

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 11, 2013**

- 9. APPLICATION: Z12-065 (ACCELA # 12335-00000-00675)**  
**Location:** **8691 SOUTH OLD STATE ROAD (43240)**, being 14.45± acres located on the east side of South Old State Road, 347± feet north of Candlelite Lane (31834101001000).  
**Existing Zoning:** PUD-8, Planned Unit Development District.  
**Request:** L-ARLD, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Walker Land, Ltd. and Schottenstein Real Estate Group; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Walker Land, Ltd.; P.O. Box 2999; Westerville, OH 43086.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

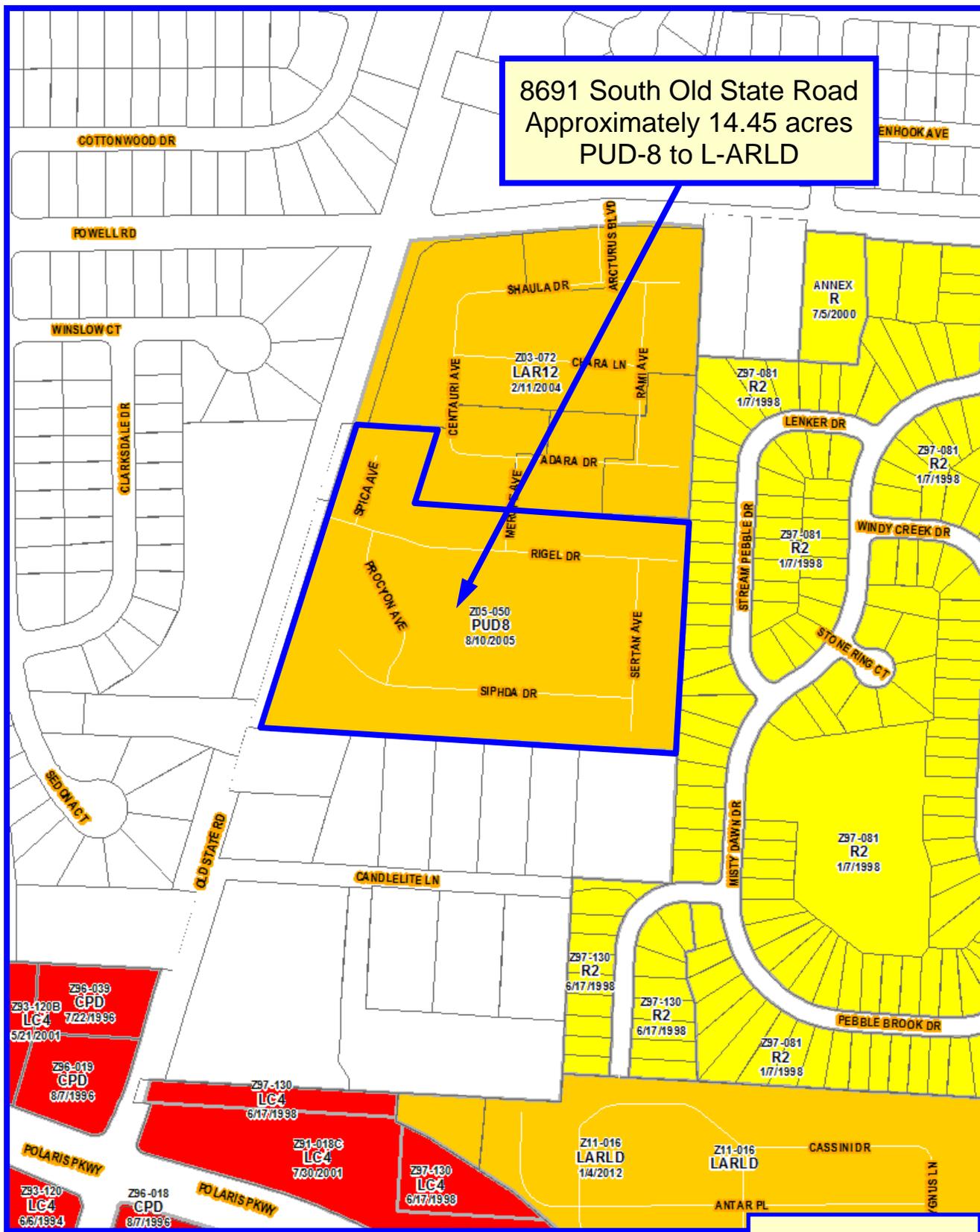
- This application was tabled at the March 14, 2013, Development Commission meeting to allow the applicant to address comments from the Delaware County Engineer pertaining to a drainage easement along the South Old State frontage, and infringement of a proposed building into that area. That building has been eliminated from the proposal. The site is undeveloped and zoned in the PUD-8, Planned Unit Development District, which allows a maximum of 90 dwelling units within two, three, four and five-unit buildings for a gross density of 6.5 units/acre. The applicant requests the L-ARLD, Limited Apartment Residential District to change the unit type and allow a higher-density development of 198 units (13.7 units/acre).
- To the north are multi-unit dwellings in the L-AR-12, Limited Apartment Residential District. To the east is a single-unit subdivision in the R-2, Residential District. To the south and west are single-unit dwellings in Orange Township.
- The site is located within Subarea J2 of *The Far North Plan* (1994), which is undergoing update, but currently supports “infill residential development that is compatible with existing residential development” for this location. Although the Planning Division feels the density is too high, Zoning Staff recognizes that this proposal has a similar building footprint as the current PUD Plan, but with increased setbacks along the north property line, a commitment to building elevation drawings, and additional landscaping. Also, a recent L-ARLD request was approved to the southeast that is adjacent to the same single-unit subdivision that abuts this site to the east, so there are comparable densities in the area. Furthermore, The Plan stipulates that the densities in this area are to be determined by the reciprocal sewer agreement between Delaware County and the City of Columbus, and the proposed density is within the limits of the agreement. Therefore, Staff has determined that this proposal is compatible with the surrounding residential development.
- The limitation text commits to a site plan and elevation drawings, and provides development

standards for total number of units, setbacks, street trees, landscaping, buffering, and building materials. Columbus Health Department Healthy Places features such as five foot wide sidewalks and internal connectivity are included in the proposed development.

- The *Columbus Thoroughfare Plan* identifies South Old State Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

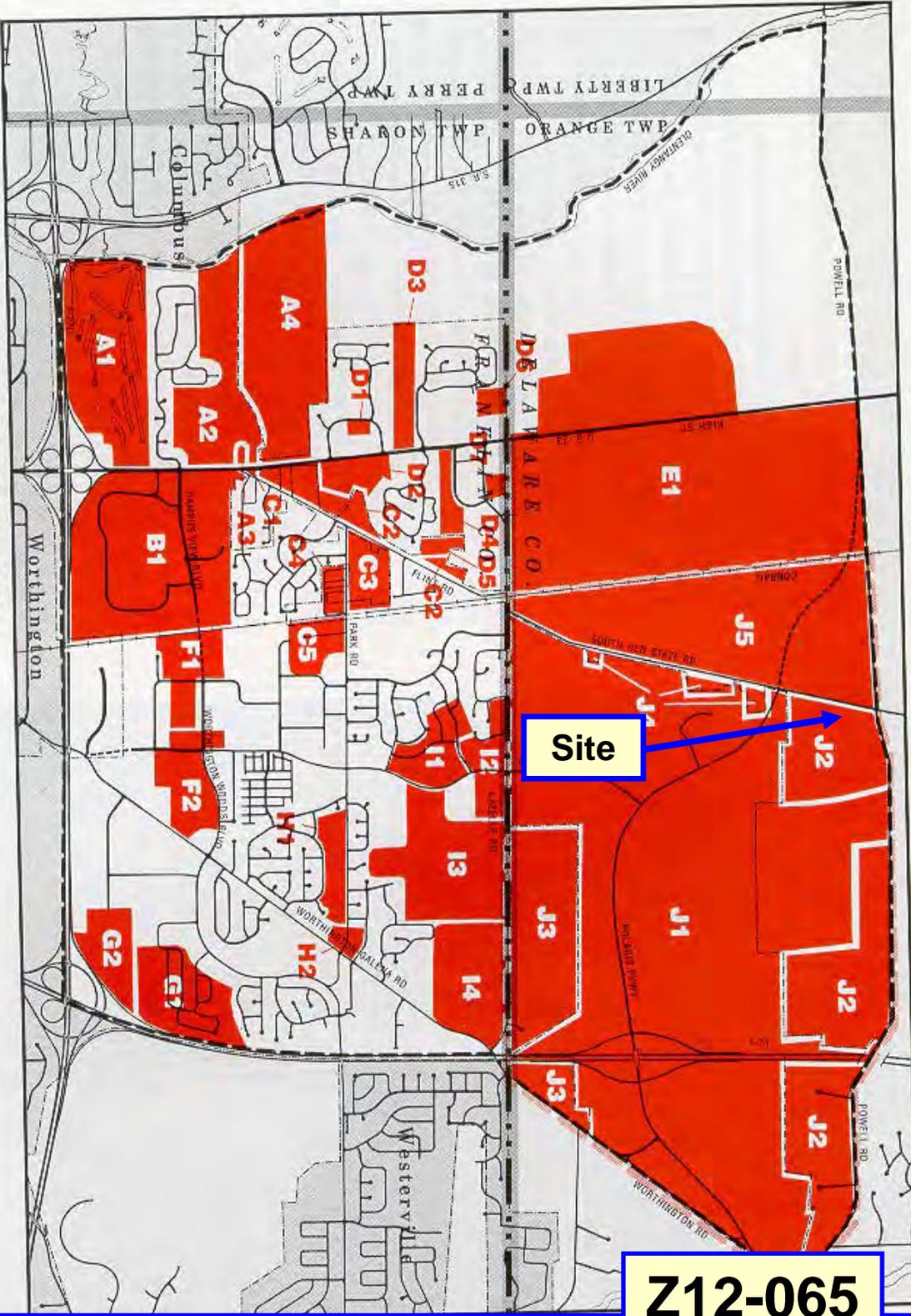
The requested L-ARLD, Limited Apartment Residential District will allow a 198-unit apartment complex. The plans and limitation text include development standards in consideration of the adjacent residential development. Staff has determined that this proposal is compatible with the surrounding residential development as recommended by *The Far North Plan* because it has a similar building footprint, increased building setbacks and landscaping, and a commitment to building elevation drawings. In addition, there is higher-density development in the area, and the proposed density is within the limitations of the reciprocal sewer agreement between Delaware County and the City of Columbus.



8691 South Old State Road  
 Approximately 14.45 acres  
 PUD-8 to L-ARLD

**Z12-065**

**UNDEVELOPED AND UNDERDEVELOPED LAND**



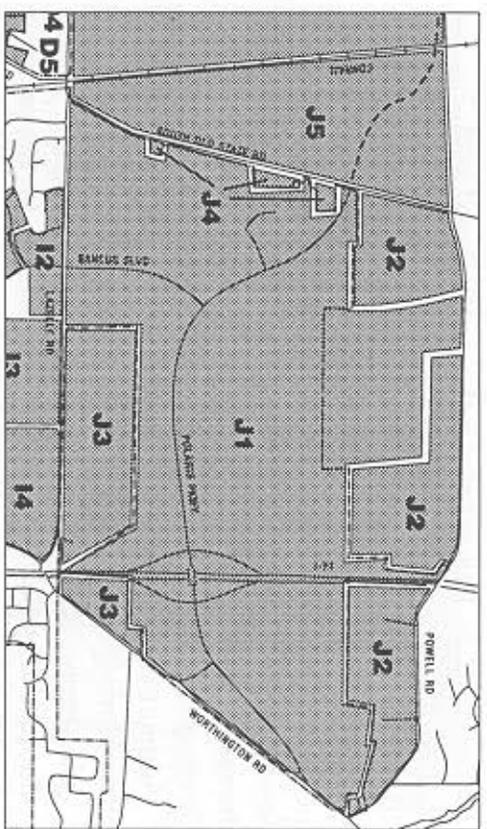
**Z12-065**

- adjacent single-family residential development from the negative impacts of commercial and industrial development.
- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

→ Subarea J.2: This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abouts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

Subarea J.3: The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.



8691 South Old State Road  
Approximately 14.45 acres  
PUD-8 to L-ARLD

**Z12-065**

**TEXT**

**PROPOSED DISTRICTS: L-ARLD**  
**PROPERTY ADDRESS: 8691 South Old State**  
**OWNER: Walker Land Ltd.**  
**APPLICANT: Walker Land Ltd. et al.**  
**DATE OF TEXT: 4/4/13**  
**APPLICATION: Z12-065**

1. **INTRODUCTION:** The property is located on the east side of South Old State Road, south of Powell Road. The site is currently zoned for the second phase of the multi-family development to the north. The original developer is not moving forward with the second phase. The applicant is proposing a multi-family development for the site.

2. **PERMITTED USES:** Those uses permitted under Chapter 3333 Apartment Districts, as applicable to ARLD, Apartment Residential District of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the submitted site plan or text, the applicable development standards are contained in Chapter 3333, Apartment Districts of the Columbus City Code.

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

1. The maximum number of multi-family dwelling units shall be 198.

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

N/A

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

1. Street trees shall be installed along the frontage of Old State Road subject to the review and approval of the Delaware County Engineer were applicable on the basis of 1 tree for every 35 feet of frontage. Trees may be evenly spaced or grouped together.

2. The east and north 25 foot perimeter yard shall be landscaped at the rate of eight (8) trees per 100 lineal feet with the eight (8) trees consisting of a 3:1 ratio of evergreen trees to ornamental and/or street trees. The landscaping along the north 25 foot perimeter yard shall also include mounding. Trees planted in the east and north perimeter yard shall be the following minimum size at time of planting: Street Tree – minimum 2 ½" caliper, Ornamental Tree – 2" caliper, Evergreen Tree – minimum 6 feet. Prior to or in conjunction with the Certificate of Zoning Clearance submittal, applicant/developer shall a) determine if there are any trees of 6 inch caliper or greater in the east or north 25 foot setback and submit such determination with the Certificate of Zoning Clearance and b) if there are any trees of 6 inch caliper or greater in the east or north 25 foot setback, the trees are in good condition and the type of tree is not one listed in Section 912.16, Prohibited Species, Columbus City Code, applicant/developer shall make a good faith effort to preserve the tree(s) of 6 inch caliper or greater. Trees that are closer to the interior side of the east or north perimeter yard and that could reasonably be anticipated to not survive required grading, excavation or utility installation may be removed at applicants/developers discretion. Where trees of 6 inch caliper or greater are preserved, the required 8 trees per 100 lineal feet may be reduced consistent with best management practices for planting additional trees in close proximity to existing trees.

3. Utility crossing(s) may be required across perimeter yard areas and shall be permitted for provisions of utilities to the site.

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

1. The apartment buildings shall be constructed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect architectural, engineering, topographical, or other site data developed at the time that development and architectural plans are completed. Any slight adjustment to the building elevations shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

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

1. The applicant shall comply with the Parkland Dedication ordinance.

F. Graphics and Signage Commitments

1. Graphics shall comply with the Columbus Graphics Code Title 33 Article 15 of the Columbus City Code in accordance with AR-12, Apartment Residential District standards. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. The subject site shall be developed with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

2. The development shall contain a clubhouse with a fitness room and a swimming pool.

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.

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ILLUSTRATIVE SITE PLAN

**SITE DATA**

<b>NET SITE AREA:</b>	± 14.14 ac.
<b>Building 'G':</b>	9 Bldgs.
1-Bedrm: 6	54 Units
2-Bedrm: 8	72 Units
<b>Building 'R':</b>	2 Bldgs.
1-Bedrm: 4	8 Units
2-Bedrm: 8	16 Units
<b>Building 'R':</b>	6 Bldgs.
2-Bedrm: 6	36 Units
3-Bedrm: 2	12 Units
<b>Total Units:</b>	198 Units
<b>Net Density:</b>	14.0 Du./Ac
<b>Bedroom Break Down</b>	
1-Bedroom:	62 Units 31.3%
2-Bedroom:	124 Units 62.6%
3-Bedroom:	12 Units 6.1%
<b>Parking Required:</b>	388 spaces (2.0 sp/d.u.)
<b>Parking Provided:</b>	461 spaces(3.3 sp/d.u.)
<b>Parkland Dedication Required:</b>	2.61 ac.
<b>Parkland Dedication Provided:</b>	3.8 ac

This plan is for conceptual planning purposes only and shall not be used for construction. Plans, drawings, and quantities may change with site survey and final engineering.

**Polaris Rental Community** | COLUMBUS, OH

**SCHOTTENSTEIN**  
REAL ESTATE GROUP



04.04.2013

Job Number: 6286120021



**KEY**

-  Building locations per existing zoning
-  Building locations per proposed zoning

This plan is for conceptual planning purposes only and shall not be used for construction. Plan, quantities, and quantities may change with site survey and final engineering.



EXISTING ZONING PLAN OVERLAY

**Polaris Rental Community** | COLUMBUS, OH

04.04.2013

**SCHOTTENSTEIN**  
REAL ESTATE GROUP



Job Number: 8236120021



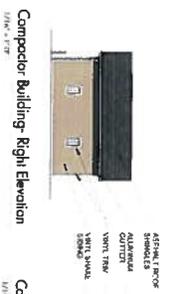
12 Unit - A Building



8 Unit - R Building



14 Unit - C Building



SCHOTTENSTEIN  
REAL ESTATE GROUP

Old State  
Apartments  
Columbus, Ohio  
02.05.2013

SULLIVAN BRUCK  
ARCHITECTS



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME Far North Columbus Communities Co. MEETING DATE March 12, 2013

CASE NUMBER Z12-065 Case Type  Council Variance  Rezoning

ZONING ADDRESS 8691 Old State Road APPLICANT Walker Land, Ltd, et al

PERSON[S] REPRESENTING APPLICANT AT MEETING Attorney Jeff Brown

### CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

### Recommendations

Approval  Disapproval  Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For \_\_\_\_\_ Against \_\_\_\_\_

Signature / Title of Authorized Representative Gloria Heimer, President FNCCC

Daytime Phone Number 614-781-0064

**NOTE TO AREA COMMISSIONS:** Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



Far North Columbus Communities Coalition

Rezoning Application #Z12-065 (8691 Old State Road) filed by Walker Land Ltd. and Schottenstein Real Estate Group requesting a zoning change from PUD-8 Planned Unit Development District to L-ARLD Limited Apartment Residential District for a +/- 14.4 acre parcel of land to permit the construction of 224 apartments. The plan revision will reflect a proposed reduction of apartments to 208.

Phase 1 of The Retreat Condominiums to the north of this site has 75 units on 14.5 acres, a density of only 5 units per acre, which is in keeping with the surrounding communities which are 6 units per acre. While Condominiums are a form of multi-family, they are not apartments. Homeowners purchased in Phase 1 trusting the developer would complete Phase 2 with the same style residences as promised. Instead those homeowners find the developer abandoning Phase 2 and a second developer proposing to build 208 apartments on the site. Had they known this would be the outcome they likely would not have invested in these residences.

208 units on 14.4 acres will be triple the density and is a severe intrusion on the Homeowners in Phase 1. As planned, the new development will not be compatible with either Phase I of The Retreat or the surrounding communities. It further contributes to already high volume traffic and compromises the quality of life in the community.

The Staff Review references a justification might be the precedent set for a L-ARLD community approved to the southeast that is adjacent to the single family subdivision that abuts The Retreat to the east. However that apartment community is located off Antares Parkway and is surrounded by commercial on 3 sides unlike The Retreat that is surrounded by low density single family residences on all sides.

South Old State Road was designed to be the minor arterial thoroughfare for north/south traffic in this area. According to Delaware County Engineer's office the planned widening of South Old State Road will be constructed in 2015-2017. The widening will increase capacity of this section of road by about 50% over existing traffic conditions and is considered by the County Engineer to be a "maximum build" project and there will be no feasible way to expand it. Upon completion of the road improvements, the continuing excessive development will cause traffic to revert to conditions similar to the delays that are currently experienced today.

The residents, neighbors, homeowners, the City Planning Division, Orange Township Trustees, Olentangy Schools, Alum Creek Watershed, Delaware County Engineers, Delaware County Commissioners – Ken O'Brien, Dennis Stapleton, and Gary Merrell have expressed strong concerns regarding this application in its written form.

To re-emphasize the opposition: We fail to see justification for this intensity of use and we cannot ignore the issue of incompatibility with the neighboring residential properties. Once S. Old State Road improvements are completed, we do not want our street traffic to revert to congestion and serious traffic delays as a result of overwhelming density.

The Far North Columbus Communities Coalition Trustees and Alternates have expressed their opposition to Rezoning Application #Z12-065 and ask that it be denied in its present form.

**FNCCC Recommendation vote for Rezoning Application Z12-065 (3/12/2013)**

Approval     0    

Disapproval     11    

Attachments: RES 13-109 Expressing Opposition to Columbus Zoning Application Z12-065 of Walker Land, Ltd. and Schottenstein Real Estate Group.  
Letters from Delaware County Commissioners Expressing Opposition to Columbus Zoning Application Z12-065 of Walker Land, Ltd. and Schottenstein Real Estate Group.

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