

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2018**

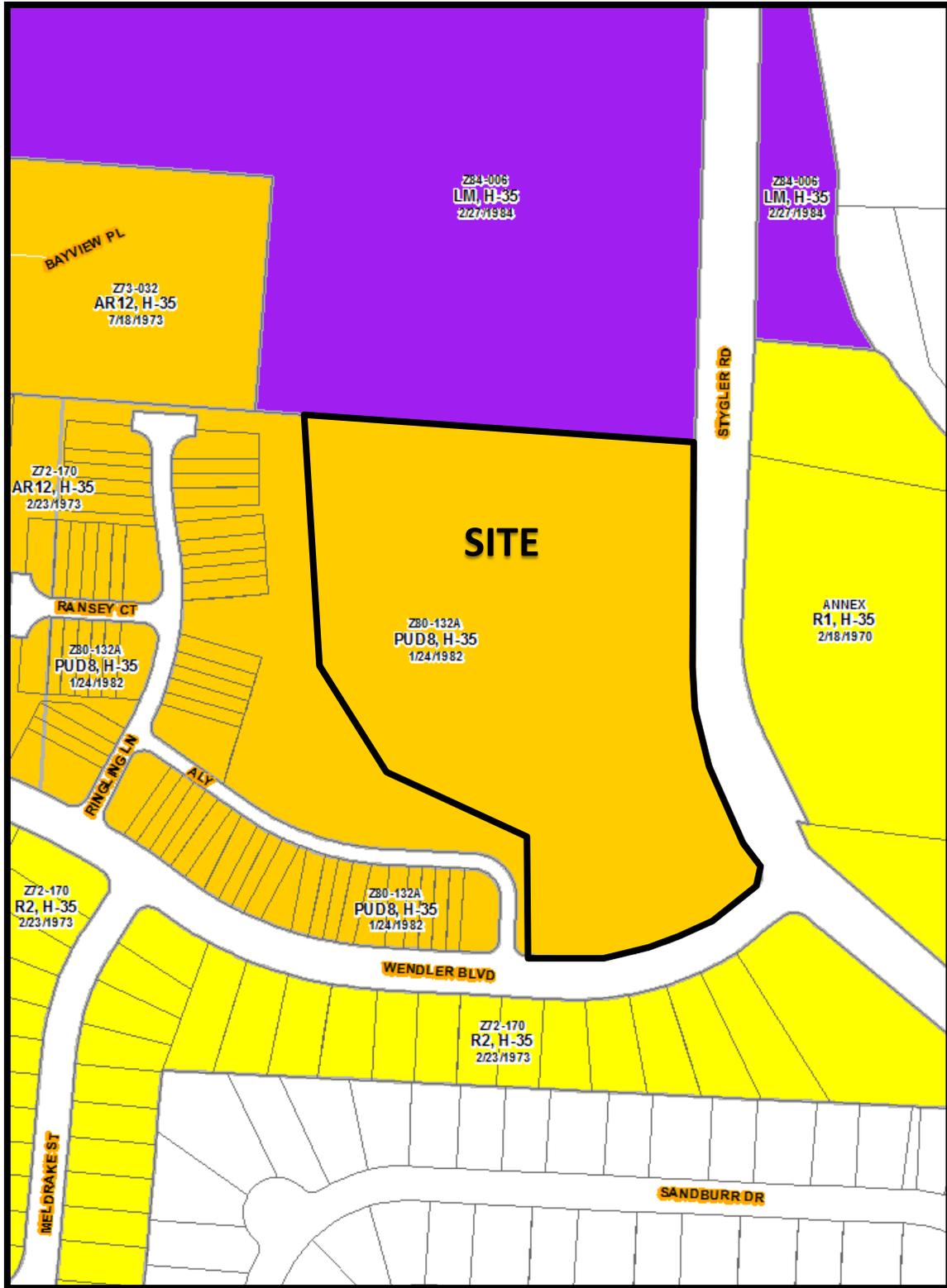
- 4. APPLICATION: Z17-041**
- Location:** **4854 WENDLER BOULEVARD (43230)**, being 7.73± acres located at the northwest corner of Wendler Boulevard and Stygler Road North (part of 520-168898).
- Existing Zoning:** PUD-8, Planned Unit Development District.
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** The WODA Group, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** L&N-UP Alum Creek, LLC; c/o Yhezkel Levi; 3540 East Fulton Street; Columbus, OH 43227.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 7.73± acre site consists of an undeveloped portion of a parcel identified as a future development area within the PUD-8, Planned Unit Development District (Z80-132A). The applicant is requesting the L-AR-12, Limited Apartment Residential District to allow development of the site with a multi-unit residential development.
- This application was heard and tabled by the Commission at the December 2017 Development Commission meeting. The proposal has been revised from an AR-12, Apartment Residential District to a L-AR-12, Limited Apartment Residential District, with commitments to a site plan and development standards.
- To the north of the site is an office complex in the L-M, Limited Manufacturing District. To the south across Wendler Boulevard are single-unit dwellings in the R-2, Residential District. To the east is parkland owned by the City of Columbus in the R-1, Residential District. To the west are multi-unit residential developments in the PUD-8, Planned Unit Development District, and AR-2, Apartment Residential District.
- For this site, there is no adopted area plan or affected community group.
- The Limitation text commits to a site plan, restricts the maximum number of units to 72, and includes development standards addressing traffic access, landscaping, and graphics provisions.
- The *Columbus Thoroughfare Plan* identifies Stygler Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a multi-unit residential development that is consistent with the zoning and density of adjacent residential developments.



Z17-041
 4854 Wendler Boulevard
 Approximately 7.73 acres
 PUD-8 to L-AR-12



Z17-041
4854 Wendler Boulevard
Approximately 7.73 acres
PUD-8 to L-AR-12

DEVELOPMENT TEXT

EXISTING ZONING: PUD-8, Planned Unit Development
PROPOSED DISTRICT: L-AR-12, Limited Apartment Residential
PROPERTY ADDRESS: 4854 Wendler Boulevard, Columbus, OH 43230
APPLICANT: The WODA Group, LLC Dave Perry, David Perry Company, Inc. 411 E Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E Town Street, FL 2, Columbus, OH 43215
OWNER: L&N-UP Alum Creek, LLC c/o Yhezkel Levi, 3450 East Fulton Street, Columbus, OH 43227
DATE OF TEXT: January 3, 2018
APPLICATION NUMBER: Z17-041

INTRODUCTION:

The subject property is 7.73 +/- acres located at the northwest corner of Wendler Boulevard and Stygler Road. The property is zoned PUD-8 from rezoning Z80-132A. The 7.73 acres is designated as future development area on the PUD plan. Applicant proposes to develop the site with a total 72 dwelling units (9.4 +/- DU/acre). The plan titled "Wendler Boulevard", hereafter the "Site Plan", dated _____, 2018, and referenced in Section 2.G. of this text, depicts the proposed site development.

1. PERMITTED USES: Uses of Section 3333.02, AR-12, ARLD and AR-1 apartment residential district use and accessory uses.

2. DEVELOPMENT STANDARDS: Except as specified herein, 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.

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

There shall be a maximum of 72 dwelling units.

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

1. Developer shall dedicate right of way totaling fifty (50) feet from centerline of Stygler Road, if not already dedicated.
2. Vehicular access shall be as depicted on the Site Plan.
3. In conjunction with the final Site Compliance Plan, applicant shall provide a study of the operation of the intersection of Wendler Boulevard and Stygler Road

to determine if intersection improvements are needed.

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

Street trees shall be provided, by either new tree planting or preservation of existing trees, along Wendler Boulevard and Stygler Road in the building setbacks or in the public right of way, subject to permission of the City of Columbus for planting new trees in the right of way, at the rate of one (1) tree per 50 lineal feet. With preservation of existing trees, trees may be grouped.

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

N/A

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

N/A

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the AR-12, Apartment Residential District. All ground signage shall be monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the AR-12, Apartment Residential District shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1. The developer shall comply with applicable requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

2. The site plan titled “Wendler Boulevard”, dated _____, 2018, signed by David B. Perry, Agent for applicant, and Donald Plank, Attorney for applicant, depicts the planned site development. The site 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 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.

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 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 Codes.

Signature: _____ Date: _____
David B. Perry, Agent for Applicant

Signature: _____ Date: _____
Donald Plank, Attorney for Applicant



PCI DESIGN GROUP, INC.
 229 HUBER VILLAGE BLVD, SUITE 230
 WESTERVILLE, OHIO 43081

ARCHITECT OF RECORD

PROJECT TYPE

SITE PLAN

SHEET NAME

01-03-2018

DATE

WENDLER BLVD.
 WENDLER BOULEVARD
 COLUMBUS, OHIO 43230

PROJECT NAME

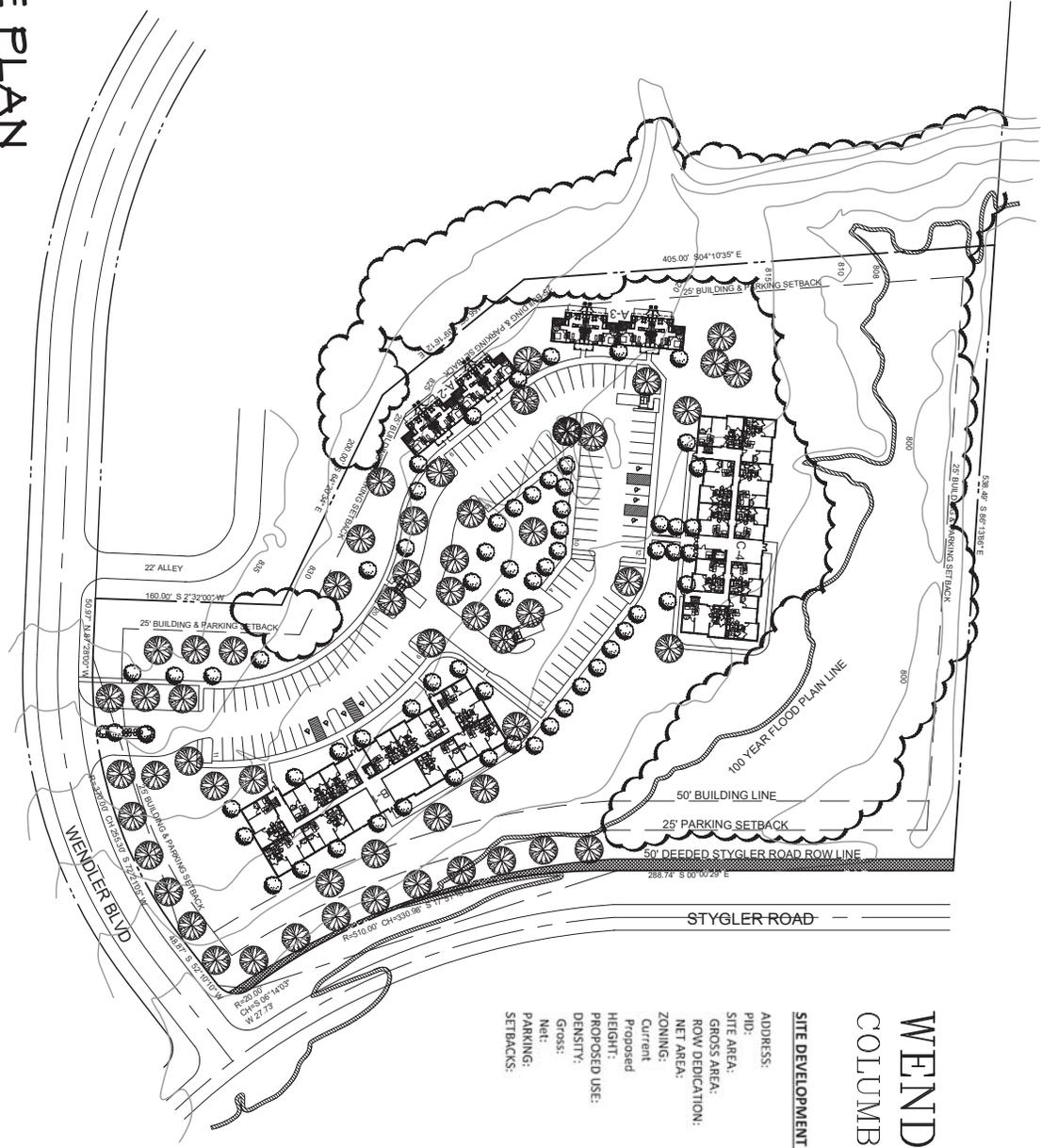
Z17-041

SUBMITTAL

A1.1

SHEET

A
SITE PLAN
 SCALE: 1" = 100'



WENDLER
COLUMBUS, OHIO

SITE DEVELOPMENT DATA

ADDRESS:	4854 Wendler Boulevard, Columbus, OH 43230
PID:	520-168898 (part of)
SITE AREA:	7.73 acres (336,718 SF)
GROSS AREA:	0.104 acres (4,540 SF)
ROW DEDICATION:	7,626 ACRES
NET AREA:	
ZONING:	
Current:	PUD-8 (ZB1-132A)
Proposed:	L-AR-12, Limited Apartment Residential
HEIGHT:	H-35
PROPOSED USE:	72 dwelling units
DENSITY:	9.3 +/- units/acre
Net:	9.5 +/- units/acre
PARKING:	108 spaces (min.) at 1.5 spaces per DU
SETBACKS:	As shown

