



SITE PLAN

CRANSTON DRIVE

PREPARED FOR PREFERRED LIVING
DATE: 10/20/14

Jim Torgerson 11/4/2014

Farris Planning & Design



LANDSCAPE ARCHITECTURE
JAMES T. FARRIS
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Z14-033 Final Received 11/4/14

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2014**

- 4. APPLICATION: Z14-033 (14335-00000-00544)**
- Location:** **2960 CRANSTON DRIVE (43017)**, being 15.07± acres located on the north side of Cranston Drive, 480± feet west of Sawtooth Lane (590-121717; Northwest Civic Association).
- Existing Zoning:** R, Rural, AR-12, Apartment Residential, and CPD, Commercial Planned Development Districts.
- Request:** L-AR-1, Limited Apartment Residential District.
- Proposed Use:** Apartment complex and park.
- Applicant(s):** JD NWCC, LTD.; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, Ohio 43215.
- Property Owner(s):** Board of Education of the City School District of Columbus, Ohio; 270 East State Street; Columbus, Ohio 43215.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

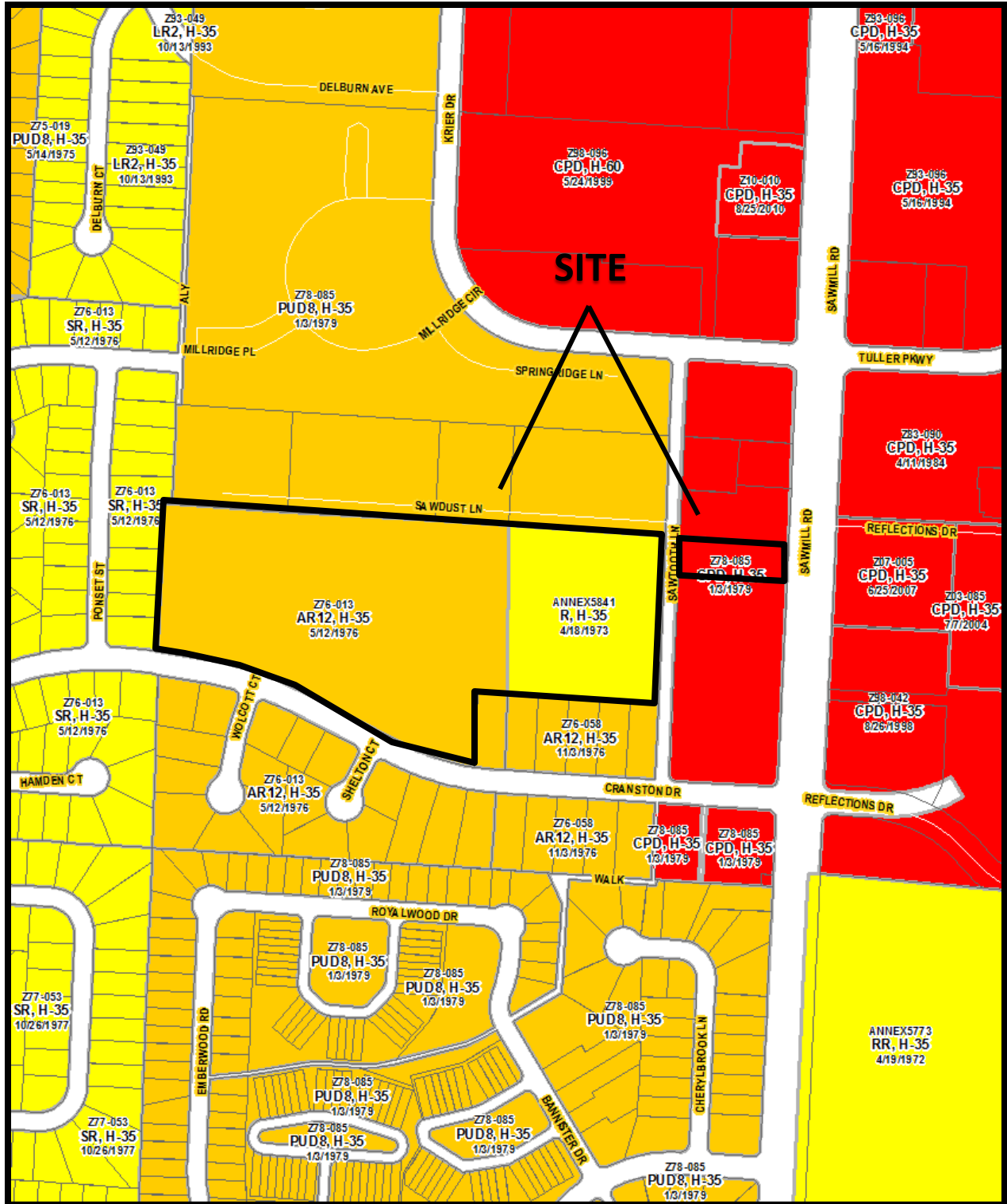
BACKGROUND:

- The site is developed with a former technical school in the R, Rural, and AR-12, Apartment Residential Districts. A portion of the parcel that is divided by Sawtooth Lane is zoned CPD, Commercial Planned Development District, and provides access from Sawmill Road. The requested L-AR-1, Limited Apartment Residential District, will allow a 252-unit apartment complex with approximately three acres of parkland dedication area.
- To the north is a condominium complex zoned in the PUD-8, Planned Unit Development District. To the east across Sawtooth Lane is mixed-commercial development in the CPD, Commercial Planned Development District. To the south is two-unit residential development in the AR-12, Apartment Residential District. To the west is single-unit residential development in the SR, Suburban Residential District.
- The site is located within the planning area of the *Northwest Plan (2007)*. The Plan provides no specific land use recommendation for this site but includes a general recommendation that infill residential development be “consistent and compatible with the land use and density of the surrounding area.” While multi-unit residential development is appropriate at this location, Staff remains concerned about the density level, but its impact is mitigated by the use of two story buildings closet to Cranston Drive and the significant parkland dedication.
- The limitation text commits to a site plan, and includes provisions for maximum building height, pedestrian connectivity, landscaping, building materials and lighting restrictions.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation is for approval of the requested L-AR-1, Limited Apartment Residential District.

- The *Columbus Thoroughfare Plan* identifies Sawmill Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-1, Limited Apartment Residential District will allow a 252-unit apartment complex to be developed on approximately twelve acres, with three additional acres being dedicated to the City of Columbus as parkland. The over-all density including the park is 16.72 units/acre which is consistent with an ARLD District, but because the park will be a different parcel after dedication, the AR-1 District must be utilized to permit the proposed density on the development parcel. While multi-unit residential development is appropriate at this location, Staff remains concerned about the density level, but its impact is mitigated by the use of two story buildings closet to Cranston Drive and the significant parkland dedication.



Z14-033
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Approximately 15.07 acres
R, AR-12 & CPD to L-AR!

DEVELOPMENT AND REDEVELOPMENT

INFILL DEVELOPMENT

For the most part the residential areas within the northwest are fully developed with a mixture of single-family and multi-family units. However, throughout the area there are pockets of undeveloped land and areas that could face redevelopment pressure in the future.

ISSUES

- ◆ Development proposals are not always compatible with the surrounding area in terms of density.
- ◆ Small infill development proposals often do not require a traffic impact study.

RECOMMENDATIONS

- ◆ **CONSISTENT AND COMPATIBLE.** Infill sites should develop in a manner that is consistent and compatible with the land use and density of the surrounding area.
- ◆ **OVERLAY.** If a planning overlay is applied to a portion of the area, then as land is annexed, the overlay should be applied to the newly annexed area.
- ◆ **TRAFFIC IMPACTS.** Broaden the scope. Where there are multiple infill development sites in close proximity, consider all developments together to determine the level of traffic impacts.
- ◆ **CONNECTIONS.** Provide vehicular, pedestrian and bicycle connections to surrounding area.
- ◆ **IMPROVEMENTS.** Consider applying a Tax Increment Financing tool (TIF) to the site to help fund needed infrastructure improvements.





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Pine, Shannon L.

From: Rosemarie Lisko <rosemarielisko@sbcglobal.net>
Sent: Thursday, October 02, 2014 12:11 PM
To: Pine, Shannon L.
Subject: Z14-033 2960 Cranston Drive.

The vote for approval made by the Northwest Civic Association was 5 yes and 2 No. Our only condition is for the developer to erect a fence which would prevent access by the public (especially children) to gain access to the retention pond. We think the pond is to[close to the parkland being proposed .

Rosemarie Lisko
Zoning Chair
Northwest Civic Association
985-1150



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 # 214-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna Cook, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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

<p>1. JD NWCC, LTD. 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Jared Smith #614-901-2400</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Deanna Cook

Subscribed to me in my presence and before me this 31st day of July, in the year 2014

SIGNATURE OF NOTARY PUBLIC Torpy L. Yates

My Commission Expires



Notary Seal Here

TORPY L. YATES
Notary Public, State of Ohio
My Commission Expires six months after date of notarization.
07-15-2018