

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2012**

- 3. APPLICATION: Z12-020 (10335-00000-00166)**
Location: 5049 EDWARDS FARM ROAD (43221), being 14.3± acres located on the west side of Edwards Farm Road 500± feet south of Bourbon Street (010-243355).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential dwellings.
Applicant(s): Connie J. Klema, Atty; 145 East Rich Street; 2nd Floor; Columbus, Ohio 43215.
Property Owner(s): Delta River Ltd; 4466 Dublin Road; Columbus, Ohio 43221.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

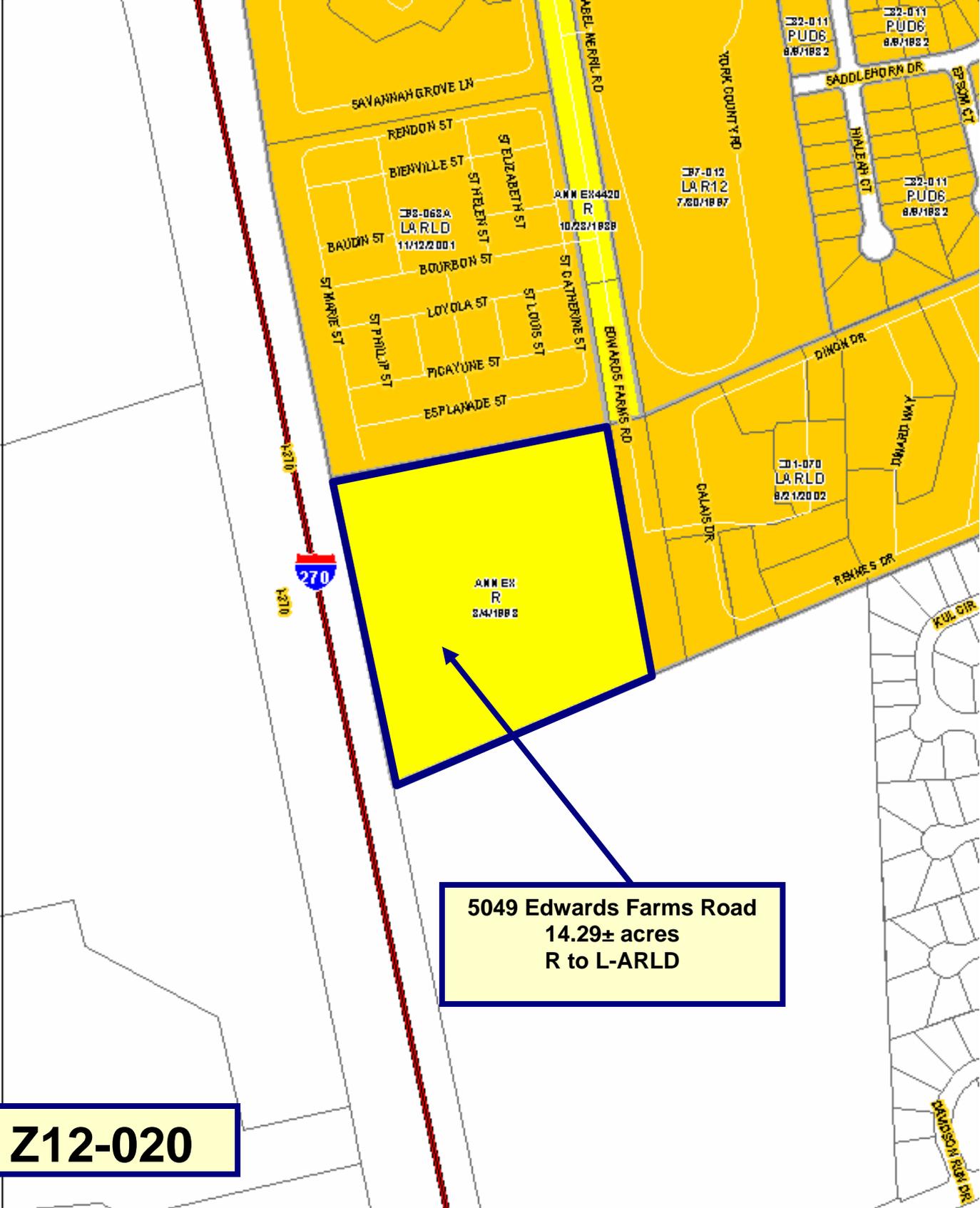
BACKGROUND:

- This 14.3± acre site is zoned in the R, Rural District and is undeveloped. The applicant is applying for a rezoning to construct up to 228 dwelling units for a density of 15.9 units per acre.
- To the north and east are multi-unit dwellings zoned in the L-ARLD Limited Apartment Residential Districts. To the south is vacant land in the City of Hilliard. To the west is Interstate 270.
- The limitation text commits to street trees, exterior building materials and lighting commitments

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed L-ARLD, Limited Apartment Residential District continues the existing zoning and land use patterns already established to the north and east. The proposal is consistent with zoning and development patterns of the area.

Z12-020



LIMITATION TEXT

PROPOSED DISTRICT: L-ARLD

PROPERTY ADDRESS: 5049 Edwards Farms Rd.

OWNER: Delta River Ltd.

APPLICANT: Connie J. Klema, Attorney

DATE OF TEXT: April 2, 2012

APPLICATION NUMBER: Z12-

1. INTRODUCTION: The site is located south of Hayden Run Road between Edwards Farms Road on the east and Interstate 270 on the west. The site is currently zoned Residential-R. The applicant is seeking rezoning of the property to the L-ARLD zoning district to develop 228 residential units. The apartment buildings shall be a combination of two (2) and three (3) story buildings with parking accommodated by surface parking and detached garages. The development may include a clubhouse, pool, and other such recreational areas/facilities for residents of the site.

2. PERMITTED USES: Those uses permitted in Section 3333.02, ARLD of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

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

1. The maximum number of dwelling units shall be 228.
2. There shall be a minimum building setback from I-270 right-of-way of fifty feet (50').

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

1. The developer shall install ornamental trees 40 feet on center within the twenty-five foot (25') perimeter yard along Edwards Farms Road.
2. The developer shall install a mixture of shade, ornamental, and/or evergreen trees 40 feet on center within the twenty-five foot (25') perimeter yard along the south and north property lines.

C. Building Design and Exterior Treatment Commitments.

Buildings will be finished on the exteriors with a mixture or single application of brick, stone veneer, wood, cement wood siding, and/or beaded vinyl siding.

D. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the 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.

E. Lighting and other Environmental Commitments.

1. External lighting, with the exception of entry lighting required by the Building Code, shall be cut-off type fixtures (down lighting) and shall not be higher than eighteen feet (18') provided, however, that the clubhouse building, rental office, display/signage areas, and landscaping may be up-lighted from a ground source.

2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure compatibility.

F. Miscellaneous Commitments.

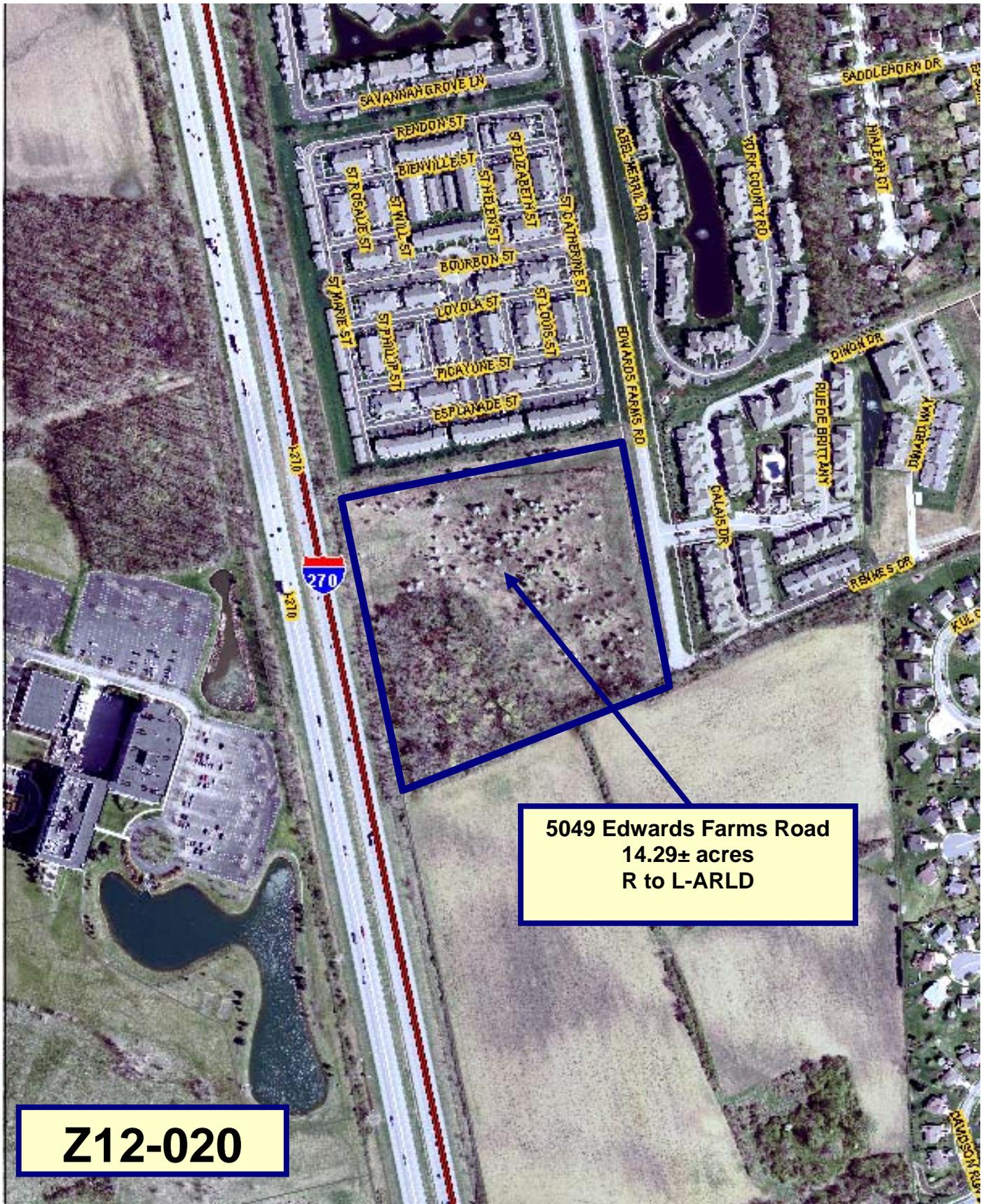
1. The Parkland Dedication shall be in compliance with the requirements of the City Columbus Recreation and Parks Department and shall require that (i) all new sidewalks installed within the site be connected in a network and a minimum of five feet in width, and (ii) that pedestrian signage or other safe pedestrian means (such as texture pavement, stripping) be installed at the entrance of the development.

2. The access point for the development on Edwards Farms Road shall be aligned with the access point serving the existing development known as Brittany Place Condominium on the east side of Edwards Farms Road.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other 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 Code.

SIGNATURE:

DATE:



5049 Edwards Farms Road
14.29± acres
R to L-ARLD

Z12-020