

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

- 3. APPLICATION: Z16-077**
Location: **5284 AVERY ROAD (43016)**, being 7.0± acres located on the east side of Avery Road, 3,262± feet south of Cara Road (010-265637).
Existing Zoning: R, Rural District.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.
Property Owner(s): Hilliard United Pentecostal Church; 5284 Avery Road; Dublin, OH 43016.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

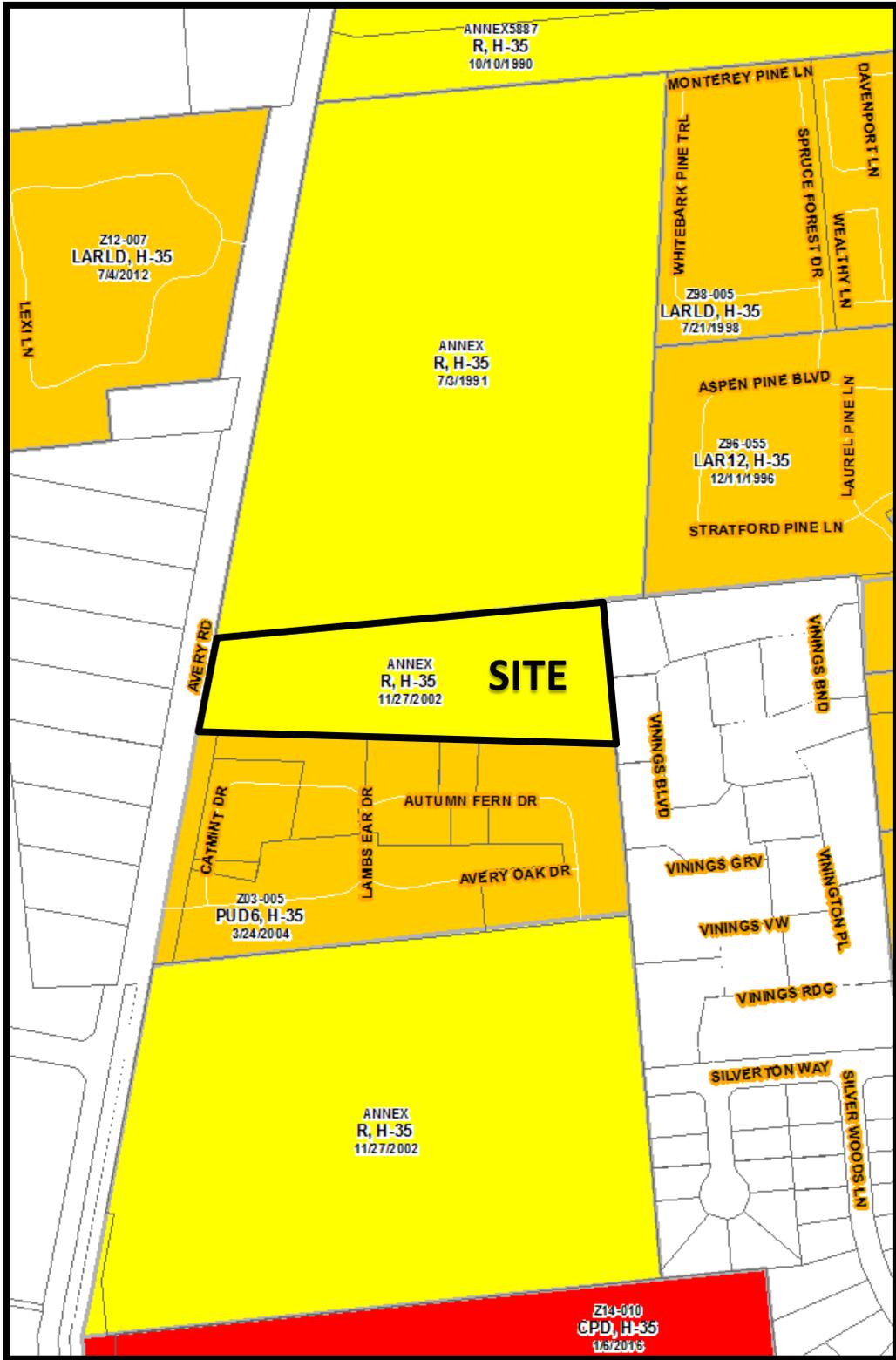
BACKGROUND:

- o The 7.0± acre site is developed with a church zoned in the R, Rural District. The requested L-AR-1, Limited Apartment Residential District will allow an apartment complex development with a maximum of 144 units on 6.78± acres (21.23 units/acre).
- o To the north of the site is a golf driving range in the CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential districts, subject to Rezoning Application Z16-016, which will be in effect on March 15, 2017. To the east is a multi-unit residential development in the City of Hilliard. To the south is a multi-unit residential development in the PUD-8, Planned Unit Development District. To the west across Avery Road are single-unit dwellings in Washington Township.
- o The site falls within the boundaries of the *Interim Hayden Run Corridor Plan (2004)*, which recommends institutional uses for this location based on the site being identified as an existing public facility. Planning Division staff recognizes that multi-unit residential uses may be appropriate if integrated into an overall site plan demonstrating useable open space as an organizing element with buffering and building height limitations as a transition to adjacent developments.
- o The limitation text includes use restrictions, setback requirements, building height limitations, landscaping provisions, and lighting controls. The proposal also includes a site plan depicting open space locations and landscaping details.
- o Concurrent Council Variance CV17-014 has been filed to permit reductions to parking and building setback lines due to the right-of-way dedication required along Avery Road. That request will be heard by City Council and will not be considered at this Development Commission meeting.

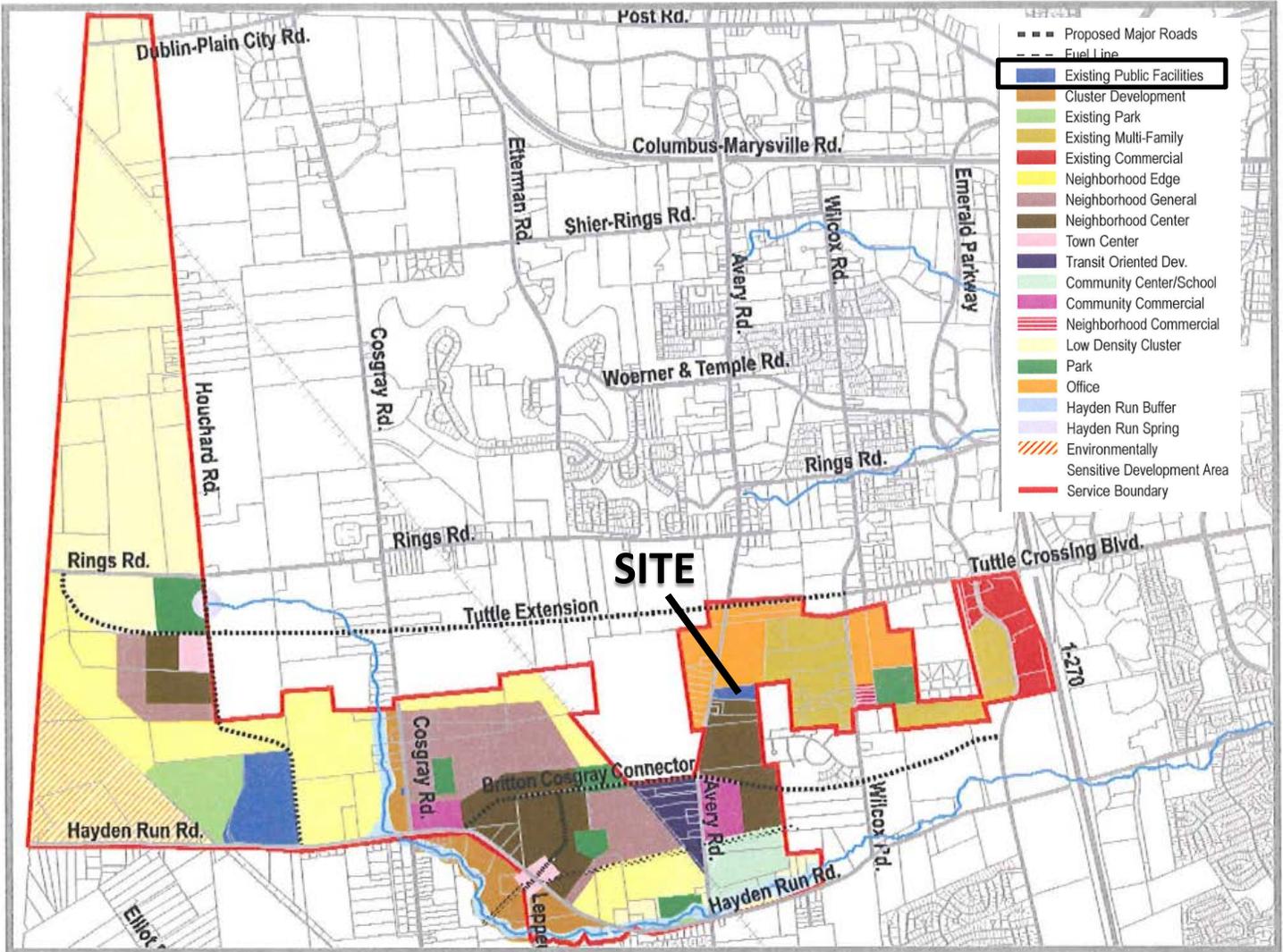
- o The site is included within the Pay as We Grow plan for the Northwest growth corridor which requires the developer to pay a specified amount towards infrastructure costs. The specifics of the funding requirements may need to be finalized prior to this application being submitted to City Council for consideration.
- o A traffic access study has been submitted and will be need to be reviewed and approved. Traffic commitments have yet to be determined and may be to be added to the development text before the application proceeds to City Council.
- o The *Columbus Thoroughfare Plan* identifies Avery Road as a 6-2D arterial requiring 80 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-AR-1, Limited Apartment Residential District will permit an apartment complex development with a maximum of 144 units with open space and landscaping as depicted on the attached site plan. The limitation text includes use restrictions, setback requirements, building height limitations, landscaping provisions, and lighting controls. The request is consistent with the zoning and development pattern of the area.



Z16-077
 5284 Avery Road
 Approximately 7.0 acres
 R to L-AR-1
 3 - 3



Z16-077
 5284 Avery Road
 Approximately 7.0 acres
 R to L-AR-1



Z16-077
5284 Avery Road
Approximately 7.0 acres
R to L-AR-1
3 - 5

Limitation Text

Application: Z16 - 077
Address: 5284 Avery Road
Owner: Hilliard United Pentecostal Church
Applicant: Preferred Living
Zoning District: L-AR-1
Date of Text: March 2, 2017

1. Introduction: The applicant is requesting rezoning from the R, Residential District to the L-AR-1, Apartment Residential District to provide multi-family residential zoning at an intensity comparable to the existing built environment, and to densities contemplated by existing development plans on adjacent properties.

2. Permitted Uses: Those uses permitted in Section 3333.02 (1), (2), (3), (4), and (5).

3. Development Standards: Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code. Variances may be obtained to vary the style or type of housing proposed for future development.

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

1. The building setback shall be thirty-three (33) feet from Avery Road per concurrent Council Variance Application # CV17-014.
2. The parking setback shall be twenty (20) feet from Avery Road per concurrent Council Variance Application # CV17-014.
3. The maximum building height shall be thirty-five (35) feet.

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

1. The applicant contemplates the necessity of right-of-way dedication, which is contemplated on the Site Plan.
2. Access shall be as shown on the Site Plan, unless otherwise directed after review by the City of Columbus Department of Public Service.

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

1. The frontage along Avery Road shall include street trees, one (1) tree for every forty (40) feet of frontage and there shall be additional plantings of three (3) ornamental trees and two (2) deciduous trees for every one-hundred (100) feet of frontage. These trees may be evenly spaced or grouped.
2. The southern perimeter yard shall include a mixture of twenty-three (23) deciduous trees, thirty (30) ornamental trees, and ten (10) evergreen trees.

3. The eastern perimeter yard shall include twenty-three (23) evergreen trees and two (2) deciduous trees.

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

Not applicable.

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

1. Light poles shall not exceed fourteen (14) feet in height.
2. All external lighting shall be cut-off fixtures, downlighting, and shall be designed to prevent offsite spillage of light.
3. Lights shall be decorative and of the same or similar type and color.

F. Graphics and Signage Commitments.

Not applicable.

G. Miscellaneous Commitments.

1. The applicant shall comply with the City's Parkland Dedication ordinance.
2. All new wiring shall be underground.
3. The proposed development shall occur in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the agent for the owner of the subject property, together with the applicant in the subject application, does hereby agree singularly and collectively to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purposes each states that the commitments are fully understood and hereby 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.

Respectfully submitted,



David Hodge



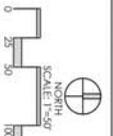
CONCEPT PLAN

AVERY ROAD

PREPARED FOR PREFERRED LIVING

DATE: 2/27/2017

+/- 6.78 ACRES
 144 UNITS
 +/- 21.23 DU/AC
 24 GARAGE
 246 SURFACE
 270 TOTAL PARKING (1.88/UNIT)



Farris Planning & Design
 LAND PLANNING
 204 N. 18th Street
 Phoenix, AZ 85004
 (602) 955-1111
 www.farrisplanning.com