

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2019**

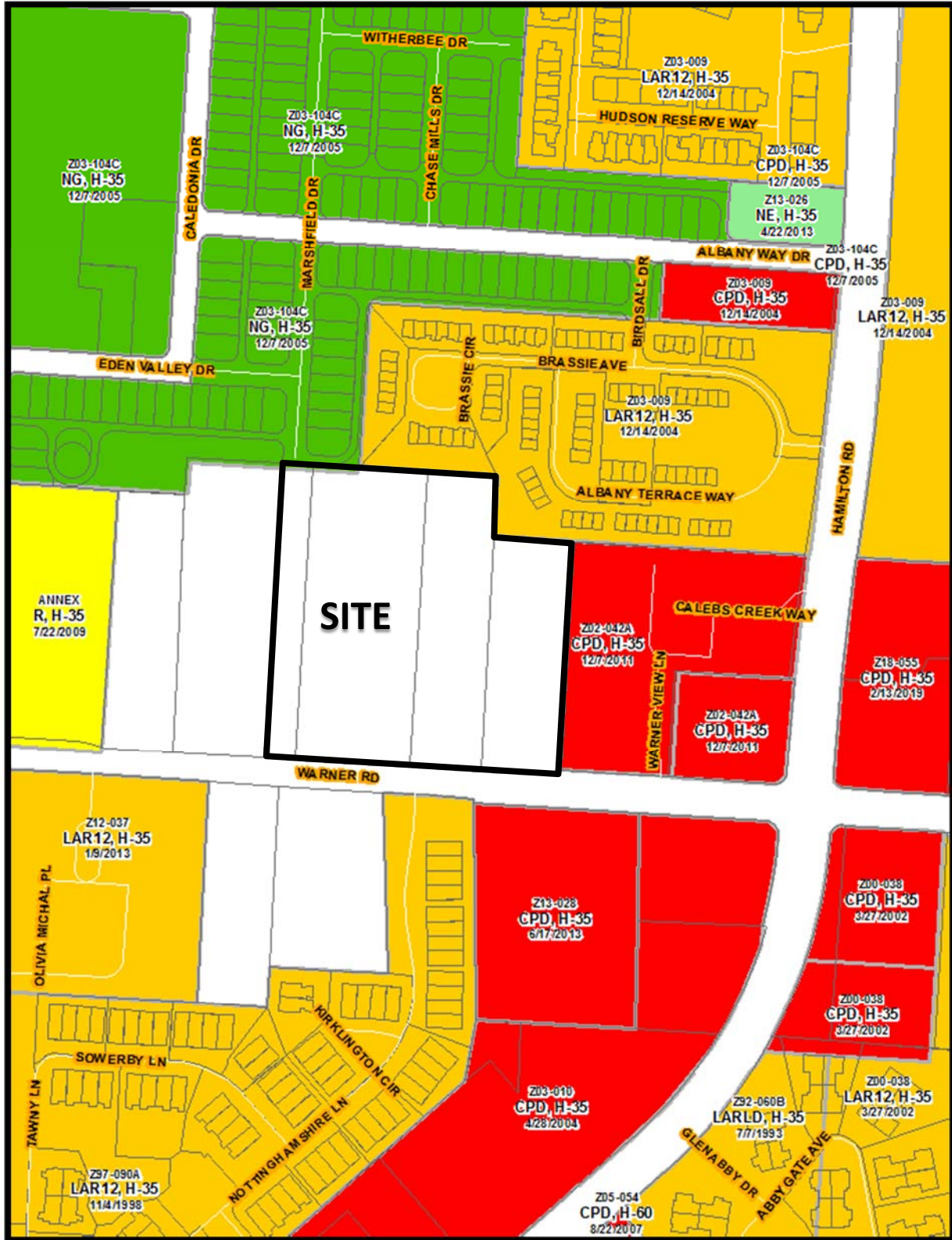
- 8. APPLICATION: Z19-053**
- Location:** **5150 WARNER RD. (43081)**, being 8.63± acres located on the north side of Warner Road, 480± feet west of North Hamilton Road (220-000509 & 3 others; Rocky-Fork Blacklick Accord).
- Existing Zoning:** R, Rural District (pending annexation).
- Request:** L-AR-1, Limited Commercial District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Patsy Parker, et al.; 5150 Warner Road; Westerville, OH 43081.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 8.63± acre site consists of four parcels, three of which are developed with single-unit dwellings, pending annexation from Plain Township into the R, Rural District. The applicant proposes the L-AR-1, Limited Apartment Residential District to permit an apartment complex with a maximum of 21 units/acre (181 units).
- To the north are single and multi-unit residential developments in the NG, Neighborhood General District and L-AR-12, Limited Apartment Residential District, respectively. To the south across Warner Road are single-unit dwellings in Plain Township and a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the east are an extended stay hotel development and a fuel sales facility in the CPD, Commercial Planned Development District. To the west are single-unit dwellings in Plain Township.
- The site is located within the boundaries of *The Rocky Fork Blacklick Accord* (2003), which recommends “Neighborhood (5 du/acre)” land uses at this location.
- The site is located within the boundaries of *The Rocky Fork Blacklick Accord* whose recommendation is for approval of the requested L-AR-1, Limited Apartment Residential District.
- The limitation text establishes supplemental development standards that address density, building setbacks, access, landscaping and buffering, building materials, and includes a commitment to a site plan.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Warner Road as a Suburban Community Connector with 100 feet of right-of-way.

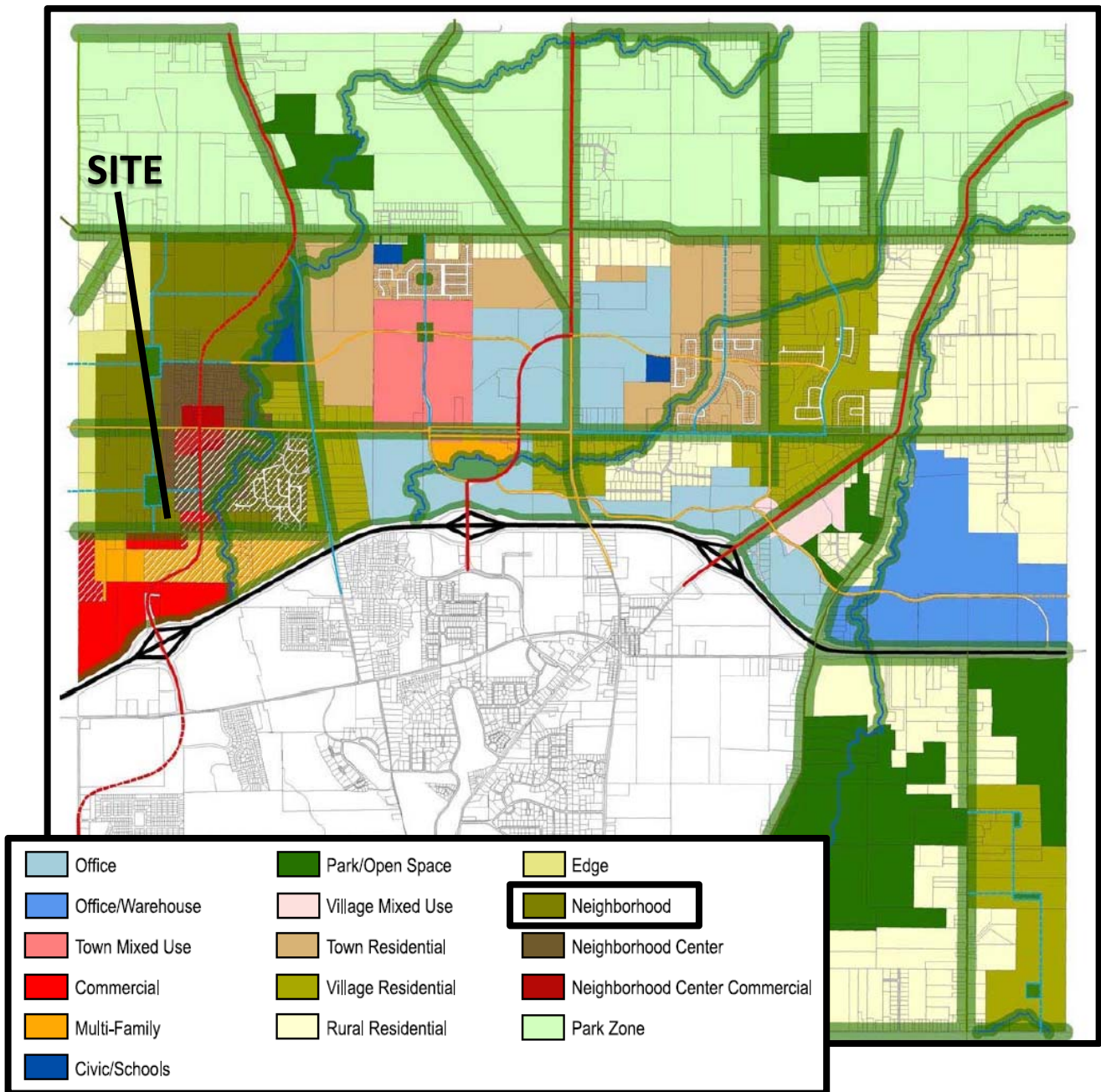
CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested L-AR-1, Limited Apartment Residential District will allow a multi-unit residential development that is appropriate per the recommendations of *The Rocky Fork Blacklick Accord* and the area’s emerging development patterns. The proposed density is higher than the Plan recommends; however, the development is comparable to the adjacent multi-unit developments and aligns with the existing character of the area, incorporates ample landscaping, and includes commitments to architectural standards that are supported by both staff and the Rocky Fork Blacklick Accord Implementation Panel.



Z19-053
5150 Warner Road
Approximately 8.63 acres
R to L-AR-1

Rocky Fork-Blacklick Accord Plan (2003) – recommends “Neighborhood” land uses



Z19-053
5150 Warner Road
Approximately 8.63 acres
R to L-AR-1



Z19-053
5150 Warner Road
Approximately 8.63 acres
R to L-AR-1

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
September 19, 2019
RECORD OF PROCEEDINGS**

5150 Warner Road (Z19-053):

Review and action regarding a Columbus application to rezone a site generally located west of North Hamilton Rd., north of Warner Rd., south of Eden Valley Dr, and west of Limerock Dr.

<i>Acreage:</i>	<i>8.63 ac</i>
<i>Current Zoning:</i>	<i>R and LB (Plain Township)</i>
<i>RFBA District:</i>	<i>West Village Neighborhood</i>
<i>Proposed Zoning:</i>	<i>L-AR-1</i>
<i>Applicant(s):</i>	<i>Preferred Living, LLC</i>
<i>Property Owner(s):</i>	<i>Patsy Parker, et al.</i>

STAFF COMMENTS:

Maintaining the character of Warner Road and preservation of natural resources are key issues for these parcels, regardless of the development proposal.

Staff finds the proposal to be an appropriate land use for the site, given the emerging development patterns at the adjacent Hamilton and Warner Road intersections promoting a mixed use environment. Although presented at a higher density than the plan recommendation, staff recognize it is comparable to neighboring multifamily developments and believe it aligns with the existing character of the area. Further, the applicant takes steps to preserve the character of Warner Rd, such as a 50' building setback and lot coverage below the 70% maximum recommended by the Accord.

Staff note the site design to be generally appropriate. The applicant notes brick, brick veneer, and vinyl building materials will be used. Staff finds these materials to be natural in appearance and consistent with neighboring developments in the area.

Staff note concerns regarding the removal of trees on the site. There are presently 296 trees on site, and the applicant estimates 42 (14%) will be preserved. Based on the landscape plan it is proposed 126 shade trees, 56 ornamental trees, and 65 evergreen trees will be planted, bringing the total on-site number of trees to 289.

The proposal was considered for conceptual review at the August meeting, where panel comments surrounding resource preservation, lighting, and architectural standards were noted. The applicant has taken steps to address this feedback in both a revised site plan and zoning text commitments.

It is the opinion of staff that for reasons of a density appropriate for the area's emerging development pattern, the applicant's responsiveness to panel and staff feedback with site and zoning text revisions, and a site design that generally adheres to the spirit of the Accord, this proposal is recommended for approval.

MOTION:

To recommend approval of a City of Columbus rezoning application within the Accord study area as presented.

RESULT:

This motion was approved unanimously (6-0).

Mr. Brubaker	Yes
Mr. Chappellear	Yes
Mr. Herskowitz	Yes
Mr. Lachey	Yes
Mr. Paul	Yes
Mr. Smithers	Yes



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z19-053

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the
following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which
is the subject of this application in the following format:

Name of business or individual (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows listing parties with their names and addresses.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Eric Zartman

Subscribed to me in my presence and before me this 11th day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Kimberly R. Grayson

My Commission Expires:

1-11-2021

KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires January 11, 2021



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer