

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2014**

1. **APPLICATION:** **Z14-008 (14335-00000-00131)**
 Location: **6395 ABBIE TRAILS DRIVE (43110)**, being 5.4± acres
 being located on the south side of Abbie Trails Drive,
 801± feet east of Gender Road (530-228205; Southeast
 Community Coalition).

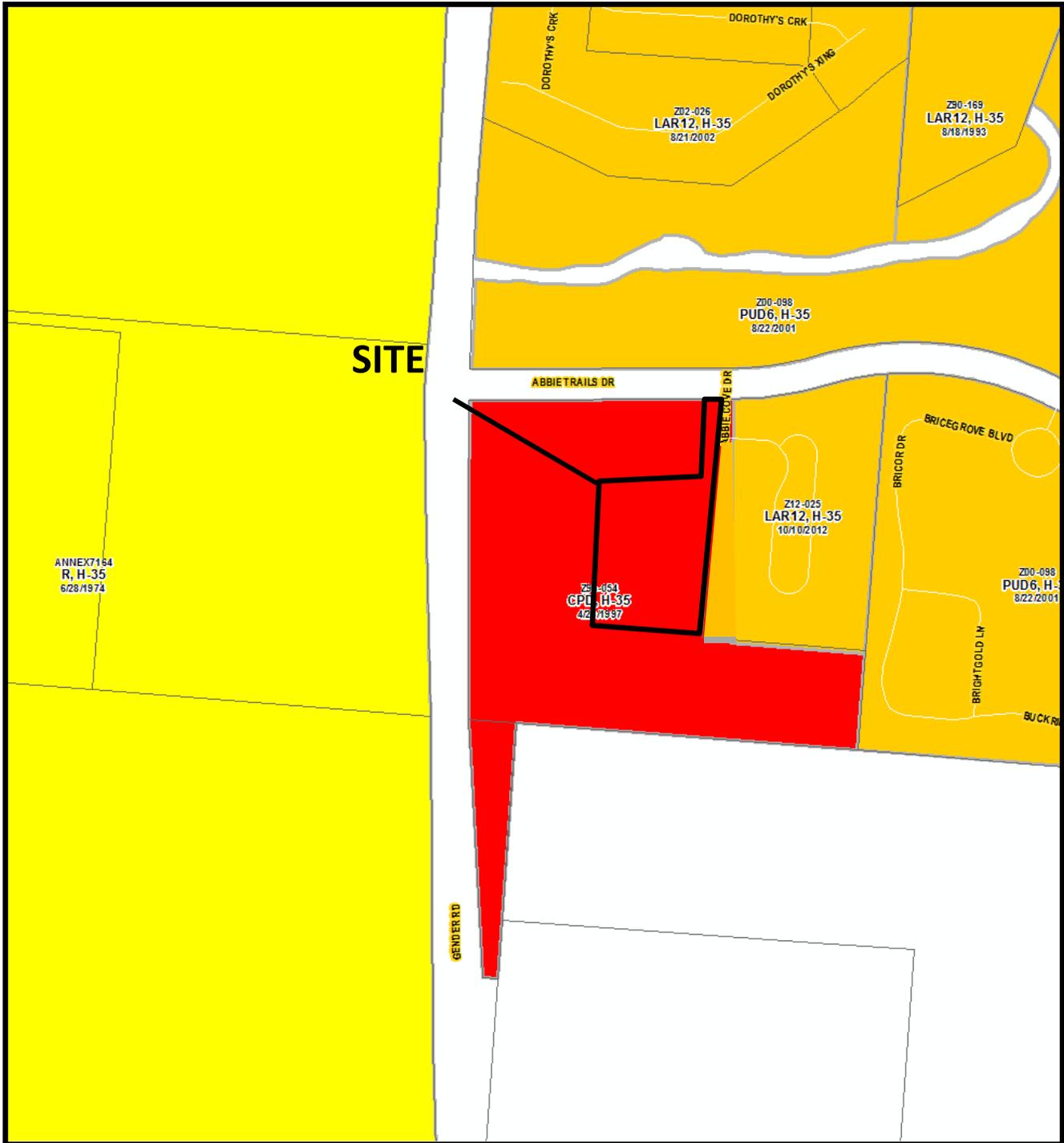
 Existing Zoning: CPD, Commercial Planned Development District.
 Request: L-AR-12, Limited Apartment Residential District.
 Proposed Use: Multi-unit residential development.
 Applicant(s): M. H. Murphy Development; c/o Steven J. Fulkert; 677
 Notchbrook Drive; Delaware, OH 43025.
 Property Owner(s): Long Road Development Co. LLC; c/o Don Kelley; 250
 E. Broad Street; Columbus, OH 43215.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

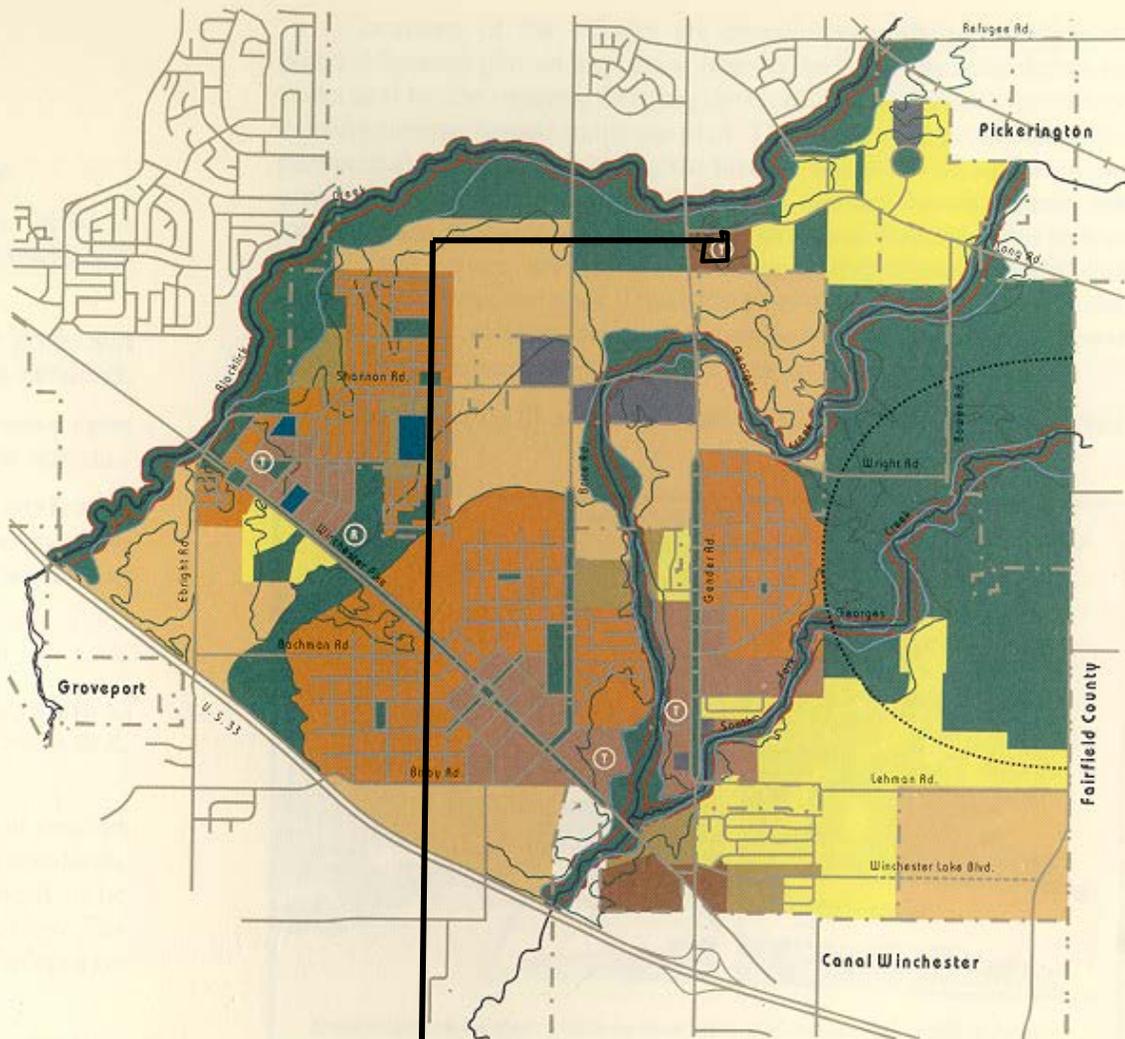
- This 5.4± acre undeveloped site is zoned in the CPD, Commercial Planned Development District. The applicant requests the L-AR-12, Limited Apartment Residential District to develop up to 60 apartment units (11.1 units/acre). Companion CV14-021 has been filed to allow access for the commercial property to the west of the site, and for a reduced perimeter yard along the north property line for said access, but will not be considered at this meeting.
- To the north is undeveloped land zoned in the PUD-6, Planned Unit Development District. To the south and west is undeveloped land zoned in the CPD, Commercial Planned Development District. To the east is an apartment complex zoned in the L-AR-12, Limited Apartment Residential District.
- The site is located within the boundaries of the *Southeast Area Plan* (2000), which recommends commercial uses for this location. Deviation is supported given the presence of undeveloped commercial zoning in the area, nearby existing commercial uses, and the preservation of commercial zoning along Gender Road. Furthermore, the site abuts an apartment complex to the east.
- The limitation text commits to maximum number of units, street trees, access limitations, interior sidewalks as requested by the Columbus Healthy Places program, and building orientation commitments that prevent the backs of buildings from facing public streets.
- The site is located within the boundaries of the Southeast Community Coalition. The recommendation had not been received at the time this report was prepared.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed L-AR-12, Limited Apartment Residential District is consistent with the zoning and development pattern of the area. Deviation from the *Southeast Area Plan* is supported due to undeveloped commercial zoning in the area, especially along Gender Road, and the presence of nearby existing commercial uses. Furthermore, the site abuts an apartment complex to the east.



Z14-008
 6395 Abbie Trails Drive
 Approximately 5.4 acres
 Request: CPD to L-AR12



Southeast Area

Proposed Land Use
Map 10
12-00

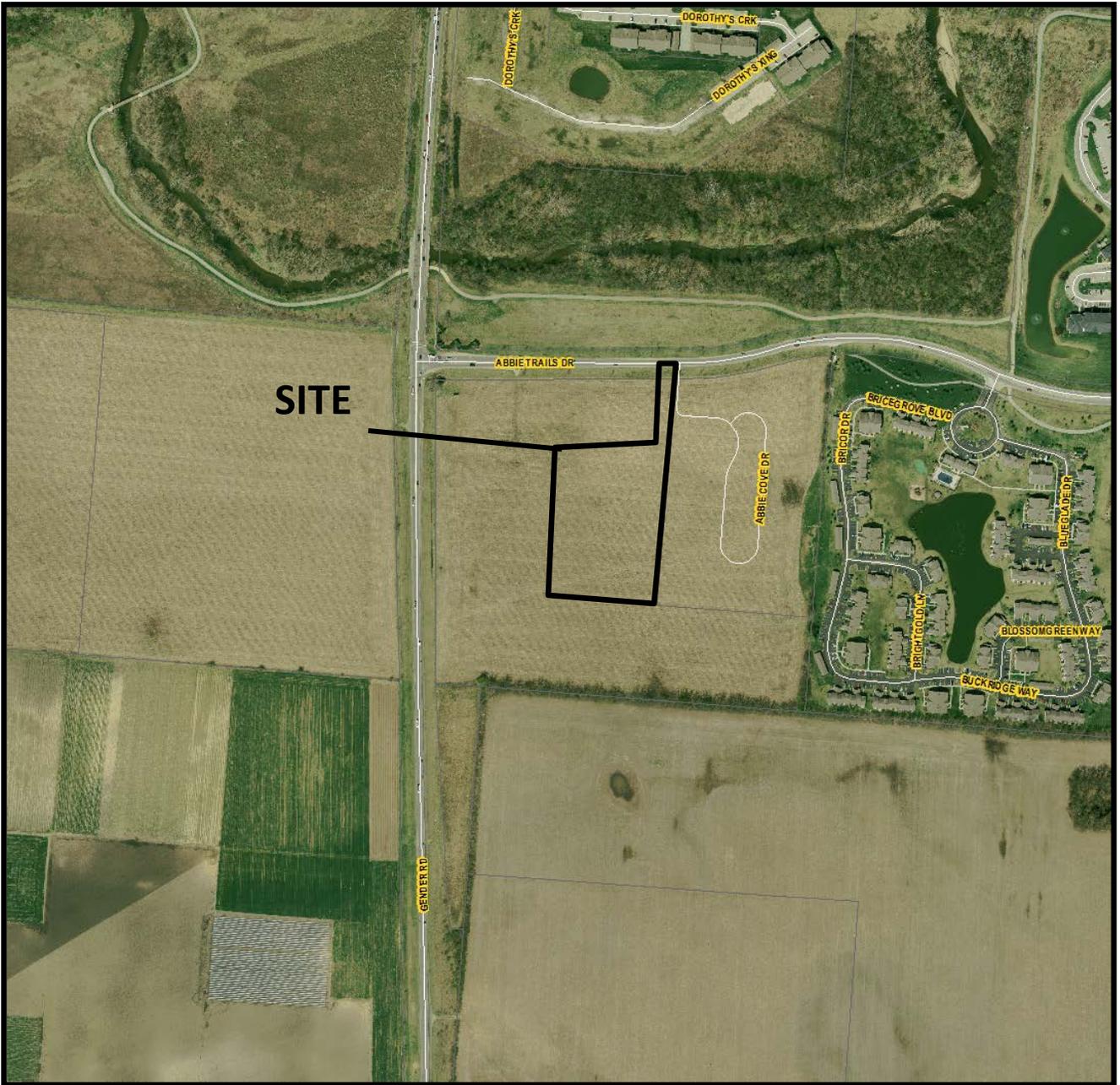


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	Neotraditional Village/Neighborhood Center		Rec Center
	Neotraditional Village/Neighborhood		Transit Stops
	Hamlet/Open Space Subdivision		
	Residential		
	Multi-Family Residential		
	Institutional		
	Parks		
	Commercial		
	Floodway		
	150' Protective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

Department of
Trade and Development
Planning Office

Southeast Area Plan



Z14-008
Abbie Trails Drive
Approximately 5.4 acres
Request: CPD to L-AR12

PROPOSED DISTRICT: LAR-12

PROPERTY ADDRESS: 6395 Abbie Trails Dr, Canal Winchester, Ohio 43110

OWNER(s): Long Road Development Co. LLC

APPLICANT: M. H. Murphy Development Company

DATE OF TEXT: 03/03/14

APPLICATION NUMBER: Z14-008

1. INTRODUCTION

The Subject Property is the 5.4 acres of an approximate 18 acre tract which is currently zoned CPD. The property is bordered to the east by existing ranch apartments. On the other sides there is undeveloped land zoned CPD. This proposal is an expansion of the existing and adjacent Abbie Cove Apartments, a ranch apartment community.

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 60 residential units.
2. The maximum height of any structure is 35'.
3. The building and parking setback from Abbie Trails Drive shall be 50 feet. The building and parking set back on side yards and/or rear yards shall be 25'.
4. Buildings closest to the northern property line shall be oriented so the front elevation of the building faces Abbie Trails Drive 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 Drive. The project entrance is a private drive on Abbie Cove Drive. All internal 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 subject property is Abbie Cove Drive which has full access to Abbie Trails Drive. The access point serves the existing Abbie Cove Apartments, the subject property and the remaining undeveloped property.

3. Sidewalk or Pathway. Applicant agrees to construct a 5' wide sidewalk or pathway along the south side of Abbie Trails Drive across the subject Property frontage and connect to the existing sidewalk of the east property line.
 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 Drive.
- C. Landscaping, Landscape Plan, Open Space, and/or Screening Commitments.
1. Street trees shall be planted evenly spaced along Abbie Trails Drive at a ratio of not less than one tree per thirty (30') feet of frontage.
 2. Ten deciduous trees shall be planted along the west property. Minimum size shall be 2" caliper.
- 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 of 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.

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.

SIGNATURE: _____

DATE: _____

Illustrative Site Plan
 Abbie Cove Apartments Phase II
 6595 Abbie Trails Drive, Canal Winchester, 43110

Z14-008 LAR-12
 Murphy Development Company 3.28.2014

Conceptual Site Plan CV14-021

