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**STAFF REPORT
DEVELOPMENT COMMISSION
CITY OF COLUMBUS, OHIO
JANUARY 9, 2024**

- 11. APPLICATION:** **Z24-016**
- Location:** **5371 BACHMAN RD. (43110)**, being 106± acres located on the south side of Bachman Road, 2,770 Feet from the intersection of Bachman and Winchester Pike (010-255278, 010-255280, and 010-257073; Greater South East Area Commission).
- Existing Zoning:** NG, Neighborhood General District & NE, Neighborhood Edge District.
- Request:** PUD-6, Planned Unit Development District & L-ARLD Limited Apartment Residential District (H-35).
- Proposed Use:** Single and multi-unit residential development.
- Applicant(s):** Tamarack Land Properties II, LLC; c/o Molly Gwin, Atty.; 2 Miranova Pl, Suite 700; Columbus, OH 43215.
- Property Owner(s):** Lee Smith Farms LLC; 929 Harrison Ave, Suite 300; Columbus, OH 43215.
- Planner:** ~~Phil Ashear; 614-645-1719; pjashear@columbus.gov~~
Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

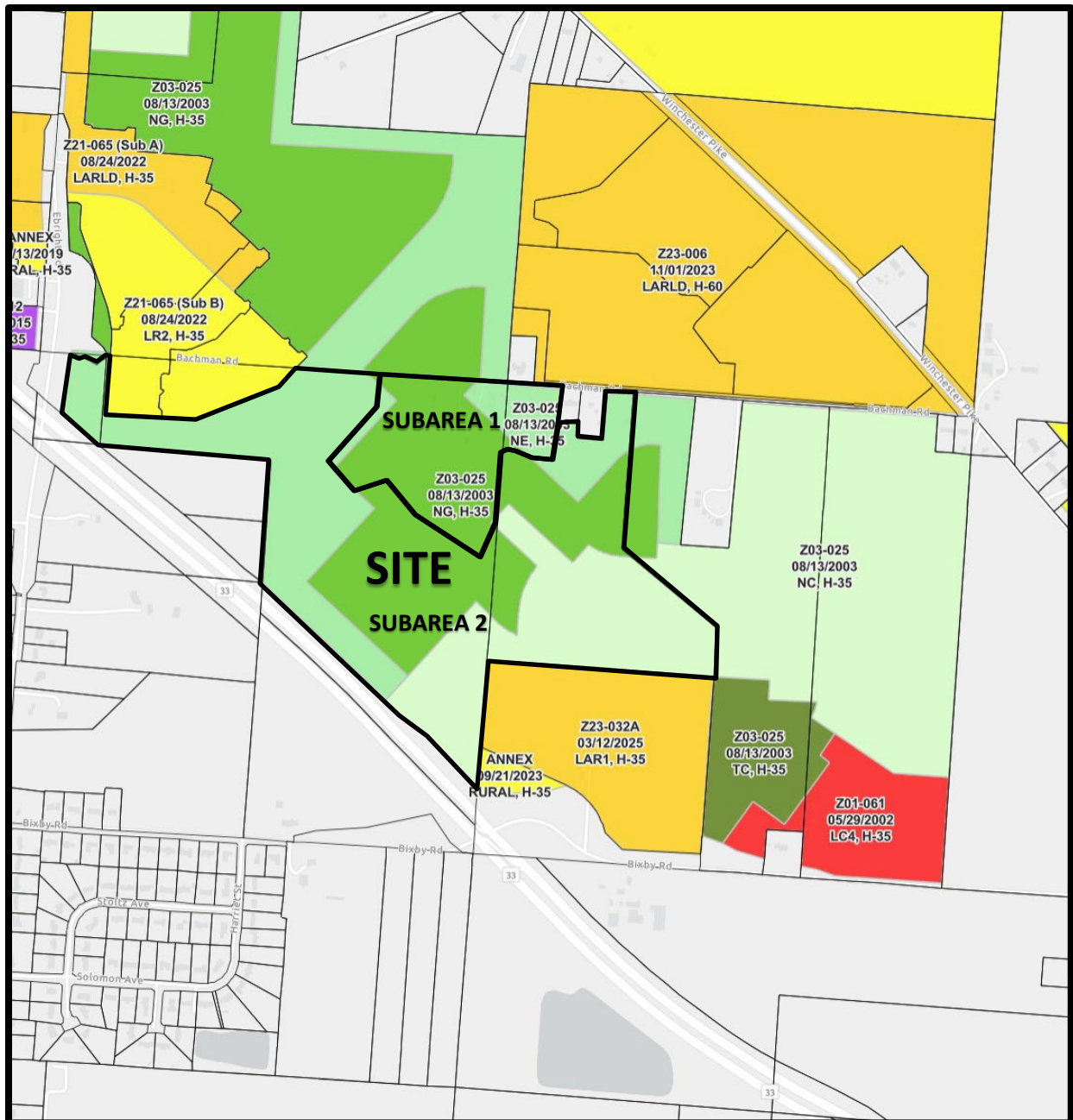
- The ~~406~~**99.7**± acre site consists of three undeveloped parcels in the NG, Neighborhood General and NE, Neighborhood Edge districts. The applicant requests the PUD-6, Planned Unit Development District to allow single-unit residential development and the requested L-ARLD, Limited Apartment Residential District to allow multi-unit residential development.
- North of the site is undeveloped land in the L-R-2, Limited Residential District, NG, Neighborhood General District, and L-ARLD, Limited Apartment Residential District. South and west of the site is US Route 33; across US Route 33 are mixed residential uses and undeveloped land in Madison Township. East of the site is undeveloped land in the NC, Neighborhood Center and R, Rural Districts.
- The site is located within the boundaries of the *South East Land Use Plan* (2018), which recommends “Low-Medium Density Residential, Mixed Use, and Private Open Space” land uses at this location.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation for the rezoning is approval.
- The PUD text includes use restrictions and supplemental developments standards addressing building height, building setbacks, side yards, lot coverage, traffic access, street trees, building materials and architectural elements, and lighting. The limitation text commits to use restrictions and supplemental development standards addressing traffic access, private streets, pedestrian connectivity, landscaping, building design and lighting.

CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval.

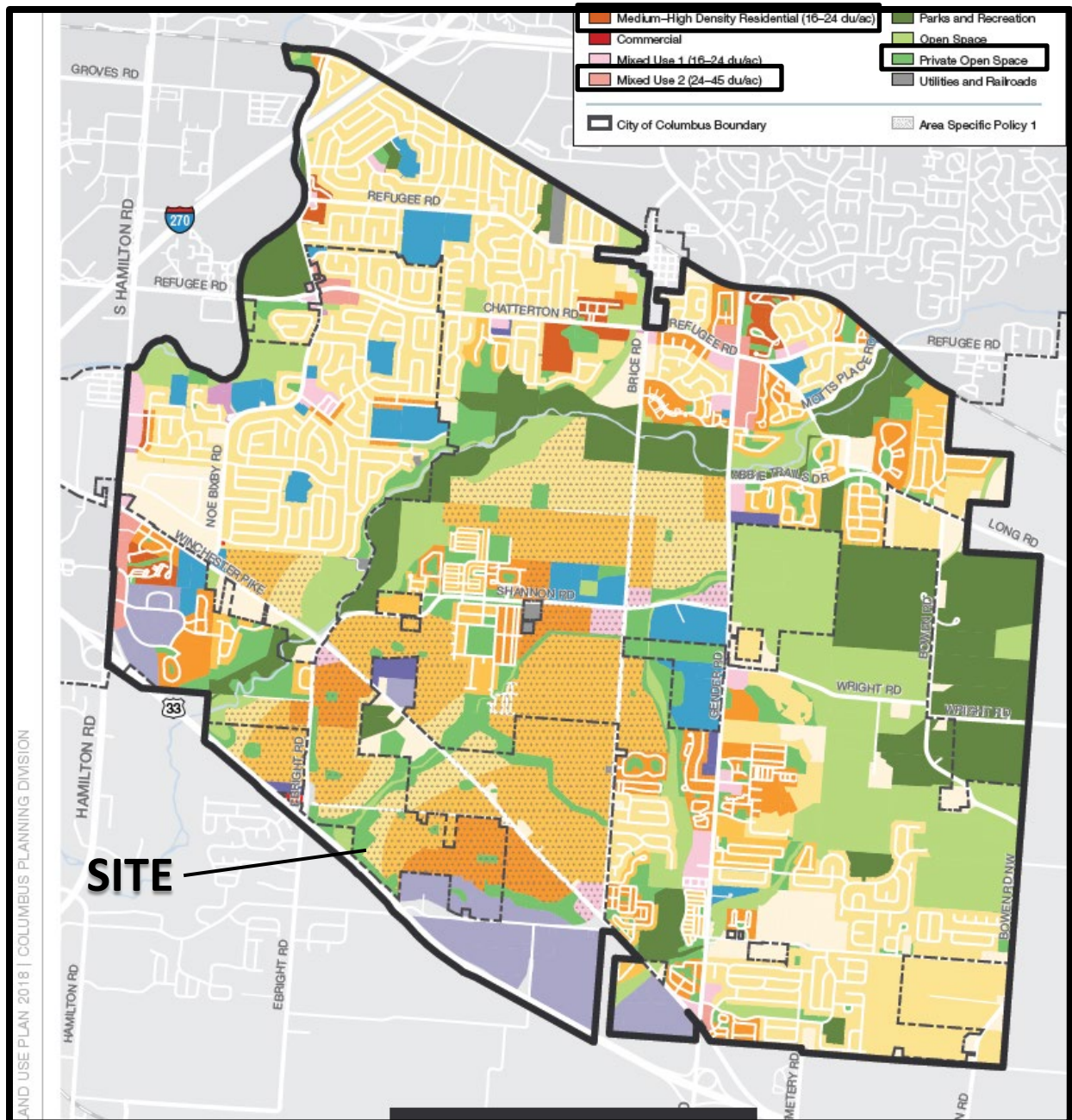
The requested PUD-6, Planned Unit Development District will allow single-unit residential development and the requested L-ARLD, Limited Apartment Residential District to allow multi-unit residential development. The *South East Land Use Plan* (2018) (C2P2) recommends the Low Density Residential (4-6 du/ac), Low-Medium Density Residential (6-10 du/ac), Medium Density Residential (10-16 du/ac), and Private Open Space land uses at this location. Staff note the Plan states that higher densities may be supported if a high level of architectural and site design is provided. ~~The following Planning, Zoning, and Traffic comments remain outstanding:~~

- ~~○ Planning:~~
 - ~~○ Building elevations are requested in order to review for consistency with C2P2 Design Guidelines.~~
 - ~~○ Greater connectivity between the proposed development and the pending development to the south (Z23-032) is requested.~~
 - ~~○ Edits to the proposed text, specifically regarding garage design, are requested for greater consistency with the C2P2 Design Guidelines.~~
- ~~○ Zoning:~~
 - ~~○ Edits to the PUD and L-ARLD texts are required. A staff mark-up with requested edits of the text will be provided to applicant.~~
 - ~~○ A detailed PUD plan that addresses the requirements of Section 3345.07 is required.~~
- ~~○ Traffic:~~
 - ~~○ At the time the staff report was written, a Traffic Impact Study was still in progress. Additional commitments or revisions may be necessary based on the results of the approved traffic impact study.~~
 - ~~○ Revised text language regarding the location and construction of pedestrian connectivity is required.~~
 - ~~○ Clarification on public vs. private streets is needed. Additional commitments or revisions, specifically regarding access to townhome units, may be necessary based on this clarification.~~

Upon resolution of these comments, City Department's recommendation can be for full approval.



Z24-016
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NG & NE to PUD-6 & L-ARLD
Approximately 99.7 acres



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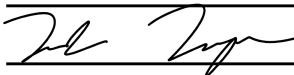
111 N Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	<u>Z24-016</u>
Address	<u>5371 Bachman Rd</u>
Group Name	<u>Greater South East Area Commission</u>
Meeting Date	<u>July 23, 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote	<u>3 Yes, 1 Abstain</u>
Signature of Authorized Representative	<u></u>
Recommending Group Title	<u>Mark Harper, Zoning Chair</u>
Daytime Phone Number	<u>419-975-9138</u>

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-016

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

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Molly K. Gwin
250 West Street, Suite 700, Columbus, OH. 43215

deposes and states that they are 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:

For Example: Name of Business or individual
Contact name and number
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

1. <u>Tamarack Land Properties</u> <u>II, LLC</u> <u>Dan Willenbring - 612-599-1219</u> <u>712 Vista Blvd. Suite 303</u>	2.
3. <u>Waconia, Minnesota 55387</u> <u>N/A for Columbus employees</u>	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Molly K. Gwin

Sworn to before me and signed in my presence this 26th day of November, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Never

Notary Seal Here



Zachary Gwin, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Project Disclosure Statement expires six (6) months after date of notarization.