

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 9, 2004**

- 8. APPLICATION:** **Z03-009 [RECONSIDERATION of July 10, 2003 D.C. meeting]**
Location: **5373 CENTRAL COLLEGE ROAD (43081)**, being 65.16± acres located on the south side of Central College Road, east and west of North Hamilton Road.
Existing Zoning: L-AR-12, Limited Apartment Residential and L-R-2 and L-R-2F, Limited Residential Districts.
Request: L-AR-12, Limited Apartment Residential and CPD, Commercial Planned Development Districts.
Proposed Use: Multi-family residential and commercial office development.
Applicant(s): Cardinal Title Holding Co.; c/o Dave Perry, agent; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): The Applicant
Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- o The 65-acre undeveloped site lies on the east and west sides of North Hamilton Road between Warner and Central College Roads. The site was zoned to the L-AR-12, Limited Apartment Residential, L-R-2F, Limited Residential, and L-R-2, Limited Residential Districts in 1992 as a part of a larger 350±-acre zoning. The applicant requests the L-AR-12, Limited Apartment Residential and CPD, Commercial Planned Development Districts on 65 acres of land zoned in 1992 (Sub-areas A, B, C, and D).
- o To the north of the site at the southwest and southeast intersection of Central College and North Hamilton Road is land zoned in 1992 to the L-C-4, Limited Commercial and CPD, Commercial Planned Development Districts. South of the site at the intersection of Warner Road and Hamilton Road is land zoned CPD, Commercial Planned Development District. The Rocky Fork Creek runs along the eastern boundary of the site, farther east are single-family dwellings zoned in the L-S-R, Limited Suburban Residential District.
- o The proposed development is divided into four separate Sub-areas, as illustrated on the enclosed map. Sub-area A is currently zoned in the L-AR-12, Limited Apartment Residential Districts (Sub-area D of Z92-060A) permitting 10 multi-family dwelling units per acre, a total of 460 units. The applicant proposes to increase the permitted density on the northern 22-acres of Sub-area A, permitting 12 units per acre, with a maximum limit of 262 dwelling units. The remaining 19±-arces of Sub-area A, including the southern most portion and eastern boundary along Rocky Fork Creek will be given to the Recreation and Parks Department. This land contains floodplain, a wetland area and a power line easement, and has direct access to North Hamilton Road. This area may contain future stormwater detention facilities.
- o Sub-area B is currently zoned in the L-R-2F and L-R-2, Limited Residential Districts permitting single and two-family dwellings. The applicant requests the L-AR-12, Limited Apartment Residential District to develop a maximum of 117 multi-family dwelling units (10 units per acre).
- o Sub-area C is currently zoned in the L-R-2, Limited Residential District permitting single-family

dwellings. The applicant requests the L-AR-12, Limited Apartment Residential District to develop a maximum of 92 multi-family dwelling units (9.2 units per acre).

- o Sub-area D is currently zoned in the L-R-2, Limited Residential District permitting single-family dwellings. The applicant requests the CPD, Commercial Planned Development District to develop office-commercial uses (all C-2, Commercial uses, including daycare, doctor offices, banks, and other general office uses). The CPD Text includes a 30-foot parking setback, maximum 70% lot coverage, landscaping along Hamilton Road, building design, and maximum 20-foot light poles.
- o The site is located within the boundaries of *Rocky Fork-Blacklick Accord (2003)*, which requires all rezoning applications to receive a recommendation from the Rocky Fork-Blacklick Accord Implementation Panel prior to Development Commission. The *Accord* requires applicants to submit site plans and development texts to Accord Planning Staff for review. The applicant met with the Accord Panel at the August 19, 2004, September 16, 2004, and October 21, 2004 meetings. The Accord panel recommended approval of various components of the proposed rezoning at each meeting.
- o The *Rocky Fork-Blacklick Accord (2003)* identifies the site within the West Village area. The West Village area establishes a land use recommendation of Village Residential for the west side of the Hamilton Road extension, multi-family residential on the east side of North Hamilton Road, and commercial uses for the intersection of North Hamilton and Central College Roads. The multi-family and commercial recommendations were consistent with the zoning districts existing at the time the plan was adopted.
- o The *Accord* designates the west side of North Hamilton Road as Village Residential and states "The Village Districts are separate residential communities oriented around a common village green or civic open spaces. The purpose of the Village Residential Districts is to provide the community the civic benefits of traditional neighborhood planning and design." The *Accord* provides a density recommendation of one unit per acre, which may be increased to 2 units per acre with a strict adherence to the development standards. The development standards include guidelines for streets, parking, civic space, site orientation, and architecture (the Village Residential standards and land-use map are enclosed in the Staff Report Packet).

CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval. **

Staff had not received revised texts or registered site plans at the time this report was prepared. Therefore, staff was not able to comment in detail about the final proposed CPD and L-AR-12 texts or registered site plans. The applicant requests to rezone 65± acres currently zoned for multi-family, two-family, and single-family uses to the L-AR-12, Limited Apartment Residential and CPD, Commercial Planned Development Districts for multi-family condominium and commercial office uses. The applicant will deed 19± acres of land along Rocky Fork. Staff is unable to comment on the specifics of the limitation and CPD texts or registered site plans at this time. Exhibits for this rezoning request will be prepared after the revised registered site plans have been received. The *Rocky Fork-Blacklick Accord (2003)* Implementation panel has voted to recommend approval of this rezoning application. Staff has advised the applicant that a minimum of sixty (60) feet of right-of-way from centerline is required for North Hamilton Road.

**** The staff recommendation for Conditional Approval was amended to Approval at the December 9, 2004 Development Commission meeting because the applicant accepted four text revisions outlined in the attached email dated 12/9/04.**

Bier, Donald R.

From: Reese, Michael
Sent: Thursday, December 09, 2004 5:20 PM
To: Bier, Donald R.; Makley, Richard P.; Austin, Patti A.
Cc: Snyder, Chris; Dieffenderfer, Todd; Guzman, Henry; Barbash, Mark; Campbell, Steven C.
Subject: Dave Pery Case

All--The below issues are what we need for this case to get our approval. We've met with the applicant's representative and have shared these items with them. #'s 1 and 2 are acceptable to them, and we will know about #'s 3 and 4 before Development Commission meeting this evening. If the applicant is okay with #'s 3 and 4, we will recommend approval. If the applicant is not okay with #'s 3 and 4, we will recommend disapproval.

We are prepared to submit these text changes this evening at Development Commission.

Thanks, Mike Reese

Proposed text revisions for Z03-009 that are required for staff approval at December 9th Development Commission:

- 1. Add a requirement to General Provisions Applicable To All Subareas Section as follows: "prior to zoning clearance, the applicant shall meet with the Franklin County Engineer and resolve any outstanding Transportation issues. Proof of resolution shall be a letter from the Franklin County Engineer."**
- 2. Revise Subarea B Section, Item B(3) as follows: "The B Plan depicts a driveway and a sidewalk terminating at the west property line in alignment with the terminus of a street to be built on an adjacent development to the west. The B Plan shows a driveway, a sidewalk and gated access to provide for future means of vehicular egress and a sidewalk connection to the adjacent development. Prior to zoning clearance, the City will work with the applicant and the adjacent property owner to determine, if, how, when, and where roadway connectivity occurs."**
- 3. Revise General Provisions Applicable To All Subareas Section as follows: Item 2(B) - "The applicant will have contributions for the Warner/Hamilton and Central College/Hamilton intersections based on its percentage of the overall traffic at those intersections as established in the Northeast Regional Traffic Study currently being prepared by EMH&T."**
- 4. Delete all of Item 2(C) within the General Provisions Applicable To All Subareas Section on bottom of page-18 and top of page-19.**