

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 12, 2004**

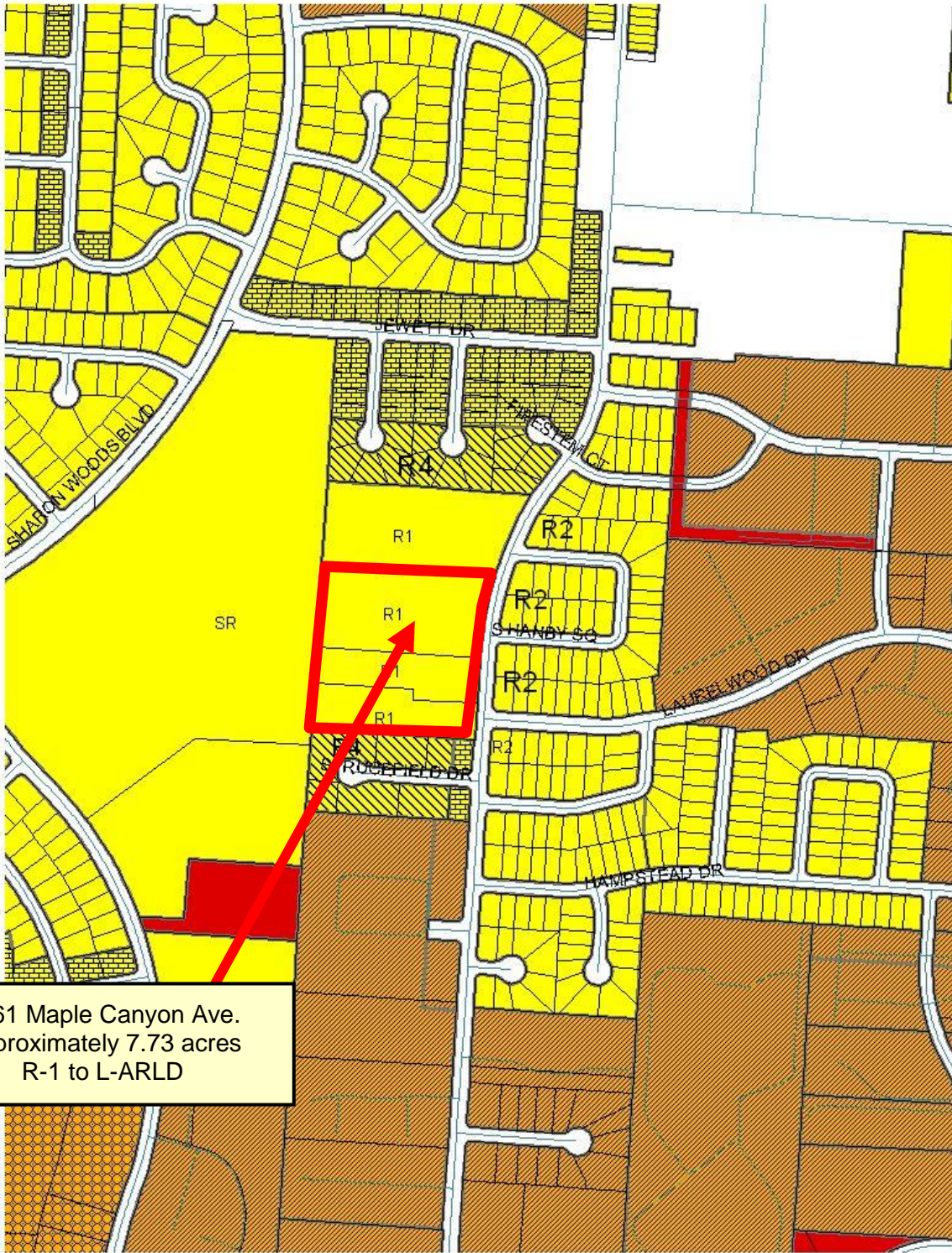
- 13. APPLICATION: Z04-020**  
**Location:** **6261 MAPLE CANYON AVENUE (43229)**, being 7.73± acres located on the west side of Maple Canyon Avenue, 99± feet north of Sprucefield Drive (010-147416).  
**Existing Zoning:** R-1, Residential District.  
**Request:** L-ARLD, Limited Apartment Residential District.  
**Proposed Use:** Multi-family residential development.  
**Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Jill S. Tangeman, Atty.; 600 South High Street; Columbus, Ohio 43215.  
**Property Owner(s):** Rick L. and Judy A. Haskett; 6261 Maple Canyon Avenue; Columbus, Ohio 43229.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 7.73± acre site is zoned in the R-1, Residential District and is developed with a single-family dwelling. The applicant requests the L-ARLD, Limited Apartment Residential District to permit up to 100 dwelling units at a density of 12.9 units per acre.
- To the north is a single-family dwelling zoned in the R-1, Residential District. To the south is a multi-family development zoned in the R-4, Residential District. To the east are single-family dwellings zoned in the R-2, Residential District. To the west is Beechcroft High School zoned in the SR, Suburban Residential District.
- The site falls within the boundaries of Subarea 4 of the *Northland Plan I*, (2001) which recommends “redevelopment be limited to single-family or low density multi-family (2-4 family units) consistent with surrounding densities” and “pedestrian access through this site to Beechcroft High School be maintained / established to accommodate neighborhood children”.
- The applicant has not addressed the Northland Plan’s goal of providing pedestrian access to Beechcroft High School. The applicant has agreed to building material commitments.

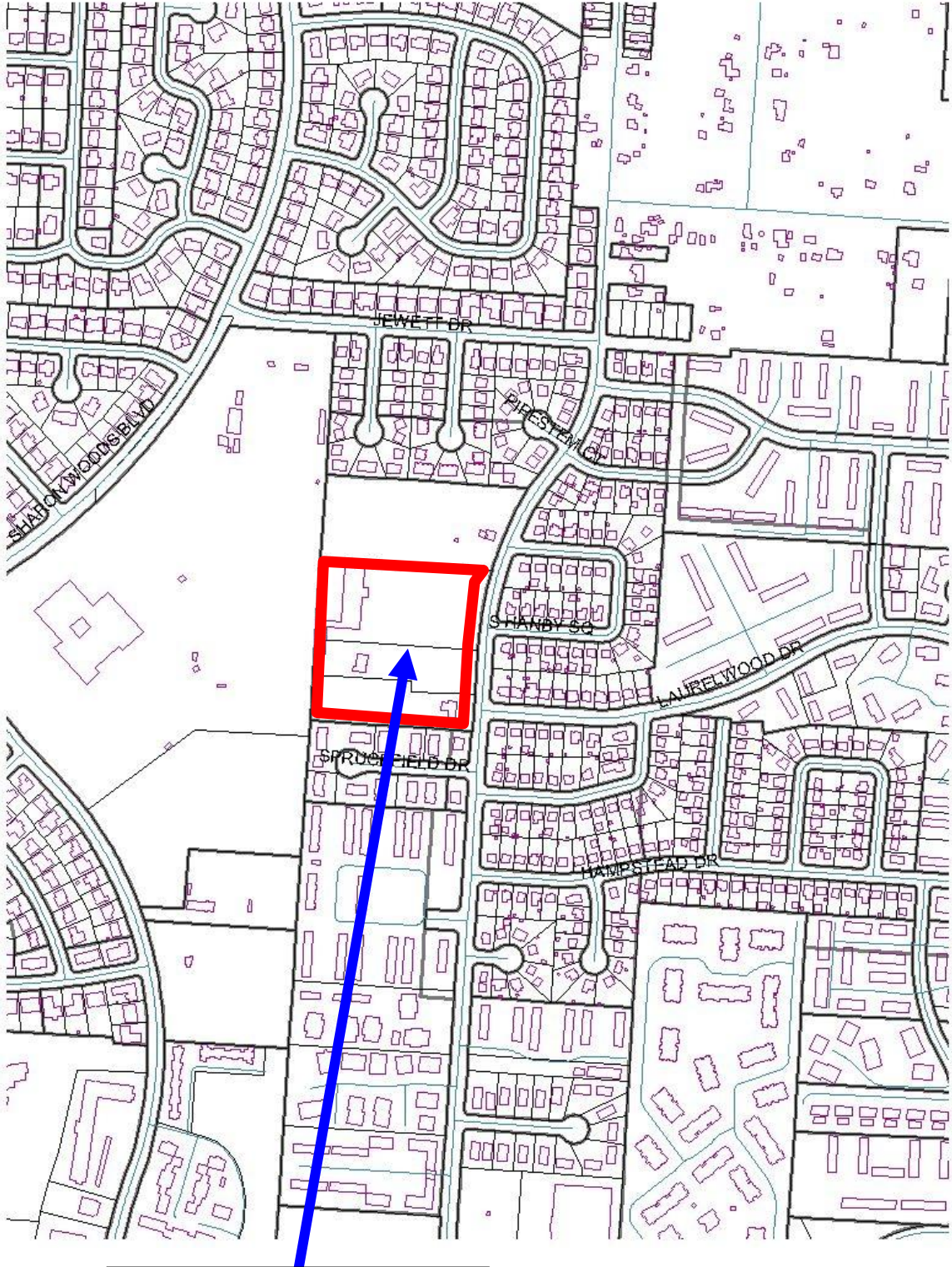
**CITY DEPARTMENTS RECOMMENDATION:** Disapproval.

The proposed development is not consistent with the *Northland Plan I*, (2001) which recommends “redevelopment be limited to single-family or low density multi-family (2-4 family units) consistent with surrounding densities” in that the applicant is proposing 6 to 8 unit buildings as opposed to the 1 to 4 unit buildings which surround the site and the density proposed for this site. While the proposed density might be appropriate further south on Maple Canyon Avenue closer to the commercial developments along Dublin Granville Road, it is more dense than the surrounding single and multi-family developments to the north and east and is inconsistent with the established zoning and development patterns along this stretch of Maple Canyon Avenue. The proposed density would open the door to higher densities along this stretch of Maple Canyon Avenue.



6261 Maple Canyon Ave.  
Approximately 7.73 acres  
R-1 to L-ARLD

**Z04-020**



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Approximately 7.73 acres  
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**Z04-020**

**LIMITATION OVERLAY TEXT**

**Zoning District:** L-ARLD  
**Property Location:** 7.725 +/- acres located at 6175 and 6261 Maple Canyon Avenue, Columbus, Ohio 43229  
**Owners:** Rick L. and Judy A. Heskett  
**Applicants:** Preferred Real Estate Investments II, LLC  
**Date of Text:** July 12, 2004  
**Application No.:** **Z04-020**

**1. Introduction:** The subject site is approximately 7.725 +/- acres located on Maple Canyon Avenue. The site is currently owned by Rick L. and Judy A. Heskett. The applicants are proposing to rezone the property for a townhouse development with a density not to exceed thirteen units per acre.

**2. Permitted Uses:** The uses permitted shall be those uses permitted in Sections 3333.02 and 3333.06 of the Columbus City Code.

**3. Development Standards:** Unless otherwise indicated in this text, the applicable development standards of Chapter 3333 Apartment Districts of the Columbus City Code shall apply.

A. Density, Height and Setback Commitments.

1. The height district shall be H-35, allowing for a mean 35-foot height limitation in accordance with the Columbus City Code.
2. A maximum of 100 units may be built on the site.

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

1. Access shall be in accordance with the review and approval of the City of Columbus Division of Transportation.
2. The Developer will install a sidewalk along Maple Canyon and along one side of the entrance driveway.
3. A total of 2.25 parking spaces per unit shall be provided, with each unit having a one-car garage and one stacking space.

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

1. Screening shall be installed along the required minimum twenty-five (25) foot perimeter setback of the site to the west to augment existing trees where applicable. Screening will consist of a 6-foot privacy fence and one tree for every forty (40) feet on center. Landscaping shall be a mixture of evergreen trees, shade trees and ornamental trees. All trees shall meet the following minimum size at the time of planting: 2 1/2" caliper for shade trees; 1 1/2" caliper for ornamental trees; 5 feet in height for evergreen trees. Tree caliper is measured six (6) inches from the ground. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or at the next planting season, whichever occurs first.

2. The Developer will be making a contribution of cash in lieu of dedicating land for park use at the time of zoning clearance.

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

1. The main exterior building material shall be wood, wood composition siding, vinyl, brick, stone, or cultured stone or a combination thereof. Those buildings that face Maple Canyon will have a front facade with a minimum of seventy-five percent (75%) brick. All other buildings will have a front facade with a minimum of twenty-five percent (25%) brick.

2. Dwelling units may be used as model homes for the purpose of marketing and sales.

3. At least fifty percent (50%) of the total units will have basements.

E. Dumpsters, Lighting, Outdoor Display and Other Environmental Commitments.

1. Main entry features will be landscaped and lit with concealed uplights.

2. Lighting poles shall be cut-off fixture types. All lighting poles, signs, frames and/or supports shall be uniform and be either black or dark bronze in color. No pole shall exceed sixteen (16) feet in height.

3. The Developer will repair 300 feet of an existing sanitary sewer per agreement with the Department of Public Utilities.

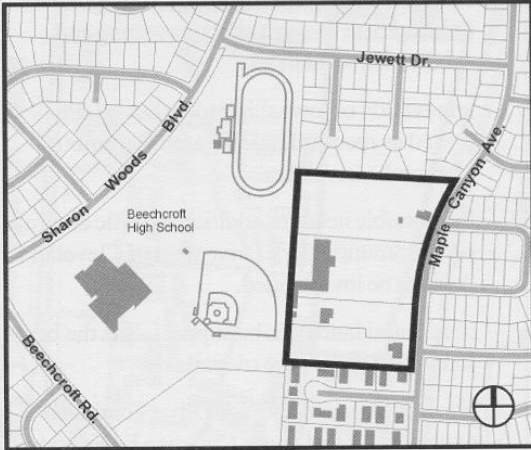
F. Graphics.

1. All signage and graphics shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

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Gibson & Newman  
600 South High Street  
Columbus, OH 43215

**Area 4**  
**Undeveloped Land east of Beechcroft High School**



This roughly 13-acre site is zoned residential (R1) and lies immediately east of Beechcroft High School. Surrounding zoning is residential (R2, R2-F, and R4). Residential uses to the north and south

are comprised of two and four-family units. A single-family subdivision lies to the east across Maple Canyon Avenue. Two single-family homes and a large barn-like structure are located in the southern portion of the area, which includes several parcels. The site appears to have been used for a variety of small commercial operations.

*It is the recommendation of the Northland Plan that:*

- the city of Columbus consider this location for a multi-generational recreation center and park site.
- redevelopment be limited to single-family or low density multi-family (2-4 family units) consistent with surrounding densities.
- pedestrian access through this site to Beechcroft High School be maintained/ established to accommodate neighborhood children.

