

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2011**

1. **APPLICATION:** **Z11-019 (ACCELA # 11335-00000-00351)**
 Location: **5115 WARNER ROAD (43219)**, being 5.7± acres
 located on the south side of Warner Road, 1525± feet
 west of Hamilton Road. (Rocky Fork Blacklick Accord,
 220-000657)

 Existing Zoning: R, Rural District.
 Request: L-AR-12, Limited Apartment Residential District.
 Proposed Use: Multi-unit dwellings.
 Applicant(s): Margaret O'Neal; c/o Jill Tangeman, Atty.; 52 East Gay
 Street, P.O. Box 1008; Columbus, Ohio 43216.
 Property Owner(s): Margaret O'Neal et al; c/o Jill Tangeman, Atty.; 52 East
 Gay Street, P.O. Box 1008; Columbus, Ohio 43216.
 Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

BACKGROUND:

- The 5.7± acre site is developed with two single-unit dwellings that are zoned in the R, Rural District. The applicant requests the L-AR-12, Limited Apartment Residential District to develop up to 66 dwelling units for a density of exactly 12 units per acre.
- The site is surrounded by single-unit residential development to the north across Warner Road and to the east and west. To the south are multi-unit dwellings in the L-AR-12, Limited Apartment Residential District.
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends multi-unit residences for the site.
- The proposed limitation text commits to the site plan which commits to the preservation of various tree stands throughout the site. The text commits to street trees, as well as lighting controls and limitations regarding building materials.

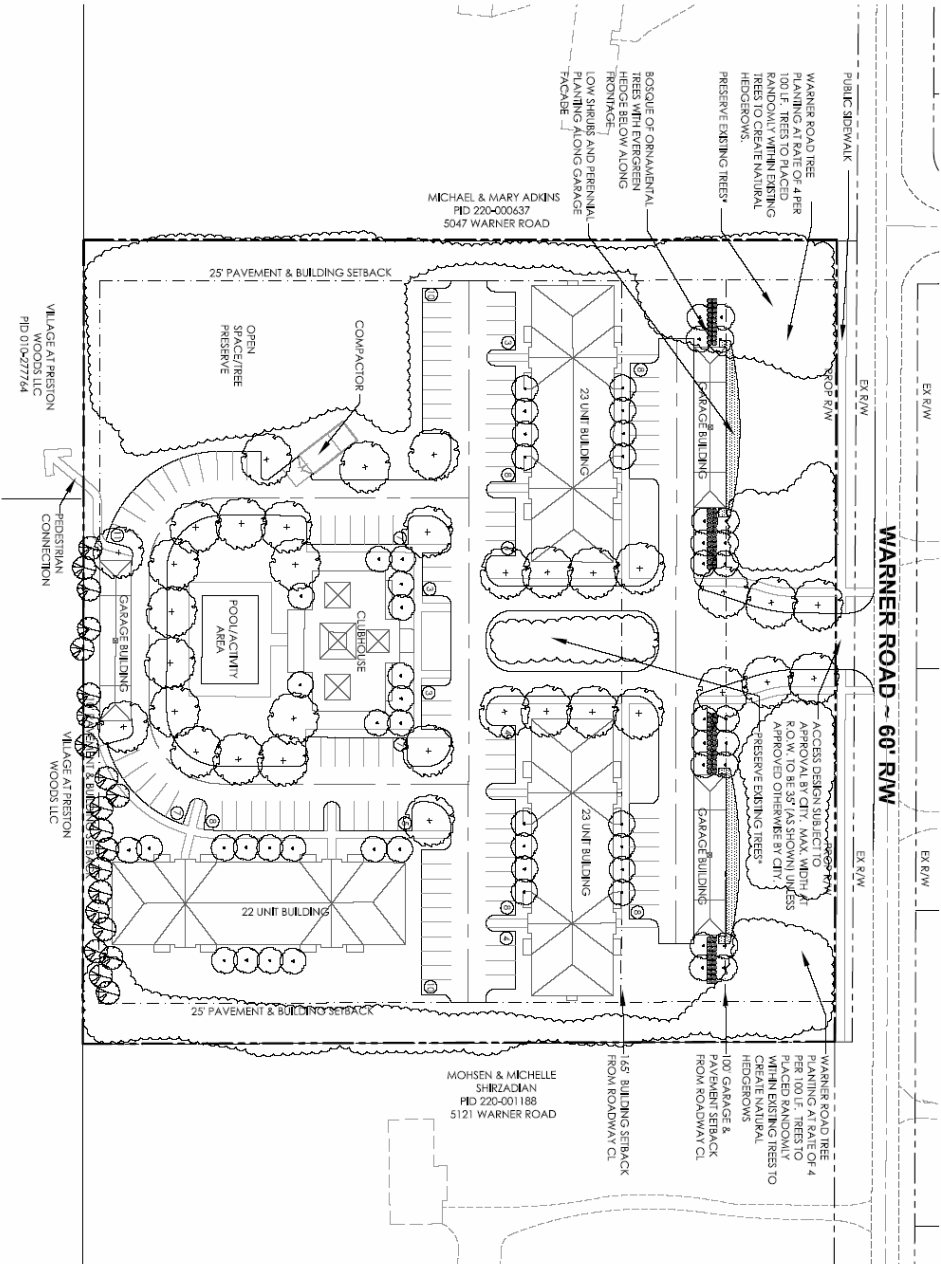
CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff recommends that the proposed L-AR-12, Limited Apartment Residential District be approved as it is consistent with the *Rocky Fork/Blacklick Accord*. The proposal is also consistent with the development to the south and the zoning trend in the area. The applicants have done a good job in preserving the tree stands on the site.

SITE PLAN

WARNER ROAD MULTI-FAMILY

DATE: JUNE 28, 2011 REV: AUGUST 19, 2011 REV: AUGUST 24, 2011 REV: SEPTEMBER 2, 2011



SITE DATA

| | |
|-----------------|---------------|
| TOTAL ACRES | ±4.5778 ACRES |
| TOTAL UNITS | 68 |
| DENSITY | ±11.80 DU/LAC |
| PARKING SURFACE | 117 SPACES |
| PARKING GARAGE | 21 BAYS |
| PARKING TOTAL | 138 SPACES |
| LOT COVERAGE | 30% |

* TREE PRESERVATION AREAS ARE OBTAINED FROM A FIELD SURVEY AND NOT BASED ON ACTUAL TREE SURVEY. FINAL UNIT LOCATIONS MAY REQUIRE SOME SETTING TREES TO BE PRESERVED. SETTING TREES TO MAINTAIN EXISTING NATURAL HEDGEROWS.

Limitation Overlay Text

Proposed District: L-AR-12
Property Address: 5081 and 5115 Warner Road
Owners: Margaret O'Neal / Paul and Delila Cochenour
Applicant: Margaret O'Neal / Paul and Delila Cochenour / Preferred Real Estate Investments II, LLC
Date of Text: August 31, 2011
Application No: Z11--019

I. **Introduction:** The subject site is located on Warner Road and neighbors several existing multi-family developments. Although the Rocky Fork Blacklick Accord identifies this site as commercial, the continuation of the existing multi-family development pattern is more suitable for this location. The applicant is seeking to rezone the site to the same L-AR-12 designation that borders the site to the south. The site is part of the Pay-As-We-Grow program and the applicant will be obligated to pay \$2,300 per unit to the City of Columbus. The site can be developed at densities identical to the surrounding developments without impacting existing roadways or city infrastructure and, at the same time, provide significant funds for area parks, services and infrastructure.

A council variance application has been submitted to allow for a ten (10) foot perimeter yard setback on the south side of the development.

2. **Permitted Uses:** All uses permitted in the L-AR-12, Limited Apartment Residential District contained in Chapter 3333 (AR-12) of the Columbus City Zoning Code, unless otherwise indicated in the limitation text.

3. **Development Standards:**

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

1. The setback shall be measured from the existing Warner Road centerline.
2. A minimum twenty-five (25) foot building and parking setback shall be established on the east and west sides of the site.
3. Lot coverage for all building and pavement shall be a maximum of 39% of lot area, as shown on the Site Plan.

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

1. Curb cuts and access points shall be approved according to the specifications of the City of Columbus Division of Public Service, Division of Planning and Operations or any other appropriate governmental agency.
2. Parking shall not exceed two spaces per residential unit.

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

1. Within the setback along Warner Road, Developer shall install trees along Warner Road at a rate of 4 per 100 lineal feet, which may be evenly spaced, grouped or used to supplement the existing tree line. Trees shall be a minimum of 2" caliper.
2. Street trees on internal private streets shall be installed at a minimum of 30 feet apart, unless tree groupings of equal quantity are more practical.
3. All landscaping designs will be reviewed and stamped by a registered landscape architect.
3. All parking areas adjacent to Warner Road shall have headlight screening parallel to the frontage with a minimum height of forty (40) inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.
4. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next available planting season.
5. A tree preservation area shall be established along the west side of the site as shown on the Site Plan.
6. Mounding for screening purposes shall be a maximum of 4' high having a 3:1 slope beginning at the setback line and a 5" wide crest. Mounding will be landscaped with a mix of shrubs, deciduous, evergreen and ornamental trees.
7. Minimum size of trees at installation shall be 2" caliper for deciduous shade and ornamental trees and 6' high for evergreen trees.

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

1. No mechanical equipment shall be placed on the roof of any residential structure. Any mechanical equipment or utility hardware on the roof of any non-residential building shall be screened

from view by the same material utilized on the building roof or exterior. Color shall also match the building exterior or roof.

2. All building exteriors shall be constructed of wood, brick, stone, stucco, glass, vinyl siding shall be limited to an upgraded, quality and a thickness of .044 mils or greater, asphalt shingles, or a combination of these materials.

3. Maximum building length will be 200 feet. Sloped or pitched roofs will be used.

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

1. All light poles shall be metal and of the same color and design. Light poles in the parking lots shall not exceed a maximum of 14 feet in height. All lighting shall be fully shielded, cut-off fixtures. Ground mounted lighting shall be shielded and landscaped.

F. Graphics and Signage Commitments.

1. All on site graphics will comply with the Columbus Graphics Code or if the applicant desires to vary from the Columbus Graphics code, the applicant shall submit a Graphics Plan to the Graphics Commission for approval.

G. Miscellaneous

1. Pedestrian access, sidewalks and/or bikeways within the development will be provided to connect both internally and to parcels outside of the development and designed and located in cooperation with the Columbus Parks and Recreation Department. Sidewalks will be a minimum of 5 feet in width.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their 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.

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215

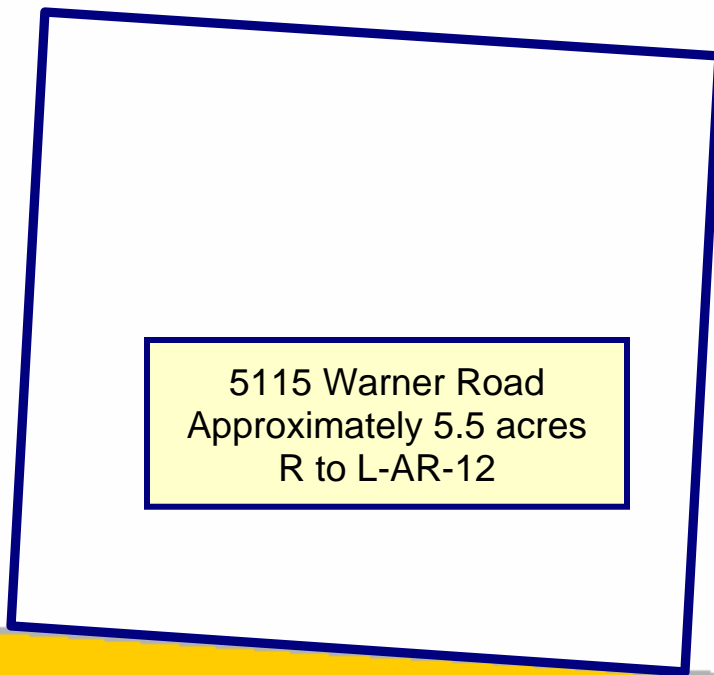


203-104C
NG
12/7/2003

POPLAR RIDGE DR

LINEROCK DR

WARNER RD



5115 Warner Road
Approximately 5.5 acres
R to L-AR-12

206-030
PUD8
4/6/2009

BIRKLAND LN

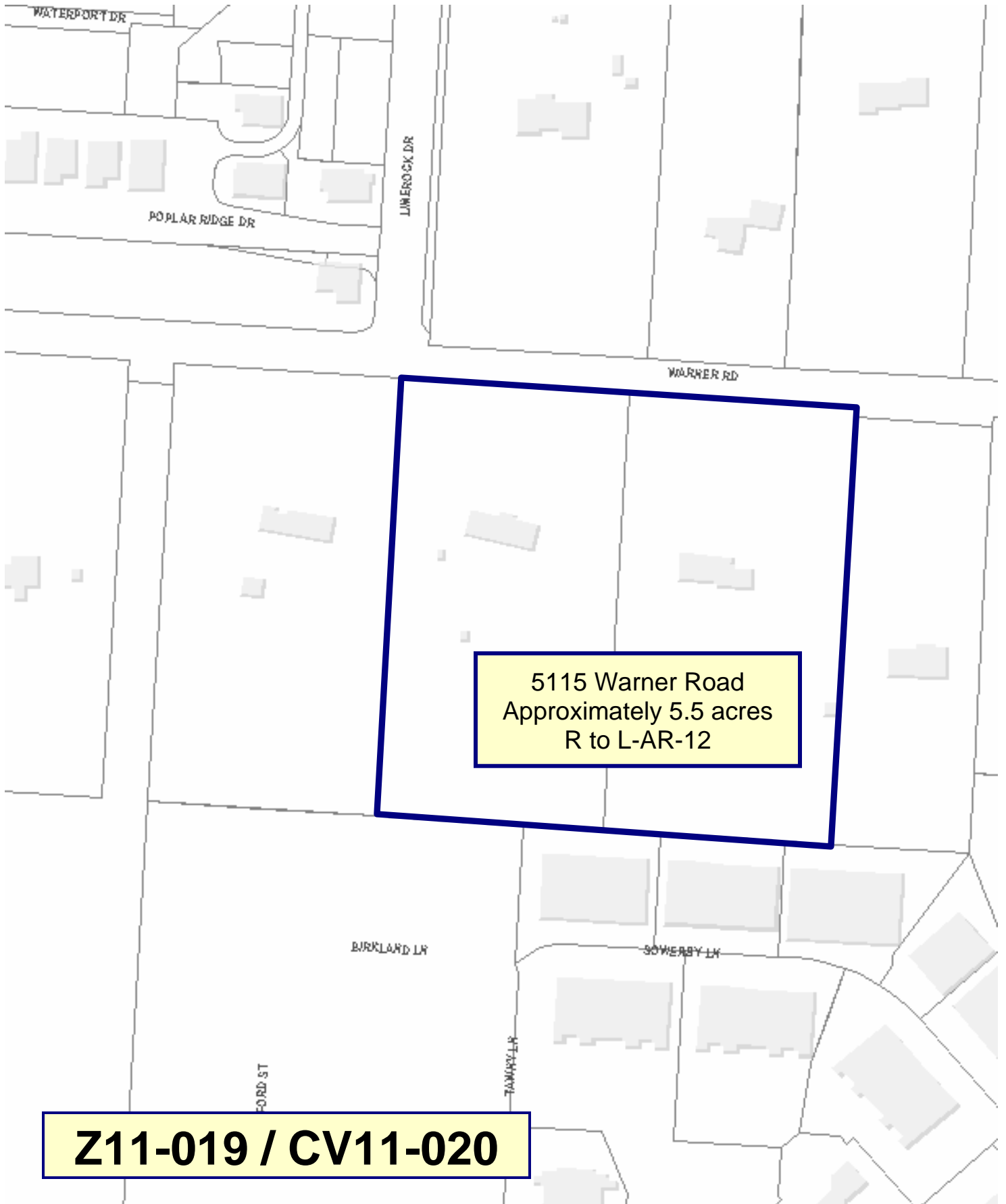
SOWERBY LN

207-050A
LAR12
11/4/1998

D ST

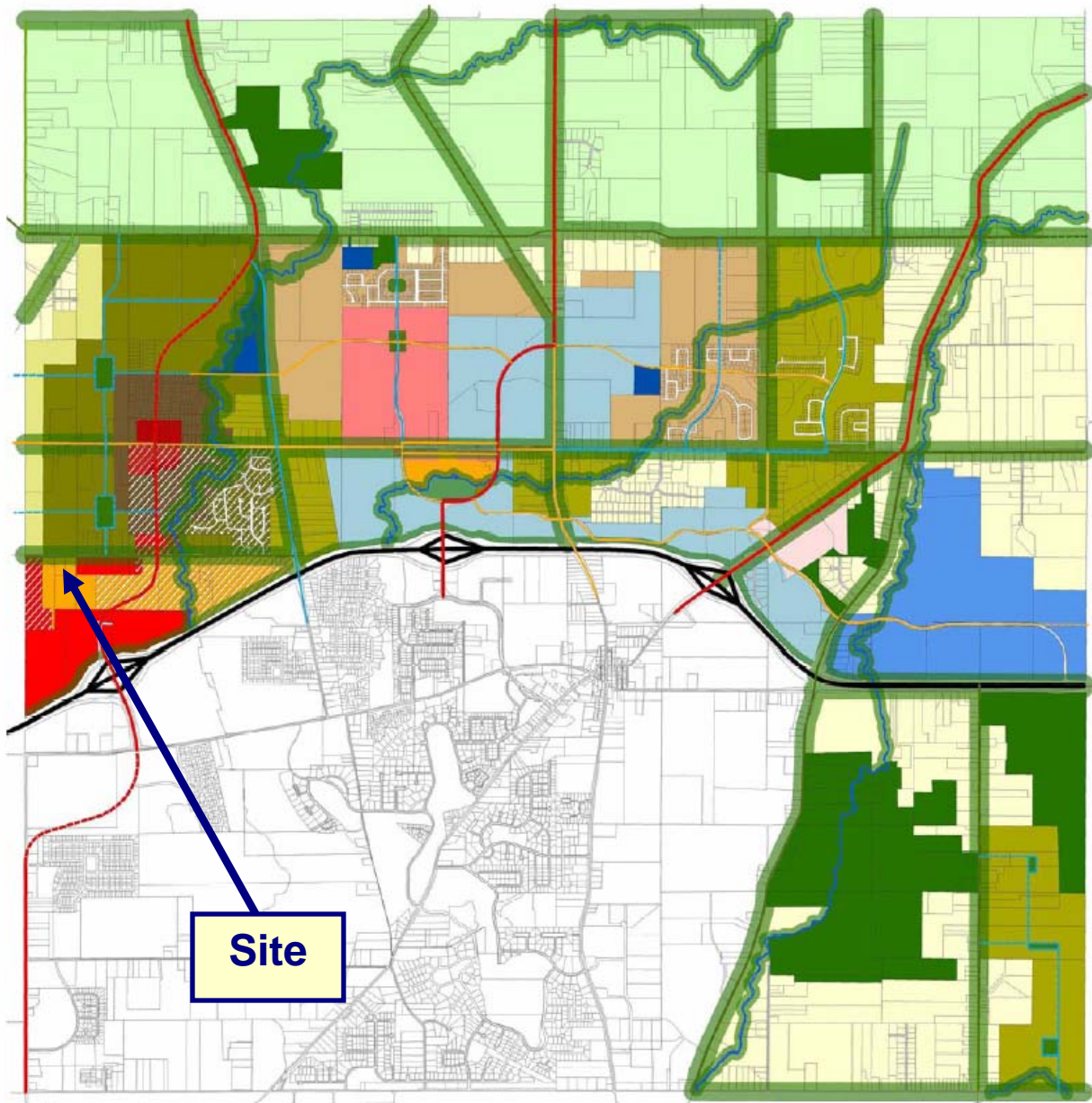
WARNER LN

Z11-019 / CV11-020



5115 Warner Road
Approximately 5.5 acres
R to L-AR-12

Z11-019 / CV11-020



Legend

| | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

Preexisting zoning represented by hatching.



5115 Warner Road
Approximately 5.5 acres
R to L-AR-12

Z11-019 / CV11-020