

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 11, 2012**

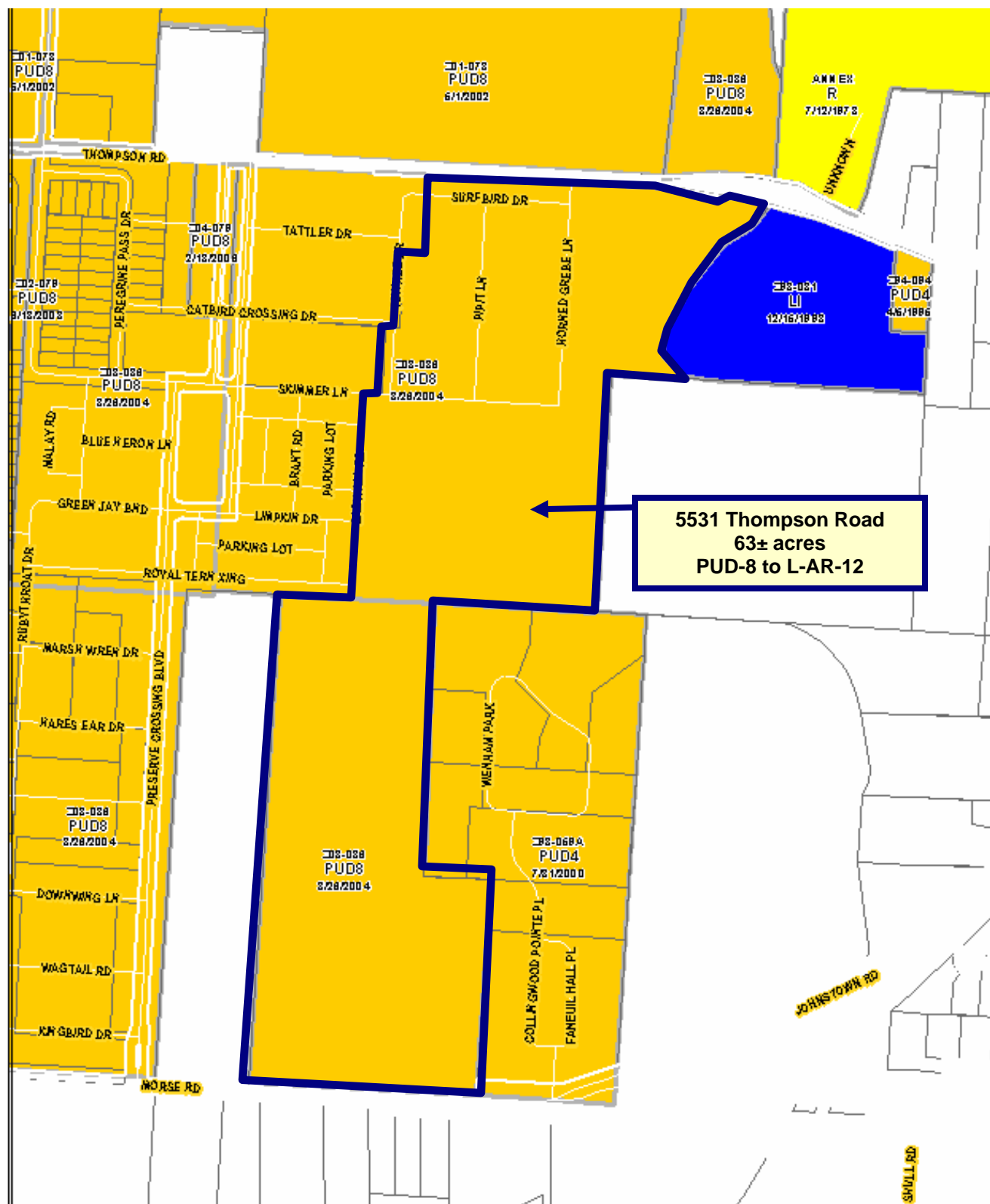
6.     **APPLICATION:**                   **Z12-046 (12335-00000-00443)**  
       **Location:**                   **5531 THOMPSON ROAD (43230)**, being 63.0± acres located on the north side of Morse, 368± feet east of Preserve Crossing Boulevard. (010-214639).  
  
       **Existing Zoning:**           PUD-8, Planned Unit Development District.  
       **Request:**                    L-AR-12 Limited Apartment Residential District .  
       **Proposed Use:**            Adjusting development uses and standards.  
       **Applicant(s):**            New Albany Company LLC; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
  
       **Property Owner(s):**       New Albany Company LLC, Inc; 8000 Walton Parkway; Suite 120 New Albany, OH 43054  
       **Planner:**                   Dana Hitt, 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 63.0± acre site is partially developed with a mix of single- and multi-unit dwellings in the PUD-8 Planned Unit Development District. The applicant is rezoning from the PUD-8, to the L-AR-12, Limited Apartment Residential District. The applicant will be eliminating the single-unit lots that were originally proposed.
- To the north of the site across Thompson Road is undeveloped land in the PUD-8, Planned Unit Development District. To the east is undeveloped land in the City of New Albany and a multi-unit development in the PUD-4, Planned Unit Development District and a senior housing facility in the L-I Limited Institutional District. To the south is vacant land in the City of Gahanna.
- The applicants agreed with the Northland Community Council's request to limit the density of the proposed L- AR-12, Limited Apartment Residential District to 10 dwelling units per acre, which is 2 units per acre less than the maximum density allowed in the AR-12, Apartment Residential District. The applicant is providing more open space that the current PUD-8, Planned Unit Development District.
- The site lies within the Preserve District of the *Northland Plan Volume II* (2002).
- Thompson Road is identified as a C arterial requiring a minimum of 30 feet of right-of-way from centerline. Morse Road is identified a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The current zoning on the property added single-unit dwellings as a development option from the previous PUD which only allowed multi-unit development, however the applicants no longer wish to develop single-unit dwellings. Therefore, in effect, the applicants are reverting back to a previously approved PUD. Because the park and open space commitments are actually being expanded from the current zoning, Staff continues to support the land use, now at a density of 10 dwelling units per acre as opposed to the current 8 dwelling units per acre.



## LIMITATION TEXT

**PROPERTY ADDRESS:** 5531 Thompson Road  
**OWNER:** The New Albany Company  
**APPLICANT:** The New Albany Company  
**DATE OF TEXT:**10/3/12  
**APPLICATION:** Z12 -046

**1. INTRODUCTION:** In 2004 the property was rezoned for a mixture of multi-unit and single family developments. The original developer did not end up developing all the subareas as was contemplated when the 2004 zoning was completed. The applicant needs to modify the existing zoning to reflect existing development and to allow appropriate development on the remaining acreage. In addition the number of single family lots needs to be reduced due to the development patterns that has occurred on the subareas.

**2. General Development Standards which shall apply to all Subareas:**

1. Public or private utilities including private water lines may be extended under Preserve Boulevard to serve any subareas, if approved by the appropriate governmental agencies prior to issuance of zoning clearance.
2. The required traffic improvements shall be reviewed and approved by the appropriate governmental agency and may be modified or changed by the appropriate governmental agency at the request of the Developer.
3. The open/green space areas are shown on the open/green space drawing.
4. The maximum number of dwelling units for the subject site (which is Subareas 2B and 4) is 630.

**SUBAREA 2B – 34 ±ACRES (L-AR-12)**

Subarea 2B is located east of the Subarea 2A and south of Thompson Road.

**2. PERMITTED USES:** Multi-unit dwellings.

**3. DEVELOPMENT STANDARDS:** Except as otherwise noted above and herein, the applicable development standards of AR-12 shall apply to the multi-unit developments.

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

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

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

1. A street tree planting shall be established along Thompson Road. Trees are to be a minimum of two and a half inch caliper and shall be spaced at a maximum distance of thirty five feet on center. Trees may be grouped, provided the quantity is equivalent to 1 tree per thirty five feet or fraction thereof. This requirement may be waived in areas where existing trees, minimum 3 inch caliper, exist and are shown on the submitted zoning clearance drawing and meet the quantity requirements of this item.

2. All property currently or hereafter subject to the Joint Parks District tax shall have the right to use the park contained in Subarea 5 of Zoning Case Z03-086 located on the west side of Rocky Fork Creek, north of Thompson Road.

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

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

F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the AR-12, Residential Districts. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

**SUBAREA 4 - 28.56 ACRES (L-AR-12)**

Subarea 4 is located east of Preserve Boulevard, and north of Morse Road.

2. **PERMITTED USES:** multi-unit dwellings

3. **DEVELOPMENT STANDARDS:** Except as otherwise noted above and herein, the applicable development standards of AR-12 shall apply to the multi-unit developments.

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

1. Building setback from Morse Road shall be 150 feet and the parking setback from Morse Road shall be 100 feet.

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

1. At the time of development the developer shall dedicate to the City of Columbus 50 ft. right-of-way from the centerline of Morse Road and establish a 10 ft. wide utility easement along its Morse Road frontage adjacent to said 50 foot right-of-way dedication.

2. The City shall expand Morse Road to a three lane section from Preserve Boulevard eastward to meet the existing three lane section which currently ends west of the Morse Road/62 roundabout.

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G. Miscellaneous

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.

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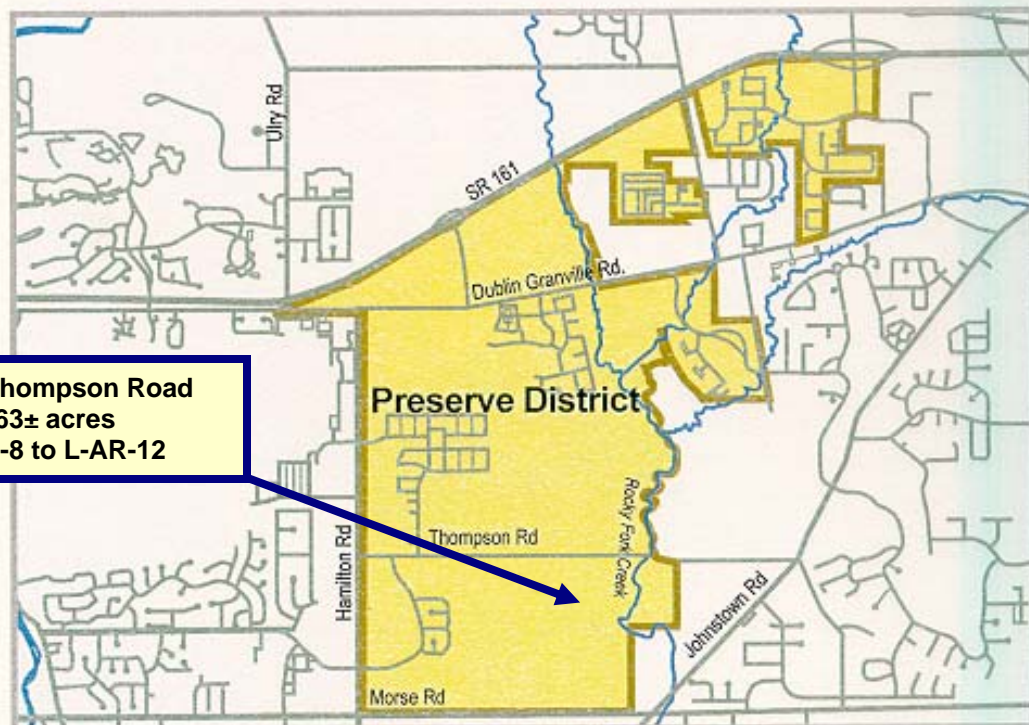


## Preserve District

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.



**5531 Thompson Road**  
**63± acres**  
**PUD-8 to L-AR-12**

Preserve District





