

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 9, 2014**

- 2. APPLICATION: Z05-079 (13335-00000-00883)**
Location: **6490 HARLEM ROAD (43054)**, being 16.4± acres located at the southeast corner of Harlem and Central College Roads (010-273451 & 010-249767; Rocky Fork Blacklick Accord).
Existing Zoning: R, Rural District.
Request: PUD-8, Planned Unit Development District.
Proposed Use: Multi-unit residential development.
Applicant(s): Sugar Run at New Albany Park, Ltd; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James, LP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

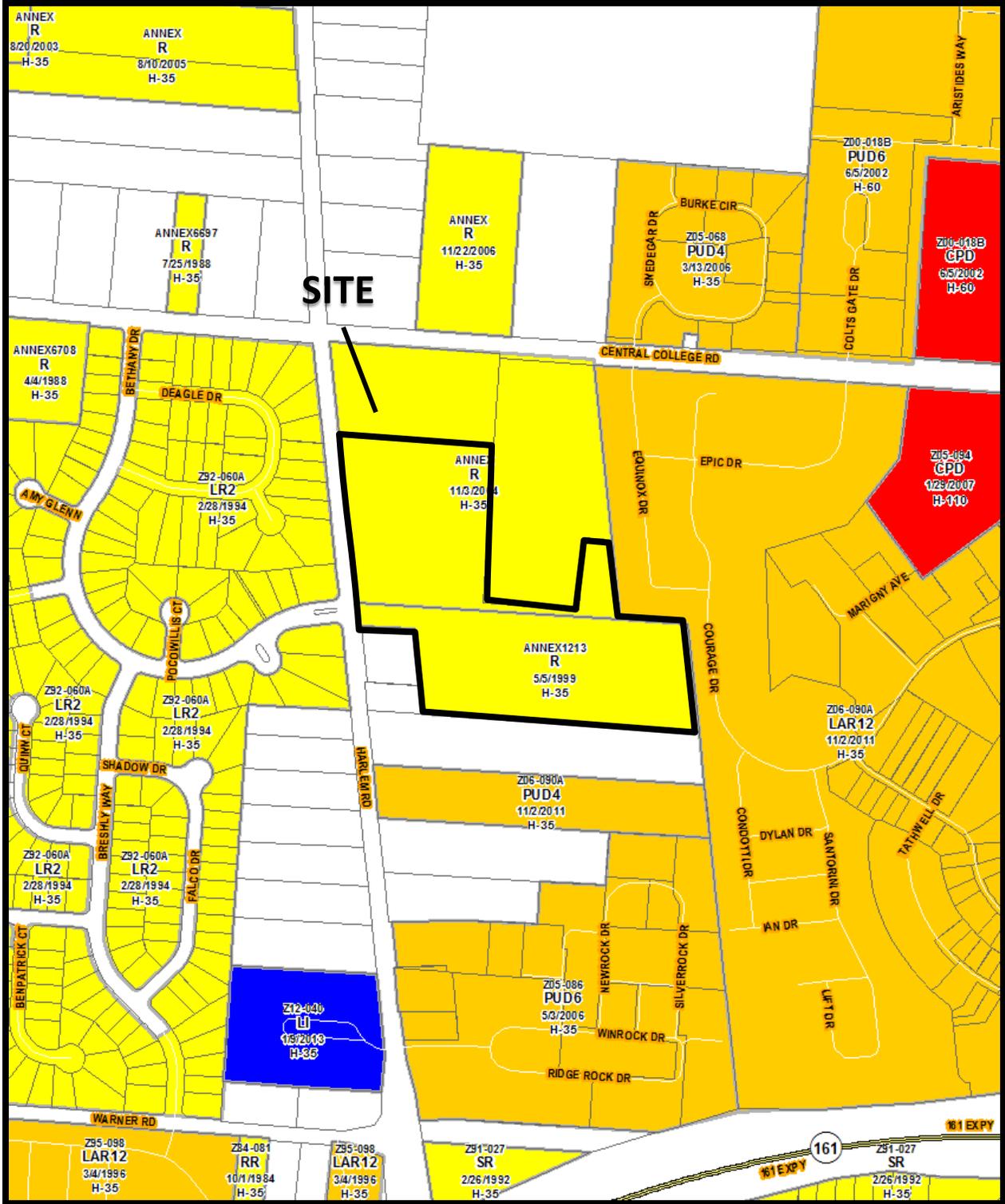
- The site is developed with a former park and two single-unit dwellings zoned in the R, Rural District. Through the eight plus years that this application has been active, there have been several different proposals for single- or multi-unit residential development, and the most recent proposal was for the L-C-2 Limited Commercial and PUD-8, Planned Unit Development Districts, with the L-C-2 District slated for future development of a fire and/or police station. The L-C-2 proposal has been eliminated from this application at the request of the City of Columbus who has recently assumed ownership of that tract. The applicant now requests only the PUD-8, Planned Unit Development District to construct 102 multi-unit residential units with 5.3 acres of provided open space and a net density of 6.4± units/acre.
- To the north is a former park in the R, Rural District. To the east is a church in the R, Rural District, and multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the west across Harlem Road is single-unit residential development in the L-R-2, Limited Residential District. To the south are single-unit dwellings in the R, Rural District.
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends “Village Residential” development for the site. The proposal received a recommendation of approval from the RFBA panel on March 18, 2010.
- The PUD Notes provide development standards for total number of units, setbacks, maximum lot coverage, parking restrictions, street trees, sidewalks,

landscaping/buffering, fencing, tree preservation, building materials commitments, and lighting restrictions.

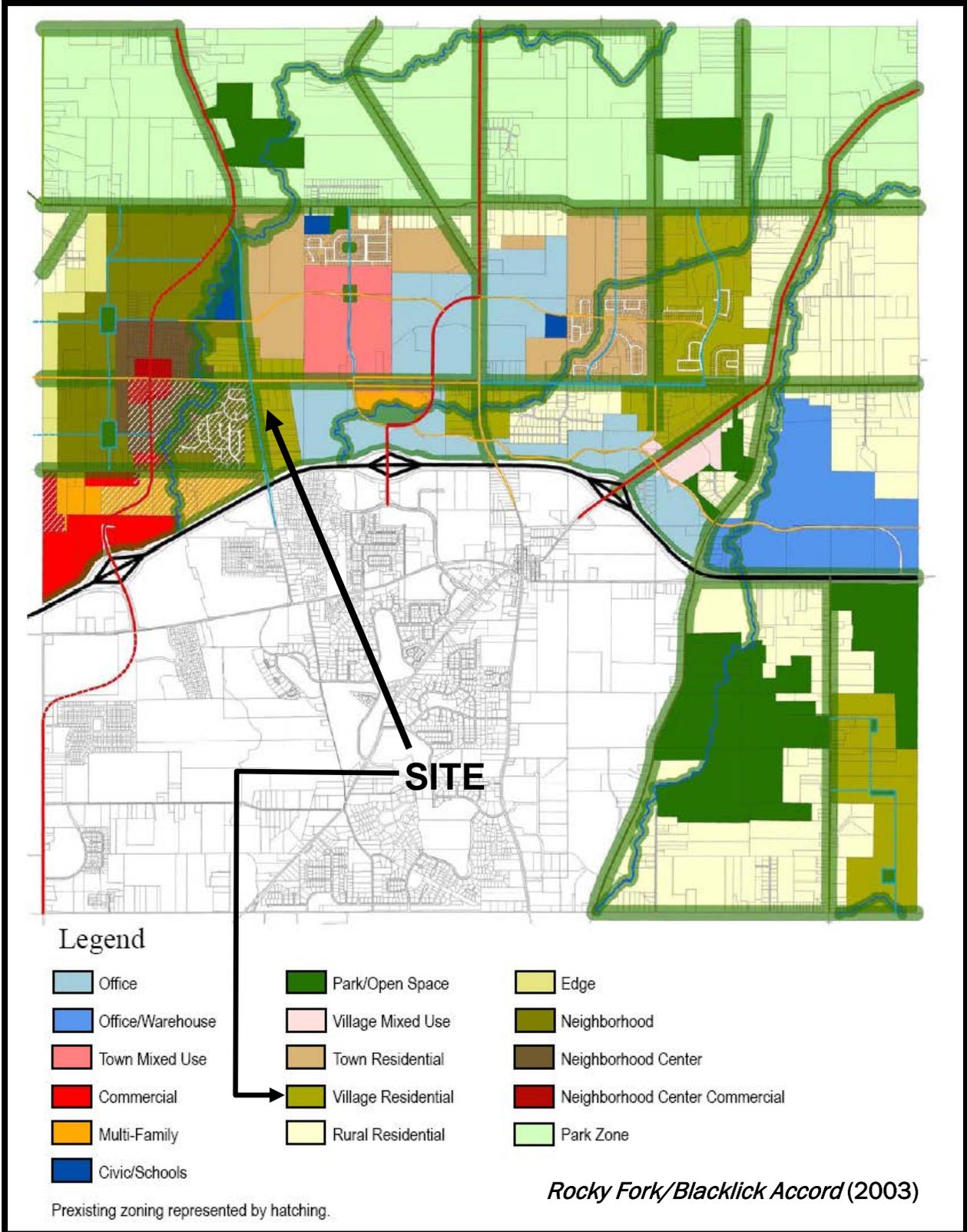
- The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs. The specifics of the funding requirements will need to be finalized prior to this application being submitted to City Council for consideration.
- The *Columbus Thoroughfare Plan* identifies Harlem Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

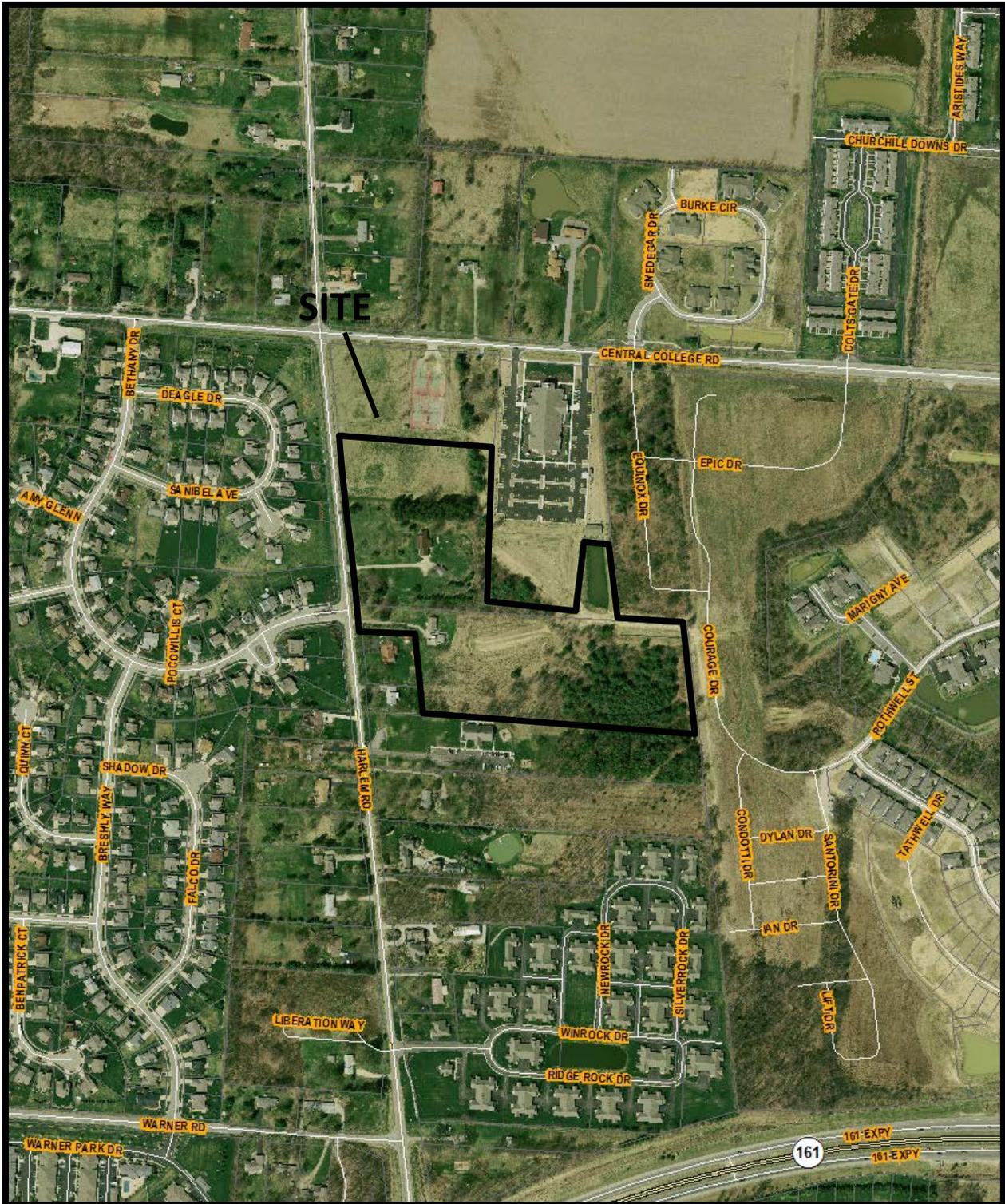
The requested PUD-8, Planned Unit Development District will permit 102 multi-unit residential units with 5.3 acres of provided open space and a net density of 6.4± units/acre. The site plan and notes provide customary development standards and adequate buffering, screening, and tree preservation throughout the site. The request is consistent with the *Rocky Fork/ Blacklick Accord* (2003) with respect to land use recommendations, and with the zoning and development patterns of the area.



Z05-079
 6490 Harlem Road
 Approximately 16.4 acres
 Request: R to PUD-8



Z05-079
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 Approximately 16.4 acres
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SITE

Z05-079
6490 Harlem Road
Approximately 16.4 acres
Request: R to PUD-8

PLANNED UNIT DEVELOPMENT TEXT

PROPERTY ADDRESS: 6490 Harlem Road, Columbus, Ohio 43054
PROPERTY SIZE: +/-16.4 Acres
CURRENT DISTRICT: R, rural
PROPOSED DISTRICT: PUD-8, Planned Unit Development
OWNER: Sugar Run at New Albany Park, Ltd.
230 West St., Ste. 200
Columbus, Ohio 43215
APPLICANT: Lifestyle Communities, Ltd., c/o
Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 S. Front St.
Columbus, OH 43215
mshannon@cbjlawyers.com
DATE OF TEXT: December 26, 2013
APPLICATION: Z05-079

INTRODUCTION: The site consists of +/-16.4 acres and is found southeast of and adjacent to the intersection of Central College Road and Harlem Road. The site was annexed to the City of Columbus in 2004 and is currently zoned Rural. The site is proposed for residential development.

I. PUD-8

A. DESCRIPTION: The site shall consist of +/-16.4 gross acres.

B. PERMITTED USES: The permitted uses are as follows:

1. Those uses listed in Section 3333.02 (AR-12, Apartment District) of the Columbus City Code.
2. Mail structures; compactor buildings, and clubhouse/pool.

C. DEVELOPMENT STANDARDS: The site shall be developed in accordance with the PUD plan. Unless otherwise indicated by the PUD Plan or this PUD Development Text, the development standards contained in Chapter 3333 (AR, Apartment District) shall apply.

D. DENSITY, HEIGHT, LOT, AND SETBACK COMMITMENTS:

1. The maximum density for multi-family development shall be 102 units.
2. The setback line from Harlem Road shall be 100 feet from centerline for buildings and pavement.
3. Unless otherwise set forth herein, the minimum building and pavement setback from perimeter property lines shall be 25 feet.
4. Building setback lines along all private internal streets shall be considered "build-to" lines as opposed to minimum setbacks, so that to the extent buildings are developed, such buildings shall be constructed so as to substantially "front" on such lines.
5. A building shall be considered to front a street if the front door of a majority of its units face the internal street.
6. Lot coverage for buildings and paved areas combined shall not exceed 70% of the subarea acreage.
7. Buildings shall not be less than one and half stories and not more than two stories in appearance.

8. The building footprints are schematic and may change depending on the final mix of building types. Garages may be added or replaced with surface parking depending on the final mix of building types. The orientation of the buildings and the internal street systems shall remain consistent with the PUD plan.

E. ACCESS, LOADING, PARKING, AND OTHER TRAFFIC-RELATED COMMITMENTS:

1. All streets shall be private and provide for two-way traffic. Parking shall be permitted on both sides of all streets. Private alleys may be provided to the rear of buildings and shall allow for two-way traffic.
2. Parking shall be prohibited in the alleys. Minimum pavement width for the street shall be 24 feet (access type roadway). Parking at a minimum rate of 2 spaces per unit shall be provided. The required number of spaces shall be met through the use of a garage serving the unit, counting the parking space behind the garage in the driveway and/or on-street parking spaces near the unit.
3. All private streets shall have sidewalks on both sides of the street. There shall be a sidewalk along Harlem Road. All sidewalks shall have a minimum width of five (5) feet. However, any and all sidewalk commitments shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

F. BUFFERING, LANDSCAPING, OPEN SPACE, AND SCENING COMMITMENTS:

1. Street trees shall be required along the Harlem Road frontage and along all private streets in this subarea and shall be spaced at an average of 30 feet on center. Street trees shall be those specified in the Columbus Street Tree Program guidelines from the City of Columbus Forrester. A row of street trees shall also be installed within the grass median at the entryway and within the boulevard at the southern end of the site; 30 feet on center.
2. Along the south and west property lines the developer shall install a mixture of evergreen and deciduous trees (1 tree for every 40 linear feet along those property lines) in the areas where there is no existing vegetation. Head light screening shall be installed as shown on the submitted PUD drawing on the west side of the driveway adjacent to Parcel #220-001789.
3. The developer shall install the white 4 board horse style fence along its Harlem Road frontage and along the south side of the main entrance driveway from the Harlem Road fence eastward to the curb cut to the first intersecting driveway.
4. The tree preservation area is shown on the submitted PUD drawing. This area shall be maintained in its natural state except for the removal of dead or diseased trees and the installation and maintenance of utilities. At the start of construction, the trees within the preservation areas shall be protected by the installation of a snow fence along the north and west side of the site.

G. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS, AND OTHER ENVIRONMENTAL COMMITMENTS:

1. All external parking and street lighting shall utilize decorative type fixtures at a maximum of 14 feet in height. These lights shall have cut-off downcast fixtures, or bulbs. However, landscaping at entry location may have up-lit or down-lit accent lighting provided the lighting does not spill off-site and that any ground mounted lighting shall be shielded and landscaped.
2. All external lighting fixtures shall be from the same or similar manufacturer's type to ensure compatibility.
3. All parking lot lighting shall utilize high-pressure sodium, color corrected light fixtures.
4. Ground mounted lighting shall be shielded and landscaped.

H. GRAPHICS AND SIGNAGE COMMITMENTS: All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the AR-12, Apartment District for multi-family use or to the R-2 Residential District for single family use. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

I. ARCHITECTURAL STANDARDS FOR MULTI-FAMILY:

1. A minimum of 50% of each exterior building façade shall be brick, brick veneer, stone, stone veneer, stucco stone, hardi-plank or the cementitious product, wood, and/or glass. Vinyl and other manufactured materials are permitted toward the remaining 50% of the exterior façade as long as they have a minimum thickness gauge of .044 inches. Metal and E.I.F.S. shall be permitted as accent features only (no more than 10% of each exterior building façade). The west elevation of the buildings which are adjacent to Harlem Road shall be finished in brick or brick veneer. (The west elevation of the building at the southwest corner of the site shall also comply with his building treatment of brick or brick veneer.
2. All buildings shall provide fenestration (windows, shutters, or trim detailing) on all for elevations.

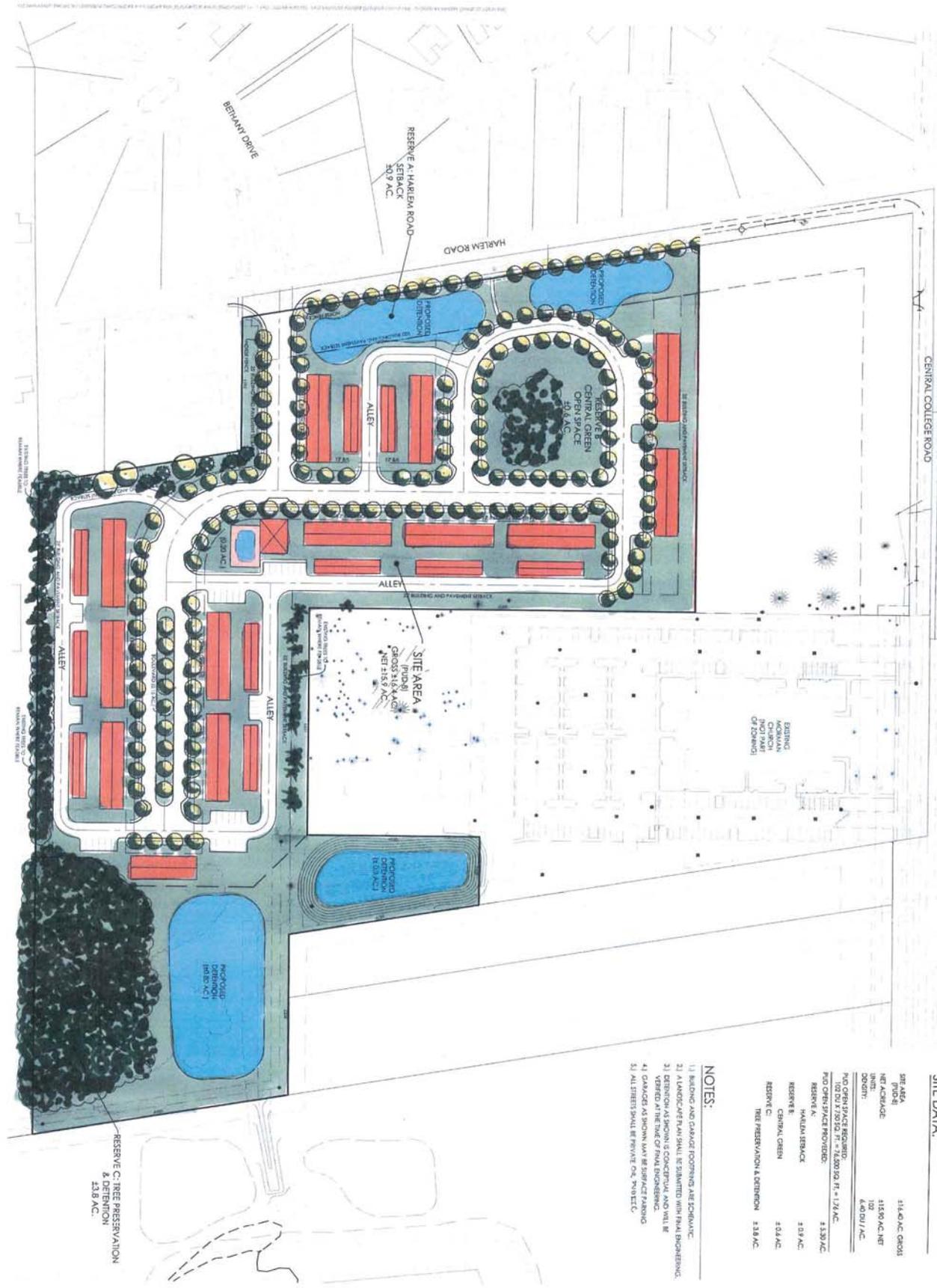
J. MISCELLANEOUS PROVISIONS:

1. The developer shall comply with the City’s Pay as We Grow plan.
2. The developer shall comply with the City’s Parkland Dedication Ordinance.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their 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 Codes.

Signature: _____

Date: _____



SITE DATA:

SITE AREA	114.0 AC GROSS
PUD-8	
NET ACRES	115.0 AC NET
UNITS	100
SQ. FT.	6,400 SQ. FT.
NO OPEN SPACE REQUIRED:	
100 SQ. FT. PER UNIT	10,000 SQ. FT. = 17.8 AC.
NO OPEN SPACE PROVIDED:	2,530 AC.
RESERVE A	20.9 AC.
RESERVE B	1.0 AC.
RESERVE C	13.8 AC.
RESERVE D	13.8 AC.
TREE PRESERVATION & OPEN SPACE	28.3 AC.

NOTES:

1. BUILDING AND GARAGE FOOTPRINTS ARE SCREENING.
2. LANDSCAPE PLAN SHALL BE SUBMITTED WITH FINAL ENGINEERING.
3. DETENTION AS SHOWN IS CONCEPTUAL AND WILL BE VERIFIED AT THE TIME OF FINAL ENGINEERING.
4. GARAGES AS SHOWN MAY BE SURFACE PARKING.
5. ALL STREETS SHALL BE FINISHED TO PROTECT.

SUGAR RUN

City of Columbus . Franklin County . Ohio

PUD-8
SITE PLAN

lifestyle communities

EMH+T
Engineering, Mechanical, and Architectural Services

DATE: 11/11/11
SCALE: AS SHOWN
PROJECT: SUGAR RUN PUD-8
SHEET: 2-9

RECORD OF PROCEEDINGS

March 18, 2010

7:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at 7:05 pm at New Albany Village Hall with the following members present: Don Ballard, Derek Benseler, Andrew Show, Jesus Lara and Ron Lachey. Andrew Show chaired the meeting. Staff member present was Devayani Puranik.

II. Record of Proceedings

None approved.

III. Old Business

Mr. Show checked with staff about possible timeline for new appointments to serve on panel including Meera Parthasarathy and new appointment to replace Ms. Shuster.

IV. Cases/Public Hearings

1. 6490 Harlem Rd (Z05-079)

Review and Action regarding a Columbus application to rezone 20.9 acres located on the southeast intersection of Central College and Harlem Road from R, Rural District to L-C-2, Limited Commercial District, and PUD-8, Planned Unit Development District.

Proposed Use: Permitted uses within the zoning category- Multifamily/ Single Family

Applicant: Lifestyle Communities; c/o Jeff Brown, Atty

Staff Report: Columbus planner Devayani Puranik began Power Point presentation explaining location of proposed development. The overall project was described with visuals of existing zoning and requested rezoning. Ms. Puranik described the background of the project starting from November 2004 till March 2009 when the project proposal was tabled per applicant's request.

Ms. Puranik explained that the new proposal is different than previous proposals in terms of density, open space and tree preservation. All of these issues were discussed during previous meetings in comparison with Accord standards. Applicant has made efforts to reduce density. The proposed density is more compatible to range of existing neighboring densities. More efforts have been made to preserve existing tree cover as well.

Applicant Presentation: Jeff Brown, attorney for the applicant, explained the overall project and noted that the site plan has been improved considerably than the previous proposals in terms of density and open space/ tree preservation. The number of units for multifamily layout has been reduced from 102 reducing density 6.4 units/ acre.

Mr. Brown explained that the northern portion of the site is reserved for police and fire station as part of MOU and will be reviewed by City's safety department at the time of development. MOU has not yet been completed but will be ready before Council meeting. He also indicated that in the case of no development on reserved fire and police site, the land will be acquired by City of Columbus and will be turned to City Park Division per his conversation with Mr. David Hull at City of Columbus.

Mr. Brown referred to the preserved wooded area near southeast corner for the south Daycare development and applicant's plan to preserve wooded ground as an extension to that in current proposal. Also, there will be central open space toward north of the new development. The density has also been brought down to 6.4 units/ acre as suggested during previous RFBA meeting. He said that Harlem Rd portion of the site will have 100' setback, and streetscape will have ends of the buildings to minimize the impact. Drainage is an issue for the site. So series of detention ponds have been located within the site layout.

Mr. Brown informed that efforts have been made to meet with the neighbors to resolve their issues and concerns. One of the concerns raised by neighbors was to limit access to their subdivision for through traffic. But City's Transportation department is not comfortable with that option per Mr. Brown's conversation with City Transportation staff.

Panel Discussion: Panel asked Mr. Brown about smaller garage buildings shown on the site. Mr. Brown explained that per PUD-8 zoning, the site plan is final for street layouts and open space but building footprints might change depending on circumstances. However, treatment of Harlem Road in terms of end of the buildings would be maintained.

Panel asked about some of the changes made to the site plan in comparison to previous proposal. A question was raised to address the treatment to central open space and type of plant material that will be used along Harlem Road. Mr. Brown explained that though he does not have specific names for plant material, the plan will be developed by registered landscape architect and landscaping text follows zoning and RFBA landscaping and buffering requirements. There will be 4' fence provided along Harlem Road.

Panel raised an issue about development of fire and police station and if would be a quality development that would be an asset to the neighborhood. Mr. Brown said that City of Columbus will usually be going through extensive Public process to develop compatible solutions. But Panel members would like to convey their concern to appropriate agencies related to better development of fire and police station.

Panel asked Mr. Brown about maintenance of open space and existing tree cover. Mr. Brown said that it will be required to maintain the areas if the zoning is approved.

Other concerns raised were the process to preserve existing tree cover during and after development of site. Applicant agreed to protect the trees using snow fence to protect the trees.

Panel asked about treatment of the building ends facing Harlem Road; applicant assured that brick will be used to treat the building façade.

Concerns raised by neighbors/ speakers:

- Height of the buildings.
- MOU has not yet been drafted for north portion of the site. (Mr. Brown said that internal documents have been drafted.)
- Unknown architectural treatment.
- Private or public trash pickup. (It will be private trash pickup and trash will be stored in concealed compactor.)
- Building materials and fenestration.
- Change of ownership. (New owner will have to follow all the requirements within zoning text.)
- Access through neighboring subdivision for through traffic.

In response to concerns raised by panel and neighbors, following conditions have been established:

- Snow fences around existing tree cover in central open space and southwest open space.
- All buildings will be two stories.
- Fenestration on all four sides.
- The primary building material will be Brick for building façade/s facing Harlem Rd including southern most building.
- Special consideration to landscaping and buffering will be given to southwest corner for headlight shielding.

MOTION: To approve the rezoning

MOTION BY: Derek Bensler, seconded by Don Ballard

RESULT: Approval (5-0)

V. New Business

VI. Adjournment

With there being no further business, the meeting was adjourned at 8:45 pm.