

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

- 7. APPLICATION: Z16-011 (RECONSIDERATION)**  
**Location:** **2585 WALCUTT ROAD (43026)**, being 6.9± acres located on the west side of Walcutt Road, 135± feet south of Hilliard Oaks Court (560-158117, 560-158115 and 560-158108).  
**Existing Zoning:** R-1, Residential and CPD, Commercial Planned Development Districts.  
**Request:** L-AR-1, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Real Estate Investments, LLC; c/o Jill S. Tangeman, Esq; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** Elisa Bolanos; 2585 Walcutt Road; Columbus, OH 43026; Melving & Lucinda McClaskie; 2595 Walcutt Road; Columbus, OH 43026; and MCM Partnership; 2579 Walcutt Road; Columbus, OH 43026.  
**Planner:** Michael Maret; 614-645-2749; [mjimaret@columbus.gov](mailto:mjimaret@columbus.gov)

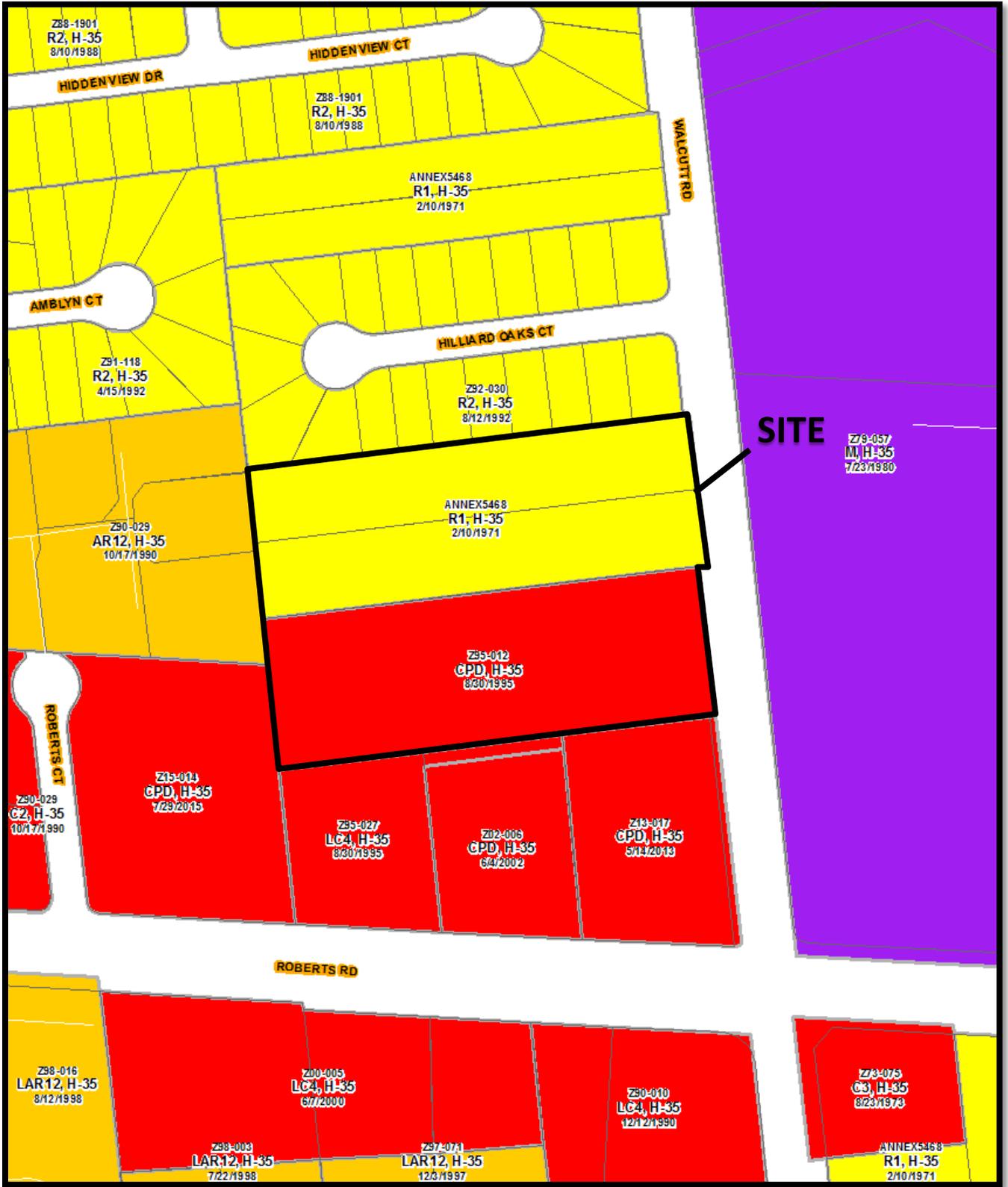
**BACKGROUND:**

- The 6.9± acre site consists of three parcels, two containing single-unit dwellings and zoned in the R-1, Residential District, the other containing an eating and drinking establishment with a drive-through / carry out zoned CPD, Commercial Planned Development District. A request to rezone half of the site to a CPD, Commercial Planned Development District to accommodate a 180-unit extended-stay hotel development over the entire site was recommended for disapproval by the Development Commission at the July 2016 meeting, and has been highly opposed by the neighborhood. Considered again at the December 2016 meeting, the applicant revised the proposal to an L-AR-1, Limited Apartment Residential District for a 156-unit apartment complex with increased setbacks and landscaping on the northern portion of the site. The application was tabled by the commission. A revised site plan was submitted for consideration at the January 2017 meeting with a reduction to 144 units situated in three-story buildings oriented towards the center of the site with parking and garages located at the periphery. The application was recommended for disapproval by the Development Commission. Now, a revised application is being reconsidered for 128 units in an L-AR-1, Limited Apartment Residential District with a site plan commitment, additional landscaping along the north and west property lines, and a restriction that all apartment buildings are a maximum of two stories.
- The site is bordered to the north by single-unit dwellings in the R-2, Residential District. To the south are commercial properties in the L-C-4, Limited Commercial and CPD, Commercial Planned Development districts which is proposed to be developed in conjunction with the subject site. To the east across Walcutt Road is an industrial center zoned M, Manufacturing District. To the west is multi-unit residential development, off of Roberts Court, zoned, AR-12, Apartment Residential District.

- Companion CV16-057 has been filed to vary the parking and building setbacks to fifteen feet along the southern boundary as opposed to the twenty-five for a perimeter yard required in the AR-1 District. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends “Commercial (Neighborhood)” land uses for this location.
- The development text provides commitments for maximum number of units, setbacks, building height, site access, buffering and landscaping, building materials, and a site plan.
- The *Columbus Thoroughfare Plan* identifies Walcutt Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS’ RECOMMENDATION:** Disapproval.

The requested L-AR-1, Limited Apartment Residential District would permit the construction of a 128-unit apartment complex with a density of 18.55 units/acre. The proposed use at this location is incompatible with the land use recommendation of the *Trabue/Roberts Area Plan*, which recommends “Commercial Neighborhood” land uses for this location. Multi-unit residential development is not included within the neighborhood commercial designation’s supported uses. Staff does not believe that deviation from the Plan’s land use recommendation is warranted on the subject site.



Z16-011  
 2585 Walcutt Road  
 Approximately 6.9 acres  
 R & CPD to L-AR-1





Z16-011  
2585 Walcutt Road  
Approximately 6.9 acres  
R & CPD to L-AR-1

## LIMITATION TEXT

PROPOSED DISTRICTS: L-AR-1  
PROPERTY ADDRESS: 2585 Walcutt  
PARCEL NO.: 560-158117, 560-158115, 560-158-158108  
OWNER: Elisa Bolanos / Melving & Lucidna McClaskie / MCM Partnership  
APPLICANT: Preferred Real Estate Investments II LLC  
DATE OF TEXT: May 5, 2017  
APPLICATION NUMBER: Z16-011

1. **INTRODUCTION:** The subject property is on the west side of Walcutt Road north of Roberts Road. This area is populated by industrial uses to the east and commercial uses to the south. An existing condominium development is located to the west and a single family subdivision is located to the north. The proposed apartment development is an ideal transitional use between the commercial and industrial uses to the east and south and the residential uses to the north and west.
2. **PERMITTED USES:** Multi-family uses as permitted in the AR-1 district.
3. **DEVELOPMENT STANDARDS:**
  - A. Density, Height, Lot and/or Setback commitments.
    1. The parking and building setback on the north and west shall be 25 feet. A council variance application has been submitted in conjunction with this application to reduce the parking and building setback on the south to 15 feet. The parking on the east along Walcutt Road shall be 25 feet and the building setback shall be 50 feet.
    2. Maximum building height shall be 35 feet. No building shall exceed two stories.
  - B. Access, Loading, Parking and/or other Traffic related commitments.
    1. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.
    2. There shall be an internal pedestrian pathway network constructed. This pathway network shall be 4 feet in width and shall connect to a sidewalk to be constructed on Walcutt Road, which sidewalk shall be a minimum of 5 feet in width.
    3. Required bicycle parking shall be distributed throughout the site to provide convenient access to each proposed building and shall be as close as possible to each primary building entrance.
  - C. Buffering, Landscaping, Open space and/or Screening commitments.

1. There will be a 3-4' mound installed along the north and west property lines per the site plan. Shade trees at 2 ½" caliper and 6' height evergreen trees will be installed along the north and west property line as shown on the site plan. Along the north, west and south property lines will be a 6' tall continuous, basket weave fence.

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

1. Maximum height of light poles shall be eighteen feet.
2. Buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

E. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The site shall be developed in accordance with the site plan attached as Exhibit A. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the site plan is subject to review and approval by the Director of Building and Zoning Services, or his/her 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 on behalf of the owner and the applicant, singularly and collectively for themselves, their 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.

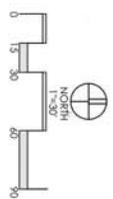
---

Jill S. Tangeman, Esq.  
Vorys, Sater, Seymour and Pease, LLP  
52 East Gay Street  
Columbus, Ohio 43215

+/- 6.95 ACRES  
 128 UNITS  
 42 GARAGE  
 243 SURFACE  
 285 TOTAL (2.23/UNIT)

DEVELOPMENT PLAN

WALCUTT ROAD  
 PREPARED FOR PREFERRED LIVING  
 DATE: 3.30.17



**Faris Planning & Design**  
 LAND PLANNING 9  
 2421 N. 29th Street, Suite 401  
 Columbus, OH 43215  
 614.884.4877 FAX  
 www.farisplanninganddesign.com