

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 12, 2014**

- 4. APPLICATION:** **Z13-008 (13335-00000-00069)**
Location: **3386 EAST POWELL ROAD (43085)**, being 19.93± acres located 810± feet south of East Powell Road, and 100± feet west of Hickory Ridge Court (31844202024000 and four others; Far North Columbus Communities Coalition).
Existing Zoning: R, Rural District (annexation pending).
Request: L-C-4, Limited Commercial District.
Proposed Use: Limited commercial development.
Applicant(s): NP/FG LLC and NP Limited Partnership; c/o Dave Perry, Agent; David Perry Company, Inc.; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Property Owner(s): NP/FG LLC and NP Limited Partnership et al; c/o Dave Perry, David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

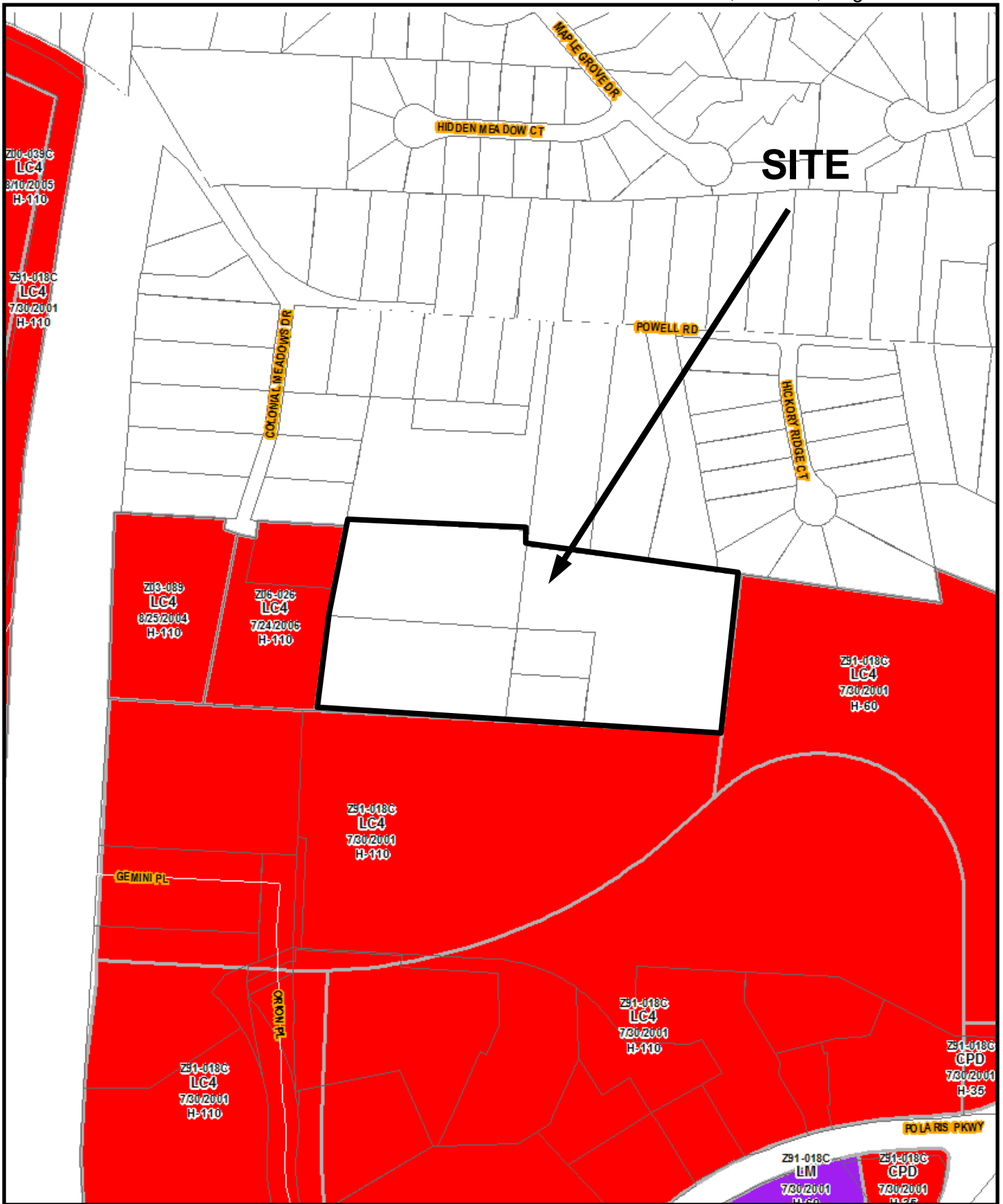
- This application was tabled at the May 2013 Development Commission meeting. Since then, six acres of property undergoing annexation from Orange Township have been added to the site, and development standards have been revised to address Staff's previous concerns. The 19.93± acre site is developed with single-unit residences in the R, Rural District as a result of recently approved annexations from Orange Township. The requested L-C-4, Limited Commercial District will allow commercial development consistent with surrounding commercial districts.
- To the north is single-unit residential development in Orange Township. To the east is the former Polaris Amphitheater in the L-C-4, Limited Commercial District. To the south and west is undeveloped property in the L-C-4, Limited Commercial District.
- The limitation text includes use restrictions and development standards that address access, maximum building height, landscaping, tree preservation, screening, lighting controls, and underground utility lines. A setback exhibit to help illustrate the building limitations is also included with this L-C-4 request.
- The subject site is within the Subarea J2 of the *Far North Plan* (1994). The Plan is being updated, but the current recommendation for this location is for preservation of existing residential development or compatible residential infill as an alternative. The Plan also recommends measures be taken to preserve and protect mature trees and appropriate existing vegetation during the development process. Since the *Far North Plan's* adoption, 11 acres at the northeast corner of I-71 and Gemini have been annexed and zoned L-C-4. Both sites are controlled by NP Limited as an extension of the larger southern property. This proposal is similar in nature as it sits between the more recently

zoned L-C-4 site to the west and the former amphitheater site, also zoned L-C-4. Staff had expressed concerns about the previous version regarding building height, setbacks, and tree preservation. Since that time the applicant has made key property acquisitions which mitigate setback concerns, and has increased the minimum setbacks in relationship to building height. Additionally, a commitment has been made regarding preservation of existing vegetation within one of the primary setback areas.

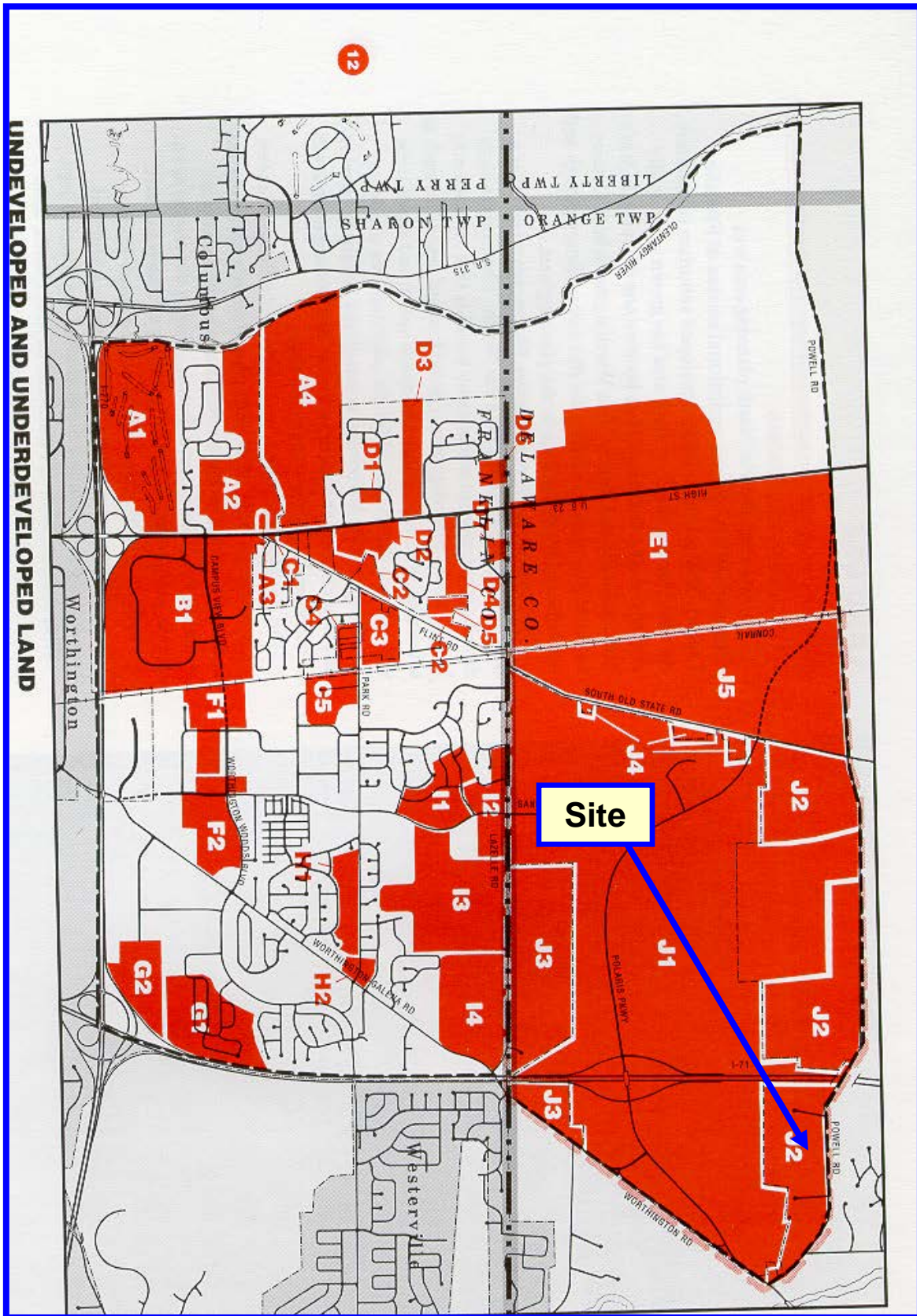
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval of requested L-C-4 District.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff supports commercial zoning at this location due to its proximity to recently zoned L-C-4 property to the west and the former amphitheater site to the east. The proposed L-C-4, Limited Commercial District will allow commercial development consistent with the surrounding commercial districts, and previous concerns regarding setbacks, tree preservation, and building height in relation to the adjacent residential property have been resolved.



Z13-008
3386 East Powell Road
Approximately 19.93 acres
Request: R to L-C-4



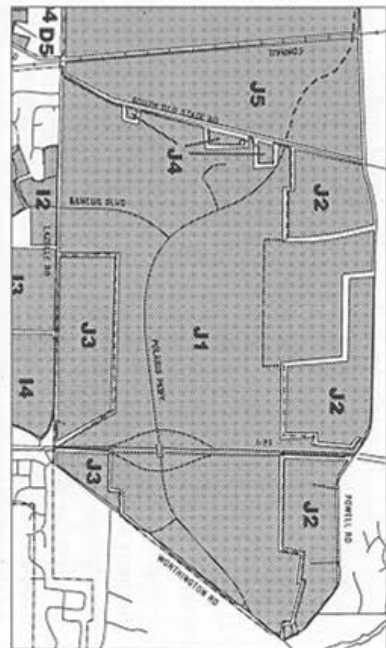
Z13-008
3386 East Powell Road
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- adjacent single-family residential development from the negative impacts of commercial and industrial development.
- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

Subarea J.2: This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

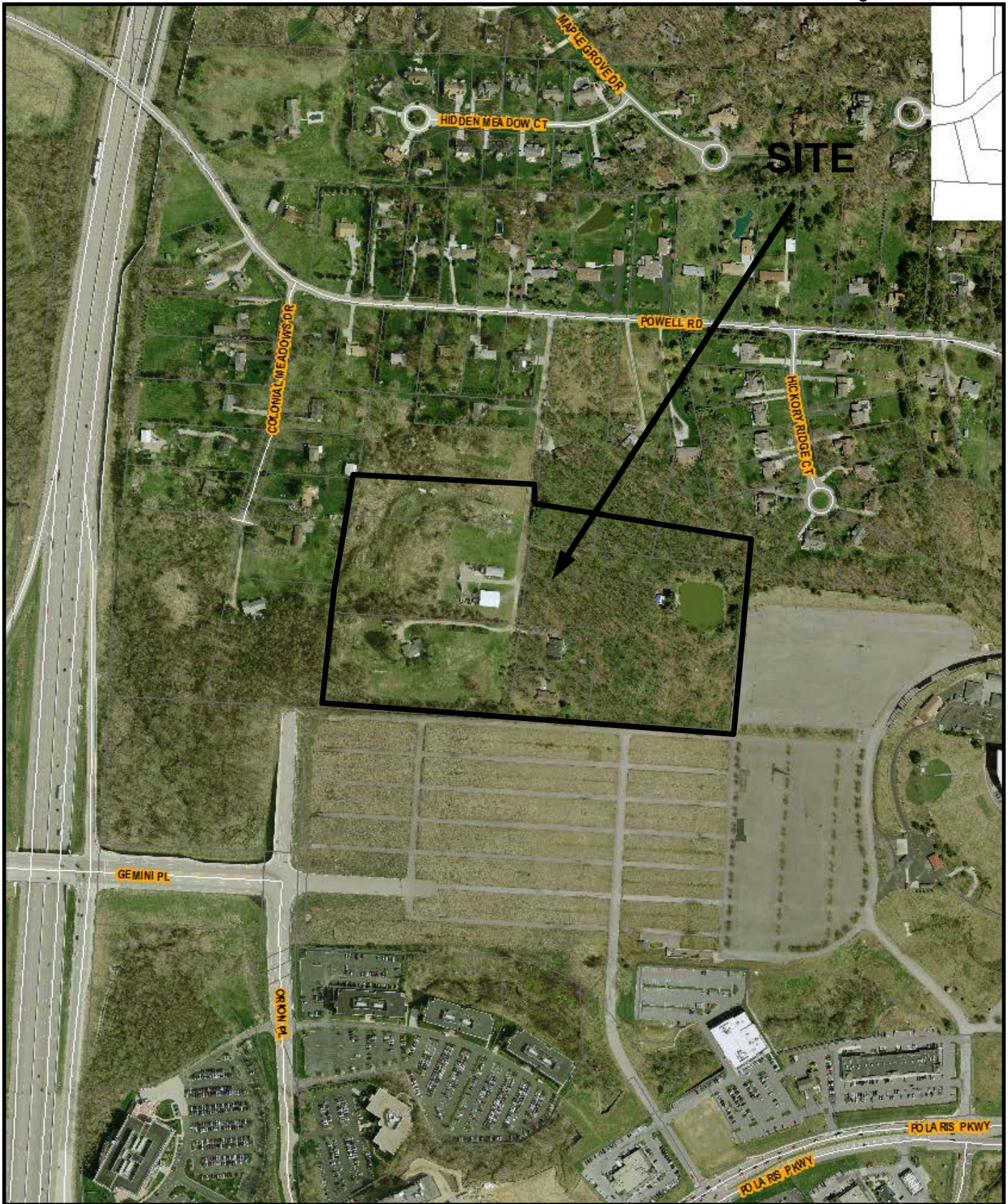
Subarea J.3: The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.

Z13-008

3386 East Powell Road
Approximately 19.93 acres
Request: R to LC-4



Z13-008
3386 East Powell Road
Approximately 19.93 acres
Request: R to L-C-4



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z13-008 (revised 3/31/14) 13335-00000-00069

Address 3386 E. Powell Rd.

Group Name FNCCC

Meeting Date 5/6/2014

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

NOTES: with following conditions regarding setbacks:

- Additional 50 feet of setback for 110 foot building height.

Vote 12-0 For

Signature of Authorized Representative James J. Palmisano

SIGNATURE

President - FNCCC

RECOMMENDING GROUP TITLE

614/430-7840

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

City of Columbus, Ohio ▪ Department of Building & Zoning Services
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Revised 11/12 tint