

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 11, 2014**

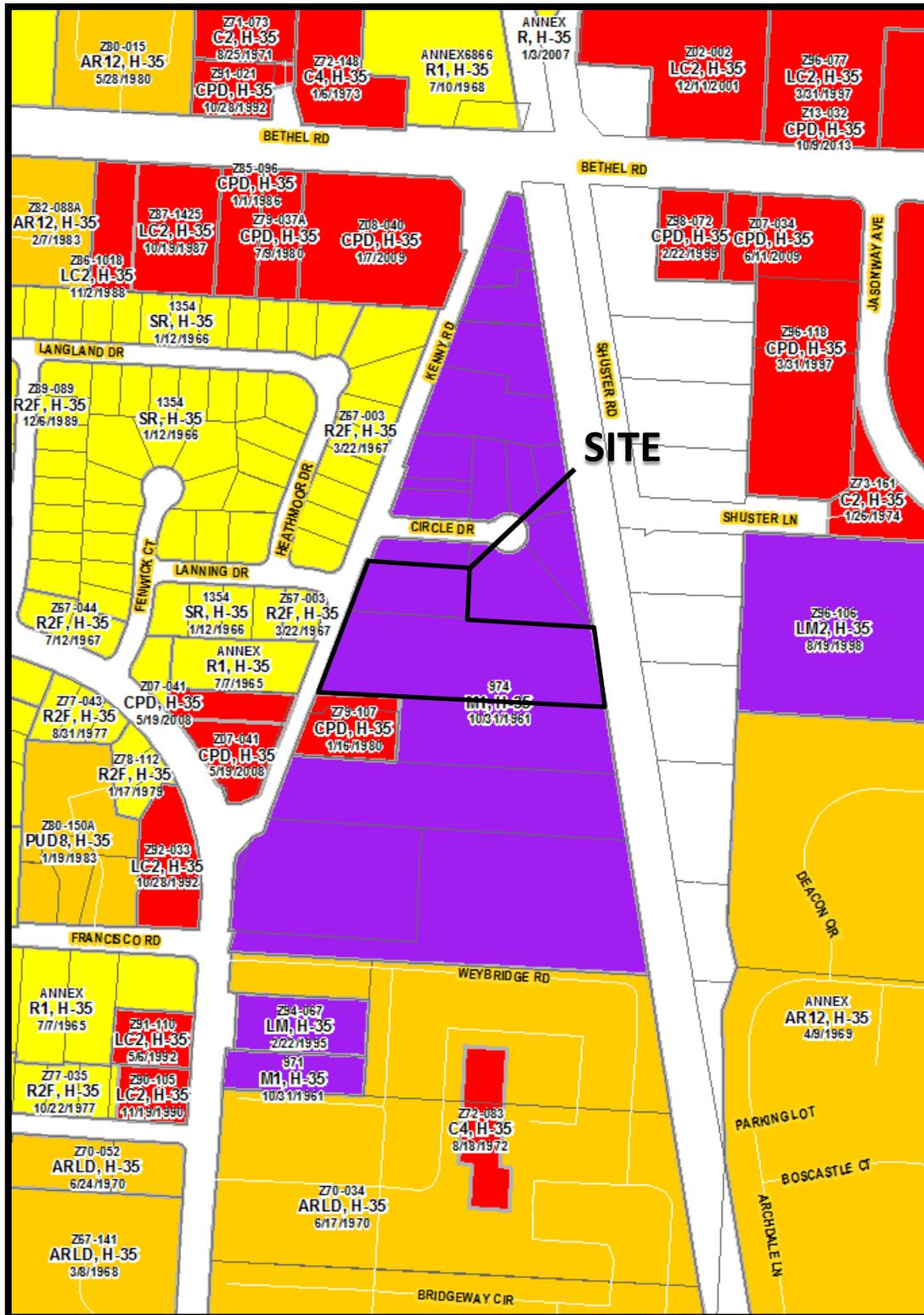
- 2. APPLICATION: Z14-029 (14335-00000-00452)**  
**Location:** 4692 KENNY ROAD (43220), being 3.77± acres located on the east side of Kenny Road, approximately 430± feet north of Godown Road (010-129789 and 010-129792; Northwest Civic Association).  
**Existing Zoning:** M-1, Manufacturing District.  
**Request:** L-AR-1, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit development.  
**Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Jill Tangeman; Vorys, Sater, Seymour and Pease LLP; 52 East Gay Street; Columbus, Ohio 43215.  
**Property Owner(s):** William C. Brunk; 2001 Circle Drive, Columbus, Ohio 43220.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)

**BACKGROUND:**

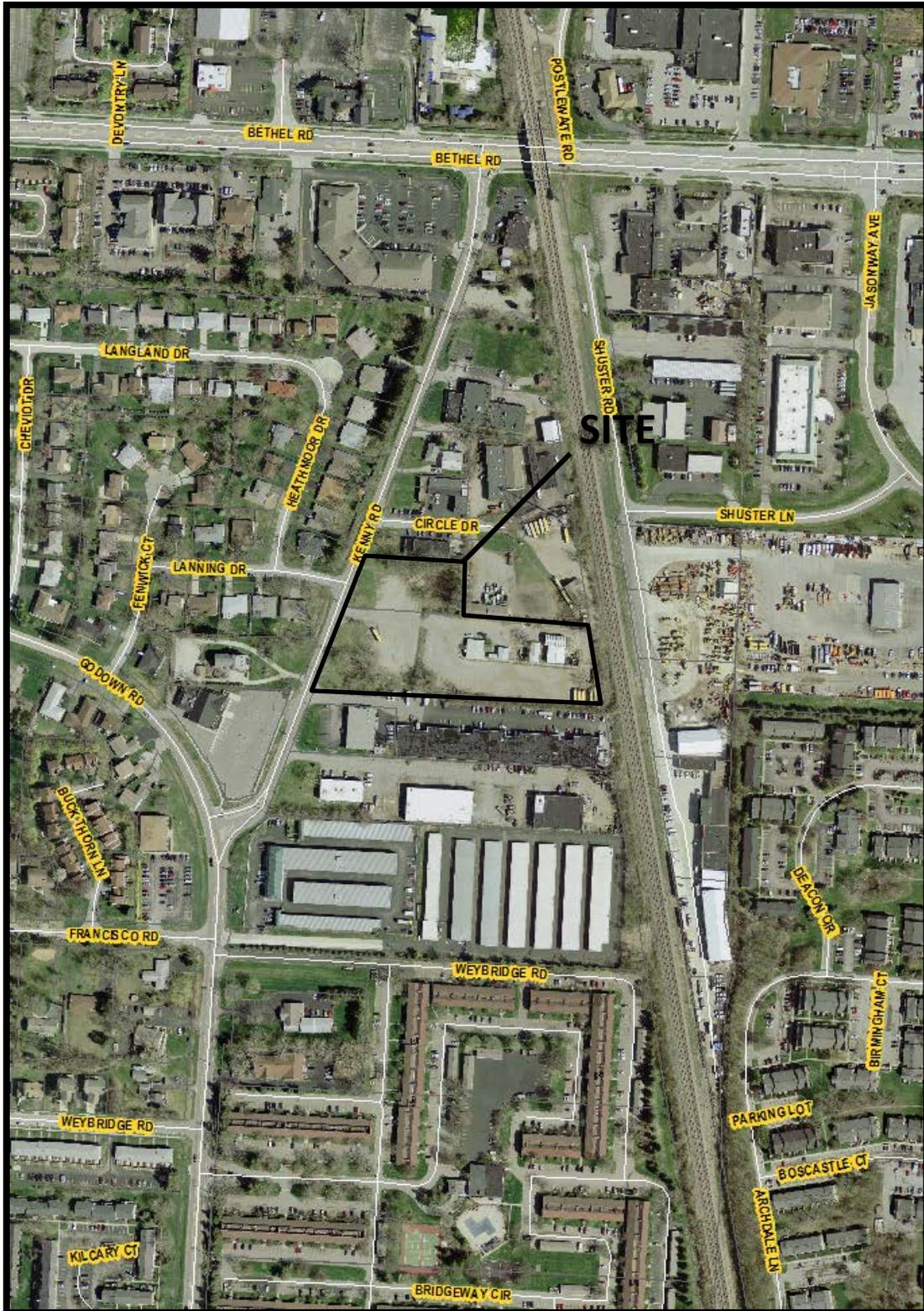
- The 3.77± acre site is developed with several storage structures and zoned in the M-1, Manufacturing District. The applicant requests rezoning to the L-AR-1, Limited Apartment Residential District to redevelop the site with multi-unit residential. A companion Council Variance (CV14-032) has also been filed to vary the perimeter yard requirement, but is heard only by City Council and will not be considered at this Development Commission meeting.
- To the north is industrial development in the M-1, Manufacturing District. To the east across the railroad tracks are industrial uses in Perry Township. To the south are retail uses and industrial development in the CPD, Commercial Planned Development and M-1, Manufacturing Districts, respectively. To the west across Kenny Road are single-unit dwellings in the SR, Suburban Residential District, a fraternity house in the R-1, Residential District, and a funeral home in the CPD, Commercial Planned Development District.
- The site is located within the planning area of the *Northwest Plan (2007)*, which does not provide a specific recommendation for the site, but it does recommend that infill development be compatible with surrounding development.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval of requested L-AR-1 District.
- The limitation text commits to a site plan, and includes provisions for maximum number of dwelling units, specified building materials, and external lighting commitments.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-1, Limited Apartment Residential District, will allow a 114-unit residential complex to be developed on an approximate 3.77± acre site. Staff has determined this proposal is compatible with the surrounding development as recommended by the *Northwest Plan (2007)*. The requested L-AR-1, Limited Apartment Residential District also replaces more intense manufacturing zoning with a residential development that incorporates a specific site plan and development standards. Therefore, Staff recommends approval of the proposed rezoning.



Z14-029  
 4692 Kenny Road  
 Approximately 3.77 acres  
 From M-1 to L-AR-1



Z14-029  
4692 Kenny Road  
Approximately 3.77 acres  
From M-1 to L-AR-1

## Limitation Overlay Text

Proposed District: L-AR-1  
Property Address: 4692 Kenny Road  
Owners: William C. Brunk  
Applicant: Preferred Real Estate Investments II LLC  
Date of Text: July 22, 2014  
Application No: Z14-029

1. Introduction: The subject site is 3.772 +/- acres located on Kenny Road south of Bethel Road. To the north and south is existing industrial land; to the east are railroad tracks; and to the west across Kenny Road is property zoned R2F. The site is currently zoned M1. 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 residential developments in the area from nearby 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 114.
2. The parking and building setback shall be five feet on the north and south. A council variance application has been filed along with the rezoning application for the reduced perimeter yard setback on the north and south.
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. There shall be an internal pedestrian pathway network constructed. This network shall connect to a sidewalk to be constructed on Kenny Road, which sidewalk shall be a minimum of 5 feet in width.
3. Required bicycle parking shall be distributed throughout the site to provide convenient access to each proposed building and shall be as close as possible to each primary building entrance.

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

1. N/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 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 are subject to change. 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.

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Jill S. Tangeman, Esq.  
Vorys, Sater, Seymour and Pease, LLP  
52 East Gay Street  
Columbus, Ohio 43215

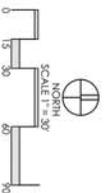


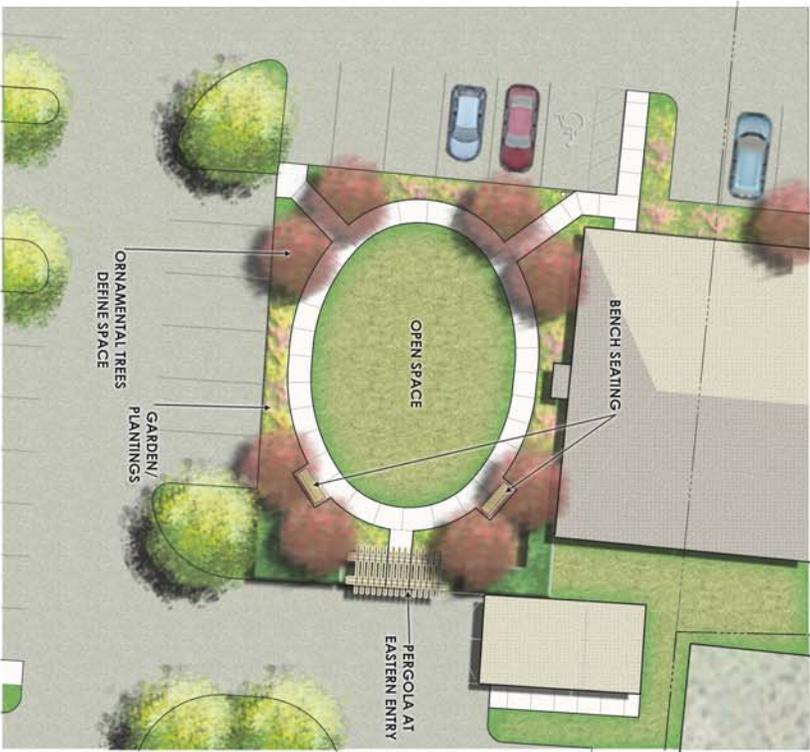
# ILLUSTRATIVE CONCEPT PLAN

## KENNY ROAD

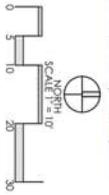
PREPARED FOR PREFERRED LIVING

DATE 8.5.14

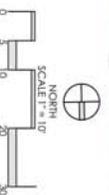




② CENTRAL GARDEN AND ACTIVITY AREA CONCEPT  
SCALE: 1" = 10'



① DETENTION AREA LANDSCAPE CONCEPT  
SCALE: 1" = 10'



# ILLUSTRATIVE CONCEPT ENLARGEMENTS

## KENNY ROAD

PREPARED FOR PREFERRED LIVING

DATE 8.3.14

**Thrush, Eliza C.**

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**From:** Rosemarie Lisko <rosemarielisko@sbcglobal.net>  
**Sent:** Tuesday, August 12, 2014 9:46 AM  
**To:** Thrush, Eliza C.  
**Subject:** Z14-029 & CV 14-032

4692 Kenny Rd.

Recommendation: Approval: 4 - 3 for both the rezoning of the property and council variance for setback for the perimeter yard.

Notes:

On Aug. 6 a presentation was made for both the rezoning of the property and or council variance for setback for the perimeter yard. After much discussion and a lengthy question and answer session, which included the surrounding community we voted to approve by a close vote. ( 4 - 3) Major concerns where for the increase in traffic on Kenny Rd. which could pour into the neighborhood across Kenny Rd. Another concern was the height of the buildings. We would have liked to see 2 stories instead of the 3 stories.

Rosemarie Lisko  
Northwest Civic Association  
Zoning Chair  
985-1150