

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2015**

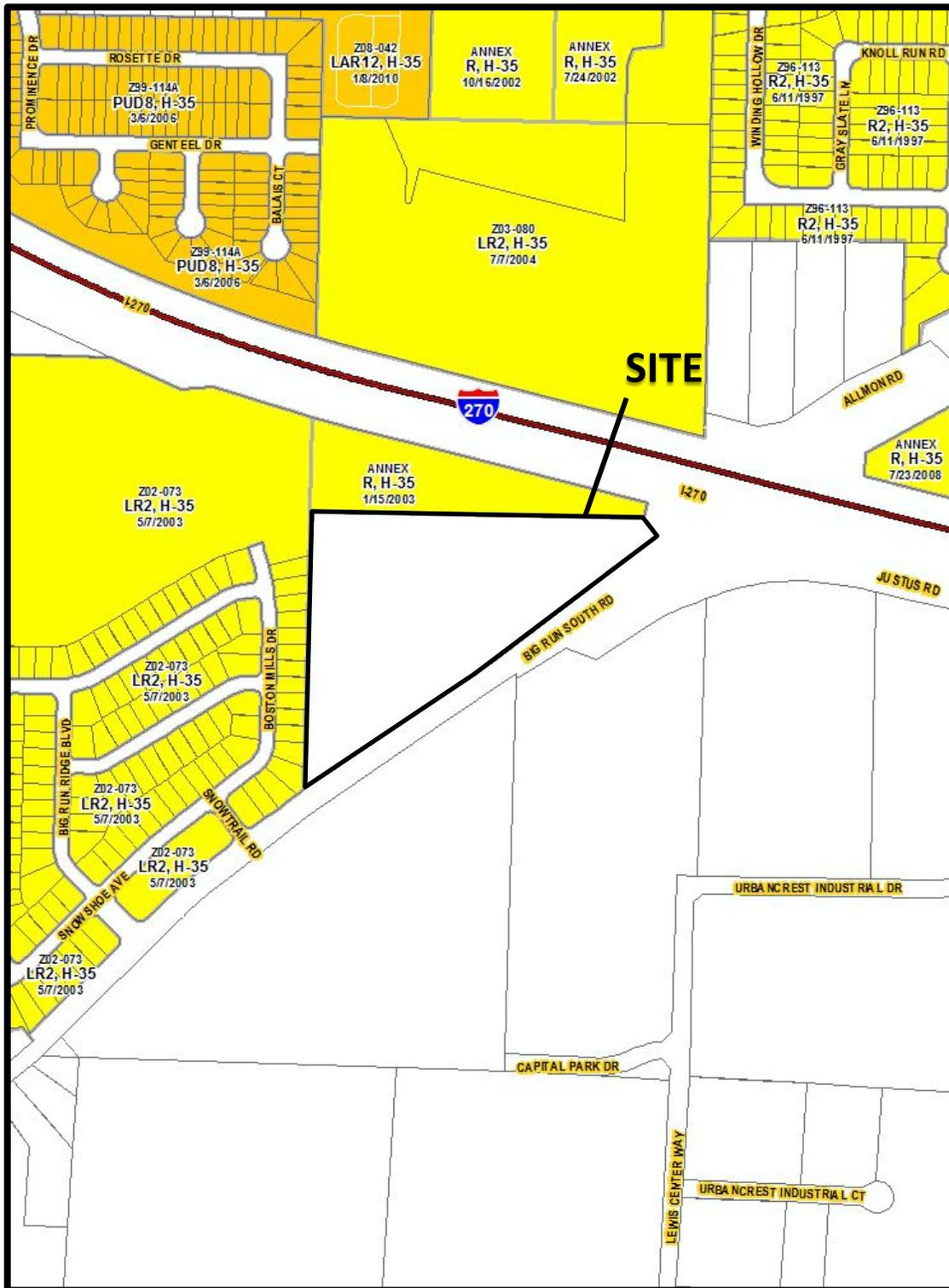
1. **APPLICATION:** **Z14-052 (14335-00000-000796)**
Location: **3830 BIG RUN SOUTH ROAD (43213)**, being 13.9± acres located on the north side of Big Run South Road, just southwest of I-270 (160-000218; Westland Area Commission).
Existing Zoning: R, Rural District (annexation pending).
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Connie J. Klema, Atty.; 145 East Rich Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Russete Corporation; c/o Thomas R. Clark, Atty; 3083 Columbus Street; Grove City, OH 43123.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

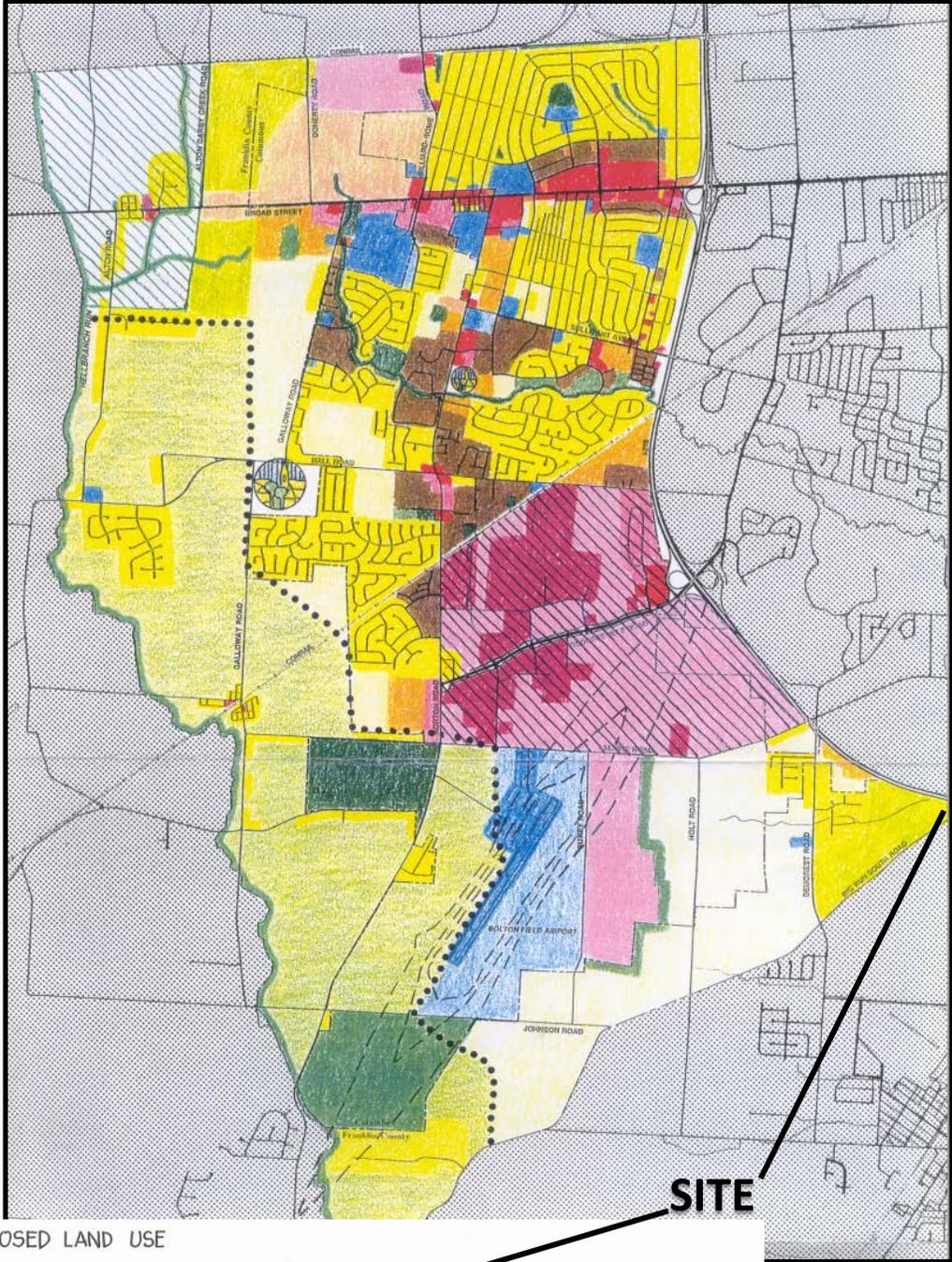
- The 13.9± acre site is currently undeveloped except for a vacant farmhouse, and will be zoned in the R, Rural District pending annexation from Jackson Township. The applicant requests the L-AR-12, Limited Apartment Residential District to allow the development of a multi-unit residential development.
- To the north is vacant land in the R, Rural District and I-270. To the east are I-270 and single-unit dwellings in Jackson Township. To the south are warehouse and industrial uses located in Grove City. To the west are single-unit dwellings in the L-R-2, Limited Residential District.
- The site is located within the planning area of the *Westland Area Plan* (1994), which recommends low-density residential (1-2 units per acre). Although the proposal exceeds the recommended density provided in the area plan, Planning Division may be supportive of multi-unit residential with a density up to 8 units/acre, provided the applicant commits to a site plan and/or limitation text which demonstrates an appropriate transition to the single-unit homes to the west in terms of siting, buffering, landscaping, and height. This support is in recognition that the proposed development would act as a transition between the existing development to the west (5 units/acre) and the industrial/distribution center to the south.
- The limitation text permits 97 total units (7 units/acre), and provides landscaping, screening, and building material commitments.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies Big Run South Road as a “4-2” arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow multi-unit residential development of 97 units with building materials commitments and a landscaping buffer between the proposed development and adjacent single-unit dwellings to the west. Despite the *Westland Area Plan* recommendation for 1-2 units per acre, staff considers this proposal to be consistent and compatible with the surrounding area, and provides a transition between the industrial uses to the south, and single-unit residential development to the west.



Z14-052
 3830 Big Run South Road
 Approximately 13.9 acres
 Rezoning from Semi Rural Residential (SR) in
 Jackson Township to AR-12



PROPOSED LAND USE

Existing	Proposed
Agricultural /Very low density residential	Agricultural /Very low density residential
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre
Residential 3-5 units per acre	Residential 3-5 units per acre
High density residential 6 units per acre +	High density residential 6 units per acre +
Office	Office
Industrial/ Manufacturing	Industrial/ Manufacturing
Institutional	Institutional
Open space/ Park/ Buffer	Open space/ Park/ Buffer

- Columbus corporate boundary
- Sewer facilities planning area
- Bolton Field noise contours
- Environmental Conservation District
- Industrial/ Office District
- Village Center

Z14-052

3830 Big Run South Road
Approximately 13.9 acres

Rezoning from Semi Rural Residential (SR) in Jackson Township to AR-12
Westland Area Plan (1994)



Z14-052
3830 Big Run South Road
Approximately 13.9 acres
Rezoning from Semi Rural Residential (SR) in
Jackson Township to AR-12

LIMITATION TEXT

PROPOSED DISTRICT: L-AR-12

PROPERTY ADDRESS: 3830 Big Run South Road

OWNER: The Russete Corporation

APPLICANT/ATTORNEY: Connie J. Klema, Attorney

DATE OF TEXT: December 5, 2014

APPLICATION NUMBER: Rezoning Z14-052

1. INTRODUCTION: The site is located on Big Run South Road and is adjacent to I-270 on its north/east side, is across the street from an industrial park/distribution center, and borders a residential development on its west that has approximately five (5) units per acre. The site is being annexed to the City of Columbus and is currently zoned Semi-Rural Residential (S-R) in Jackson Township. The applicant is seeking rezoning of the property to L-AR-12 for development of no more than seven (7) residential units per acre.

2. PERMITTED USES: Apartment house, as defined in [Chapter 3303](#), C.C., containing five or more dwelling units; Apartment complex, as defined in [Chapter 3303](#), C.C. and located on a lot of no less than 20,000 square feet; Dwelling containing no fewer than three dwelling units and no more than four dwelling units, as defined in [Chapter 3303](#), C.C., and in accordance with R-4 standards; Multiple dwelling development, as defined in [Chapter 3303](#), C.C. and located on a lot of no less than 20,000 square feet; Town house development, as defined in [Chapter 3303](#), C.C., containing no more than eight town houses in a row and no fewer than three town houses in a row, and in accordance with town house development standards; accessory uses.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

A. Density

The maximum number of dwelling units shall be 97 (7 dwellings units/acre).

B. Right-of Way/Yards/Buffering/Height

1. Right of Way has been dedicated to increase the width of Big Run South Road as required by Franklin County and the City of Columbus as delineated on the attached recorded deed.
2. Yards:
 - a. There will be a 50' yard and building setback from Big Run South Road. A three rail fence similar in style to the fence located at the western adjacent property shall be provided in the front yard and extend along the Big Run South Road right-of-way excepting access and vision areas.
 - b. A 25' yard will be reserved along the north property line.
 - c. A 50' yard will be reserved along the west property line and shall be planted/developed in accordance with No. 3 below.
3. Buffering:
 - a. Screening shall be installed in the west buffer yard. No parking or buildings will be permitted in the west buffer yard. All parking areas adjacent to the buffer shall be

screened to a height of 3' minimum with a hedge row, fencing, or a combination of the two. Shrubbery shall be planted at no greater distance than four feet (4') on center. Landscaping will be of grass, ground cover, trees, shrubbery or any combination of the foregoing.

- b. Dumpsters shall be screened. Said screening shall be constructed of masonry materials that match the colors and exterior finish of the buildings. Gates on the enclosure shall be constructed of fence planks composed of materials that coordinate in color with the enclosure.
- 4. Height: No structure shall exceed the height of thirty-five feet (35') as defined under the City of Columbus Zoning Code.

C. Building Design and Exterior Treatment Commitments.

Buildings will be finished on the exterior vertical wall areas with a mixture or single application of brick, stone veneer, wood, cement wood siding, vinyl siding/accents, and aluminum trim products.

D. Lighting and other Environmental Commitments.

- 1. External lighting, with the exception of entry lighting required by the Building Code, shall be cut-off type fixtures (down lighting) and shall not be higher than eighteen feet (18') provided, however, that a clubhouse building, rental office, display/signage areas, and landscaping areas may be up-lighted from a ground source.
- 2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure compatibility.

E. Miscellaneous Commitments.

- 1. The Parkland Dedication shall be in compliance with the requirements of Chapter 3318 of the Columbus City Code requiring the developer to provide parkland or cash as determined by the Recreation and Parks Department.
- 2. All new sidewalks installed within the site will be connected in a network and a minimum of five feet in width.

The undersigned, being the applicant/attorney representing and signing on behalf of the developer of the subject property, does hereby represent that the developer agrees singularly and collectively for itself, its successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that it 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.

Connie J. Klema

Date: _____