

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

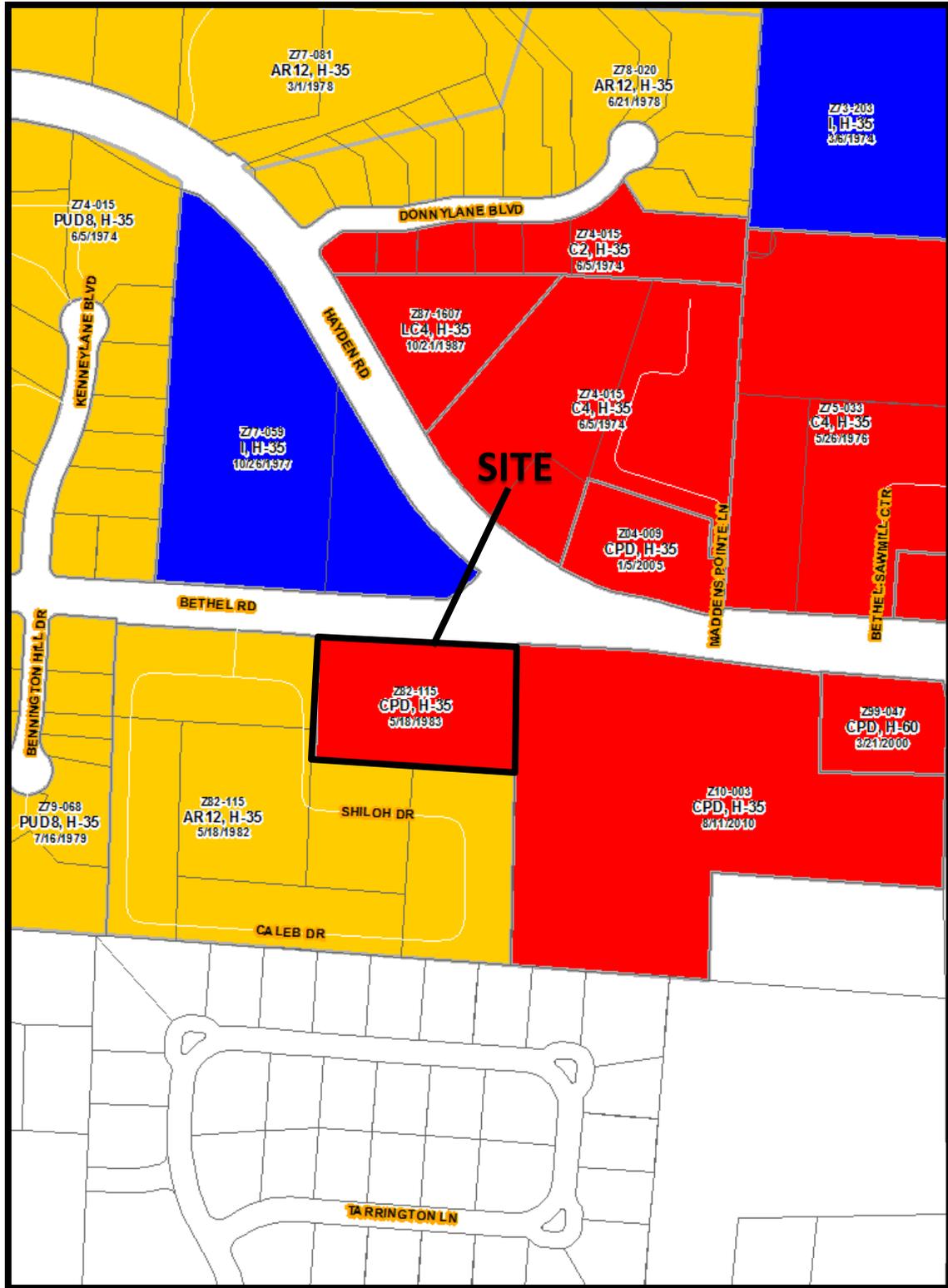
- 7. APPLICATION: Z17-025**
Location: **3001 BETHEL ROAD (43220)**, being 2.43± acres located on the south side of Bethel Road at the intersection of Hayden Road (590-213705 and 19 others; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): 3001 Bethel Road Ltd.; The Windsor Co., 1430 Collins Road, NW; Lancaster, OH 43130.
Planner: Michael Maret; 614-645-2749; mjmaretcolumbus.gov

BACKGROUND:

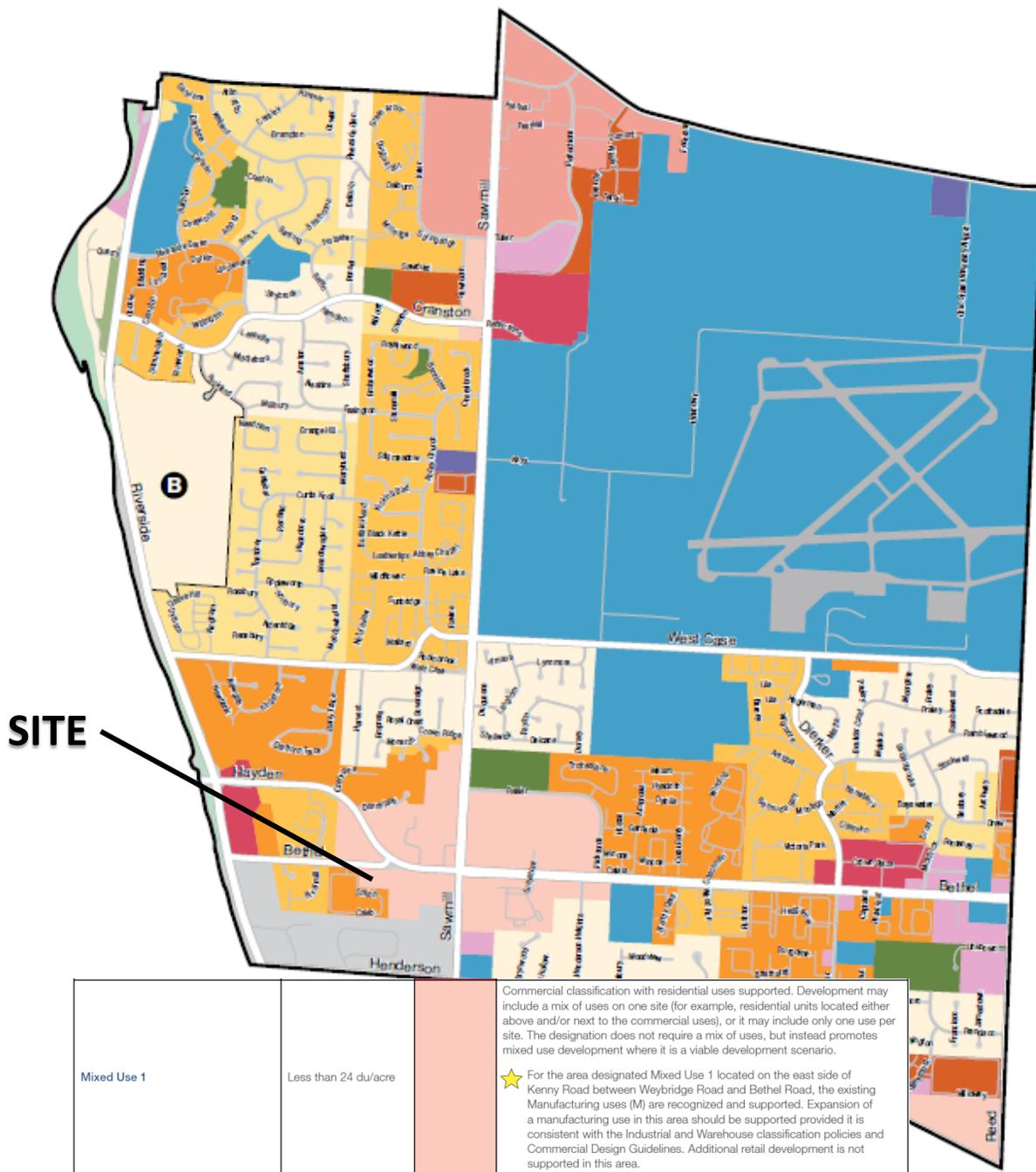
- The 2.43 acre site is comprised of an office condominium complex in the CPD, Commercial Planned Development District. The applicant proposes to develop the site with a multi-unit residential development containing 72 units in the L-AR-1, Limited Apartment Residential District.
- North of the site is a funeral home in the I, Institutional District. South and west of the site are apartments in the AR-12, Apartment Residential District. East of the site is a grocery store in the CPD, Commercial Planned Development District.
- Companion CV17-049 has been filed to reduce building line and perimeter yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of *The Northwest Plan* (2016), which recommends "Mixed Use I," a predominantly commercial designation with residential uses supported at this location.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for disapproval of the requested L-AR-1 district.
- The limitation text limits the permitted uses to multi-unit residential and accessory uses. Additional commitments are included to address density, setbacks, traffic access, buffering and screening, building materials, and a site plan.
- The Columbus Thoroughfare Plan identifies Bethel 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-1, Limited Apartment Residential District will allow the site to be developed with a multi-unit residential development consisting of 72 units. Limitations within the text include use restrictions and commitments to density, setbacks, traffic access, buffering and screening, and building material standards, as well as a site plan. The requested zoning district is consistent with land use recommendations of *The Northwest Plan* as well as the surrounding zoning and development patterns.



Z17-025
 3001 Bethel Road
 Approximately 2.43 acres
 CPD to L-AR-2



The Northwest Plan (2016) – “Mixed Use 1” Recommended

Z17-025
 3001 Bethel Road
 Approximately 2.43 acres
 CPD to L-AR-2



Z17-025
3001 Bethel Road
Approximately 2.43 acres
CPD to L-AR-2

Limitation Overlay Text

Proposed District: L-AR-1
Property Address: 3001 Bethel Road
Owner: 3001 Bethel Road Ltd.
Applicant: Preferred Living
Date of Text: October 17, 2017
Application: Z17 – 025

1. Introduction: The property is presently zoned in the CPD – Commercial Planned Development district which provides for apartment residential development above specified commercial uses. The property is presently developed with office condominium uses which are demonstrably not the highest and best use of the property. The applicant therefore seeks to develop the property with apartment residential without commercial uses on the first floor.

The property to the east is zoned in the CPD – Commercial Planned Development District and is developed with a Giant Eagle regional grocer, with its service entrance along the western perimeter of the subject property. Properties to the northeast are zoned C-4 and CPD Commercial for general commercial uses, to the north is the Mayfair Village Nursing Home zoned in the I – Institutional District, and the property to the south and west are apartment communities zoned in the AR-12 District.

In terms of its existing CPD zoning, the intense commercial uses to the north and east, the nursing facility to the north, and the apartment residential to the south and west, this proposal is an appropriate intensity transitional zoning from the intensity to the east to lower intensities to the west.

The applicant’s objective is to redevelop the property consistent with existing planning objectives for the property and with the Design Guidelines of The Northwest Plan.

2. Permitted Uses: Multi-family residential and accessory uses customarily ancillary thereto.

3. Development Standards: Unless otherwise specified herein, the development standards shall be those applicable to the AR-1, Apartment Residential district.

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

1. The maximum number of dwelling units shall be 72.
2. The building setback and perimeter yards shall be as approved by City Council in concurrent Council Variance Application # CV17 – 049.

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

1. All access points shall be subject to the review and approval of the City of Columbus Department of Public Service.
2. 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 building entrance.

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

1. Perimeter and interior landscaping and open space shall be substantially similar to that which is depicted on the attached plan entitled Concept Plan. This plan is a general depiction of the landscaping to be provided and is intended to represent the general character, location, and numbers of trees and bushes in and around the development. Precise locations and numbers may vary slightly from that shown. Ornamental and deciduous trees shall be 2 ½ inch diameter at breast height, and evergreen trees shall be 6 feet, at installation.

2. A sidewalk shall be installed along the northern portion of the property in the Bethel Road right-of-way, to include a connection to the northeast, and to the east, as depicted on the attached Concept Plan.

3. A 6-foot basket weave fence may be installed along certain locations along all perimeters except for the north as screening from the commercial to the west, and the existing multi-family development to the south and west.

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

All buildings will be constructed with an exterior mixture of brick, brick veneer, stone or stucco stone, metal, glass, stucco, synthetic stucco (EIFS), wood, metal, and vinyl siding in various combinations throughout the development and shall be consistent in character with the depictions shown on the attached Concept Plan.

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

1. Maximum height of light poles shall be 18 feet.

2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.

3. Lights shall be of the same or similar type and color.

F. Graphics and/or Signage Commitments.

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.

G. Miscellaneous.

The site shall be developed in general conformance with the submitted Concept Plan. The Concept Plan may be adjusted slightly to reflect engineering, topographical, or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Concept Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a 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



72 UNITS
121 SPACES
1.68 SPACES/UNIT

CONCEPT PLAN 3 STORY

3001 BETHEL ROAD

PREPARED FOR PREFERRED LIVING
DATE: 10/21/17

Farris Planning & Design

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 201 N. 30th Street
 Raleigh, NC 27601
 P: 919.887.1194

LANDSCAPE ARCHITECTURE
 STATE #01
 www.farrisplanning.com

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: Z17-025 and CV17-049

Address: 3001 Bethel Road, Columbus, OH 43220

Group Name: Northwest Civic Association

Meeting Date: November 1, 2017

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one)

- Approval
- Disapproval

NOTES: We took one vote that incorporated both the Rezoning Application and the Council Variance Application.

Vote: 5 Against; 4 For

Signature of Authorized Representative: Marilyn J. Goodman
SIGNATURE

Zoning Committee Chair
RECOMMENDING GROUP TITLE

614-889-0359
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: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.