

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 1, 2019**

1. **APPLICATION:** **Z18-058**
Location: **1980 ALTON & DARBY CREEK RD. (43026)**, being 369.2± acres located at the northeast corner of Alton & Darby Creek Road and Renner Road, and at the northwest corner of Alton & Darby Creek Road and Cole Road (203-299511 plus six others; Big Darby Accord Advisory Panel and Far West Side Area Commission).
Existing Zoning: R, Rural District.
Request: PUD-4, Planned Unit Development District (H-35).
Proposed Use: Mixed residential development.
Applicant(s): Pulte Homes of Ohio LLC and Harmony Development Group, LLC; c/o Thomas L. Hart., Atty.; Two Miranova Place, Suite 700; Columbus, OH 43215.
Property Owner(s): Alice Realty Inc., et al; 4472 Masters Drive; Columbus, OH 43220.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- This application was tabled at the March 14, 2019 Development Commission meeting to allow the applicant more time to address outstanding Recreation and Parks Department issues and comments from the traffic impact study review. The 369.2± acre site is used for agricultural purposes and is zoned in the R, Rural District as a result of recent annexation from Norwich and Brown townships. The applicant requests the PUD-4, Planned Unit Development District for a maximum of 1,108 mixed-residential units over five subareas with four additional subareas (A2, A5, B2, and B4) being exclusively open space and wooded preserve space (325.15± net acres; 3.4 units/acre; 184.6± acres of provided open space).
- To the north is undeveloped/agricultural land in Norwich Township, and parkland zoned in the R, Rural District. To the east are single-unit dwellings in Norwich Township, and parkland zoned in the R, Rural District. To the south across Renner Road are single-unit dwellings in Norwich Township, and Interstate 70 borders the southern portion of the site. To the west are single-unit dwellings in Norwich Township, and undeveloped/agricultural land in Brown Township or Norwich Township.
- The site is within the planning area of the *Big Darby Accord Watershed Master Plan* (2006) which recommends LEED Neighborhood Design at 3 units/acre, and Tier 1 and Tier 3 Environment Conservation zones for this location. These Plan recommendations are city policy and are not codified. The goal of the Plan is to balance conservation with development. The Big Darby Accord Advisory Panel voted to recommend approval of the proposed development by a 4-3 vote with the conditions for approval being incorporated into the Big Darby Accord Commitments within the PUD Text. The request complies with aspects of the *Big Darby Accord Watershed Master Plan* in regards to improvement of water quality, groundwater recharge, and preservation of wooded areas and wetland and stream corridors.

Conservation

This proposal calls for 52% of the site to be set aside for open space, with 117.6 acres, or 32% of the site maintained as natural areas. The applicant is proposing to handle stormwater through a mix of Low Impact Development and Stormwater Best Management Practices which include bio-swales, bio-retention areas, and enhanced wetland shelves around stormwater ponds. The post-construction groundwater recharge rate will exceed pre-development rate by 27%. Additionally, Clover Groff Run stream restoration will be coordinated with the Recreation and Parks Department.

LEED Neighborhood Design

The Big Darby Accord recommends LEED Neighborhood Design for this area, however this LEED category does not exist. USGBC does have a LEED Neighborhood Development category, but it is mainly geared towards infill development. Therefore, no development at this location could attain a LEED Neighborhood Development certification due to its location. Although certification is unattainable, the developer did achieve performance standards of the LEED ND checklist, with input from staff, and the development would score high enough to attain certification if not for locational restrictions.

- The PUD Plans depict intended development and open space areas. Detached single-unit dwellings on public streets are proposed for Subareas A1 (121 units), A3 (414 units), and B1 (141 units). Subareas A4 (227 units maximum) and B3 (205 units maximum) propose multi-unit residential development in addition to detached single-unit residential uses on private or public streets. The PUD text establishes use restrictions, R-4 development standards for “Detached Residential” subareas, ARLD development standards for “Multi-Unit” subareas, and includes supplemental development standards that address density, setbacks, access and street details, sidewalks/paths, street trees, landscaping, street lights, open space, building materials and design, and environmental considerations.
- The site is located within the boundaries of the Far West Side Area Commission, whose recommendation is for disapproval of the requested PUD-4 District. Multiple letters of opposition have been received by neighborhood residents and civic groups within this area. That correspondence has been assembled into a packet that was distributed to the Development Commission Members prior to this Staff Report being finalized.
- The site is subject to the Big Darby Revenue Program. The developer contribution requirements are still being finalized. Funds from this program are utilized primarily for Big Darby Accord purposes (i.e. stream restoration and parkland acquisition).
- The traffic impact study has been reviewed and initial comments have been provided by the City of Columbus, Division of Traffic Management, the Franklin County Engineer’s Office, and the City of Hilliard. Extensive discussions between the City of Columbus, Division of Traffic Management and applicants since the initial traffic impact study review have led to a consensus on proposed transportation improvements that would mitigate traffic issues at the Columbus intersections related to existing and anticipated background traffic as well as traffic impacts from the proposed development. The developers have also met with the Franklin County Engineer’s Office to resolve their comments, agreed to the commitment proposed by the City of Hilliard contained in the initial comment letter, agreed to construct roadway improvements at their site access points, and agreed to assume financial responsibility for the proportion of the proposed transportation improvements attributable to traffic generated by the development as per Columbus City Code 4309.07(A). The developers are working to incorporate and document these items in a revised traffic impact study that has not yet been submitted. The developers are also preparing a cost estimate for the proposed transportation improvements that will be subject to City of Columbus review and approval. The proportion of these improvements for which the developers will be financially responsible will be determined after approval of the cost

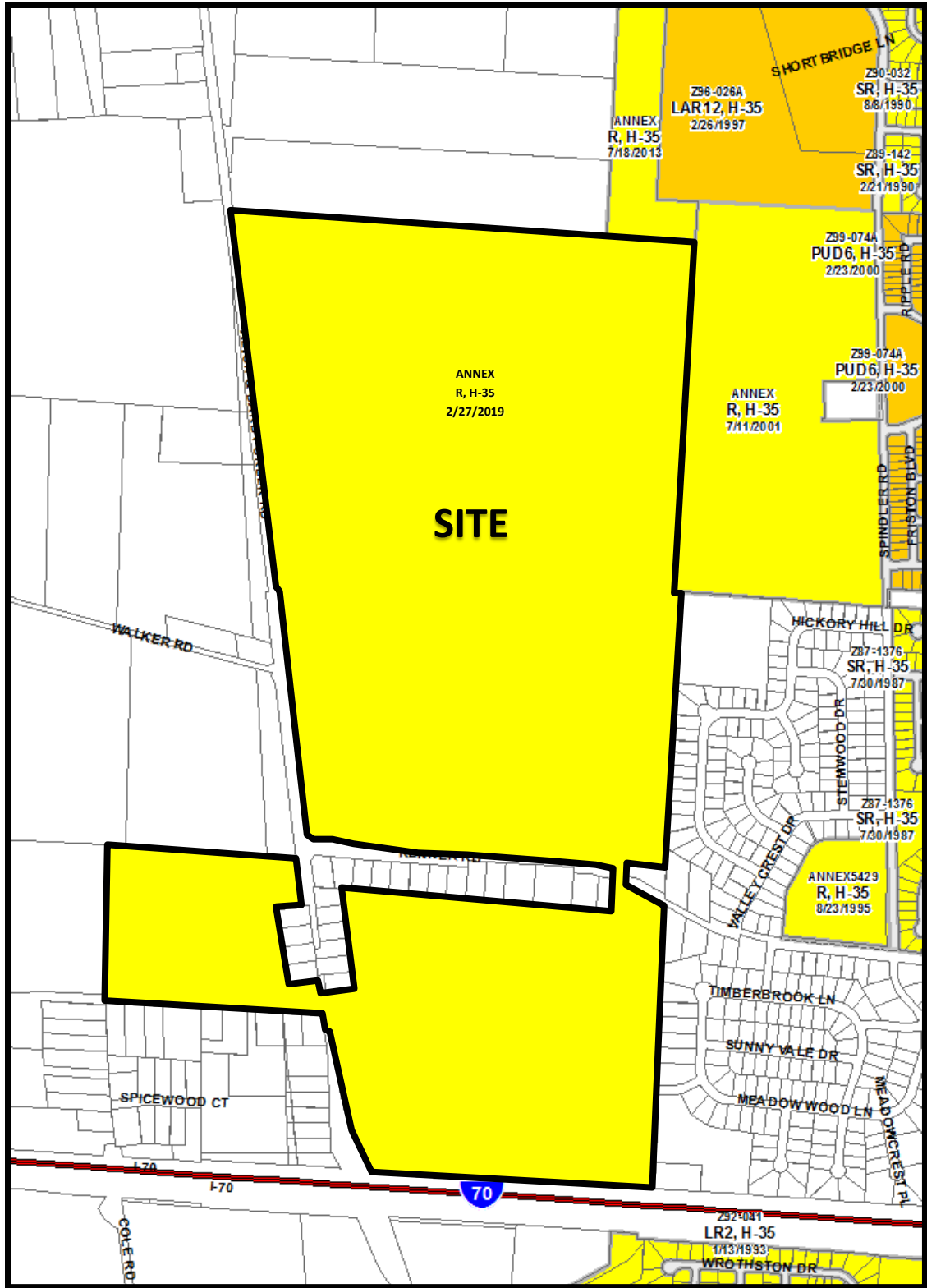
estimate. The balance of funding for these improvements would need to come from other revenue sources, which will likely include portions of the revenue generated by the development in accordance with the provisions of the Big Darby Accord. Additional details regarding the funding and implementation of the proposed transportation improvements would be memorialized in an agreement between the developers and the City of Columbus that would take place after the Development Commission recommendation has been made and prior to the City Council vote on the subject rezoning application. Commitments addressing the general consensus of the necessary traffic improvements have been incorporated into the PUD Text, but are subject to change pending approval of the traffic impact study.

- The applicant and the Recreation and Parks Department have come to an agreement regarding trail construction and connections, Parkland Dedication Ordinance requirements, stream restoration and protection, native and naturalized plantings, stormwater ponds, open space, and tree plantings as noted in the attached summary. A Parkland Dedication conveyance exhibit is also attached (50.56± acres to be dedicated and 27.52± acres to be included in a conservation easement). The conveyance of all property will be completed at the time of the review of the first site compliance plan for the proposed development.
- The storm water design for this site must meet or exceed the water quality requirements of appendix A of the Ohio EPA General Permit for Construction Stormwater and the requirements of the Big Darby Accord. Sanitary sewer service for the proposed development is available via pump station/force main system. The connection point to the Columbus sewer is to be determined by a study completed by the developer.
- The *Columbus Multimodal Thoroughfare Plan* identifies Alton & Darby Creek Road as a Suburban Community Connector requiring a minimum of 100 feet of right-of-way, and Renner Road as a Suburban Commuter Corridor requiring a minimum of 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

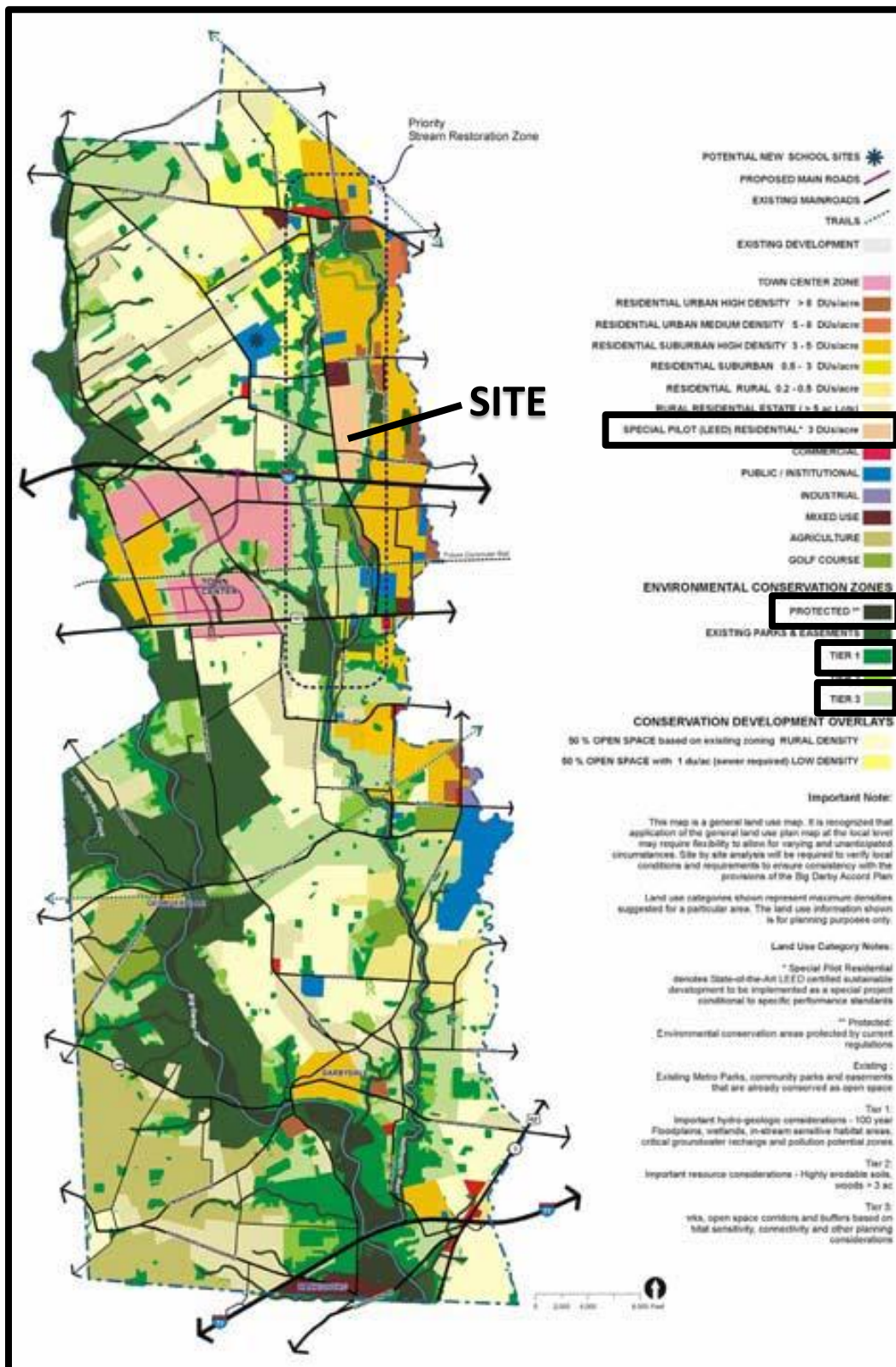
The requested PUD-4, Planned Unit Development District will allow a maximum of 1,108 units on 325.15± net acres (3.4 units/acre) with 184.6± acres of provided open and wooded preserve space. The PUD Plans and text include adequate provisions addressing density, setbacks, access and street details, sidewalks/paths, street trees, landscaping, street lights, open space, building materials and design, and environmental considerations. The *Big Darby Accord Watershed Master Plan* calls for 50% of the site to be set aside for open space, with 117.6 acres, or 32% of the site maintained as natural areas. The request complies with aspects of the *Big Darby Accord Watershed Master Plan* with regards to recommended density, improvements in water quality, groundwater recharge, and preservation of wooded areas and wetland and stream corridors. The request also includes a substantial conveyance of parkland and conservation easement areas with 1.5± miles of new trails. A consensus has been reached between the applicant and the Division of Traffic Management on proposed transportation improvements that would mitigate traffic issues at the Columbus intersections related to existing and anticipated background traffic as well as traffic impacts from the proposed development. *Final traffic commitments will be included in the development text prior to City Council consideration pending approval of the revised traffic impact study and the agreement that memorializes the funding and implementation of the proposed transportation improvements.

*Final traffic commitments have been incorporated into the text.

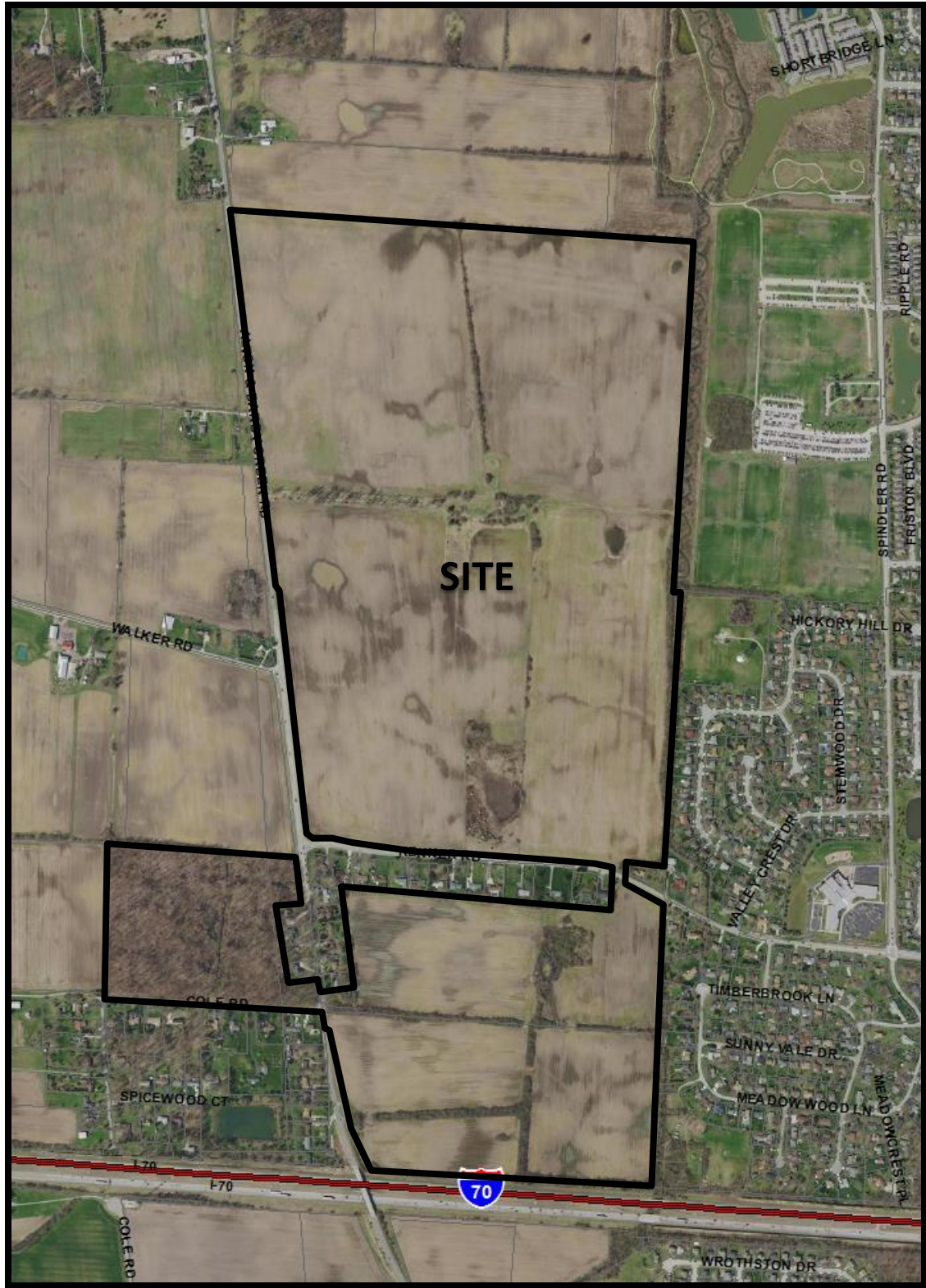


Z18-058
1980 Alton & Darby Creek Road
Approximately 369.2 acres
R to PUD-4

Big Darby Accord Watershed Master Plan (2006)



Z18-058
 1980 Alton & Darby Creek Road
 Approximately 369.2 acres
 R to PUD-4
 1 - 5



Z18-058
1980 Alton & Darby Creek Road
Approximately 369.2 acres
R to PUD-4

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

Case Number: _____

Address: _____

Group Name: _____

Meeting Date: _____

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:

Vote: _____

Signature of Authorized Representative: Digitally Signed by Kelley Arnold
SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Sugar Farm / Renner South Z18-058

Far West Side Area Commission

Meeting: February 26, 2019

Vote: Disapproval (0 in favor, 8 opposed)

As a voice for residents, the Far West Side Area Commission has taken into account the many concerns raised by meeting participants, conversations with neighbors/area residents and additional input received from our community groups in voting against the current development proposal. We concur with the information provided from the Cross Creek Village Civic Association Planning & Zoning Committee. In addition, comments are included from the Darby Creek Association, Anthony Sasson, The Coventry HOA, and the Timberbrook HOA. There are too many unresolved questions and concerns that need to be addressed prior to any approval of development plans for this unique LEED Special Pilot area.

It has been suggested to distill or prioritize any particular topics of concern, but many of these issues are complex and interrelated. Below is a selection of some common themes and priorities that area residents have expressed while reviewing development plans, but is not intended as a complete “checklist” in any manner. We urge the Development Commission and City Staff to review all commentary provided.

- The comprehensive planning and design of stream restoration efforts must be prioritized and completed before approval of any development plans for this area.
- As this is designated as a Special Pilot LEED area intended to serve as a “model for sustainable development,” deeper review is required of density allocations if LEED certification is not being pursued or attained.
- Need for a thorough and comprehensive traffic plan in this area is required before the addition of a large scale neighborhood. Nearby corridors have not been improved with respect to current traffic conditions significantly impacting the daily lives of current residents.
- Review of the economic impact of large-scale, residential-only housing on school system tax base. Ever-increasing property taxes weigh heavily on many residents’ ability/desire to stay. A healthier tax base includes mixed-use, commercial revenue to help offset increasing student population and school funding.
- Design and access for any new parkland and trails related to the stream restoration need proper review before development plan approval. This should include connectivity of existing wetlands and wooded areas to preserve wildlife corridors.
- Cooperation and collaboration to develop a school site preferably within the boundaries of the development to address safety and connectivity concerns.
- There is a lack of comprehensive plan details with respect to future multifamily units including height and style in addition to extremely limited information on single family housing designs/elevations.
- Consideration of existing neighbors with respect to density and site articulation in addition to open questions regarding water quality and drainage issues.

As was stated by the Cross Creek Village Civic Association’s recommendations, “Area residents are not anti-development, but rather want to promote responsible, sustainable growth.” This is a unique area in multiple respects and as such deserves a unique and innovative approach to achieve the many goals for all stakeholders.

Big Darby Accord Advisory Panel

Record of Action

December 14, 2018

Thomas Hart,
Isaac Wiles
Two Miranova Place, Suite 700
Columbus, OH 43215
(614) 340-7415

The Big Darby Accord Advisory Panel considered Case #AP-18-02 at the December 11, 2018 meeting.

1980 Alton Darby Creek Road (Case #AP-18-02)

Review regarding a Columbus application to rezone a site generally located east of Alton Darby Creek Road, west of Hilliard Rome Road, south of Roberts Road, and north of I-70.

Applicant: Harmony Development Group/ Pulte Homes of Ohio LLC.
Location: Franklin County – Brown Township & Norwich Township
Address: 1980 Alton Darby Creek Road (PID # 200-000117, 200-002733, 200-002734, 200-000127, 200-000047, 120-000205, 200-003459)
Acreage: 369.2 acres (gross)
Request: Rezone from R (Rural) and R2 (Limited Suburban Residential) to PUD-4 (Planned Unit Development) with ARLD (Apartment Residential Low Density) uses.

STAFF COMMENTS:

The proposal protects land, wetlands, and streams. It calls for 52% of the site be set aside for open space, with 117.6 acres, or 32% of the site maintained as natural areas. All wetlands are being protected and enhanced through the creation of 50' buffers, as well as wetland shelving improvements through plantings. BMP's and aspects of LID are proposed to help improve groundwater recharge rates as well as high water temperature. It complies with aspects of the Big Darby Accord Watershed Master Plan with regards to improvements in water quality, groundwater recharge, and preservation of wooded areas and wetland and stream corridors. The applicant addresses principles of LEED ND in their LEED checklist and is currently working with Rec and Parks to include stream restoration of Clover Groff Run into the development.

MOTION:

To recommend approval of a rezoning application within the Big Darby Accord area, with the following conditions:

- Coordinate plans for stream restoration with the City of Columbus to ensure that the proposed development will allow for the appropriate restoration of the stream, including tree shading for the stream, moving the stream west, and greater distance from the stormwater ponds.
- Delineated and verified wetlands are preserved, including farmed wetlands per the required Federal regulations.
- Vegetated swales are included as part of the stormwater management system with appropriate easement and maintenance.
- The applicant shall apply for an additional environmental review through the Ohio Department of Natural Resources.

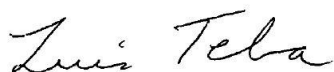
Big Darby Accord Advisory Panel

RESULT:

This motion was approved (4-3).

Mr. Hoyer	Yes
Mr. Tetzloff	No
Mr. Tremante	Yes
Mr. Gordon	Yes
Mr. Bryner	Yes
Mr. Sasson	No
Ms. Gossett-Johnson	No

Respectfully,



Luis Teba
Big Darby Accord Advisory Panel Secretary
City of Columbus
111 North Front Street
Columbus, Ohio 43215

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 #: Z18-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thomas L. Hart
of (COMPLETE ADDRESS) Two Miranova Place, Ste. 700, 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 (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)

1. Pulte Homes of Ohio LLC 475 Metro Place S, Ste. 200 Dublin, OH 43017 Matt Callahan (614) 376-1018	2. Harmony Development Group LLC 3650 Olentangy River Road Columbus, OH 43214 Karl Billisits (614) 774-0320
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 14th day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:



LIZBETH A. RUSSELL-PICKARD
Notary Public, State of Ohio
My Comm. Expires 05-20-22

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

Notary Seal Here