

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

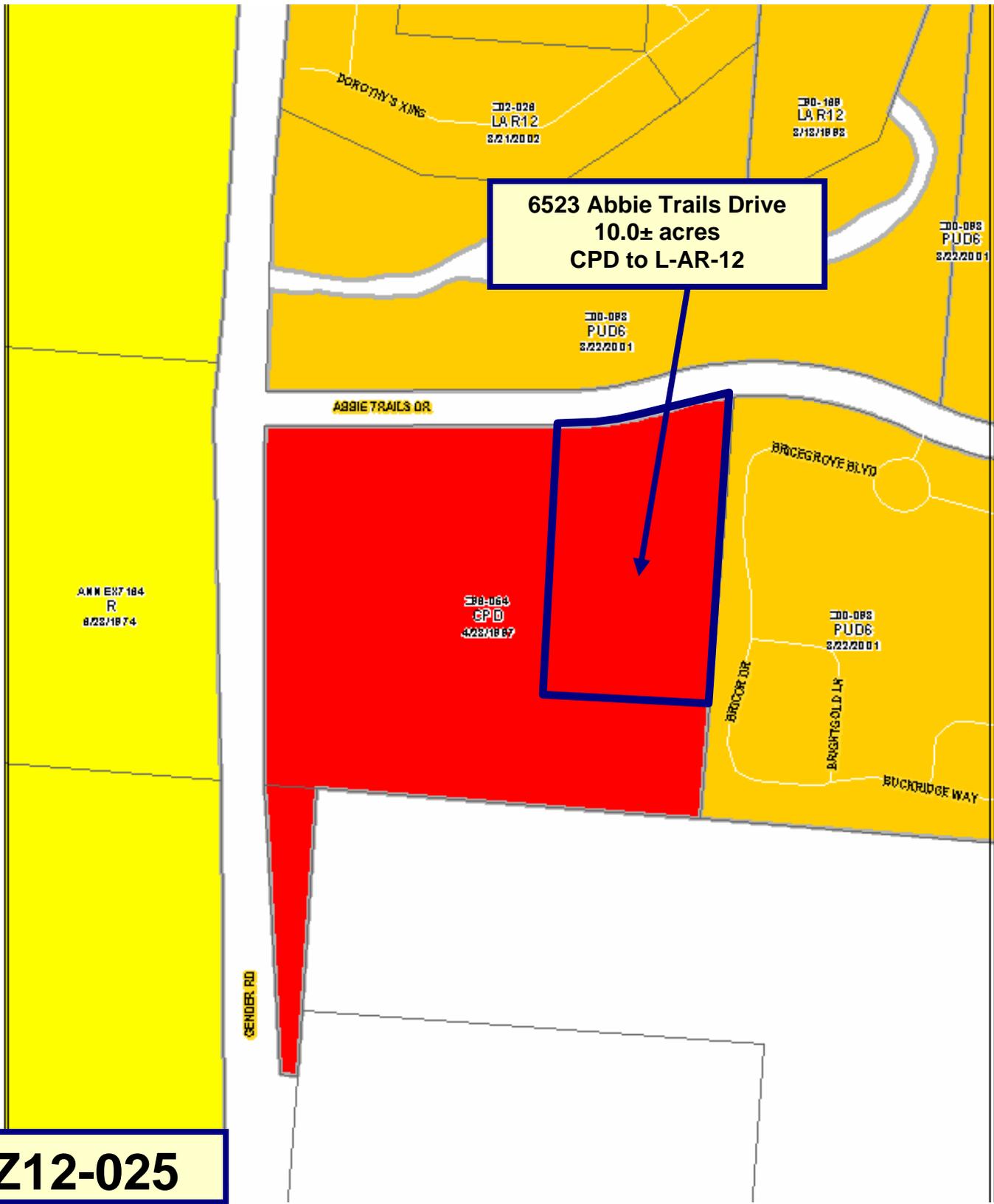
- 5. APPLICATION:** **Z12-025 (12325-00000-00216)**
Location: **6523 ABBIE TRAILS DRIVE (43110)**, being 10.0± acres located on the south side of Abbie Trails Drive, 910± feet east of Gender Road (530-228205).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit dwellings.
Applicant(s): M.H. Murphy Development Company; c/o Steven J. Fulkert, 4393 Arbor Lake Drive; Groveport, Ohio 43125.
Property Owner(s): Long Road Development Co. LLC; c/o Don Kelley Company; 250 East Broad Street; Columbus, Ohio 43215.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

BACKGROUND:

- This 10.0± acre undeveloped site is zoned in the CPD, Commercial Planned Development District. The applicant requests the L-AR-12, Limited Apartment District to develop up to 92 multi-unit dwellings.
- To the north is undeveloped land zoned in the PUD-6, Planned Unit Development District. To the south and west is undeveloped land in the CPD, Commercial Planned Development District. To the east are multi-unit dwellings zoned in the PUD-6, Planned Unit Development District.
- The site is located within the boundaries of the *Southeast Area Plan* (2000). The Southeast Area Plan calls for commercial develop at this site. Deviation is supported given the presence of undeveloped commercial zoning in the area, the presence of nearby developed commercial uses and the preservation of commercial zoning along Gender Road. Furthermore, the site abuts multi-unit dwellings to the east.
- The limitation text commits to street trees, building orientation, access limitations, and internal sidewalks.

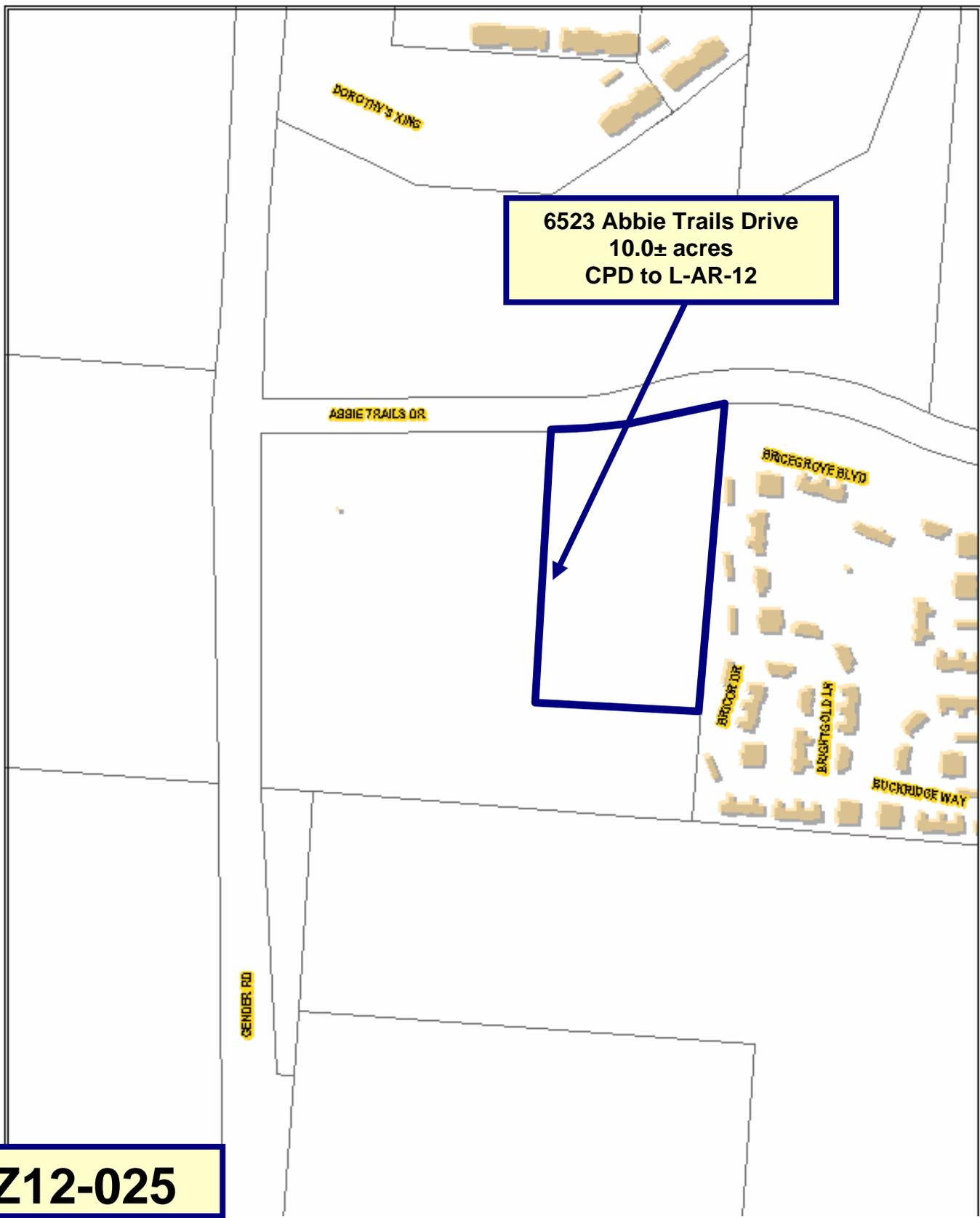
CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed L-AR-12, Limited Apartment Residential District is consistent with the development zoning and development patterns of the area. Deviation the *Southeast Area Plan* (2000) is supported due to undeveloped commercial zoning in the area, especially along Gender Road and the presence of nearby developed commercial uses. Furthermore, the site abuts multi-unit dwellings to the east.



Z12-025

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PROPOSED DISTRICT: LAR-12

PROPERTY ADDRESS: Abbie Trails Dr, Canal Winchester, Ohio 43110

OWNER(s): Long Road Development Co. LLC

APPLICANT: M. H. Murphy Development Company

DATE OF TEXT: 04/24/12

APPLICATION NUMBER: Z12-025

1. INTRODUCTION

The subject Property is the eastern 10 acres of a 34 acre tract which is currently zoned CPD. The 10 acres are bordered to the east by existing multi-story apartments. On the other sides there is generally undeveloped land.

2. PERMITTED USES

Within the Property to be rezoned the permitted uses shall consist of all AR-12 uses permitted under the Columbus Zoning Code.

3. DEVELOPMENT STANDARDS

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

1. The density of the Property shall be limited to a maximum of 92 residential units and a clubhouse.
2. The maximum height of any structure is 35’.
3. The building and parking setback from Abbie Trails Dr shall be 50 feet. The building and parking set back on side yard and rear yard shall be 25’.
4. All residential buildings which are along the frontage of Abbie Trails Dr. shall be oriented so the front elevation of the building faces the street and all garages are to the back of the building.

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

1. Access to the Property will be from Abbie Trails Dr. The project entrance shall be a private drive to be constructed from the full service curb cut on Abbie Trails Dr. All streets shall be a minimum of 21’ wide, and all streets, parking areas and drive aisles on the Property shall be privately owned, and shall be maintained by the owner of the residential development.
2. The access point for the area comprising this rezoning application will be shared by this residential development and the future commercial development to the west and is to be located approximately along the western boundary of this rezoning application. A westbound turn lane shall be provided for this shared access point. All roadway improvements shall be designed and constructed to the specifications of the Department of Public Service. Additional traffic information may need to be provided by the developer at the time of site development. The developer shall prepare a traffic study for the proposed development and submit the report to the City of Columbus prior to preparing the plans for any required R.O.W. improvements.

3. Sidewalk or Pathway. Applicant agrees to construct a 5' wide sidewalk or pathway along the south side of Abbie Trails Dr across the subject Property frontage and connect to the existing path at its east boundary.
4. There shall be an internal private sidewalk system connecting all of the units with each other, the parking areas and the clubhouse. These internal sidewalks shall connect to the public walk along Abbie Trails Dr.

C. Landscaping, Landscape Plan, Open Space, and/or Screening Commitments.

1. Street trees shall be planted evenly spaced along Abbie Trails Dr at a ratio of not less than one tree per thirty (30') feet of frontage.
2. The developer shall provide a screening along the east property line.

It shall consist of one of the following options:

1. Planting a hedge between the existing garages on the adjacent property, provided permission can be secured from the adjacent owner. The hedge is to provide a visual and pedestrian screen and shall consist of plantings with an initial height of 30" and mature height of at least 5'. The plantings shall be evergreen or deciduous or a combination.
2. Construct a 4' high wood rail fence beginning at the north building of the existing apartments and continue to the southern end of the last new apartment building.
3. Provide a combination of planting hedge and wood fence with approximate 50% of each as described above.

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

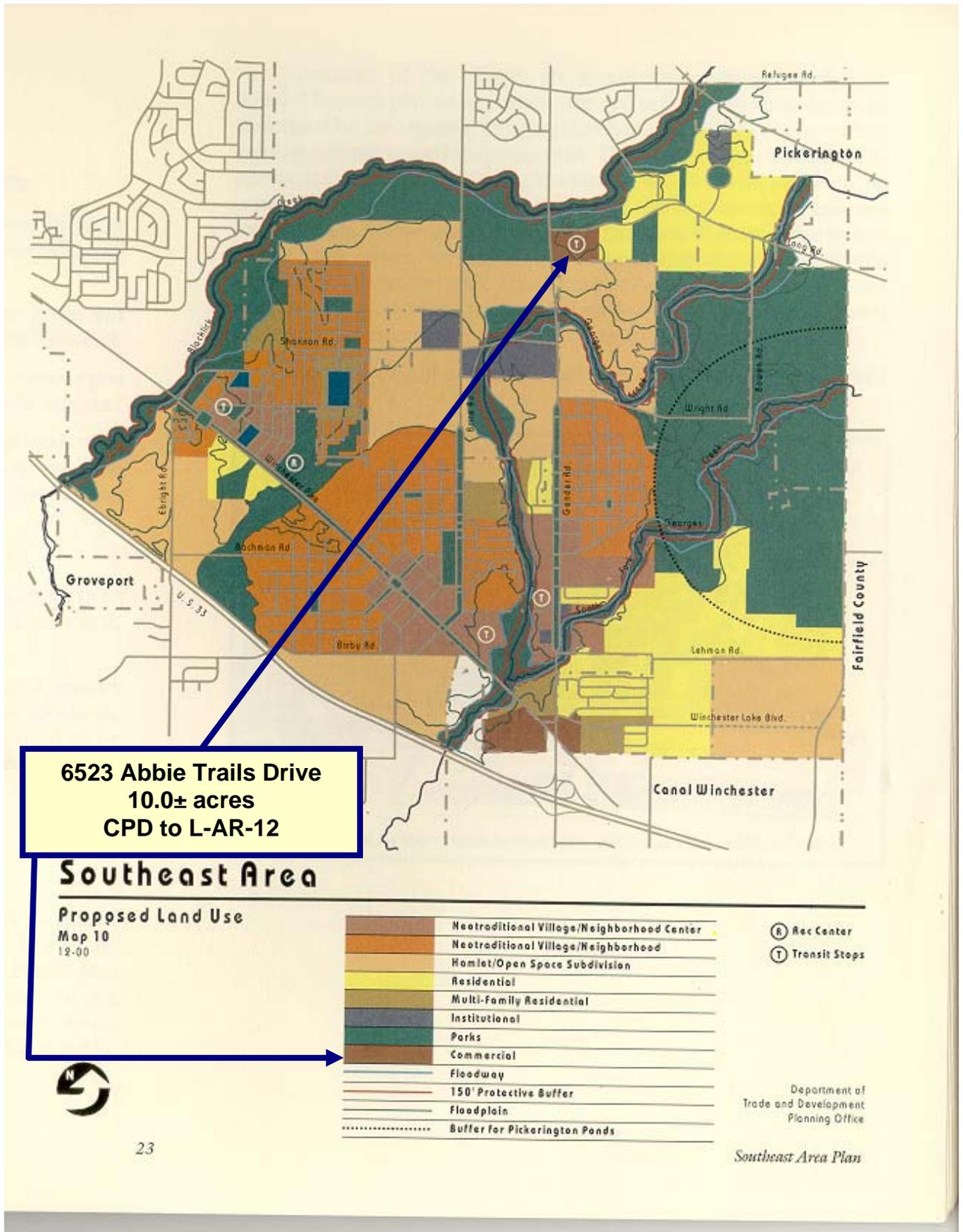
1. Pitched Roof. All buildings shall have a pitched or angled roof.
2. Building Materials. Building materials shall be a combination natural materials (brick, stone, etc.) and vinyl siding

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

1. Lighting. Light standards shall not exceed fifteen feet (15') in height. For aesthetic compatibility, lights shall be from the same or similar type, color and supplied by the same manufacturer.

F. 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.



6523 Abbie Trails Drive
10.0± acres
CPD to L-AR-12

Southeast Area

Proposed Land Use
 Map 10
 12-00

| | | | |
|--|--|--|---------------|
| | Neotraditional Village/Neighborhood Center | | Rec Center |
| | Neotraditional Village/Neighborhood | | Transit Stops |
| | Homlet/Open Space Subdivision | | |
| | Residential | | |
| | Multi-Family Residential | | |
| | Institutional | | |
| | Parks | | |
| | Commercial | | |
| | Floodway | | |
| | 150' Protective Buffer | | |
| | Floodplain | | |
| | Buffer for Pickerington Ponds | | |

Department of
 Trade and Development
 Planning Office

Southeast Area Plan



6523 Abbie Trails Drive
10.0± acres
CPD to L-AR-12

Z12-025

SOUTHEAST COMMUNITY COALITION
P.O. BOX 16
BRICE, OH 43109
JUNE 8, 2012

COLUMBUS CITY COUNCIL
90 WEST BROAD STREET
COLUMBUS, OH 43215

This letter concerns application Z12-025 to rezone 10 acres at 6523 Abbie Trails Drive from CPD to LAR-12. The site is at the eastern edge of a larger undeveloped CPD site at the southeast corner of Gender Road and Abbie Trails, just south of Blacklick Creek.

Steven Fulkert, the applicant's representative, met with SECC at the May 10 and June 7 public meetings. We understand that the bike path along Abbie Trails will be extended along the frontage of this site and that a traffic study will be conducted. We also understand that this site and the remainder of the CPD will share a common entrance and a retention pond. SECC requested, and the applicant has agreed to provide, street trees on Abbie Trails at 30 foot spacing and to limit light height to 15 feet.

There was a concern from the community about possible cut-through foot traffic and security issues. Since these are typically predominately elder occupied units, we encourage the developer to make every effort to create a landscape buffer on or near the eastern perimeter to discourage such problems. We believe the hedge alternative is most likely to be effective and hope this can be resolved by the time the rezoning is before Council.

At the June 7 meeting, the Southeast Community Coalition voted unanimously to recommend that the rezoning be granted, with strong emphasis that the eastern buffer be predominately hedge.

Thank you,



Judy White
Zoning chair