

SITE DATA

TOTAL ACRES	+/- 4.0297 ACRES
TOTAL UNITS	41
DENSITY	+/- 10.022 DU/AC
REQUIRED PARKING RESIDENTIAL	42
TREE PRESERVE (NORTH AND WEST)	+/- .84 ACRES

SITE PLAN



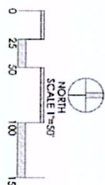
ATTACHMENT A

Madeleine Stancu 4/10/13

SOUTH OLD STATE

PREPARED FOR BELL PROPERTIES
DATE: 4/10/13

Z13-001 Final Received 4/10/13



Paris Planning & Design
LANDSCAPE ARCHITECTURE
287 N. 24th Street
Duluth, GA 30116
404.271.1114
www.parisplanninganddesign.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2013**

- 10. APPLICATION: Z13-001 (12335-00000-00753)**
Location: **9440 SOUTH OLD STATE ROAD (43035)**, being 4.09± acres located on the west side of South Old State Road, 392± feet south of Erin Drive (31834402001000).
Existing Zoning: R, Rural District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Tom Bell Properties; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Karen Helmlinger; 9440 South Old State Road; Columbus, OH 43035.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

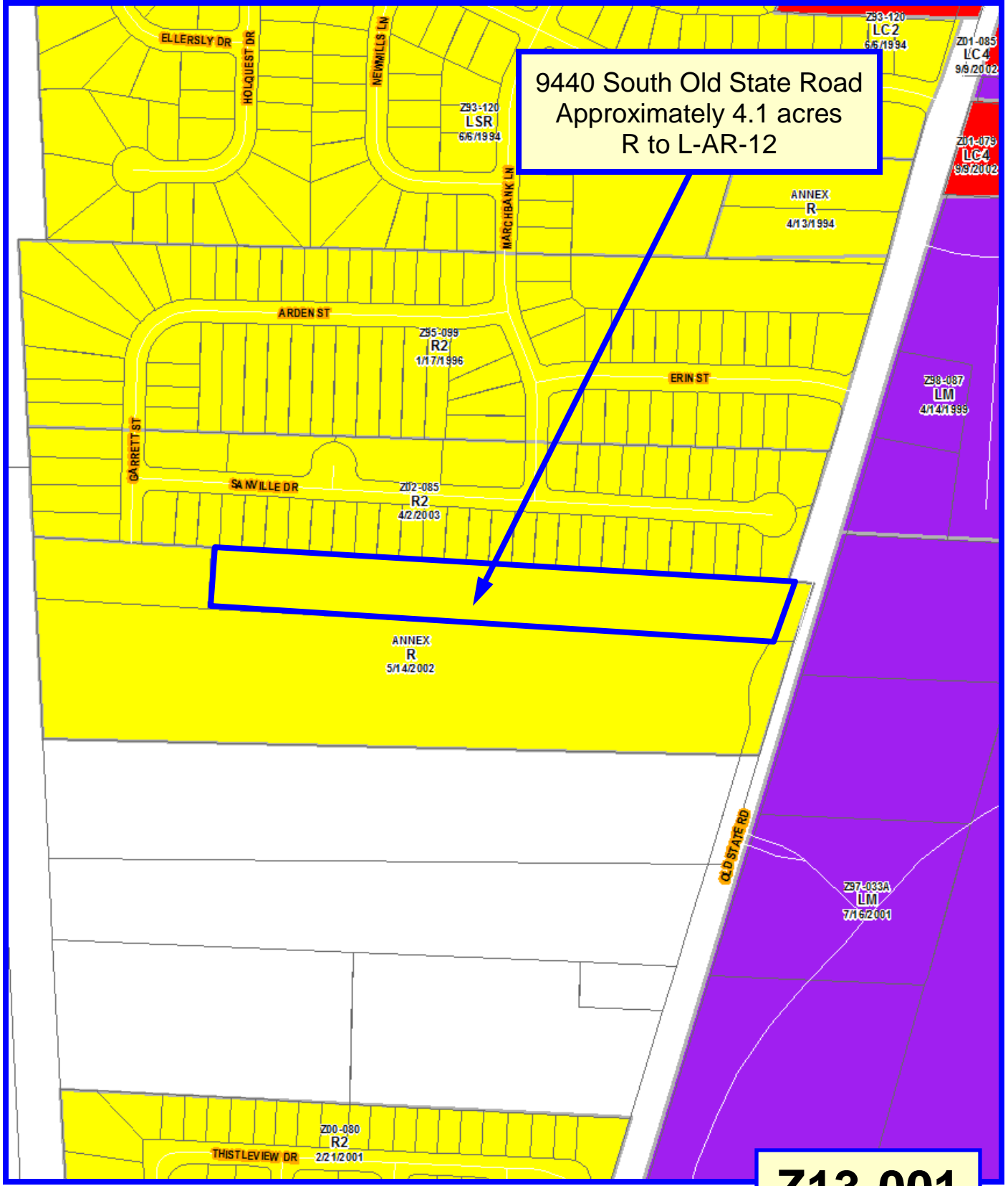
- The 4.09± acre site is developed with a single-unit dwelling and outbuilding, and is zoned in the R, Rural District. The applicant requests the L-AR-12, Limited Apartment Residential District to construct a multi-unit residential development containing 41 units (10.0± units/acre).
- To the north are single-unit dwellings in the R-2, Residential District. To the east across South Old State Road is office development in the L-M, Limited Manufacturing District. To the south and west are a church and a monopole telecommunication antenna, respectively, both zoned in the R, Rural District.
- The site is located within Subarea J5 of *The Far North Plan* (1994), which is currently undergoing update. Current recommendations include supporting a mixture of single- and multi-unit residential development as the most appropriate land use for the subarea. Additional provisions include preserving the wooded land that is located in the subarea, and projects fitting the scale of the community. When the application was originally reviewed, the Planning Division recommended a reduction in building height from three to two stories, and a revised site plan with increased emphasis on tree preservation, particularly along the western portion of the site. The proposal was modified to commit to tree preservation within the north perimeter yard, to limit the height of the buildings to two stories, and to eliminate a building along the west perimeter yard to increase tree preservation in that area. Planning Division supports the use and proposed density of the project, but does not feel that enough emphasis has been given to the tree stand in the western portion of the site. The Zoning Staff believes that the 0.8-acre perimeter yard area dedicated to tree preservation is sufficient, and will also aid in buffering and screening the adjacent single-unit residential development to the north.
- The limitation text commits to a site plan and provides development standards for total

number of units, maximum height, increased perimeter yard, tree preservation within the north and west perimeter yards, landscaping, and garage commitments. Columbus Health Department Healthy Places features such as marked pedestrian crosswalks are included in the proposed development.

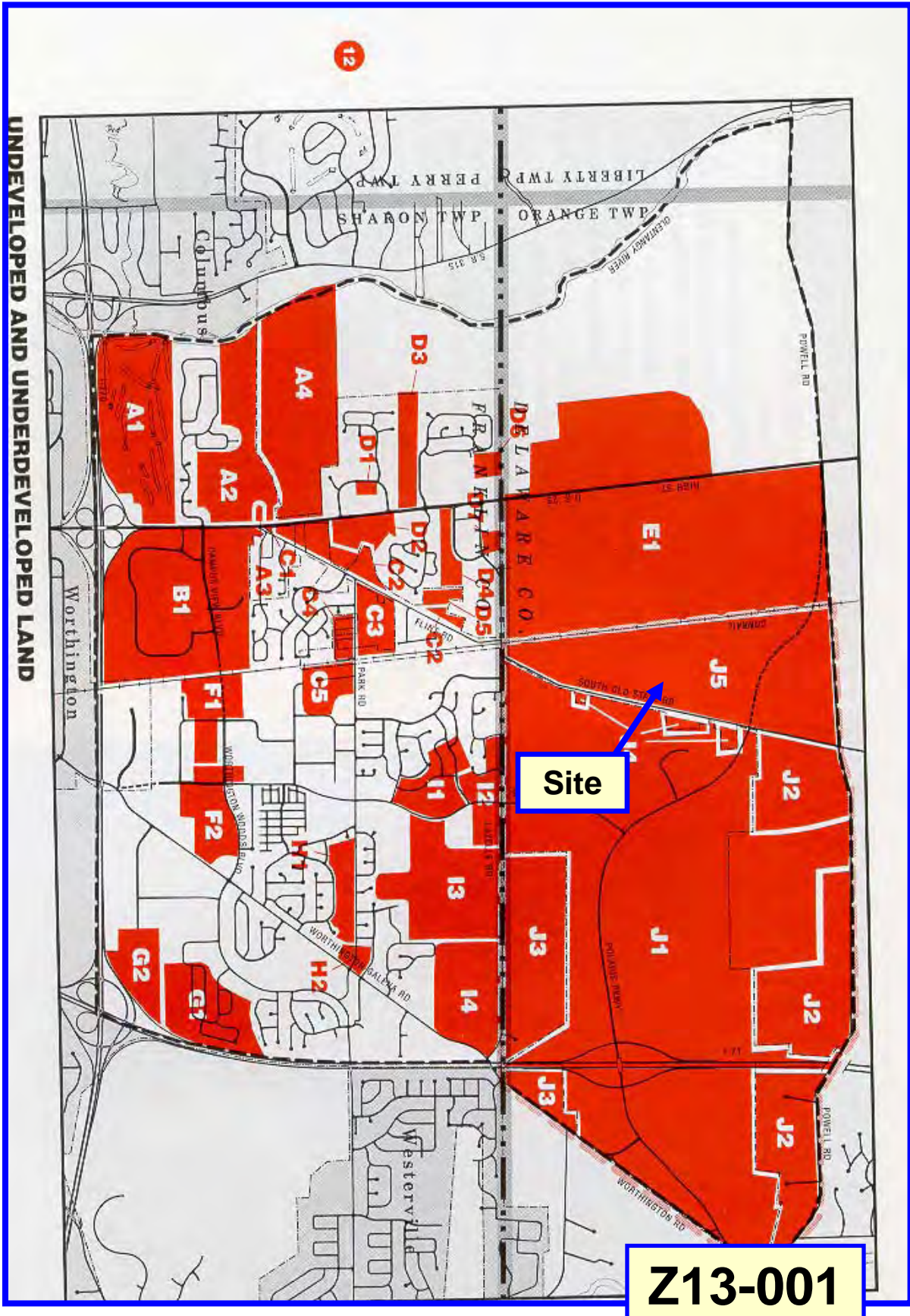
- The *Columbus Thoroughfare Plan* identifies South Old State Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a two-story multi-unit residential development containing a maximum of 41 units. The plan and limitation text include development standards in consideration of the adjacent residential development, and incorporate tree preservation. Staff has determined that this proposal complies with the recommendations of *The Far North Plan*.



Z13-001



- Subarea J.4:** This subarea includes the acreage along the east side of South Old State Road near the western boundary of Polaris. The subarea is partially developed as large-lot single-family homes and is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. Agricultural land and farm homes are adjacent to the subarea to the west.
- Support Polaris' Special Development Standards contained in the zoning text to protect the existing residential development from any negative impacts.
 - Discourage the conversion of residential structures to commercial uses. The rezoning process should be followed for any redevelopment, rather than the variance process.
 - If redevelopment opportunities occur, support transitional uses, such as offices, that are compatible with Polaris and the residential development to the west. Residential development should be discouraged in this subarea.
 - Redevelopment proposals should limit the number of curb cuts along South Old State Road to improve the efficiency of traffic movement.

- Subarea J.5:** This triangular-shaped subarea is located in Delaware County and is bounded by Powell Road on the north, South Old State Road on the east, and the Conrail Railroad on the west. The subarea contains several farm homes and is currently being used mostly for agricultural purposes. Polaris Parkway will bisect the northern portion of the subarea after it is extended to Powell Road. The subarea contain a large wooded tract of land, is zoned Planned Commercial (PC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township, and is designated one of the residential components of the fringe village.
- Support a mixture of single-family and multi-family residential development as the most appropriate land use for the subarea. A reciprocal agreement for sanitary sewer

- service between the city of Columbus and Delaware County specifies the maximum gross density for future development in this subarea. Therefore, the maximum density will be determined by the sewer agreement.
- Locate and develop a mass transit terminal in the northern portion of the area along the Conrail Railroad south of Powell Road/Polaris Parkway.
 - Support commercial development contiguous to the mass transit terminal and at the Powell Road/Polaris Parkway intersection. Institutional and public uses such as a library, school, and post office are also desired uses near the transit terminal, and should be encouraged. The highest density residential development should be located closest to the mass transit terminal.
 - Provide adequate buffering between the Conrail Railroad and all residential development.
 - Limit the number of curb cuts along South Old State Road and along the Powell Road-Polaris Parkway Connector.
 - Support transitional commercial uses, such as offices, along Polaris Parkway.
 - Preserve the wooded land that is located in the subarea.
 - Designate future parkland and school sites as a part of the land planning for the subarea. Rezoning proposals should include negotiations to acquire parkland.
 - Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.



9440 South Old State Road
Approximately 4.1 acres
R to L-AR-12

Z13-001



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

ORD # 1253-2013, Z13-001, Pg. 8

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

Case Number

Z13-001

Address

9440 S. OLD STATE ROAD

Group Name

FAR NORTH Columbus Communities Co.

Meeting Date

4-02-2013

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- Approval
- Disapproval

NOTES:

SEE ATTACHMENT

Vote

0 APPROVE 9 DISAPPROVE

Signature of Authorized Representative

Gloria James

SIGNATURE

President FNCC

RECOMMENDING GROUP TITLE

614-781-0064

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.



Far North Columbus Communities Coalition

Rezoning Application #Z13-001 - 9440 S. Old State Road filed by Tom Bell Properties, Ltd and Karen Helmlinger requesting a zoning change from Annex-R-1 Residential to L-AR-12 multi-family residential development for ± 4.089-acre parcel of land to permit the construction of two story, 44 apartment units with garages.

Some of the major concerns are density, setbacks, traffic impact and access. Also, preserve the wooded tree stands to the west buffers the cell tower *and* mature pine trees aligning the residents to the north. The proposal depicts 44 total units on 4.089 acres with minimum 25-foot perimeter yard setback with 3-foot mound with pine trees planted 10-feet on center.

The site is located within the J-5 subarea of the 1994 Far North Area Plan, which is currently undergoing residential review. The Far North Plan recommends preservation of existing residential and/or compatible infill residential. The Plan also emphasizes pedestrian and bicycle linkages and preservation natural resources – including mature tree stands. The Plan supports residential development as the best long-term land use for the area.

There is open reaction to land as a transition to the single family uses to the north, the neighbors stress no support of the proposed density or current site plan (10/2012).

Recommended modifications:

- Substantial reduction of overall density, the lot width is 140 feet
- Reduced parking provision in conjunction with density reduction
- Encourage orientation of garages to the south
- Disallow stack parking within garage areas
- Correlate height and design to current single-family residents
- Eliminate exterior wood siding with more durable siding for longevity and durability
- Express increased open space on new site plan
- Confirm no access from Garrett Street to all proposed property
- Augment setbacks north (parking and building) to increase buffer to adjacent single family and south to allow for greater preservation of existing vegetation and privacy
- Increase length of fence to the south to go past the playgrounds at the rear of the church
- Increase opacity with vegetation to north / south setback
- Encourage sidewalks minimum 5 feet in width to network within and outside the development
- Verify that the site falls within a Sewer Contract Agreement Area between the City and Delaware County, which restricts population density based on sewer capacity.

The Staff Review (1/28/2013) references support of mixture of single-family and multi-family residential development as the most appropriate land use for the subarea of J-5 (1994 Far North Area Plan). Additional provisions include preserve the wooded land that is in the subarea. Planning staff does not support the current proposal, specifically with respect to tree preservation. Planning staff recommends a revised site plan with increased emphasis on tree preservation. Zoning staff comments that additional landscaping and screening along the north property line. Health Department recommends that all new sidewalks constructed within the site be a minimum of 5 feet in width, and that an interconnected sidewalk network be provided within the development and outside to the neighborhood areas.

South Old State Road was designed to be the minor arterial thoroughfare for north/south traffic in this area. The access point to S. Old State Road will need to be located as far to the north as possible to ensure that there is adequate space available in the existing two-way left turn lane on S. Old State Rd to serve northbound left turning vehicles entering the site. We now have hundreds of additional cars as a result of E and W Lazelle traveling S. Old State Road.

The residents, neighbors, homeowners, the City Planning Division, Orange Township Trustees, have expressed strong concerns regarding this application.

To re-emphasize the opposition: We fail to see justification for intrusion (density) of use and we cannot ignore the issue of incompatibility with the neighboring residential properties.

The Far North Columbus Communities Coalition Trustees and Alternates have expressed their opposition to Rezoning Application #Z13-001 and ask that it be denied in its present form.

FNCCC Recommendation vote for Rezoning Application Z13-001 (4/2/2013)

Approval 0

Disapproval 9

Attachments: Letter from Orange Township Trustees



Basis for Recommendation

Date: April 11, 2013

Application #: Z13-001	Requested: L-AR-12	Address: 9440 SOUTH OLD STATE ROAD (43240)					
# Hearings:	Length of Testimony: (45) 7:40 → 8:25	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: (3)	Development Commission Vote: (1) Yes (4) No (0) Abstain	Area Comm/ Civic Assoc.: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	NO Fitzpatrick	NO Ingwersen	NO Anderson	YES Cooley	ABSENT Conroy	NO Onwukwe	ABSENT Coe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use		-	-	+			
Use Controls							
Density or Number of Units	-	-	-	-			
Lot Size							
Scale							
Environmental Considerations							
Emissions							
Landscaping or Site Plans	-	-	-	+/-			
Buffering or Setbacks	-	-	-				
Traffic Related Commitments	-	-	-	-			
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-	-	-	-			
Governmental or Public Input							
MEMBER COMMENTS:							
<p>FITZPATRICK: PROPOSED (4) STORY DEVELOPMENT IS CONSIDERABLY MORE "INTENSE" THAN SURROUNDING PROPERTIES. THE PLAN IS MAXIMUM UTILIZATION OF NARROW SITE. IN MY OPINION, TOO MUCH DEVELOPMENT ON TOO TIGHT A PARCEL.... NEEDS MORE STUDY IN ORDER TO ACHIEVE APPROPRIATE BALANCE.... THEN, THERE IS "TRAFFIC!"</p>							
<p>INGWERSEN: TOWNHOUSE USE TOO INTENSE AS THE CHARACTER OF THE SITE IS SUB-URBAN w/o NEARBY AMENITIES. CHARACTER OF TOWNHOUSE PROPOSAL IS <u>URBAN</u>, AND NOT CONSISTANT w/ AREA DEVELOPMENT</p>							
<p>ANDERSON: Traffic concern overriding; mixed use OK but perhaps not in this space.</p>							
<p>COOLEY: Land use APPROPRIATE, THOUGH DENSITY & DENSITY NOT IDEAL.</p>							
<p>CONROY:</p>							
<p>ONWUKWE: Appropriate land use but too intense; no sidewalk to narrow - does not support the Columbus Healthy Place; and NO green space for the children to play.</p>							
<p>COE:</p>							



REZONING APPLICATION

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

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 213-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman, Esq.
of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, Columbus, Ohio 43215

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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Tom Bell Properties, Ltd. P.O. Box 819 Dublin, Ohio 43017 Tom Bell 614-761-7500	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

 Subscribed to me in my presence and before me this _____ day of _____, in the year _____
 SIGNATURE OF NOTARY PUBLIC

 My Commission Expires: _____

Eric J. Zartman

93th day of *November*, in the year *2012*
Carol A. Stewart

CAROL A. STEWART
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 06/28/2014

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here

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