

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 8, 2018**

5. APPLICATION:	Z17-048
Location:	6450 ULRY ROAD (43081) , being 55± acres located on the east and west sides of Ulry Road, 1,000± feet north of Warner Road (110-000023; Northland Community Council).
Existing Zoning:	R, Rural District (Pending Annexation).
Request:	PUD-4, Planned Unit Development District.
Proposed Use:	Single-unit residential development.
Applicant(s):	Ciminello's, Inc.; c/o Laura MacGregor Comek, Atty.; 501 South High Street Columbus, OH 43215.
Property Owner(s):	McCorkle Soaring Eagles, LLC; 755 Bluffview Drive; Columbus, OH 43235.
Planner:	Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

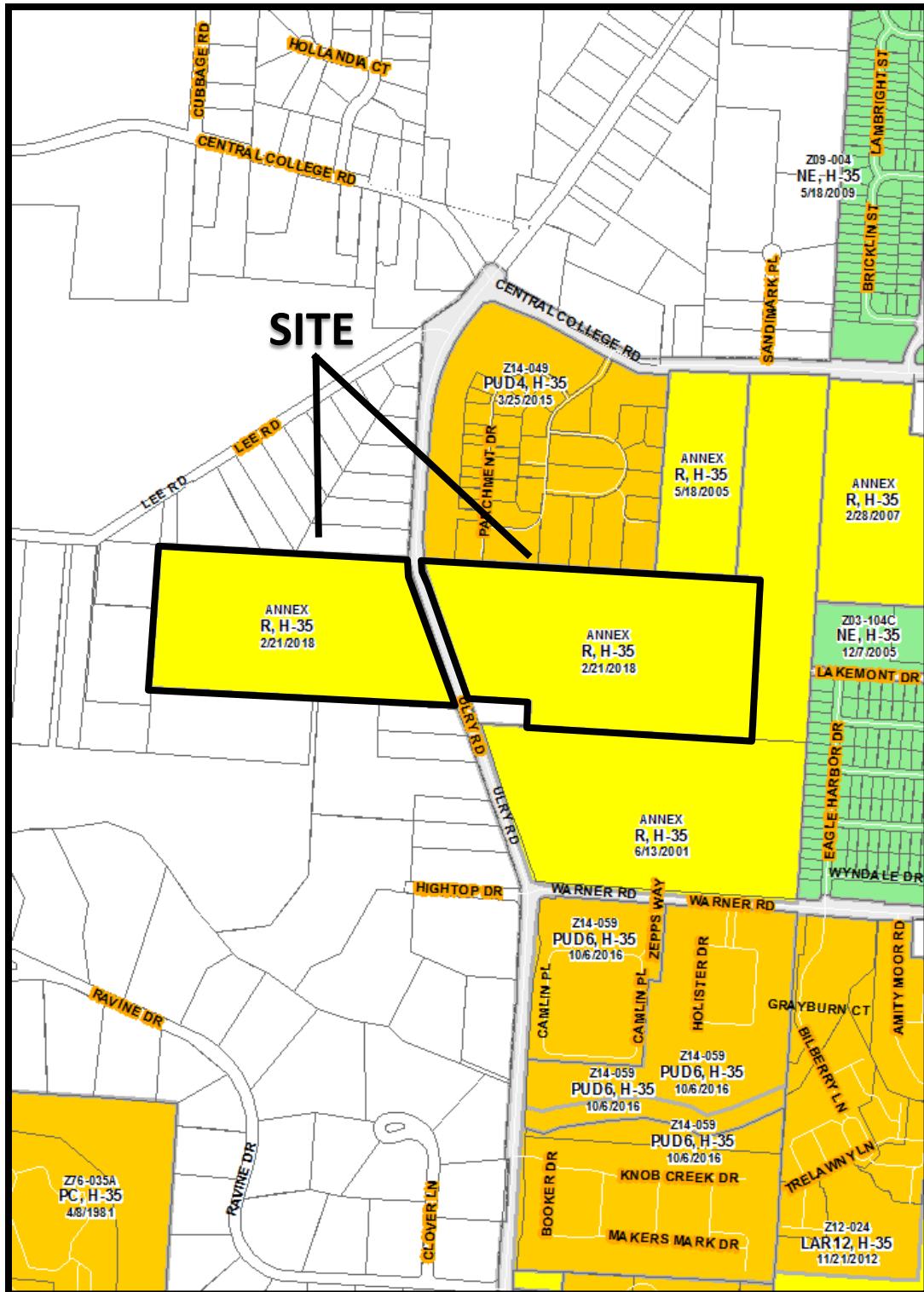
- The 55± acre site of undeveloped land is currently undergoing annexation into the City of Columbus from Blendon Township. Upon completion of annexation, the site will be assigned the R, Rural District. The applicant is requesting the PUD-4, Planned Unit Development District to allow the development of 163 single-unit dwellings at a net density of 3.43 dwelling units per acre, and will allow for model homes with paved parking for purposes of marketing and sales. The proposal requires 2.24 acres of open space, but exceeds that requirement with 11.5± acres provided.
- The site is bisected by Ulry Road. North, south, and west of the site are single-unit dwellings in the R-1, Restricted Suburban Residential District in Blendon Township. Also north of the site is a multi-unit residential development in the PUD-4, Planned Unit Development District. There is also public parkland south and east of the site in the R, Rural District.
- The site is within the boundaries of the Little Turtle District of the *Northland Plan Volume II* (2002), which recommends that residential development be single-unit dwellings at no more than three units per acre. In addition to the Plan recommendations, Planning Division staff suggests the following additional design features:
 1. East Subarea - The easternmost open space should feature a more substantial gateway treatment for the pedestrian entranceway.
 2. West Subarea - The southwest open space should be primarily fronted on along the curve and feature a more substantial gateway treatment for the pedestrian entranceway(s).

Planning also requests that the applicant consider removing the cul-de-sac in the east subarea and connecting the block such that the homes can front towards Ulry Road.

- The site is located within the boundaries of Northland Community Council whose recommendation is for approval.
- The PUD development text and plan detail permitted uses, open space requirements, street layout, no-build conservation areas, and development standards that address side yard, rear yard, and the depth and screening of certain lots. Additionally, commitments for traffic access, pedestrian pathways and sidewalks, landscaping, street trees, minimum square footage of dwellings, and building materials are included in the text.
- Parkland Dedication Ordinance and Pay As We Grow commitments will be addressed during the subdivision platting process.
- The Columbus Thoroughfare Plan identifies Ulry Road as a “C” arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

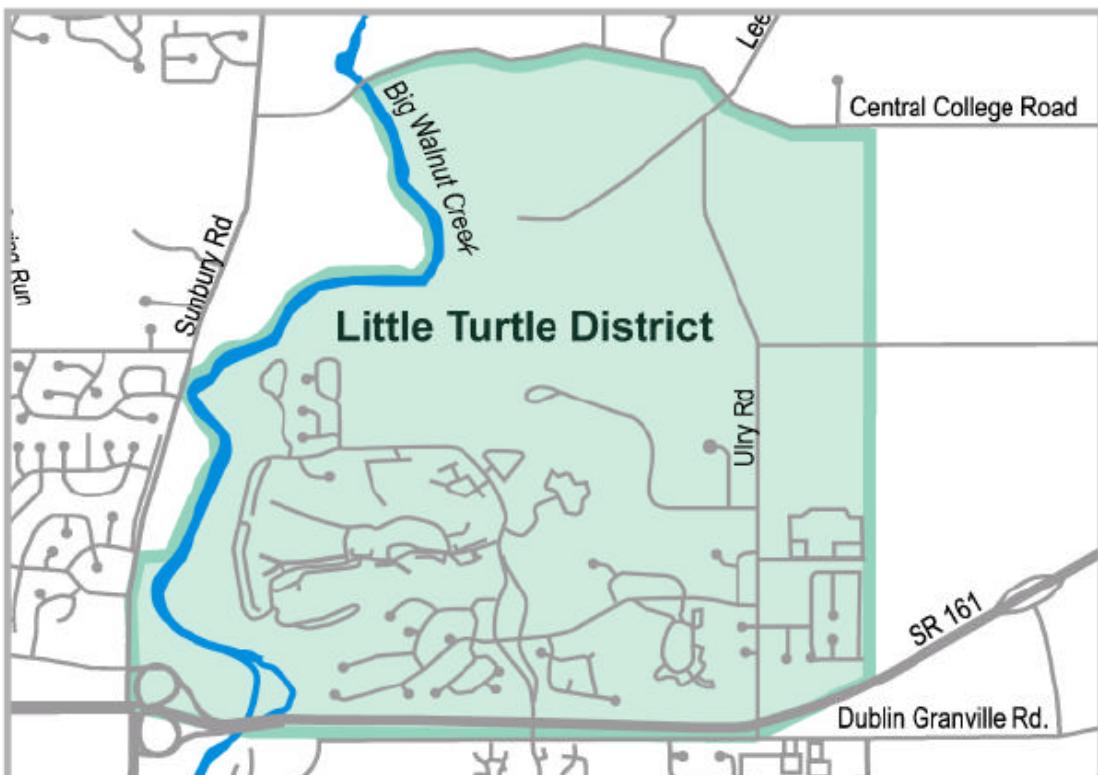
The requested PUD-4, Planned Unit Development District will allow the development of 163 dwelling units with 11.5± acres of open space. The development text and plan include commitments to specific development standards, open space, landscaping, vehicular access, pedestrian pathways and sidewalks, dwelling size, and building materials. The request is compatible with the *Northland Plan Volume II* land use recommendation for single-unit dwellings at three units per acre, is consistent with adjacent land uses, and includes substantial preservation of natural resources on site. Staff is supportive of the request but would like to note that desired design features suggested by the Planning Division for pedestrian gateways and fronting have not been included in the request.



Z17-048
6450 Ulry Road
Approximately 55 acres
From R to PUD-4

Little Turtle District

This district is north of SR-161 and encompasses the majority of unincorporated land found in the planning area. Predominant land-uses include the Little Turtle Subdivision, which is zoned PC, Planned Community, and has condominium and single-family residential units with a private golf course. There is a city of Columbus police substation and fire facility located in this district. Unincorporated parcels include estate residential lots, parcels used for agriculture, and un-platted residential lots in Blendon Township. The city of Westerville is located to the north and west, and Plain Township is located to the immediate east. Land-use recommendations for parcels to the east that are in the city of Columbus are provided in *The Rocky Fork-Blacklick Accord*.



Little Turtle District

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

- Single-family residential at three units/acre maximum (low-density cluster or conservation-type subdivisions) is the preferred land-use for this district, should development or redevelopment occur. A key principle of this concept is that open space and natural areas should be used as organizational elements in any development proposal for this area.
- A limited neighborhood civic center for the area be located near the Ulry and Warner Road intersections. The intersection of Ulry and Warner roads provide an ideal opportunity to incorporate a small, neighborhood-based civic-type center that could benefit the Warner/Ulry/Central College Road region. This area is a transition area from the large unincorporated lots in Blendon Township, to the area east designated as village center in the Rocky Blacklick Accord. The region will experience an increase in residential uses as well as the future extension of Hamilton Road to the east. There are single-family, multi-family and condominium units to the west and south, and growth occurring in the Rocky Fork-Blacklick Accord area to the east and northeast. Civic uses for this area might include a post office, parks and/or public recreational uses, schools, or means to further address the needs of public safety as the area grows. The city should consider this area for a future recreational facility to service the growing population.
- The large wooded lots identified on the existing land-use map (page 54) be afforded some level of protection from future development. Immediately north of the Little Turtle subdivision, and south of Central College Road are heavily wooded parcels with rolling terrain, a natural amenity for the community. Future development should be sensitive to the natural features of these areas and ensure that impact on the wooded sites is minimal. Consideration should be given to providing permanent protection to existing woodlots in the area through public acquisition, conservation easements or other means.
- There are a number of large residential parcels in the planning area to the north of Little Turtle. Should an alternative development pattern be sought for this area, this plan recommends that single-family residential remain the primary land-use with consideration given to surrounding rural setting and land-uses.
- Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.





Z17-048
6450 Ulry Road
Approximately 55 acres
From R to PUD-4



Northland Community Council
Development Committee
Report

December 6, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order:

6:35 pm by chair **Dave Paul**

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGHA), Blendon Chase (BCHA), Blendon Woods (BPCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

Case #1: Application #Z17-048 (Rezone 55 AC± from R-rural to PUD4 for 163 single family units, pending annexation)
Laura Comek/Laura M. Comek Law *representing*
Ciminello's Inc.
6450 Ulry Road, 43081 (PID 110-00023)

- *The Committee approved (16-0) a motion (by AGHA, second by LUCA) to RECOMMEND APPROVAL WITH 3 (THREE) CONDITIONS:*
 - That the plan and text be amended to establish a “no build” conservation area extending 52’ from the adjacent property line to the west (PID 110-003056) replacing (portions of) lots designated #22 and #23.
 - That the plan and text be amended to reflect that lots shown as #1-21, #40-51, #78-82 and #117-123 on the plan (dated 12/6/2017) will be provided a 130’ lot depth and 35’ back yards.
 - That the text be amended to reduce the minimum side yard permitted on one side of each lot as specified in section 3.A.1. from 1 foot to 0 (zero) feet.

Case #2: Application #Z17-045/CV17-075 (Rezone 5.035 AC± from R to L-AR-12 for 60 multi-family residential units; concurrent Council variance to increase building height to 37’, reduce setback and reduce rear yard)
Dave Perry/David Perry Co. *representing*
Homeport
5049 Sunbury Rd, 43230 (PID 110-00023)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by KPCA, second by BCHA) to RECOMMEND DISAPPROVAL of the rezoning application. Consequently, the Committee did not vote concerning the concurrent Council variance.*



REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 #: 217-048STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.
 of (COMPLETE ADDRESS) 300 E. Broad St. Ste. 450 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. <u>McCorkle Soaring Eagles LLC</u> <u>755 Bluffview Dr. O</u> <u>Columbus, OH 43235</u> <u>No employees</u>	2. <u>Ciminello's Inc.</u> <u>567 Lazelle Rd.</u> <u>Westerville, OH 43081</u> <u>Apprx. 19</u> <u>614 207 7607</u>
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 26th day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

GRANT A. WOLFE
 NOTARY PUBLIC, STATE OF OHIO
 My commission has been renewed to 06/17/2018

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