

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2014**

- 2. APPLICATION: Z14-017 (14335-00000-00201)**
Location: **7503 WORTHINGTON-GALENA ROAD (43085)**, being 5.29± acres located on the west side of Worthington-Galena Road, 97± feet south of Larkfield Drive (610-146442; Far North Columbus Communities Coalition).
Existing Zoning: M-2, Manufacturing District.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Real Estate Investments II, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43216.
Property Owner(s): Paul Schrock, Emmett Schrock, Sandra Lach, Paul W. Schrock Trustee; 7535 Worthington-Galena Road; Worthington, OH 43085.
Planner: Tori Proehl, 645-2749, viproehl@columbus.gov

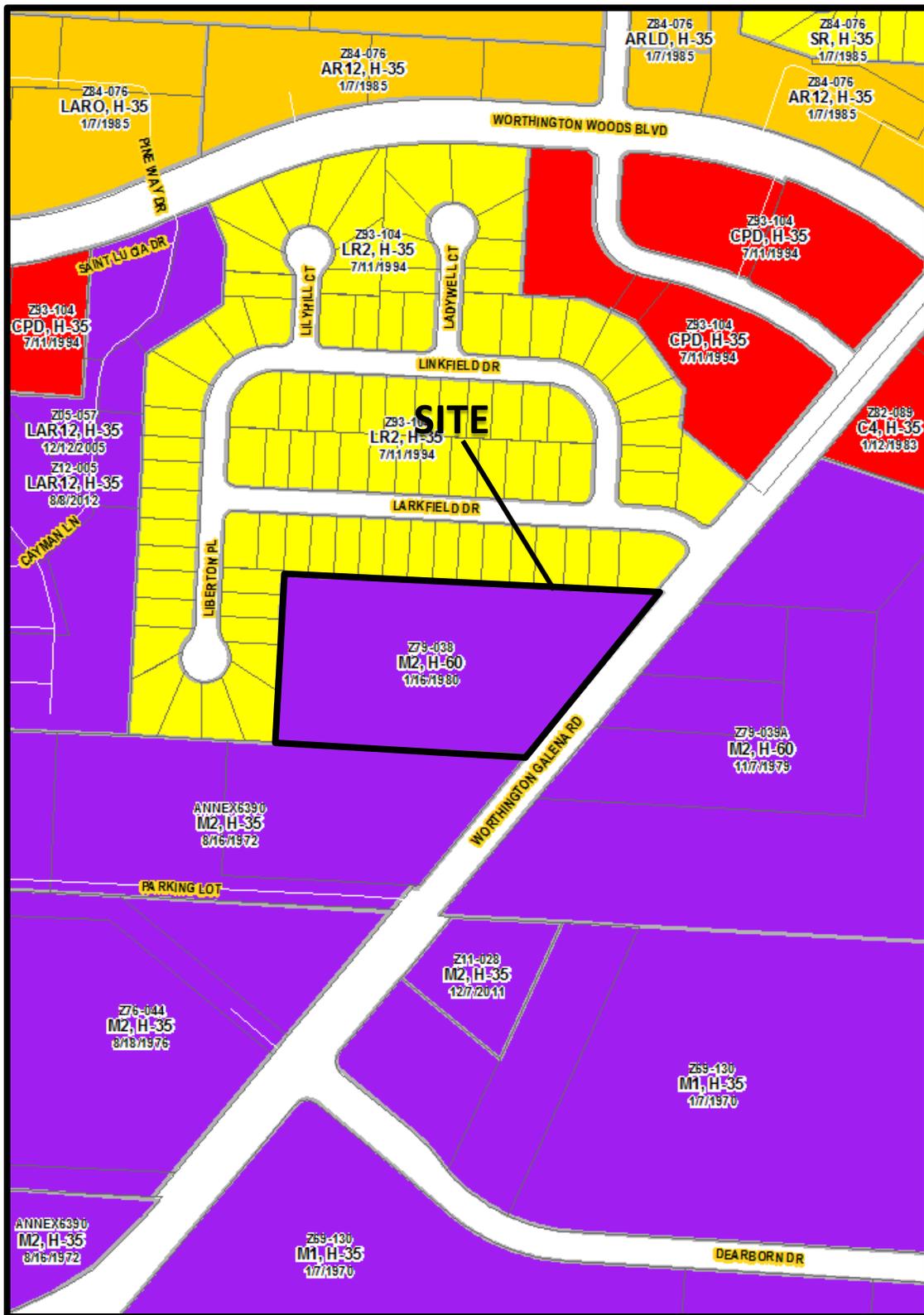
BACKGROUND:

- The 5.29± acre site is currently developed with a mulch business and zoned M-2, Manufacturing District. The applicant requests a rezoning to the L-AR-1, Limited Apartment Residential District to allow the construction of a multi-unit development with up to 150 units (28.4 units/acre). A Companion Council Variance (CV14-028) has also been requested to vary the required twenty-five (25) foot setback along the south boundary of the site to five (5) feet, but is heard only by City Council and will not be considered at this Development Commission meeting.
- Surrounding the site to the north and west is a single family residential development in the L-R-2, Limited Residential District. To the east is a self-storage facility and to the south is office warehouse, both in the M-2, Manufacturing District.
- The site is located within the boundaries of the *Far North Plan* (1994), which is currently under revision, and does not provide a specific land use recommendation for this parcel. The Plan does, however, include general provisions calling for compatible infill development. The Planning Division has evaluated this proposal in the context of this recommendation and believes the proposal is incompatible with the surrounding area due to the use, scale and density. However, due to the transitional nature of the site, another multi-unit development approximately 300' to the west, and significant setbacks from the existing single family development, Staff has determined this proposal is sensitive to and compatible with the surrounding development.
- The limitation text commits to a maximum number of units, parking and building setbacks, landscaping and screening to provide a buffer between the adjacent residential development to the north and west of the proposed development. The text also commits to the submitted site plan.

- The site is located within the boundaries of the Far North Columbus Communities Coalition, who recommended approval of this rezoning request.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-1, Limited Apartment Residential District, will allow a 150-unit residential complex to be developed on an approximate 5.3 acres site. Staff has determined this proposal is compatible with the surrounding development as recommended by the *Far North Plan*. The requested L-AR-1, Limited Apartment Residential District also replaces more intense manufacturing zoning with a consolidated residential development that incorporates a specific site plan and development standards in consideration of adjacent residential uses. Therefore, Staff recommends approval of the proposed rezoning.



Z14-017
 7503 Worthington Galena Road
 Approximately 5.29 acres



Z14-017
7503 Worthington Galena Road
Approximately 5.29 acres

Limitation Overlay Text

Proposed District: L-AR-1
Property Address: 7503 Worthington-Galena Road
Owners: Paul Schrock, et. al.
Applicant: Preferred Real Estate Investments II LLC
Date of Text: July 3, 2014
Application No: Z14-017/14335-00000-00201 (as amended by rezoning application filed May 21, 2014)

1. Introduction: The subject site is located south of Worthington Woods Boulevard on Worthington Galena Road. The site is currently zoned M2. The site is surrounded by a single family subdivision (zoned R-2) on the north and west and by other M2 uses on the east and south. The site is currently used for a mulch business. The applicant is seeking to rezone the site to L-AR-1 to allow for the construction of a multi-family apartment project. The site is ideal for this type of zoning because the multi-family project will help buffer the existing single family development from nearby manufacturing uses, and the multi-family parcel will serve as a transition from a single family subdivision to parcels used for manufacturing uses. The multi-family project will have little impact on existing roadways, and support services, leisure activities and working environments are nearby.

2. Permitted Uses: Multi-family uses as shown on the “Site Plan” attached hereto as Exhibit A.

3. Development Standards:

A. Density, Lot, and/or Setback Commitments.

1. The maximum number of dwelling units shall be 150.
2. The parking and building setback shall be 25 feet on the north and west. The parking and building setback shall be 5 feet on the south, conditioned on the approval of the council variance application which was filed along with the rezoning application for the reduced perimeter yard setback on the south. The parking setback from Worthington Galena Road shall be 25 feet from the edge of the existing right of way, and the building setback from Worthington Galena Road shall be 30 feet from the edge of the existing right of way.
3. Maximum building height shall be 35’.

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

1. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.
2. The owner and/or developer shall establish and maintain an agreement(s) with a private towing company(s), which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner and/or developer determines, so long as at least one such agreement will always, at all times be in force for the purposes of enforcements/removal towing as required above. Towing agreements will be filed annually with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract. The owner and/or developer will designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions.
3. There shall be an internal pedestrian pathway network constructed that will connect each of the proposed apartment buildings to a public sidewalk. The pathways shall have a minimum of 5 feet in width. This network shall connect to a sidewalk to be constructed on Worthington Galena Road, which sidewalk shall be a minimum of 5 feet in width.
4. Roadway widening shall be provided on Worthington-Galena Road at the site access point to provide a northbound left turn lane.
5. The developer shall comply with requirements to pay bikeway fees associated with the proposed development.
6. Columbus City Code Section 4309.17 requires a right-of-way dedication of fifty feet (50') from the existing centerline of Worthington-Galena Road, with which the developer will comply.

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

1. The 25' setback area to the north and west shall be landscaped with deciduous, evergreen, or ornamental trees, totaling a minimum of 5 trees per 100 linear feet or fraction thereof. Trees can be randomly spaced to replicate a natural tree row or formally planted.
2. Minimum size of all trees at installation shall be 2 inches caliper for deciduous; and 6 feet in height for evergreen. Tree caliper is measured six (6) inches from the ground.
3. The owner and/or developer shall construct and maintain a six foot fence along that portion of the northern and western boundary of the subject site which abuts the Worthington Village North subdivision, as said fence is shown on the Site Plan attached hereto as Exhibit A.

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

1. Maximum height of light poles shall be eighteen feet.
2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be of the same or similar type and color.
4. Buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

E. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

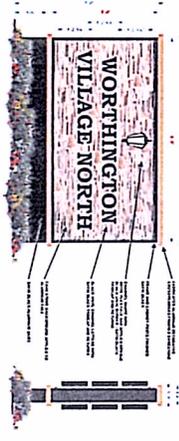
F. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The site shall be developed in general conformance with the submitted site plan. The site plan may be adjusted slightly to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a 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.

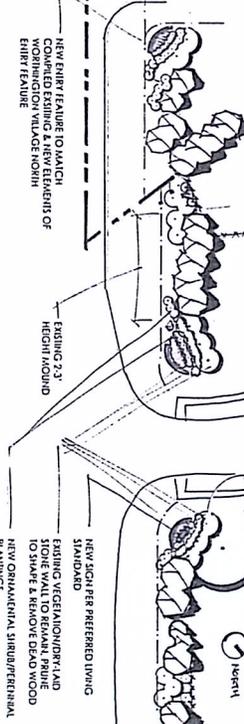
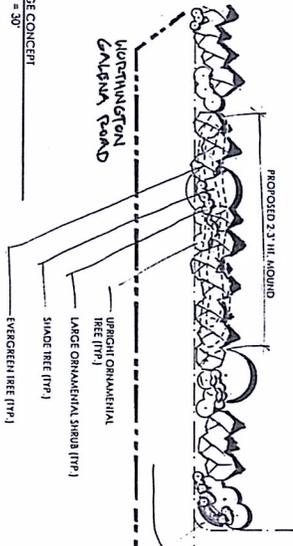


Deanna R. Cook, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215

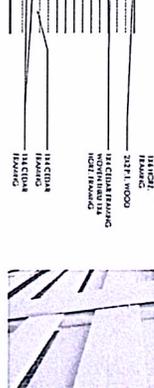
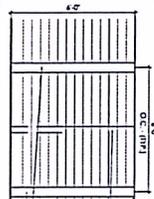


1 TYPICAL SIGN
1/16" = 1' = 30"

2 FRONTAGE CONCEPT
SCALE 1" = 30'



3 PERIMETER SCREENING FENCE
1/16" = 1' = 30"

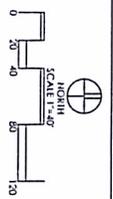


CONCEPT PLAN

WORTHINGTON GALENA ROAD

PREPARED FOR PREFERRED LIVING

DATE: MARCH 24, 2014



Paris Planning & Design
LANDSCAPE ARCHITECT
2311 Siskiwit
Pittsburg, KS 67133
www.parisplanninganddesign.com

Exhibit A

214-011



STANDARDIZED RECOMMENDATION FORM

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z14-017 / 14335-00000-00201
Address 7503 Worthington - Galena Rd.
Group Name FNCCC
Meeting Date 6/3/2014
Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

NOTES: With emphasis that the Developer continue to discuss and uphold commitments made to the Worthington Village North neighbors regarding a fence.

Vote 10-0 For
Signature of Authorized Representative James J. Palmisano
SIGNATURE
FNCCC President
RECOMMENDING GROUP TITLE
614-430-7840
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.