

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2017**

- 10. APPLICATION: Z16-013**
Location: **3342 WEST HENDERSON ROAD (43220)**, being 3.6± acres located at the northwest corner of West Henderson Road and Chevy Chase Court (580-132243, 580-220898, and 590-132244; Northwest Civic Association).
Existing Zoning: RR, Rural Residential District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Sixteen detached single-unit dwellings.
Applicant(s): 3342 Henderson Road, LLC; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Same as applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

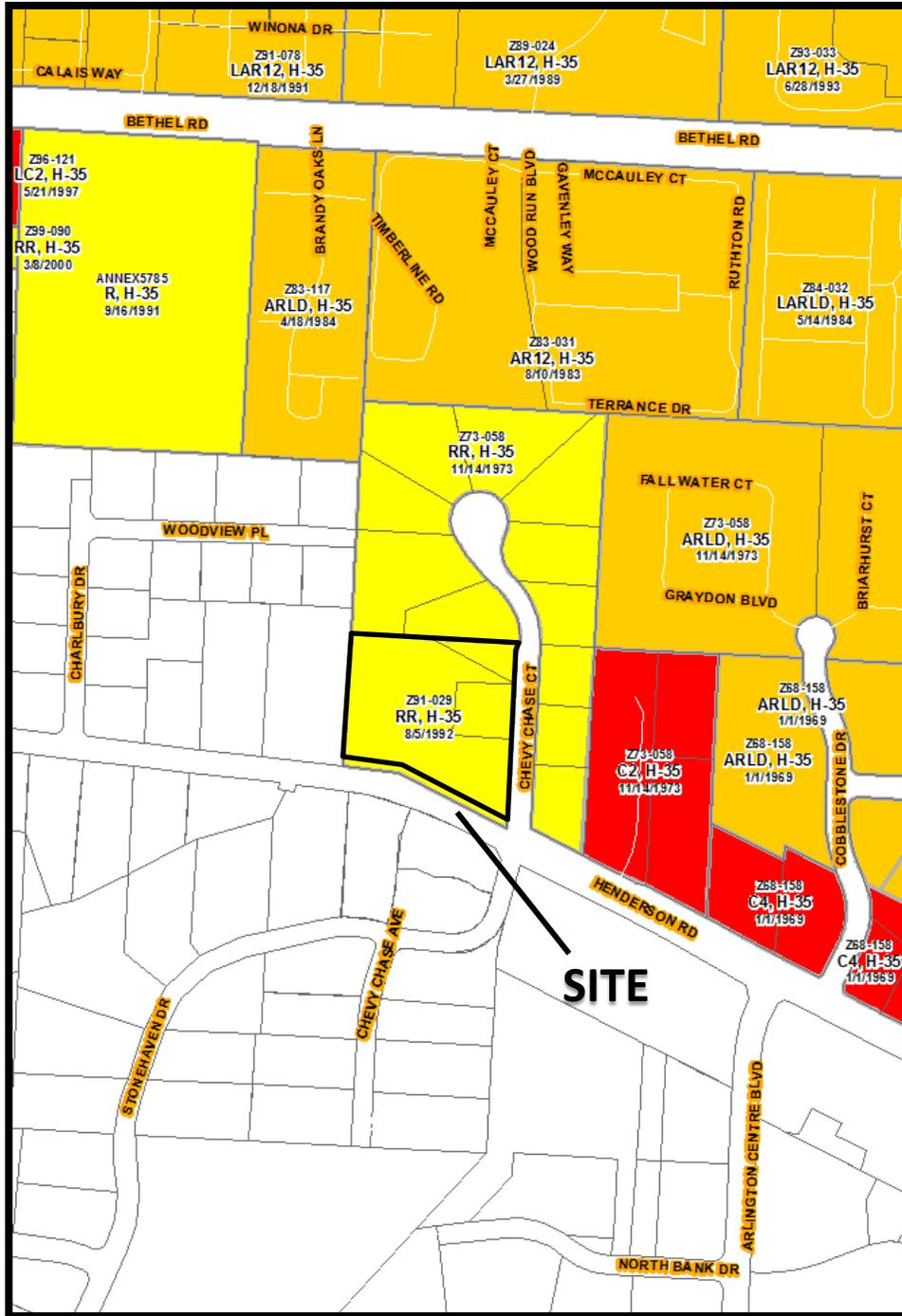
BACKGROUND:

- The 3.6± acre site consists of three parcels zoned in the RR, Rural Residential District and is developed with two single-unit dwellings. The applicant is requesting the L-AR-12, Limited Apartment Residential District, to permit the development of 16 detached single-unit dwellings (4.4 dwelling-units/acre). The current L-AR-12 proposal represents the original development plans submitted with Z16-013 in March of 2016 before being changed to the CPD, Commercial Planned Development District for an assisted living facility that has been previously considered several times by the Development Commission.
- North and east of the site are single-unit dwellings along Chevy Chase Court zoned in the RR, Rural Residential District. South of the site is a multi-unit residential development zoned RCD, Residential Community Development District in the City of Upper Arlington. To the west is a single-unit dwelling zoned in the R-4, Suburban Residential District in Perry Township.
- The site is within the planning area of *The Northwest Plan* (2016), which recommends low-density residential land uses at this location. At the time this application was originally filed, the area plan in place did not have specific land use recommendations.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for disapproval.
- The limitation text addresses commitments to the maximum number of dwelling-units, building setbacks, traffic access, stream corridor protection, street trees, parking spaces per dwelling-unit, and building materials. Additionally, the proposed development shall comply with the submitted site plan.

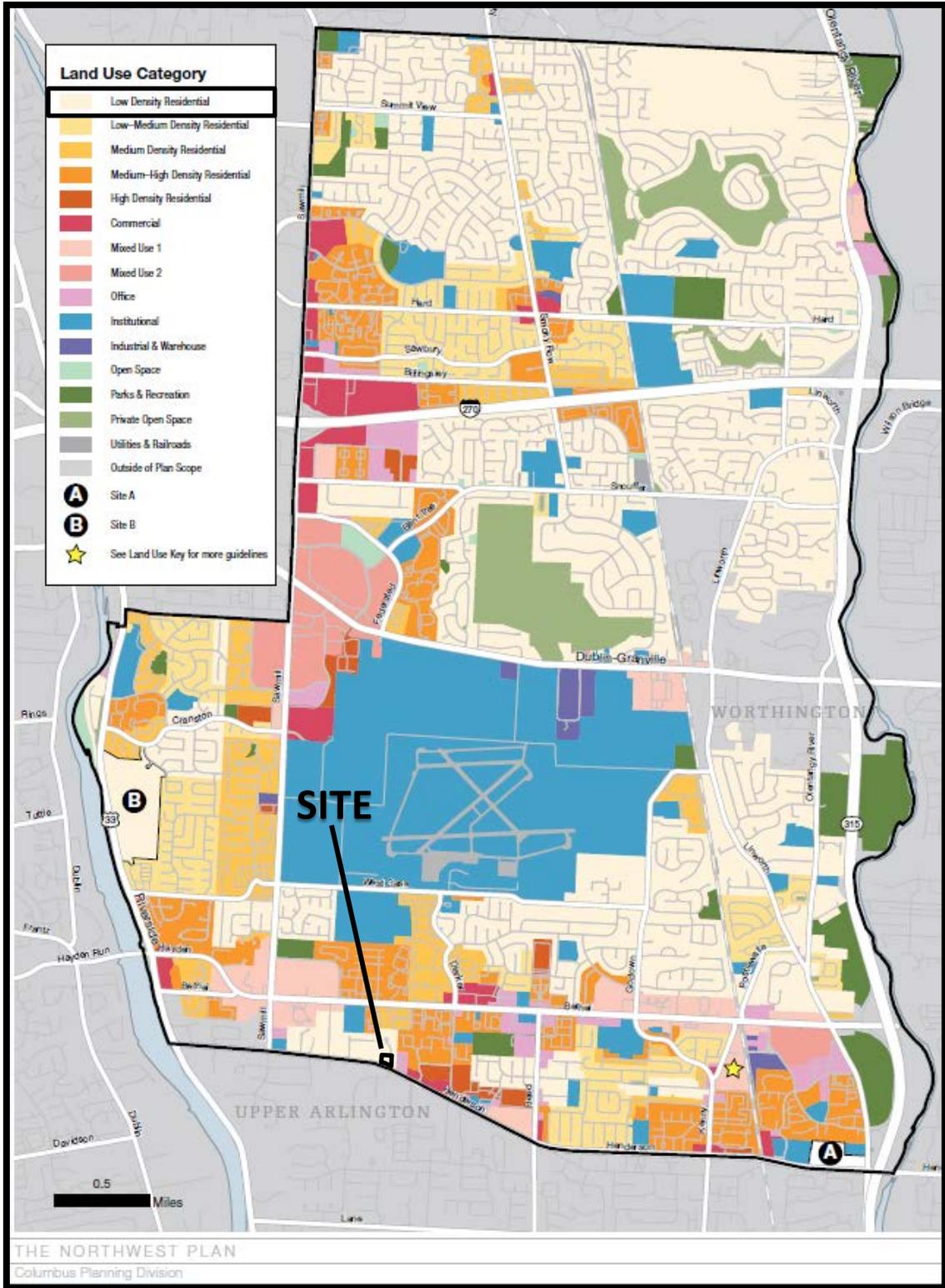
- Concurrent CV16-013 has been filed to allow single-unit dwelling use, to reduce the building setbacks from Henderson Road and Chevy Chase Court, to reduce the required 25-foot perimeter yard, and to allow dwelling units to have frontage along a private street. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Thoroughfare Plan* identifies West Henderson Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

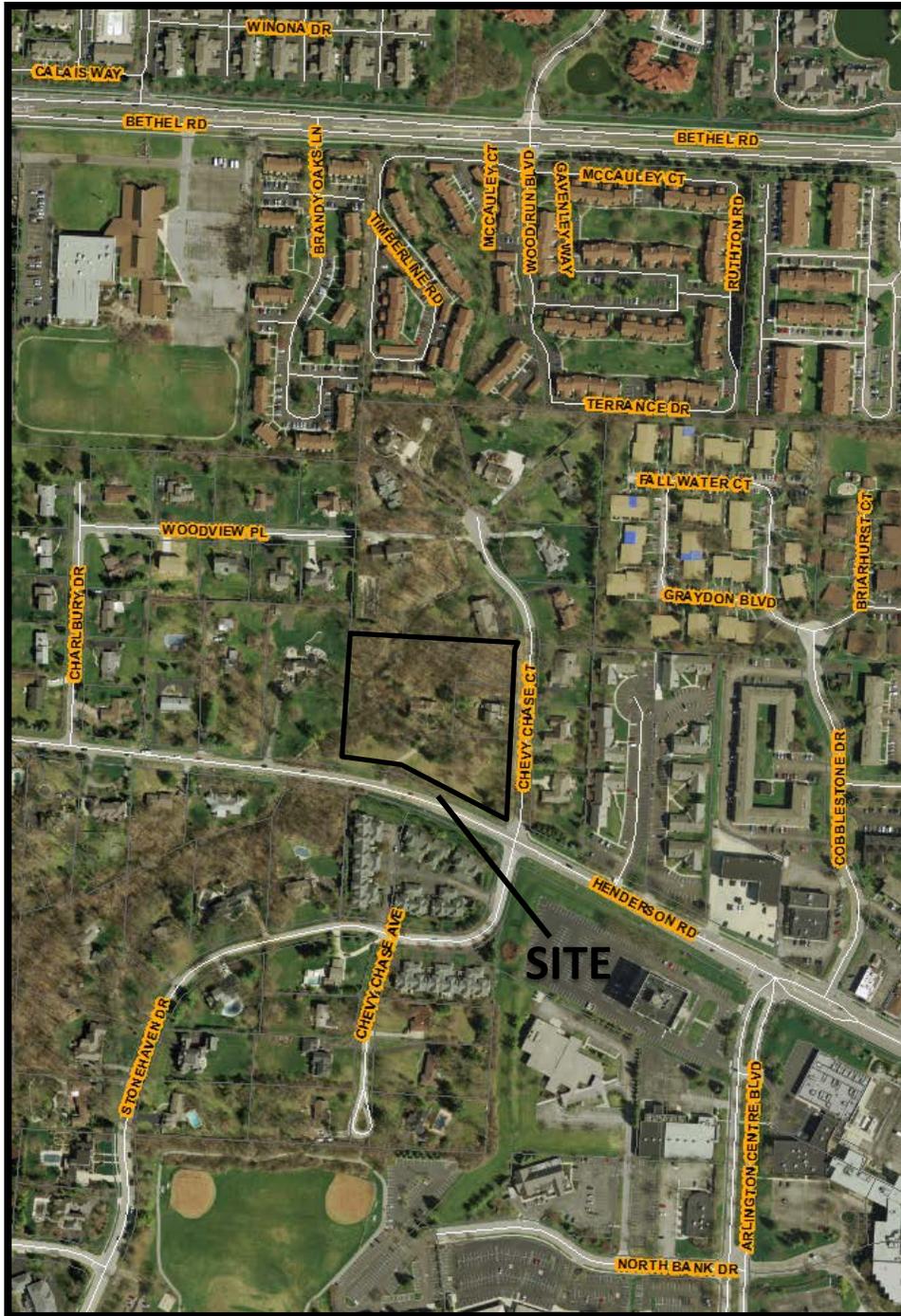
The requested L-AR-12, Limited Apartment Residential District will allow the development of sixteen detached single-unit dwellings, with a gross density of 4.4 dwelling units per acre. *The Northwest Plan* recommends the site for low-density residential land uses at 4 dwelling units an acre or less. Given the limitations included in this request, addressing maximum number of units, stream corridor protection, minimum parking spaces provided, and building materials, staff finds the proposal to be consistent with the land use recommendations of the Plan and compatible to existing development in the area.



Z16-013
 3342 West Henderson Road
 Approximately 3.6 acres
 RR to L-AR-12



Z16-013
 3342 West Henderson Road
 Approximately 3.6 acres
 RR to L-AR-12



Z16-013
3342 West Henderson Road
Approximately 3.6 acres
RR to L-AR-12

LIMITATION TEXT

Existing District: RR, Rural Residential
Proposed District: L-AR-12, Limited Apartment Residential
Property Address: 3342 W. Henderson Road
Parcel ID: 580-132243, 580-220898, 590-132244
Owner/Applicant: 3342 Henderson Rd LLC c/o
Attorney: Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com

Date of Text: May 22, 2017
Application: Z16-013

INTRODUCTION:

The subject property ("Site") is 3.6 +/- acres located at the northwest corner of W. Henderson Road and Chevy Chase Court. Applicant proposes development of 16 detached single family dwelling units. The proposed development is depicted on the Site Plan.

1. Permitted Uses:

The Site shall permit those uses of Section 3333.02 – AR-12, ARLD, and AR-1 apartment residential district use. The Site shall permit a maximum of 16 dwelling units.

2. Development Standards:

Except as specified herein and in CV16-014, 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. Council Variance Application CV16-014 is a companion ordinance to this rezoning and modifies certain development standards.

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

1. There shall be a maximum of 16 dwelling units on the 3.6+/- acre Site. The Density shall not exceed 4.5 dwelling units per acre.
2. The building setback from Chevy Chase shall be 10 feet.
3. The building setback from W. Henderson Road shall be 10 feet, net of right of way dedication totaling 50 feet from centerline.

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

1. Developer shall dedicate right-of-way totaling 50 feet from centerline of W. Henderson Road.
2. Vehicular access shall be as depicted on Site Plan.

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

1. The open space corresponding to the Slate Run Stream Corridor Protection Zone shall be preserved.
2. Street trees shall be provided, by either new tree planting or preservation of existing trees, along both Chevy Chase Court and W. Henderson Road, at the rate of 1 tree per 50 lineal feet. Trees may be grouped with preservation of existing trees.

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

1. Primary exterior building materials shall consist of wood siding, wood shingles, composite wood siding or shingles, hardi-plank, and/or comparable products, and asphalt shingle roofing.
2. All dwelling units shall have an attached 2 car garage.

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

1. All new or relocated utility lines on-site shall be installed underground unless the applicable utility company directs or requires otherwise.

F. Graphics and Signage Commitments.

G. Miscellaneous.

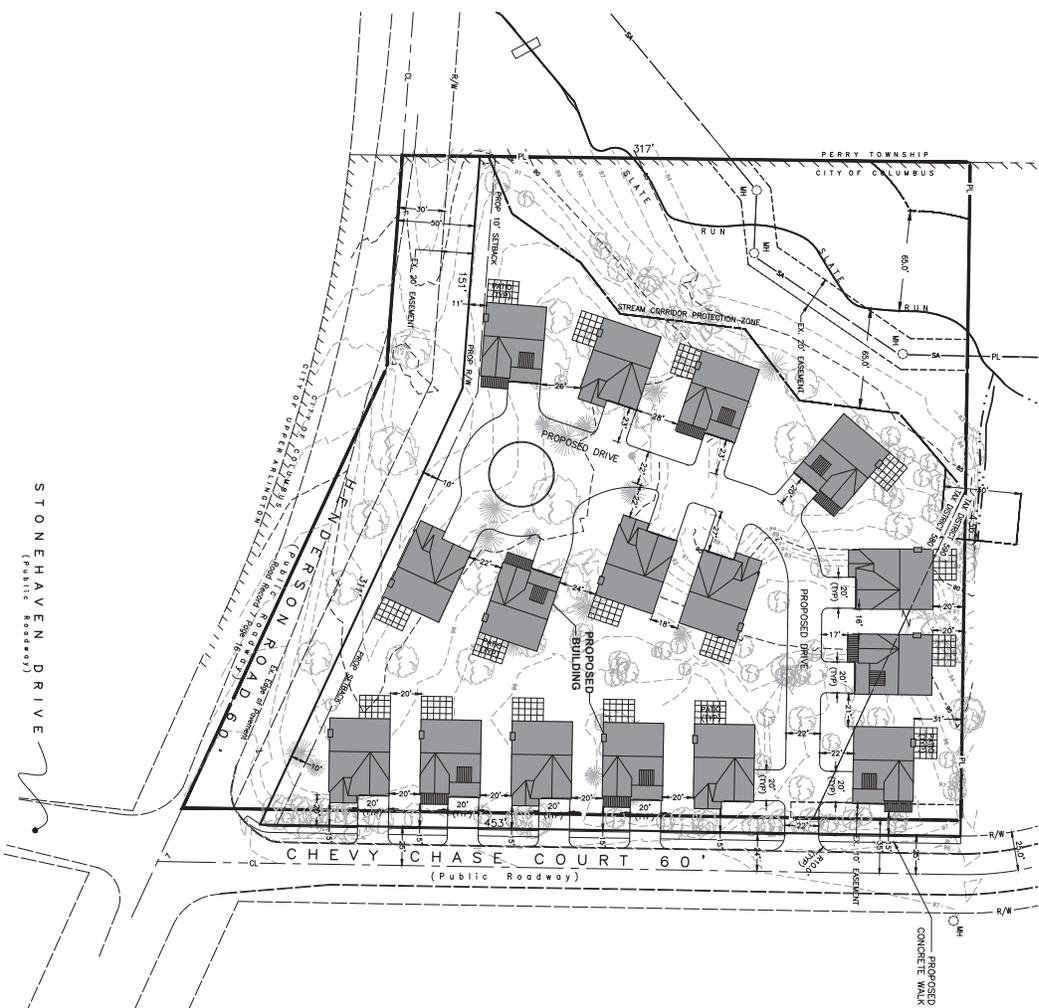
1. Developer shall comply with applicable requirements of Chapter 3318, Parkland Dedication.
2. The Site Plan depicts the planned site development. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.
3. See also CV16-014.

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.

Respectfully Submitted,

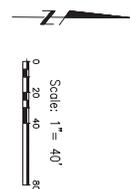


Michael T. Shannon, Esq.
Attorney for Applicant



SITE & BUILDING INFORMATION

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|--|
| ADDRESS: 3342 W. Henderson Road |
| FD#: 580-132243, 580-220988, 580-132244 |
| TOTAL ZONING ACREAGE: 3.6 AC. |
| EXISTING ZONING: RR, RESIDENTIAL (Z91-029, 08/05/1992) |
| PROPOSED ZONING: L-AR-12 (2/18-) |
| PROPOSED VARIANCE: CV16- |
| HEIGHT DISTRICT: H-35 |
| BUILDING HEIGHT: 30'± |
| PROPOSED USE: 16 DETACHED SINGLE FAMILY DWELLINGS (CONDOMINIUMS), EACH WITH 2 CAR GARAGE |
| DENSITY: 16 UNITS, 4.5 DU/ACRE |
| TOTAL REQUIRED SPACES: 16 DU @ 2.0 Spaces/DU = 32 Spaces |
| TOTAL PROVIDED SPACES: 32 Spaces |
| SETBACKS: AS NOTED |
| LOT COVERAGE: 20% ± BUILDING COVERAGE |
| FLOOD ZONE: "X" |
| PANEL NO.: 39049C0162K |



| EASEMENT REFERENCE | | REVISIONS | | |
|--------------------|--------------------|-----------|-------------|---------------|
| CITY NO. | COUNTY RECORD PAGE | NO. | DESCRIPTION | APPROVAL/DATE |
| | | | | |

E.P. FERRIS AND ASSOCIATES
 Consulting Civil Engineers and Surveyors

CONTACT:
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 298-2899 (FAX)
 (614) 298-2899 (TEL)
 WWW.EPFERRIS.COM

ZONING SITE PLAN
 Z16-
 CV16-

| | | | |
|-------------------|------------|--|-----------------|
| PROJECT TITLE: | | 3342 W. HENDERSON ROAD LLC. | |
| DIVISION USE ONLY | | 3342 W. HENDERSON ROAD COLUMBUS, OH | |
| OWNER | CONTRACTOR | SCALE: 1" = 40' | SHEET: 1/1 |
| INSPECTOR | COMPLETED | CONTRACT DRAWING NO. | RECORD PLAN NO. |
| APP'D | | | |

Standardized Recommendation Form

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 216-013 SV16-014

Address 3342 W. Henderson Rd

Group Name Northwest Civic Assoc.

Meeting Date May 4, 2016

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

Recommendation (Check only one)
 Approval
 Disapproval

NOTES:

ON MAY 4, 2016 Mr. CATALANO Appeared before the NWCB. AND MADE his presentation for 16 detached single family dwelling units. The Board of Trustees had MANY CONCERNS: Building materials, density, setbacks, AND number of curb-cuts onto Chevy Chase Ct. We invited Mr. CATALANO to return AND work with us. He ASKED for a vote. The vote WAS DISAPPROVAL. He didn't want to come back, making it clear he didn't need OUR support

Vote 0-YES - 10-NO

Signature of Authorized Representative

Joseph Lisko

Recommending Group Title

Zoning Chair

Daytime Phone Number

614-985-1150

Please e-mail this form to the assigned planner within 48 hours of 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.

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