

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 8, 2013**

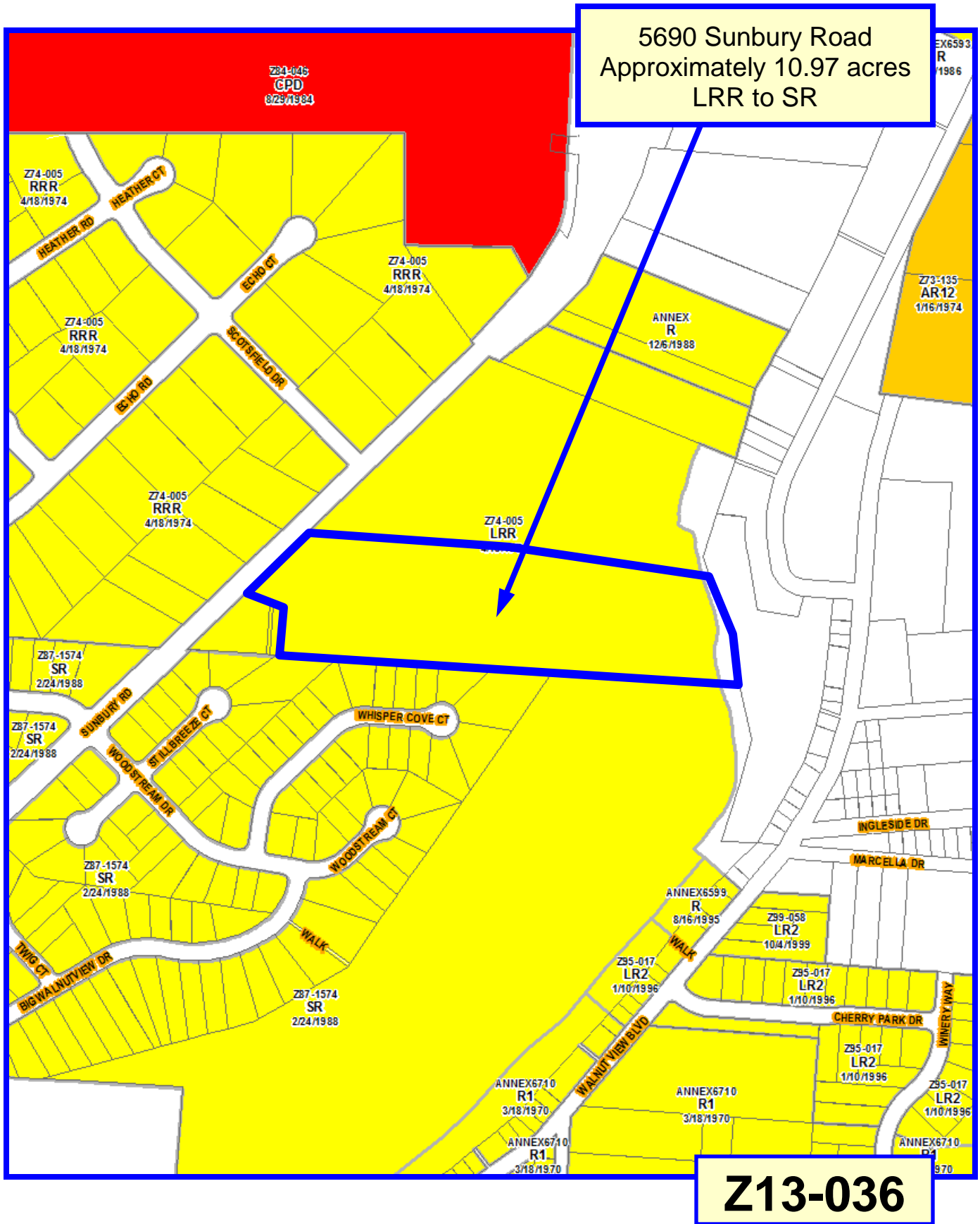
- 2. APPLICATION: Z13-036 (ACCELA # 13335-00000-00293)**
Location: 5690 SUNBURY ROAD (43230), being 10.97± acres located on the east side of Sunbury Road, 574± feet north of Woodstream Drive (600-196712).
Existing Zoning: LRR, Limited Rural Residential District.
Request: L-SR, Limited Suburban Residential District.
Proposed Use: Single-unit residential development.
Applicant(s): Canini & Associates; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Dawn M. Osbourne Tr., et al; c/o Rodney D. Osbourne, Sr.; P.O. Box 43083; Jacksonville, FL 32203.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 10.97± acre site is developed with a single-unit dwelling zoned in the LRR, Limited Rural Residential District. The requested L-SR, Limited Suburban Residential District will allow subdivision of the property for single-unit residential development.
- To the north is a single-unit dwelling in the LRR, Limited Rural Residential District. To the east is parkland in Blendon Township. To the west across Sunbury Road are single-unit dwellings in the RRR, Restricted Rural Residential District. To the south are a single-unit dwelling in the LRR, Limited Rural Residential District, and a single-unit subdivision and parkland in the SR, Suburban Residential District.
- The site is located within the boundaries of the Blendon District of the *Northland Plan Volume II* (2002). Relevant plan provisions include encouraging infill development that is compatible with surrounding land uses, design that is sensitive to density, buffering, traffic and circulation pattern, architectural details of the surrounding area, and preservation of existing tree stands, wetlands, and other natural areas.
- The limitation text commits to street trees and a tree preservation area along the southern boundary of the site. The applicant is working with the Public Service Department to add necessary traffic-related commitments to the text which will be finalized prior to this application being considered by City Council.
- The *Columbus Thoroughfare Plan* identifies this portion Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval.

The requested L-SR, Limited Suburban Residential District will allow single-unit residential development that is consistent with the land use recommendations of the *Northland Plan Volume II*, and the established zoning and development pattern of the area. The final traffic-related commitments need to be incorporated into the limitation text to the satisfaction of the Public Service Department prior to this application being considered by City Council.

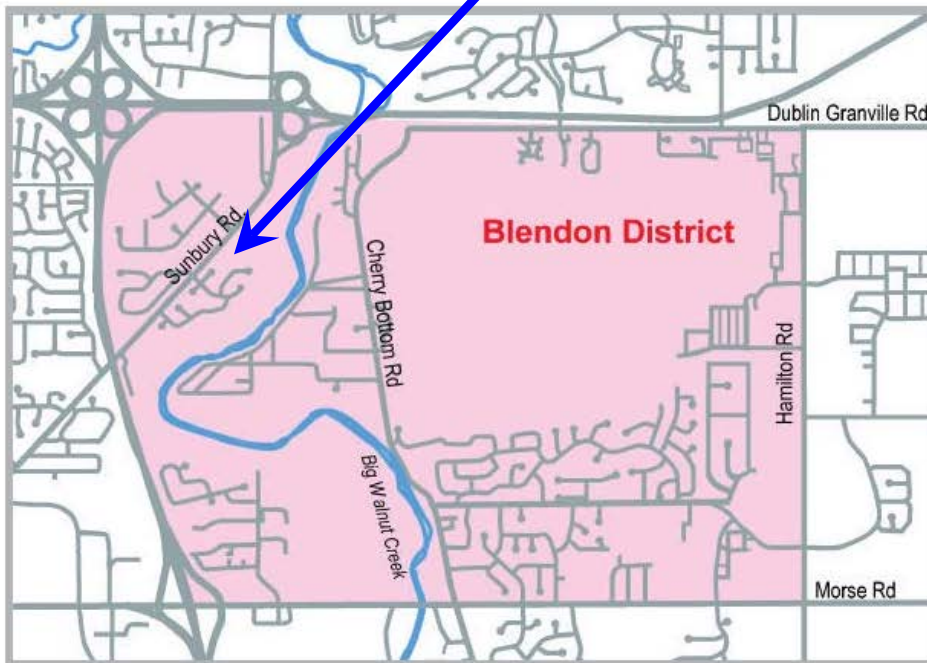


5690 Sunbury Road

Proposed Land-use/Blendon District

Blendon District

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Crenean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



Blendon District



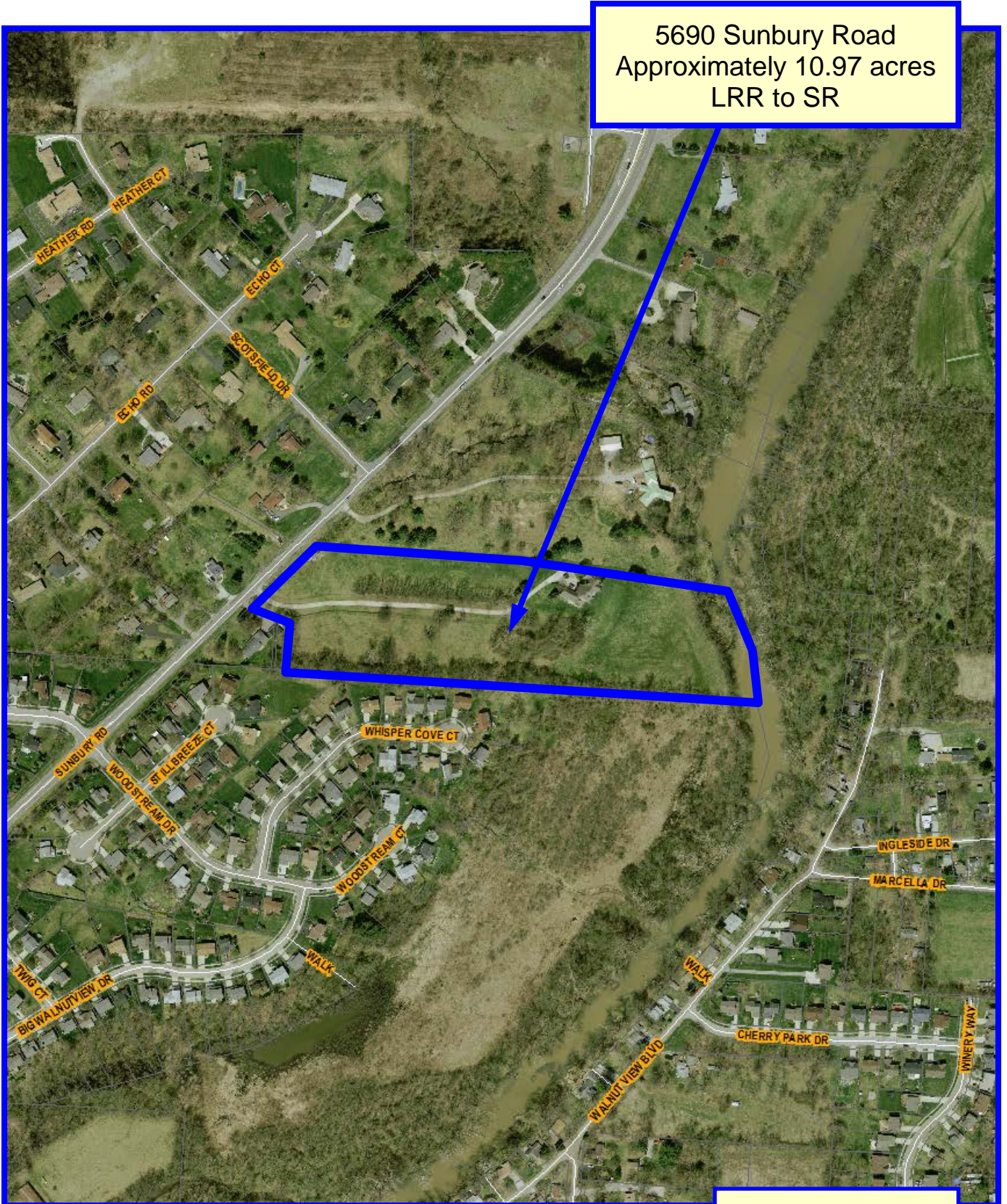
Z13-036

It is the recommendation of Northland Plan – Volume II that:

- *Future redevelopment or rezoning of parcels currently zoned in Columbus adhere to the Northland Development Standards*
- *Future development of the prime opportunity site at the southeast corner of SR-161 and I-270 take into consideration views from the freeway and buffer the residential areas to the south. Recreation and Parks consideration of this site for future recreation purposes is encouraged, however it is acknowledged that the site currently is zoned CPD, commercial planned development.*
- *Infill development that is compatible with surrounding land-uses be encouraged.*
- *Adequate buffering of any development adjacent to the Blendon Woods Metro Park be provided in consultation with Metro Parks.*



Z13-036



5690 Sunbury Road
Approximately 10.97 acres
LRR to SR

Z13-036



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

CASE 2:
(HEARD LAST)

Date: AUGUST 8, 2013

Application #: Z13-036	Requested: L-SR	Address: 5690 SUNBURY ROAD (43230)					
# Hearings:	Length of Testimony: (15) 6:22 → 6:47	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: (1) (2) Opposition:	Development Commission Vote: (4) Yes (1) No (0) Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)	Y Fitzpatrick	Y Ingwersen	NO Anderson	Y Cooley	Y Conroy	ABSENT 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	VERIFY!		-				
Other Infrastructure Commitments							
Compliance with City Plans	+	+		+			
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+	+	+	+			
Governmental or Public Input							
MEMBER COMMENTS:							
<p>FITZPATRICK: I FAVOR THE LEFT TURN LANE INSTEAD OF "RIGHT-IN / RIGHT-OUT" TRAFFIC MANAGEMENT. LAND USE IS <u>APPROPRIATE</u>.</p>							
<p>INGWERSEN: SITE PLAN & RESULTING SENSITIVITY TO BOUNDARIES - NEIGHBORING RESIDENTIAL, FLOOD PLAIN, TRANSITION FROM SUNBURY NEED TO BE VERIFIED & KEPT AT A HIGH QUALITY. LAND USE IS APPROPRIATE, BUT DEVELOPMENT NEEDS TO BE BETTER THAN THE LOWEST STANDARD.</p>							
<p>ANDERSON: Voted No because of unresolved traffic issues & concern for elevation/environmental concerns. Sunbury Rd. traffic a growing concern.</p>							
<p>COOLEY: LAND USE APPROPRIATE. AREA DESERVES WIDENING OF SUNBURY RD. & FULFILL PROTECTION OF RIVER AREA</p>							
<p>CONROY: A higher than RR zoning is appropriate here. Site plan will need to take much care with sloping to the river - sediment barriers are unlikely to prevent river contamination if plan remains as is. Moving the units away from slope (rather than filling) along with reducing density slightly is recommended.</p>							
ONWUKWE:							
COE:							



Northland Community Council
Development Committee

Report

June 26, 2013 6:30 PM
Northland Performing Arts Center
4411 Tamarack Boulevard

Meeting Called to Order: **6:40 pm** by Chair Dave Paul

Members represented:

Voting: (12): Albany Park (APHA), Blendon Woods (BWCA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPW), Woodstream East (WECA).

Case #1: Application Z13-035 (*Rezone 13.5 AC± from CPD, I, R1 undeveloped to L-M, 60' HD "for hotel, storage, less objectionable M uses"*)
Jeffrey L. Brown/Smith & Hale LLC representing
The Ellis Company, Ltd.
4042 Morse Rd, 43230 (PID 600-150027)

- *The Committee approved 12-0 a motion (by KWCA, second by VPW) to **RECOMMEND DISAPPROVAL** of the application.*

Case #2 Application Z13-036 (*Rezone 10.9 AC± from LRR to L-SR "for single family subdivision"*)
Jeffrey L. Brown/Smith & Hale LLC representing
Canini & Associates
5690 Sunbury Rd, 43230 (PID 600-196712)

- *The Committee approved 10-2 a motion (by SCA, second by BWCA) to **RECOMMEND APPROVAL** of the application.*

Executive Session **8:50 pm**

Meeting Adjourned **9:50 pm**

Next Meeting: *Wednesday, July 31, 2013*



Mayor Michael B. Coleman

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 # 213-036

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 West Broad Street, Suite 725, Columbus, OH 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. Canini & Associates P.O. Box 887 New Albany, OH 43054 614-296-3872 0 Columbus based employees	2. Dawn Osborne, Tr. Rodney D. Osborne, Sr. / Carl R. Osborne, Jr. P.O. Box 43083 Jacksonville, FL 32203
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 9th day of May, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC, STATE OF OHIO, COMMISSION EXPIRES AT LAW
My Commission Expires on [blank] [blank] [blank] 2013
Section 147.03 B.C.

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