

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

4. **APPLICATION:** **Z14-049 (14335-00000-000788)**
 Location: **4601 CENTRAL COLLEGE ROAD (43081)**, being 33.37± acres located at the southeast corner of Central College and Ulry Roads (410-276208 plus 17 others; Northland Community Council).

 Existing Zoning: PUD-4, Planned Unit Development District.
 Request: PUD-4, Planned Unit Development District.
 Proposed Use: Single- and multi-unit residential development.
 Applicant(s): Asherton Grove LLC; c/o Steven J. Fulkert; 677 Notchbrook Drive; Delaware, OH 43015.

 Property Owner(s): The Applicant.
 Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

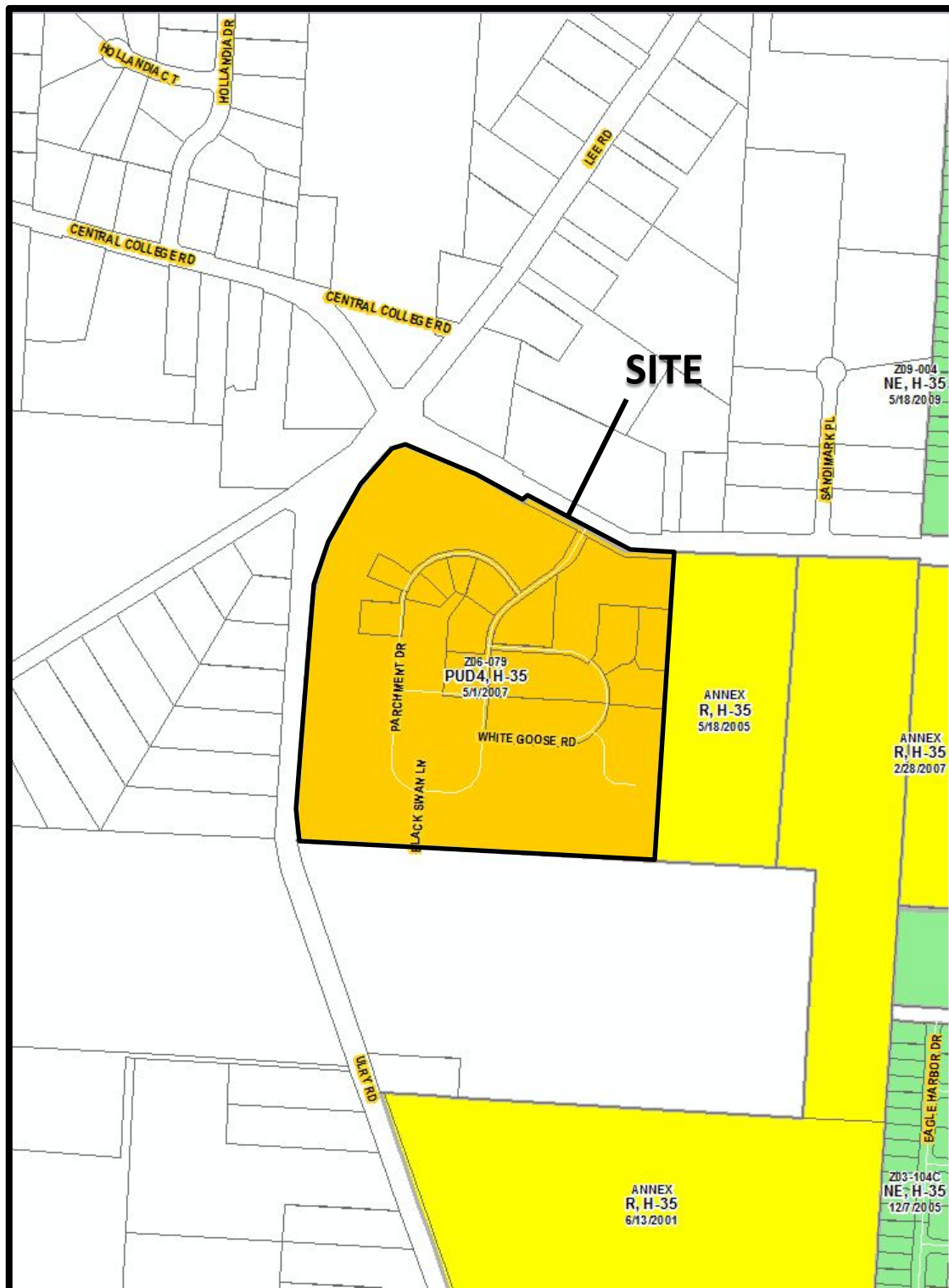
- The 33.37± acre site is partially developed with single-unit and multi-unit dwellings and is zoned in the PUD-4, Planned Unit Development District (Z06-079). The applicant requests the PUD-4, Planned Unit Development District to allow a mix of single-, two- and four-unit dwellings on private streets. The applicant proposes fewer units than what is permitted under the current zoning. Currently, 25 detached units and 76 attached units are permitted and the applicant proposes 40 detached units and 56 attached units. The proposed net density is 2.88 units/acre with 15.9 acres of provided open space, 2.7 fewer acres than the existing zoning (Z06-079). The difference in calculated open space is accounted for by slight alterations to the site plan to accommodate the additional detached single-unit dwellings. The proposed amount of open space still well exceeds the code requirement of 600 square feet of provided open space per unit (1.32 acres for 96 units).
- Single-unit dwellings in Blendon Township are located north and west of the site. A single-unit dwelling in the R, Rural District is east of the site. A farm field in Blendon Township borders the site to the south.
- The site is located within the Little Turtle District of *The Northland Plan Volume II* (2002), which recommends single-unit residential development at a maximum density of three units per acre. Staff supports the alteration of the PUD because the density will be reduced from what is currently permitted.
- The PUD-4 development plan and associated notes provide development standards that address street layout, building setbacks, street trees, sidewalks, parking/towing language, a minimum two-car garage for each dwelling unit, a temporary sales office, and future street connection to adjacent properties.
- As part of the Parkland Dedication Ordinance negotiations of the original zoning, the developer has established a conservation easement for the wooded area located in the

southeast section of the site as identified on the PUD Plan.

- The site is included within the Pay As We Grow plan for the northeast growth corridor. The developer has committed to paying \$2,300.00 per dwelling unit towards infrastructure costs.
- The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline. Lee and Ulry Roads are identified as C arterials requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

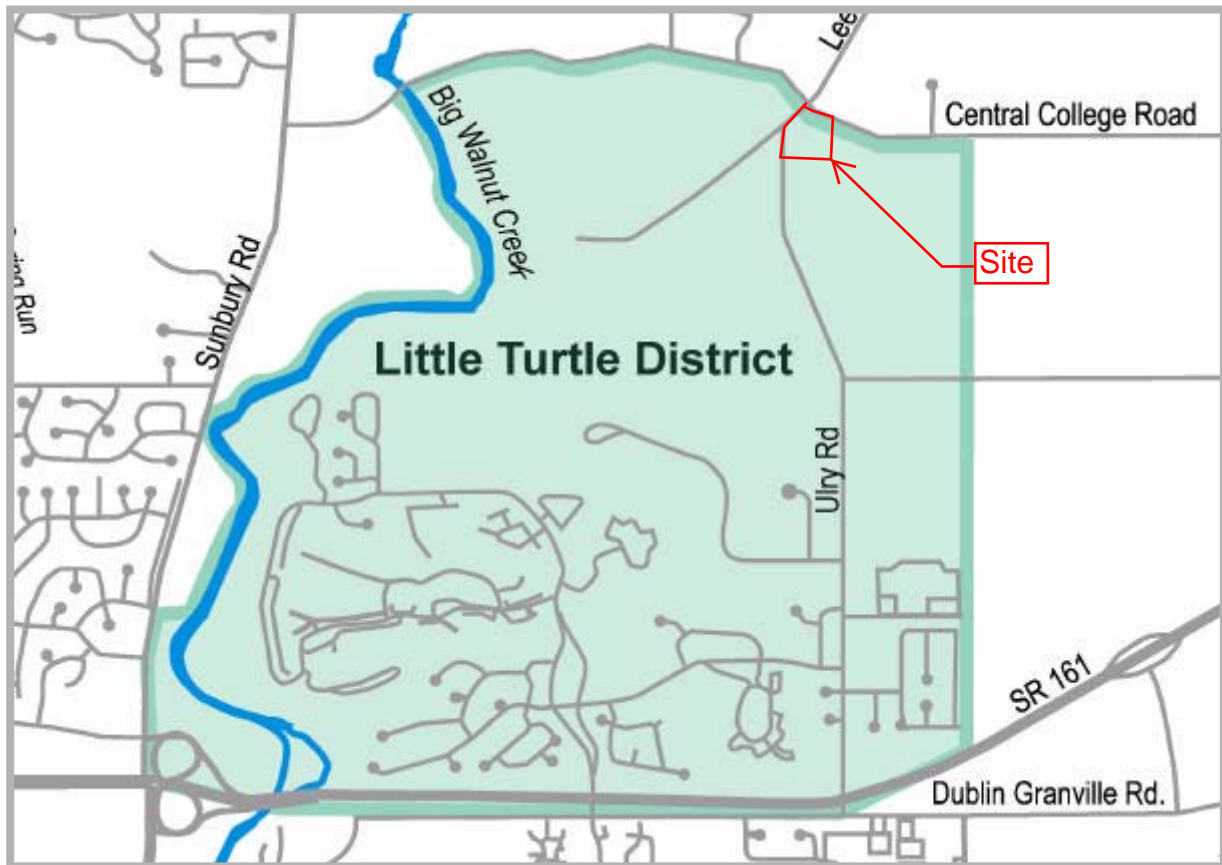
The requested PUD-4, Planned Unit Development District will allow a maximum of 96 detached single-unit and multi-unit dwellings on private streets with a proposed gross density of 2.88 units per acre and 15.9 acres of provided open space, as opposed to the 3.05 units/acre the current PUD-4 district allows. While the amount of proposed open space has decreased from 18.6± acres to 15.9± acres, Staff is supportive of the new proposed site plan because overall density will be reduced, and more single-unit detached homes are planned. City Code requires 1.32 acres of developed open space for 96 units in the PUD-4; this proposal exceeds the code requirement by 14.58 acres. The PUD plan and notes provide customary development standards such as street trees, sidewalks, parking/towing language, and a minimum two-car garage for each dwelling unit. In addition, provisions have been made for possible street connection to adjacent properties, and a conservation easement has been established for the wooded area located in the southeast section of the site. This proposal is more consistent with *The Northland Plan Volume II* recommendation for single-unit residential development at a maximum density of three units per acre, and the zoning and development patterns of the area.



Z14-049
4601 Central College Road
Approximately 33.37 acres
Rezoning from PUD-4 to PUD-4

Little Turtle District

This district is north of SR-161 and encompasses the majority of unincorporated land found in the planning area. Predominant land-uses include the Little Turtle Subdivision, which is zoned PC, Planned Community, and has condominium and single-family residential units with a private golf course. There is a city of Columbus police substation and fire facility located in this district. Unincorporated parcels include estate residential lots, parcels used for agriculture, and un-platted residential lots in Blendon Township. The city of Westerville is located to the north and west, and Plain Township is located to the immediate east. Land-use recommendations for parcels to the east that are in the city of Columbus are provided in *The Rocky Fork-Blacklick Accord*.



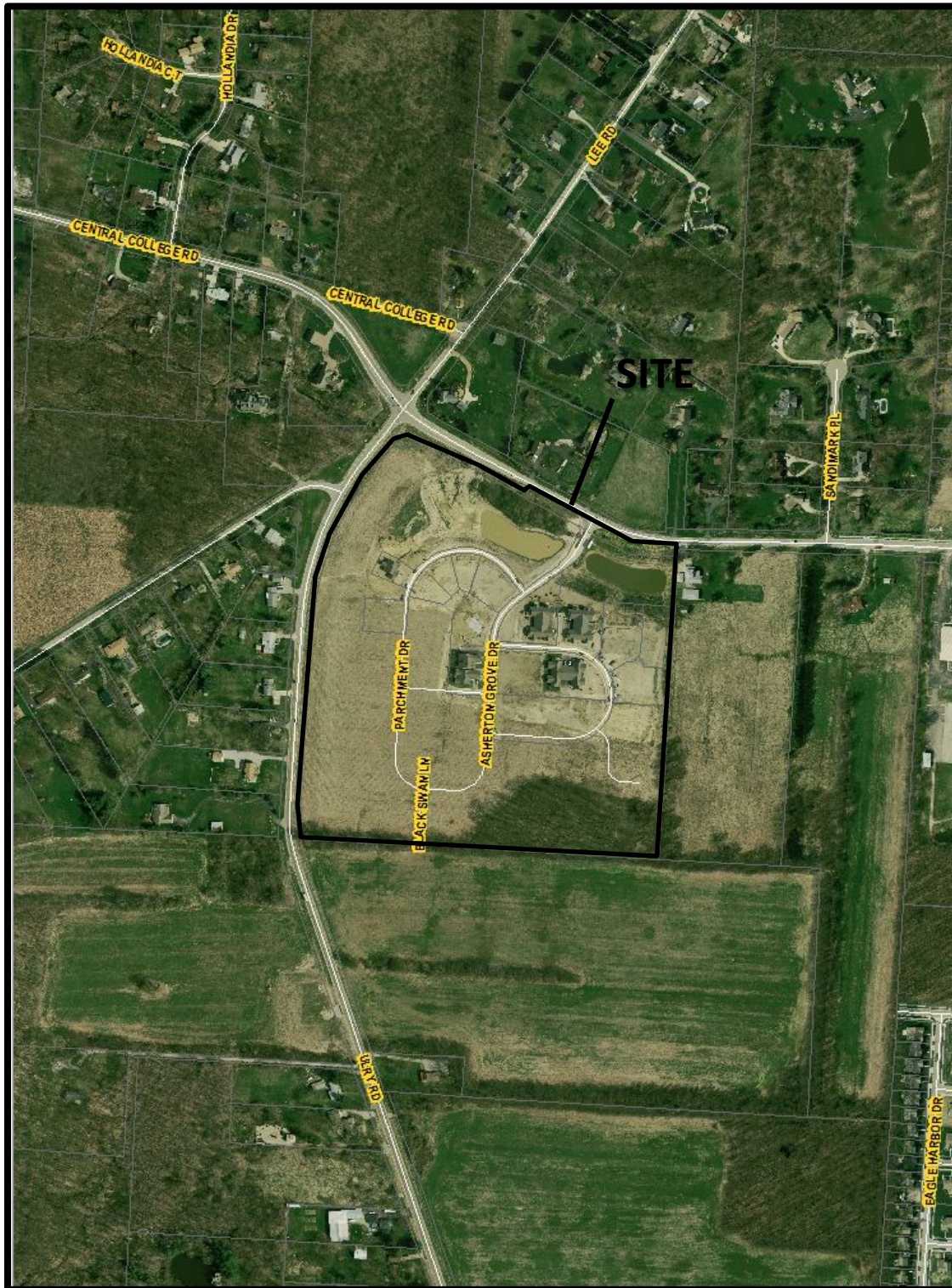
Little Turtle District



It is the recommendation of Northland Plan – Volume II that:

- *Single-family residential at three units/acre maximum (low-density cluster or conservation-type subdivisions) is the preferred land-use for this district, should development or redevelopment occur. A key principle of this concept is that open space and natural areas should be used as organizational elements in any development proposal for this area.*
- *A limited neighborhood civic center for the area be located near the Ulry and Warner Road intersections. The intersection of Ulry and Warner roads provide an ideal opportunity to incorporate a small, neighborhood-based civic-type center that could benefit the Warner/Ulry/Central College Road region. This area is a transition area from the large unincorporated lots in Blendon Township, to the area east designated as village center in the Rocky Blacklick Accord. The region will experience an increase in residential uses as well as the future extension of Hamilton Road to the east. There are single-family, multi-family and condominium units to the west and south, and growth occurring in the Rocky Fork-Blacklick Accord area to the east and northeast. Civic uses for this area might include a post office, parks and/or public recreational uses, schools, or means to further address the needs of public safety as the area grows. The city should consider this area for a future recreational facility to service the growing population.*
- *The large wooded lots identified on the existing land-use map (page 54) be afforded some level of protection from future development. Immediately north of the Little Turtle subdivision, and south of Central College Road are heavily wooded parcels with rolling terrain, a natural amenity for the community. Future development should be sensitive to the natural features of these areas and ensure that impact on the wooded sites is minimal. Consideration should be given to providing permanent protection to existing woodlots in the area through public acquisition, conservation easements or other means.*
- *There are a number of large residential parcels in the planning area to the north of Little Turtle. Should an alternative development pattern be sought for this area, this plan recommends that single-family residential remain the primary land-use with consideration given to surrounding rural setting and land-uses.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*





Z14-049
4601 Central College Road
Approximately 33.37 acres
Rezoning from PUD-4 to PUD-4

214-049

33.37 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 4, Township 2, Range 17, United States Military Lands and being all of that tract as conveyed to George P. Benua by deed of record in Deed Book 3711, Page 118 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at the centerline intersection of Central College Road and Ulry Road;

thence with the centerline of Ulry Road with the arc of a curve to the left, having a central angle of $02^{\circ} 32' 13''$, a radius of 2580.20 feet, an arc length of 114.25 feet, and a chord which bears South $39^{\circ} 49' 33''$ West, a distance of 114.24 feet to a point;

thence South $51^{\circ} 26' 34''$ East, across said Ulry Road, a distance of 48.55 feet, to a point in the easterly right-of-way line of said Ulry Road and being the True Point of Beginning;

thence with the southerly right-of-way line of said Central College Road, the following courses and distances;

North $82^{\circ} 59' 49''$ East, a distance of 52.49 feet, to a point;

South $67^{\circ} 25' 08''$ East, a distance of 260.68 feet, to a point;

South $60^{\circ} 59' 43''$ East, a distance of 190.15 feet, to a point;

North $30^{\circ} 06' 17''$ East, a distance of 21.73 feet, to a point;

South $61^{\circ} 01' 34''$ East, a distance of 379.84 feet, to a point;

South $88^{\circ} 43' 23''$ East, a distance of 166.34 feet, to a point in the easterly line of said Benua tract;

thence South $03^{\circ} 47' 18''$ West, with said easterly line, a distance of 243.63 feet, to a point;

thence South $03^{\circ} 49' 11''$ West, continuing with said easterly line, a distance of 813.20 feet to a point in the northerly line of that tract conveyed to William R. McCorkle Jr. and Mae L. McCorkle of record in Official Record 31533J10;

thence North $86^{\circ} 42' 42''$ West, with said northerly line, a distance of 765.29 feet, to a point;

thence North $86^{\circ} 43' 45''$ West, continuing with said northerly line, a distance of 446.95 feet, to a point in the easterly right-of-way line of said Ulry Road;

thence with said easterly right-of-way line of Ulry Road;

with the arc of a curve to the right, having a central angle of $00^{\circ} 31' 14''$ a radius of 10747.80 feet, an arc length of 97.63 feet, and a chord which bear North $03^{\circ} 09' 47''$ West, a distance of 97.63 feet, to a point;

North $03^{\circ} 51' 31''$ East, a distance of 615.31 feet, to a point of curvature of a curve to the right;

with the arc of said curve, having a central angle of $35^{\circ} 38' 03''$, a radius of 978.41 feet an arc length of 608.51 feet, and a chord which bear North $21^{\circ} 26' 39''$ East, a distance of 598.75 feet, to a point;

thence North $38^{\circ} 40' 46''$ East, a distance of 91.21 feet to the Point of Beginning and containing 33.37 acres of land, more or less.

214-049

DEVELOPMENT STANDARDS

General

Streets within the development will be private. The street alignments shall be developed as shown on this plan, however they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time development and engineering plans are completed. The Director of Development or the Director's designee may approve minor adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.

Condominiums may be used as model homes for the purpose of marketing and sales. A model home, with parking, may be used as a sales office during the development of the project.

This project will include community facilities such as a clubhouse, pool and open space. The clubhouse may also be used as a sales office for the sale of condominiums during the development of the project.

The development will consist of a mix of 40 single family detached condominium units and 56 attached condominium units as shown on the plan.

Single Family Detached Condominiums:

Minimum living area square footage 1500 sq. ft.

50% of the units shall be at least 1700 sq. ft.

All units shall have a minimum of an attached 2 car garage.

Attached Condominiums:

Minimum living area square footage 1230 sq. ft.

50% of the units shall be at least 1380 sq. ft.

15% of the units shall be at least 1500 sq. ft.

All units shall have an attached garage and a minimum of 80% shall be a 2 car garage.

Minimum living area for both detached and attached condominiums means "minimum net floor area for living quarters" under Section 3303.13 of the Columbus Zoning Code, but may also include a finished three-season room.

Additional Parking

In addition to garage parking, all units shall have a minimum of 1 driveway parking space for each garage parking space up to 2 spaces per unit. Guest parking spaces shall be provided throughout the development and there shall be a minimum of 30 spaces. All parking spaces shall be a minimum of 9'x18'.

Building and Parking Setbacks

The building and parking setback line from the east property line shall be 50'. The building and parking setback from the south property line shall be 25'. The minimum building and parking setback line from centerline of Ulry/Lee Road shall be 200'. The minimum building and parking setback line from the center line of Central College Road shall be 200'.

Building Separation

The minimum side yard building separation between single family detached condominium units shall be 10'. The minimum side yard building separation for attached condominium buildings shall be 25'.

Building Setbacks from Internal Streets

The minimum front building setback for single family detached condominium units from the centerline of the street shall be 36'. On corner lots the building side yard setback shall be 26' from the centerline of the street. The minimum front building setback for attached condominium units shall be 26' from the centerline of the street. The minimum side yard building setback for attached condominiums shall be 21' from the centerline of the street.

Exterior Finishes

The approved exterior building vertical finishes for the single family detached condominiums shall be brick, stone, manufactured stone, stucco, vinyl siding with textured pattern, wood or composite siding. At least 60% of the front elevation shall be an approved exterior finish other than vinyl siding.

The approved exterior building vertical finishes for the attached condominiums shall be brick, stone, manufactured stone or vinyl siding with textured pattern. A minimum of 60% of the building exteriors shall be brick and/or manufactured stone. The roofs for the single family detached and attached condominiums shall be a dimensional asphalt shingle.

Landscaping

There shall be a mound and landscape treatment along Ulry Road in the building setback as indicated on the site plan. Along the east property line there shall be a 3' high mound with plantings of evergreen and deciduous trees between the two groups of existing mature trees. Street tree plantings shall be provided for all internal private streets. There shall be a minimum of one (1) tree per unit. These trees shall be planted in an organized manner throughout the private streets. Minimum tree sizes shall be 2" caliper for deciduous trees and 6' height minimum for conifers. In addition to the street tree plantings, each unit shall be landscaped which shall include a minimum of full landscape beds across the front of each unit and screening of all outdoor HVAC equipment. The mature trees in the building setback along Central College shall be preserved (except for construction of the main entry and utilities). Along the remaining Central College Road frontage a four (4) rail wood fence shall be installed.

Open Space

The site plan provides significant amounts of open space both along the site perimeter and internally. This open space shall provide both active and passive recreational spaces for the residents and the cost of the maintenance and upkeep shall be the responsibility of the condominium association.

The large mature woods in the southeast corner of the property shall be preserved. The preservation of this area shall be provided through a conservation easement granted to the City of Columbus and may be recorded in the public records of Franklin County. The conservation easement shall be subject to review and approval by the City of Columbus Recreation and Parks Department.

Refuse Service

Provided that a dumpster waiver is issued by the City of Columbus, refuse collection shall be by a private refuse service and will be curbside pickup. Each resident's refuse container will be stored inside the resident's garage. If a dumpster waiver is revoked by the City of Columbus or if the condominium association requests refuse service from the City of Columbus, dumpsters will be provided in accordance with applicable City of Columbus Code.

Street Design

The internal streets within the development shall be private inverted crown streets with a minimum total pavement width of 22' (21' pavement and 6" concrete curb on both sides). There shall be no alleys within the development. The intersection details, including turning radius, shall comply with the City of Columbus Standards for 22' streets as shown on the PUD Plan.

Parking

Parking restrictions shall be controlled by appropriate signage displayed within the development and shall include that parking shall be limited to one side of the street and limited as shown in the intersection detail on the attached

sheet. Fire Hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the Condominium/Homeowner association shall be established by the rules and regulations of the condominium/homeowner association. Signage regulating parking shall be installed consistent with city signage requirements for private streets, and parking requirements shall be enforced through an agreement between the Condominium/Homeowner Association and a private towing company. Such agreement, together with the association's governing documents, shall be filed with the City of Columbus Public Safety Department.

Street Lighting

Street lighting shall be provided along the private streets. The maximum height of the lighting shall be 15' and the lights shall be a cutoff or down light type.

Driveways

Driveways shall be a minimum of 16' wide and shall have a 10' turning radius at the intersection with a private street. All single family driveway turning radii shall be 5'.

Sidewalks

A 4' wide sidewalk shall be installed on each side of the private streets of the detached condominiums, except for single loaded streets, which shall have a 4' sidewalk on the house side only. A 4' sidewalk shall be installed on one side of the private streets in the attached condominiums.

Public sidewalks shall be installed along the site's frontage on Central College and Ulry Roads as shown on the plan, either in conjunction with the development of the site or road improvement projects undertaken as part of the Northeast Pay as We Grown program.

The internal site pedestrian network shall be connected to the public sidewalk system at the intersection of the entry road and Central College Road, and a connection will also be made in the southwest part of the development, in the general location shown on the plan, to the public sidewalk along Ulry Road.

Pay as We Grow

The site is included in the Pay as We Grow program for the Northeast area of Columbus, is addressed by the February 23, 2006 Memorandum of Understanding (MOU) entered into among the City and various developers, and is and will be subject to the provisions of that MOU.

Circulation

The development consists of internal private streets and pedestrian ways to provide for vehicular and pedestrian circulation for the residents.

It is anticipated that future comparable residential development could occur to the east and/or the south of this development.

Two possible future connections have been identified on the site plan. One or both of these linkages will be made provided the property to the south and/or east include provisions to bring a public or private street to these locations.

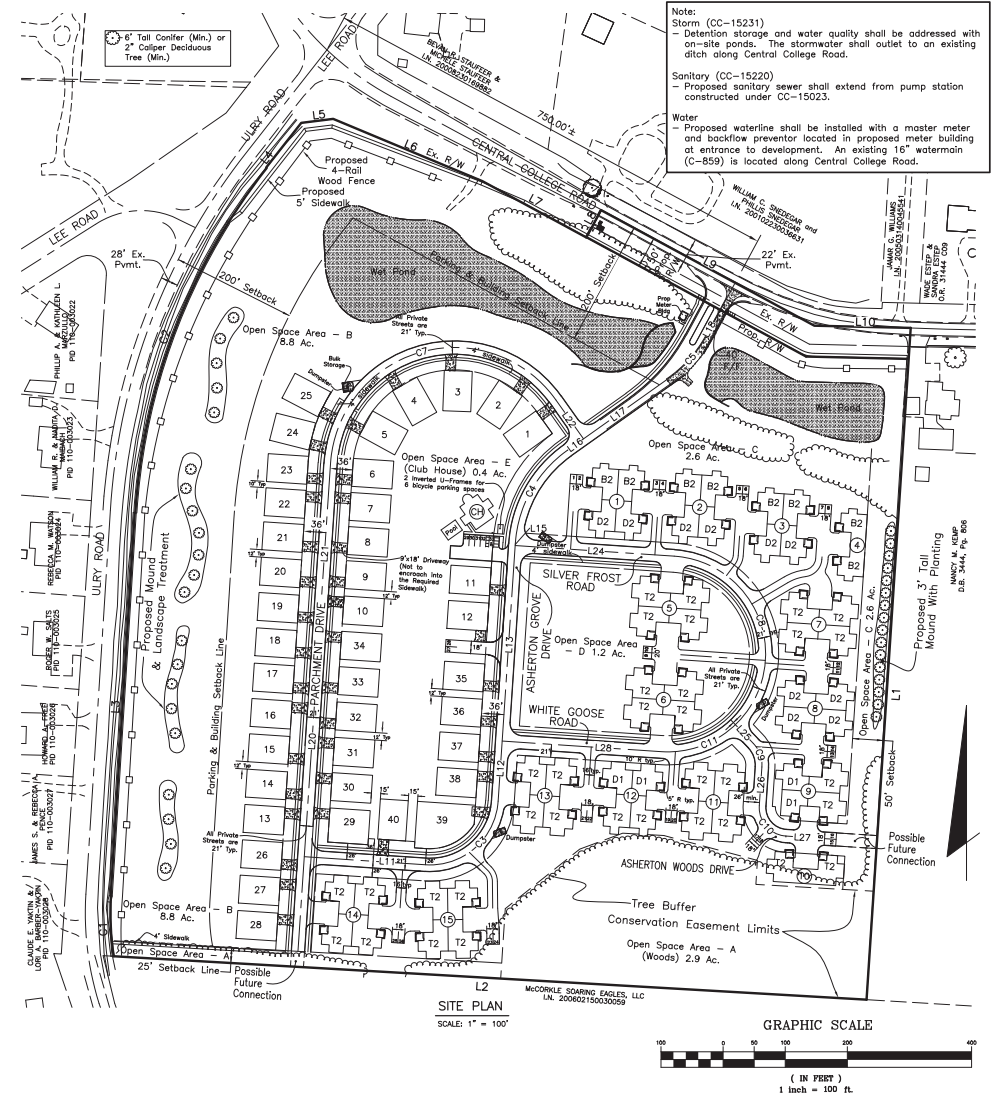
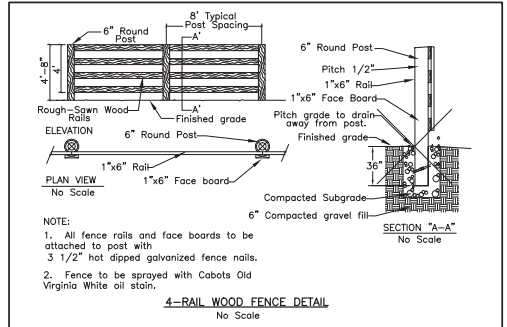
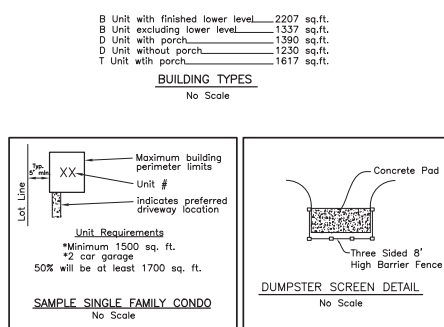
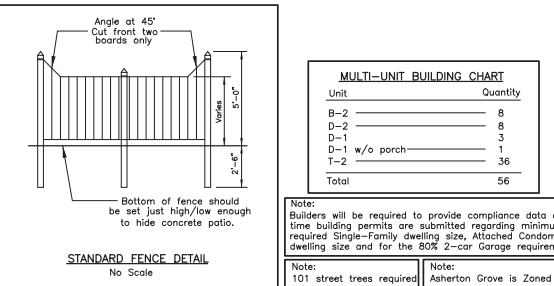
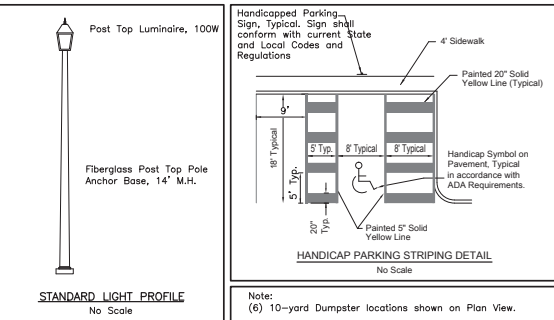
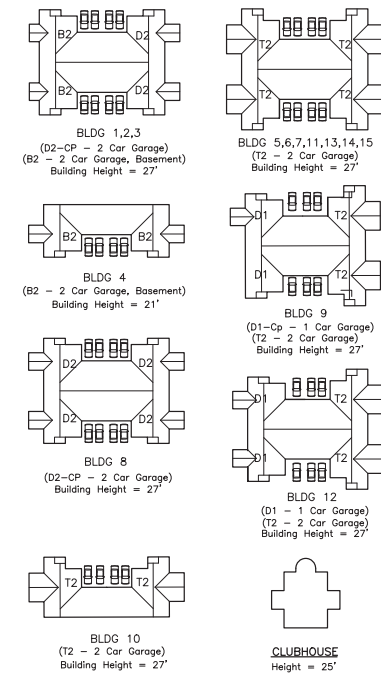
The intention of these future potential connections is to provide better access for police, fire and safety services and to improve circulation for the residents of this development. Any future connection shall not cause or require a change in the private streets within the development.

BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CH DISTANCE	LENGTH
C1	12°30'36"	447.62'	49.06'	97.54'	97.73'
C2	34°31'53"	1001.74'	311.35'	594.64'	603.74'

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 0°45'31" W	1083.75'	L6	S 67°21'06" E	260.33'
L2	N 86°42'01" W	1214.31'	L7	S 61°33'08" E	190.00'
L3	N 0°35'18" E	617.72'	L8	N 28°26'52" E	50.00'
L4	N 38°07'09" E	91.46'	L9	S 61°33'08" E	390.57'
L5	N 82°55'13" E	51.73'	L10	S 86°40'22" E	155.24'

CURVE DATA			CURVE DATA		
Curve Data	C3	C4	Curve Data	C5	C6
Δ=90°00'00"		Δ=50°47'56"	Δ=26°16'02"		
R=110.00'		R=200.00'	R=200.00'		
T=110.00'		T=94.96'	T=46.67'		
ChD=155.56'		ChD=171.57'	ChD=60.89'		
L=172.79'		L=177.32'	L=91.69'		

LINE TABLE		
LINE	LENGTH	BEARING
L11	195.42'	N86°11'06"W
L12	96.92'	N03°48'54"E
L13	319.00'	N03°48'54"E
L14	3.58'	N03°48'54"E
L15	31.89'	N04°36'49"E
L16	169.28'	N54°36'49"E
L17	94.78'	N03°48'54"E
L18	152.70'	N03°48'54"E
L19	643.21'	N03°48'54"E
L20	77.11'	S35°23'11"E
L21	256.49'	S86°11'06"E
L22	41.81'	S43°44'21"E
L23	62.35'	S03°48'54"W
L24	68.21'	S86°11'06"E
L25	256.49'	S86°11'06"E



OPEN SPACE AREA DATA	
Area - A (Woods)	2.9 Ac.
Area - B	8.8 Ac.
Area - C	2.6 Ac.
Area - D	1.2 Ac.
Area - E	0.4 Ac.
Total Open Space	15.9 Ac.

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
SITE / ZONING COMPLIANCE PLAN
FOR
ASHERTON GROVE OF WEST ALBANY
SITE PLAN & MISCELLANEOUS DETAILS

Date: December 05, 2014
Scale: 1" = 100'
Job No: 20070994
Sheet: 2 of 2