

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

- 2. APPLICATION: Z13-051 (13335-00000-00686)**
Location: **1590 MCNAUGHTEN ROAD (43232)**, being 8.66± acres located on the east side of McNaughten Road, 1,200± feet north of Livingston Avenue (550-156222 and 550-156224; Far East Area Commission).
Existing Zoning: R-1, Residential District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Homeport, c/o Dave Perry; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): Frederick F. Campbell, Bishop of the Roman Catholic Diocese of Columbus; 198 East Broad St.; Columbus, OH 43215.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

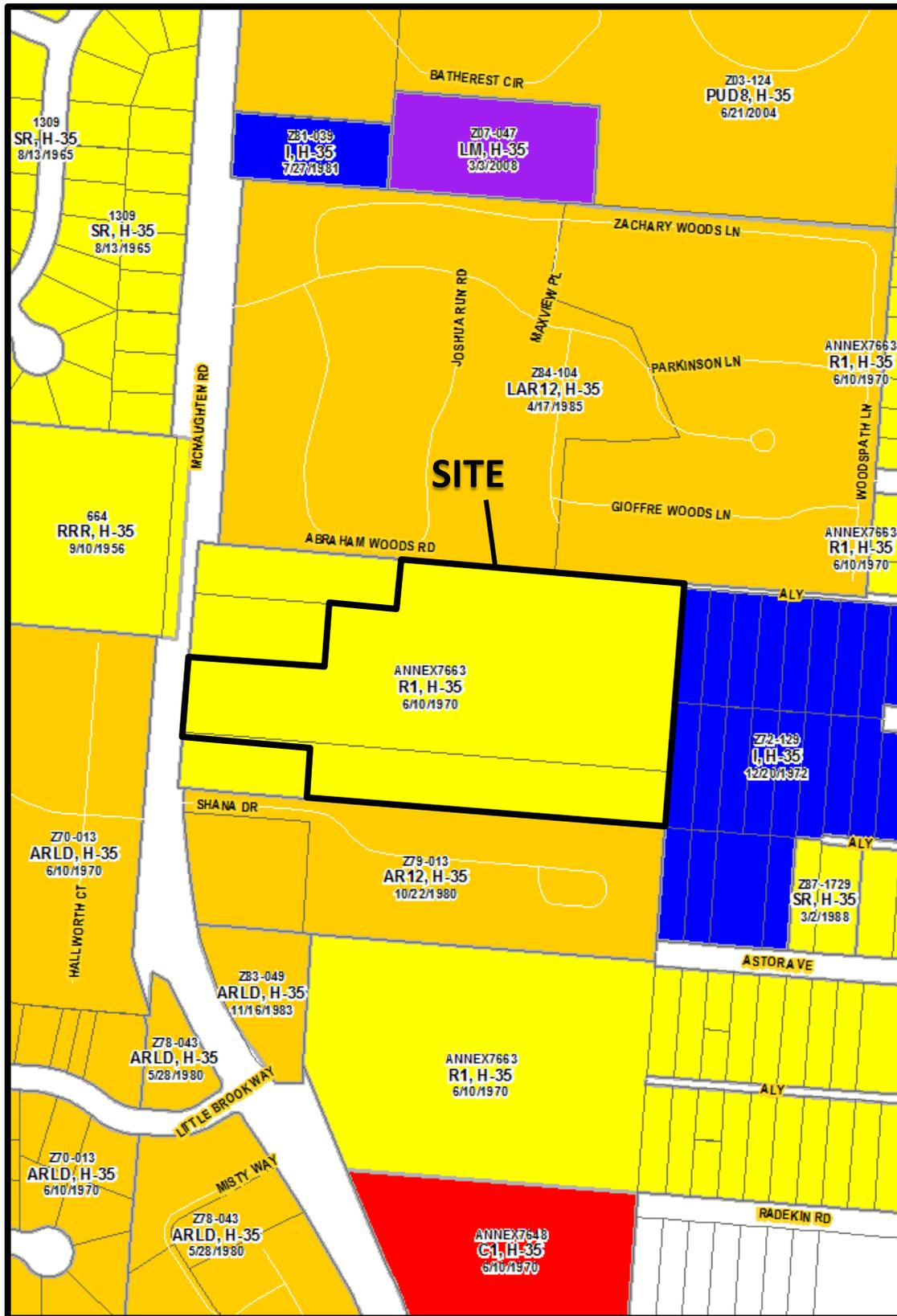
BACKGROUND:

- The 8.66± acre site is undeveloped and zoned in the R-1, Residential District. The applicant requests the L-AR-12, Limited Apartment Residential District for a multi-unit residential development.
- To the north are single-unit dwellings in the R-1, Residential District, and an apartment complex in the L-AR-12, Limited Apartment Residential District. To the east is an electric substation in the I, Institutional District. To the south are a single-unit dwelling in the R-1, Residential District, and an apartment complex in the AR-12, Apartment Residential District. To the west across McNaughten Road is an apartment complex in the ARLD, Apartment Residential District.
- The site is located within the planning area of the *Livingston East Area Plan (2009)* which recommends single-unit residential development for this location due to the current R-1 zoning, and because of the presence of several single-unit dwellings along the east side of McNaughten Road. Staff recognizes the adjacent apartment residential developments, and supports a project of a similar density with emphasis on buffers to the remaining single-unit dwellings, and that maximizes preservation of existing mature trees, which are consistent with the Plan's design guidelines.
- The site is located within the boundaries of the Far East Area Commission whose recommendation is for approval of the requested district.
- The development text provides commitments for increased perimeter yard with tree preservation along the east property line, clubhouse location, access, street trees, buffering and screening in consideration of adjacent single-unit dwellings, and building materials.

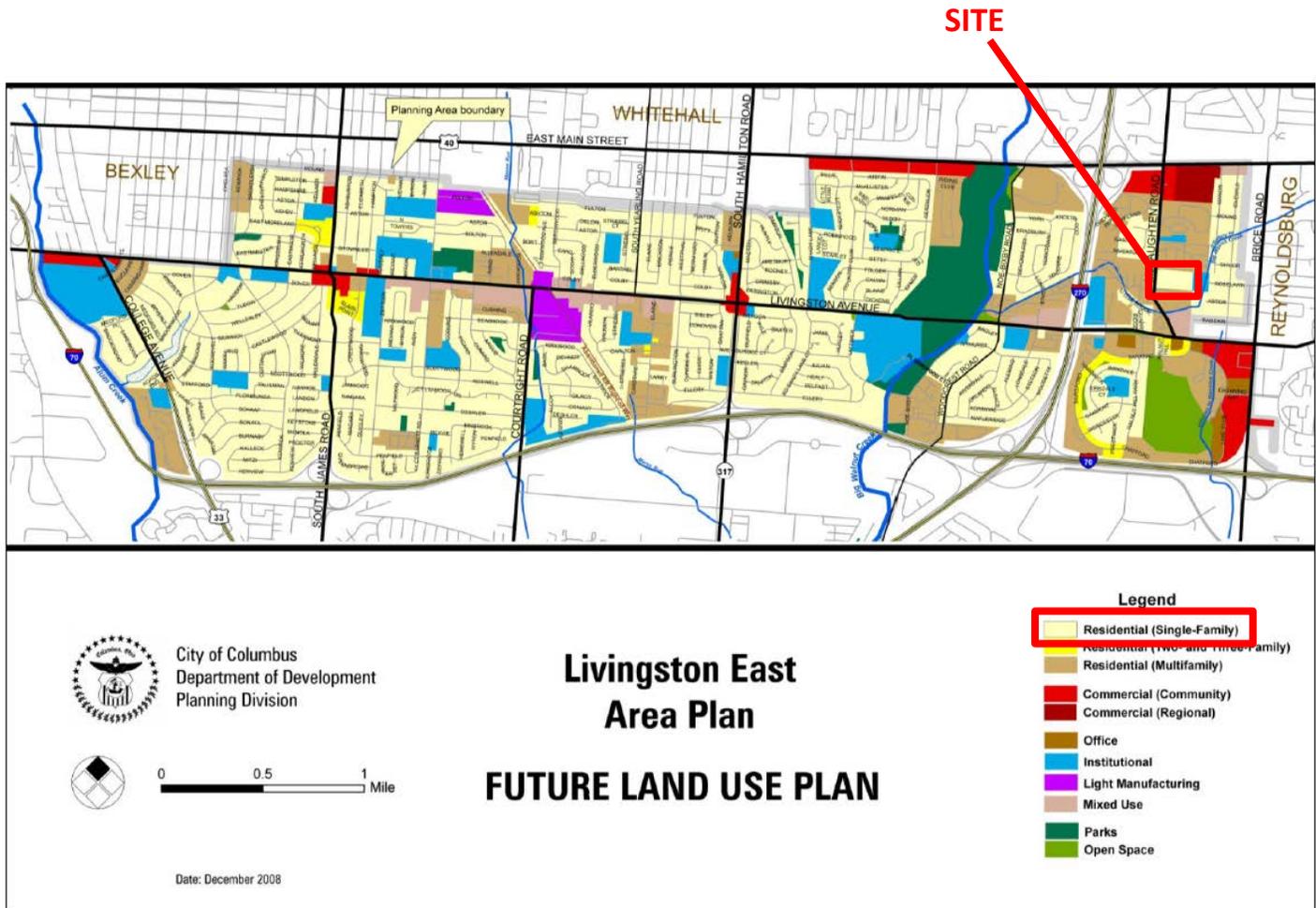
- The *Columbus Thoroughfare Plan* identifies McNaughten Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow apartment residential development with a similar density as adjacent apartment complexes. The proposal contains commitments for buffering and screening in consideration of neighboring single-unit dwellings, increased perimeter yard with tree preservation, and clubhouse location provisions as recommended by the design guideline of the *Livingston East Area Plan*.



Z13-051
 1590 McNaughten Road
 Approximately 8.66 acres
 Request: R-1 to @AR!%&



.....N% !\$) %
 1590 McNaughten Road
 Approximately 8.66 acres
 Request: R-1 to @AR!%&



Z13-051
1590 McNaughten Road
Approximately 8.66 acres
Request: R-1 to @AR!%&

DEVELOPMENT TEXT

EXISTING DISTRICT: R-1, Residential
PROPOSED DISTRICT: L-AR-12, Limited Apartment Residential
PROPERTY ADDRESS: 1590 McNaughten Road, Columbus, OH
43232
OWNER: The Roman Catholic Diocese of Columbus, c/o
Frederick F. Campbell, 198 E Broad Street,
Columbus, OH 43215
APPLICANT: Homeport c/o Dave Perry, David Perry Co.,
Inc., 145 East Rich Street, 3rd Fl., Columbus,
OH 43215 and Donald Plank, Plank Law Firm,
145 East Rich Street, 3rd Fl., Columbus, OH
43215
DATE OF TEXT: October 23, 2015
APPLICATION NUMBER: Z15-051

INTRODUCTION:

The subject property is 8.66 acres located on the east side of McNaughten Road, 1,200 +/- feet north of E. Livingston Avenue. The property is zoned R-1 from annexation (1970). Applicant proposes to rezone the property to the L-AR-12 district for multi-family residential development. The abutting properties to the north and south are also zoned AR-12 and are developed with multi-family residential uses. Property on the west side of McNaughten Road is zoned ARLD and is developed at a higher density than proposed for this site. Property to the east is developed with a power transmission substation.

- 1). PERMITTED USES:** Uses of Section 3333.02, AR-12, ARLD and AR-1, Apartment Residential District Use.
- 2). DEVELOPMENT STANDARDS:** Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply.

A.Density, Height Lot and/or Setback Commitments.

- 1). The east perimeter yard shall be sixty (60) feet.
- 2). A community center building shall be located no less than 325 feet from the west property line located 50 feet from centerline of McNaughten Road after McNaughten Road right of way dedication.

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

A south bound left turn lane for site access shall be provided. The south bound left turn lane shall be designed and built in accordance with an access study approved by the Public Service Department prior to the approval of a final site compliance plan.

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

1). Street trees shall be provided along the McNaughten Road frontage at the rate of one (1) tree per 40 lineal feet. The type and placement of the street trees shall be as approved by the City Forester.

2). Evergreen trees shall be planted in the north and south perimeter yards along the west 270 feet of the site at the rate of one (1) tree per 20 lineal feet to provide screening for the adjacent single family dwellings to the north (PID: 550-156223) and south (PID: 550-156227), as long as these parcels are zoned for and used as single family dwellings. Trees may be spaced evenly or grouped to provide the most effective screening for the single family dwellings.

3). In the sixty (60) foot east perimeter yard, all trees with a caliper of 4 inches or greater shall be preserved. There shall be no grading of this perimeter yard and no disturbance other than removal of dead or dying plant material, a required utility connection and/or a patio, which shall project no more than 12 feet from the east face of a building into the 60' perimeter yard. Developer may place a privacy fence along the east property line of the site, in this perimeter yard.

D. Building design and/or Interior-Exterior treatment commitments.

Primary building materials shall be traditional and natural in appearance and shall consist of the following materials: stone, stucco, brick, hardi-plank, wood and/or vinyl siding or comparable materials and/or combinations of these materials. There shall be no exposed smooth face block.

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

All new or relocated utility lines on-site shall be installed underground unless the applicable utility company directs or requires otherwise.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the AR-12, Apartment Residential District. All signage shall be monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the AR-12, Apartment Residential District shall be submitted to the Columbus Graphics Commission.

G.Miscellaneous.

1). The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

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.

Signature: _____ Date: _____
David B. Perry, Agent

Signature: _____ Date: _____
Donald Plank, Attorney for Applicant

ZONING/REZONING/VARIANCE APPLICATION STAFF REPORT

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

APPLICANT: Homeport/Columbus Housing Partnership, Inc
APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: Z13-051

DATE RECEIVED City of Columbus Dept Building & Zoning Service:

AREA COMMISSION: FAR EAST AREA COMMISSION
DATE RECEIVED BY AREA COMMISSION: 10/23/2015

LOCATION AND ZONING REQUEST:
Certified address: 1590 McNaughton Rd., Columbus, OH ZIP: 43232
Parcel Number for Certified Address: 550156222; 550156224
Current Zoning District: R-1 Requested Zoning District: AR-12
Proposed Use or reason for rezoning request:
Multi-Unit dwellings
Proposed Height District: H-35

APPLICANT CONTACT: Applicant / Attorney-Agent
Name Homeport c/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3rd Flr., Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, 3rd Flr., Columbus, OH 43215
Phone: Fax Cell:
Email: Gene.

APPLICANT CONTACT: Property Owner / Attorney-Agent
Name The Roman Catholic Diocese of Columbus c/o Frederick F. Campbell, Bishop of the Roman Catholic Diocese of Columbus
198 East Broad St Columbus OH 43215
Phone: 614-545 4854 Fax 614-221-8904 Cell:
Email:

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:
NORTH: LAR12 H-35 4-17-1985 Apartments
EAST: L H-35 12-2-1972
SOUTH: AR12 H-35 10-22-1980 Apartments
WEST: McNaughton Rd. : ARLD H-35 6-10-1970 ; RRR H-35 9-10-1956 Apartments ; 3 R-1 6-10-1970 PARCELS

PROBLEMS/COMMENTS:
INCREASED TRAFFIC ON THOROUGHFARE WHICH HAS HIGH VOLUME OF TRAFFIC. DIFFICULT LEFT TURNS DUE TO 2 LANE ROAD. CONCERN FOR INCREASED CONCENTRATION OF MULTI FAMILY RENTAL UNITS WITH POTENTIAL INCREASE IN CRIME RATES.
PRECEDENCE SET: ADJACENT AREAS ARE ALREADY ZONED MULTI FAMILY.

(2015) DEVELOPMENT TEXT NOW INCLUDES THE STATEMENT: "A south bound left turn lane for site access shall be provided. The south bound left turn lane shall be designed and built in accordance with an access study approved by the Public Service Department prior to the approval of a final site compliance plan"

APPLICATION Z13-051

AREA COMMISSION: FAR EAST AREA COMMISSION

SCHEDULED TO BE PRESENTED TO FEAC ON: 11-03-15

Notification of Identifiable Civic Organization recognized by the City:

Organizations:

Emailed date: _____ Email Received Notification: _____

Notification of Applicant or legal representative:

APPLICANT COMMENTS: 10-08-13 MEETING:

10-8-13 MR. MIKE SHANNON WAS ALLOWED TO ADDRESS IN LENGTH THE PLANS OF THE OWNERS AND ANSWER QUESTIONS FROM THE COMMISSION AS WELL AS DIRECTLY TO THE CONDO UNIT OWNERS. HE EXPRESSED THAT HE WAS NOT AUTHORIZED TO COMMIT TO A BASE SQ FOOTAGE OF MORE THAN 1200 BY THE OWNER.

11-3-15 total of 96 units of which 28 are "retirement" units.

DAVE PERRY WILL BE SURE ALL DOCUMENT STATIONS ARE CORRECTED TO SHOW THE APPLICATION AS Z13-051 AND NOT Z15-051

CIVIC ORGANIZATION COMMENTS:

AREA COMMISSION COMMENTS DECISION ACTIONS 11-03-13 MEETING:

BASED ON HOMEPORT'S REPUTATION IN APARTMENT MANAGEMENT, THE COMPLEX HAVING A RESIDENT MANAGER, 1/3RD OF THE TOTAL UNITS BEING RETIREMENT UNITS, AND THE ADDRESSING OF THE HEAVY TRAFFIC BY THE ADDITION OF A SOUTHBOUND TURN LANE, THE FEAC UNANIMOUSLY AGREED ON THE PROJECT.

WITH 8 MEMBERS PRESENT AND BEING A QUORUM:

VOTES: FOR: 8 AGAINST: 0 ABSTAINED: 0 .

DATE: 11-5-15

DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT

DATE:

TO:

DECISIONS NOTIFICATION CONFIRMED:

DATE:

BY: