

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2017**

- 5. APPLICATION: Z16-045**
Location: **510 LAZELLE ROAD (43240)**, being 15.10± acres located on the north side of Lazelle Road, 230± feet east of Sancus Boulevard, (31843301009000, Far North Columbus Community Coalition).
Existing Zoning: L-C-4, Limited Commercial, and CPD, Commercial Planned Development Districts.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): NP Limited Partnership; 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): The Applicant.
Planner: Tim Dietrich; 645-6665; tedietrich@columbus.gov

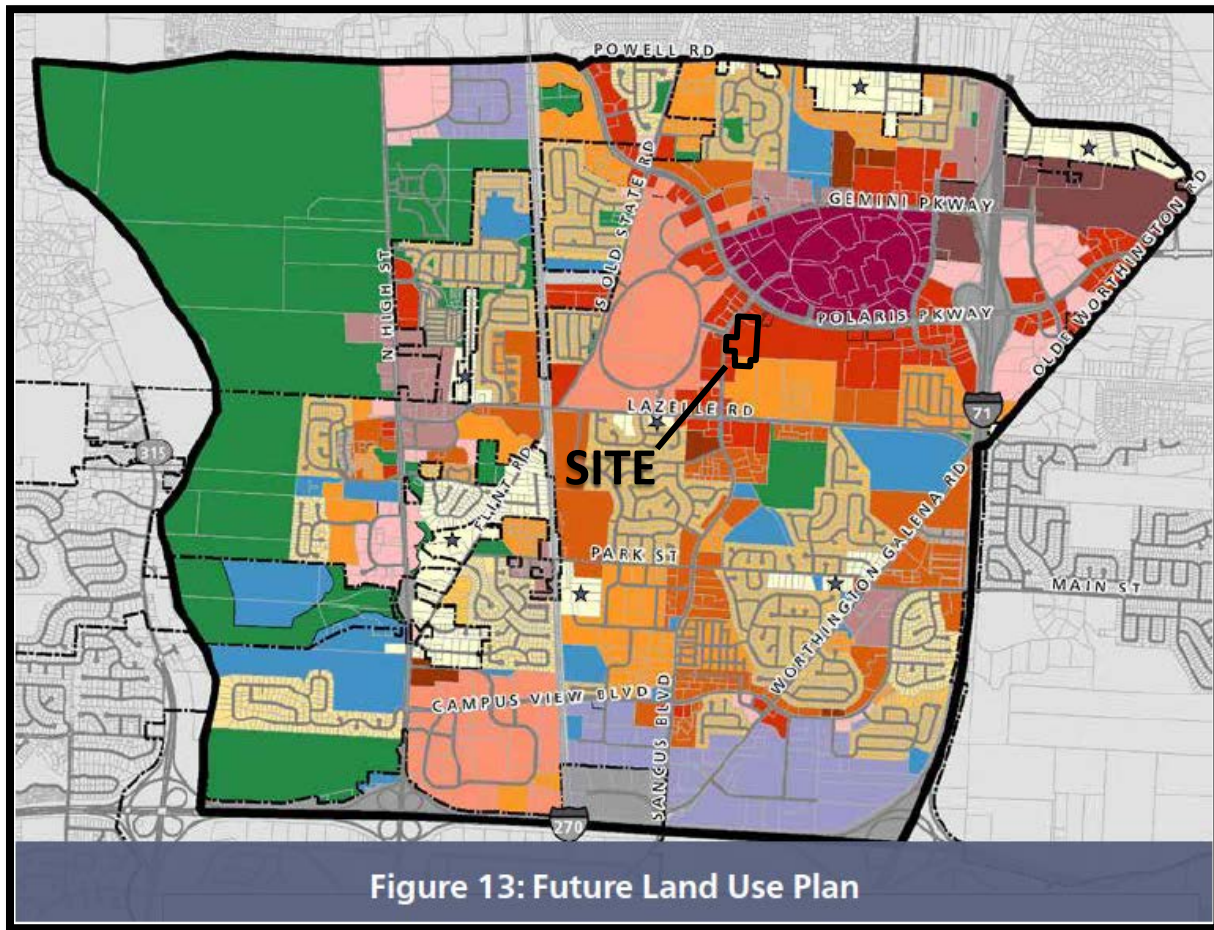
BACKGROUND:

- The 15.10± acre site consists of a single parcel that is currently undeveloped and zoned in the L-C-4, Limit Commercial and CPD, Commercial Planned Development Districts. The applicant is requesting the L-ARLD, Limited Apartment Residential District to allow construction of a multi-unit residential development.
- North and west of the site are various commercial establishments zoned in the L-C-4, Limited Commercial and L-M, Limited Manufacturing Districts. South of the site is a commercial building zoned in the L-C-3, Limited Commercial District. East of the site is a multi-unit residential development zoned in the L-ARLD, Limited Apartment Residential District.
- The site is within the boundaries of the *Far North Area Plan* (2014), which recommends medium-density residential land uses at this location.
- The limitation text includes landscaping and screening provisions where the northern and western perimeter yards abut commercial zoning districts; and provides for a minimum of one paved and illuminated pedestrian connection through either the northern or western perimeter yard. Additional commitments to open space, including the location of a portion of the total open space, are included in the text.
- The Columbus Thoroughfare Plan identifies Lazelle Road and Sancus Boulevard as a 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-ARLD, Limited Apartment Residential District will allow a multi-unit residential development with appropriate limitations including commitments for landscaping and screening, pedestrian connections, and open space placement and totals. The proposed L-ARLD, Limited Apartment Residential District is consistent with the land use recommendations of the *Far North Area Plan*, and is compatible with the surrounding land uses and development pattern along Lazelle Road.

Far North Area Plan (2014)

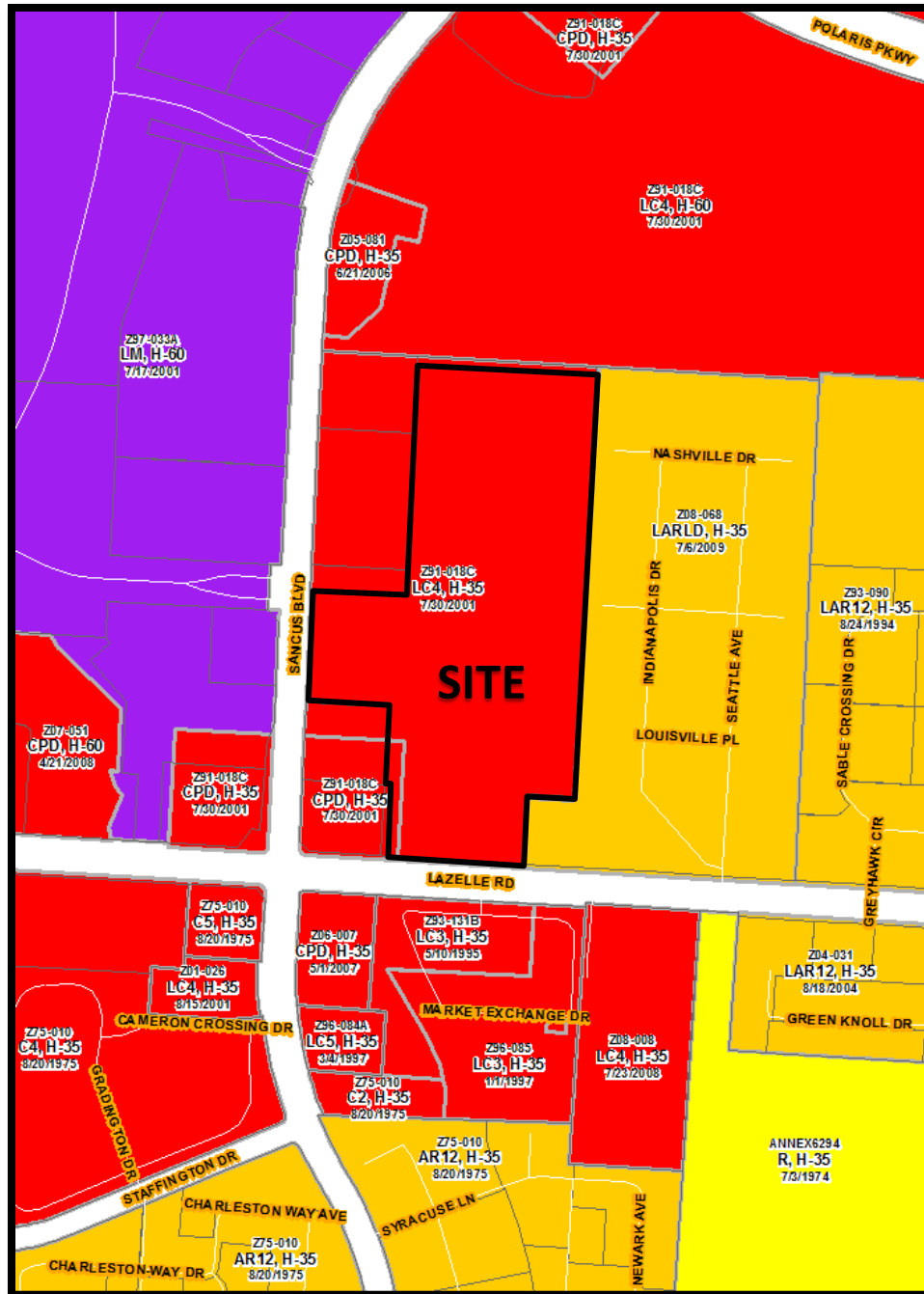


→ Medium Density

Six-ten units/acre

In suburban areas, this category is characterized by townhouse and condominium development as well as smaller lot single-family. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.

Z16-045
510 Lazelle Road
Approximately 15.1 acres
L-C-4 & CPD to L-ARLD



Z16-045
 510 Lazelle Road
 Approximately 15.1 acres
 L-C-4 & CPD to L-ARLD



Z16-045
510 Lazelle Road
Approximately 15.1 acres
L-C-4 & CPD to L-ARLD

DEVELOPMENT TEXT
L-ARLD, LIMITED APARTMENT RESIDENTIAL DISTRICT

EXISTING DISTRICT: L-C-4, Limited Commercial, and CPD,
Commercial Planned Development District
PROPOSED DISTRICT: L-ARLD, Limited Apartment Residential District
PROPERTY ADDRESS: 510 Lazelle Road, Columbus, OH 43240
APPLICANT: NP Limited Partnership c/o Dave Perry, David
Perry Co., Inc., 145 East Rich Street, 3rd Flr.,
Columbus, OH 43215 and Donald Plank, Plank
Law Firm, 145 East Rich Street, 3rd Flr.,
Columbus, OH 43215
OWNER: NP Limited Partnership c/o Dave Perry, David
Perry Co., Inc., 145 East Rich Street, 3rd Flr.,
Columbus, OH 43215 and Donald Plank, Plank
Law Firm, 145 East Rich Street, 3rd Flr.,
Columbus, OH 43215
DATE OF TEXT: January 30, 2017
APPLICATION NUMBER: Z16-045

INTRODUCTION:

The site is 15.08 +/- acres located on the north side of Lazelle Road, 230' east of Sancus Boulevard. The property is zoned commercial (L-C-4, CPD). Applicant proposes to rezone the property to the L-ARLD, Limited Apartment Residential District for development of an apartment complex. The proposed multi-family residential land use is supported by the Far North Plan. The abutting property to the east is also zoned L-ARLD and is developed with an apartment complex.

1.PERMITTED USES: The permitted use of the site shall be multi-family residential development, as permitted in Section 3333.02, AR-12, ARLD and AR-1, Apartment Residential District Use, and accessory uses and structures.

2.DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply.

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

N/A

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

A traffic access study has been submitted to the City of Columbus. Upon completion of review of the study, applicable road work requirements will be incorporated.

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

1. Street trees shall be provided on the Sancus Boulevard and Lazelle Road frontage of the site at approximately 50' on center, subject to adjustment of spacing as needed for driveways or other obstructions, and shall be located on site within 20 feet of the right of way.
2. Screening, which may consist of landscaping, mounding, fencing and/or walls, shall be provided in the north and west perimeter yards where adjacent apartment buildings abut commercial zoning. Screening shall provide 75% opacity to five (5) feet high, subject to breaks in the screening to provide pedestrian connections, if available with abutting property owners and subject to appropriate pedestrian connection points with the adjacent commercial development. A minimum of one (1) pedestrian connection shall be provided on either the north or west perimeter yard. The pedestrian connection(s) shall be paved and illuminated.
3. Open space shall be provided adjacent to the east terminus of the entrance drive from Sancus Boulevard. The open space shall have grass, trees and/or other landscaping and may include sidewalk, on-grade patio, gazebo, grill(s) or other amenities, but no building shall be located in this area. The open space shall have a minimum area of 6,000 square feet (0.138 +/- acres). The purpose of this open space area is to provide a focal point with open space at the terminus of the entrance drive. The actual area of this open space shall be noted on the final site compliance plan.
4. The site is 15.08 +/- acres. A minimum of four (4) acres of the site shall be open space. Open space, for purposes of compliance with this standard, shall be site area without buildings or pavement, except shall include the open space area to be provided by 2.C.3. and may also include the swimming pool and patio around the pool. The actual area of total open space shall be noted on the final site compliance plan.

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

N/A

E. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the ARLD, Apartment Residential District. All signage shall be

monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the ARLD, Apartment Residential District shall be submitted to the Columbus Graphics Commission.

F.Miscellaneous.

The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

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.

Signature: _____ Date: _____
David B. Perry, Agent

Signature: _____ Date: _____
Donald Plank, Attorney for Applicant

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number

216-045

Address

510 Lazelle Rd.

Group Name

Far North Columbus Community Coalition

Meeting Date

11-2-2016

Specify Case Type

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

Recommendation

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

10-0

Signature of Authorized Representative

James Palmisano

Recommending Group Title

Far North Columbus Community Coalition President

Daytime Phone Number

614/430-7840

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

ted@trich@columbus.gov

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer