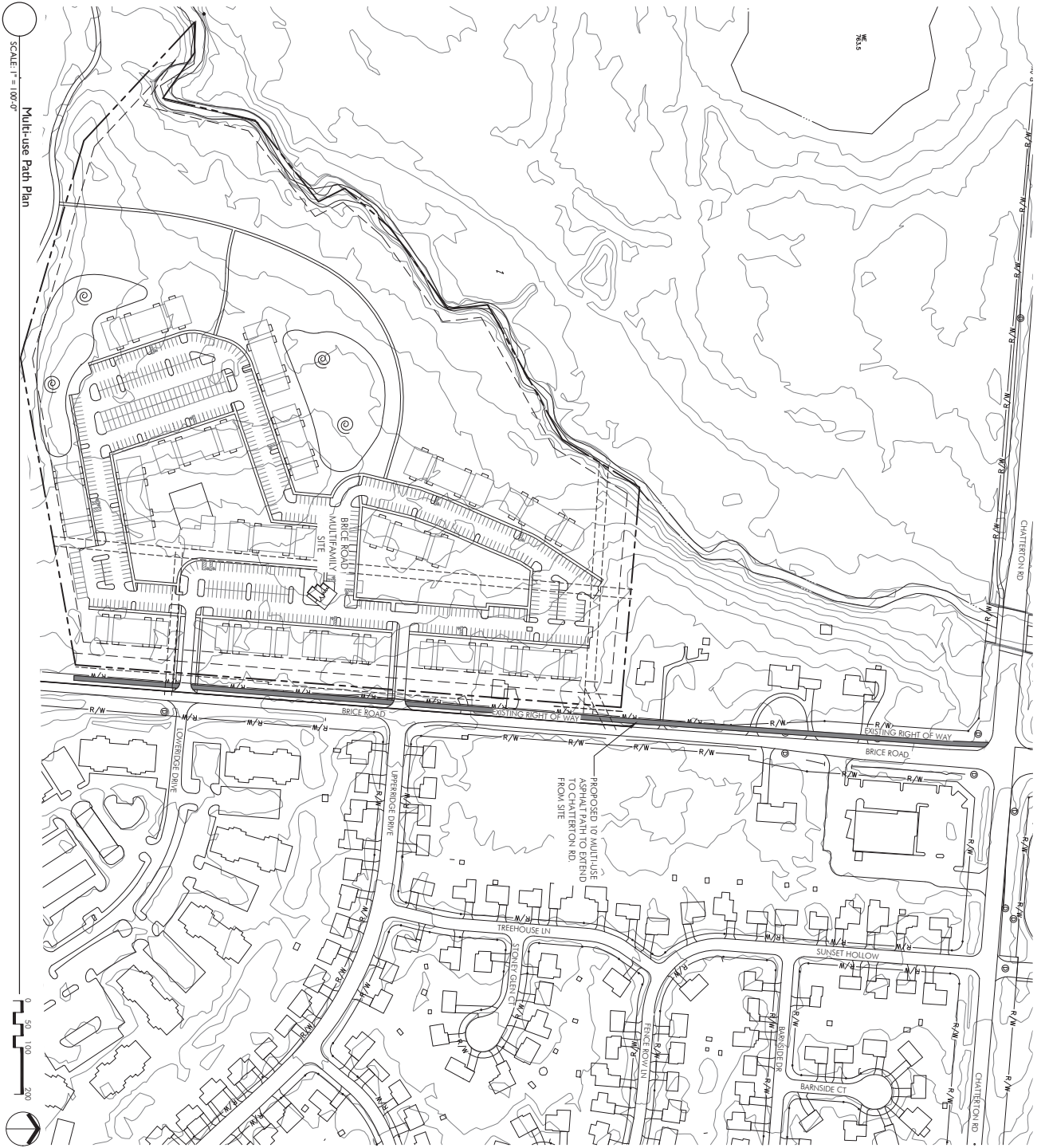


L.2.0
3/29/21



SCALE: 1" = 100'-0"
Multi-use Path Plan



Project Name
Brice Road
Multifamily
Brice Road
Columbus, Ohio 43110

Prepared For
Eschall Realty
3100 Turrent Road Sw, 200
Columbus, Ohio 43221

Project Info
Project # 20054
Date 12/10/2020
By ZM
Scale As Shown

Revisions

Sheet Title
Multi-use
Path Plan

Sheet #
L2.0



Architectural Rendering

L. J. K. 3/29/21

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 11, 2021**

- 3. APPLICATION: Z20-081**
Location: 3301 BRICE RD. (43110), being 29.25± acres located on the west side of Brice Road, 800± feet south of Chatterton Road (530-166416 and 530-122777; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Fairway Realty; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Nancy Wright, et. al.; 474 Lithopolis Winch Road; Canal Winchester, OH 43110.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

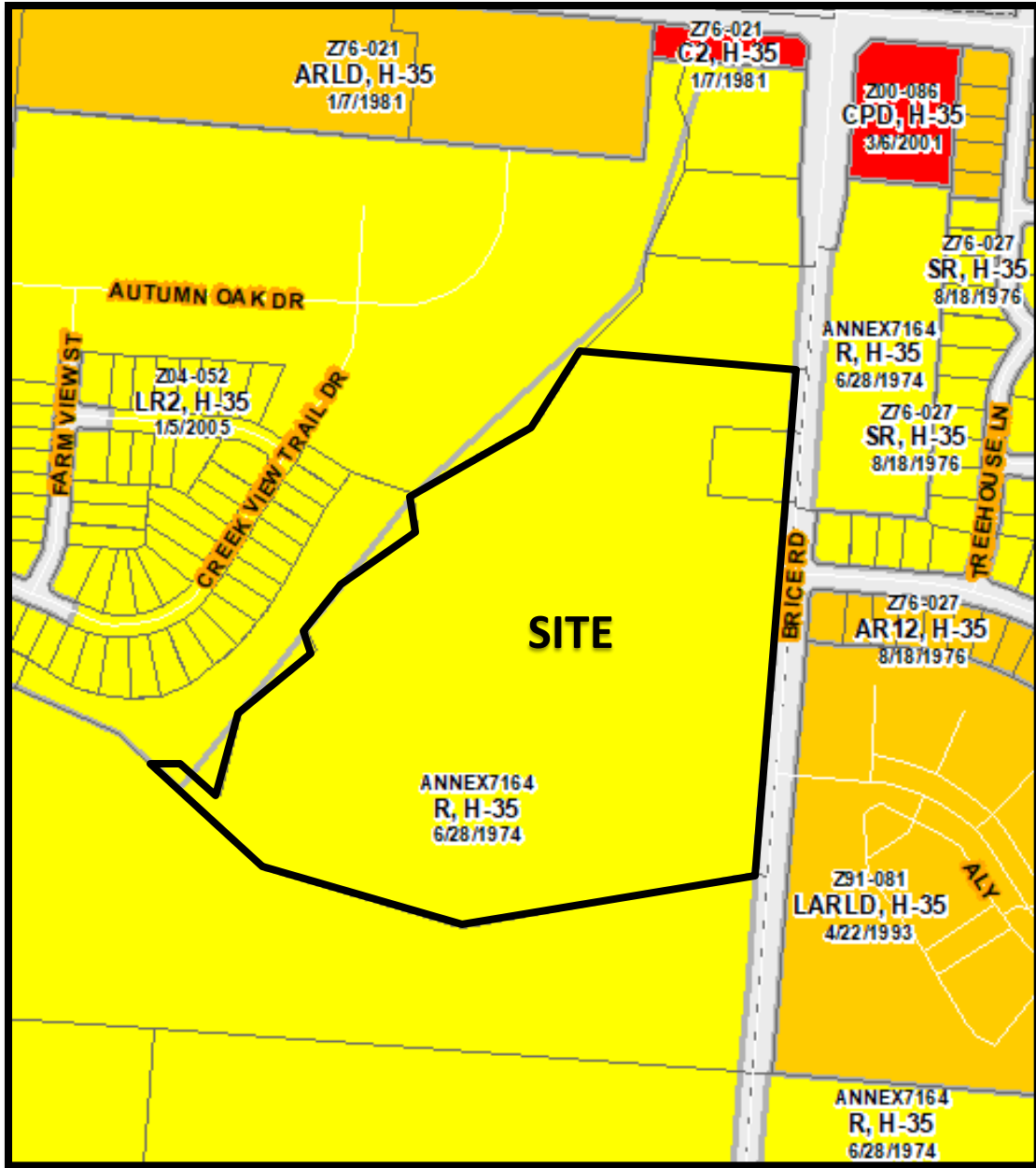
BACKGROUND:

- This application was tabled at the January and February 2021 Development Commission meetings to allow more time for planning and traffic-related issues to be resolved. The site consists of two undeveloped parcels in the R, Rural District. The requested L-ARLD, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 360 dwelling units (12.31 du/AC).
- To the north of the site is a single-unit dwelling in the R, Rural District. To the south is undeveloped land in the R, Rural District. To the east, across Brice Road, are multi-unit residential developments in the L-ARLD, Limited Apartment Residential and AR-12, Apartment Residential districts, single-unit dwellings in the SR, Suburban Residential District, and undeveloped land in the R, Rural District. To the west is undeveloped land and single-unit dwellings in the L-R-2, Limited Residential District.
- The site is within the planning area of the *South East Land Use Plan (2018)*, which recommends “Very Low Density Residential (<4 du/ac) and Open Space” uses for this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. C2P2 states that densities higher than the recommended four units per acre may be appropriate where more intense uses are present. C2P2 also states that ecologically-sensitive areas be preserved through site design.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan and building renderings, and includes provisions for density, setbacks, traffic commitments and landscaping.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Brice Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested L-ARLD, Limited Apartment Residential District will allow a multi-unit residential development. Planning Division staff is generally supportive of this proposal but requests more information. C2P2 guidelines state that densities higher than this location's recommended four units per acre may be appropriate where more intense uses are present; although this proposal is for approximately 12.31 units per acre, this is a comparable density to adjacent multi-unit residential development and is therefore supported. C2P2 guidelines also state that ecologically sensitive areas be preserved through sensitive site design, and as the site plan shows build out within a designated flood zone, staff requests additional information on potential impacts in consultation with the Department of Public Utilities. While staff supports the open space provision and trail along the stream, additional trail points are requested to improve pedestrian connectivity within the development, such as around the perimeter of the stormwater ponds and an entry point from the Brice Road frontage. Staff requests a site plan with revisions that include a sidewalk or shared use path along Brice Road (as approved by the Department of Public Service), as well as greater detail on a potential park feature and/or trail connection to the south (as approved by the Department of Recreation and Parks and the Department of Public Utilities). Staff also needs to review the building elevations for consistency with C2P2 Design Guidelines. Additionally, a traffic impact study is pending review by the Division of Traffic Management, and additional commitments may be needed based on the results of the approved traffic impact study. Once the issues are resolved with the Planning Division and the Division of Traffic Management, the City Departments' recommendation will be updated to approval.

***NOTE:** From the Division of Traffic Management: While it is understood that Building and Zoning Services staff typically does not prepare legislation for City Council prior to approval of the traffic impact study that is associated with a rezoning application, the Division of Traffic Management does not object to this request due to the substantial transportation commitments that are included in the limitation text for this application, which resolve the major comments from the initial response letter dated March 3, 2021. While review of the revised traffic impact study that was submitted on March 21 may not be able to be completed prior to April 20, it is not anticipated that such review would result in any significant changes or additions to these commitments.



Z20-081
3301 Brice Rd.
Approximately 29.25 acres
R to L-ARLD

South East Land Use Plan (2018)

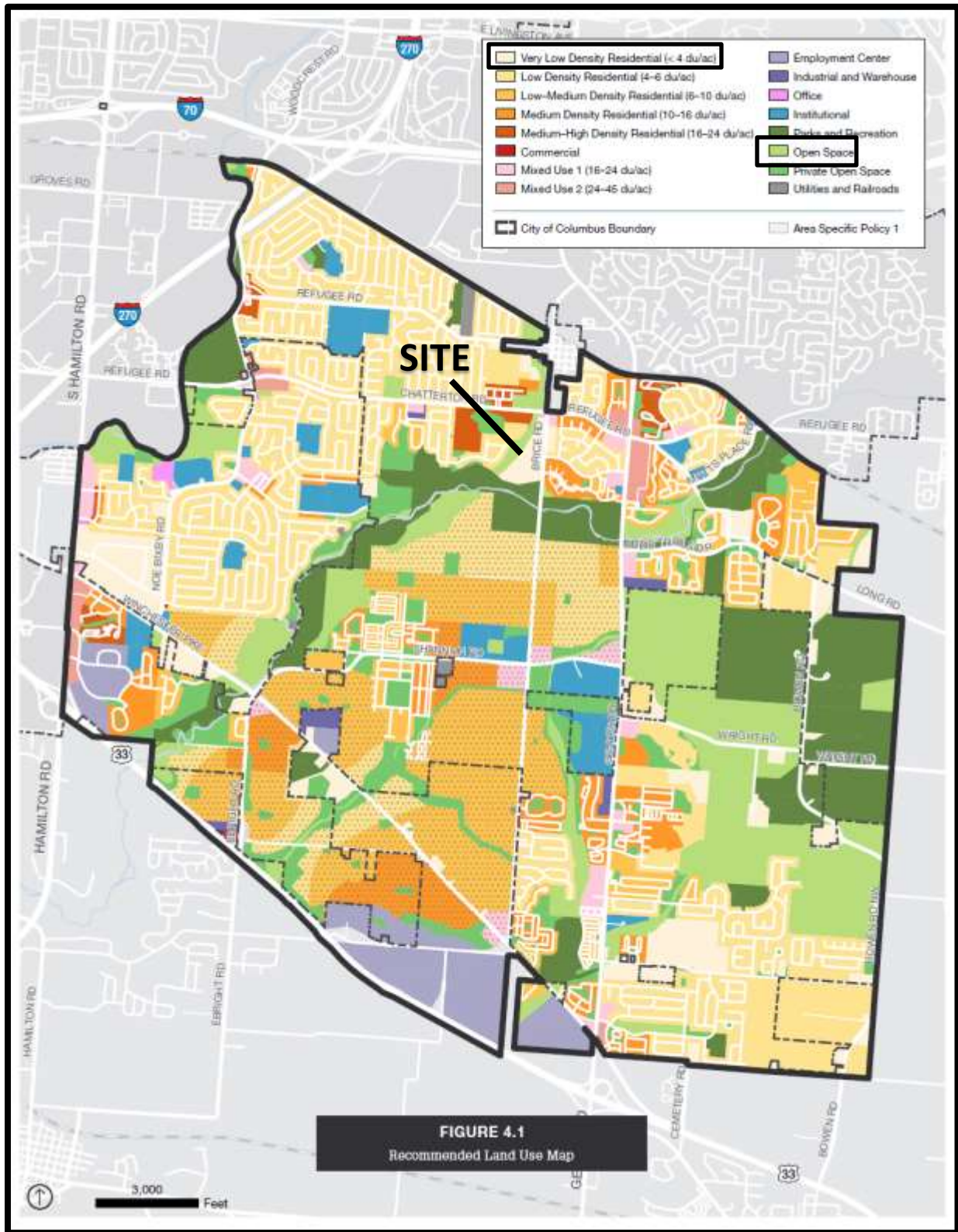
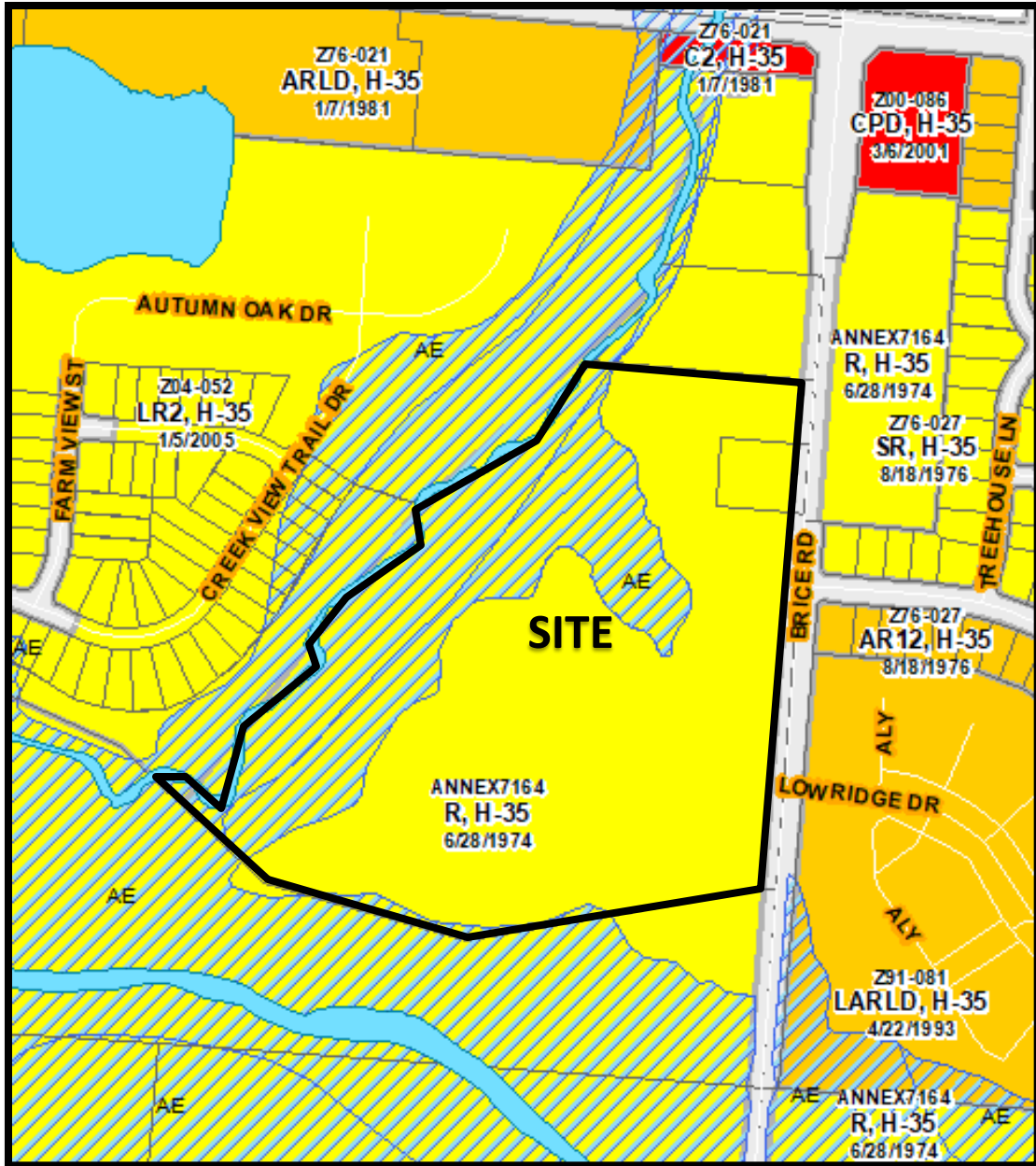


FIGURE 4.1
Recommended Land Use Map

Z20-081
3301 Brice Rd.
Approximately 29.25 acres
R to L-ARLD



Z20-081
3301 Brice Rd.
Approximately 29.25 acres
R to L-ARLD



Z20-081
3301 Brice Rd.
Approximately 29.25 acres
R to L-ARLD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z20-081

Address: 3301 Brice Rd.

Group Name: Greater South East Area Commission

Meeting Date: Nov 24, 2020

Specify Case Type:

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

Recommendation:


(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

The Greater South East Area Commission discussed concerns of traffic congestion and related conditions affected by development of this density. The Commission requests the city review and change the Brice Rd speed limit to 35MPH because of current and anticipated traffic. It also is requested the city facilitates the extension of the multi-use path to the north of this development to Chatterton Rd.

Vote: 5 affirmative; 2 opposed

Signature of Authorized Representative: 
SIGNATURE

Zoning Chair
RECOMMENDING GROUP TITLE

614-496-5482
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Meeting Date: 3/11/2021

Application #: Z20-081	Request: L-ARLD	Address: 3301 BRICE RD (43110)				
# Hearings: _____	Length-of Testimony: <u>13 min.</u>	Staff _____ Approval <input checked="" type="checkbox"/> Disapproval _____	Position: _____ Conditional Approval			
# Speakers Support: _____ Opposition: _____	Development Commission Vote: _____ Yes _____ No _____ Abstain	Area Comm/ <input checked="" type="checkbox"/> Approval _____ Disapproval _____	Civic Assoc: _____ Conditional Approval			
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick Y	Ingwersen Y	Anderson N	Golden Y	Conroy Y	Onwukwe Y
+ = Positive or Proper - = Negative or Improper						
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:						

FITZPATRICK:

Commitments by applicant - sidewalks - are noteworthy. Appropriate use, well planned.

INGWERSEN:

Another project that is certainly appropriate but cannot get staff approval before the traffic issues are worked out - traffic approval seems to be taking a long time in many of the applications coming before the development commission.

ANDERSON:

The Traffic study was not yet complete and the concept of "conditional approval" is of concern. Traffic issues include lack of sidewalks and assumptions are being made that Brice Rd. will be improved in the future. Neighbors expressed concern about size of development and # of rental units proximate to a single family housing development already established.

GOLDEN:

Once traffic issues and planning issues are resolved, this project will be a needed addition to the housing market in Columbus

CONROY:

This has AC approval and some sensitivity for the area. It doesn't comply well with the area plan, but it is near higher density housing across the street. Biggest issue is that final traffic issues are incomplete at this time -- though they are confident of "working it out." It would be better for cases not to come to the commission until ALL issues have been resolved.

ONWUKWE:

Many planning issues are left unresolved



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 #: Z20-081

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 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 for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of David Hodge

Subscribed to me in my presence and before me this 1 day of April, in the year 2021

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public

My Commission Expires:



DAVID HODGE
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 N.C.
This Project Disclosure Statement expires six months after date of notarization.

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