

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 10, 2017**

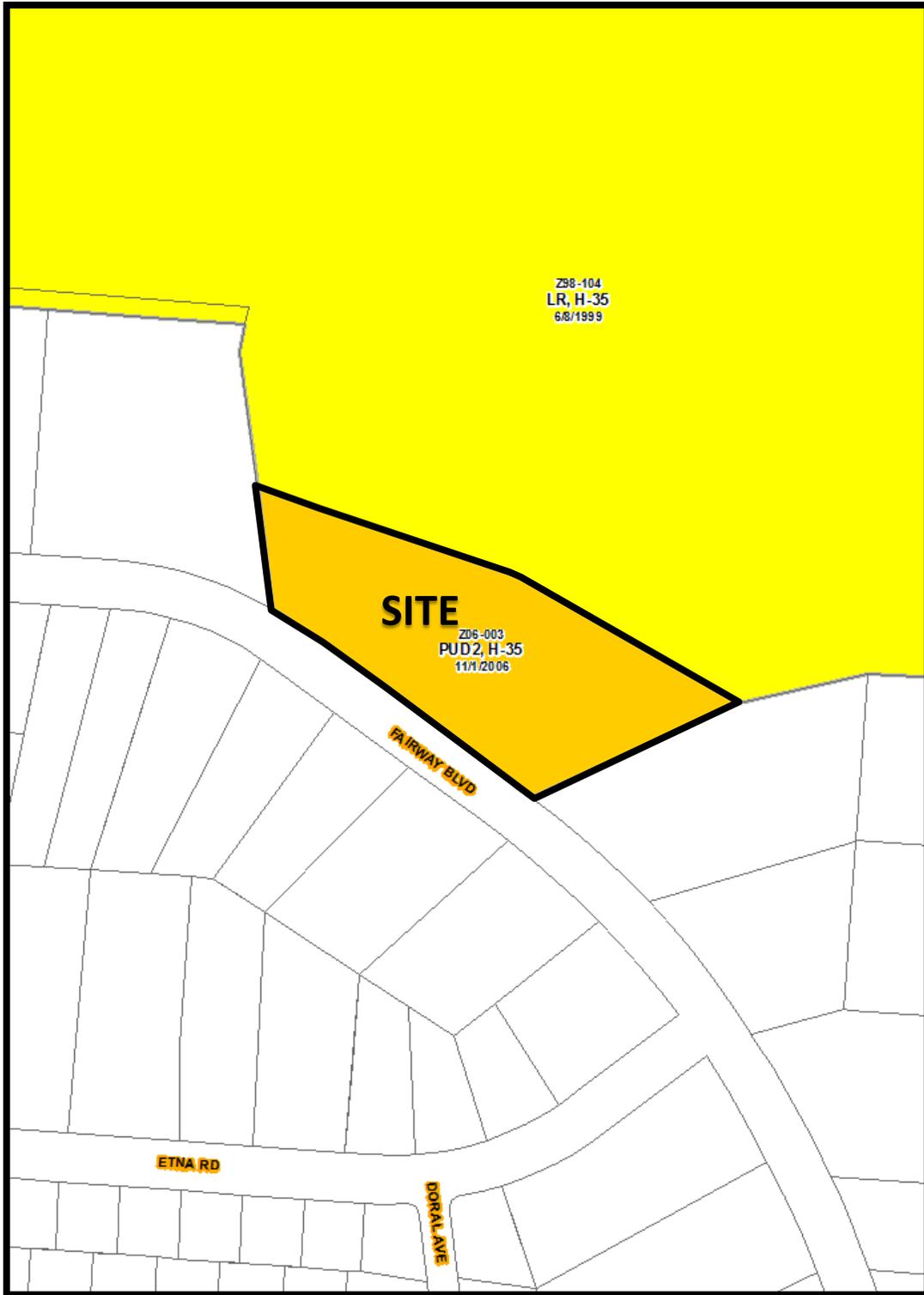
- 2. APPLICATION: Z17-015**
Location: **700 FAIRWAY BOULEVARD (43123)**, being 3.87± acres located on the north side of Fairway Boulevard, 400± feet west of Etna Road (010-109334; Far East Area Commission).
Existing Zoning: PUD-2, Planned Unit Development District.
Request: PUD-4, Planned Unit Development District.
Proposed Use: Multi-unit residential development.
Applicant(s): 14th Hole Development, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

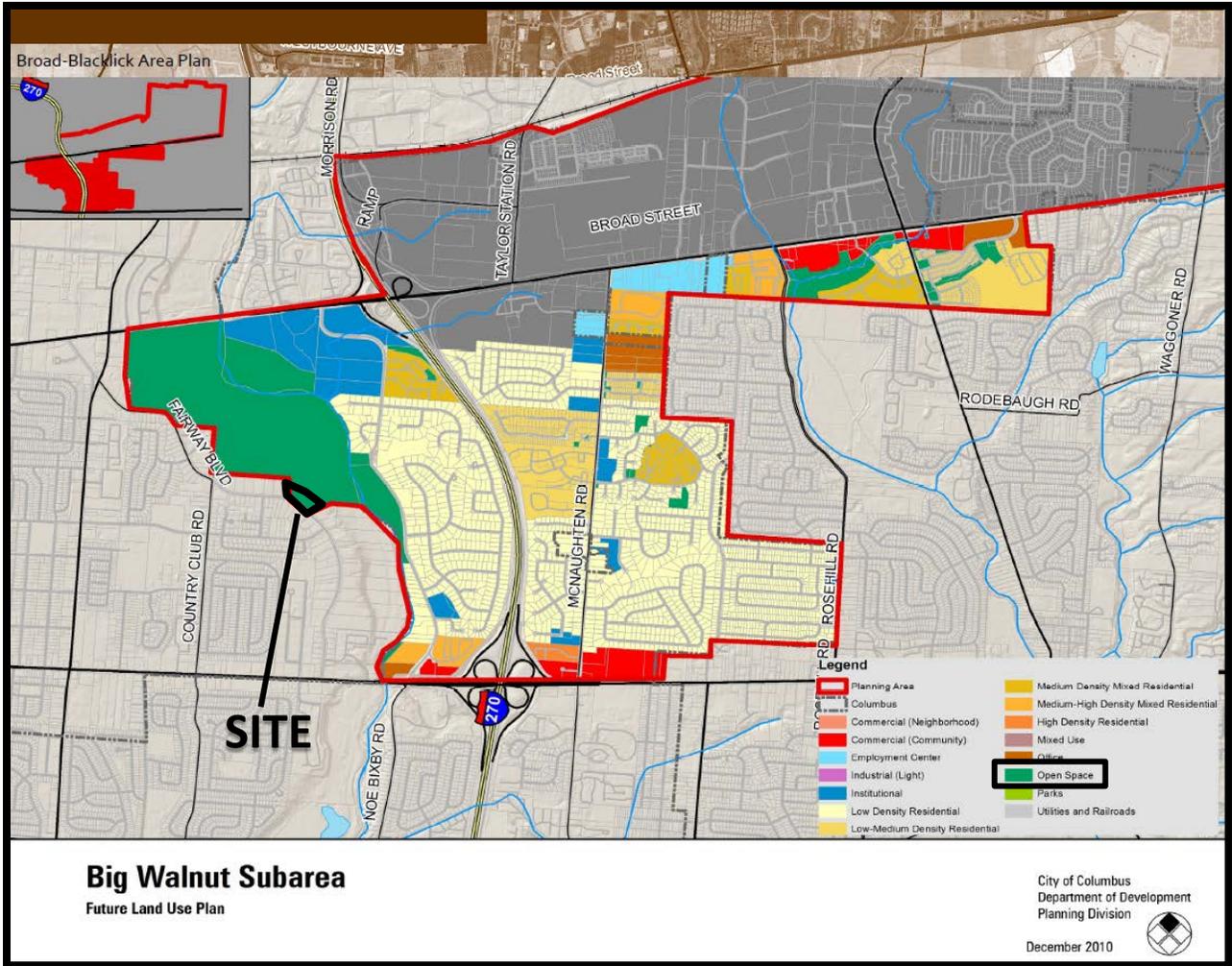
- The 3.87± acre site consists of a single undeveloped parcel zoned in the PUD-2, Planned Unit Development District (Z06-003). The applicant is requesting the PUD-4, Planned Unit Development District to allow development of the site with fourteen attached dwelling-units, arranged in two buildings containing four units each and one building containing six units (3.62 du/acre).
- North of the site is a golf course / country club in the L-R, Limited Rural District. South and west of the site are single-unit dwellings in the R-1, Residential District in the City of Whitehall. East of the site are single-unit dwellings in the R-0, Residential Estate District in the City of Whitehall.
- The site is within the boundaries of the *Broad-Blacklick Area Plan* (2011), which recommends open space land use at this location. The recommendation for open space came after the property had already been zoned PUD-2, Planned Unit Development District in 2006.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The development text includes commitments to the number of dwelling-units and their arrangement on-site, first floor minimum net floor areas, garage requirements, building materials, building setbacks, landscaping, and tree/vegetation preservation. The text includes a commitment to the submitted site plan. Variances to reduce the building setback and perimeter yard are included in the text.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-4, Planned Unit Development District will allow a multi-unit residential development with a total of fourteen units. Although the *Broad-Blacklick Area Plan* calls for open space, staff recognizes that the site was already zoned for residential development and was privately owned, prior to plan adoption. The site plan and development text submitted are sensitive to the existing natural resources of the site, provide alternatives to private automobiles for transportation, include elevation drawings that are generally consistent with the Plan's design guidelines, and are consistent with surrounding land uses.



Z17-015
700 Fairway Boulevard
Approximately 3.8 acres
From PUD-2 to PUD-4



Z17-015
700 Fairway Boulevard
Approximately 3.8 acres
From PUD-2 to PUD-4



Z17-015
700 Fairway Boulevard
Approximately 3.8 acres
From PUD-2 to PUD-4

PUD Text

PROPOSED DISTRICT: PUD-4
PROPERTY ADDRESS: 700 Fairway Boulevard
OWNER: 14th Hole Development LLC
APPLICANT: 14th Hole Development LLC
DATE OF TEXT: 7/26/17
APPLICATION: Z17-015

1. INTRODUCTION: The site is located on the east side of Fairway Blvd. The property backs up to a golf course which is in the City. The rest of the property around the site is in the City of Whitehall.

2. PERMITTED USES: Attached dwelling units in three buildings

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the submitted text or on the submitted PUD drawing, the applicable development standards are contained in Chapter 3333 of the Columbus City Code as they apply to the AR-12 Apartment Residential

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

1. Maximum number of dwelling units 14.

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

N/A

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

1. There shall be a stream corridor preservation zone adjacent to the east property line. No buildings, sheds, play equipment, fences, walls or structures shall be permitted within that area. The last fifteen feet of the no build zone adjacent to the golf course shall be a tree/vegetation preservation area. No trees, shrubbery or undergrowth shall be remove from this fifteen foot wide tree/vegetation area unless approved by the Columbus Country Club upon submission of the landscape plan. The applicant will plant, if necessary minimum 5 foot tall evergreen 15 feet on center in open areas in the east sideyard beginning at the northeast corner of the stream corridor preservation zone and extending south along that area to the southwest corner of the east most building located to screen that building from the adjacent house to the east (Parcel #090-001774) provided that the City of Columbus will permit such planting within the stream corridor preservation zone.

2. Prior to construction a snow fence shall be installed in front of the fifty foot rear setback to protect the existing trees and vegetation. After construction of the dwelling units, the developer shall install markers at the edge of the 15 foot/tree vegetation preservation area every fifty feet along that line.

3. Utilities and a golf cart path may be installed within the No Build Zone and No Disturb Zone.

4. The location of the utilities in the stream corridor preservation zone along the east property line shall be reviewed and may be approved by the City of Columbus.

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

1. MINIMUM MET FLOOR AREA FOR LIVING QUARTERS: 1400 sq. ft.
2. GARAGE: Minimum of a two car garage for each dwelling unit.
3. BUILDING MATERIALS: The exteriors of all homes shall be constructed of all natural materials, brick, stone, wood, glass, stucco and/or hardy plank.

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

N/A

F. Graphics

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 AR-12 Apartment Residential District and any variances to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

1. Variances.

- a. Section 3333.255 perimeter yard: to reduce the perimeter yard along the west property line from 25 feet to 7 feet for pavement and 18 feet for buildings.

Section 3333.18 Building lines: to reduce the setback for the guard house/monument from 25 to 7 feet and for the golf cart garages from 25 to 14 feet.

2. Site Plan. The subject site shall be developed in accordance with the site plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustment of the Site Plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

3. Building Elevations. The building shall be developed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect architectural, engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the submitted building elevations shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or 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.

14th-hole.txt (nct)

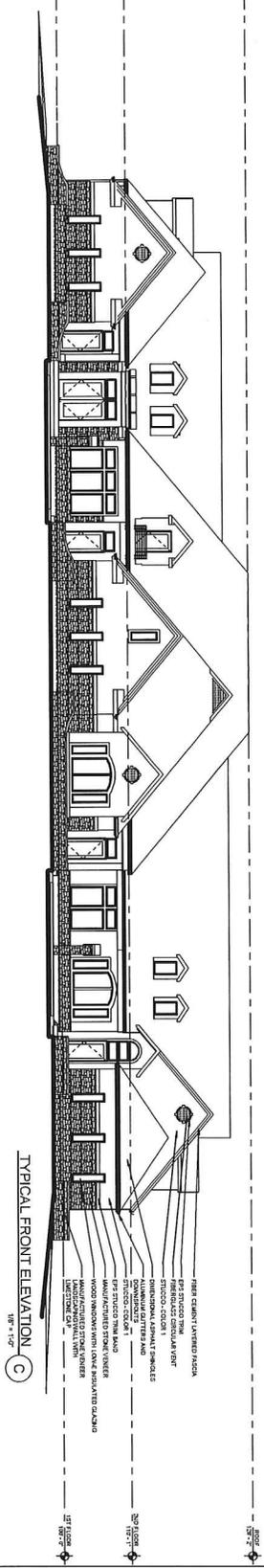
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FAIRWAY BLVD

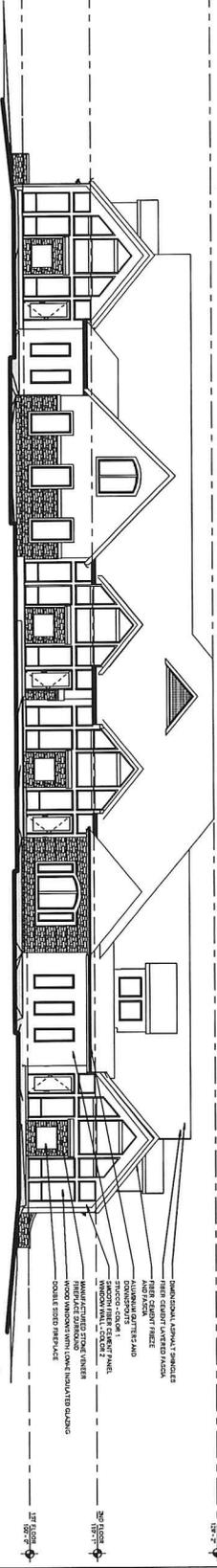
PROFESSIONAL ARCHITECTS, INC.
 PREPARATION OF THESE DRAWINGS AND THEIR REVISIONS FOR USE ON A
 PROJECT OF THE CLIENT OR AS REQUESTED BY THE CLIENT. THE ARCHITECT
 HAS NOT CONDUCTED A VISUAL IMPACT STUDY OR ANY RECONSTRUCTION THEREOF.
 EXPENSES AUTHORIZED BY WRITING BY SHREMSHOCK ARCHITECTS, INC.

SAI # 170105 04/14/2017
 217-015
A1
 PRELIMINARY SITE

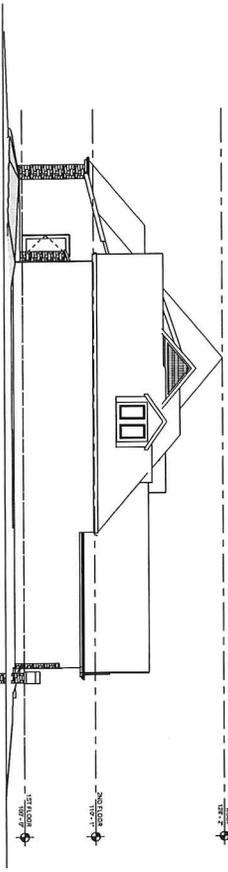




TYPICAL FRONT ELEVATION (C)
1/8" = 1'-0"



TYPICAL REAR ELEVATION (B)
1/8" = 1'-0"



TYPICAL SIDE ELEVATION (A)
1/8" = 1'-0"

SHREMSHOCK

SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road Suite 150 New Albany, OH 43054
614 545 4550 614 545 4555 www.shremshock.com

PRELIMINARY
NOT FOR CONSTRUCTION

FAIRWAY BLVD

DRAWING DISPOSITION

DATE ISSUED: 04/28/17
PROJECT NO: 17105

SCALE: 1/8" = 1'-0"

A002

217-015

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:

NORTH: RESERVE - GOLF COURSE

EAST: RESIDENTIAL

SOUTH: RESIDENTIAL

WEST: RESIDENTIAL

COMMENTS:

Split from Parcel 010-109334 It is located off Fairway Blvd just west of Big Walnut Creek and in proximity to the Columbus Country Club. This will be a condo community with a minimum sq footage of 1,400 and a 2 car garage. Being on the golf course, this community will cater to an upscale ownership. Zoning request is to rezone from PUD-2 to PUD-4 to allow for 4 unit condo buildings. This community will be in keeping with the integrity of the area and adjacent properties

AREA COMMISSION: FAR EAST AREA COMMISSION

SCHEDULED TO BE PRESENTED TO FEAC ON: 6-06-17

Notification of Identifiable Civic Organization recognized by the City:

Organizations: NONE

Emailed date: _____ Email Received Notification: _____

Notification of Applicant or legal representative:

APPLICANT COMMENTS: 6-06-17 MEETING:

CIVIC ORGANIZATION COMMENTS:

AREA COMMISSION COMMENTS DECISION ACTIONS 6-06-17 MEETING:

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RECOMMENDATION IS TO ALLOW VARIANCE.

WITH 7 MEMBERS PRESENT AND BEING A QUORUM:

VOTES: FOR: 7 AGAINST: 0 ABSTAINED: 0 .

DATE:

DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT

DATE:

TO: