

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

- 2. APPLICATION:** **Z14-011 (14335-00000-00135)**
Location: **7351 REFUGEE ROAD (43137)**, being 70.5± acres being located on the south side of Refugee Road, 2,000± feet east of Mottspace Road (540-288349; Southeast Community Coalition).
Existing Zoning: PUD-6, Planned Unit Development and R, Rural Districts.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Multi-unit residential development.
Applicant(s): Homewood Corporation; c/o Laura MacGregor Comek, Esq.; 500 S. Front Street, 12th Floor; Columbus, OH 43215.
Property Owner(s): Homewood Corporation, et al; c/o Laura MacGregor Comek, Esq.; 500 S. Front Street, 12th Floor; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

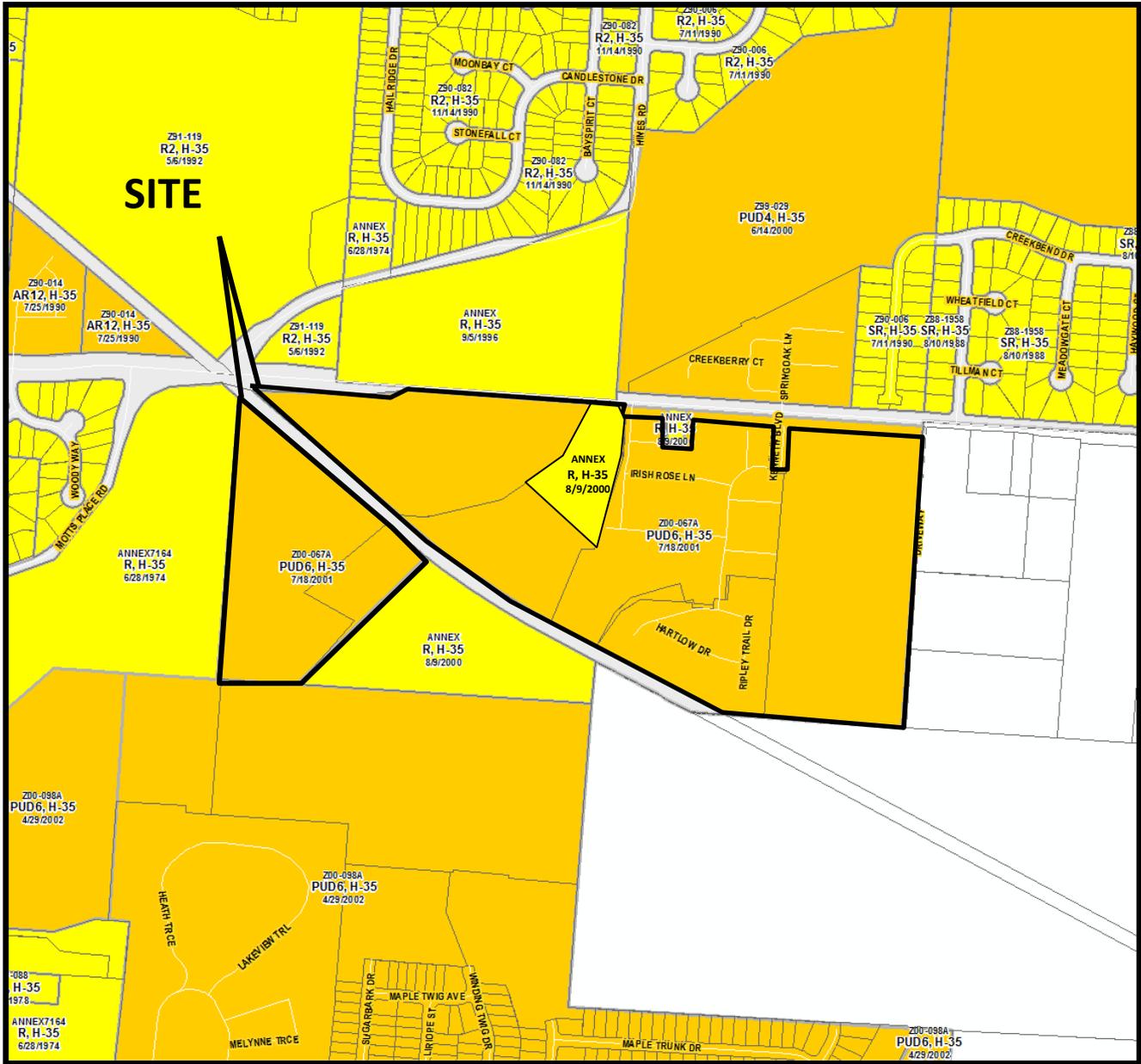
- The site is partially developed with an apartment complex and is zoned PUD-6, Planned Unit Development and R, Rural Districts. The current PUD-6 District allows 206 apartment units and 85 single-unit dwellings with a gross density of 4.45 units per acre. The applicant requests the PUD-6, Planned Unit Development District to allow the single-unit subarea to be revised for multi-unit residential development at a gross density of 4.13 units per acre. Additional acreage was added to the site which reduces the overall proposed density by 0.32 units per acre. A total of 291 units are still being proposed with 37.87± acres of open space.
- To the north are City-owned parkland and a shelter house in the R-2, Residential and R, Rural Districts, respectively, an apartment complex in the PUD-4, Planned Unit Development District, and a single-unit subdivision in the SR, Suburban Residential District. To the east is large-lot single-unit residential development in Madison Township. To the west is City-owned parkland in the R, Rural District. To the south is undeveloped land zoned in the R, Rural, and PUD-6, Planned Unit Development Districts, and farmland in Madison Township.
- A portion of the site is located within the boundaries of the *Southeast Area Plan* (2000), which recommends park uses for this location. That portion of the site is being maintained as open space and is under the ownership of the City of Columbus.
- The PUD Plans and text include development standards for maximum number of

units, open space, minimum square footages for two and three bedroom units, landscaping, lighting, interior sidewalks as requested by the Columbus Healthy Places program, and building orientation commitments that prevent the backs of buildings from facing public streets. A twenty-five foot landscaped buffer area and relocated open space are proposed along the south and east boundaries of the site in Subarea C in consideration of the abutting single-unit dwellings.

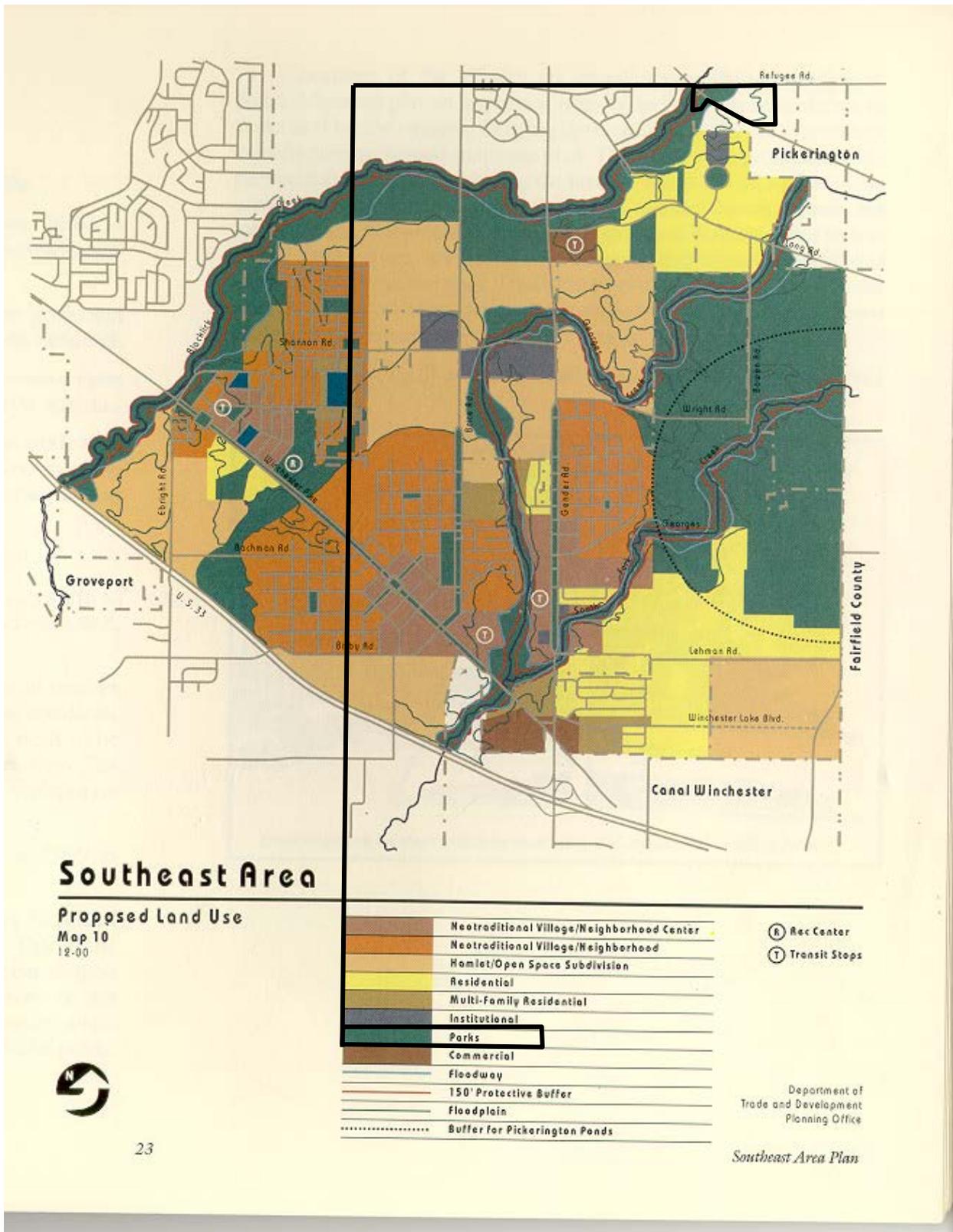
- The site is located within the boundaries of the Southeast Community Coalition. The recommendation had not been received at the time this report was prepared.
- With the additional acreage that is being incorporated west of the westernmost access point, the distribution of traffic between the two existing access points may be modified from what was originally anticipated when this site was initially developed. Therefore, the Public Service Department requests that a traffic analysis that evaluates turn lane warrants at the westernmost access point serving this development be provided. After the analysis is reviewed, it may be necessary for the applicant to add necessary traffic-related commitments to the text which will be finalized prior to this application being considered by City Council.
- The *Columbus Thoroughfare Plan* identifies Refugee Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

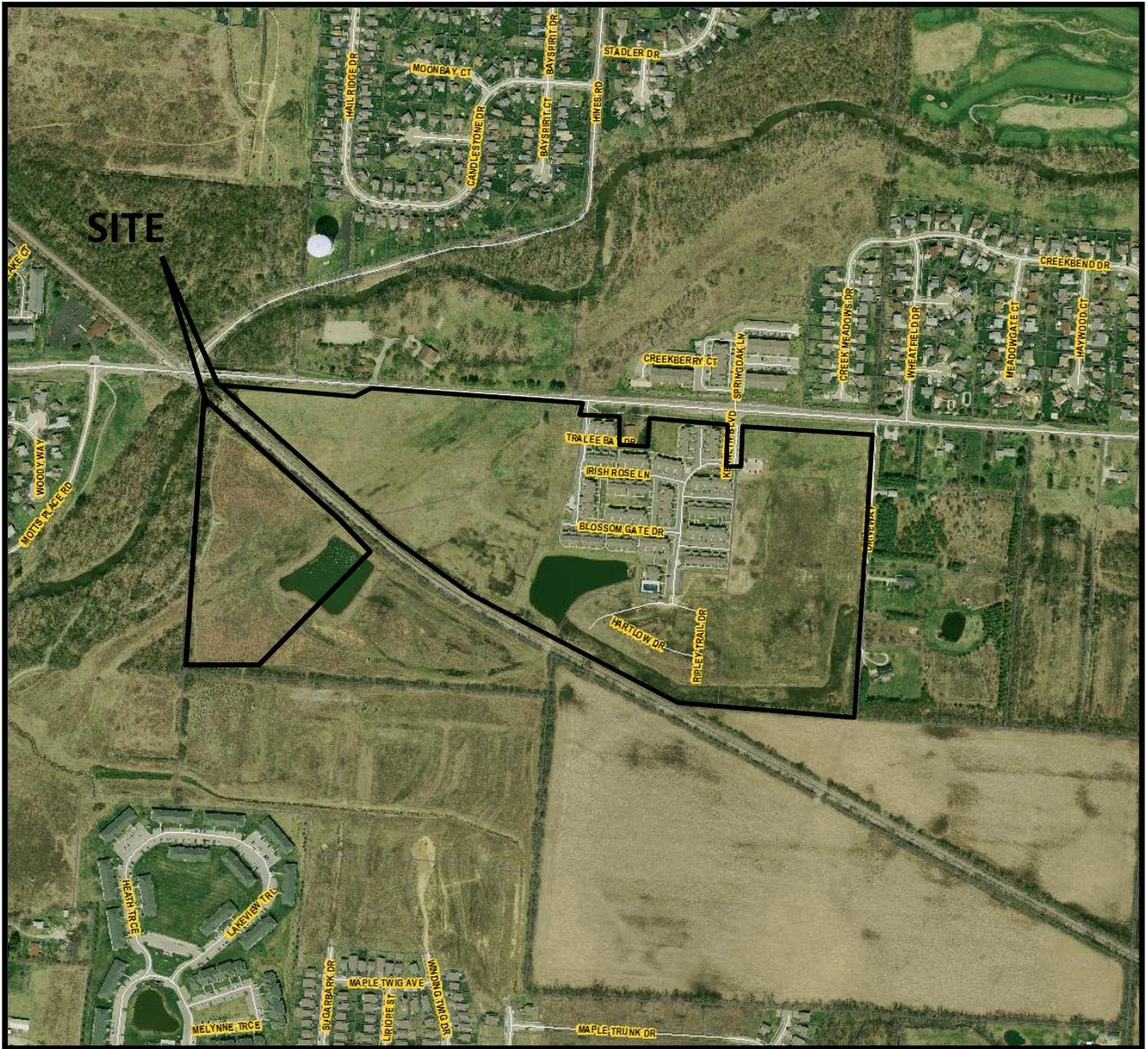
The proposed PUD-6, Planned Unit Development District is consistent with the zoning and development pattern of the area. The change in dwelling type from single-unit to multi-unit residential buildings does not increase the overall density, and is further mitigated by the proposed twenty-five foot landscaped buffer area and relocated open space along the south and east boundaries of the site in Subarea C.



Z14-011
 7351 Refugee Road
 Approximately 70.48 acres
 Request: PUD-6 & R to PUD-6



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7351 Refugee Road
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PLANNED UNIT DEVELOPMENT TEXT

Property Address: 7351 Refugee Rd.
Property Size: 70.48 +/- Acres
Current District: PUD-6, Planned Unit Development and R, Rural
Proposed District: PUD-6, Planned Unit Development
Owner and Applicant: Homewood Corp., et. al.
c/o Laura MacGregor Comek
500 S. Front St., 12th Fl.
Columbus, OH 43215
laura@cbjlawyers.com

DATE OF TEXT: May 1, 2014

APPLICATION: Z14 - 011

1. Introduction: The subject property site ("Site") is situated in east Columbus. The Site is located along Refugee Road, north of the Abbie Trails subdivision. The Site is within the SE Area Plan but has no specific land use recommendation.

In 2001, the Site was rezoned from R to PUD-6, with density of 4.45 u/a. There were two sub areas planned: one single family, one multi family. There was also a landscape plan provided. Finally, approximately 50% of the acreage was set aside and donated to the City of Columbus at the beginning of development.

The multi family phase (shown on the attached PUD plan) has been built, including the Refugee Road landscape/tree buffer.

The Applicant is seeking to rezone the Site from PUD6 and R to PUD6, to replace the single family component with multi family. Acreage was increased from 68.5 to 70.48 total acres. Open space was increased to a total of 39.10 acres for an overall percentage of 55.4%. The number of total units remains the same and since the acreage was increased the overall density is actually reduced to 4.13 u/a. The applicant proposes to keep/continue the Refugee Road landscape/tree buffer throughout the frontage and newly included areas.

This text includes additional commitments regarding building orientation and compatibility.

2. Development Standards: Minimum size 2 bedroom units shall be 800 sqft., and 3 bedrooms 1000 sqft.

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

i. Setbacks shall be as shown on the attached PUD Plan.

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

- i. Access shall be as depicted on the attached PUD Plan and subject to final approval from the City of Columbus, Department of Public Service, Division of Operations and Planning.
- ii. A five (5) foot wide sidewalk or ten (10) foot wide shared use path shall be provided along and parallel to Refugee Road, as approved by the Department of Public Service.
- iii. The developer shall provide an interconnected sidewalk or path system within the development.

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

- i. The Refugee Road frontage landscaping shall be continued through the remaining frontage, per the attached landscape detail.
- ii. Mounding, if any, shall have a maximum slope of 3:1.

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

- i. Buildings shall front to public streets. When not possible to front, the elevation shall be substantially similar in design and appearance to the building fronts.
- ii. Buildings along Refugee Road shall be no more than 2 stories.

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

- i. Decorative street lighting shall be used.
- ii. All residential external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to insure aesthetic compatibility.
- iii. Except for decorative lighting, all other light poles shall be metal or fiberglass and such light poles shall be of the same color.
- iv. Building-mounted area lighting within the parcel shall utilize fully shielded cut-off style fixtures and be designed in such a way to minimize off-site light spillage.
- v. All new or relocated utility lines shall be installed underground, unless a public utility does not permit underground installation in a particular location or instance.

F. Graphics and Signage Commitments:

- i. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to Chapter 3376, On Premises Signs in Residential Districts. Any

variance to the sign applicable requirements shall be submitted to the Columbus Graphics Commission.

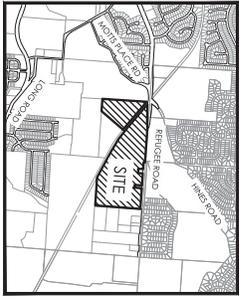
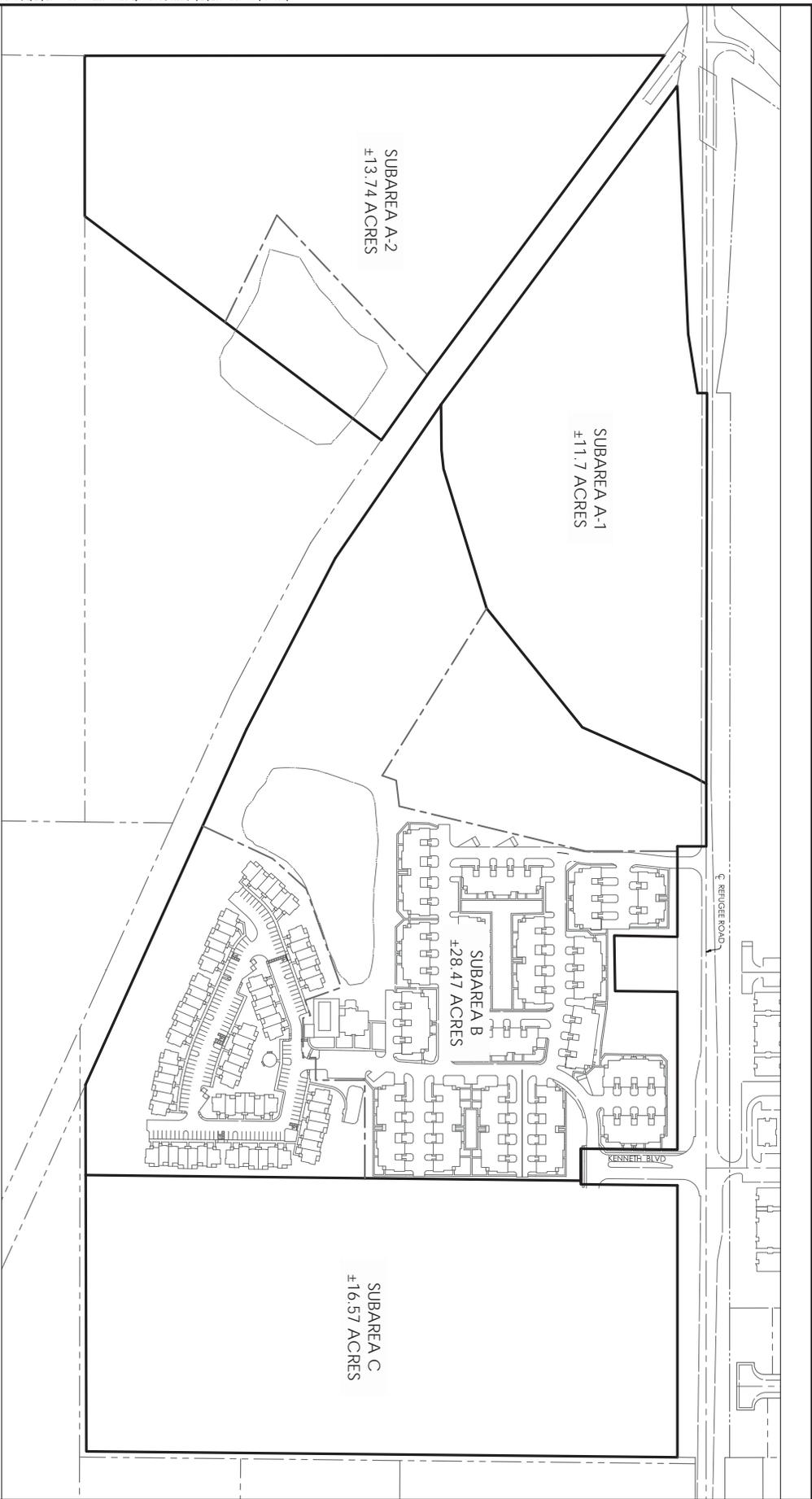
G. Miscellaneous Commitments:

- i. The Applicant's prior contribution of approximately 50% open space and dedication of land to the City was accepted as full compliance with the City's Parkland Dedication Ordinance. This proposal seeks less density and adds 5% open space.
- ii. The proposed shall be developed in general conformance with the submitted PUD Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the PUD Plan shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their 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.

Respectfully Submitted,

Laura MacGregor Comek, Esq.



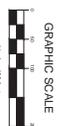
LOCATION MAP
SCALE: NTS

SITE STATISTICS:

PUD #	PUD-4
TOTAL ACRES	70.48 ACRES
SUBAREA A - OPEN SPACE	12.98 ACRES
SUBAREA A-1	±11.7 ACRES
SUBAREA A-2	±13.74 ACRES
SUBAREA B - MULTIFAMILY	±28.47 ACRES
SUBAREA C - MULTIFAMILY	±16.57 ACRES
TOTAL DWELLING UNITS	291 UNITS
PUD OR NPT	41.13 UNITS/ACRE
OPEN SPACE REQUIRED	42.54 ACRES (21 UNITS X 2.03 SF/UNIT)
PARKING SPACE PROVIDED	±37.87 ACRES
PARKING SPACE	±123.2 ACRES
TOTAL LANDSCAPE/BARRIER	±53.8 ACRES
FENCE/OPEN SPACE	±53.8 ACRES
ZONING CLASSIFICATION	PUD-4

NOTE:

ALL OF THE EXISTING UTILITIES (GAS, WATER, SEWER, ETC.) ARE SHOWN AS APPROXIMATE LOCATIONS. THE EXACT LOCATIONS AND DEPTHS OF THESE UTILITIES ARE TO BE DETERMINED BY THE ENGINEER. THE DENSITY CALCULATIONS WERE BASED ON SPACE / PARKING WITHIN THE DEVELOPMENT OF PHASE 1 (MULTIFAMILY IN SUBAREA B)



GRAPHIC SCALE
1" = 100'

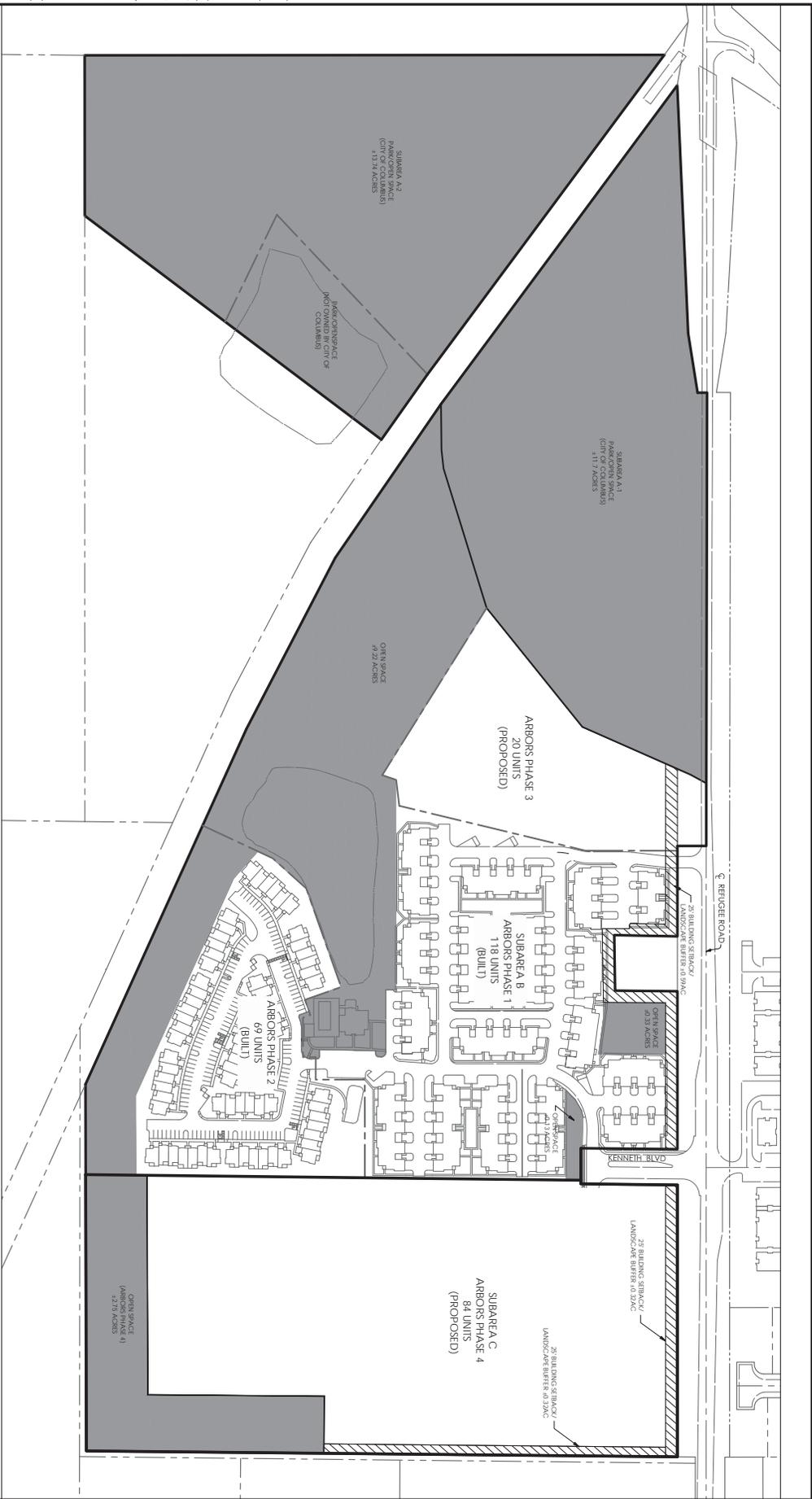
DATE	April 21, 2014
SCALE	1" = 100'
JOB NO.	20140038
SHEET	1/3



CITY OF COLUMBUS, OHIO
PUD-4 ZONING PLAN
FOR
2-9
ARBORS AT TURNBERRY
Zoning Plan

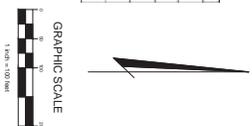


REVISIONS		
MARK	DATE	DESCRIPTION



ZONING STATISTICS

	ACREAGE (AC)	UNITS	PARKING/OPEN SPACE (AC)	LANDSCAPE BUFFER
SUBAREA A,1 & 2	25.44	0	20.44	
SUBAREA B (ARBORES PHASE 1, 2 & 3)	28.47	207	9.88	0.59 AC.
SUBAREA C (ARBORES PHASE 4)	16.57	84	2.75	0.64 AC.
TOTAL	70.48	281	37.87	1.23 AC.



DATE: APR 21, 2014
 SCALE: 1" = 100'
 JOB NO: 2014-0038
 SHEET: 2/3

CITY OF COLUMBUS, OHIO
 PUD-6 ZONING PLAN
 FOR
2-10
ARBORS AT TURNBERRY



REVISIONS

MARK	DATE	DESCRIPTION

