



SITE DATA

TOTAL ACRES	± 25.6 ACRES
TOTAL UNITS	312
DENSITY	± 11.58 DU/AC
PARKING (570 SURFACE, 72 GARAGE)	642 (2.06/UNIT)

STORM WATER MANAGEMENT AREA CALCULATIONS

TOTAL AREA REQUIRED	1.21 AC
TOTAL AREA PROVIDED	2.20 AC
PERCENT INCREASE IN STORM WATER MANAGEMENT AREA PROVIDED	81.81 %

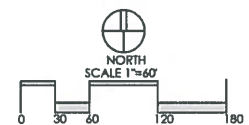
CONCEPT PLAN

TRABUE FRONTAGE RD.

PREPARED FOR METRO DEVELOPMENT

DATE: 2/24/20

Jeffrey D. Fox
Feb. 24 2020



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 12, 2019**

- 7. APPLICATION: Z19-049**
Location: **4407 TRABUE RD. (43228)**, being 25.6± acres located on the south side of Trabue Road, 800± west of Arlingate Lane (010-214659, 140-004845, 140-002756 & 140-006364; West Scioto Area Commission).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Millicent D. Johnson, et al; 3500 Grove City Road; Grove City, OH 43123.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- o The 25.6± acre site consists of four parcels zoned in the R, Rural District: one parcel is undeveloped, and three parcels along the Trabue Road frontage are developed with single-unit dwellings and have been recently annexed from Franklin Township into the City of Columbus. The requested L-ARLD, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 312 units (11.58 units/acre gross density).
- o To the north across Trabue Road are an industrial development in the M-2, Manufacturing District, and a single-unit dwelling in the R-1, Residential District. To the east is a single-unit subdivision in the R-2, Residential District. To the south is an industrial development in the L-M, Limited Manufacturing District. To the west is Interstate 270, and a single-unit dwelling in Franklin Township.
- o The site is located within the boundaries of the West Scioto Area Commission whose recommendation is for disapproval of the requested L-ARLD district.
- o The limitation text commits to a site plan which depicts pedestrian connectivity, open space, and tree preservation areas, and establishes supplemental development standards that address density, traffic commitments, and graphics controls. Increased stormwater management facilities are depicted on the site plan to help alleviate existing drainage issues with the adjacent single-unit subdivision and Interstate 270.
- o The site is within the boundaries of the *Trabue/Roberts Plan* (2011), which recommends low-medium density residential (4-6 units/acre) land uses for this location.
- o Concurrent Council variance CV19-103 is included to reduce parking and building setbacks along Trabue Road, and for reduced perimeter yard and parking-related

variances resulting from two parcels not being able to be combined due to different taxing districts. That request will be heard by City Council and will not be considered at this Development Commission meeting.

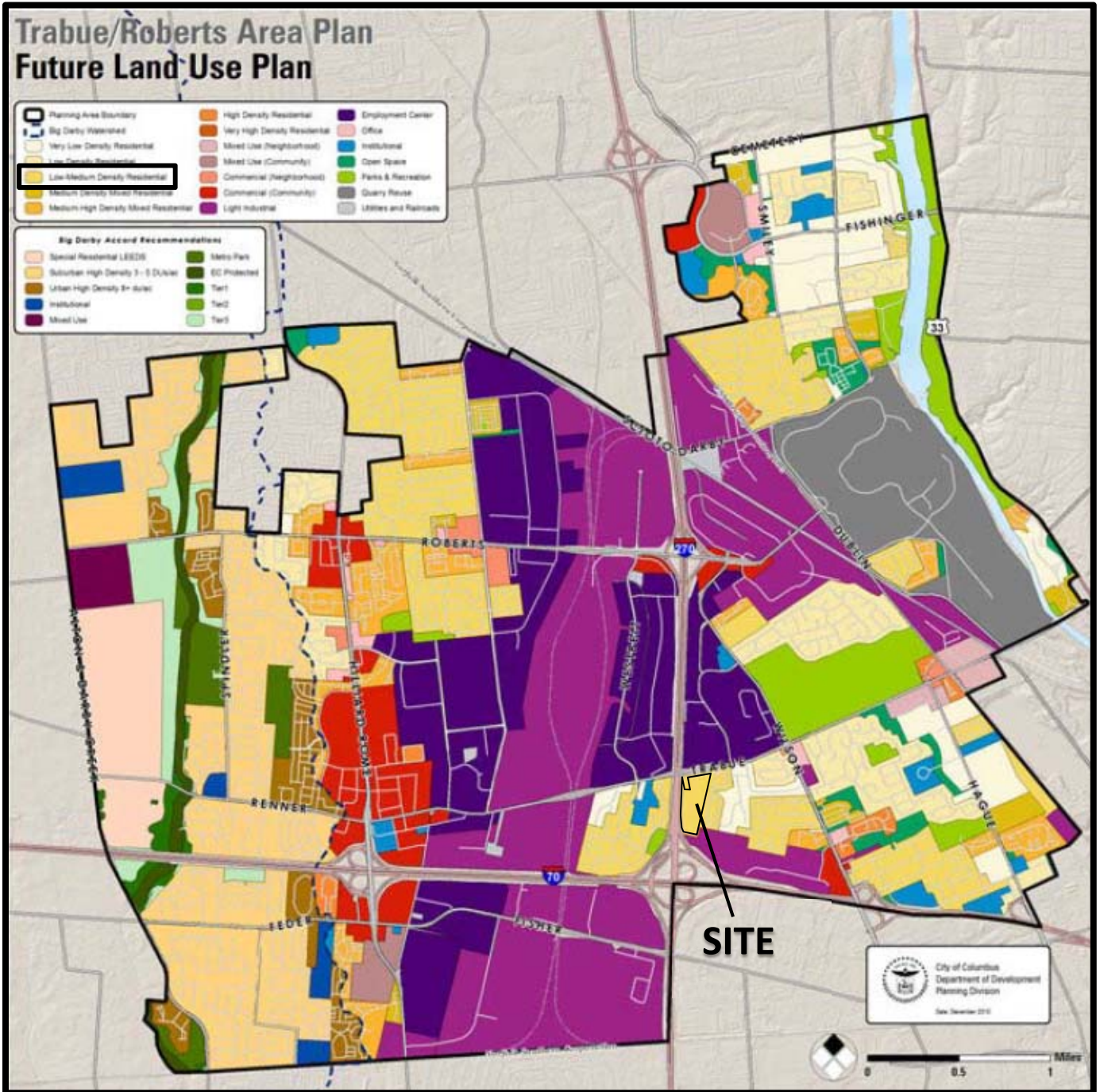
- o The *Columbus Multimodal Plan* identifies Trabue Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-ARLD, Limited Apartment Residential District will permit the construction of a 312-unit apartment complex with significant open space and tree preservation areas. The development text and site plan include provisions for setbacks, pedestrian connectivity, tree preservation, and graphics controls. Although the *Trabue-Roberts Area Plan* recommends low-medium density residential for this location, Planning Division staff recognizes that the proposed use is compatible with existing surrounding residential density patterns, is adjacent to the freeway, and that the proposal would preserve a significant amount of open space. As such staff supports increased densities at this location.



Z19-049
4407 Trabue Rd.
Approximately 25.6 acres
R to L-ARLD



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Table 8. Land Use Classification

Classification	Typical Density	Description
Very Low Density Residential	Less than 2 du/acre	This classification is characterized by single family residential development ranging from large lot with on-site well and septic systems to subdivisions served by centralized utilities. In many cases, this classification addresses quasi rural development patterns in developing areas.
Low Density Residential	2 to 4 du/acre	This classification is characterized by single family residential development in the form of subdivisions served by centralized utilities.
Low-Medium Density Residential	4-6 du/acre	This classification is characterized by predominantly single-family development, with limited amounts (generally 10% or less) of two-four unit buildings interspersed - often at intersections or along larger streets. In suburban areas, this category may also include lower density townhouse and condominium development.
Medium Density Mixed Residential	6-10 du/acre	This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. In suburban areas, this category is characterized by townhouse and condominium development as well as smaller lot single-family. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood’s primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
Medium - High Density Mixed Residential	10 to 16 du/acre	A variety of dwelling types, including doubles, townhouses and multi-family are included in this category. It exists in both older neighborhoods and suburban areas. New development patterns should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered for areas that are immediately adjacent to a neighborhood’s primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development patter of the area.
High Density Residential	16 to 45 du/acre	This classification is intended for multi-story multifamily housing in specific areas where high density is considered appropriate, such as the primary corridors of older neighborhoods. Each development application must be reviewed on a case by case basis, be judged on its own merits, and must consider the specific site and the site’s context (adjacent uses and development pattern). Proposals that include the highest end of the density range should include structured parking and be located at primary intersections and particularly scrutinized in regard to their contribution to street level activity, relationship to adjacent neighborhoods, building materials, and architecture.
Very High Density Residential	45 and higher du/acre	This classification would permit multi-story multifamily housing in limited areas of the city. Parking would be structured. As with the high density classification, each development application must be reviewed on a case by case basis, judged on its own merits, consider the specific site and the site’s context (adjacent uses and development pattern), and be scrutinized in regard to its contribution to street level activity, relationship to adjacent neighborhoods, building materials, and architecture.
Neighborhood Commercial	20,000 sf/ac	The function of this classification is to provide neighborhood commercial services. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards. Neighborhood commercial uses should be located at key intersections and nodes along minor arterials and collectors that intersect with arterials.



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Approximately 25.6 acres
R to L-ARLD

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

Case Number: Z19-049

Address: 4407 Trabue Road

Group Name: West Scioto Area Commission

Meeting Date: 10/17/2019

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: _____

This application was heard twice before the Zoning Committee and in addition there was at least one meeting with the developer and the residents of BrookHollow. After these meetings the developer did pledge money to additional road improvements and to contribute to the larger regional traffic study (this was not presented in writing to the commission prior to the meeting). At all meetings there was tremendous turnout from area residents. The three areas of concern were: how the development would impact current issues with flooding during storms. Traffic (additional cars and how they might impact movement and safety), and the height and density of the development (all of the neighboring buildings are two story). Additional points of concern were the maintenance of the Trabue Frontage road (being a township road). The proposed turn lanes would help with the flow of traffic on Trabue but might make turning out of the development more dangerous as cars are coming down off of the overpass (most retail is to the west of the development). Sidewalks or a multi-use path were not included in the plan, these are lacking in our area.

Vote: 0 for- 8 against- 1 absent

Signature of Authorized Representative: Jessica Dyszel Digitally signed by Jessica Dyszel
Date: 2019.10.24 15:09:10 -04'00'

SIGNATURE
Chair, WSAC

RECOMMENDING GROUP TITLE
614-905-0698
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.

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

7
9/11/2019

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Date: December 12, 2019

Application #Z19-049		Requested: L-ARLD			Address: 4407 TRABUE ROAD			
		Length of Testimony: <u>7:29 → 8:30</u> (49)			Staff <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval			
① # Speakers <u>3</u> Support: <u>5</u> Opposition: <u>2</u>		Development Commission Vote: <u>Yes</u> <u>6</u> <u>No</u> <u>0</u> <u>Abstain</u>			Area Comm/ <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval Civic Assoc: <input type="checkbox"/> Conditional Approval			
Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)		Y Fitzpatrick	Y Ingwersen	ABSENT Anderson	ABSENT Cooley	ABSENT Conroy	Y Onwukwe	Y Golden
+ = 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		+						
Other Infrastructure Commitments								
Compliance with City Plans		+						
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation		-						
Governmental or Public Input								
MEMBER COMMENTS:								
FITZPATRICK: APPROPRIATE USE WITH <u>MANY</u> <u>EFFECTIVE</u> COMMITMENTS BY APPLICANT								
INGWERSEN:								
ANDERSON:								
COOLEY:								
CONROY:								
ONWUKWE:								
GOLDEN:								

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: Z19-049

STATE OF OHIO
COUNTY OF FRANKLIN

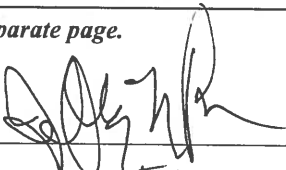
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad St. Ste. 460 Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or 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. Millicent D. Johnson 3500 Grove City Road Grove City, OH 43123	2. Pierre & Sherry Johnson 4415 Trabue Road Columbus, OH 43228
3. John E. Gagmon 4455 Trabue Road Columbus, OH 43228	4. Metro Development 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 Joe Thomas 614-540-2400 <u>25</u> Columbus Based Employees

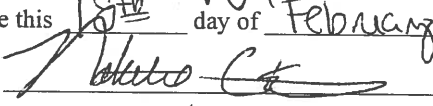
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



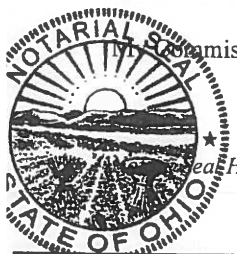
Subscribed to me in my presence and before me this 18th day of February, in the year 2020

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

9/4/2020



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020
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