

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 9, 2015**

**4. APPLICATION: Z14-053 (14335-00000-00802)**

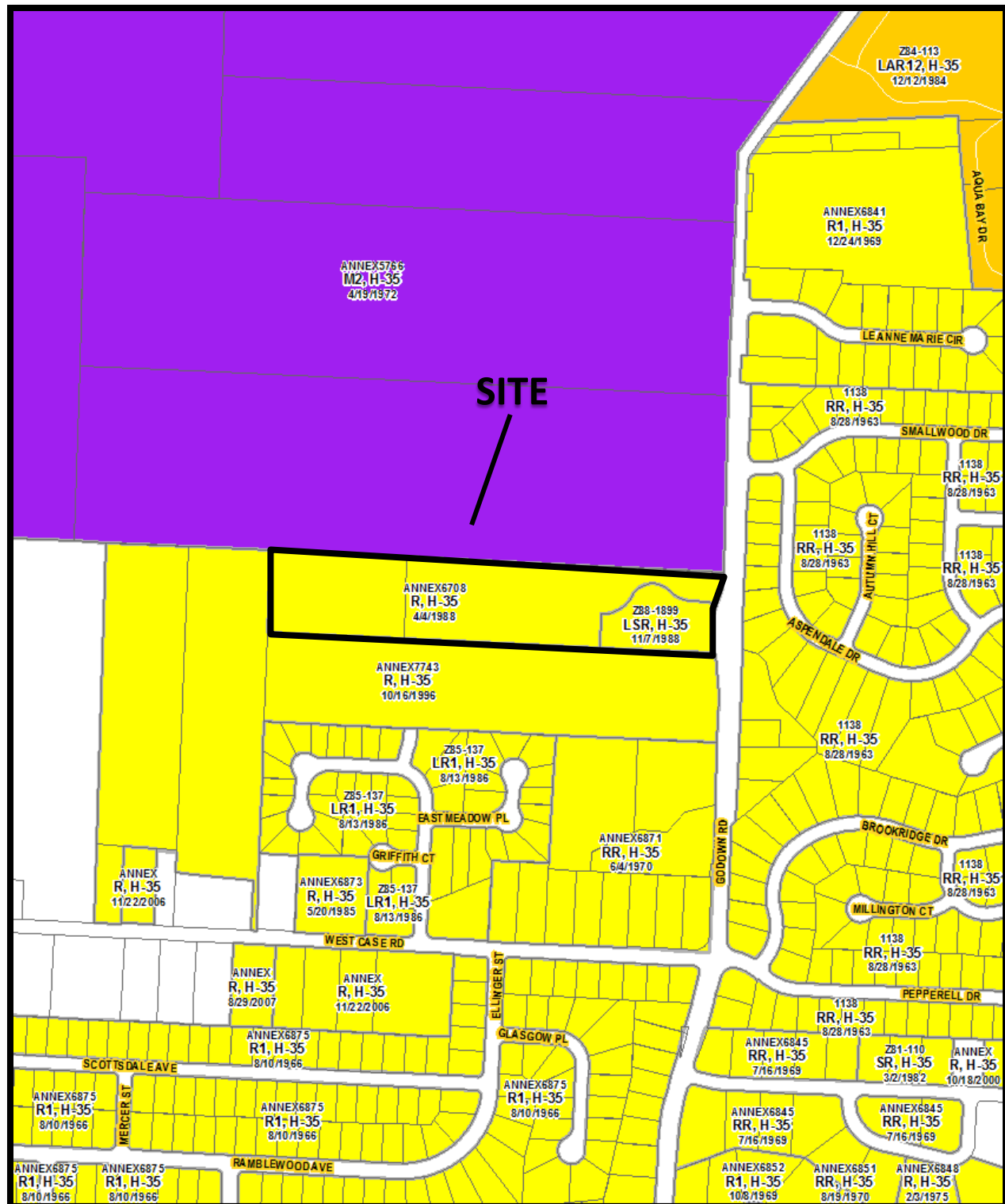
**Location:** 5741 GODOWN ROAD (43235),  
**Existing Zoning:** A  
**Request:** ~~XXXXXXXXXXXXXXXXXXXX~~  
**Proposed Use:** A  
**Applicant(s):** A  
**Property Owner(s):** A  
**Planner:** A

## BACKGROUND:Á

[illegible]

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposed PUD-4, Planned Unit Development District will allow an attached and detached single-unit residential development with a maximum of 36 units on a private street. A minimum of 2.02± ± acres of calculated open space is provided which is four times greater than the code requirement. The *Northwest Plan* recommends that new residential development be compatible with existing development, and this project is consistent with the detached single-unit residential development located to the south off of West Case Road. Although the proposed lot sizes are slightly smaller than those in nearby subdivisions, the site design offers a better opportunity to preserve natural features.



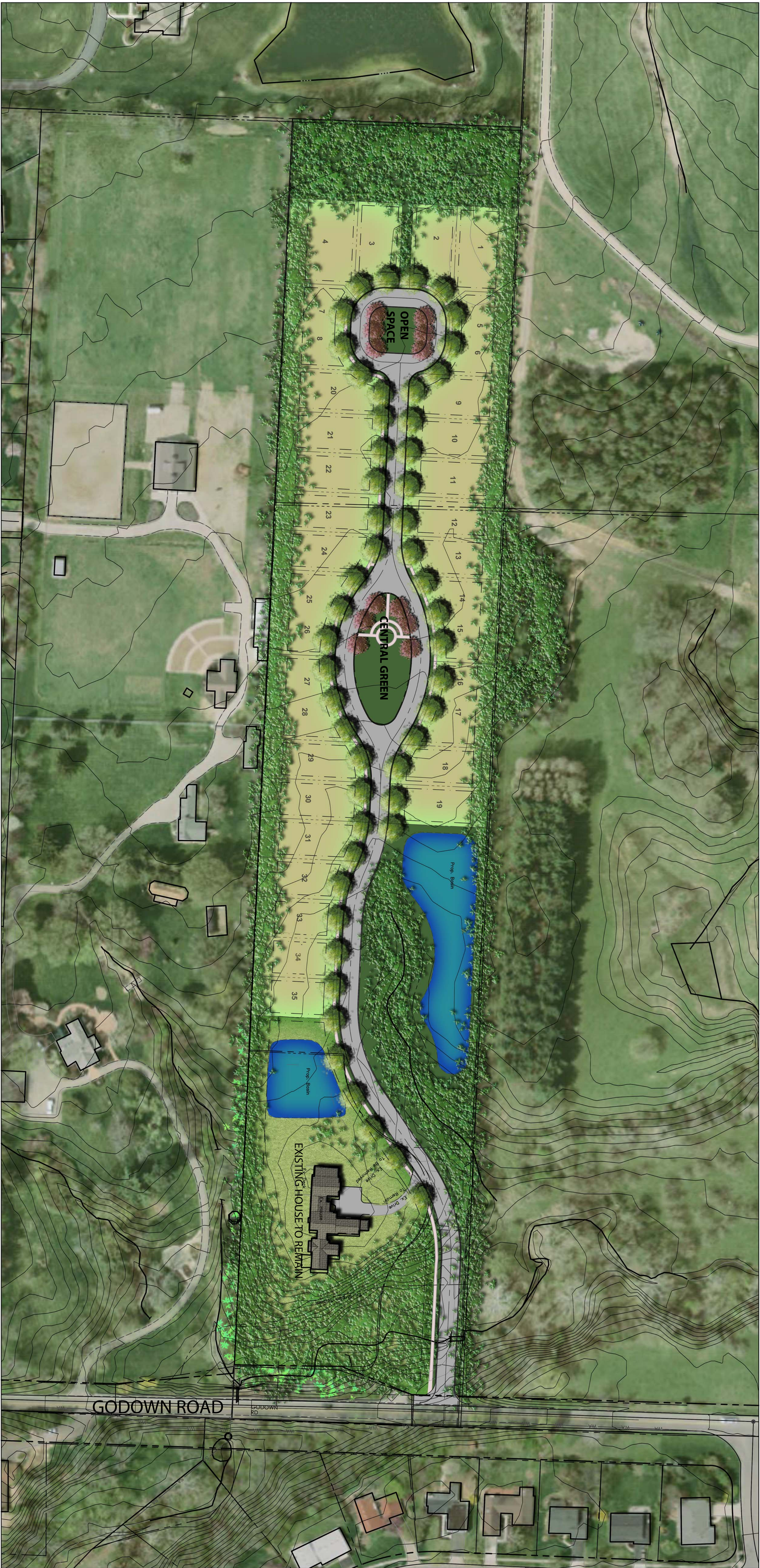
Z14-053  
 5741 Godown Road  
 Approximately 11.39 acres  
 R & L-S-R to PUD-4





Z14-053  
5741 Godown Road  
Approximately 11.39 acres  
R & L-S-R to PUD-4





SITE DATA

11.27 ACRES  
35 LOTS + EXISTING HOUSE=36 TOTAL UNITS  
+/- 3.19 DU/AC  
OPEN SPACE REQUIRED (PUD 4) 36 X 600 SF=21,600 SF  
OPEN SPACE PROVIDED = +/- 88,000 SF

PUD PLAN

GODOWN ROAD

PREPARED FOR PREFERRED LIVING

DATE: 3/19/2015



## **PUD NOTES**

**Zoning District:** PUD-4  
**Property Location:** 5741 Godown Road, Columbus, OH 43235  
**Applicant:** Preferred Real Estate Investments II, LLC  
**Owner:** Mary S. Barnum  
**Parcel Nos.** 010-213489; 010-211705; and 010-211706  
**Date of Text:** March 17, 2015  
**Application No.:** Z14-053

1. The subject site is approximately 11.3 +/- acres located on the west side of Godown Road north of Bethel Road and south of Dublin-Granville Road. The site is currently zoned LSR and R and is used for a single-family home. The property to the south and west of the subject site is zoned R and is used for single family residential purposes. The property to the east is zoned RR and also used for single family residential purposes. The property to the north is zoned M2 and is used for a variety of manufacturing uses.

The applicant is seeking to rezone the subject property to allow for a single-family subdivision on private streets at 4 units / acre. In light of the M2 zoning to the north, a single family subdivision with a small increase in density on this site will provide an ideal buffer between the existing residential uses to the west, south and east and the industrial uses to the north.

2. The development includes a total of 36 single family homes and a building for water metering purposes.

3. Unless otherwise indicated in this text, the applicable development standards of Chapter 3332 of the Columbus City Codes will apply. The site will be developed in substantial accordance with the site plan attached hereto as Exhibit A. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan will be reviewed and may be approved by the Director of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

### **A. Density, Height and Setback Commitments.**

1. No more than a total of 35 dwelling units will be built. There is one existing dwelling unit on the proposed site, which shall remain.
2. No building will be erected, altered, placed or permitted to remain on this property other than one or two-story single family detached or attached structures, a community clubhouse, and a master meter building.
3. Lots shall be a minimum of 91 feet in depth. All Lots, except Lots which front the cul-de-sac or the curved street shall have a lot width measured at the front lot line of no less than 52 feet.
4. Minimum front yard setback shall be 25 feet from internal private drive
5. Minimum side yard setback shall be 5 feet, except where structures are 2-family units, in which case there shall be no side yard setback required.
6. Minimum rear yard shall be 10 feet.
7. Minimum lot area shall be 5,000 square feet.
8. Maximum building height shall be 35 feet.

9. Residential structures shall contain a minimum net floor area of 1,300 square feet.

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

1. Access will be in accordance with the review and approval of the City of Columbus Department of Public Service, Traffic Management Division.
  - a. The applicant proposes to have a primary access drive onto Godown Road.
  - b. The applicant will dedicate the right-of-way on Godown Road per the City's Thoroughfare Plan if necessary.
2. Each unit will have an attached garage with space for two cars. There will be no parking permitted at the main entrance and on one side of the street. "No Parking" signs will be posted as appropriate. Fire hydrants will be located on the side of the street where no parking is permitted.
3. Streets shall be private and shall be a minimum of 20 feet in width. Street shall be maintained by a homeowners association.
4. The street alignments shall be developed generally as shown on the 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 of development and engineering plans are completed. The Director of Public Service, Traffic Management Division and/or their designees may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.
4. 4 foot sidewalks shall be provided on one side of the street.

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

1. Open spaces will be along the northern and southern and western property lines as shown on the site plan.
2. Trees will be preserved in the open space areas shown on the site plan except where utility connections or storm water drainage facilities are necessary.

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

1. The main exterior building material will be wood, wood composition, brick, stone, vinyl or cultured stone or a combination thereof.
2. Dwelling units may be used as model homes for the purpose of marketing and sales.
3. Light poles shall not exceed 14 feet in height.

E. Graphics.

1. All signage and graphics will conform to the Columbus Graphics Code. Any variances needed for the applicable graphics requirements will be submitted to the Columbus Graphics Commission.

F. Miscellaneous.

1. The applicant shall comply with the City's Parkland Dedication Ordinance.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representative(s) do hereby agree singularly and collectively for themselves, their heirs, 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.

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_



## Pine, Shannon L.

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**From:** Rosemarie Lisko <rosemarielisko@sbcglobal.net>  
**Sent:** Friday, April 03, 2015 10:24 AM  
**To:** Pine, Shannon L.  
**Subject:** Recommendation for 5741 Godown Rd. #Z14-053

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