

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2015**

- 6. APPLICATION: Z15-037**
- Location:** **7240 HARLEM ROAD (43081)**, being 78.9± acres located on the east side of Harlem Road, 1,300± feet north of Central College Road (220-000266; Rocky Fork/Blacklick Accord).
- Existing Zoning:** R, Rural District.
- Request:** L-R-2, Limited Residential, and L-AR-12, Limited Apartment Residential Districts.
- Proposed Use:** Residential development.
- Applicant(s):** Metro Development LLC, c/o Jeffrey L. Brown; Smith & Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** Daryl Vesner Tr. & Judith Fuller Tr.; 6186 Brenthurst Drive; Columbus, OH 43230.
- Planner:** Shannon Pine; 645-2208; spine@columbus.gov

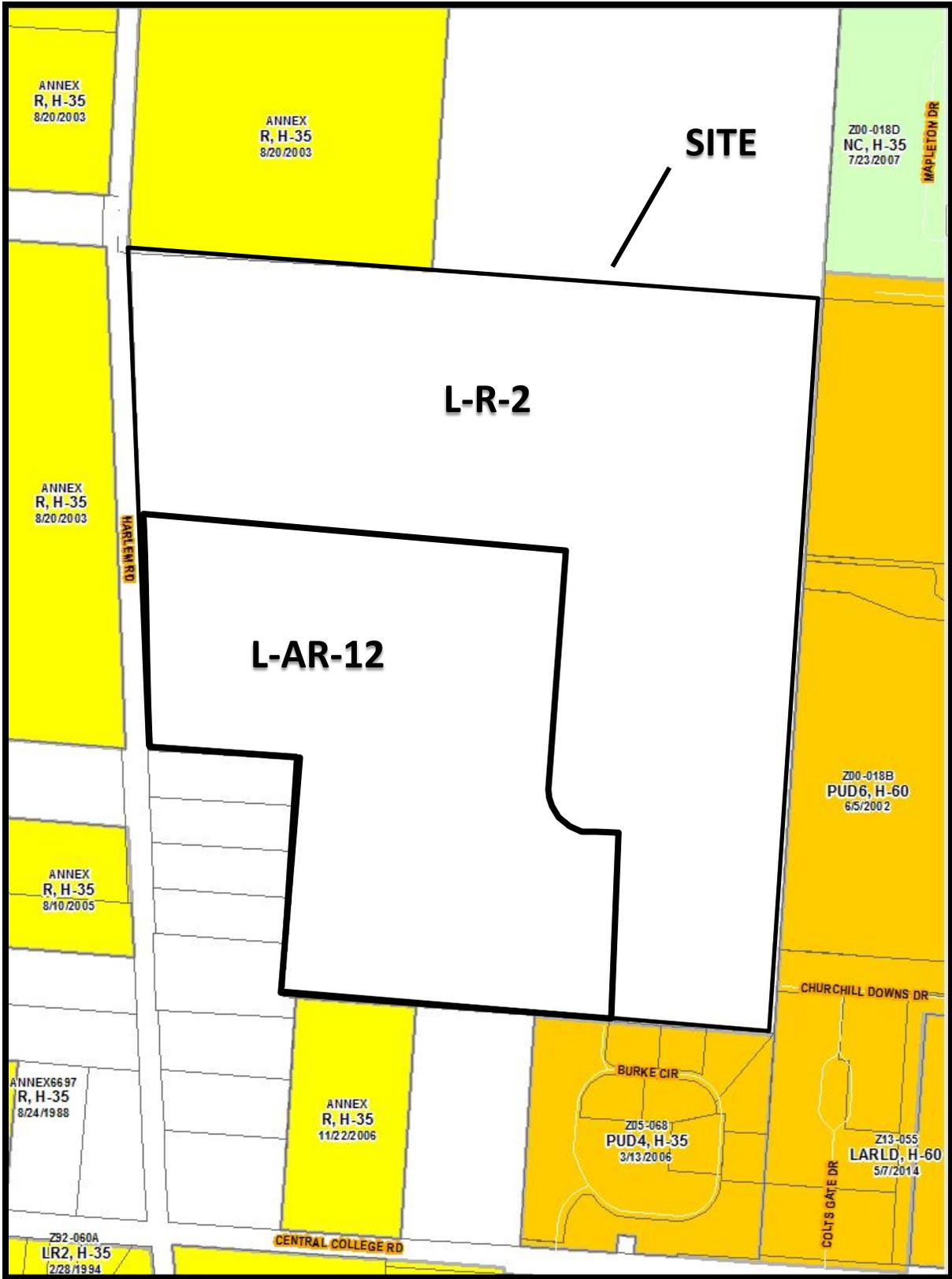
BACKGROUND:

- The 78.9± acre-site consists of agricultural land and a single-unit dwelling and farmstead, and is zoned R, Rural District as a result of a recent annexation from Plain Township. The applicant proposes the L-R-2, Limited Residential District on 50.3± acres for a single-unit residential development of 178 units (3.53 units/acre), and the L-AR-12, Limited Apartment Residential District on 28.5± acres for a multi-unit residential development of 240 units (8.42 units/acre). A combined total of 23.9± acres of open space is being provided.
- To the north is undeveloped land in the R, Rural District and Plain Township. To the east is multi-unit residential development in the PUD-6, Planned Unit Development and L-ARLD, Limited Apartment Residential Districts. To the south are single-unit dwellings in the R, Rural District and in Plain Township, and multi-unit residential development in the PUD-4, Planned Unit Development District. To the west are single-unit dwellings in Plain Township and undeveloped land in the R, Rural District (across Harlem Road).
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends "Town Residential" for this location, which is primarily single-unit attached and detached residential development with a base density up to 5 units/acre. The Plan also recommends that developments include a natural/rural corridor along Harlem Road. The Rocky Fork/Blacklick Accord Implementation Panel voted to approve the request on October 15, 2015.
- The proposal includes a commitment to a site plan which depicts lot layout and building orientation, sidewalks, open space locations, and street layout. The development text provides commitments for maximum number of units, access, street trees, landscaping provisions for the Harlem Road frontage, headlight screening, porch requirements, elevation drawings for the apartment buildings, and lighting controls.

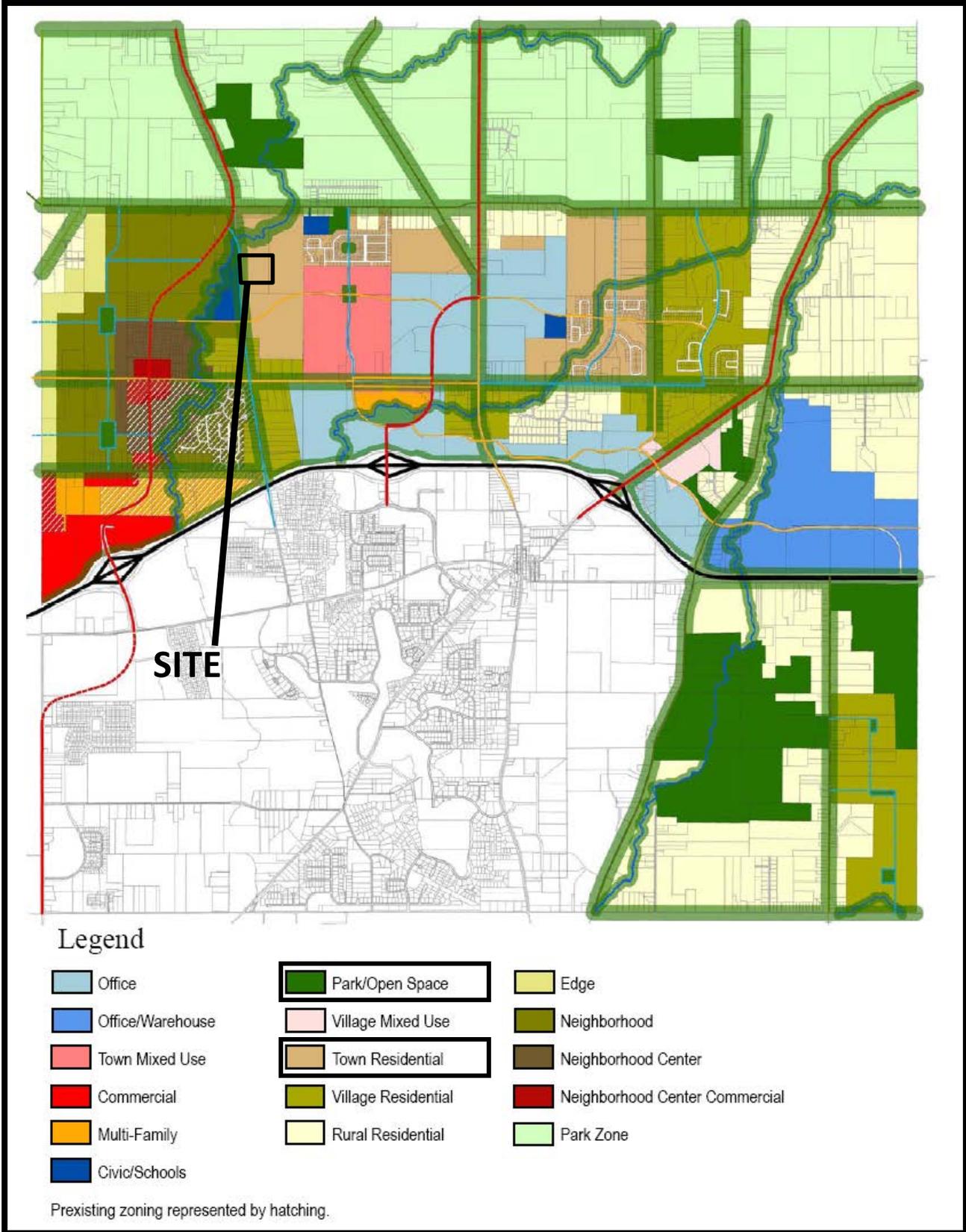
- At the time this report was prepared, the required traffic impact study for this proposal had recently been submitted, and was in the process of being reviewed. Traffic commitments will need to be included in the proposal before the application proceeds to City Council.
- The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs. The specifics of the funding requirements will be finalized prior to this application being submitted to City Council for consideration.
- The *Columbus Thoroughfare Plan* identifies Harlem Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

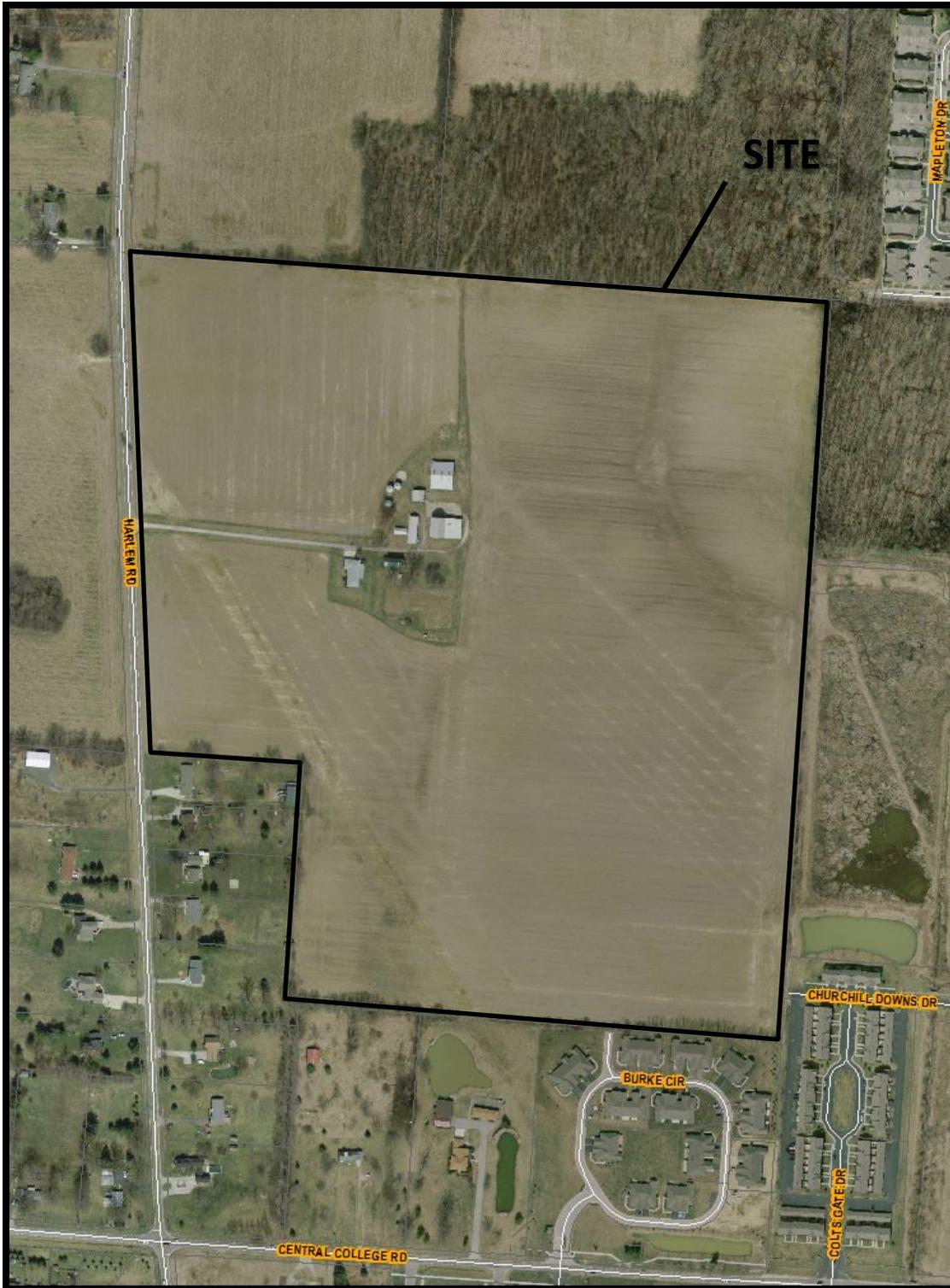
The requested L-R-2, Limited Residential, and L-AR-12, Limited Apartment Residential Districts will allow a total of 418 residential units (5.29 units/acre) with 23.9± acres of provided open space. The proposal is compatible with the density and development standards of residential developments located to the east of the subject site, and is also consistent with the land use and Harlem Road landscaping recommendations of the *Rocky Fork/Blacklick Accord*. City departments approve of the requested zoning districts and development standards, however, the Public Service Department was unable to review the Traffic Impact Study and negotiate the commitments that need to be incorporated into the proposal. Staff believes that it is premature for this request to be considered by the Development Commission, and prefers that the necessary traffic-related commitments be incorporated before a recommendation to City Council is determined.



Z15-037
7240 Harlem Road
Approximately 78.9 acres
R to L-R-2 and L-AR-12



Z15-037
 7240 Harlem Road
 Approximately 78.9 acres
 R (pending annexation) to L-R-2 and L-AR-12
 6 - 4



Z15-037
7240 Harlem Road
Approximately 78.9 acres
R to L-R-2 and L-AR-12

TEXT

PROPOSED DISTRICTS: L-R-2 / L-AR-12
PROPERTY ADDRESS: 7240 Harlem Road
OWNER: Daryl Vesner Tr. & Judith Fuller Tr.
APPLICANT: Metro Development LLC
DATE OF TEXT: 10/5/15
APPLICATION: Z15-037

1. **INTRODUCTION:** The site is on the east side of Harlem Road, north of Central College and is being annexed into the City of Columbus. The site is developed as a farm; surrounding Columbus development is multi-family and the township ground is developed as agricultural or single family residential.

2. **PERMITTED USES:**

Subarea A. Those uses permitted under Section 3332.033 R-2, Residential District of the Columbus City Code.

Subarea B. Those uses permitted under Section 3333.02 AR-12, Apartment Residential District of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicted in the text or submitted drawings the applicable development standards for Subarea A are contained in Chapter 3332 Residential Districts of the Columbus City Code and for Subarea B are contained in Chapter 3333 Apartment Districts of the Columbus City Code.

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

1. The minimum density for Subarea A is 178 dwelling units.
2. The maximum density for Subarea B is 240 dwelling units.

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

1. Access to both Subareas A & B is through Harlem. Additional future street connections are shown on the site plan.

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

1. The frontage along Harlem Road shall be landscaped as follows: four trees 100 linear feet planted in a natural hedge row manner.
2. Street trees shall be planted on both sides of new public and private streets at a maximum separation of 30 feet apart, unless the trees are grouped.
3. Parking lots shall be screened from Harlem Road and from the adjacent properties by headlight screening a minimum of four feet in height.
4. All landscape designs shall be reviewed by a registered landscape designer or architect.
5. Mounding if used for screening shall have a maximum 3 to 1 slope with landscaping.

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

1. Subarea A. The front porch shall be at least flush with the garage.
2. Subarea B. The applicant has submitted building elevations as part of its zoning application. The buildings shall be developed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the building elevations shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. In Subarea B, all parking lot lighting shall be cutoff fixtures and not exceed a height of 18 feet. All wiring shall be underground and all external outdoor lighting fixtures shall be from same family of fixtures.
2. All ground mounted lighting shall be shielded and landscaped.

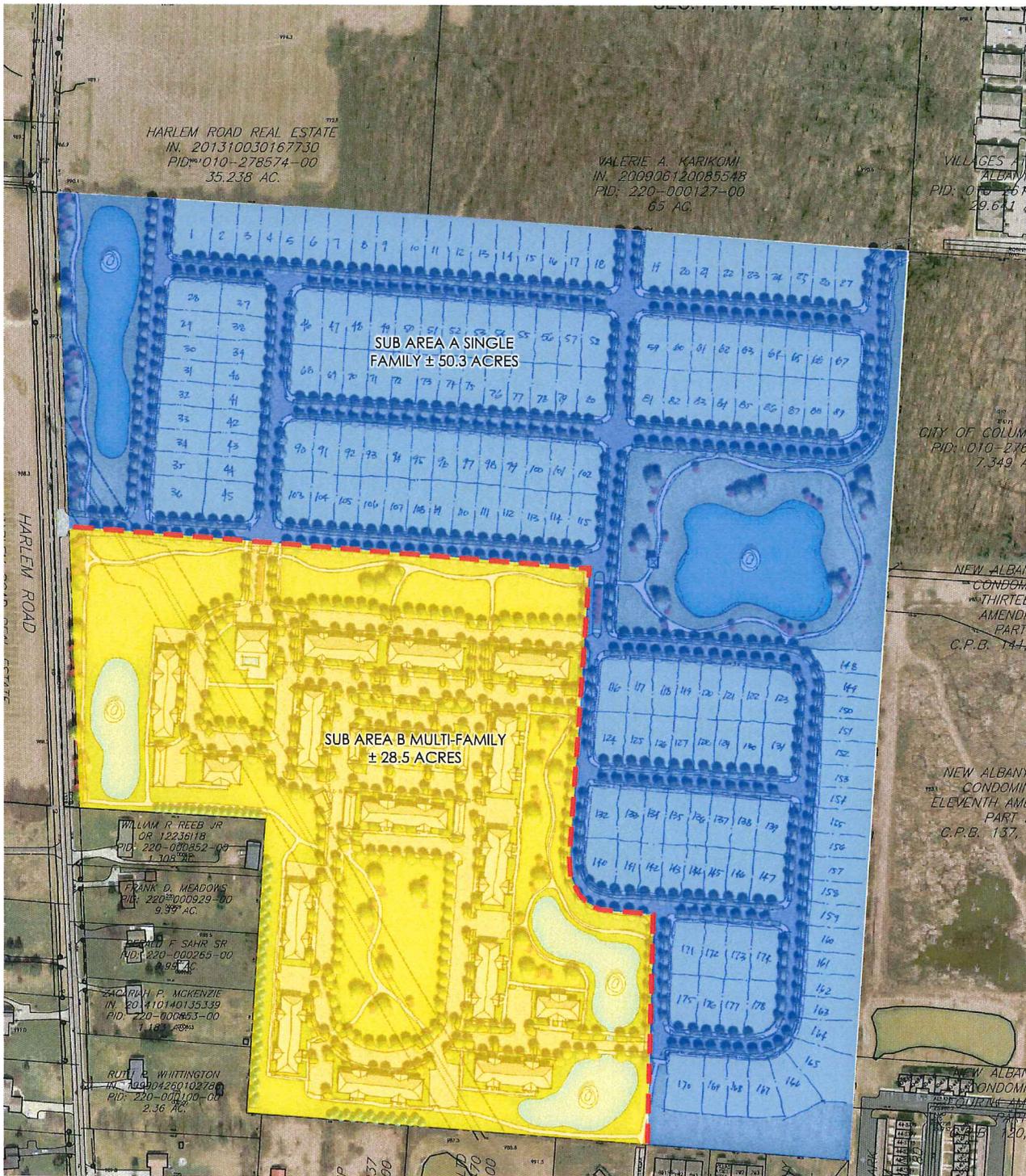
F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the appropriate zoning district.

G. Miscellaneous

The applicant has submitted a site plan for both subareas as part of its zoning application. The site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the site plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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.



SITE DATA

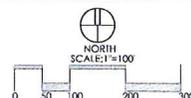
TOTAL ACREAGE= ±78.876 ACRES
 SUBAREA A - SINGLE FAMILY ACREAGE = ± 50.3 ACRES
 TOTAL UNITS=178
 SUBAREA A DENSITY= ± 3.53 DU/AC
 LOT SIZE= 52 x 120= 6240 SF
 OPEN SPACE PROVIDED SUBAREA A= ± 9.9 ACRES=19.7%
 SUBAREA B-MULTI-FAMILY ACREAGE= ± 28.5 ACRES
 TOTAL UNITS=240
 SUBAREA B DENSITY= ± 8.42 DU/AC
 OPEN SPACE PROVIDED SUBAREA B= ± 14.0 ACRES= 49.1%
 TOTAL OPEN SPACE (PRIVATE)= ± 23.9 ACRES= 30.3%
 TOTAL DETENTION AREAS =±4.8 ACRES

SUB AREA PLAN

HARLEM ROAD

PREPARED FOR METRO DEVELOPMENT

DATE: 10.5.15



Faris Planning & Design

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 243 N. 5th Street | Suite 401 | Columbus, OH 43215
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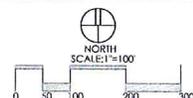
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CONCEPT PLAN

HARLEM ROAD

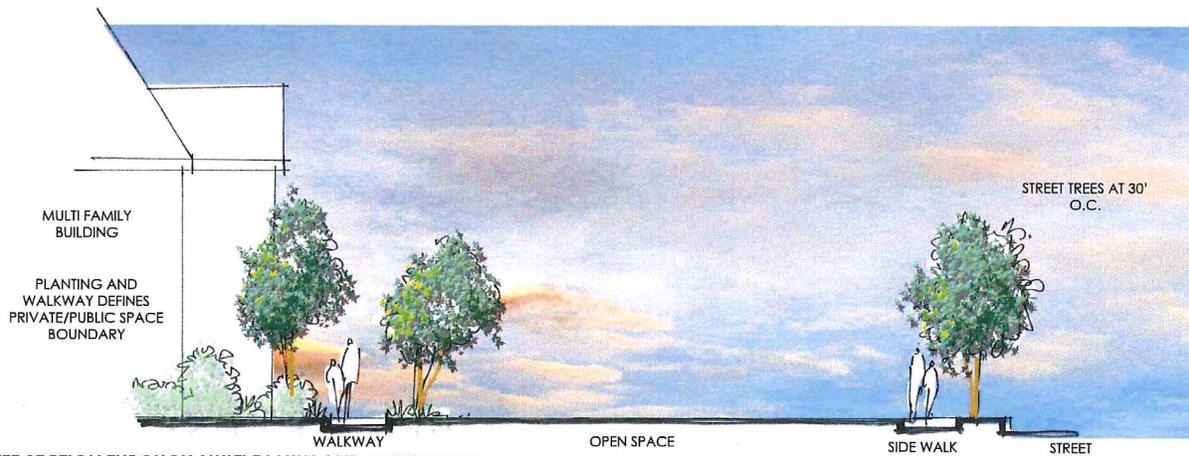
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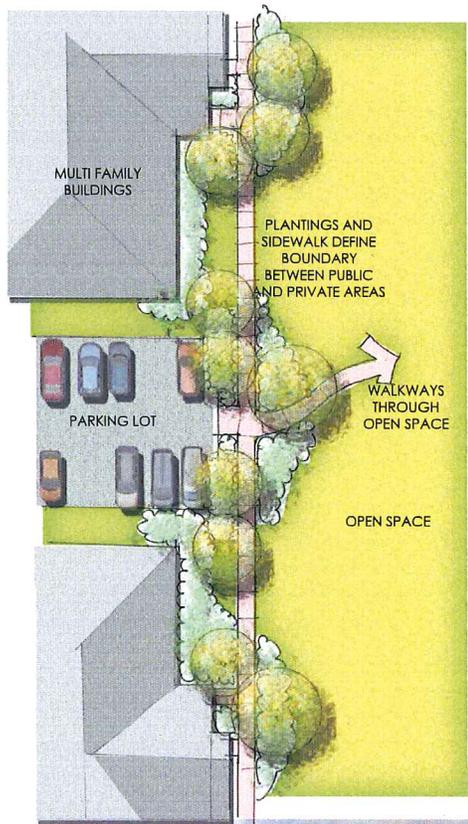


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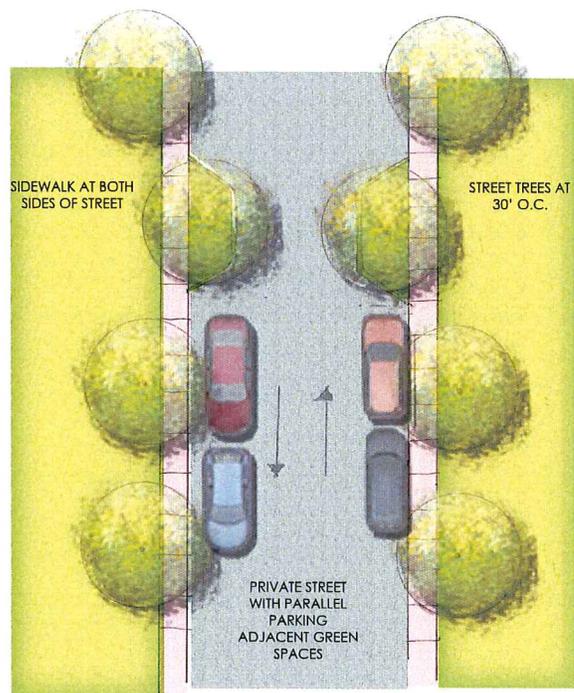
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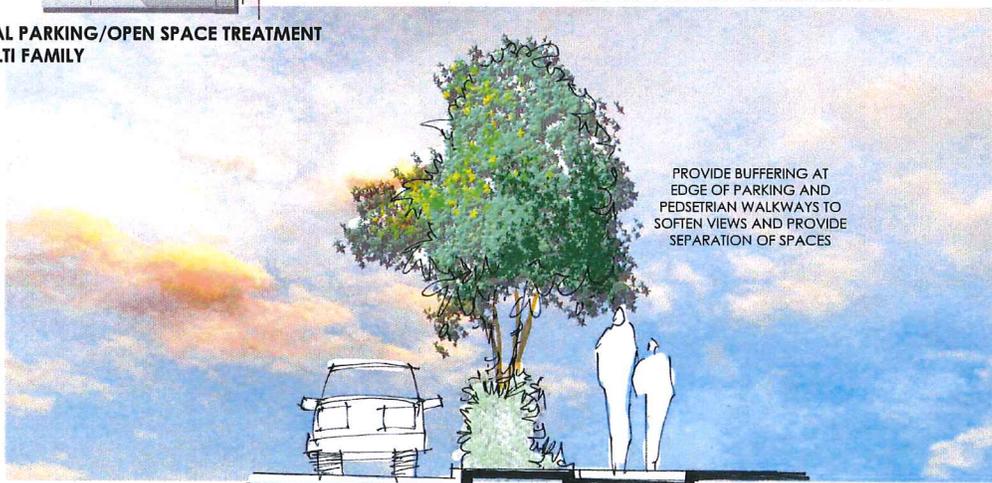
SITE SECTION THROUGH MULTI FAMILY AND OPEN SPACE



TYPICAL PARKING/OPEN SPACE TREATMENT IN MULTI FAMILY



INTERNAL PRIVATE ROADS WITH PARALLEL PARKING TYPICAL CONFIGURATION



TYPICAL PARKING SCREENING

TYPICAL PARKING BETWEEN BUILDINGS

SITE DETAILS



SITE DATA

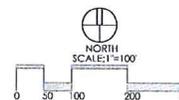
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OPEN SPACE PLAN

HARLEM ROAD

PREPARED FOR METRO DEVELOPMENT

DATE: 10.5.15



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RECORD OF PROCEEDINGS

October 15, 2015

6:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 6:05 pm at New Albany Village Hall with the following members present: Dave Paul, Kasey Kist, Dean Swartz, Jay Herskowitz, Mike Chappellear, and Ron Lachey. Dean Swartz chaired the meeting. Staff members present were Stephen Mayer and Adrienne Joy, City of New Albany and Christopher Lohr, City of Columbus.

II. Record of Proceedings

Mr. Kist made a motion for approval of August 14, 2015 minutes, seconded by Mr. Paul . Motion passed 6-0.

III. Old Business

7240 Harlem Road (Z15-037):

Review and action regarding a Columbus application to rezone a 78.9 acre site located to the east of Harlem Road to allow for a mix of single family homes and multifamily units.

<i>Acreage:</i>	<i>78.9 ac</i>
<i>Current Zoning:</i>	<i>Rural Residential</i>
<i>RFBA District:</i>	<i>Town Residential</i>
<i>Proposed Use/Zoning:</i>	<i>L-R-2, Limited Residential, and L-AR-12, Limited Apartment Residential</i>
<i>Applicant:</i>	<i>Metro Development LLC, c/o Jeffrey L. Brown</i>
<i>Property Owner(s):</i>	<i>Daryl Vesner Tr. & Judith Fuller Tr.</i>

Mr. Lohr presented the application.

Mr. Herskowitz asked the applicant be sure they consider items such as road improvements and access management.

Mr. Swartz said this board has an open discussion with the applicant. He asked to hear from the applicant.

Mr. Jeff Brown, attorney for the applicant, said the Accord has been flexible in the past in this part of the world. This particular area is a transitional piece between surrounding mixed densities in the vicinity. This is the third version of this plan and has scored a 90% on the report card. The city asked us to rearrange the site, and we have rearranged the road to the west and added buffering and we have a better product because of that. Open space tries to preserve the rural character with large open spaces. This is a transitional piece in terms of development since it has a large single family component. City has required a traffic study. We have done that and it is under review by the city.

Mr. Swartz asked if they would be willing to lower the number of units.

Mr. Brown said we dropped 16 units to create a better product per staff's comments to improve open space. The proposed number of units makes the project work

Mr. Swartz as if the farmhouse on the property has any historical value.

Mr. Brown replied none that he is aware of. There are no other environmental factors either.

Mr. Kist asked if this is this in the Columbus School District?

Mr. Brown said yes under the win, win agreement.

Mr. Chappellear if the setbacks are not appropriate based on staff's comments?

Mr. Brown said it fluctuates from the Accord's recommendation.

Mr. Lohr said it fluctuates between 175 and 250 along Harlem approximately. Lower setbacks have been appropriate further south and the landscaping the applicant is proposing here appears to make the smaller setback acceptable.

Mr. Chappellear asked what the size of the gas line is in the easement?

Mr. Brown said is a high pressure line and he is not sure of the size.

Mr. Chappellear said his concern is that the buildings are right at the easement line. One of the large lines rupturing right next to the building can cause major damage.

Mr. Brown said the same relationship exists elsewhere. The gas company has restrictions in place that they have to meet.

Mr. Chappellear said other projects on the west side have had discussions of a connector road between this site and to the west. What is the relationship here?

Mr. Lohr said there is a road connection planned to go through this property. This applicant has provided a means for a possible future connection. The connecting road is currently a private road, but if it were to be publically dedicated then the connection could be made.

Mr. Brown said the connection is there if someone wants to do it.

Mr. Chappellear said if there is a connection it should be easy.

Mr. Brown said the city of Columbus traffic department is ok this.

Mr. Chappellear said you have two apartment buildings right on the property line that will affect the neighboring single family lots behind it. Can you spread around the single family houses so they back onto neighboring single family and put in apartments in the middle?

Mr. Brown said the gas line easement doesn't allow much flexibility for moving around buildings. The apartments are meeting the minimum setback requirements.

Mr. Chappellear said he understands it is meeting setback requirements but it is just 25 feet and there is

no additional buffer.

Mr. Brown said there will be landscaping to provide additional buffering.

Mr. Paul asked about the building elevations.

Mr. Lohr said the elevations are provided in the packets.

Mr. Herskowitz asked if there will be amenities.

Mr. Brown said there will be a clubhouse and pool.

Mr. Lohr showed the building elevations to the Accord.

Mr. Swartz asked for any comments from the public. Having hearing none he will entertain a motion for this application.

MOTION: To recommend this application Z15-037 for approval.

MOTION BY: Mr. Kist, seconded by Mr. Paul

RESULT: Approved 5-1 (Mr. Chappellear)

6140 Babbitt Road & Surrounding Parcels (ZC-73-2015)

Review and action regarding a New Albany rezoning application for an approximately 207.4 acre site to be known as Winding Hollow Zoning District.

*Acreage: 207.4
Current Zoning: Agricultural (AG)
RFBA District: Open Space and Rural Residential
Proposed Zoning: Limited Office Campus District (L-OCD)
Applicant: The New Albany Company c/o of Underhill Yaross LLC
Property Owner(s): WH Holdings LLC, The New Albany Company LLC, and MBJ Holdings LLC*

Discussion and action (intentionally deleted)

V. New Business

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:10 pm.