

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

- 6. APPLICATION: Z17-039**  
**Location:** **158 NORTH WHEATLAND AVENUE (43204)**, being 3.50± acres located on the east side of North Wheatland Avenue, 1,200± feet north of West Broad Street (part of 010-267201; Greater Hilltop Area Commission).  
**Existing Zoning:** NG, Neighborhood General District.  
**Request:** L-ARLD, 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, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** City of Columbus; c/o John Turner; 845 Parsons Avenue; Columbus, OH 43206.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The site consists of an undeveloped portion of a parcel that is zoned NG, Neighborhood General District from a previous development proposal (Z03-083). The applicant proposes to develop the site with a multi-unit residential development containing 51 dwelling units in the L-ARLD, Limited Apartment Residential District. The subject site was once part of Zoning Application # Z11-038 which was comprised of two phases; but only the first phase was zoned to the PUD-8, Planned Unit Development District for the senior-housing development to the north. Part of Phase 2 of that application proposed single- and multi-unit residential development on what is now the subject site.
- This application was heard and tabled by the Commission at the December 2017 Development Commission meeting. The proposal has been revised from an ARLD, Apartment Residential District to a L-ARLD, Limited Apartment Residential District, with commitments to a site plan and development standards.
- To the north of the site is a 60-unit senior-housing apartment building in the PUD-8, Planned Unit Development District. To the south are undeveloped land and a community garden in the NG, Neighborhood General District. To the east is a State of Ohio campus which includes a mental health facility, office buildings, and a juvenile detention/training facility in the L-C-2, Limited Commercial and R, Rural districts. To the west are dwellings in the R-4, Residential District.
- Companion CV17-066 has been filed to vary landscaping and screening and minimum numbers of required parking spaces. 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 *Greater Hilltop Plan Amendment* (2010), which recommends “Medium Density Mixed Residential” land uses at this location, and further recommends that higher density residential be located along West Broad Street and Sullivant Avenue. The site is also identified by the Plan as a “Development Opportunity Site” to develop the site with new housing. Staff notes that the proposed residential development would have a density of 14.57 units/acre which is higher than the Plan’s recommendation of 10 units/acre. Nonetheless, due to the close proximity to West Broad Street, which is a primary corridor in the Greater Hilltop Area, and the clustering of similar-density buildings together as part of a larger development that includes open space areas, Staff supports higher density for the proposed development.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation was for disapproval.
- The Limitation text restricts the maximum number of units to 51 and includes development standards addressing traffic access, landscaping, and graphics provisions. The text also commits to a site plan, which was not available at the time this report was finalized.

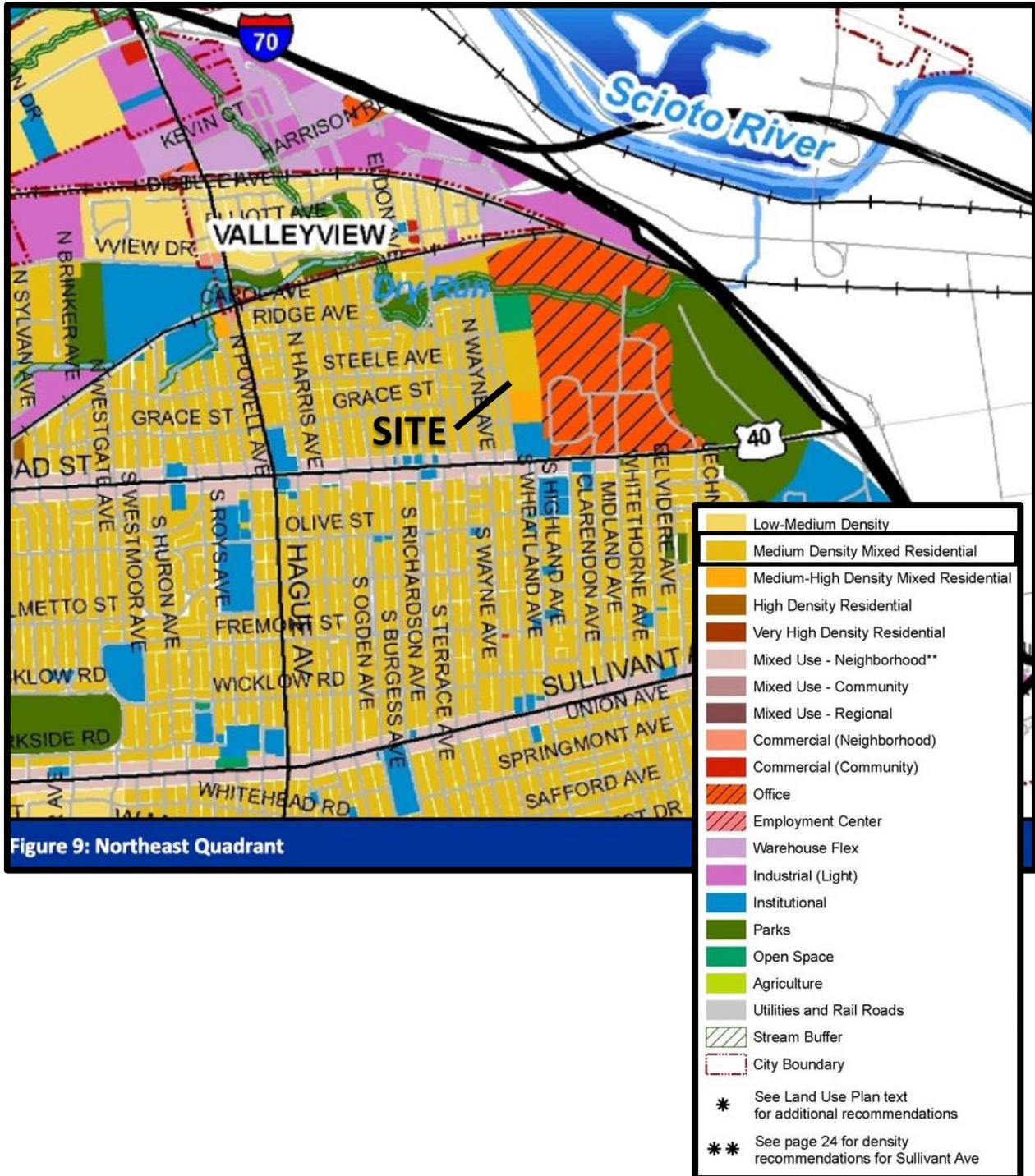
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested L-ARLD, Limited Apartment Residential District will allow a multi-unit residential development with similar density as the adjoining development to the north. Staff supports multi-unit residential uses at this location and recognizes potential benefits of locating the proposed building in association with the existing senior housing development, which together with open space previously dedicated under Zoning Application # Z11-038, achieves density that is consistent with the recommendations of the *Greater Hilltop Area Plan Amendment* (2010).



Z17-039  
 158 North Wheatland Avenue  
 Approximately 3.50 acres  
 NG to L-ARLD

Greater Hilltop Plan Amendment (2010)



Z17-039  
 158 North Wheatland Avenue  
 Approximately 3.50 acres  
 NG to L-ARLD



Z17-039  
158 North Wheatland Avenue  
Approximately 3.50 acres  
NG to L-ARLD

**DEVELOPMENT TEXT**

**EXISTING ZONING:** NG, Neighborhood General  
**PROPOSED DISTRICT:** L-ARLD, Limited Apartment Residential  
**PROPERTY ADDRESS:** 158 N Wheatland Avenue, Columbus, OH 43204  
**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:** City of Columbus c/o John Turner, Development Department, City of Columbus, 845 Parsons Avenue, Columbus, OH 43206  
**DATE OF TEXT:** January 3, 2018  
**APPLICATION NUMBER:** Z17-039

**INTRODUCTION:**

The subject property is 3.50 +/- acres located on the east side of N. Wheatland Avenue, 1,200 +/- feet north of West Broad Street. The property is zoned NG, Neighborhood General from rezoning Z03-083. The Z03-083 rezoning included additional acreage that has subsequently been rezoned (Z11-038) for multi-family development. Applicant proposes to develop the site with 51 dwelling units. The plan titled "158 N Wheatland Avenue", 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 51 dwelling units.

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

Vehicular access from Wheatland Avenue shall be as depicted on the Site Plan.

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

Street trees shall be provided along Wheatland Avenue at 40 feet on center +/-.

**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 ARLD, Apartment Residential Low Density 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 "158 N Wheatland Avenue", 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



# STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

**Case Number** Z17-039

**Address** 158 North Wheatland Avenue, Columbus Ohio 43204

**Group Name** City of Columbus Greater Hilltop Area Commission

**Meeting Date** December 5, 2017

**Specify Case Type**

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

**Recommendation**  
(Check only one)

Approval

Disapproval

**NOTES:** The vote was a tie vote of 6 in favor and 6 opposed. However, according to Robert's Rules of Order a tie vote would be considered a "no" vote.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Vote** 6 in favor, 6 opposed

**Signature of Authorized Representative** Michael Jay McCallister

SIGNATURE

Chairman

RECOMMENDING GROUP TITLE

614-351-1278

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.