

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2011**

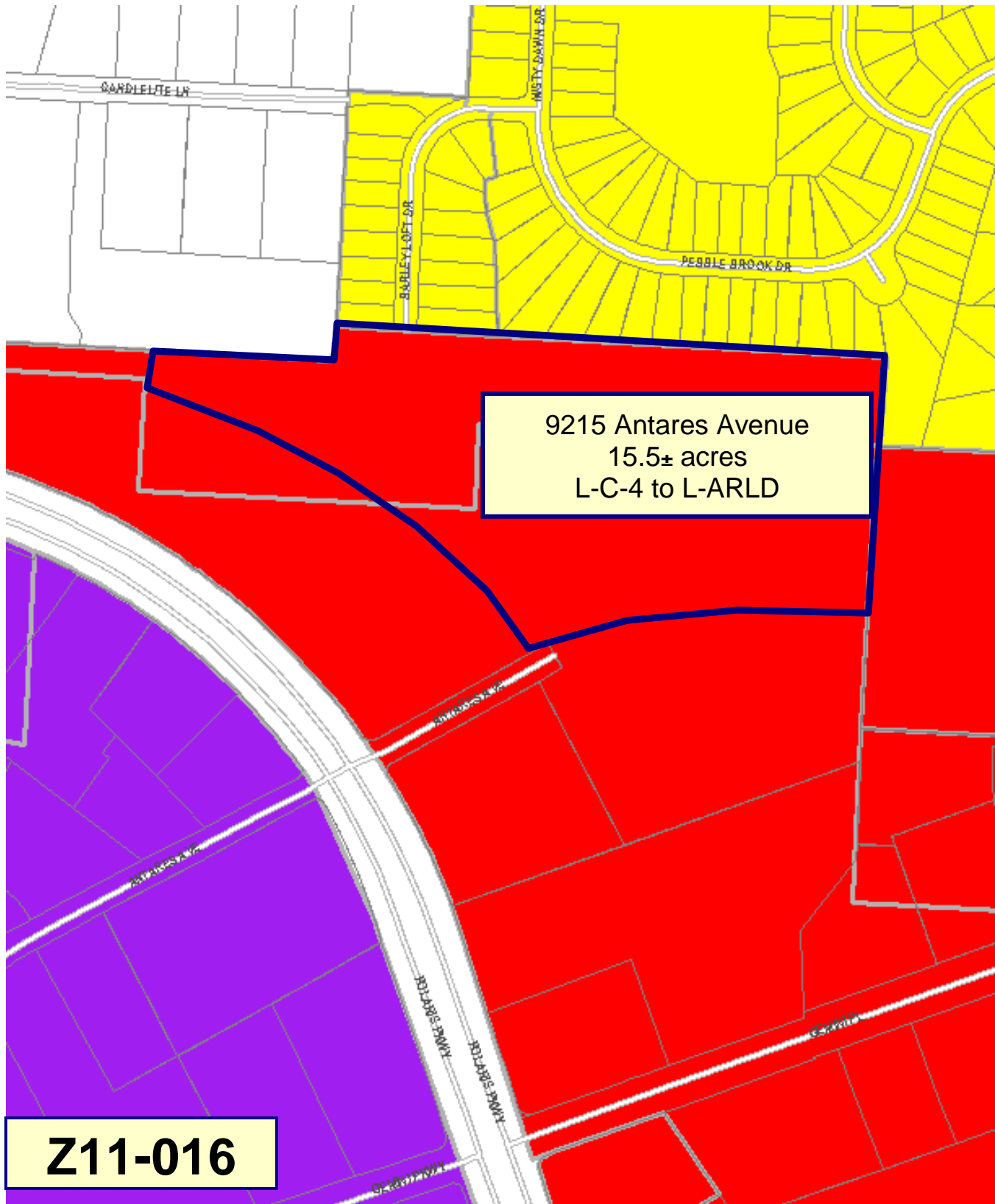
- 4. APPLICATION:** **Z11-016 (ACCELA # 11335-00000-00194)**
Location: **9215 ANTARES AVENUE (43240)**, being 16.2± acres located at the terminus of Antares Avenue, 375± feet northeast of Polaris Parkway (45-3184320101600).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit dwelling development.
Applicant(s): NP Limited Partnership; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215 and Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): NP Limited Partnership; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215 and Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

BACKGROUND:

- The site is currently zoned in the L-C-4, Limited Commercial District. The applicant is applying to rezone this to the L-ARLD, Limited Apartment Residential District to permit a net density of up to 14 units per acre.
- To the north are single-unit dwellings in the R-2, Residential District. To the south and east is land developed with office and retail uses in the L-C-4, Limited Commercial District. To the west across Polaris Parkway are office and retail uses zoned in the L-M, Limited Manufacturing District.
- The Planning Division identifies that site being within Subarea J1 of *The Far North Plan* (1994), which is proposed employment and shopping component of the fringe village. Deviation is supported given the transitional nature of the proposed use between the single-unit dwellings to the north and the commercial uses to the south and due to the large amount of commercial development already present in the area.
- The proposed L-ARLD, Limited Apartment Residential District text commits to the site plan, open space and street trees. The site plan commits to preserving existing trees between the proposed development and the existing single-unit dwellings to the north.

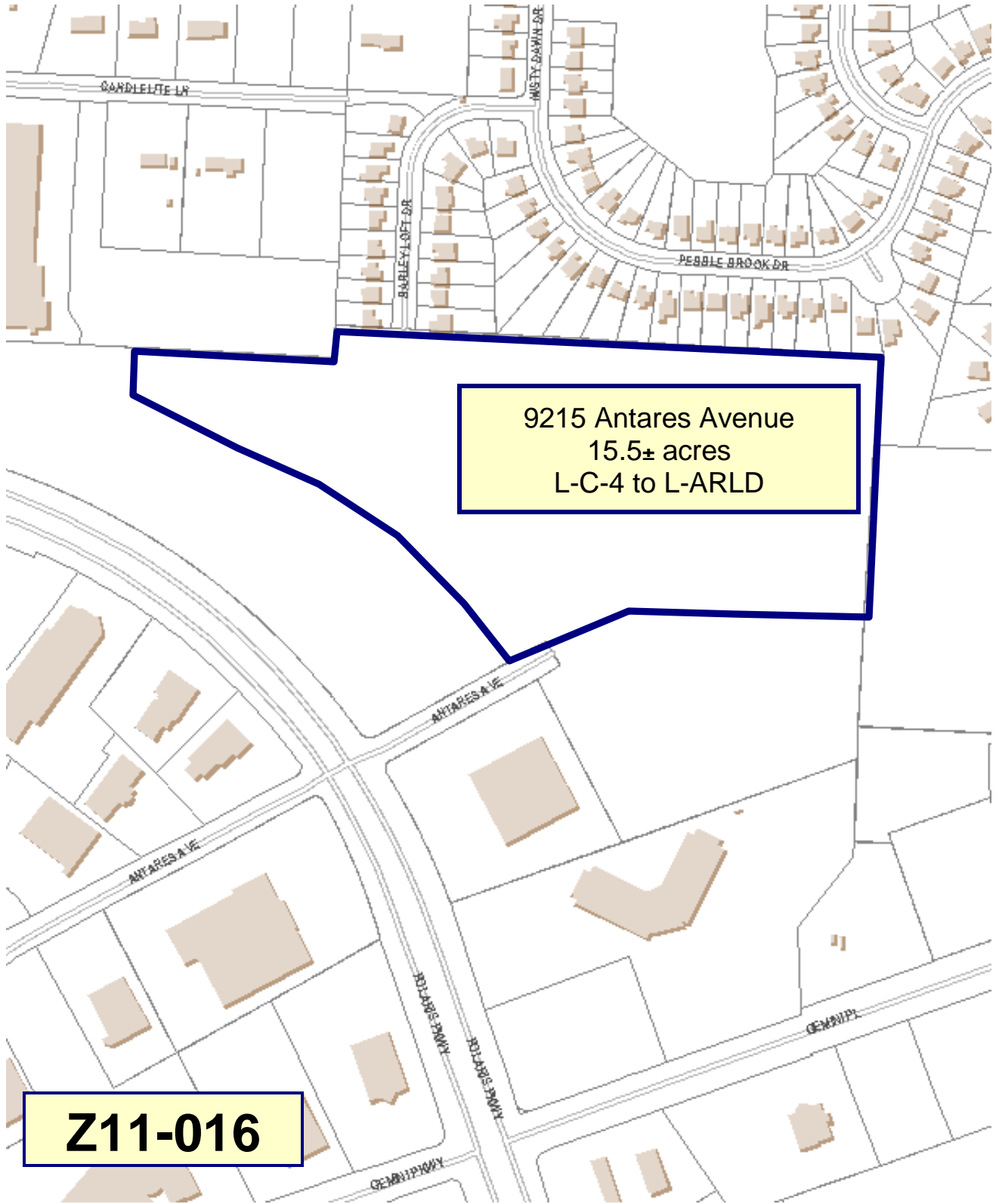
CITY DEPARTMENTS RECOMMENDATION: Approval.

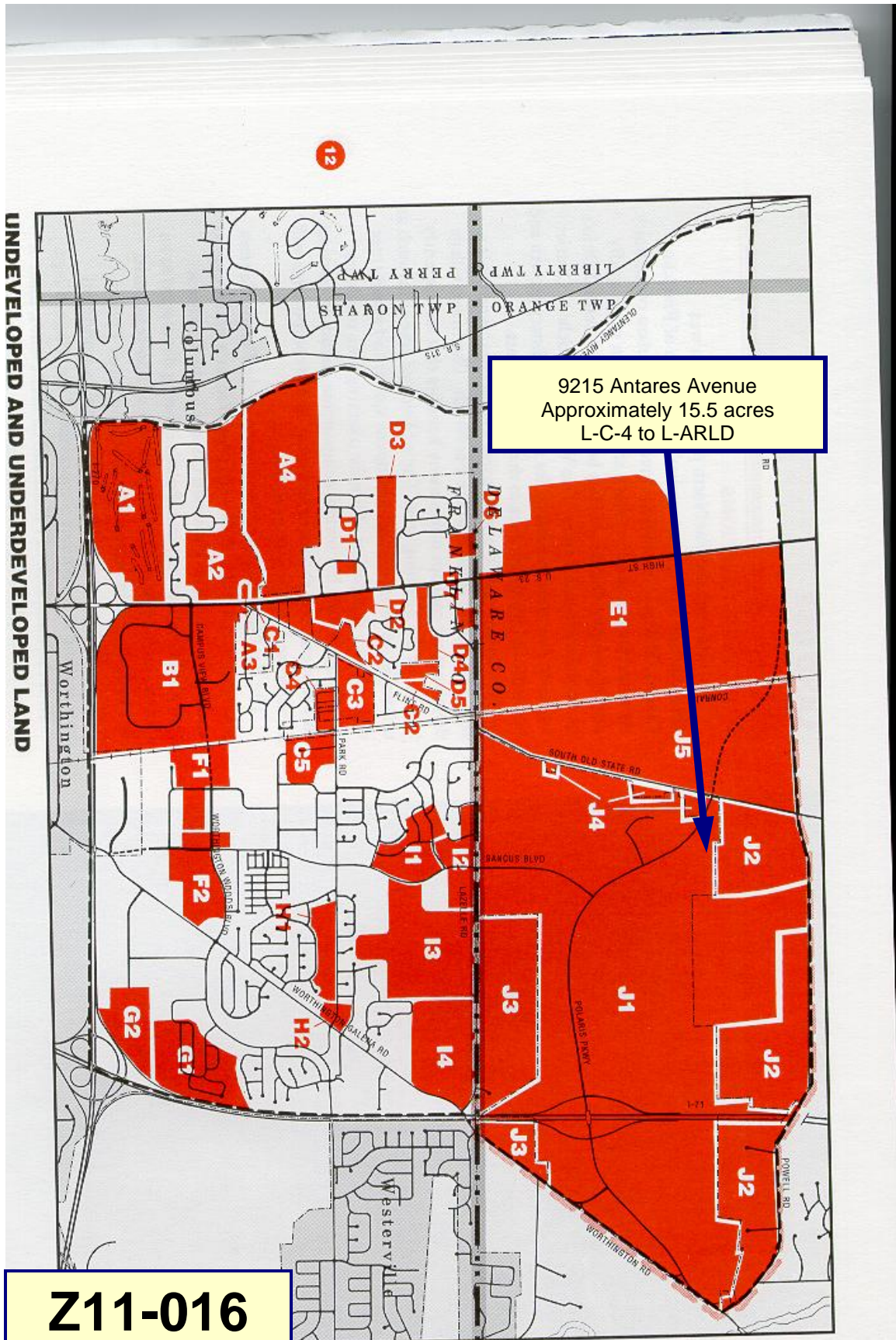
The requested L-ARLD, Limited Apartment Residential District would permit multi-unit dwellings with a maximum net density of 14 units per acre. The site plan commits to preserving existing trees between the proposed development and the existing single-unit dwellings to the north. Due to the transitional nature of the proposed use between the single-unit dwellings to the north and the commercial uses to the south and due to the large amount of commercial development already present in the area, deviation from the recommendations of *The Far North Plan* (1994) is supported. The proposal is consistent with the zoning and development patterns in the area.



9215 Antares Avenue
15.5± acres
L-C-4 to L-ARLD

Z11-016





Z11-016

- **Subarea I.2:** This subarea is the undeveloped land fronting along the southside of Lazelle Road that is located adjacent to Sancus Boulevard. Bordering development includes Polaris Centers of Commerce, water tower, and site of future fire station on the north, single-family and multi-family development on the south and west, and undeveloped land on the east. The existing zoning is Commercial Planned Development (CPD) and Commercial (C2, C3, C4, and C5).
- Support auto-oriented commercial uses as the most appropriate development for the parcels fronting on the intersection.
- Support neighborhood-oriented commercial development for the remaining portions of the subarea.
- All future development must be sensitive to the residential development located south of the subarea.

- **Area J: Polaris**
- **Subarea J.1:** This subarea is the 1200± acre Polaris Centers of Commerce that is currently being developed as a mixed-use industrial, office, and commercial complex. The subarea is designated as an employment and shopping component of the fringe village. Adjacent development consists of single-family homes that have been developed on large lots. The subarea is zoned Limited Manufacturing (LM), Commercial Planned Development (CPD), and Limited Commercial (LC4).
- Support development of subarea in accordance with current plans and existing zoning. The land uses planned for the subarea include a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial.
- Support auto-oriented commercial uses at the major intersections along Polaris Parkway and at the northwest and northeast corners of the Sancus Boulevard and Lazelle Road intersection.
- Support the Special Development Standards contained in the zoning text for Polaris that are designed to protect

- **Subarea I.3:** This is a large, 93-acre undeveloped tract of land that is located south of Lazelle Road. The subarea is owned by the Worthington School District and has been reserved as a site for additional school buildings. Adjacent development consists of single-family homes on the south and multi-family apartments on the west. Undeveloped land borders the site on the north and east. The existing zoning is Rural (R) and Institutional (I).
- Support development of the subarea as school facilities for the Worthington School District.
- If the entire subarea is not needed for school buildings, develop with public uses such as a library, community park and recreation center, and police substation. Additional appropriate uses for the subarea include private recreation facilities, a church, or medical facilities.

Subarea I.4: This large, 65-acre subarea is located in the southwest quadrant of Lazelle Road and Worthington Galena Road. The major portion of the subarea is developed as Grace

City of Columbus | Department of Development | Building Services Division | 757 Gadya Avenue, Columbus, Ohio 43224

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS



GROUP NAME FNCCC MEETING DATE June 7, 2011
CASE NUMBER Z11-016 Case type Council Variance Rezoning
ZONING ADDRESS 9215 ANTARES Ave APPLICANT NP Limited PARTNERSHIP
PERSON(S) REPRESENTING APPLICANT AT MEETING DAVE PERRY

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed) Area commission see note at the bottom.	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response)
Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.) _____

Recommending Commission / Association / Accord Partner Vote: For 3 Against 9

Signature / Title of Authorized Representative Doria Nunes - FNCCC President
Daytime phone number 614-781-0064

NOTE TO AREA COMMISSIONS; Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval." Recommendations for "Conditional Approval" will be treated as a "Disapproval." If, at the time the ordinance is sent to Council, any condition that has checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

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NP Limited Partnership

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Dave Perry

Explain the basis for the Disapproval:

- Hammerhead (turnaround) emergency access already exists at Candlelite Lane.
- Density issue is too high in consideration of adjacent single-family uses. The proposed Limited Apartment Residential District abuts single-family residential development on the north and northeast area. The increase in density does not allow for a sufficient transition between the single-family uses to the north and northeast.
- No traffic study provided
- Not including a traffic light at intersections of Polaris Parkway and Antares or intersections Gemini and Antares will pose gridlock while steadily impacting the already heavily traveled areas
- The newly created Antares Avenue will become a major "short cut" for many drivers
- Loss of trees and lack of green space
- Require mounding, fencing or planting for buffer area



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 # z11-016

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, 3rd Flr., 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. NP Limited Partnership 8800 Lyra Drive, Suite 550 Columbus, OH 43240 # of Columbus Based Employees: 3 Contact: Franz Geiger, Esquire, Managing Director, (614) 841-1000	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 5th day of APRIL, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer