

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 10, 2015**

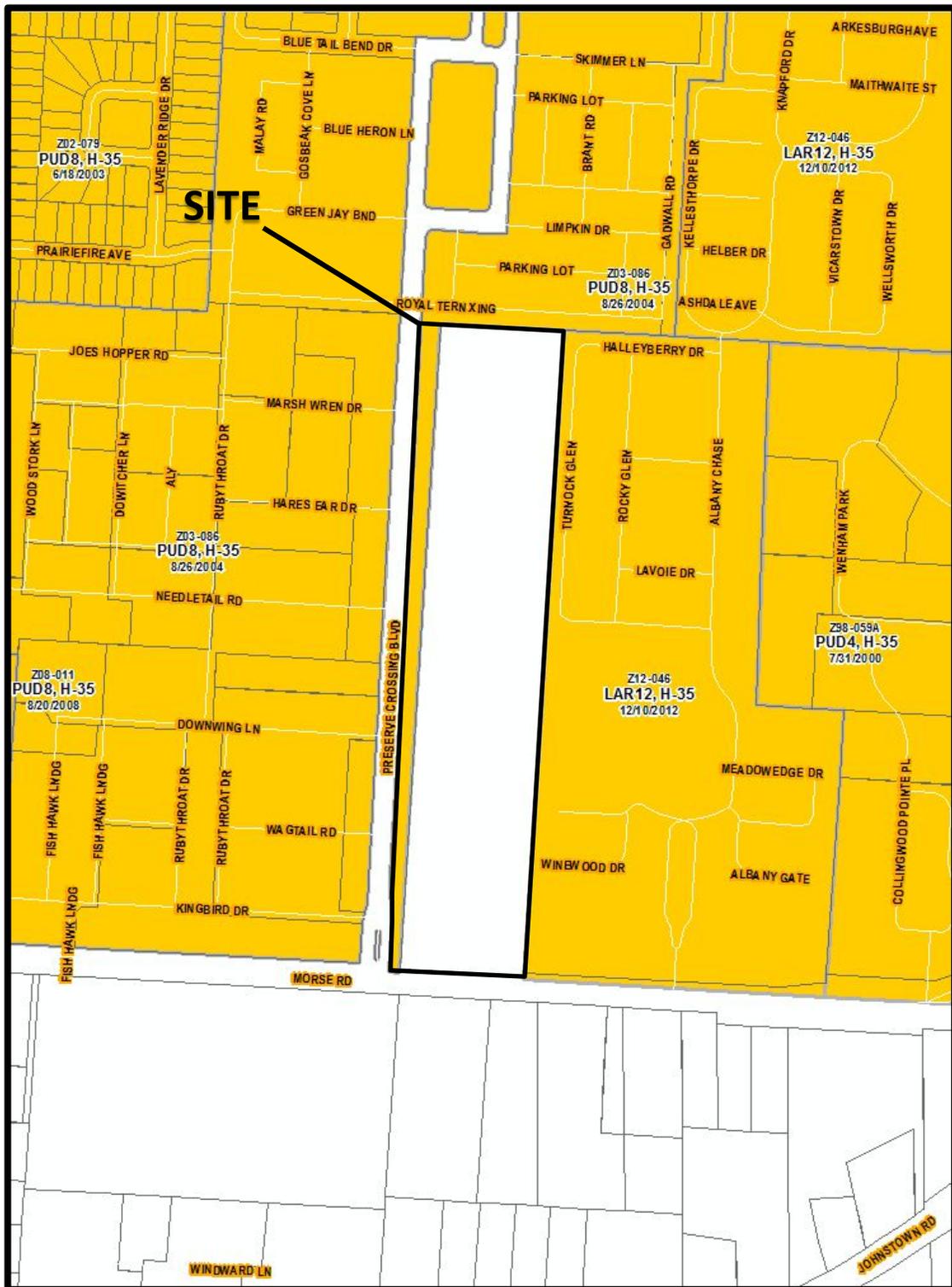
- 2. APPLICATION: Z15-033**
- Location:** **5440 MORSE ROAD (43230)**, being 15.62± acres located at the northeast corner of Morse Road and Preserve Crossing Boulevard (220-002043, and part of 010-272559; Northland Community Council).
- Existing Zoning:** R, Rural (pending annexation) and PUD-8, Planned Unit Development Districts.
- Request:** PUD-8, Planned Unit Development District.
- Proposed Use:** Attached residential development.
- Applicant(s):** Lifestyle Communities, Ltd.; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
- Property Owner(s):** Warren and Carolyn Roberts; 5440 Morse Road; Columbus, OH 43230.
- Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 15.62± acre site is developed with a single-unit dwelling zoned in the R, Rural District as a result of a recent annexation from Plain Township, and undeveloped land zoned in the PUD-8, Planned Unit Development District. The requested PUD-8, Planned Unit Development District will allow 124 dwellings (7.95 units/acre) with 4.8± acres of provided open space.
- The site is surrounded by multi-unit residential development in the PUD-8, Planned Unit Development District to the north and west, and in the L-AR-12, Limited Apartment Residential District to the east. To the south across Morse Road is a single-unit dwelling and undeveloped land in Plain Township.
- The site is located within the boundaries of the Preserve District of the *Northland Plan: Volume II* (2002), which recommends that the current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-unit residential encouraged, and that existing land-use and zoning patterns be taken into consideration when decisions are made regarding zoning changes. The proposed development is consistent with the surrounding residential developments, and the site plan incorporates preservation of natural resources, as recommended in the Plan.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The development text provides commitments for building setbacks, lot sizes, access and street details, street trees, sidewalks, maximum building height (45 feet in H-60), garage requirements, landscaping/buffering, building materials commitments, and Pay As We Grow obligations.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested PUD-8, Planned Unit Development District will allow a 124-unit residential development that is compatible with the density and development standards of adjacent residential developments. The proposal is also consistent with the land use recommendations of the *Northland Plan: Volume II*.



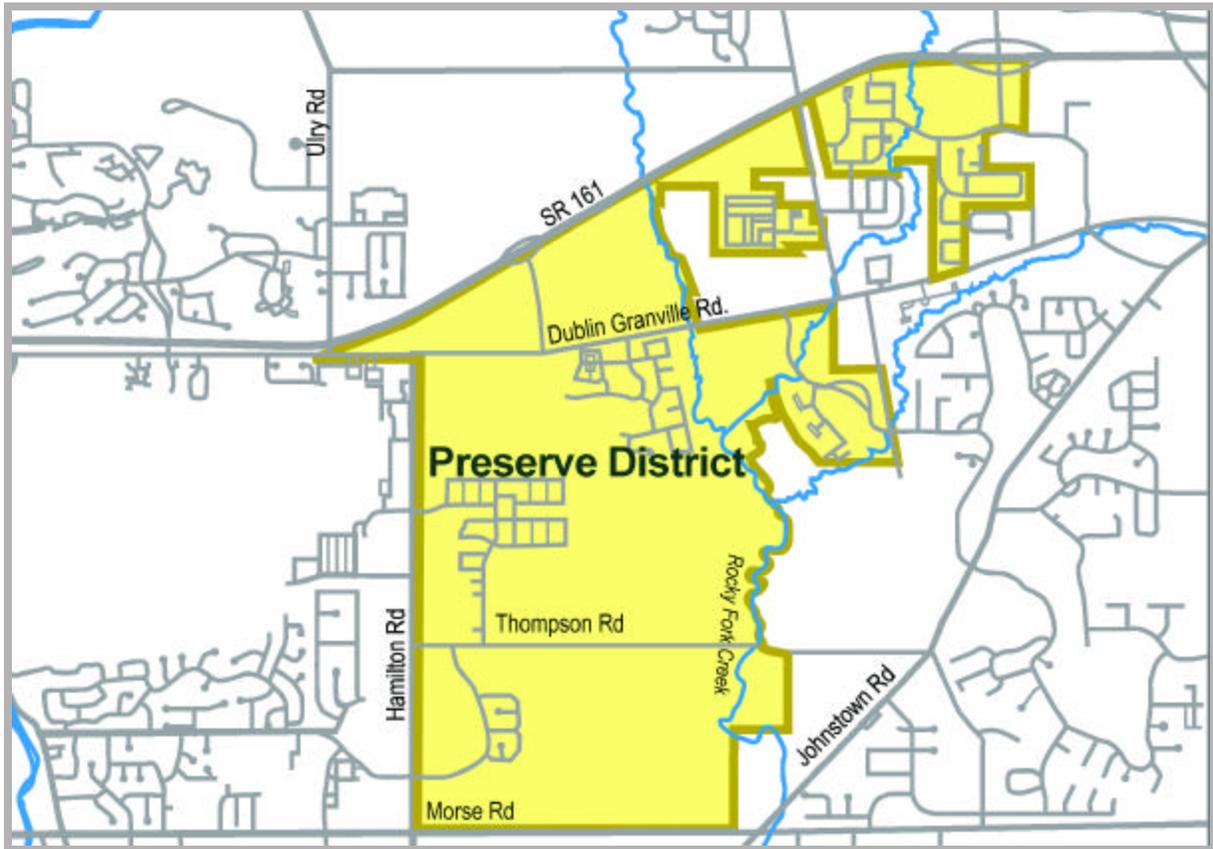
Z15-033  
 5440 Morse Road  
 Approximately 15.62 acres  
 R, Rural and PUD-8 to PUD-8

## Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



*Preserve District*



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

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *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 re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



**2. Undeveloped Land Located In Residential Areas**

- zoning be used to protect residential neighborhoods from intrusion by commercial and manufacturing uses.
- zoning be used to encourage new development to be sensitive to density, buffering, traffic and circulation pattern, and architectural details of the surrounding area.
- all appropriate agencies be contacted in order to reserve adequate land for parks, recreation facilities, and schools in major rezoning areas.
- infill developments compatible with their surroundings be encouraged.

**3. Fully Developed Commercial Areas**

- commercial (retail) development is encouraged to be located at major intersections rather than along arterial roads.
- office development is encouraged as an appropriate transition use between residential and commercial development.



**4. Unincorporated Residential Areas**

- *infill developments that are compatible with their surroundings be encouraged.*
- *infill annexation requests that reduce service-related problems caused by "islands" of township land within the city's corporate boundaries be supported.*
- *annexation proposals that reasonably can be served by city services and facilities be readily accepted.*

There are other planning issues that are not easily categorized into one of the three districts. For those issues, the following recommendations shall apply.

***It is the recommendation of Northland Plan - Volume II that:***

- *when properties within this planning area are contiguous to properties covered in other plans, consideration of those plan recommendations be given to provide a seamless pattern of development between the two jurisdictions or planning boundaries.*
- *a planning process be undertaken for the area north of Central College Road and within the tributary area of the planned northern extension of the Big Walnut Sanitary Trunk, but outside the area covered by the Rocky Fork-Blacklick Accord. This subtrunk will likely be extended north from the Little Turtle area in two phases. The first phase, planned for 2004, will take the sewer to Central College Road. The second phase will extend the sewer north and then east to the intersection of Walnut Street and Lee Road, allowing for development of a substantial area. It will be important to have land-use and development guidelines in place as infrastructure is extended into the area.*



Z15-033  
5440 Morse Road  
Approximately 15.62 acres  
R, Rural and PUD-8 to PUD-8

**DEVELOPMENT TEXT**  
**15.62 +/- Acres**

**APPLICATION:** \_\_\_\_\_  
**PROPERTY SIZE:** 15.62 +/- Acres  
**CURRENT DISTRICT:** Rural (Annexation from Plain Township)  
**PROPOSED DISTRICT:** PUD-8  
**OWNER:** Warren and Carolyn Roberts  
5440 Morse Road  
Gahanna, Ohio 43230  
**APPLICANT:** Lifestyle Communities, Ltd.  
230 West Street, Suite 200  
Columbus, Ohio 43215  
**AGENT:** Michael Shannon, Esq.  
Crabbe, Brown & James, LLP  
500 South Front Street, Suite 1200  
Columbus, Ohio 43215  
mshannon@cbjlawyers.com  
**DATE OF TEXT:** August 24, 2015

**I. Introduction:**

The subject property site ("Site"), PID # 220-002043, is located in northeast Columbus at 5440 Morse Road. The Site is situated on the north side of Morse Road between North Hamilton Road and State Route 62. The Site is not subject to a Commercial Overlay, Graphic Commission, Area Commission, or Planning Overlay. However, the Site is located within the Preserve District of the Northland Plan: Volume II and subject to the Northland Development Standards. The Site is bordered on the west, north, and east by the City of Columbus. The parcels on the west and north (owned by Applicant) are zoned PUD-8 and used for apartments and condominiums. The parcels on the east are zoned LAR-12 and used for apartments. Plain Township is to the south across Morse Road.

The Site was recently annexed by the City of Columbus from Plain Township. The Site is currently zoned Rural and its currently used for a single-family residence. Applicant proposes for the Site a development of attached and/or detached condominium units, not to exceed a density of 8 dwelling units per acre.

**II. Permitted Uses:**

The permitted uses shall be those contained in Section 3345.04 the Columbus City Code.

**III. Development Standards:**

The site shall be developed in accordance with the PUD Plan. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering plans are completed. Any slight adjustment to the plan is subject to review and approval by the Director of the Department of Building and Zoning Services or his designee, upon submission of the appropriate data regarding the proposed adjustment.

**A. Density, Height, Lot and/or Setback Requirements:**

1. Setbacks shall be developed in accordance with the attached PUD Plan..
2. There shall be a maximum building height of forty five (45) feet
3. Lots shall be developed in accordance with the attached PUD Plan . And the density shall not exceed eight (8) units per acre.
4. The lot size for attached units shall be 16 feet by 92 feet or 20 ft. by 92 ft. with a minimum interior side yard of 0 feet. The minimum lot size for detached units shall be 35 feet by 92 feet with a minimum interior side yard of 3 feet.
5. All lots fronting on Preserve Crossing Blvd, due to annexation constraints may be on separate parcels that may not be combined. The total depth of lots on these parcels shall be 92 feet.

**B. Access, Loading, Parking and/or other Traffic Related Commitments:**

1. Each dwelling unit shall provide a minimum of one (1) garage parking space. The Site in aggregate shall provide a minimum of two (2) parking spaces per dwelling unit (aggregate includes garage parking spaces and private street parking spaces).
2. Preserve Crossing Boulevard shall provide four (4) access points to the Site. There shall be no direct access to the Site from Morse Road.
3. All streets within the Site shall be private and maintained by the Owner.
4. All streets shall have sidewalks on both sides at a minimum of 5' wide. Along Morse Road, sidewalks shall be located within 20' of the front building facades. Adjacent to the Morse Road right-of-way, there shall be either a sidewalk at a minimum of 5' wide or a multi-purpose trail at a minimum of 10' wide. However, any sidewalk commitments shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

6. The owner and/or developer must establish and maintain an agreement(s) with a private towing company(s) which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner and/or developer determines, so long as at least one such agreement shall always, at all times, be in force for the purpose of enforcement/removal/towing as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract.

7. The owners and/or developers shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets and alley/lanes.

8. Intersection details, concurring turning radii, parking restrictions, and intersection configurations shall conform to the Fire Vehicle Access Plan.

9. The street grid as illustrated on the Site Plan may change subject to approval from the Department of Public Service.

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

1. Buffering shall be developed in accordance with the attached PUD Plan..

2. Street trees shall be provided on both sides of new private streets. Street trees shall be spaced at a maximum distance of thirty feet on center. In certain situations, due to site constraints, building design, etc., trees may be grouped with a quantity equivalent to 1 tree per thirty feet. Street trees shall be deciduous and shall be 2.5-inch caliper minimum at the time of planting.

3. Non-street trees shall be planted at four trees per 100 lineal feet. The trees shall be a mix of deciduous, evergreen, and ornamental trees. The minimum size of all plant material at installation shall be two-inch caliper for deciduous shade trees, six feet high for evergreen trees, and two-inch caliper for ornamental trees/shrubs.

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

1. Building materials shall be natural in appearance by employing the following building materials: brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass. Vinyl and other manufactured materials are permitted as long as they are natural in appearance. Vinyl must be at least a 6 ½ inch beaded single plank with wood texture and a minimum thickness of .044 inches. The colors of the siding must be similar to the masonry materials used elsewhere on a building. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed with similar building materials and lighting.

2. The buildings shall have sloped or pitched roofs. Flat roofs shall only be allowed with decorative cornices.

**E. Dumpster, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:**

1. Subject to approval of a Dumpster Waiver by the Department of Public Service Refuse Collection Division, refuse collection shall be provided by a private hauler and transported to an off-site compactor.

**F. Graphics and Signage Commitments:**

1. All graphics and signage shall conform to Article 15 and Chapter 3376 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.

**IV. Miscellaneous Commitments:**

A. Applicant shall comply with the City's Parkland Dedication Ordinance.

B. Applicant shall comply with the City's Pay as We Grow plan.

V. Variance Request:

A variance from CCC 3309.14 Height Districts is requested to allow a maximum height of forty-five (45) feet for buildings in this development.

*The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, 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 Codes.*

Respectfully Submitted,

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Michael T. Shannon, Esq.  
Attorney for Applicant



# CONCEPTUAL LAYOUT



## SITE DATA

|                           |                     |
|---------------------------|---------------------|
| <b>Site Area:</b>         | <b>+/- 15.62 AC</b> |
| Lots (Minimum 16x80):     | 124 du              |
| Density:                  | 8.0 du/AC           |
| Proposed Zoning District: | PUD-8               |
| Open Space Provided:      | +/- 4.8 AC (31.4%)  |
| Required Parking:         | 2/Unit (248)        |
| On-Street Parking:        | 89                  |
| Garage Parking:           | 159                 |

CONCEPT PLAN

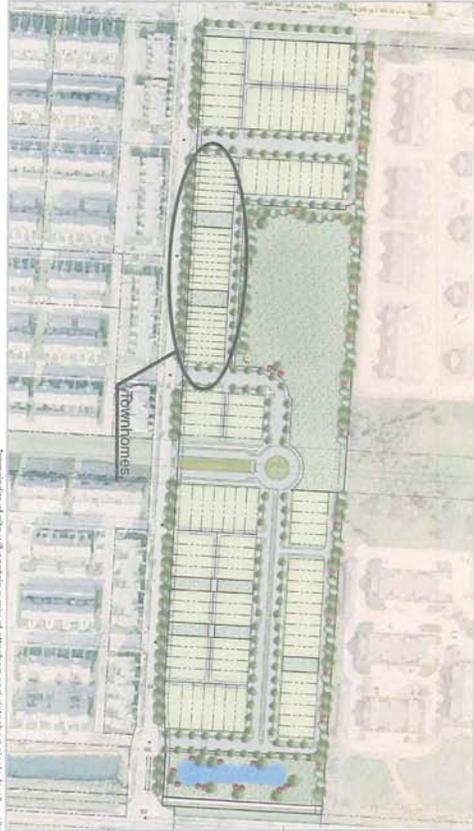
Lifestyle Communities: Preserve Crossing | COLUMBUS, OHIO

06.02.2015

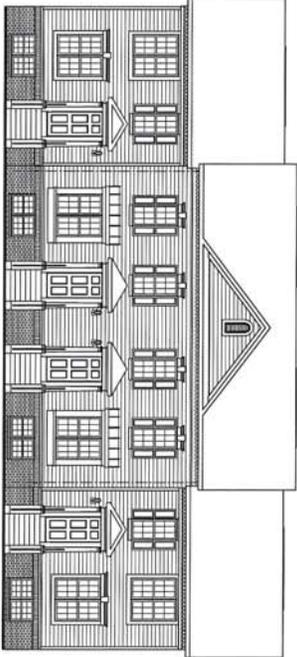


# CONCEPTUAL ELEVATIONS

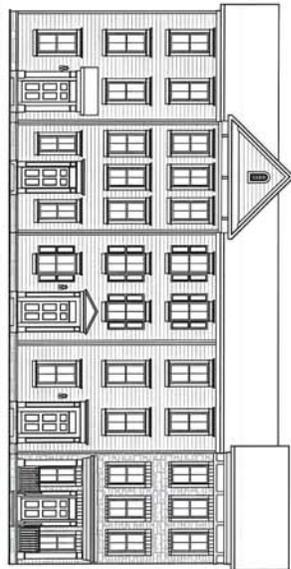
## PRESERVE CROSSING architectural elevations



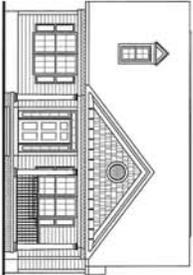
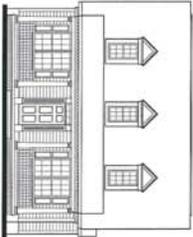
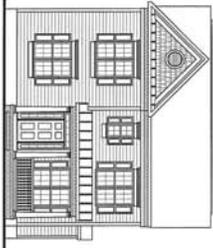
Attached Single-Family



Townhomes



Detached Single-Family





Northland Community Council  
Development Committee

Report

June 24, 2015 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order:** **6:32 pm** by chair **Dave Paul**

Members represented:

*Voting: (18):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPWHA), Woodstream East (WECA). *Non-voting:* NCC president Emmanuel Remy.

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**Case #1** Application GC15-016 (Revise 2007 graphics plan to replace sign cabinet, revise colors, permit internal illumination and permit LED automatic changeable copy gas pricing)  
Bob Schorr *representing*  
Signvision Company  
(GetGo from Giant Eagle) 5463 New Albany Road, 43054 (PID 010-282719)

- *The Committee approved 17-1 a motion (by KWPCA, second by NABA) to **RECOMMEND APPROVAL** of the application.*

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**Case #2** Application BZA15-068 (Variance from requirements of §3312.49 to reduce parking for a psychiatric hospital from 360 required to 290 existing spaces)  
James Maniace/Taft Stettinius & Hollister LLP *representing*  
SUN Behavioral Health  
(former Clarion Hotel) 900 E Dublin Granville Road, 43229 (PID 010-040610)

- *The Committee approved 18-0 a motion (by CECA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

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**Case #3** Application Z15-033 (Rezone 15.62 ±AC from R-Rural post-annexation to PUD-8 w/ 60' height district for new condominium development)  
Michael Shannon/Crabbe, Brown & James *representing*  
Lifestyle Communities  
5440 Morse Road, 43230 (PID 220-002043)

- *The Committee approved 18-0 a motion (by APHA, second by AGCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
  - That paragraph III. A. 2 of the text be modified to specify that “*There shall be a maximum building height of forty-five (45) feet consisting of no more than three (3) stories*” or words of similar effect.

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**Executive Session** **8:05 pm**

**Meeting Adjourned** **8:30 pm**

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Next Meeting: *Wednesday, July 29, 2015*