

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

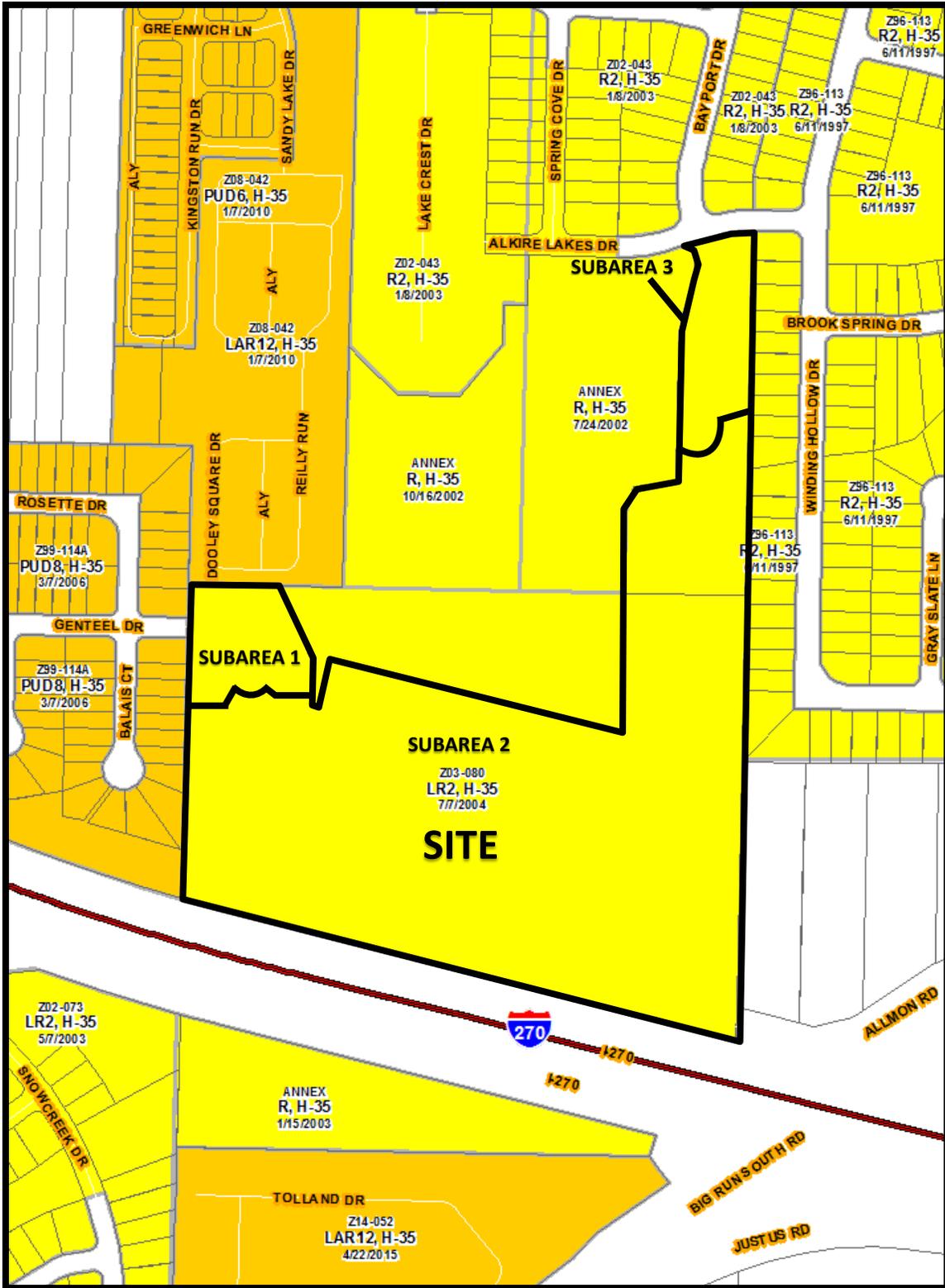
- 4. APPLICATION: Z17-052**
Location: 3760 ALLMON ROAD (43123), being 27.1± acres located west of the terminus of Allmon Road, just north of Interstate 270 (010-252451 and 010-273418; Greater Hilltop Area Commission).
Existing Zoning: L-R-2, Limited Residential District.
Request: L-R-2, Limited Residential and L-AR-12, Limited Apartment Residential Districts.
Proposed Use: Mixed-residential development.
Applicant(s): Rockford Homes; c/o Laura MacGregor Comek, Atty.; 501 South High Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is undeveloped, and is zoned L-R-2, Limited Residential District, allowing 128 single-unit dwellings. The applicant proposes the L-R-2, Limited Residential and L-AR-12, Limited Apartment Residential districts in order to construct a mixed-residential development. The requested L-R-2, Limited Residential District portion of the site consists of two subareas (Subarea 1 and 3) with public streets. Subarea 1 is 1.7± acres, with 7 single-unit dwellings (4.1 du/Ac). Subarea 3 is 1.7± acres with 6 single-unit dwellings (3.5 du/AC). The requested L-AR-12, Limited Apartment Residential District encompasses Subarea 2 which is 23.7± acres with up to 256 dwelling units (10.8 du/AC) on private streets. .
- To the north of the site are undeveloped City parkland in the R, Rural District, an apartment complex in the L-AR-12, Limited Apartment Residential District, and a single-unit residential subdivision in the R-2, Residential District. To the south is Interstate 270. To the east and west are single-unit dwellings in the R-2, Residential District, and PUD-8, Planned Unit Development District, respectively. Also to the west is large-lot single-unit residential development in Jackson Township.
- The site is located within the boundaries of the *Greater Hilltop Plan Amendment (2010)*, which recommends “Low-Medium Density” land uses for this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The text commits to a site plan and includes use restrictions and development standards addressing traffic access, open space and landscaping, building design, and graphics provisions.

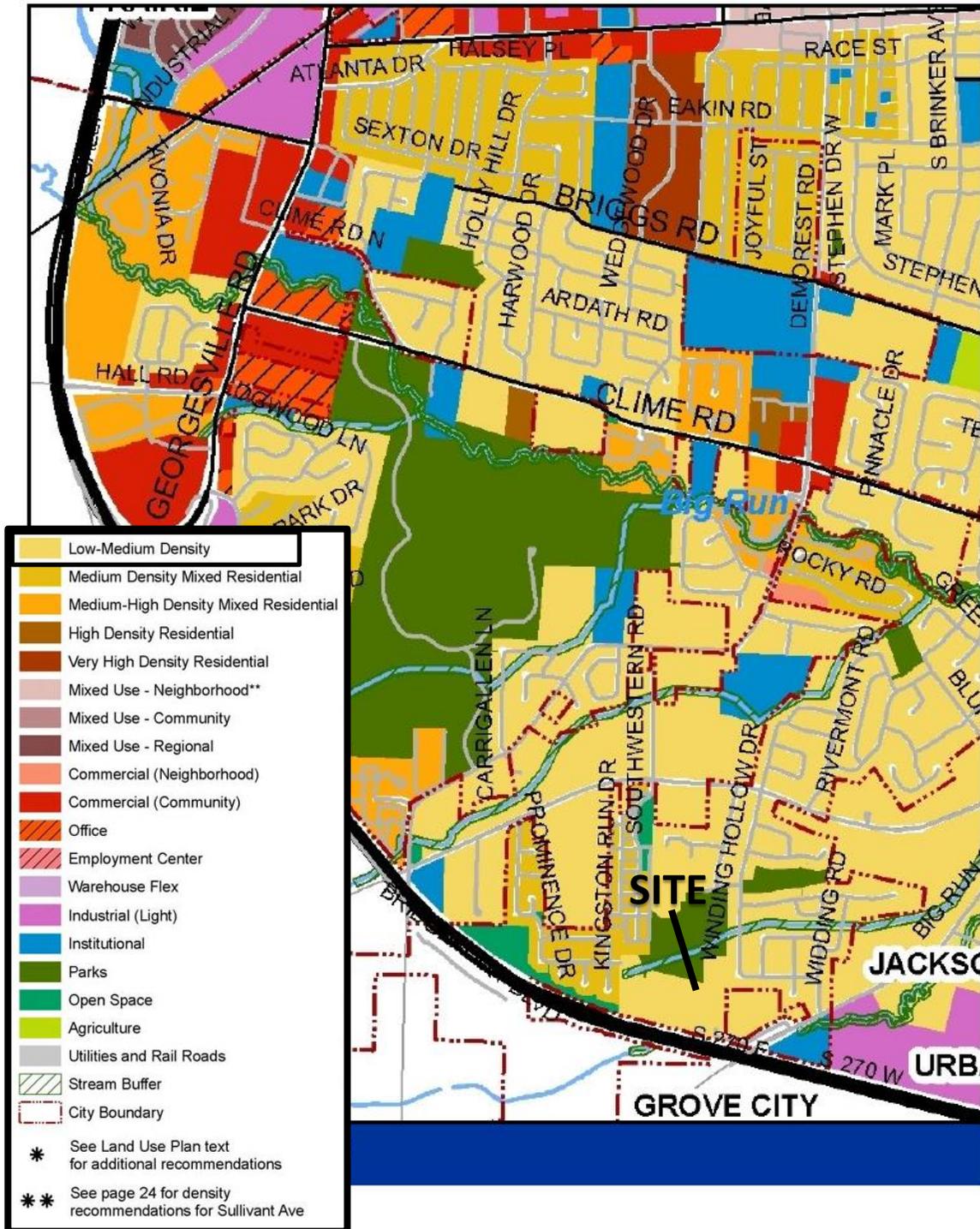
CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested L-R-2, Limited Residential and L-AR-12, Limited Apartment Residential districts will allow a mixed-residential development. While Staff recognizes that higher density residential development may be appropriate at this site, the *Greater Hilltop Plan Amendment (2010)* recommends “Low-Medium Density” land uses with 4-6 du/AC. Staff requests a revised site plan that recognizes natural areas and open space as integral components of development and meaningfully connects open space to the existing parkland to the north. Staff does not support the request as it fully stands.



Z17-052
 3760 Allmon Road
 Approximately 27.1 acres
 L-R-2 to L-R-2 & L-AR-12

Greater Hilltop Plan (2010)



Z17-052
 3760 Allmon Road
 Approximately 27.1 acres
 L-R-2 to L-R-2 & L-AR-12



Z17-052
3760 Allmon Road
Approximately 27.1 acres
L-R-2 to L-R-2 & L-AR-12

Development Text

Address: 3760 Allmon Road
Acreage: 27.1 +/- ac.
Current Zoning District: L-R2
Requested Zoning Districts: L-R2 and L-AR12
Owner/Applicant: Rockford Homes
c/o Laura MacGregor Comek, Esq.
300 E Broad St., Suite 450
Columbus, Ohio 43215
614.560.1488
laura@comeklaw.com
Date of Text: January 17, 2018
Application No.: Z17- 052

INTRODUCTION: The subject property consists of 27.1 +/- total acres located at the terminus of Allmon Road, generally south of Alkire Road, in the Greater Hilltop Area. The Site was zoned L-R-2 in 2004, at which time the same owner/applicant dedicated parkland acreage to the City of Columbus Recreation and Parks Department. The current request is for three subareas, with two L-R-2 single-unit dwelling areas proposed as compatible transitions with the existing residential development. The third sub area is planned for L-AR-12 multiunit residential development. The Site Plan attached hereto includes building orientation, parking spaces and garages, and open space. Public streets are planned for the L-R-2 sub-areas, while private internal streets/drives are planned for the L-AR-12 sub-area.

The Site is surrounded by the following uses/zoning districts:

North: City Parkland (prior parkland dedication)
Northeast: Multi-family zoned L-AR12
East: Single family residential zoned R-2
South: I-270
West: Single family residential zoned PUD-8.

Directly across (south) I-270 are similar land uses, specifically L-R-2 and L-AR12.

Sub-Area 1 – L-R-2, Residential, 1.7 +/- acres, 7 units, 4.1 du/ac

1. Permitted Uses: The development of a maximum of 7 single-unit dwellings.

2. Development Standards: Sub-area 1 shall be developed with single-unit dwellings developed under the R-2 development standards as shown on the Site Plan attached as Exhibit A.

A. Setbacks/Lot Dimensions/Lot Commitments.

n/a

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 and otherwise as shown on the attached Site Plan.

2. The Developer shall install sidewalks along the public streets within the sub-area.

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

As shown on the Site Plan, the developer shall construct a 2-3 foot undulating mound along the west Site boundary, with 2 rows of evergreen trees planted 25 feet on center, minimum 5 feet in height at the time of installation.

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

1. The minimum square footage shall be 1,200 square feet for single story homes and 1,500 square feet for two story homes, or above.

2. 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-street 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.

Sub-Area 2 – L-AR-12, Multi-family residential, 23.7+/- acres, 256units, 10.80du/ac.

1. Permitted Use: The following specific uses shall be permitted: all uses specified in C.C.C. §3333, including a club house, pool and other amenities as may apply.

2. Development Standards: The applicable development standards shall be those contained in Chapter 3333 (Apartment Districts) of the Columbus City Code.

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

1. The maximum number of dwelling units shall be 256.

2. The apartment buildings shall contain a maximum of three (3) stories.

B. Access, Loading, Parking and 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 and otherwise as shown on the attached Site Plan.

2. The development's internal sidewalks shall be a minimum of 4 feet wide. All sidewalks shall be connected or striped so as to maintain pedestrian connectivity throughout the development and with access to the City parkland.

C. Buffering, Landscaping and/or Screening Commitments.

1. As shown on the Site Plan, the developer shall construct a 2-3 foot undulating mound along the east and west Site boundary, with 2 rows of evergreen trees planted 25 feet on center, minimum 5 feet in height at the time of installation.

2. As shown on the Site Plan, the Developer shall construct a minimum 5 foot high undulating mound along the south Site boundary (where along I-270). Additionally, evergreen trees at a rate of 4 per 100 feet shall be installed, and may be evenly spaced or grouped.

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

Rooftop mechanical equipment shall be screened from view by the same or similar material used on the building roof or exterior, and shall be of the same or similar material. Ground level mechanicals and equipment shall be fully screened from view by a wall, fence or landscape materials, or a combination thereof. Such screening shall match or compliment the character of the building.

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

n/a

F. Graphics

All graphics and signage shall comply with the Columbus City Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

Bike racks shall be provided. Specific locations shall be determined at the time of zoning clearance.

Sub-Area 3 – L-R-2, Residential, 1.7+/- acres, 6 units, 3.5 du/ac

1. Permitted Uses: The development of a maximum of 6 single family dwelling units

2. Development Standards: Sub-area 3 shall be developed with single family dwelling units developed under the R-2 development standards as shown on the Site Plan attached as Exhibit A.

A. Setbacks/Lot Dimensions/Lot Commitments

n/a

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 and otherwise as shown on the attached Site Plan.

2. The Developer shall install sidewalks along the public streets within the sub-area.

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

As shown on the Site Plan, the developer shall construct a 2-3 foot undulating mound along the east side of the Site , with 2 rows of evergreen trees planted 25 feet on center, minimum 5 feet in height at the time of installation.

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

1. The minimum square footage shall be 1,200 square feet for single story homes and 1,500 square feet for two story homes, or above.
2. 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-street 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.

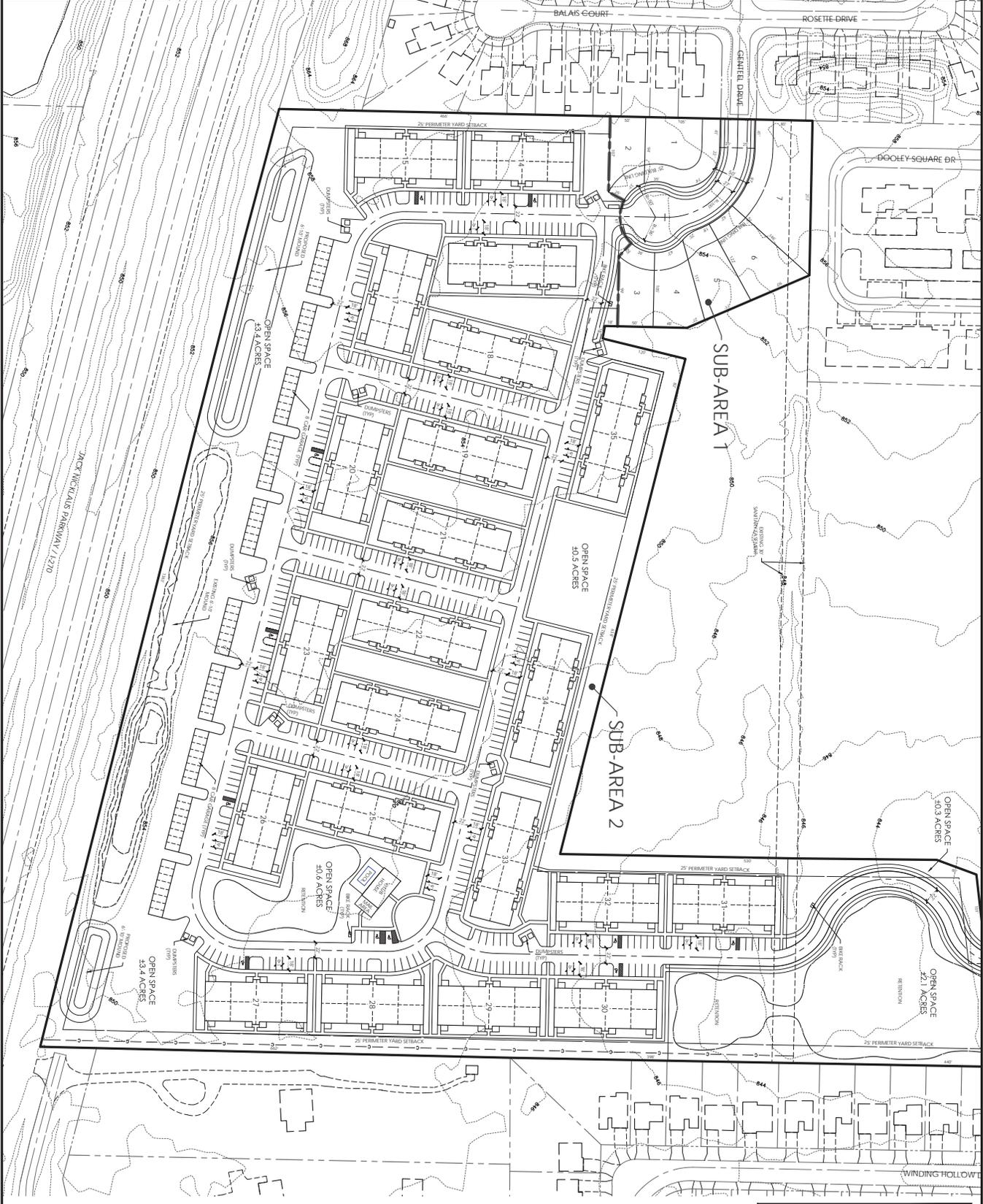
Commitments Applicable to All Sub-Areas

1. The Developer has complied with the required parkland dedication by virtue of prior land dedications to the City, such that no further dedications are required.
2. The Developer shall construct an eastbound right turn lane from Alkire Road on to Bay Port Drive. The turn lane shall be 275 feet (including a 50 foot diverging taper).
3. The Site shall be developed in substantial accordance with the Site Plan. The Site 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 Site 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.

The undersigned, being the representative of the owner/applicant of the subject property does hereby agree to abide by above restrictions, conditions, and commitments regarding development of the subject property.

SIGNATURE: _____

DATE: _____



LAND USE

SUB AREA 1 (R-2 ZONING)
 TOTAL ACRES 1.17 ACRES
 TOTAL NUMBER OF UNITS 256 UNITS
 GROSS RENTALS 441 LOVS / ACRE
 GROSS DENSITY 400 UNITS / ACRE
 OPEN SPACE 4.0 ACRES

SUB AREA 2 (M-12 ZONING)
 TOTAL ACRES 2.71 ACRES
 TOTAL NUMBER OF UNITS 256 UNITS
 GROSS RENTALS 408 UNITS / ACRE
 GROSS DENSITY 400 UNITS / ACRE
 OPEN SPACE 4.0 ACRES

SUB AREA 3 (R-2 ZONING)
 TOTAL ACRES 1.17 ACRES
 TOTAL NUMBER OF UNITS 256 UNITS
 GROSS RENTALS 441 LOVS / ACRE
 GROSS DENSITY 400 UNITS / ACRE
 OPEN SPACE 4.0 ACRES

SITE STATISTICS

TOTAL ACRES 5.05 ACRES
 TOTAL NUMBER OF UNITS 256 UNITS
 NUMBER OF LOTS 117 LOTS
 8 UNIT 2-BED FLAT 12 (94 UNITS)
 12 UNIT 2-BED FLAT 12 (94 UNITS)
 TOTAL NUMBER OF PARKING 202
 4-7.99 SPACES 111
 8-11.99 SPACES 91
 GROSS GREEN SPACES 80
 TOTAL GREEN SPACE 49.9 ACRES (9.9%)

GRAPHIC SCALE

LOCATION MAP

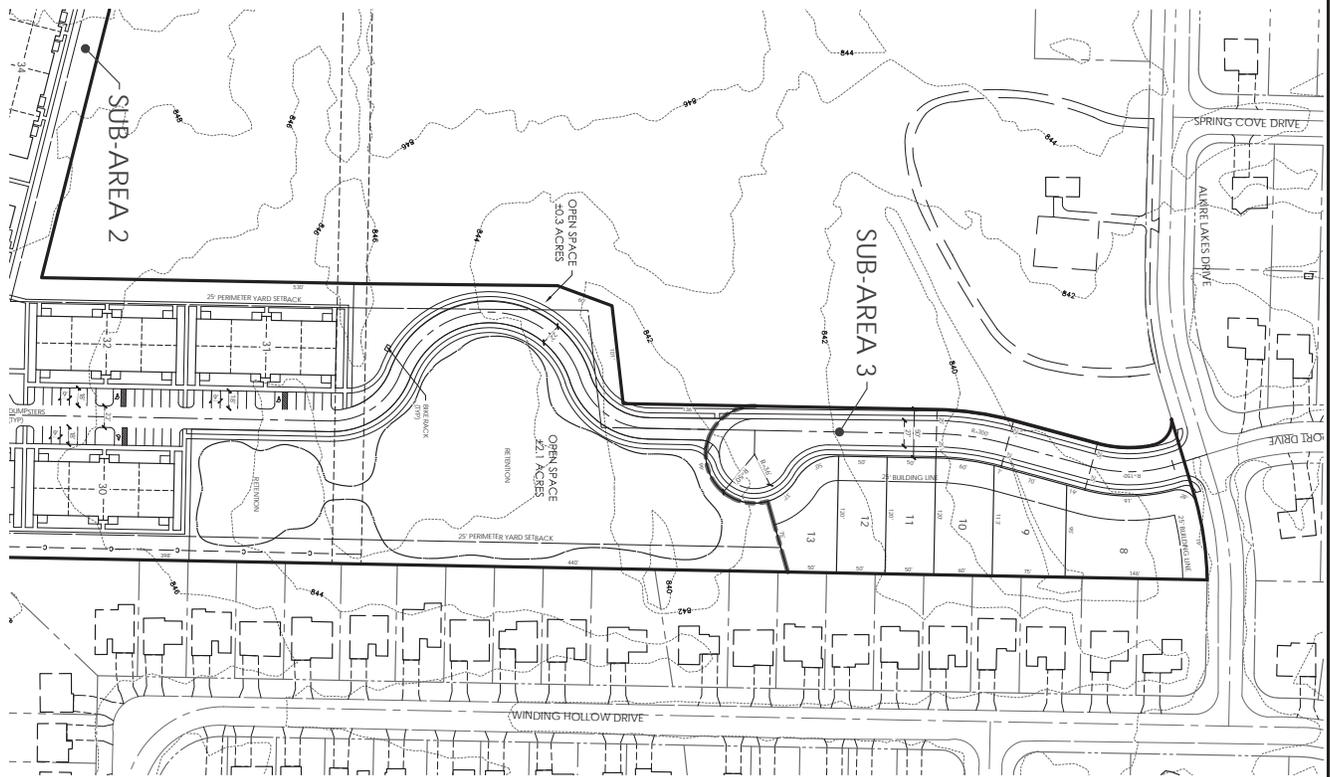
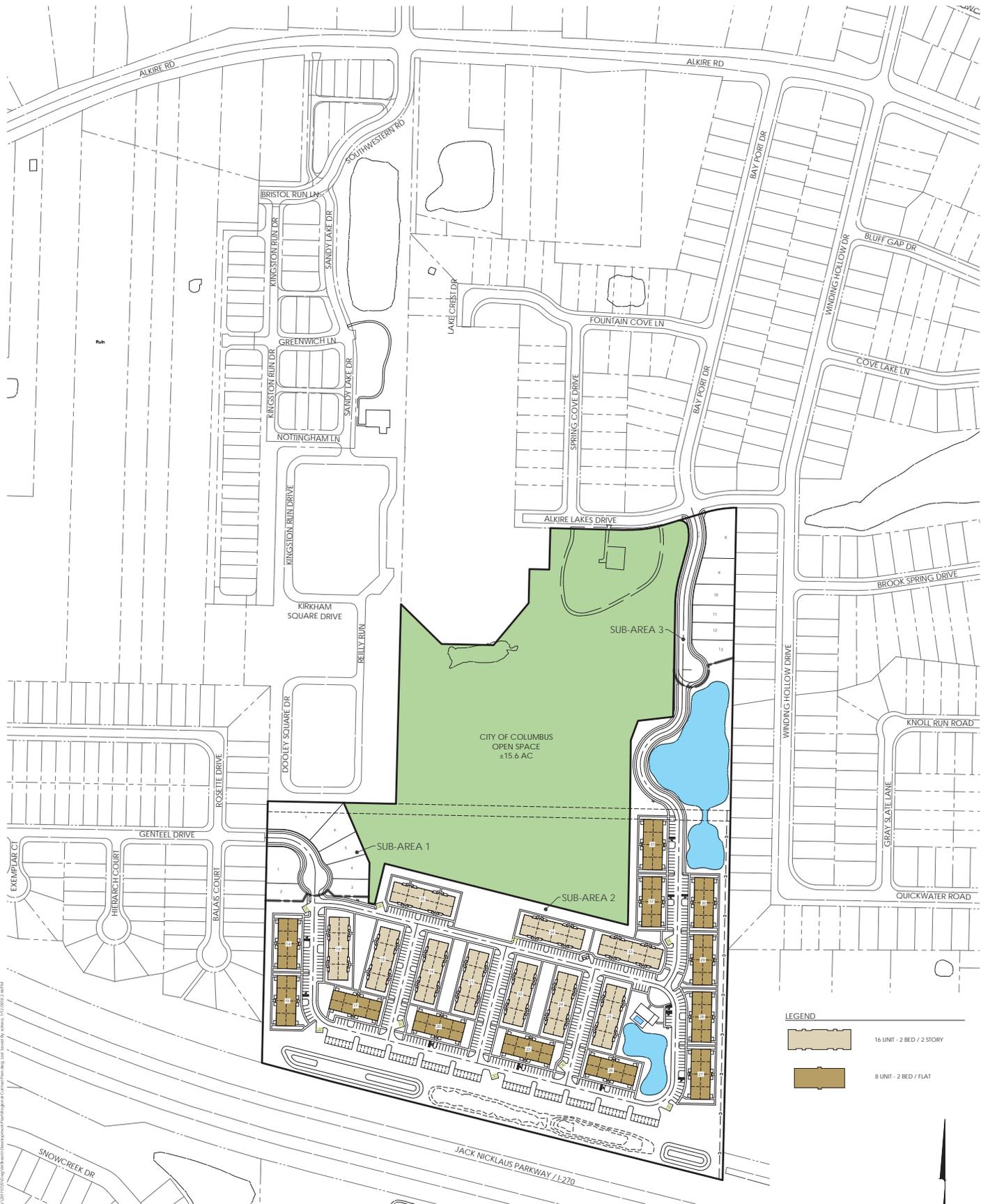


EXHIBIT 2/2	JOB NO. 20170225	SCALE 1" = 80'	DATE JANUARY 12, 2018		CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO SITE PLAN FOR 4 - 11 ALLMON TRACT	999 POLARIS PARKWAY SUITE 200 COLUMBUS, OHIO 43240 PHONE: 614-756-8615	REVISIONS		
							MARK DATE DESCRIPTION	REVISIONS	REVISIONS

ALLMON TRACT



LEGEND

	16 UNIT - 2 BED / 2 STORY
	8 UNIT - 2 BED / FLAT



REGIONAL CONTEXT PLAN

P:\2017\2018\Allmon\Bentley\Developed\RegionalContextPlan.dwg, last saved by: jwh, 1/11/2018 2:34:54 PM

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: 217-052
Address: 3760 ALLEMAN RD 43123
Group Name: GREATER HILLTOP AREA COMMISSION
Meeting Date: 02 JAN 2017

Specify Case Type:

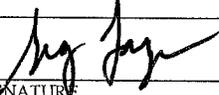
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)

- Approval
- Disapproval

NOTES:

Vote: FOR = 8 AGAINST = 5 ABSTAIN = 0

Signature of Authorized Representative: 

ZONING CHAIR, VICE-CHAIR GREATER HILLTOP AREA COMMISSION
RECOMMENDING GROUP TITLE

614-653-7653
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.