

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

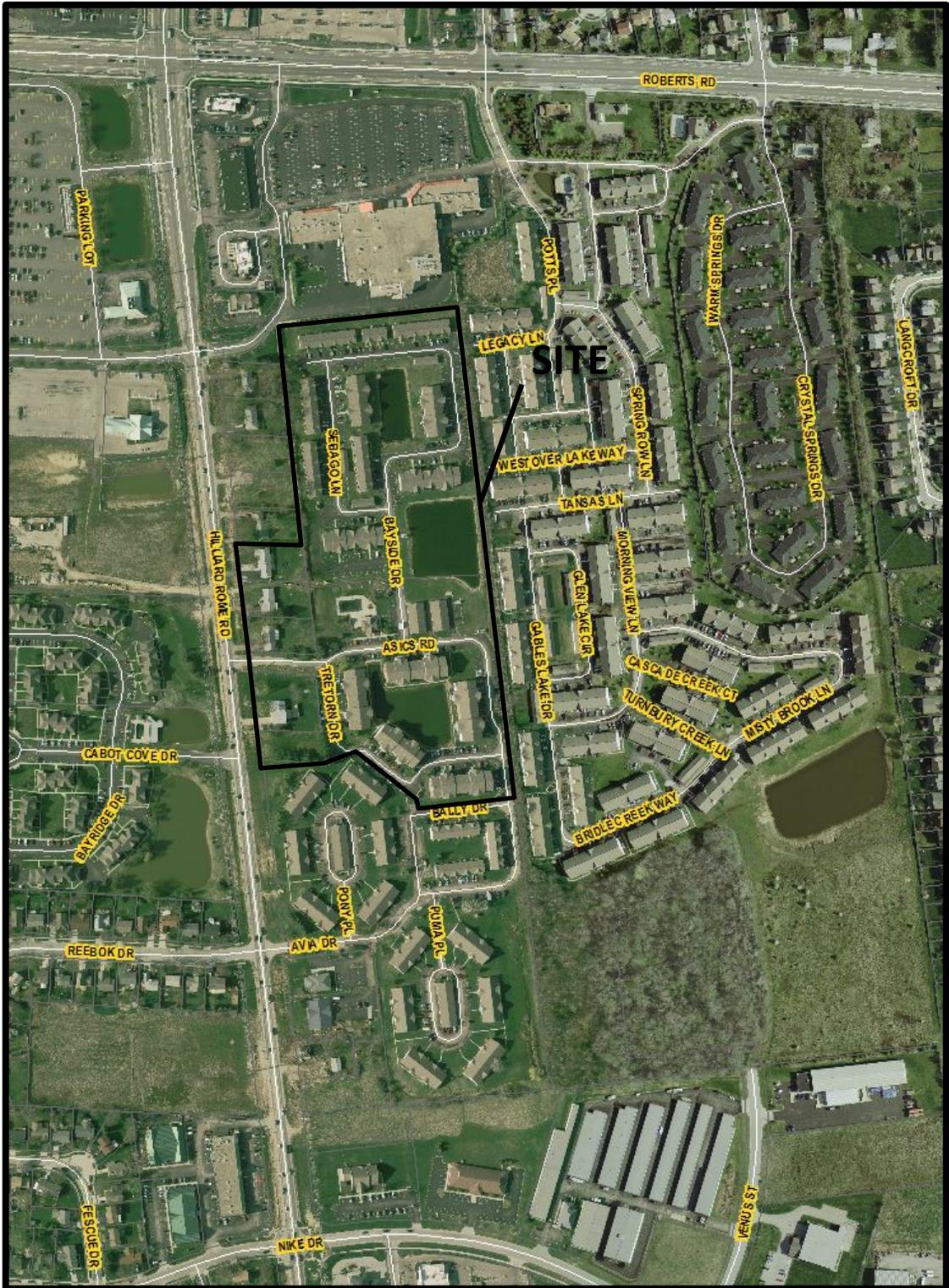
- 7. APPLICATION: Z14-051 (14335-00000-00794)**
Location: **2340 HILLIARD-ROME ROAD (43026)**, being 17.24± acres located on the east side of Hilliard-Rome Road, at the intersection with Asics Drive (560-154608 plus 6 others).
Existing Zoning: R, Rural, L-C-2, Limited Commercial, and AR-12 Apartment Residential Districts.
Request: ARLD, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): T&R Development; c/o Michael T. Shannon; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

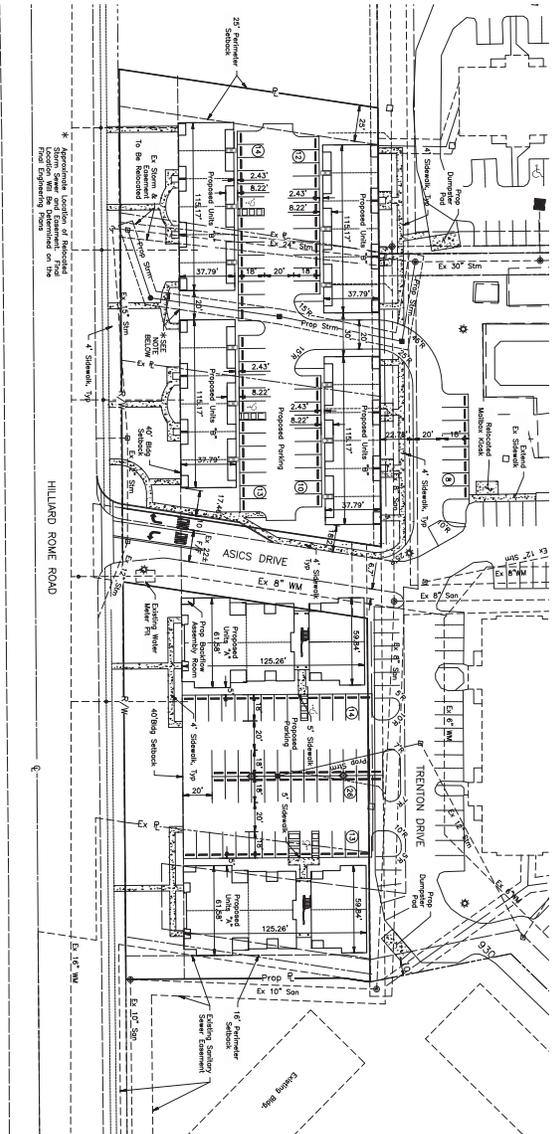
- The 17.24± acre site is developed with apartments and zoned in the AR-12, Apartment Residential District, and includes dwellings in the R, Rural, and L-C-2, Limited Commercial Districts. The applicant requests the ARLD, Apartment Residential District to construct new apartment buildings along Hilliard-Rome Road, and to address nonconforming density of the existing apartment complex. A companion Council variance (CV14-057) has also been requested to vary building height, building lines, and perimeter yard. However, that application is heard only by City Council and will not be considered at this Development Commission meeting.
- Surrounding the site to the east and south are multi-unit residential developments in the AR-12, Apartment Residential, and L-ARLD, Limited Apartment Residential Districts. To the north is commercial development in the CPD, Commercial Planned Development District. To the west are single-unit dwellings in the R, Rural District, and offices in the L-C-2, Limited Commercial District, and to the west across Hilliard-Rome road are apartments in the AR-12, Apartment Residential District.
- The site is located within the boundaries of the *Trabue/Roberts Plan* (2011), which recommends office uses and medium-high density mixed-residential development for this site. While the proposed development does not include offices, it is consistent with surrounding development. The applicant has agreed to commit to a site plan, including landscaping commitments, as a part of the Council variance application.
- The *Columbus Thoroughfare Plan* identifies Hilliard-Rome Road as a “4-2D” arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

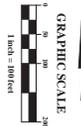
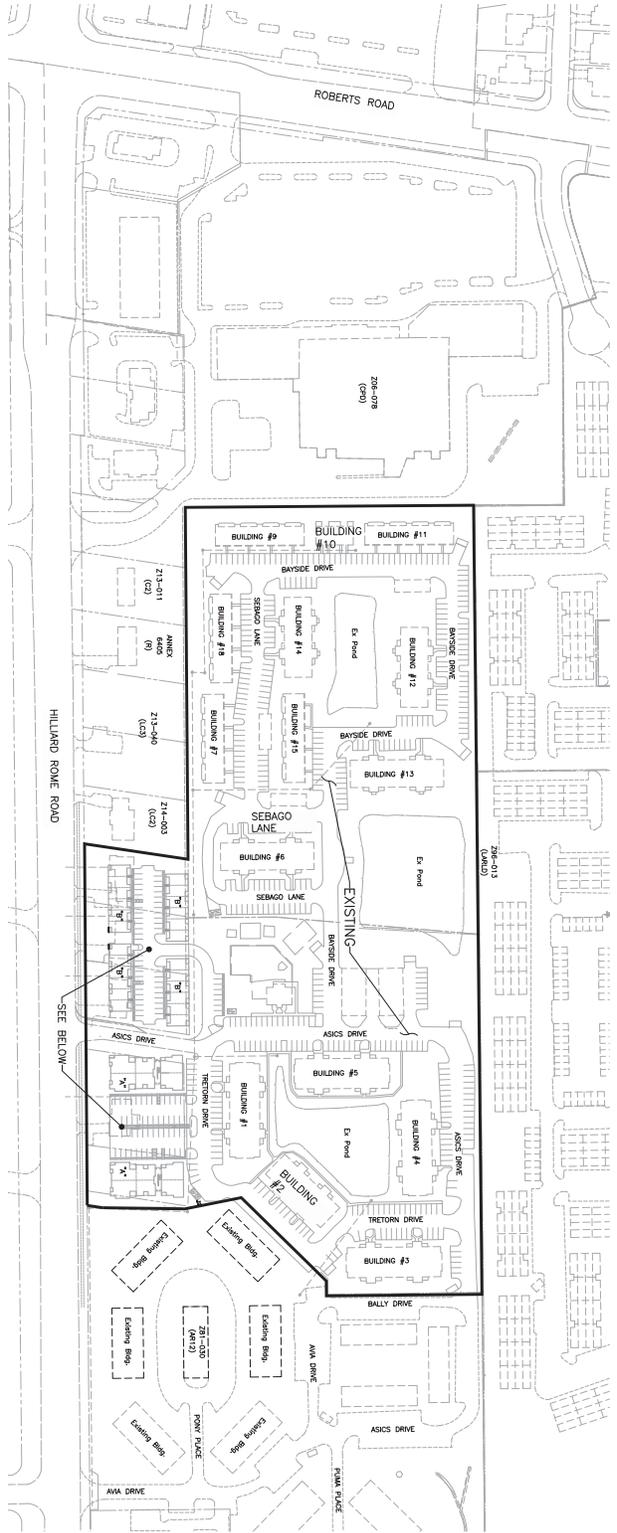
The requested ARLD, Apartment Residential District, will allow expanded development of an existing apartment complex. The request is consistent with part of the recommendation of the *Trabue/Roberts Plan*, with the exception of the portion of the property along Hilliard-Rome Road, where office uses are recommended. While the proposed development does not include offices, it is consistent with surrounding development.



Z14-051
2340 Hilliard Rome Road
Approximately 17.24 acres
Rezoning from R, L-C-2, and AR-12 to ARLD



SITE DATA	
Proposed Zoning:	APD
Total Area:	17.24 Ac.
Number of Units:	284
Existing:	228
Proposed:	56
-One Bedroom:	12
-Two Bedroom:	20
-Three Bedroom:	24
Gross Density:	16.5 DU/AC
Existing Parking Spaces:	483
Proposed Parking Spaces:	18
Total Parking Spaces:	577



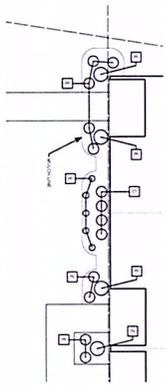
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 SHEET: 2041228

SCALE: AS SHOWN
 DATE: 08/26/2014
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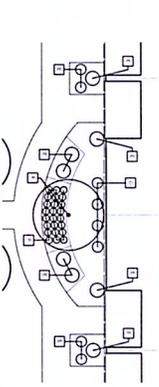


CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN 7-6
 FOR
**BAYSIDE APARTMENTS
 EXPANSION**

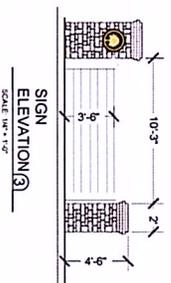
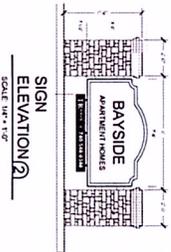
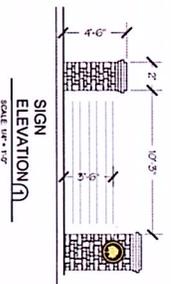
REVISIONS		
MARK	DATE	DESCRIPTION



ENLARGED PLANTING BED PLAN A
SCALE 1/8" = 1'-0"



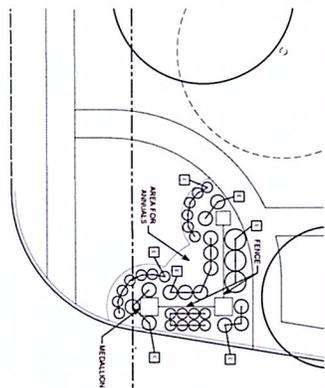
ENLARGED PLANTING BED PLAN B
SCALE 1/8" = 1'-0"



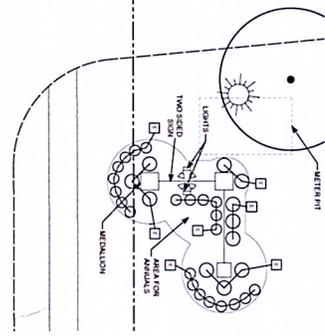
SIGN ELEVATION A
SCALE 1/8" = 1'-0"

SIGN ELEVATION B
SCALE 1/8" = 1'-0"

SIGN ELEVATION C
SCALE 1/8" = 1'-0"

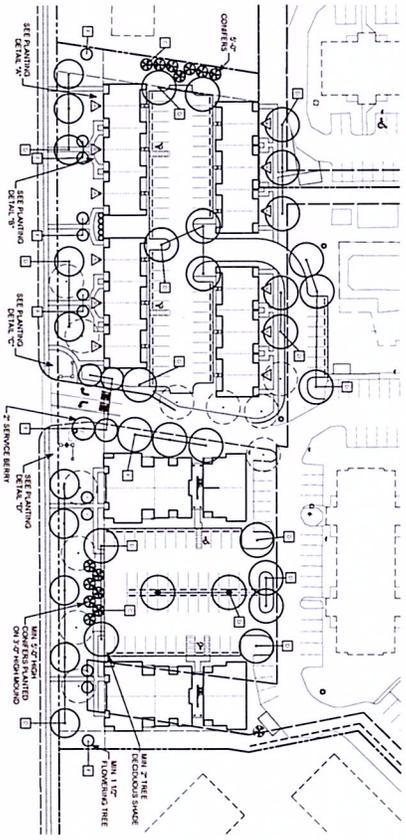


SIGN PLANTING BED C
SCALE 1/8" = 1'-0"



SIGN PLANTING BED D
SCALE 1/8" = 1'-0"

PLANT LIST	SYMBOL	COMMON NAME	SIZE
1	[Symbol]	COYOTE	12" W
2	[Symbol]	SECOYAS	7.5" W
3	[Symbol]	SECOYAS	7.5" W
4	[Symbol]	SECOYAS	7.5" W
5	[Symbol]	SECOYAS	7.5" W
6	[Symbol]	SECOYAS	7.5" W
7	[Symbol]	SECOYAS	7.5" W
8	[Symbol]	SECOYAS	7.5" W
9	[Symbol]	SECOYAS	7.5" W
10	[Symbol]	SECOYAS	7.5" W
11	[Symbol]	SECOYAS	7.5" W
12	[Symbol]	SECOYAS	7.5" W
13	[Symbol]	SECOYAS	7.5" W
14	[Symbol]	SECOYAS	7.5" W
15	[Symbol]	SECOYAS	7.5" W
16	[Symbol]	SECOYAS	7.5" W
17	[Symbol]	SECOYAS	7.5" W
18	[Symbol]	SECOYAS	7.5" W
19	[Symbol]	SECOYAS	7.5" W
20	[Symbol]	SECOYAS	7.5" W



SITE LANDSCAPE PLAN
SCALE 1" = 40'



Muller & Associates
12/19/14



KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

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COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2069
FAX: 614-224-4736
WWW.KONTOGIANNISANDASSOCIATES.COM

PROJECT:
BAYSIDE

COLUMBUS, OHIO
DRAWING TITLE
SITE
LANDSCAPE
PLAN
DATE
REVISED

DESIGNED & CONCEPTUAL DESIGN BY
DRAWING AND REVISIONS BY
CHECKED BY
APPROVED BY
DATE
CONSTRUCTION SET

SL-1