

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 12, 2009**

- 3. APPLICATION: Z08-066**
- Location:** **3100 COOPER ROAD (43081)**, being 21.18± acres located east of the intersection of Forest Hills Boulevard and Cooper Road (010-213829).
- Existing Zoning:** L-AR-12, Limited Apartment Residential District.
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Cooper Lakes II, LLC & JWG2 Investments I, LLC; c/o David Hodge, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** Cooper Lakes II, LLC & JWG2 Investments I, LLC; 3100 Old Providence Lane; Westerville, Ohio 43081.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

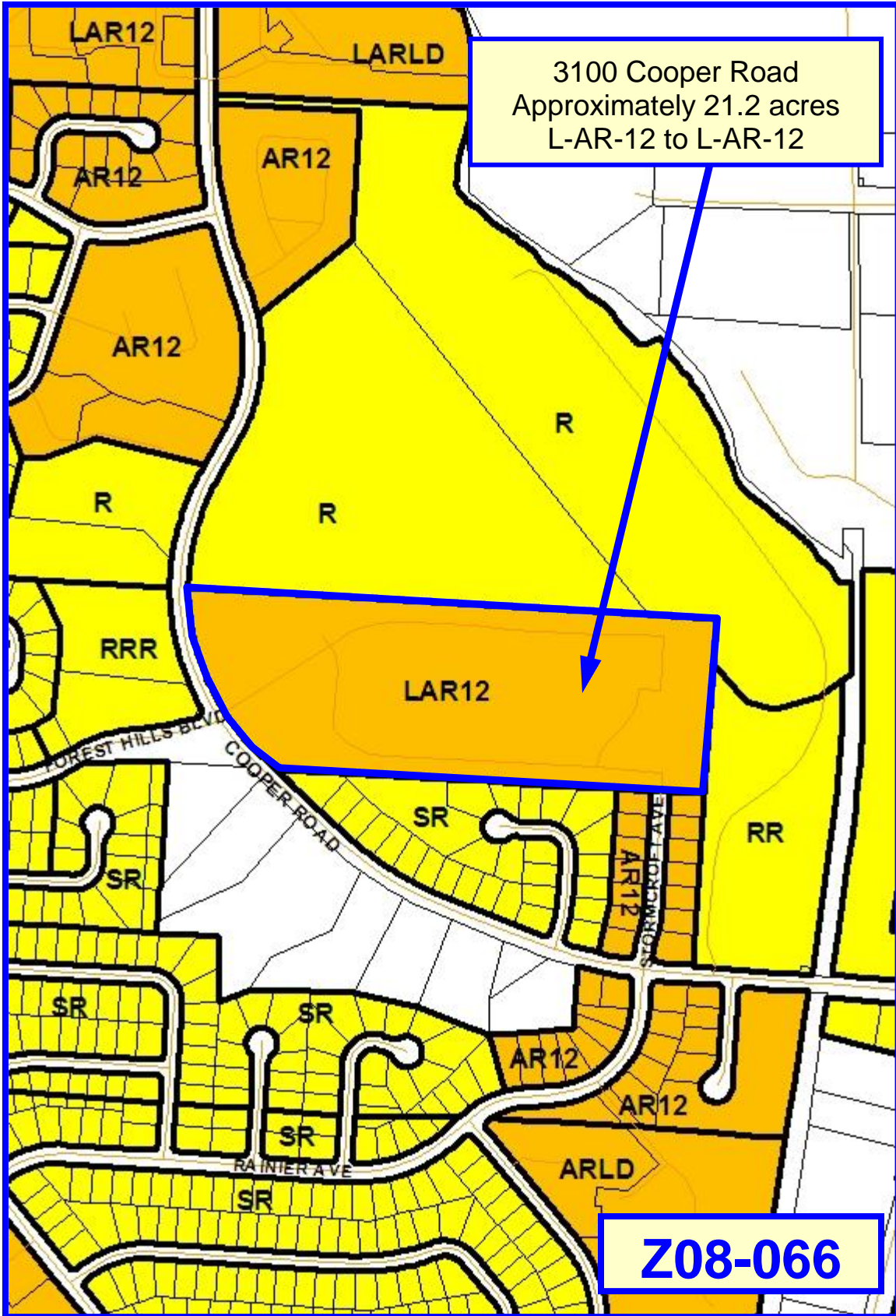
BACKGROUND:

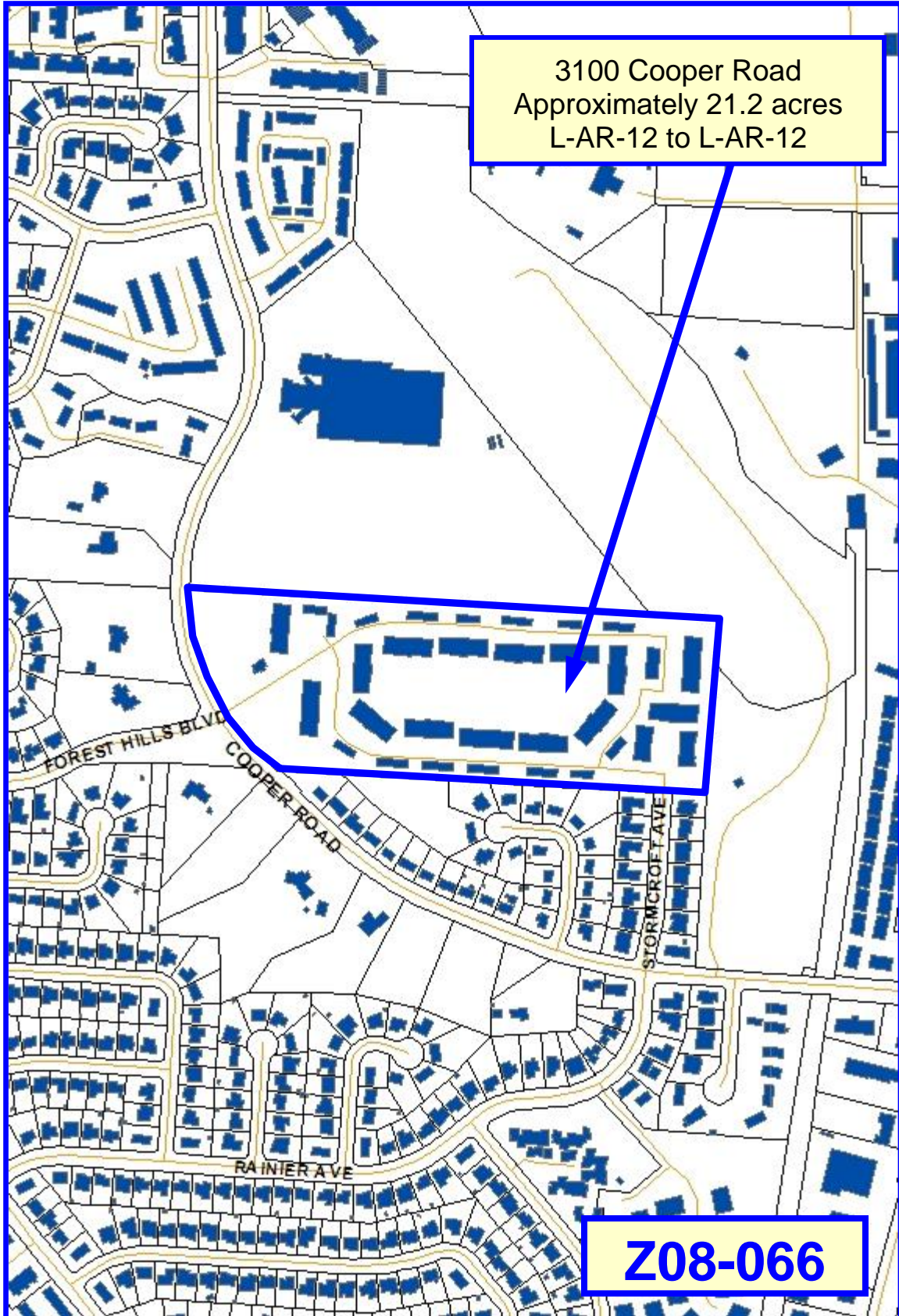
- The 21.18± acre site is developed with a 240-unit apartment complex zoned in the L-AR-12, Limited Apartment Residential District as limited by Zoning Application Z95-007. The applicant requests the L-AR-12, Limited Apartment Residential District to construct two new apartment buildings allowing for an increase in density of 16 multi-family units.
- The site is surrounded by a church to the north in the R, Rural District, a park to the east in the R, Rural and RR, Rural Residential Districts, single and two-family residential development in the SR, Suburban Residential and ARLD, Apartment Residential Districts, respectively, and single-family dwellings to the west across Cooper Road in the RRR, Restricted Rural Residential District.
- The site is located within the boundaries of Subarea 28 the *Northland Plan: Volume I* (2001), which discourages additional multi-family development. The Plan also recommends that infill development be compatible with surrounding development, and the location of the proposed apartment buildings is adjacent to and shares access with existing single-family dwellings. Since additional details are included in the limitation text for landscaping, parking and building setbacks that adequately address compatibility issues, Staff believes the increase in density is negligible.
- The proposed limitation text addresses the *Northland Development Standards* (1992), and includes commitments from the current L-AR-12 including landscaping, screening, exterior building treatment, and lighting controls, and commits to the attached site plan.
- This site is within a quarter mile of a COTA bus stop and park and within a half

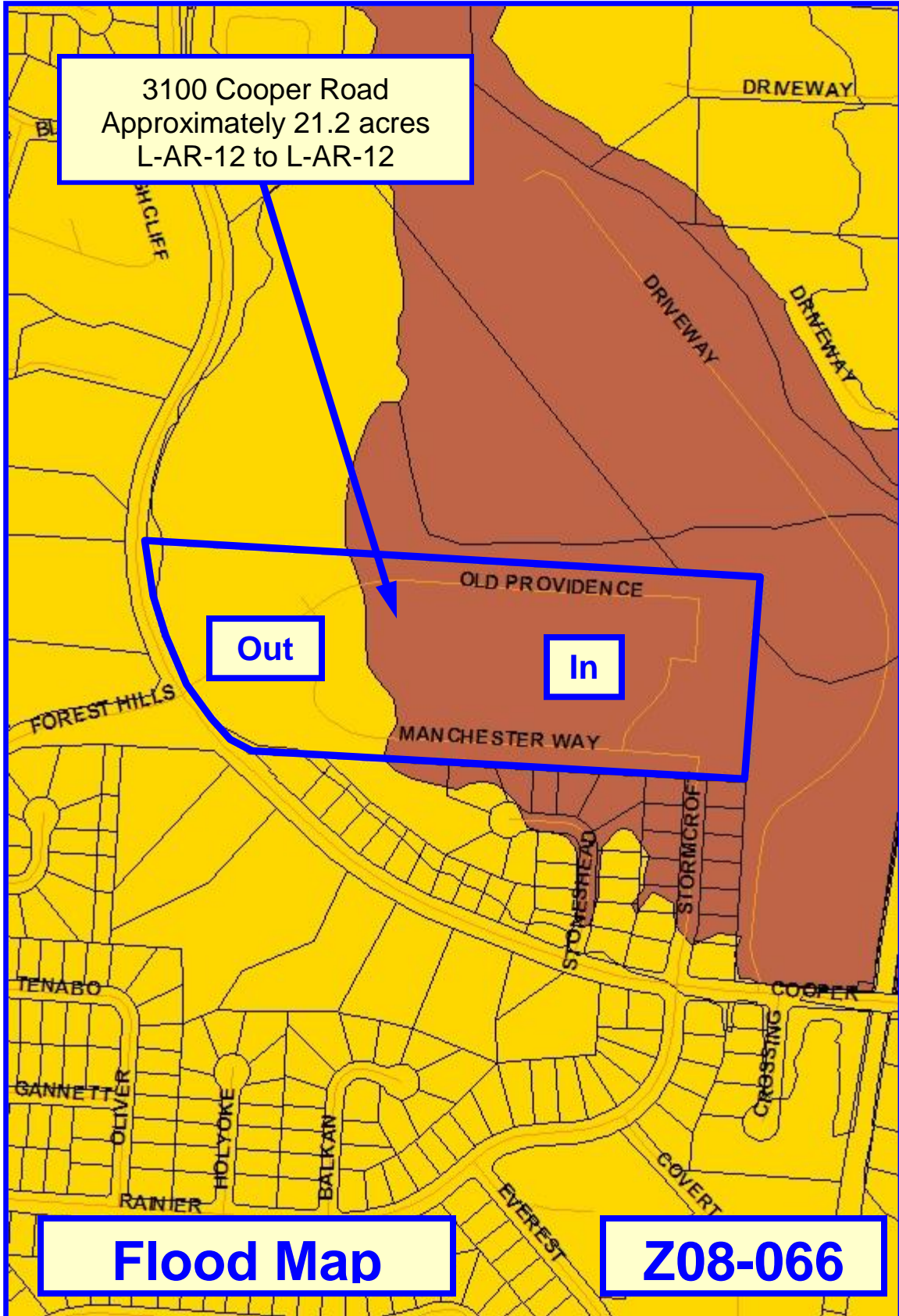
- mile of a Post Office, however, sidewalks do not connect these uses. Healthy Places recommends the following considerations to encourage an active living lifestyle. 1) Sidewalks that connect into the sidewalk system on Stormcroft Avenue. 2) Residential sidewalks are recommended to be at least 5 feet, which has been shown to increase walkability. 3) Provide walking paths within the development for residents to have an opportunity for physical activity. 4) Centrally located bike racks for employees or visitors that ride their bike by choice or because of limited alternatives. The applicant has committed to the sidewalk connection and a bike rack to be placed near the clubhouse facility, and has also allowed for bike path placement within the southern perimeter yard connecting to Cooper Road should the City construct it.
- The *Columbus Thoroughfare Plan* identifies Cooper Road as a C arterial requiring a minimum of 30 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

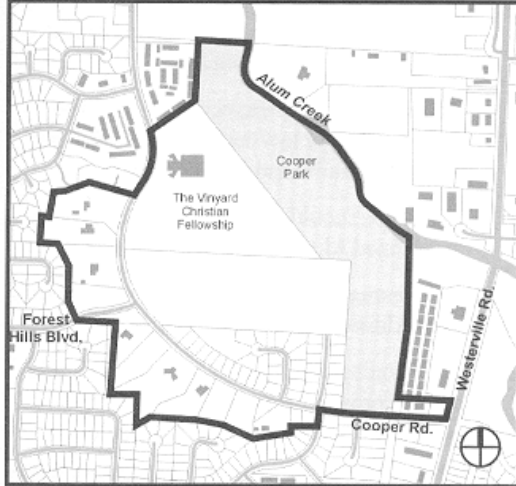
Although the *Northland Plan Volume I* (2001) discourages additional multi-family residential development, the requested L-AR-12, Limited Apartment Residential District to increase the density to allow 16 additional multi-family units contains limitations to address the *Northland Development Standards* (1992), and is compatible with the zoning and development patterns of the area.







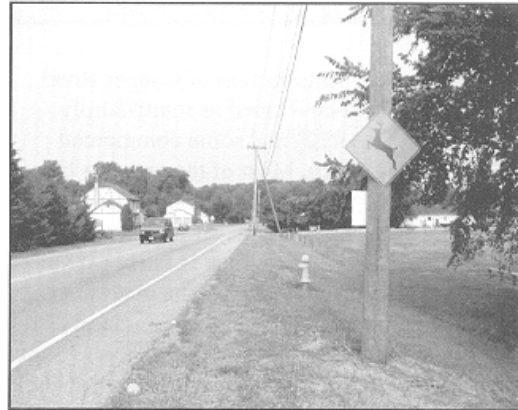
**Area 28
Cooper Road (south)**



This portion of Cooper Road has a mix of multi-family (LAR12 and AR12) and single-family (R, SR and RRR) uses. The Vinyard Christian Fellowship of Columbus, and a city of Columbus park (Cooper Park) are also located here. While the east side of Cooper Road has mostly been developed, there are some portions of the western side of Cooper Road that remain in its natural state. These areas are heavily wooded, have a severe slope to them and serve as an effective buffer between Cooper Road and the subdivisions to the west.

It is the recommendation of the Northland Plan that:

- a multi-purpose trail system along Alum Creek and Cooper Park be supported.
- any development located near Alum Creek be sensitive to the planned multi-purpose trail.
- maximum protection of the creek corridor be strongly encouraged.
- preservation of the west side of Cooper Road in its natural state be encouraged.
- use of PUD zoning district to maximize open space protection and natural resource preservation is strongly encouraged.
- commercial and additional multi-family residential development should be discouraged.





Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: David Hodge, Smith & Hale	From: Jeff Murray
Fax: 614-221-4409	Pages: 1
Phone: 614-221-4255	Date: 3/3/09
Re: Z08-066 3100 Cooper rd.	Email:

Dear Mr. Hodge

Our committee voted to support your application provided:

- No occupancy permits to be issued for new units until left turn lane at entrance is completed.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: March 12, 2009

Application #: Z08-066	Requested: CDD L-AR-12	Address: 3100 COOPER ROAD (43081)					
# Hearings:	Length of Testimony: 6:10 → 6:28	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: 1	Development Commission Vote: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	YES Fitzpatrick	YES Ingwersen	NO Barnes	NO Anderson	YES Cooley	YES Onwukwe	YES Conroy
+ = 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	* LEFT TURN LANE WAS PROMISED 10 YEARS AGO FOR EXISTING 2LG UNIT DEVELOPMENT.						
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation							
Governmental or Public Input							
MEMBER COMMENTS:	<p>FITZPATRICK: CITY ASKED FOR \$50,000.00 FROM DEVELOPER TO FUND LEFT-TURN LANE IMPROVEMENTS; THE DEVELOPER HAS ALREADY SUBMITTED THESE FUNDS TO THE CITY. THEREFORE I APPROVE THE LAND USE WITH STIPULATION THAT THE CITY HAS A RESPONSIBILITY TO BUILD THE LEFT TURN LANE NOW</p> <p>INGWERSEN: SEE FITZPATRICK COMMENTS - LEFT TURN LANE COMMITMENT BY THE CITY 10 YRS AGO SHOULD BE DELIVERED INDEPENDENTLY OF OVERALL COOPER ROAD IMPROVEMENTS AS</p> <p>BARNES: THIS LANE WILL HAVE IMMEDIATE BENEFIT TO COOPER ROAD TRAFFIC.</p> <p>ANDERSON: Left turn lane commitment should be guaranteed before added density is approved. Given the commitment in the past, this appears straightforward.</p> <p>COOLEY: Approve with agreement to the FITZPATRICK COMMENT</p> <p>ONWUKWE:</p> <p>CONROY: — Agree with above commissioners comments.</p>						

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



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # Z08-066

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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. Cooper Lakes II, LLC 3100 Old Providence Ln. Westerville, OH 43081	2. JWG2 Investments I, LLC 3100 Old Providence Ln. Westerville, OH 43081
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 2nd day of December, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.