

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2017**

- 8. APPLICATION: Z14-055 (14335-00000-00863)**
Location: **4820 BIG RUN SOUTH ROAD (43213)**, being 13.4± acres located at the northwest corner of Big Run South Road and Holt Road (010-255272; Westland Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Giuseppe Holdings LLC, c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 614-645-2208, spine@columbus.gov

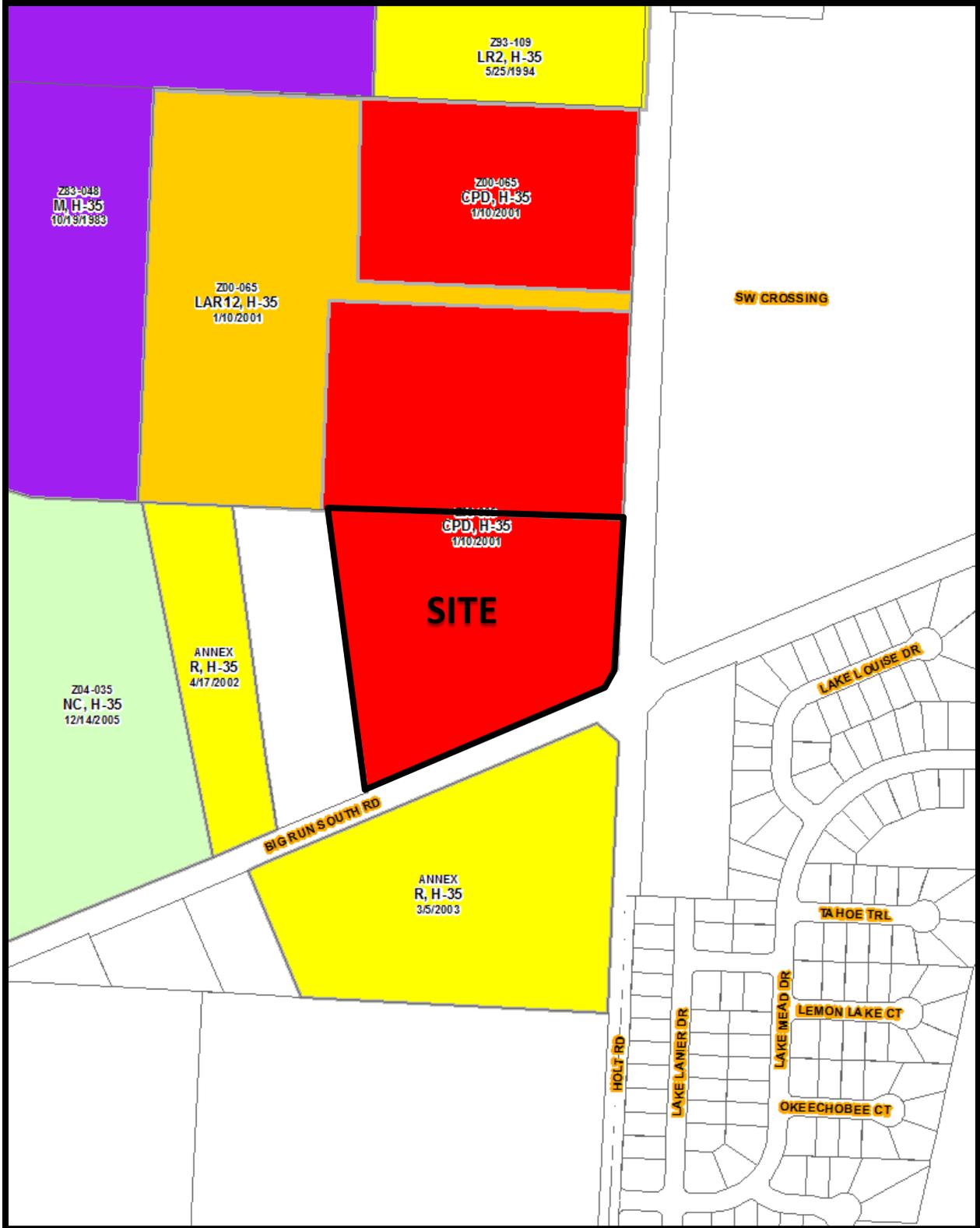
BACKGROUND:

- o The 13.4± acre site is undeveloped and zoned CPD, Commercial Planned Development District (Z00-065), which allows limited C-4 and C-5 uses. The applicant requests the L-ARLD, Limited Apartment Residential District for multi-unit residential development with a maximum of 178 units (13.28 units/acre).
- o To the north is a parcel of land owned by the South-Western City School District, partially developed with an elementary school in the CPD, Commercial Planned Development District, and including undeveloped land in the CPD, Commercial Planned Development, and L-AR-12, Limited Apartment Residential districts. To the east across Holt Road is the South-Western City School District career academy in the City of Grove City. To the south across Big Run Road South is a church in the R, Rural District. To the west is a single-unit dwelling in Prairie Township.
- o The site is located within the boundaries of the *Westland Area Plan* (1994), which recommends low density residential development (3-5 du/acres) and cluster subdivision design. The Plan also recommends apartment complexes to be linked by a system of paths and sidewalks. The Planning Division recognizes the site's existing CPD zoning, and supports multi-unit residential development with a plan that reflects open space through cluster design, additional landscaping and trees in the open space areas, and connections between the internal sidewalk and public sidewalk systems.
- o The limitation text includes landscaping provisions, site amenities, and an internal sidewalk system with pedestrian connections to the public sidewalk system. The proposal also includes a commitment to a site plan depicting building and open space locations and landscaping details.
- o The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval.

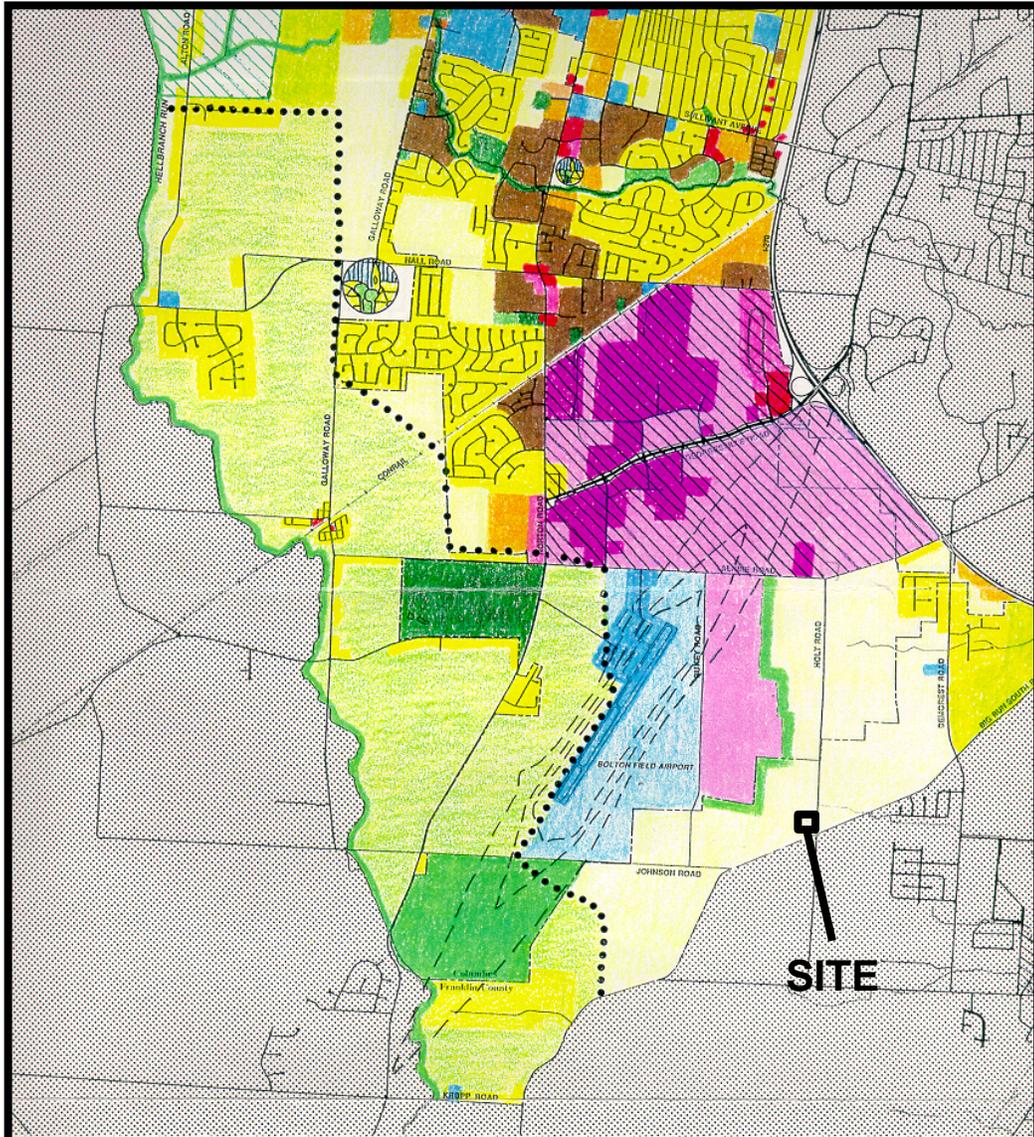
- o The *Columbus Thoroughfare Plan* identifies Big Run South Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-ARLD, Limited Apartment Residential District will permit an apartment complex development with a maximum of 178 units with open space and landscaping as depicted on the attached site plan. The limitation text includes landscaping provisions, site amenities, and an internal sidewalk system with pedestrian connections to the public sidewalk system. The request is consistent with the zoning and development pattern of the area.



Z14-055
4820 Big Run South Road
Approximately 13.4 acres
CPD to L-ARLD



PROPOSED LAND USE

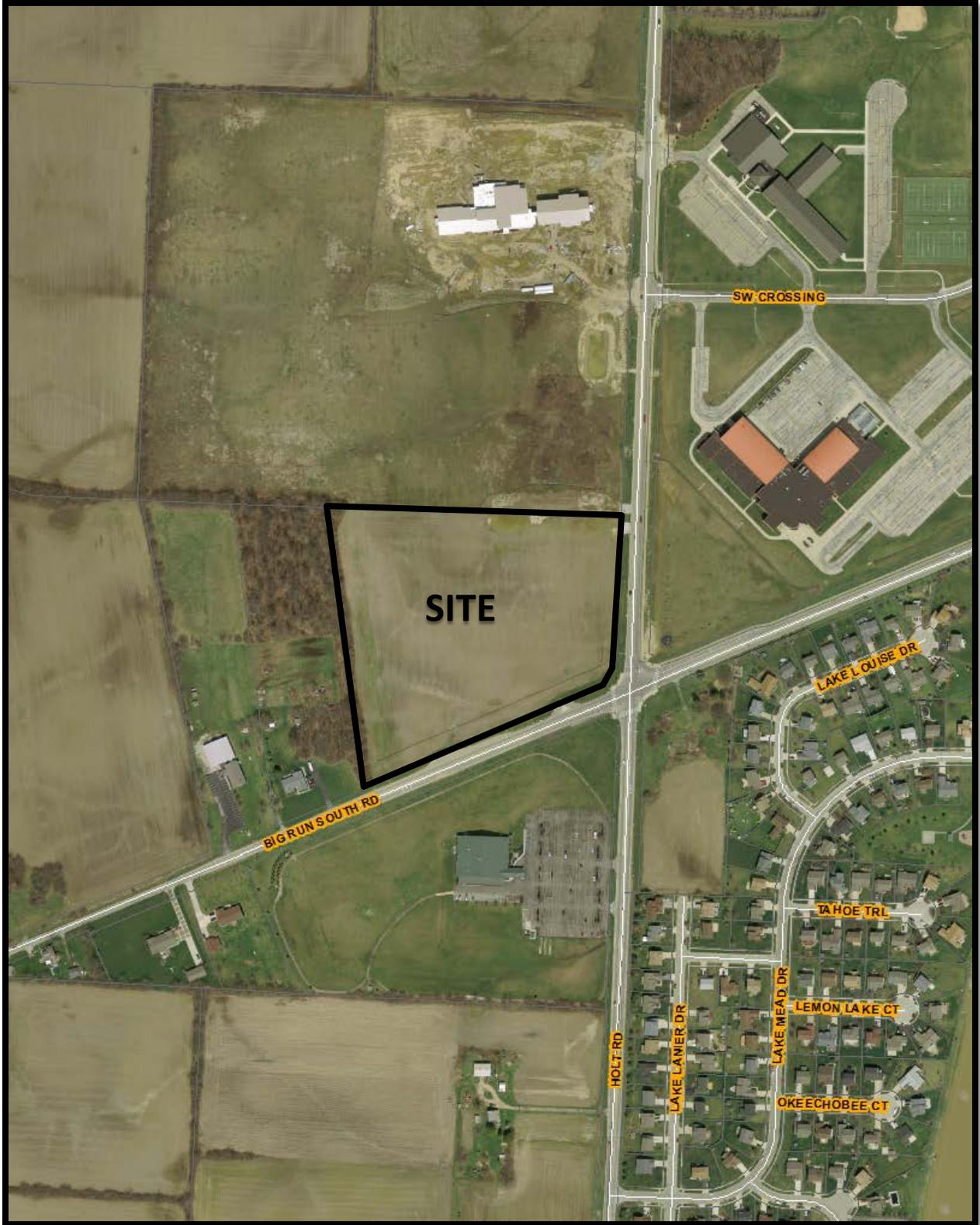
Existing	Proposed
Agricultural /Very low density residential	Agricultural /Very low density residential
Low density residential	Low density residential
Residential 3-5 units per acre	Residential 3-5 units per acre
High density residential 6 units per acre +	High density residential 6 units per acre +
Commercial	Commercial
Office	Office
Industrial/ Manufacturing	Industrial/ Manufacturing
Institutional	Institutional
Open space/ Parks/ Buffer	Open space/ Parks/ Buffer

- Columbus corporate boundary
- Sewer facilities planning area
- - - Bolton Field noise contours

- Environmental Conservation District
- Industrial/ Office District
- Village Center

Westland Plan

Z14-055
 4820 Big Run South
 Approximately 13.4 acres
 CPD to L-ARLD



Z14-055
4820 Big Run South Road
Approximately 13.4 acres
CPD to L-ARLD

TEXT

PROPOSED DISTRICTS: L-ARLD
PROPERTY ADDRESS: 4820 Big Run South
OWNER: Giuseppe Holding LLC
APPLICANT: Giuseppe Holding LLC
DATE OF TEXT: 5/1/17
APPLICATION: Z14-055

1. **INTRODUCTION:** This site is a portion of a larger site which was zoned a mixture of multi-family and commercial in 2000 (Zoning Case Z00-065). The northern portion of the larger site was purchased by Southwest school district. The remaining commercial ground is now being rezoned to multi-family usage with this application.

2. **PERMITTED USES:** Those uses permitted in Chapter 3333, ARLD, Apartment Residential District of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this written text, the applicable development standards are contained in Chapter 3333, ARLD, Apartment Residential District of the Columbus City Code.

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

1. Maximum number of units shall be 178.

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

1. A pedestrian connection shall be established from the site's internal sidewalk to the public sidewalk along Holt Road. Location of said sidewalk connection shall be subject to the review and approval of the City's Department of Public Service

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

1. The frontage along Holt Road and Big Run South shall be landscaped as shown on the submitted site plan. Landscaping materials may be substituted with similar species.

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

N/A

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

N/A

F. Graphics and Signage Commitments

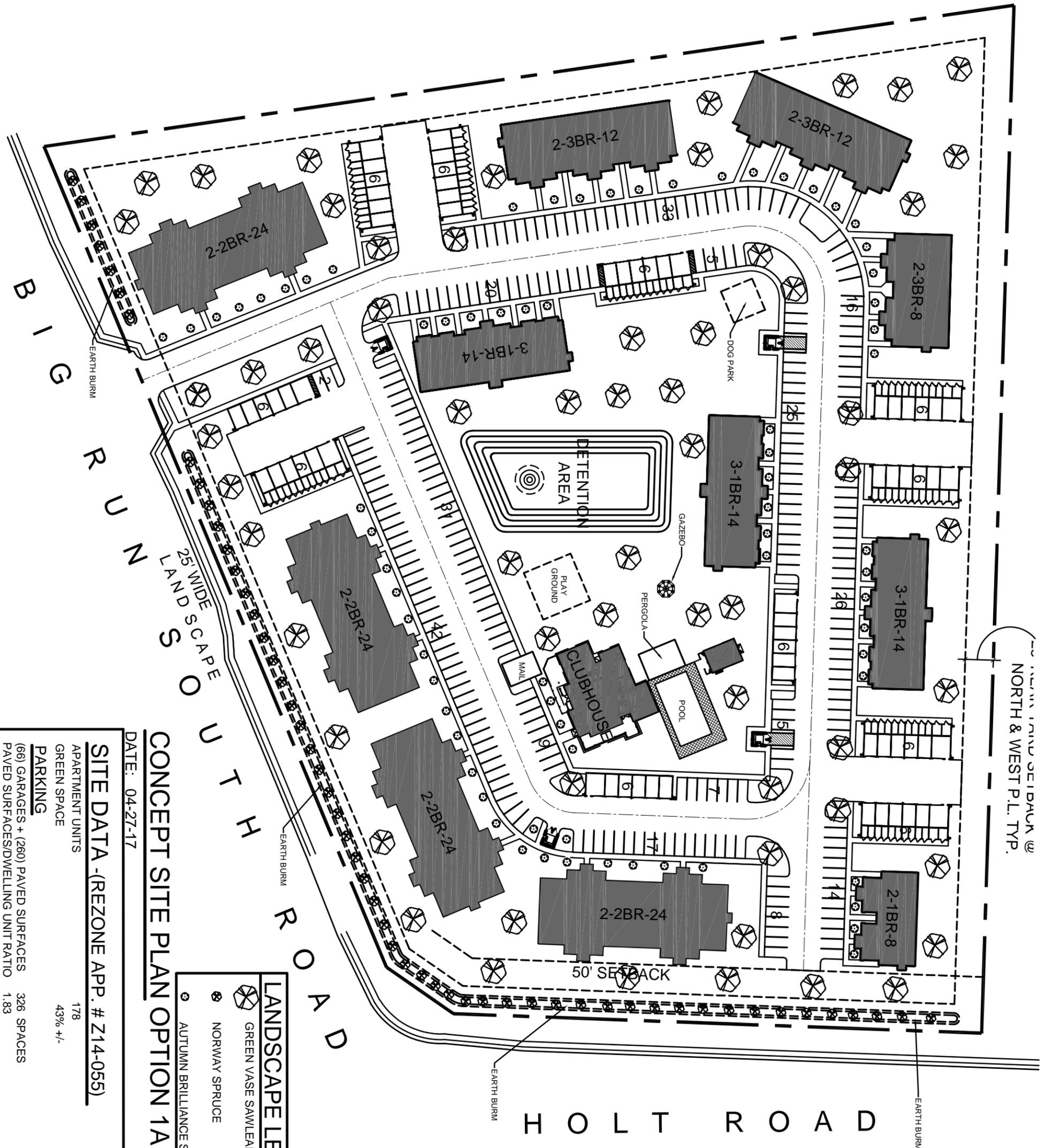
1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the ARLD zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

1. The multi-family complex shall contain a clubhouse with a pool and a playground.
2. The proposed development shall be developed 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 owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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 Code.

giuseppeholdings2017.txt (nct)
2/15/17 S:Docs/s&htxts/2017



PROPERTY AND SEIDACK @
NORTH & WEST P.L. TYP.

CONCEPT SITE PLAN OPTION 1A

DATE: 04-27-17

SITE DATA - (REZONE APP. # Z14-055)
 APARTMENT UNITS 178
 GREEN SPACE 43% +/-
PARKING
 (66) GARAGES + (260) PAVED SURFACES 326 SPACES
 PAVED SURFACES/DWELLING UNIT RATIO 1.83

LANDSCAPE LEGEND	
	GREEN VASE SAWLEAF ZELKOVA
	NORWAY SPRUCE
	AUTUMN BRILLIANCE SERVICEBERRY

H O L T R O A D

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 214-055

Address 4820 Big Run South Road

Group Name Westland Area Commission

Meeting Date February 15, 2017

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)
 Approval
 Disapproval

NOTES:

Vote 8-4

Signature of Authorized Representative Michael J. McKay
SIGNATURE

Chairman, Zoning Committee
RECOMMENDING GROUP TITLE

614-745-5452
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: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.