

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2011**

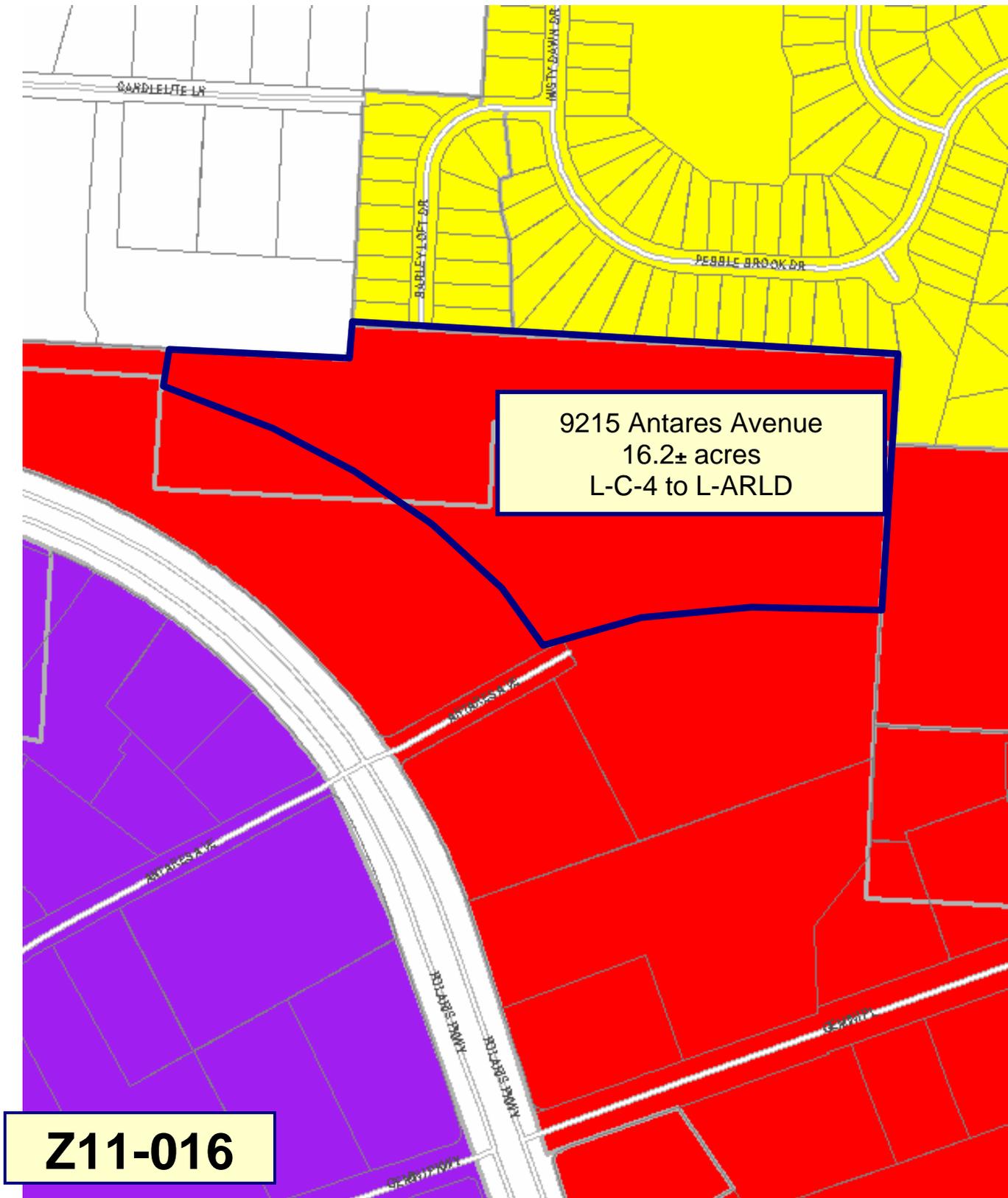
- 4. APPLICATION: Z11-016 (ACCELA # 11335-00000-00194)**
Location: **9215 ANTARES AVENUE (43240)**, being 16.2± acres located at the terminus of Antares Avenue, 375± feet northeast of Polaris Parkway (45-3184320101600).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit dwelling development.
Applicant(s): NP Limited Partnership; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215 and Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): NP Limited Partnership; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215 and Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

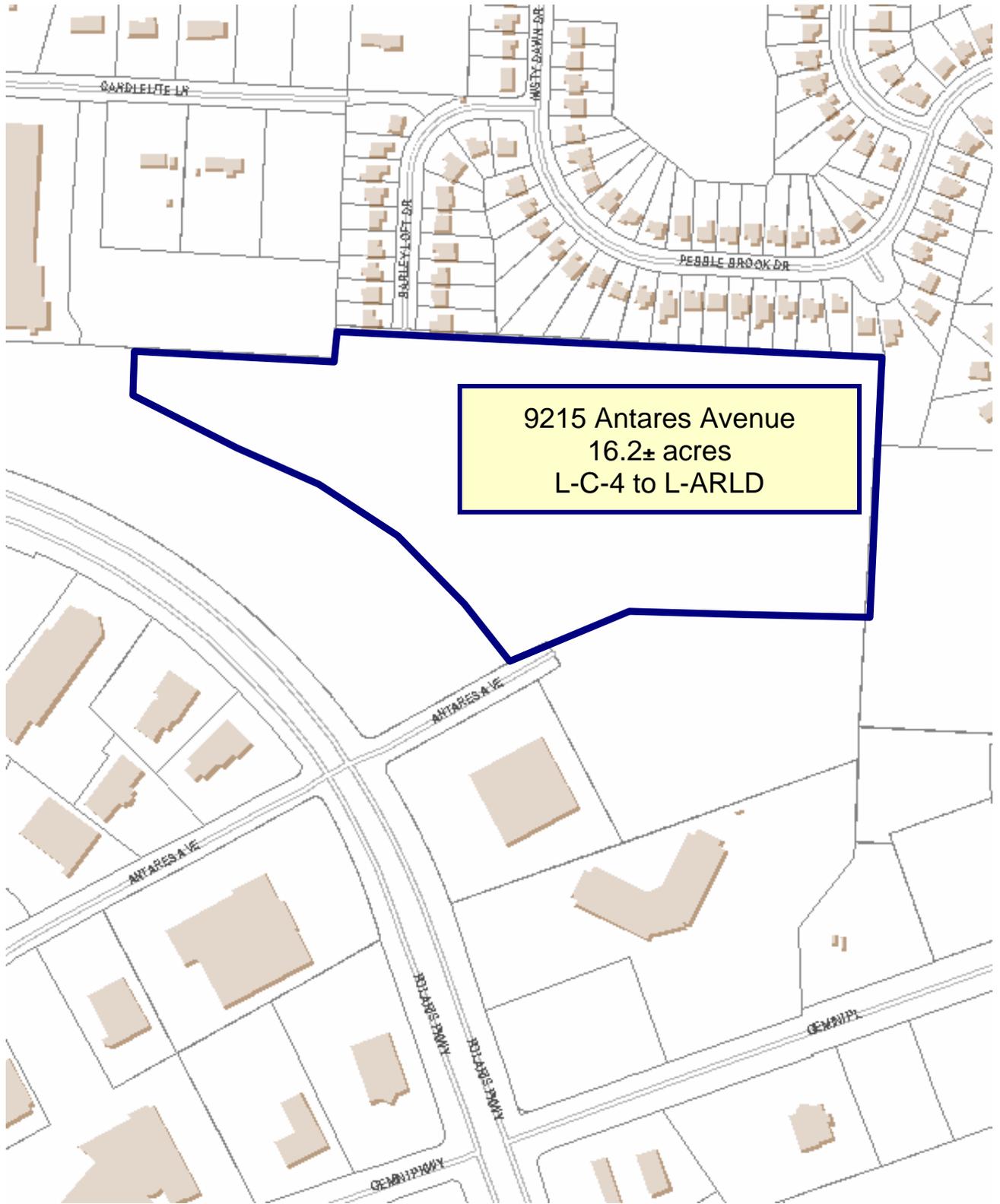
BACKGROUND:

- The site is currently zoned in the L-C-4, Limited Commercial District. The applicant is applying to rezone this to the L-ARLD, Limited Apartment Residential District to permit a net density of up to 14 units per acre.
- To the north are single-unit dwellings in the R-2, Residential District. To the south and east is land developed with office and retail uses in the L-C-4, Limited Commercial District. To the west across Polaris Parkway are office and retail uses zoned in the L-M, Limited Manufacturing District.
- The Planning Division identifies that site being within Subarea J1 of *The Far North Plan* (1994), which is proposed employment and shopping component of the fringe village. Deviation is supported given the transitional nature of the proposed use between the single-unit dwellings to the north and the commercial uses to the south and due to the large amount of commercial development already present in the area.
- The proposed L-ARLD, Limited Apartment Residential District text commits to the site plan, open space and street trees. The site plan commits to preserving existing trees between the proposed development and the existing single-unit dwellings to the north.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-ARLD, Limited Apartment Residential District would permit multi-unit dwellings with a maximum net density of 14 units per acre. The site plan commits to preserving existing trees between the proposed development and the existing single-unit dwellings to the north. Due to the transitional nature of the proposed use between the single-unit dwellings to the north and the commercial uses to the south and due to the large amount of commercial development already present in the area, deviation from the recommendations of *The Far North Plan* (1994) is supported. The proposal is consistent with the zoning and development patterns in the area.





DEVELOPMENT TEXT
L-ARLD, LIMITED APARTMENT RESIDENTIAL DISTRICT

EXISTING DISTRICT: L-C-4, Limited Commercial District
PROPOSED DISTRICT: L-ARLD, Limited Apartment Residential District
PROPERTY ADDRESS: 9215 Antares Avenue, Columbus, OH 43240
OWNER: NP Limited Partnership 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
APPLICANT: NP Limited Partnership 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: June 1, 2011
APPLICATION NUMBER: Z11-016

INTRODUCTION:

The subject property is 16.1 +/- acres located at the north terminus of Antares Avenue, north of Polaris Parkway and northwest of Gemini Place. Applicant proposes to develop the site with a multi-family residential use generally as depicted on the site plan titled "Preliminary Site Plan Antares Property, 9215 Antares Avenue, Columbus, OH", dated _____. Development of the site will include the extension of Antares Avenue as a public street.

1. PERMITTED USES: The permitted use of the site will be multi-family residential development, as permitted in Section 3333.02, AR-12, ARLD and AR-1, Apartment Residential District Use, and accessory uses and structures.

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. Maximum net density shall be fourteen (14) dwelling units per net acre, net of right of way dedication for extension of Antares Avenue.
2. The Antares Avenue (extended) building setback line shall be fifty (50) feet.

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

Antares Avenue shall be extended as a public street to connect with Gemini Place.

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

1. Landscaping and open space shall be provided and maintained as depicted on the referenced plan.
2. All landscaping shall be maintained in a healthy state. Any dead material shall be removed and replaced with like materials within six months or the next available planting season, whichever occurs first. The size of the new material shall equal the size of the original material when it was

installed.

3. The minimum size of all trees at installation shall be two (2) inch in caliper for deciduous trees, five (5) feet in height for evergreen trees, and one and one half (1 ½) inches in caliper for ornamental trees.

4. Street trees shall be provided along Antares Avenue at the rate of one (1) tree per 50 lineal feet.

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

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

E. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the ARLD, 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 ARLD, Apartment Residential District shall be submitted to the Columbus Graphics Commission.

F. Miscellaneous.

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

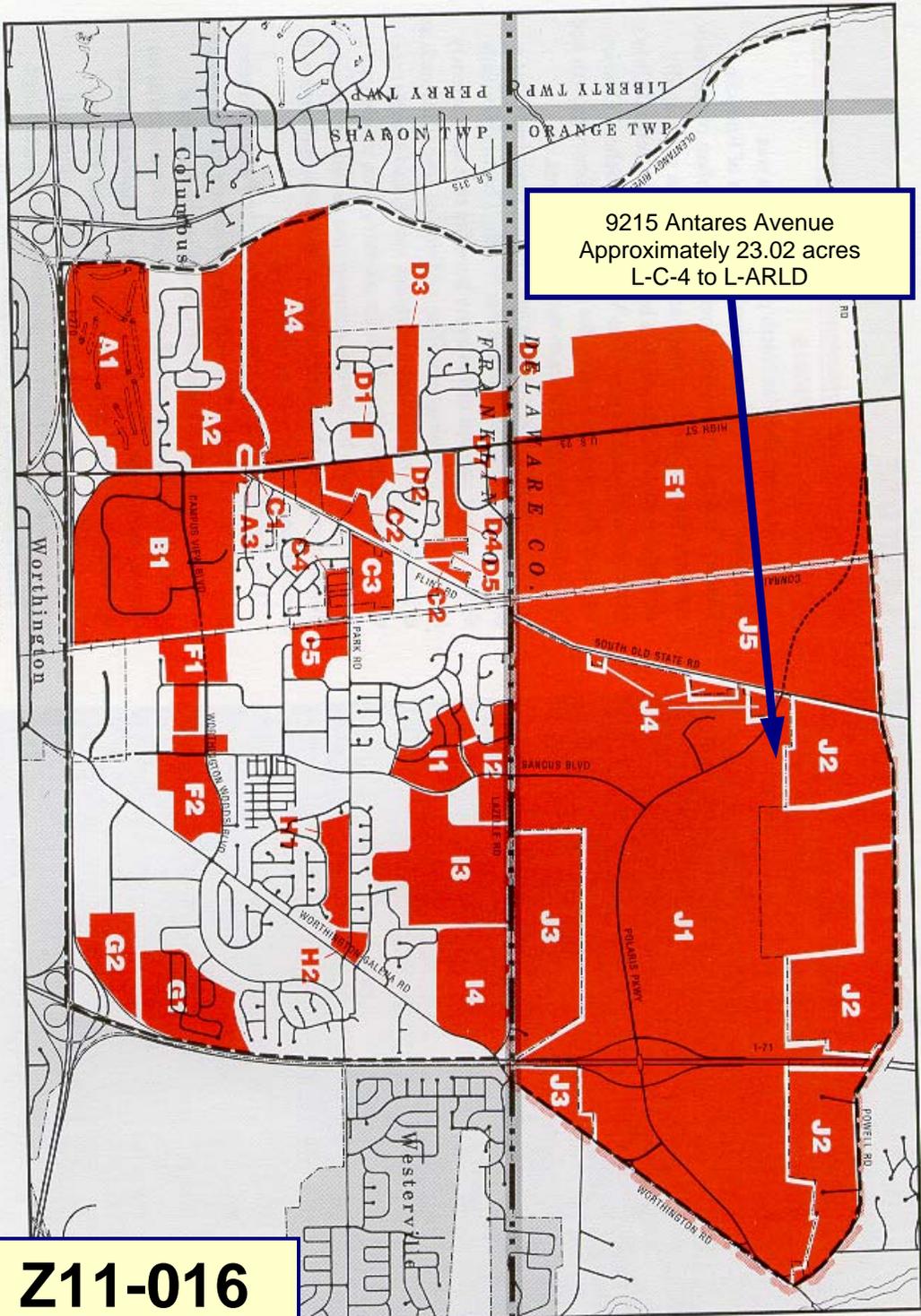
2. Development of the site shall generally be in accordance with the site plan titled "Preliminary Site Plan Antares Property, 9215 Antares Avenue, Columbus, OH", dated _____ and signed by David B. Perry, Agent, and Donald Plank, Attorney. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

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, except as permitted by the Development Text and drawings referenced herein.

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

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

UNDEVELOPED AND UNDERDEVELOPED LAND



- Subarea I.2:** This subarea is the undeveloped land fronting along the southside of Lazelle Road that is located adjacent to Sancus Boulevard. Bordering development includes Polaris Centers of Commerce, water tower, and site of future fire station on the north, single-family and multi-family development on the south and west, and undeveloped land on the east. The existing zoning is Commercial Planned Development (CPD) and Commercial (C2, C3, C4, and C5).
- Support auto-oriented commercial uses as the most appropriate development for the parcels fronting on the intersection.
 - Support neighborhood-oriented commercial development for the remaining portions of the subarea.
 - All future development must be sensitive to the residential development located south of the subarea.

- Subarea I.3:** This is a large, 93-acre undeveloped tract of land that is located south of Lazelle Road. The subarea is owned by the Worthington School District and has been reserved as a site for additional school buildings. Adjacent development consists of single-family homes on the south and multi-family apartments on the west. Undeveloped land borders the site on the north and east. The existing zoning is Rural (R) and Institutional (I).
- Support development of the subarea as school facilities for the Worthington School District.
 - If the entire subarea is not needed for school buildings, develop with public uses such as a library, community park and recreation center, and police substation. Additional appropriate uses for the subarea include private recreation facilities, a church, or medical facilities.

Subarea I.4: This large, 65-acre subarea is located in the southwest quadrant of Lazelle Road and Worthington Galena Road. The major portion of the subarea is developed as Grace

Brethren Church. The undeveloped portion of the subarea has been reserved by the church as the location for a private high school. Adjacent development consists of single-family homes on the north, multi-family apartments on the south and east, and undeveloped land on the west. Current zoning is Institutional (I), Residential (R2F), and Rural (R).

- Support development of this subarea with land uses that support the mission of the church. Appropriate uses include: expanded church facilities, church parking, retirement housing, church-operated school, and church-related athletic facilities.

Area J: Polaris

- Subarea J.1:** This subarea is the 1200± acre Polaris Centers of Commerce that is currently being developed as a mixed-use industrial, office, and commercial complex. The subarea is designated as an employment and shopping component of the fringe village. Adjacent development consists of single-family homes that have been developed on large lots. The subarea is zoned Limited Manufacturing (LM), Commercial Planned Development (CPD), and Limited Commercial (LC4).
- Support development of subarea in accordance with current plans and existing zoning. The land uses planned for the subarea include a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial.
 - Support auto-oriented commercial uses at the major intersections along Polaris Parkway and at the northwest and northeast corners of the Sancus Boulevard and Lazelle Road intersection.
 - Support the Special Development Standards contained in the zoning text for Polaris that are designed to protect



9215 Antares Avenue
16.2± acres
L-C-4 to L-ARLD

Z11-016