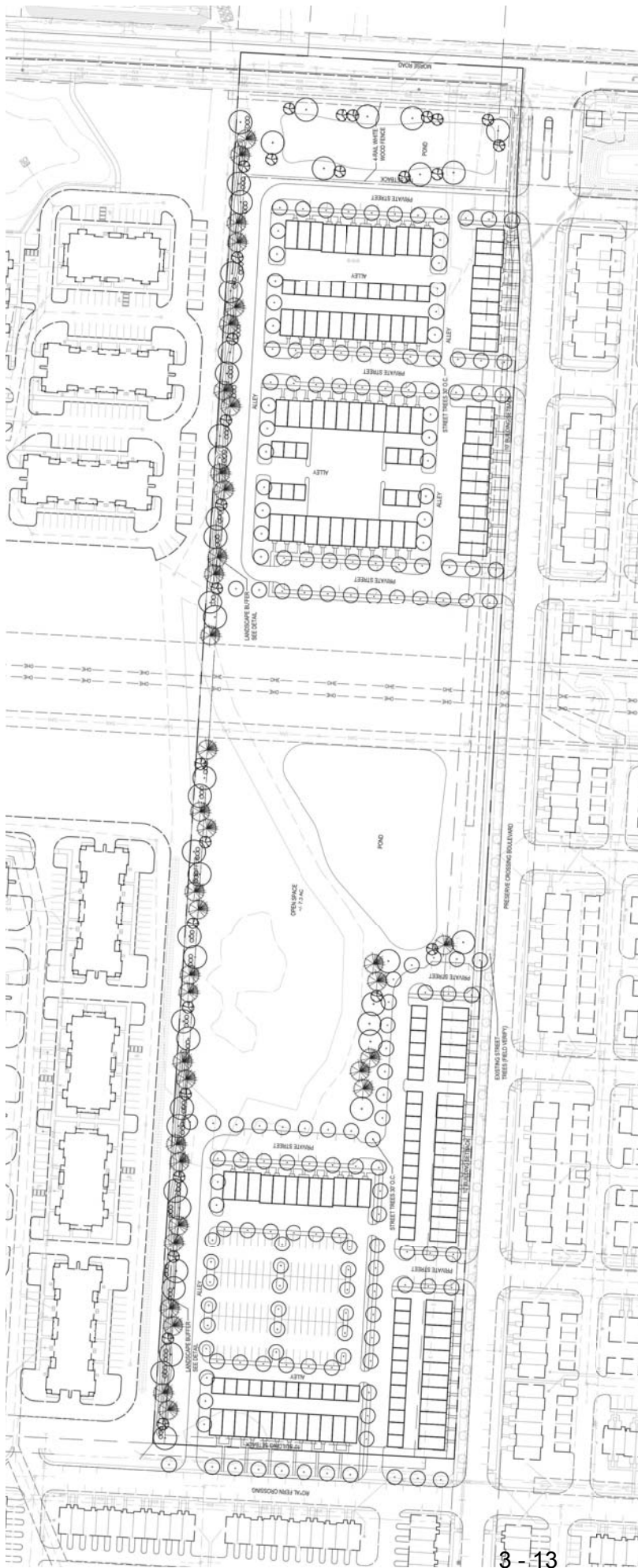
VICINITY MAP: N.T.S.



## PARCEL SETBACKS

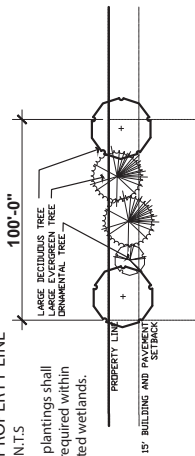


\*THIS PROJECT WILL COMPLY WITH SECTIONS: 3121.01 DUMPSTER; 3121.07 LANDSCAPE; 3121.03 LIGHTING; 3121.21 SCREENS;  
3121.39 STRIPING/MARKINGS; 3121.43 SURFACE; AND 3121.45 WHEEL STUDS/CURB.



TYPICAL LANDSCAPE BUFFER FOR  
EAST PROPERTY LINE  
SCALE: N.T.S.

\* Buffer plantings shall not be required within delineated wetlands.

[illegible]

\*THIS PROJECT WILL COMPLY WITH SECTIONS 3121.07 LANDSCAPE, 3121.21 SCREENS, 3121.39 STRIPING/ MARKINGS, 3121.43 SURFACE, AND 3121.45 WHEEL STOPS/ CURB NOT FOR CONSTRUCTION.







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**SITE DATA**

**Site Area:**  
PID # 220-002043  
PID # 010-272559

**Lots:**  
Density:  
Proposed Zoning District:  
Open Space Provided:

**Required Parking (Aggregate):**  
Min. 1 garage space per unit  
**Provided Parking:**  
Garage:  
Off-Street Parking:  
On-Street Parking:

**+/- 15.6 AC**  
  
124 du  
8.0 du/AC  
PUD-8  
+/- 7.3 AC (47%)  
  
2/Unit (248 spaces)  
344 spaces  
124 spaces  
166 spaces  
54 spaces



STANSBURY BUILDING - MORSE ROAD



MIXED UNIT ELEVATION





BENTLEY BUILDING - PRESERVE CROSSING BLVD.



STANSBURY ENGLISH BASEMENT BUILDING - PRESERVE CROSSING BLVD.

SIDE ELEVATION - MORSE ROAD





REAR ELEVATION

MIXED UNIT ELEVATION



RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION



Northland Community Council  
Development Committee

Report

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

**Meeting Called to Order:** **6:30 pm** by chair **Dave Paul**

Members represented:

*Voting: (15):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Sharon Woods (SWCA), Village at Preston Woods (PWCA), Woodstream East (WECA).

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**Case #1:** Application #Z16-071 (Rezone 15.62 AC± from PUD-8 to PUD-8 for development of a multifamily residential development not to exceed 8 dwelling units/acre)  
Michael Shannon *representing*  
Lifestyle Communities, Ltd.  
5540 Morse Road, 43230 (PID 220-002043)

- *The Committee approved (15-0) a motion (by KWPCA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.*

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**Case #2** “Look see” (Combine and redevelop former Columbus Inn & Suites and Rodeway Inn hotel sites, 2.9 AC± currently zoned C3, for multifamily housing)  
Tony Lam  
6121 & 6125 Zumstein Drive, 43231 (PID 010-282485/010-001405)

- *The Committee appreciated the opportunity to hear from and speak with the potential developer concerning this project. As this was an informal review (a “look see”), the Committee developed **NO RECOMMENDATION**.*

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**Executive Session** **8:20 pm**

**Meeting Adjourned** **8:45 pm**

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Next meeting: *Wednesday, January 25, 2017*  
*NO December 2016 meeting*