

DEVELOPMENT TEXT

Application: Z16-016

Address: 5300 Avery Road

Owner: AR Associates

Applicant: Edwards Communities; 495 S High Street, Suite 150; Columbus, OH 43215

Zoning Districts: CPD and L-AR-1

Date of Text: November 17, 2016

I. Subarea A (3.6± acres) CPD:

1. Introduction: The applicant seeks to rezone the 3.6 +/- acres in Subarea A for commercial uses at the north end of the site along Avery Road. This commercial subarea would be adjacent to the proposed commercial subarea in the zoning to the north.

2. Permitted Uses:

- a. The permitted uses for Subarea A shall be all uses allowed in Section 3351.03 (C-1 permitted uses) and Section 3353.03 (C-2 permitted uses), excluding subsections F, G and H Section 3353.03 of the Columbus City Code, except that daycare uses shall be permitted.
- b. There shall be no square foot limitation for cafes, delicatessens and restaurants

3. Development Standards: Except as otherwise noted herein or on the submitted drawing, the applicable development standards of Chapter 3353 C-1 of the Columbus City Code shall apply to this site.

A. Density, Height, Lot, and/or Setback Commitments.

1. Building setback from Avery Road shall be a minimum of 25 feet.
2. Parking setback from Avery Road shall be a minimum of 10 feet. A building shall have only two rows of parking and one two-way maneuvering aisle in front of the principle building. The remaining parking shall be located behind the principle building's front façade.
3. The building and parking setbacks shall be a minimum of 10 feet from any residentially-zoned property. No setback for driveways and maneuvering areas.
4. Notwithstanding the foregoing paragraphs, no building or parking setback shall be required from any property line that is created within and internal to the total site such that the parcel created continues to function as part of the overall site.
5. Maximum height of buildings shall be 45 feet.
6. There shall be a maximum, aggregate commercial building square footage of 30,000 for this subarea of which at least 10,000 sq. ft. will be office. Day care square footage does not count toward the office square footage requirement.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. Access shall be as depicted on the attached Site Plan.

2. The exact location of access points and the internal road layout as shown on the Site Plan may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.
3. Internal drive aisles may be developed without regard to interior parcel lines, such that the parcels function seamlessly as part of the overall site. Cross-access easements will be provided.
4. In Subarea A the site plan shows a driveway that provides access to Avery Road to the parcels to the north (Parcel #010-218951, 010-218952). The subject property owner shall grant an access easement to the owner of said parcels to use said driveway.
5. The applicant shall install a northbound right turn lane with a length of 175 feet on Avery Road at Site Drive 1 by the end of 2017 or when fifty multi-family units on the parcel to the north are ready to rent, whichever event occurs later.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. Any loading area located within 10 feet of a residentially-zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6' and an opacity of not less than seventy-five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance at all times.
2. The frontage along Avery Road shall include street trees, one tree for 40 feet of frontage and additional plantings of three (3) ornamental trees and two (2) deciduous trees for every 100 feet of frontage. These trees may be evenly spaced or grouped.
3. Street trees shall be installed (minimum forty feet on center) along both sides of the east/west driveway along the north side of the subarea and along the west and north sides of the internal loop road as shown on the submitted subarea plan.

D. Building Design and/or Interior-Exterior Treatment Commitments.

The appearance and architecture of the main commercial shopping center and any multi-tenant buildings greater than 10,000 square feet (not including outlot buildings) shall be consistent and compatible throughout. Building materials for all buildings shall be primarily of brick, brick veneer, stone or stucco stone, metal, stucco, synthetic stucco (EIFS), wood, and glass. No exposed or painted concrete block shall be permitted. Commercial decorative finish to block may be used for the sides and rear of buildings, not fronting to streets.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments. N/A

F. Graphics and/or Signage Commitments.

The Developer may submit a graphics plan for part or all of this development. If no graphics plan is submitted, all signage and graphics shall conform to Section 3372.806 Graphics of the Columbus City Code. Any variance to the standards of this text or Columbus City Code shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous Commitments.

1. There shall be multiple points of pedestrian connectivity to/among other subareas and to the adjacent streets and sidewalks. There shall be an interconnected system of paths and sidewalks throughout the development. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering.
2. The developer shall comply with the parkland dedication ordinance.
3. All new wiring shall be underground.
4. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

H. Other CPD Requirements.

1. Natural Environment: The property is located along Avery Road (the Site's west boundary) and south of the proposed extension of Tuttle Crossing Boulevard.
2. Existing Land Use: The property currently is used as a driving range.
3. Circulation: All access for the Site will be approved by the City of Columbus, Public Service Department.
4. Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrians as both on and off the subject property in the development of this site.
5. Proposed Development: Commercial development.
6. Behavior Patterns: Significant residential development in the area has brought about the need for commercial uses to service the existing residential population.
7. Emissions: No adverse effect from emissions should result from the proposed development.

I. Variances Requested:

1. The following variances are requested:

Variance from C.C.C. § 3312.25 to allow internal drive aisles to be developed without regard to interior parcel lines.

Variance from C.C.C. § 3356.11 to reduce the building setback from 80 feet to 25 feet.

Additional variances may be requested from the City of Columbus Board of Zoning Adjustment.

II. Subarea B (3.5± acres) L-AR-1:

1. Introduction: The applicant is proposing multi-family development that includes many traditional neighborhood design elements.

2. Permitted Uses: Those uses permitted in Section 3333.02 (1), (2), (3), (4), and (5)

3. Development Standards: Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements.

1. The building setback shall be 25 feet from Avery Road, and there shall be no internal perimeter yards (see CV16-018).
2. There shall be no parking spaces or maneuvering areas in front of the buildings situated adjacent to Avery Road or in front of the buildings situated adjacent to the open space.
3. The building height shall be limited to 60 feet.
4. Maximum number of dwelling units for the entire development shall be 550.

B. Access, Loading, Parking and/or Traffic Related Commitments.

1. Access shall be as shown on the Site Plan. The exact location of access points and the internal road layout may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.
2. The applicant shall install a northbound right turn lane with a length of 175 feet on Avery Road at Site Drive 3 when the internal loop road is constructed. Site Drive 3 shall be a right-in right-out access point.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. The frontage along Avery Road shall include street trees, one (1) tree for every 40 feet of frontage and there shall be additional plantings of three (3) ornamental trees and two (2) deciduous trees for every 100 feet of frontage. These trees may be evenly spaced or grouped.
2. Street trees shall be installed (minimum forty feet on center) along the south and north sides of internal loop road, and between subareas B and E as shown on the submitted subarea plan.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Building materials shall be primarily of brick, brick veneer, stone or stucco stone, metal, glass, stucco, synthetic stucco (EIFS), wood, and vinyl siding. No exposed or painted concrete block shall be permitted.
2. Detached garages shall have a pitched roof (minimum pitch 3:12).
3. Buildings will be oriented to front (or have front-like facades) toward Avery Road.
4. The building elevation(s) which are adjacent to the open space in Subarea E shall have the same level of finish and architectural details as the building elevations which are adjacent to Avery Road.

5. Building roof pitch shall be minimum 5:12. The development shall use dimensional shingles (where shingles are utilized) or wood, slate, synthetic slate, or metal roofing materials.
6. In the layout of the buildings within Subarea B a landscaped pedestrian connection a minimum of twenty feet in width and approximately midblock within the subarea shall be created from Avery Road to the open space in Subarea E. This pedestrian connection would be in addition to any walking system adjacent to the proposed internal loop road.
7. No building shall be higher than four stories.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. Maximum height of light poles shall be fourteen feet.
2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be decorative and of the same or similar type and color, within each separate residential development/complex.

F. Graphics and Signage Commitments. N/A

G. Miscellaneous Commitments.

1. The site may have gated interior access points, subject to the review of the City's Department of Public Service, at the time of site compliance review.
2. The applicant shall meet the City's Parkland Dedication ordinance.
3. Connectivity between land uses and subareas is emphasized with an interconnected system of pedestrian paths, bike paths, and/or sidewalks that allow for pedestrian or bicycle access. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided if warranted, as approved by the City's Department of Public Service. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering.
4. All new wiring shall be underground.
5. There shall be at least one clubhouse/amenity building for the overall residential development contained in Subareas B and C.
6. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
7. The applicant shall comply with the City's PAWG dwelling unit fee at the time of filing for building permits.

III. Subareas C (15.2± acres) and C-1 (1.5± acres) L-AR-1:

1. Introduction: The applicant is proposing multi-family development that includes many traditional neighborhood design elements.

2. Permitted Uses: Those uses permitted in Section 3333.02 (1), (2), (3), (4), and (5)

3. Development Standards: Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements.

1. There shall be no internal perimeter yard as provided by CV16-018.
2. The building height shall be limited to 60 feet and four stories except that buildings shall be limited to three stories in height that are within 100 feet of parcel 010-218953 or within 100 feet of the south property lines of Subarea C.
3. Maximum number of dwelling units for the entire development shall be 550.
4. There shall be no parking spaces or maneuvering area in front of the buildings situated adjacent to Avery Road.
5. All buildings adjacent to the internal loop road shall have a front or side façade oriented to the internal road system. There shall be no parking areas between these buildings and the internal loop road. Parking may exist however between these buildings so long as the parking spaces do not extend beyond the building's applicable front or side façade.

B. Access, Loading, Parking and/or Traffic Related Commitments.

1. Access shall be as shown on the Site Plan. The exact location access points and the internal road layout may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.
2. The applicant shall install a northbound right turn lane on with a length of 175 feet Avery Road at Site Drive 3 when the internal loop road is constructed. Site Drive 3 shall be a right-in right-out access point.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. Street trees shall be installed (minimum forty feet on center) along the east side of the internal loop road as shown on the submitted subarea plan.
2. If a self-storage building is constructed in Subarea C-1, then the west and north lines adjacent to Subarea C-1 and the northeast corner of Subarea C-1 shall be landscaped as shown on the submitted subarea plan exhibit. The specifics of the landscaping and screening details are contained in CV16-018.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Building materials shall be primarily of brick, brick veneer, stone or stucco stone, metal, glass, stucco, synthetic stucco (EIFS), wood, and vinyl siding. No exposed or painted concrete block shall be permitted.

2. Detached garages shall have a pitched roof (minimum pitch 3:12).
3. Building roof pitch shall be minimum 5:12. The development shall use dimensional shingles (where shingles are utilized) or wood, slate, synthetic slate, or metal roofing materials.
4. The building elevations which are adjacent to the south side of the open space in Subarea D shall relate to Subarea D by having fenestrations or other architectural details.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. Maximum height of light poles shall be fourteen feet.
2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be decorative and of the same or similar type and color, within each separate residential development/complex.

F. Graphics and Signage Commitments. N/A

G. Miscellaneous Commitments.

1. The site may have gated interior access points, subject to the review of the City's Department of Public Service, at the time of site compliance review.
2. The applicant shall meet the City's Parkland Dedication ordinance.
3. Connectivity between land uses and subareas is emphasized with an interconnected system of pedestrian paths, bike paths, and/or sidewalks that allow for pedestrian or bicycle access. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided if warranted, as approved by the City's Department of Public Service. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering. Consideration will be given to establishing pedestrian connections to adjacent development.
4. All new wiring shall be underground.
5. There shall be at least one clubhouse/amenity building for the overall residential development contained in Subareas B and C.
6. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
7. The applicant shall comply with the City's PAWG dwelling unit fee at the time of filing for building permits.

IV. Subarea D (1.4± acres) and E (3.1± acres) L-AR-1:

1. Introduction: Subarea **C** is located at the northeast corner of the site and Subarea **E** is located in the center of the site and will be the centralized open space for the overall development.

2. Permitted Uses: Open space, park amenities and stormwater retention/detention.

3. Development Standards: Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements. N/A

B. Access, Loading, Parking and/or Traffic Related Commitments.

Access shall be as shown on the Site Plan. The exact location access points and the internal road layout may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. If a self-storage building is constructed in Subarea C-1 then the west lines of Subarea D shall be landscaped as shown on the submitted subarea plan. The specifics of the landscaping and screening details are contained in CV16-018.

2. Street trees shall be installed (minimum forty feet on center) in Subarea E along the west side of the internal loop road and around the retention and east side of Subarea D as shown on the submitted subarea plan.

D. Building Design and/or Interior-Exterior Treatment Commitments. N/A

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. Maximum height of light poles shall be fourteen feet.

2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.

3. Lights shall be decorative and of the same or similar type and color, within each separate residential development/complex.

F. Graphics and Signage Commitments. N/A

G. Miscellaneous Commitments.

1. Connectivity between land use and subareas is emphasized with an interconnected system of pedestrian paths, bike paths, and/or sidewalks that allow for pedestrian or bicycle access. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided if warranted, as approved by the City's Department of Public Service. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., shall be determined at the time of final engineering.

2. The exact shape of Subarea E may change at the time of engineering subject to the final placement of the internal loop road, but Subarea E shall be a minimum of 3.1± acres.
3. Subarea E shall count toward the required parkland dedication for this overall site. The size of Subarea E would meet the parkland requirement for 525 multi-family units.
4. Subarea E shall not be used for stormwater retention.

V. Traffic Commitments which apply to all subareas:

1. When at least 275 multi-family units have been constructed or approximately 50% of this site has been developed, the applicant shall signalize Site Drive 2. Signalization of Site Drive 2 shall include southbound queue detection/preemption to prevent queuing into the adjacent roundabout north of this access point. If at least 275 multi-family units or approximately 50% of this site is built and occupied and the required traffic signal described above has not been installed and put into operation, no additional site compliance plan shall be approved by the Department of Public Service.
2. The property owner shall enter into a traffic control devices contract with the City of Columbus, Department of Public Service for the proposed signal installation on Avery Road at Site Drive 2.
3. The applicant shall provide internal access so that all the Subareas **except for Subarea D** have access to Site Drive 2.
Upon the construction of Site Drive 2, the applicant shall provide a dedicated southbound left turn lane on Avery Road with a length of 300 feet and a westbound left turn lane at that intersection. Upon the construction of Site Drive 2, the applicant shall be responsible for the construction of a median within Avery Road to restrict turning movements at Site Drive 1 to right-in/right-out turning movements.
4. If Site Drive 2 is constructed, if Subarea A is developed or if the extension of Tuttle Crossing Boulevard is constructed between Avery Road and Wilcox Road, access to Site Drive 1 shall be limited to a right-in right-out access only.
5. The applicant shall provide internal access so that all the Subareas **except for Subarea D** and the area subject to rezoning application Z16-015 (parcel #010-218951 and 010-218952) have access to Site Drive 2.
6. The traffic requirements in this text may be modified or eliminated with the approval of the City of Columbus, Department of Public Service and would not require a rezoning.