

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 8, 2012**

- 6. APPLICATION:** **Z12-003 (ACCELA # 12335-00000-00002)**
Location: **6515 WINCHESTER LAKES BOULEVARD (43110)**
(PREVIOUSLY KNOWN AS 5662 GENDER ROAD),
being 8.3± acres located on the north side of Winchester Pike, 260± feet east of Gender Road (490-169294).
Existing Zoning: C-4, Commercial District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Homewood Corporation; c/o Jeffrey L. Brown, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725, Columbus, OH 43215.
Property Owner(s): Homewood Corporation; 2700 East Dublin-Granville Road, Suite 300A; Columbus, OH 43213.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

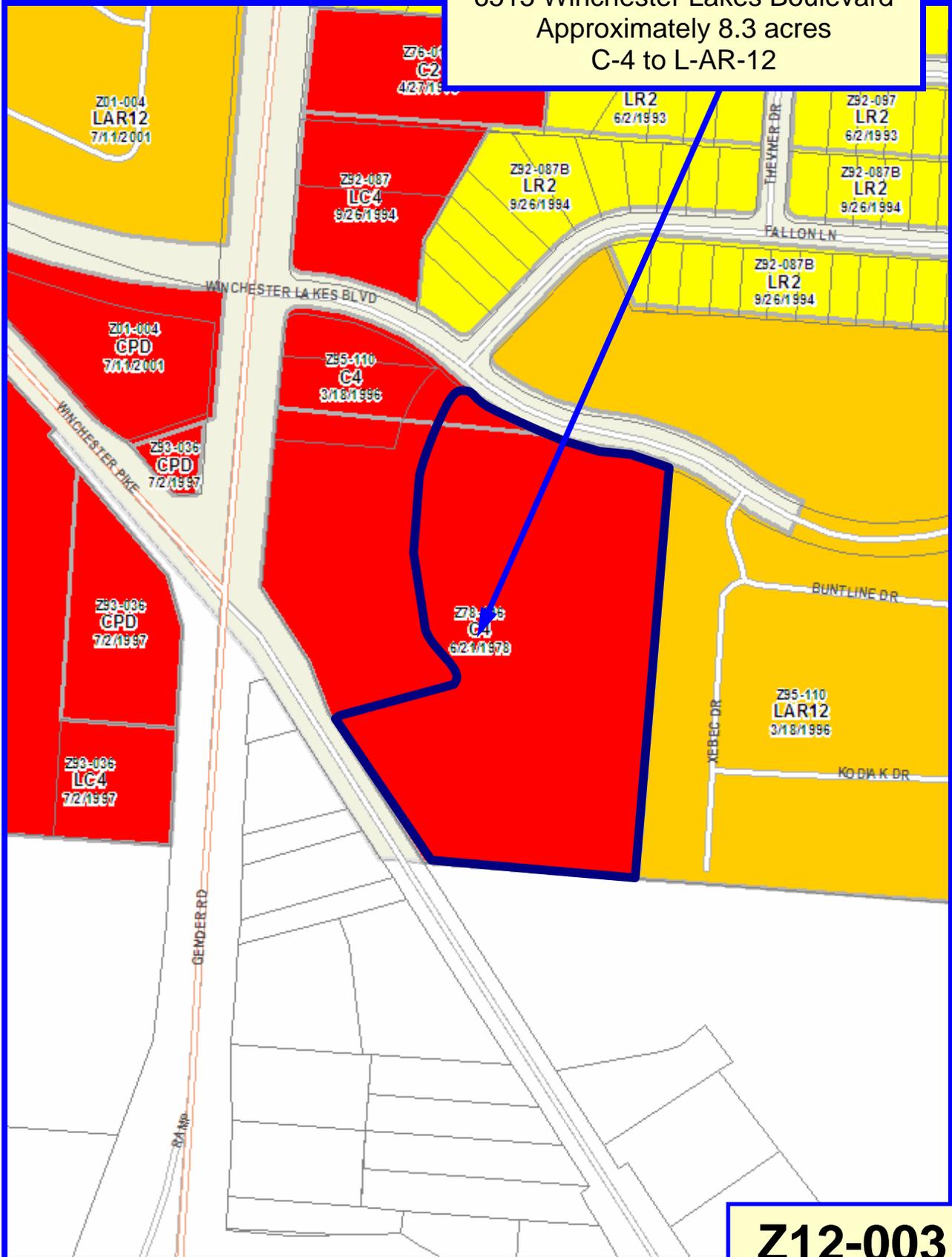
BACKGROUND:

- o The 8.3± acre site is undeveloped and zoned C-4, Commercial District. The applicant requests the L-AR-12, Limited Apartment Residential District to permit multi-unit residential development.
- o To the north across Winchester Lakes Boulevard is undeveloped land in the L-AR-12, Limited Apartment Residential District. To the east is an apartment complex in the L-AR-12, Limited Apartment Residential District. To the south is a museum in Madison Township. An auto repair facility and a car wash across Winchester Pike in Madison Township, and an oil-change facility and undeveloped land in the C-4, Commercial District are located to the west.
- o The site is located within the planning area of *The Southeast Area Plan (2000)*, which recommends commercial uses for this location. Staff does not oppose this proposal in light of the remaining undeveloped commercially-zoned land, nearby existing commercial uses, adjacent multi-unit residential uses, and preservation of the C-4, Commercial District along the Gender Road frontage.
- o The limitation text includes street trees, buffering along the south property line as a continuation of the buffer provided on the adjacent apartment complex property, interior sidewalks as requested by the Columbus Health Department Healthy Places program, and building orientation commitments that prevent the backs of buildings from facing public streets.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

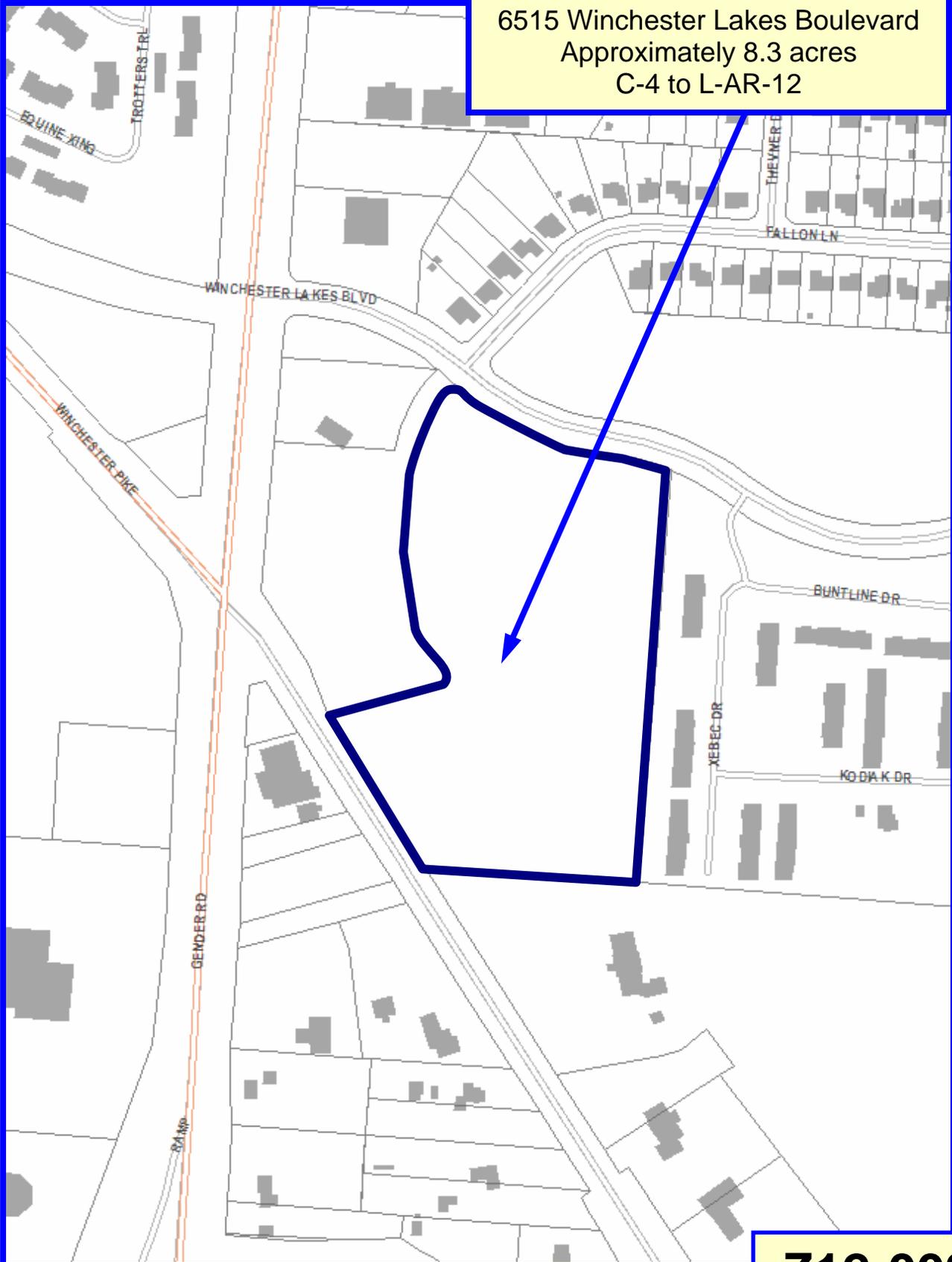
The proposed L-AR-12, Limited Apartment Residential District is compatible with adjacent residential and commercial uses, and contains appropriate development standards including street trees, buffering along the south property line, interior sidewalks, and building orientation commitments that prevent the backs of buildings from facing public streets. Although *The Southeast Area Plan* recommends commercial uses for this location, Staff does not oppose this proposal in light of the remaining undeveloped commercially-zoned land, nearby existing commercial uses, adjacent multi-unit residential uses, and preservation of the C-4, Commercial District along the Gender Road frontage.

6515 Winchester Lakes Boulevard
Approximately 8.3 acres
C-4 to L-AR-12



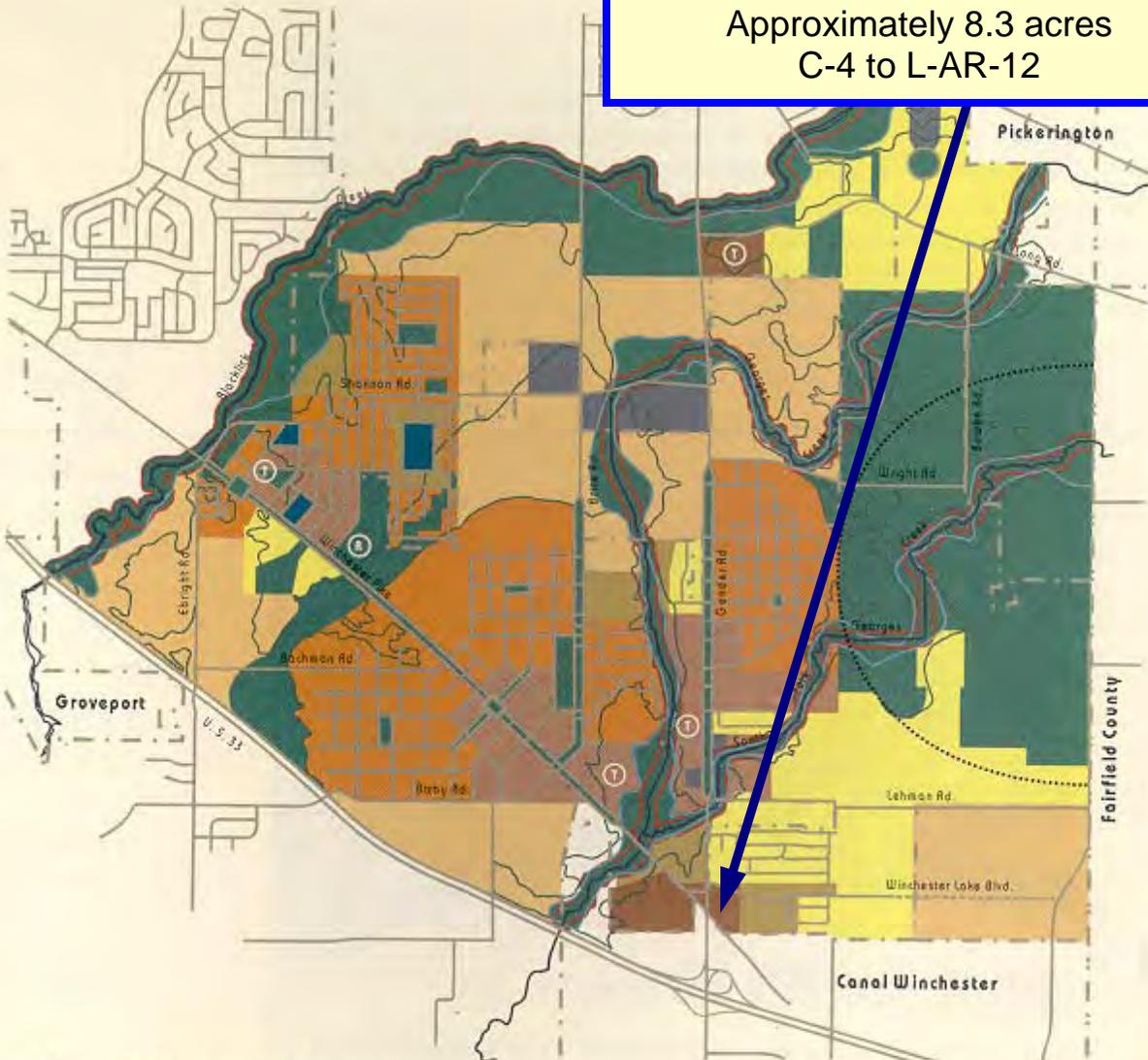
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6515 Winchester Lakes Boulevard
Approximately 8.3 acres
C-4 to L-AR-12



Z12-003

6515 Winchester Lakes Boulevard
 Approximately 8.3 acres
 C-4 to L-AR-12



Southeast Area

Proposed Land Use
 Map 10
 12-00

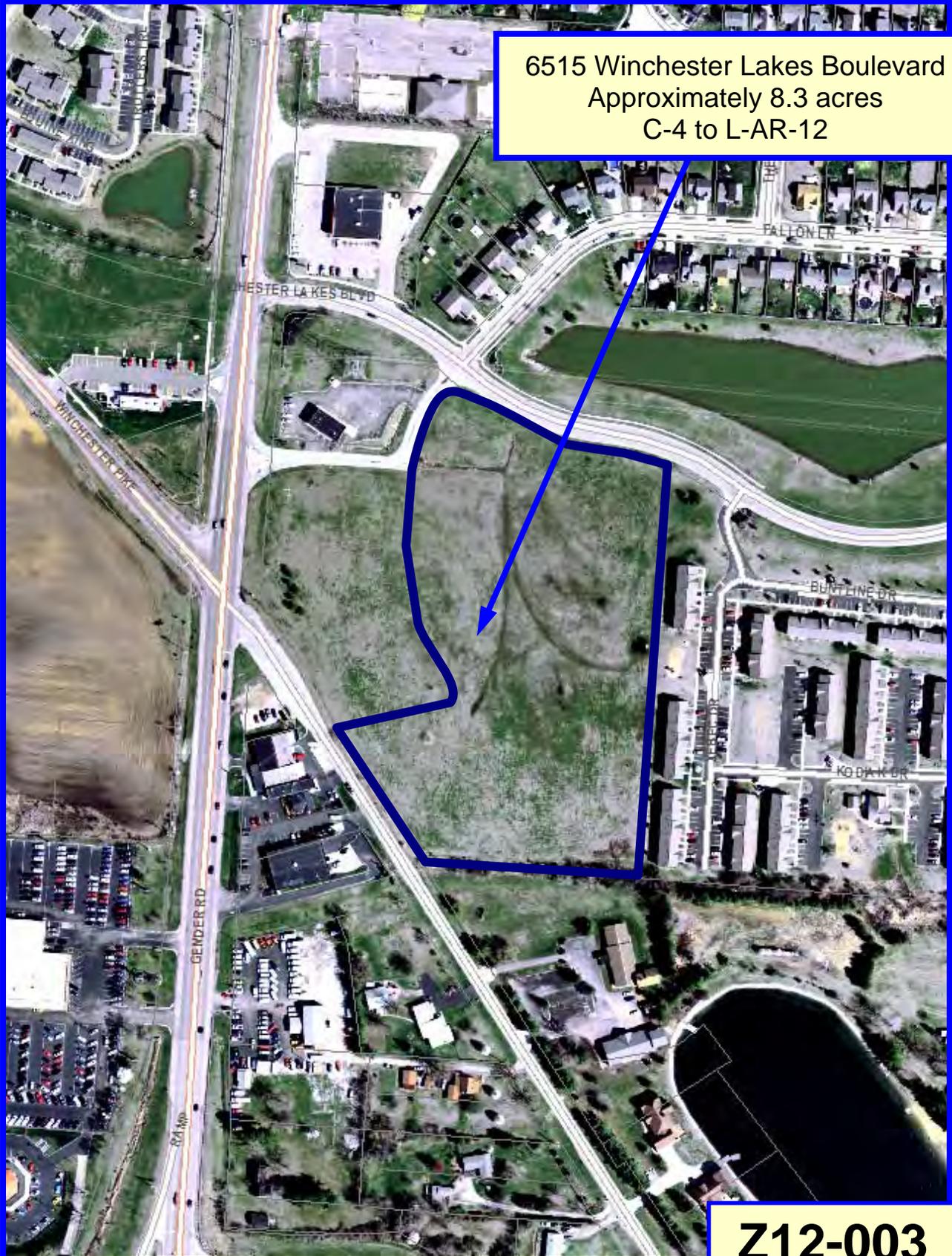
	Neotraditional Village/Neighborhood Center		Rec Center
	Neotraditional Village/Neighborhood		Transit Stops
	Hamlet/Open Space Subdivision		
	Residential		
	Multi-Family Residential		
	Institutional		
	Parks		
	Commercial		
	Floodway		
	150' Protective Buffer		
	Floodplain		
	Buffer for Pickerington Ponds		



Department of
 Trade and Development
 Planning Office

Southeast Area Plan

Z12-003



6515 Winchester Lakes Boulevard
Approximately 8.3 acres
C-4 to L-AR-12

Z12-003

TEXT

PROPOSED DISTRICTS: L-AR-12
PROPERTY ADDRESS: 6515 Winchester Lakes Blvd.
OWNER: Homewood Corporation
APPLICANT: Same as owner
DATE OF TEXT: February 17, 2012
APPLICATION: Z12-003

1. **INTRODUCTION:** The property is currently zoned C-4 and the applicant wants to downzone the site to permit multi-family development.

2. **PERMITTED USES:** Those uses permitted under Section 3333.02 of the Columbus City Code unless otherwise indicated the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:**

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

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

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

1. Street trees 30 feet on center shall be installed within the setback along Winchester Lakes Boulevard and Winchester Pike.

2. Along the south property line the applicant shall install a double row of evergreens, planting in alternating fashion fifteen feet on center (Evergreen to be 5 feet at installation).

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

1. The buildings shall be orientated so that either the front or side elevation, of those buildings which are adjacent to either Winchester Lakes Boulevard or Winchester Pike, faces the respective public road.

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

F. Graphics and Signage Commitments

G. Miscellaneous

1. An internal sidewalk system shall connect the multi-family buildings to a public sidewalk or to a sidewalk adjacent to the internal commercial driveway west of the subject site.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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.