

2008-031
 Final Received 8/7/08 by Shannon Fong

Site Plan

Z08-033

SITE DATA

TAX DISTRICT/PARCELS: 010-151293 & 010-151295

EXISTING ZONING: R- Rural
R-1 Residential
RR- Rural Residential
LRR- Limited Rural Residential

PROPOSED ZONING: L-R-1, Limited Residential

PROPOSED USE: Single Family Dwellings (10)

GROSS ACREAGE: 4.508 Acres

RESERVE A: 0.060 Acres

RESERVE B: 0.998 Acres

**ACREAGE
NET OF Rt. Of Way Dedication:** 3.837 Acres

**ACREAGE
NET OF Rt. Of Way Dedication
& Reserves A & B:** 2.779 Acres

DENSITY: 2.22 dwelling units/gross acre
2.61 dwelling units/net acre right of way
3.60 dwelling units/net acre right of way & Reserves

YARDS/LOTS:
Setbacks:
Olentangy River Road: 40'
Internal Public Street: 25'

Lot Area Minimum: 9,500 square feet

PARKING: 2 car attached garage/dwelling unit

REFUSE: City of Columbus

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 14, 2008**

1. **APPLICATION:** **Z08-033**
 Location: **5598 OLENTANGY RIVER ROAD (43235)**, being 4.51± acres located east of the intersection of Olentangy River Road and Meeklyn Drive, (010-151293).

 Existing Zoning: R, Rural, RR, Rural Residential, LRR, Limited Rural Residential, & R-1, Residential Districts.

 Request: L-R-1, Limited Residential District.
 Proposed Use: Single-family residential development.
 Applicant(s): Connie J. Klema, Atty.; P.O. Box 991; Pataskala, OH 43062.
 Property Owner(s): Savko Bros. Properties IV, LLC; 4636 Shuster Road; Columbus, OH 43214.

 Planner: Shannon Pine; 645-2208; spine@columbus.gov

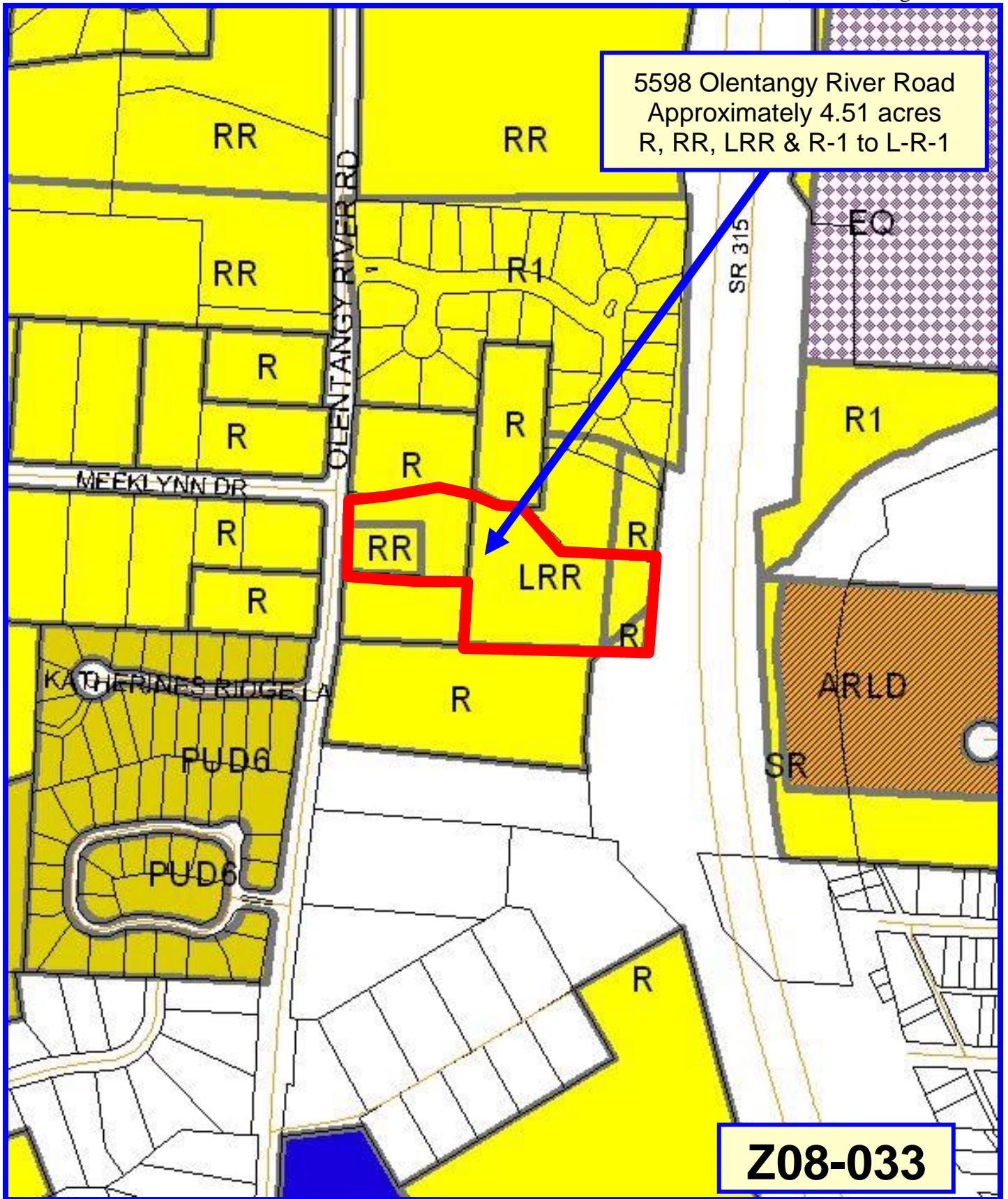
BACKGROUND:

- The 4.51± acre site is undeveloped and is currently zoned in the R, Rural, RR, Rural Residential, LRR, Limited Rural Residential, and R-1, Residential Districts. The applicant requests the L-R-1, Limited Residential District to develop 10 single-family dwellings. Two reserves totaling 1.06± acres are also proposed, one of which contains 0.998± acres that will protect the ravine and flood plain that is located along the eastern boundary of the site. The site is subject of a 2005 rezoning request (Z05-031) to the L-R-1 District which was recommended for approval by both Staff and Development Commission, but was defeated at City Council.
- To the north are single-family dwellings zoned in the R, Rural and LRR, Limited Rural Residential Districts. To the south are a single-family dwelling and a church zoned in the R, Rural District. To the west across Olentangy River Road is single-family residential development zoned in the R, Rural District. State Route 315 borders the site to the east.
- The site is recognized as an infill development subarea of *The Northwest Plan (2007)*, which recommends single-family residential development at a gross density of 2.5 units/acre. The proposed development would equal a gross density of 2.22± units/acre.
- The limitation text commits to a development plan that reflects the lot layout and location of the reserves, and provides development standards that address minimum net floor area for living quarters, exterior building materials, street trees, a minimum two-car garage for each dwelling unit, landscaping, and a conservation easement to further protect the ravine in Reserve B of the open space.

- The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

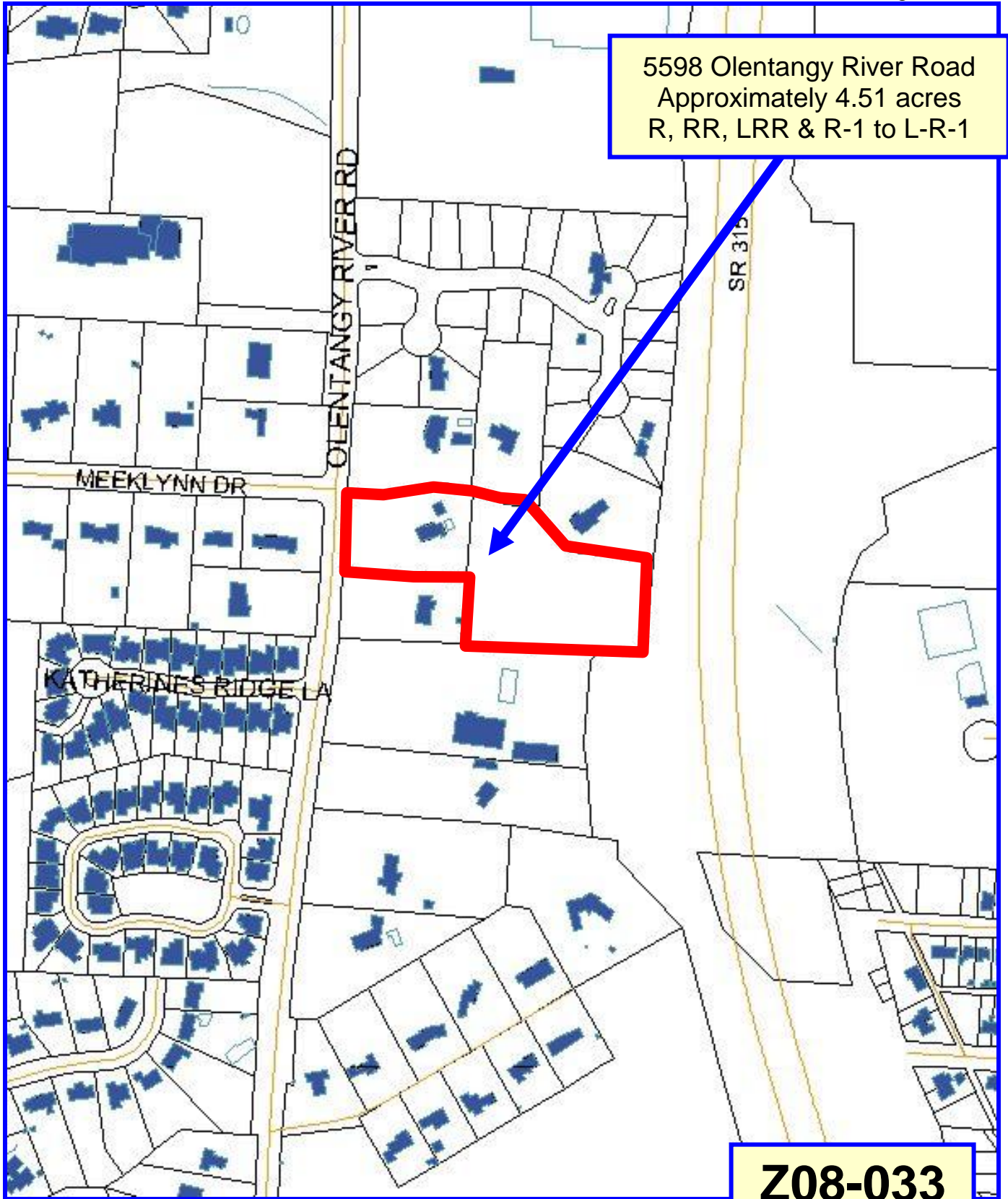
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-R-1, Limited Residential District will allow 10 single-family dwellings with two reserves totaling 1.06± acres, including 0.998± acres that will remain undisturbed to protect the ravine and flood plain that is located along the eastern boundary of the site. The limitation text commits to a development plan, includes a conservation easement to further protect the ravine in Reserve B, and provides customary development standards such as minimum net floor area for living quarters, exterior building material commitments, street trees, landscaping, and a minimum two-car garage for each dwelling unit. The proposal is consistent with the recommendations of *The Northwest Plan* (2007), and the zoning and development patterns of the area.



5598 Olentangy River Road
Approximately 4.51 acres
R, RR, LRR & R-1 to L-R-1

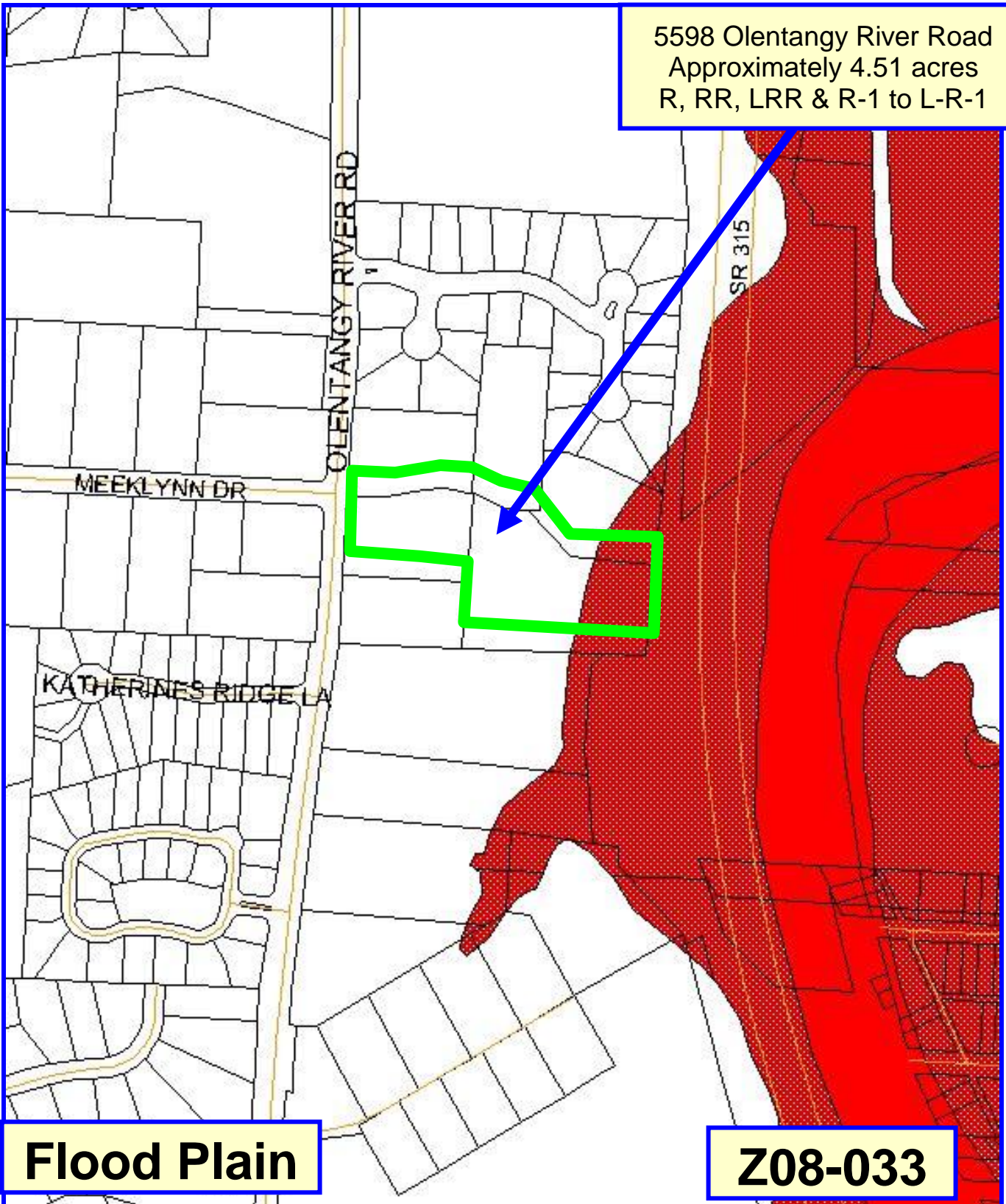
Z08-033



5598 Olentangy River Road
Approximately 4.51 acres
R, RR, LRR & R-1 to L-R-1

Z08-033

5598 Olentangy River Road
Approximately 4.51 acres
R, RR, LRR & R-1 to L-R-1



Flood Plain

Z08-033



ISSUES/RECOMMENDATIONS SUBAREAS

SUBAREAS

EAST SIDE OF RIVERSIDE DRIVE NORTH OF CASE ROAD AND SOUTH OF CRANSTON DRIVE

- ◆ This subarea is developed with single-family homes on estate-sized lots on an embankment overlooking the Scioto River. The majority of the lots range in size from four- to six-acres.
- ◆ Most of the area is located outside the city of Columbus in Perry Township. The recommendations for this area only apply if the land is annexed to the city of Columbus.
- ◆ Adjacent development consists of single-family subdivisions on the north and east, land zoned for multi-family development on the south, and Riverside Drive, parkland and the Scioto River on the west.

RECOMMENDATIONS

- ◆ **PRESERVATION.** Support the preservation and retention of the existing single-family homes on estate-sized lots as the most appropriate long-term land use of this subarea.
- ◆ **DEVELOPMENT STANDARDS.** Require that future, single-family development and redevelopment of the area maintain the established, deep set backs from Riverside Drive, the one hundred thirty (130)- to two hundred forty (240)- foot lot frontages, and two-acre minimum lot sizes.
- ◆ **CURB CUTS.** Prohibit additional curb cuts and roadway access to this area.
- ◆ **CONSERVATION EASEMENTS.** Consider forming conservation easements along the rear of these properties. This will help preserve needed open space and protect the riparian corridor.

OLENTANGY RIVER ROAD, SOUTH OF ANTRIM PARK TO JUST NORTH OF BETHEL ROAD INTERSECTION

- ◆ This area is mainly developed with single-family homes. There are also a few condominium developments. Zoning districts include RRR, LRR, RR, R-1, and PUD 6. Lot sizes range from approximately quarter-acre to over one-acre in size.
- ◆ Most of the subarea is located within Columbus; however, some properties are located in Sharon Township.
- ◆ Residents of the subarea are concerned with recent zoning proposals for development within the city of Columbus. Concerns deal with density, lack of open space, and diminishing the natural and scenic feel of the area.

RECOMMENDATIONS

- ◆ **QUALITY AND CHARACTER.** Future development should be analyzed based on its impact to the quality and character of the area.
- ◆ **DENSITY.** Support a gross residential density of no more than two and one-half (2.5) units per acre.
- ◆ **OPEN SPACE.** Inclusion of open space and the preservation of natural and scenic areas should be a part of any future development. Consider development that clusters lots if this allows more natural scenic land to be preserved.



THE NORTHWEST PLAN 2007

Z08-033



Post Office Box 20134
Columbus, OH 43220
www.northwestcivic.org

August 7, 2008

Development Commission
City of Columbus
757 Carolyn Ave.
Columbus, Ohio 43224

RE: Application Z08-033

Dear Commissioners:

On August 6, 2008, Application Z08-033: 5598 Olentangy River Road came before the Northwest Civic Association's Board of Trustees for recommendation and review. The Board determined the proposed limitation text and site plan were acceptable, as written, and **approved** the application by a vote of **10 Yes to 2 No**.

This letter serves as NWCA's official recommendation that Application Z08-033 should be **approved** by the Commission.

If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer A. Adair", written over a horizontal line.

Jennifer A. Adair, Esq.
Vice President and Zoning Chair
JenniferAAdair@yahoo.com
614-286-6577 (Cell)

Cc: Connie Klema, Esq., Applicant
Shannon Pines, Case Planner, City of Columbus
Kevin Boyce, Zoning Chair, Columbus City Council
NWCA Zoning Committee
File



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 # Z08-033

Being first duly cautioned and sworn (NAME) CONNIE J. KLEMA, ATTORNEY
of (COMPLETE ADDRESS) P.O. Box 991, PATASKALI OH 43062

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 formats

- 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

<p><u>SAUKO BRUS. PROPERTIES IV, LLC</u> <u>4636 SHUSTER Rd</u> <u>Cols. OH 43214</u></p> <p><u>NO. OF COLUMBUS BASED EMPLOYEES: STEPHEN SAUKO, MARTIN SAUKO</u> <u>CONTACT NAME: MARTIN SAUKO, SR.</u> <u>CONTACT NO.: 614 451 2292</u></p>	
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If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Connie J. Klema, Attorney
Subscribed to me in my presence and before me this 1st day
of APRIL, in the year 2009

SIGNATURE OF NOTARY PUBLIC Karen Shibley
My Commission Expires:

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

Notary Seal Here

