

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 8, 2018**

- 5. APPLICATION: Z17-048**
Location: 6450 ULRY ROAD (43081), being 55± acres located on the east and west sides of Ulry Road, 1,000± feet north of Warner Road (110-000023; Northland Community Council).
Existing Zoning: R, Rural District (Pending Annexation).
Request: PUD-4, Planned Unit Development District.
Proposed Use: Single-unit residential development.
Applicant(s): Ciminello's, Inc.; c/o Laura MacGregor Comek, Atty.; 501 South High Street Columbus, OH 43215.
Property Owner(s): McCorkle Soaring Eagles, LLC; 755 Bluffview Drive; Columbus, OH 43235.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

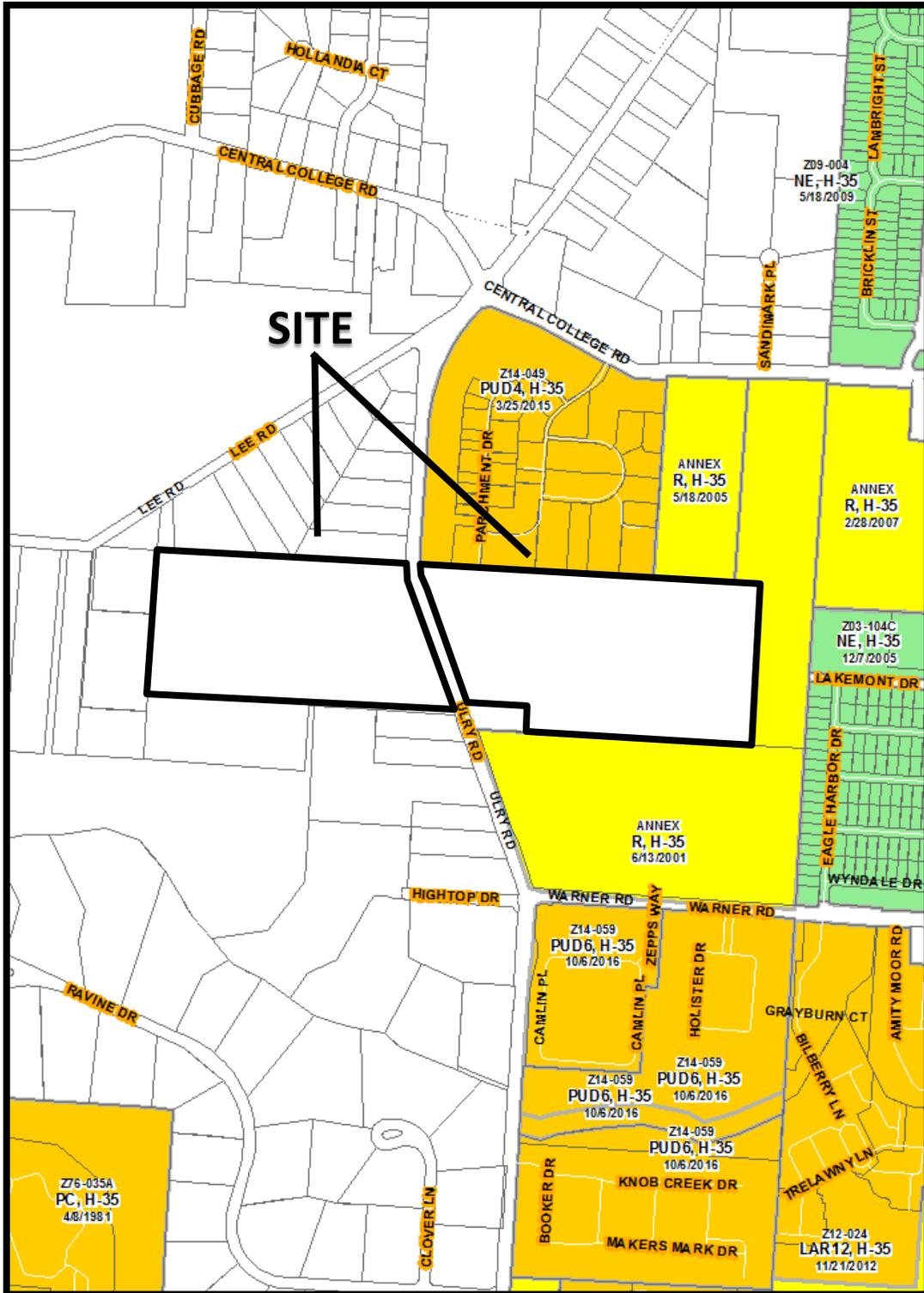
- The 55± acre site of undeveloped land is currently undergoing annexation into the City of Columbus from Blendon Township. Upon completion of annexation, the site will be assigned the R, Rural District. The applicant is requesting the PUD-4, Planned Unit Development District to allow the development of 163 single-unit dwellings at a net density of 3.43 dwelling units per acre, and will allow for model homes with paved parking for purposes of marketing and sales. The proposal requires 2.24 acres of open space, but exceeds that requirement with 11.5± acres provided.
- The site is bisected by Ulry Road. North, south, and west of the site are single-unit dwellings in the R-1, Restricted Suburban Residential District in Blendon Township. Also north of the site is a multi-unit residential development in the PUD-4, Planned Unit Development District. There is also public parkland south and east of the site in the R, Rural District.
- The site is within the boundaries of the Little Turtle District of the *Northland Plan Volume II* (2002), which recommends that residential development be single-unit dwellings at no more than three units per acre. In addition to the Plan recommendations, Planning Division staff suggests the following additional design features:
 1. East Subarea - The easternmost open space should feature a more substantial gateway treatment for the pedestrian entranceway.
 2. West Subarea - The southwest open space should be primarily fronted on along the curve and feature a more substantial gateway treatment for the pedestrian entranceway(s).

Planning also requests that the applicant consider removing the cul-de-sac in the east subarea and connecting the block such that the homes can front towards Ulry Road.

- The site is located within the boundaries of Northland Community Council whose recommendation is for approval.
- The PUD development text and plan detail permitted uses, open space requirements, street layout, no-build conservation areas, and development standards that address side yard, rear yard, and the depth and screening of certain lots. Additionally, commitments for traffic access, pedestrian pathways and sidewalks, landscaping, street trees, minimum square footage of dwellings, and building materials are included in the text.
- Parkland Dedication Ordinance and Pay As We Grow commitments will be addressed during the subdivision platting process.
- The Columbus Thoroughfare Plan identifies Ulry Road as a “C” arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

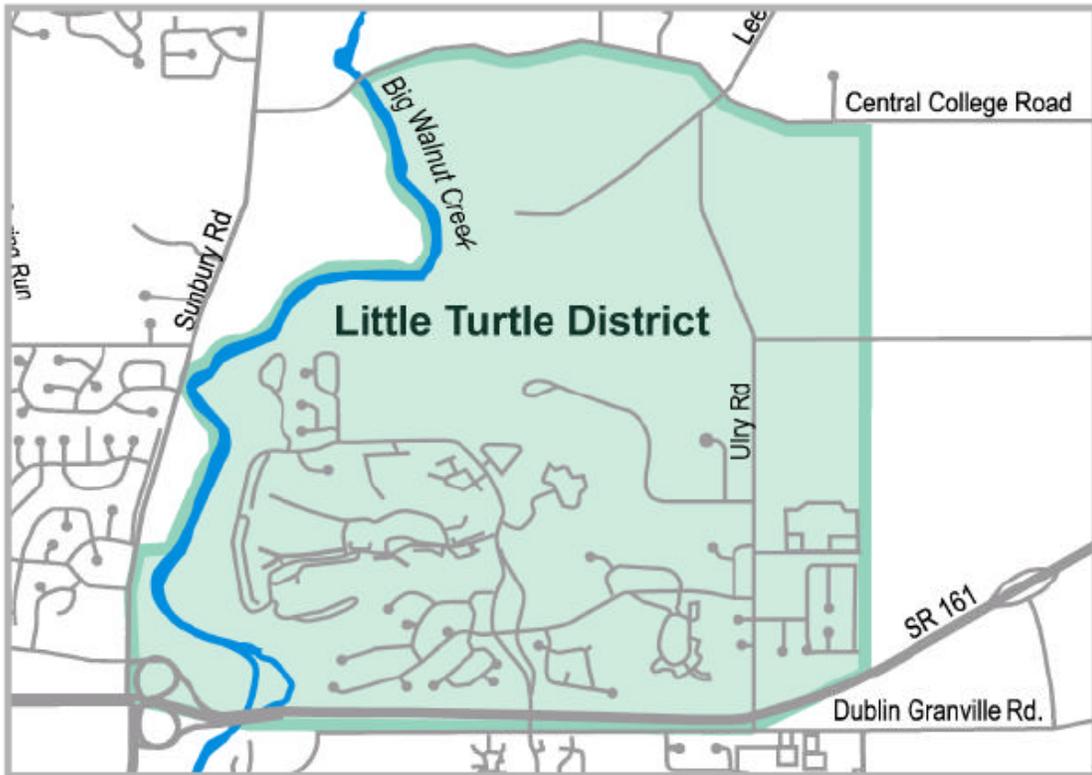
The requested PUD-4, Planned Unit Development District will allow the development of 163 dwelling units with 11.5± acres of open space. The development text and plan include commitments to specific development standards, open space, landscaping, vehicular access, pedestrian pathways and sidewalks, dwelling size, and building materials. The request is compatible with the *Northland Plan Volume II* land use recommendation for single-unit dwellings at three units per acre, is consistent with adjacent land uses, and includes substantial preservation of natural resources on site. Staff is supportive of the request but would like to note that desired design features suggested by the Planning Division for pedestrian gateways and fronting have not been included in the request.



Z17-048
 6450 Ulry Road
 Approximately 55 acres
 From R (pending) to PUD-4

Little Turtle District

This district is north of SR-161 and encompasses the majority of unincorporated land found in the planning area. Predominant land-uses include the Little Turtle Subdivision, which is zoned PC, Planned Community, and has condominium and single-family residential units with a private golf course. There is a city of Columbus police substation and fire facility located in this district. Unincorporated parcels include estate residential lots, parcels used for agriculture, and un-platted residential lots in Blendon Township. The city of Westerville is located to the north and west, and Plain Township is located to the immediate east. Land-use recommendations for parcels to the east that are in the city of Columbus are provided in *The Rocky Fork-Blacklick Accord*.



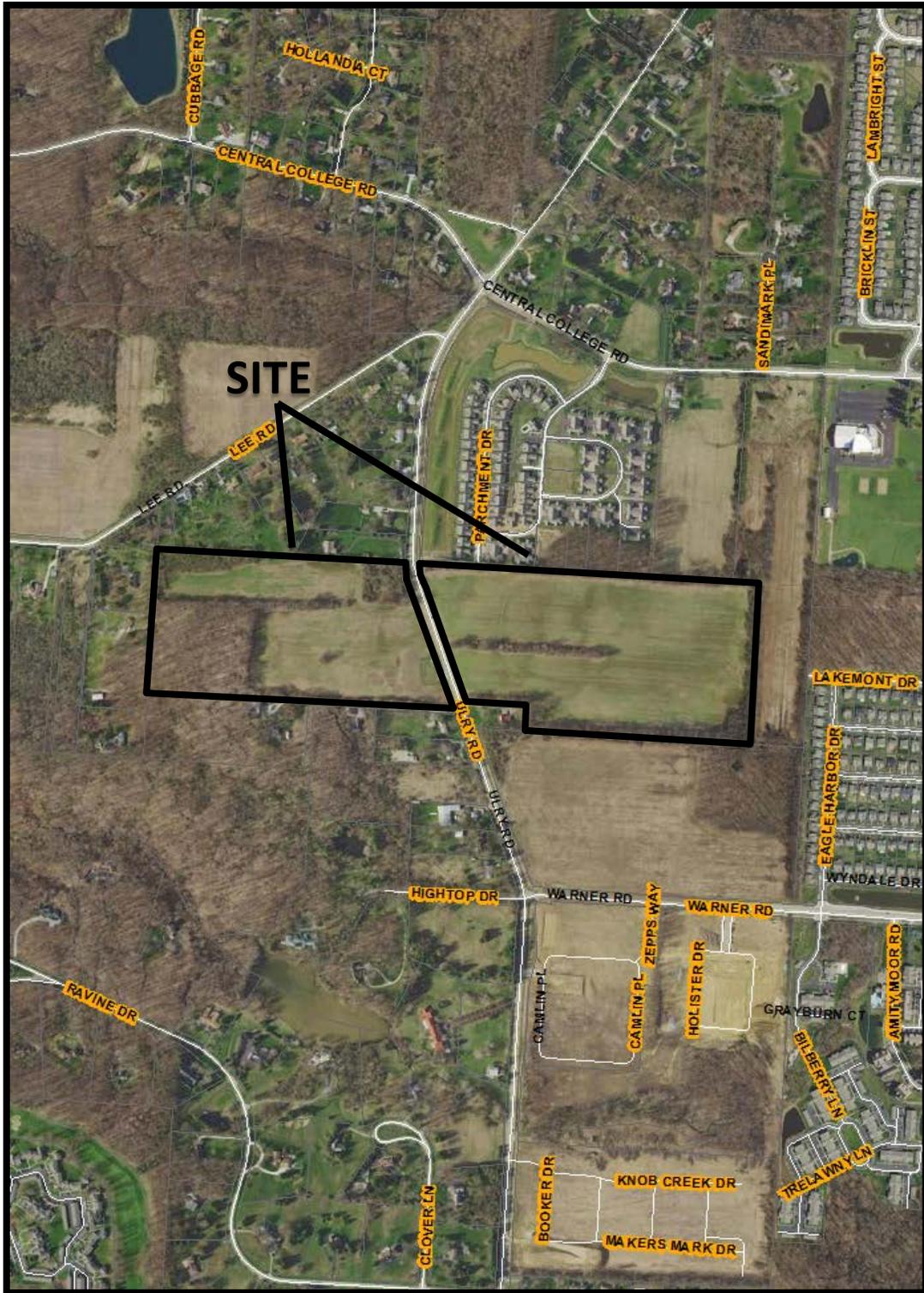
Little Turtle District

Z17-048
6450 Ulry Road
Approximately 55 acres
From R (pending) to PUD
5 - 4

It is the recommendation of Northland Plan – Volume II that:

- *Single-family residential at three units/acre maximum (low-density cluster or conservation-type subdivisions) is the preferred land-use for this district, should development or redevelopment occur. A key principle of this concept is that open space and natural areas should be used as organizational elements in any development proposal for this area.*
- *A limited neighborhood civic center for the area be located near the Ulry and Warner Road intersections. The intersection of Ulry and Warner roads provide an ideal opportunity to incorporate a small, neighborhood-based civic-type center that could benefit the Warner/Ulry/Central College Road region. This area is a transition area from the large unincorporated lots in Blendon Township, to the area east designated as village center in the Rocky Blacklick Accord. The region will experience an increase in residential uses as well as the future extension of Hamilton Road to the east. There are single-family, multi-family and condominium units to the west and south, and growth occurring in the Rocky Fork-Blacklick Accord area to the east and northeast. Civic uses for this area might include a post office, parks and/or public recreational uses, schools, or means to further address the needs of public safety as the area grows. The city should consider this area for a future recreational facility to service the growing population.*
- *The large wooded lots identified on the existing land-use map (page 54) be afforded some level of protection from future development. Immediately north of the Little Turtle subdivision, and south of Central College Road are heavily wooded parcels with rolling terrain, a natural amenity for the community. Future development should be sensitive to the natural features of these areas and ensure that impact on the wooded sites is minimal. Consideration should be given to providing permanent protection to existing woodlots in the area through public acquisition, conservation easements or other means.*
- *There are a number of large residential parcels in the planning area to the north of Little Turtle. Should an alternative development pattern be sought for this area, this plan recommends that single-family residential remain the primary land-use with consideration given to surrounding rural setting and land-uses.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*





Z17-048
6450 Uly Road
Approximately 55 acres
From R (pending) to PUD-4

PUD-4 Development Text

Current Zoning District: R, Rural District

Requested Zoning District: PUD-4, Planned Unit Development District

Address: 6450 Ulry Road

Applicant: Ciminello's Inc.; 567 Lazelle Rd. Westerville, Ohio 43081;

Attn: ciminelloj@aol.com; c/o Laura MacGregor Comek, Esq.; 300 E. Broad St., Suite 450;

Columbus, Ohio 43215; 614.560.1488; laura@comeklaw.com

Owner: McCorkle Soaring Eagles, LLC

Date of Text: January 22, 2018

Application No.: Z17- 048

1. Introduction:

The Site is comprised of 55 +/- acres, bisected by and with frontage on both the east and the west sides of Ulry Road, located approximately 1500 feet south of the intersection of Central College and Ulry Roads and approximately 1100 feet north of the intersection of Warner and Ulry Roads.

For the Site area located on the west side of Ulry Road, the Site is surrounded by residential development developed in Blendon Township. The Site area located on the east side of Ulry Road, City of Columbus parkland is adjacent both south and east, and to the north of the Site is a condominium development commonly known as Asherton Grove sharing approximately 1200 feet of common property line with the Site, a single-family use sharing approximately 380 feet of common property line with the Site.

The property lies within the Northland Community Council planning area and is recommended for residential development up to a density of 3 units per acre. The proposed PUD 4 is consistent with the plan recommendation.

PUD 4 – 55 +/- gross acres, 47.6 net acres, 163 total units, 2.95 gross density, 3.39 net density

2. Permitted Uses: The development of a maximum of 163 single family dwelling units, along with open space and parkland shall be the Permitted Uses.

3. Development Standards: The Site shall be developed with single family dwelling units developed under the R-2 development standards as amended herein, and open space and parkland as shown on the attached site plan titled "Development Plan Ulry Road," dated January 16, 2018.

A. Setbacks/Lot Dimensions/Lot Commitments

1. The minimum Side Yard permitted on one side of each lot may be a minimum zero (0) feet, provided that the sum of the widths of both side yards equal or exceeds twenty percent (20%) of the lot frontage, and that there is a minimum of ten feet (10') of separation between dwelling units, and that there be, provided by plat, suitable maintenance easements on adjoining property.

2. Rear Yard shall be no less than 20% of the total lot area.

3. In ground improvements such as pools or hot tubs may be built in side yards provided they are a minimum of five feet (5') away from adjacent dwelling unit.

4. Lots numbered 1-21, 40-51, 78-82, and 117-123 shall be a minimum of 130 feet deep and have a minimum rear yard set-back of 35 feet. The Developer shall plant 6-7 foot tall evergreen spruce trees, spaced at 9 foot on center, along the rear property lines, in the rear yard of these described Lots.

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

1. Access will be in accordance with the review and approval of the City of Columbus Department of Public Service, Traffic Management Division.
2. The Developer will dedicate right-of-way to the City of Columbus per the City of Columbus Thoroughfare Plan, on both the east and west side of the Ulry Road frontage.
3. The Developer shall build a northbound left turn lane, 285 feet in length (includes a 50 foot diverging taper). The Developer shall install a southbound left turn lane, 285 feet (includes a 50 foot diverging taper). Access points to be as shown on the PUD Plan.
4. The Developer shall install a leisure path along the east side of the Ulry Road frontage connecting to the existing 5 foot sidewalk to the north and matching the City parkland to the South.

C. Buffering, Landscape, Drainage, Open Space and/or Screening Commitments.

1. Developer shall install street trees along all internal public roads at 52 feet on center as shown on the PUD plan.
2. Developer shall install street trees along Ulry Road at a rate of 4 per 100 linear feet which may be evenly spaced or grouped.
3. Black horse fence shall be installed on both sides of the Ulry Road frontage to match (as close as possible) the existing black horse fence on the adjoining property to the north on the eastside of Ulry Road.
4. There shall be a no build tree conservation buffer area along a portion of the western property line, extending 52 feet from adjacent property (PID 110-003056 only) as shown on the PUD Plan. There shall be no tree or brush removal with the exception of growth that is determined to be poisonous or a public health or safety concern by the City Health Department or City Recreation and Parks Department. At the request of the owner of PID 110-003056, the developer has agreed to retain the invasive honeysuckle within the no build zone. It is the intent of this provision to allow existing trees and brush within the buffer area to remain undisturbed to the greatest extent practicable in order to buffer new development from PID 110-003056
5. There shall be a minimum of 5 acres PUD open space, including detention pond, located in the southwest corner of the Site as depicted on the PUD Plan. In addition, there shall be a minimum, 5 acres, including detention pond, on the eastern portion of the site as depicted on the PUD Plan, for a combined total minimum of 10 acres. The Developer shall dedicate and the City of Columbus Recreations and Parks Department agrees to accept a minimum of 2.5 acres, exclusive of any detention ponds, out of such 10 acres, in full satisfaction of the City's Parkland Dedication Ordinance. Location of dedicated parkland to be reviewed and approved by the Recreation and Parks Department and will be shown on final plat.

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

1. The main exterior building materials will be wood, wood composition, brick, brick veneer, stone, stone veneer, vinyl, beaded vinyl or cultured stone, metal, glass and/or a combination thereof. There shall be pitched roofs for each unit.
2. The minimum square footage shall be 1,600 square feet for single story homes and 1,800 square feet for two story homes, or above.
3. Dwelling units may be used as model homes for the purpose of marketing and sales. A paved parking lot shall be permitted on a lot or lots adjacent to model homes to provide off-site parking for model homes.

E. Graphics.

All signage and graphics for shall conform to the Columbus Graphics Code as it applies to R-2 zoning classification. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

F. Miscellaneous.

1. Site shall be developed in accordance with the submitted site plan titled “Development Plan Ulry Road,” dated January 16, 2018. The PUD Plan may be adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any adjustment to the PUD Plan is subject to review and approval by the Director of Building and Zoning Services, or his/her designee, upon submission of the appropriate data regarding the proposed adjustment.
2. The Developer shall participate in the Northeast Pay as We Grow Area (NEPAWG).

The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree 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.

SIGNATURE: _____

DATE: _____



Northland Community Council
Development Committee

Report

December 6, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:35 pm by chair Dave Paul

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGHA), Blendon Chase (BCHA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

Case #1: Application #Z17-048 (Rezone 55 AC± from R-rural to PUD4 for 163 single family units, pending annexation)
Laura Comek/Laura M. Comek Law *representing*
Ciminello's Inc.
6450 Ulry Road, 43081 (PID 110-00023)

- **The Committee approved (16-0) a motion (by AGHA, second by LUCA) to RECOMMEND APPROVAL WITH 3 (THREE) CONDITIONS:**
 - That the plan and text be amended to establish a “no build” conservation area extending 52’ from the adjacent property line to the west (PID 110-003056) replacing (portions of) lots designated #22 and #23.
 - That the plan and text be amended to reflect that lots shown as #1-21, #40-51, #78-82 and #117-123 on the plan (dated 12/6/2017) will be provided a 130’ lot depth and 35’ back yards.
 - That the text be amended to reduce the minimum side yard permitted on one side of each lot as specified in section 3.A.1. from 1 foot to 0 (zero) feet.

Case #2: ~~Application #Z17-045/CV17-075 (Rezone 5.035 AC± from R to L-AR-12 for 60 multi-family residential units; concurrent Council variance to increase building height to 37’, reduce setback and reduce rear yard)~~
~~Dave Perry/David Perry Co. representing~~
~~Homeport~~
~~5049 Sunbury Rd, 43230 (PID 110-00023)~~

- ~~The Committee approved (15-0 w/ 1 abstention) a motion (by KWPCA, second by BCHA) to RECOMMEND DISAPPROVAL of the rezoning application. Consequently, the Committee did not vote concerning the concurrent Council variance.~~
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