

PERIMETER LANDSCAPE BUFFERING PLAN

ALKIRE WOODS

PREPARED FOR VILLAGE COMMUNITIES

DATE: 08/05/2009

Z08-042 Final Received 4/15/09
by *James J. Stone*

Exhibit B
Joe Targem
4/15/09



Paris Planning & Design

1000 N. 10th St., Suite 200
Orem, UT 84057
801.225.1234
www.parisplanning.com

DOWNHILLS	+/- 23.07 AC
POLE	+/- 10.97 AC
UPHILLS	+/- 13.4 AC
TOTAL U.S. OPEN ENGINE LIFE	209
POLES	69
UPHILLS	+/- 40
DOWNHILLS	24
TOTAL U.S. OPEN ENGINE LIFE	134
UPHILLS	+/- 38 AC
DOWNHILLS	+/- 32 AC

- ▶ REVISION TO COMBINATION OF BEAC AND SONG. EXACT DESIGN AS DEFINED ON EXHIBIT SAMPLE MULTIPART. REVISION PER?
- ▶ REVISION TO COMBINATION OF BEAC AND SONG. EXACT DESIGN TO MATCH THE BUILDING OF THE PREVIOUS EDITION (NO. 108 ON MULTIPART). BUILDING INFORMATION WILL BE MODIFIED TO?
- ▶ REVISION TO COMBINATION OF BEAC AND SONG AS SHOWN ON EXHIBIT. ALLOWABLE REVISION: USE FOR PUCH AND JAHN 12 DISTRICT.
- ▶ REVISION TO COMBINATION SONG.

ALKIRE WOODS
PREPARED FOR VILLAGE COMMUNITIES
DATE: MARCH 20, 2008

DATE: MARCH 20, 2009

[illegible]

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 9, 2009**

- 4. APPLICATION: Z08-042**
- Location:** **3855 ALKIRE ROAD (43123)**, being 23.67± acres located at the southwest corner of Alkire and Southwestern Roads (010-275711 through 010-275767 & 435-275796 through 435-275810; Greater Hilltop Area Commission).
- Existing Zoning:** PUD-6, Planned Unit Development District.
- Request:** PUD-6, Planned Unit Development, and L-AR-12, Limited Apartment Residential Districts.
- Proposed Use:** Single and multi-family residential development.
- Applicant(s):** Alkire Woods LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, Ohio 43215.
- Property Owner(s):** Alkire Woods LLC, et al; 470 Olde Worthington Road; Westerville, OH 43082.
- Planner:** Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- This application was tabled at the January 8, 2009 Development Commission meeting at the request of the Commission to allow the surrounding property owners the opportunity to meet with the applicant. The site plan has been redesigned to increase open space, preserve trees, and increase perimeter landscaping. This site was rezoned to the PUD-6, Planned Unit Development District in June, 2004, (Z03-110) for 108 single-family dwellings with 5.75± acres of open space and total gross density of 4.56± units per acre. The applicant now requests the PUD-6, Planned Unit Development District for the northern 10.27± acres of the site for 38 single-family lots and a maximum additional 16 single or multi-family residential units*, and the L-AR-12, Limited Apartment Residential District for the southern 13.4± acres of the site for a maximum of 160 multi-family residential units. The gross density is proposed as 9.04± units per acre with 4.1± acres of provided open space (increased from 2.8± acres).
- To the north across Alkire Road are single-family dwellings in Franklin Township. To the east is a single-family subdivision in the R-2, Residential District. A 15-acre tract of land reserved for a City park also lies to the east of the site. To the south is undeveloped land in the L-R-2, Limited Residential District, and single-family residential development in the PUD-8, Planned Unit Development District. To the west are large single-family parcels within Franklin Township and a single-family dwelling in the R, Rural District.
- The site lies within the planning area of the *Greater Hilltop Area Plan* (2001); however no specific land-use recommendation is given for this location.

- The site lies within the boundaries of the Greater Hilltop Area Commission. The Commission approved the previous proposal in November 2008, and the applicant has brought the revised proposal back to the Commission for consideration. At the time this report was written, the new recommendation had not been received.
- The development plan depicts the layout of the streets, proposed buildings, open space areas and landscaping. The PUD notes and limitation text provide customary development standards for model homes, street alignments, street trees, street lights, sidewalks, building setbacks, minimum building separation, parking and building height restrictions, and landscaping and buffering. In addition, the developer has committed to a bike path connection to the adjacent city park and a 1.34± acre tree preservation area.
- This site has a park and residential neighborhood within a quarter mile; however, the uses are not connected via sidewalk or bike lanes. The Healthy Places features present are sidewalks on private streets and Alkire Road and a bike path through development.

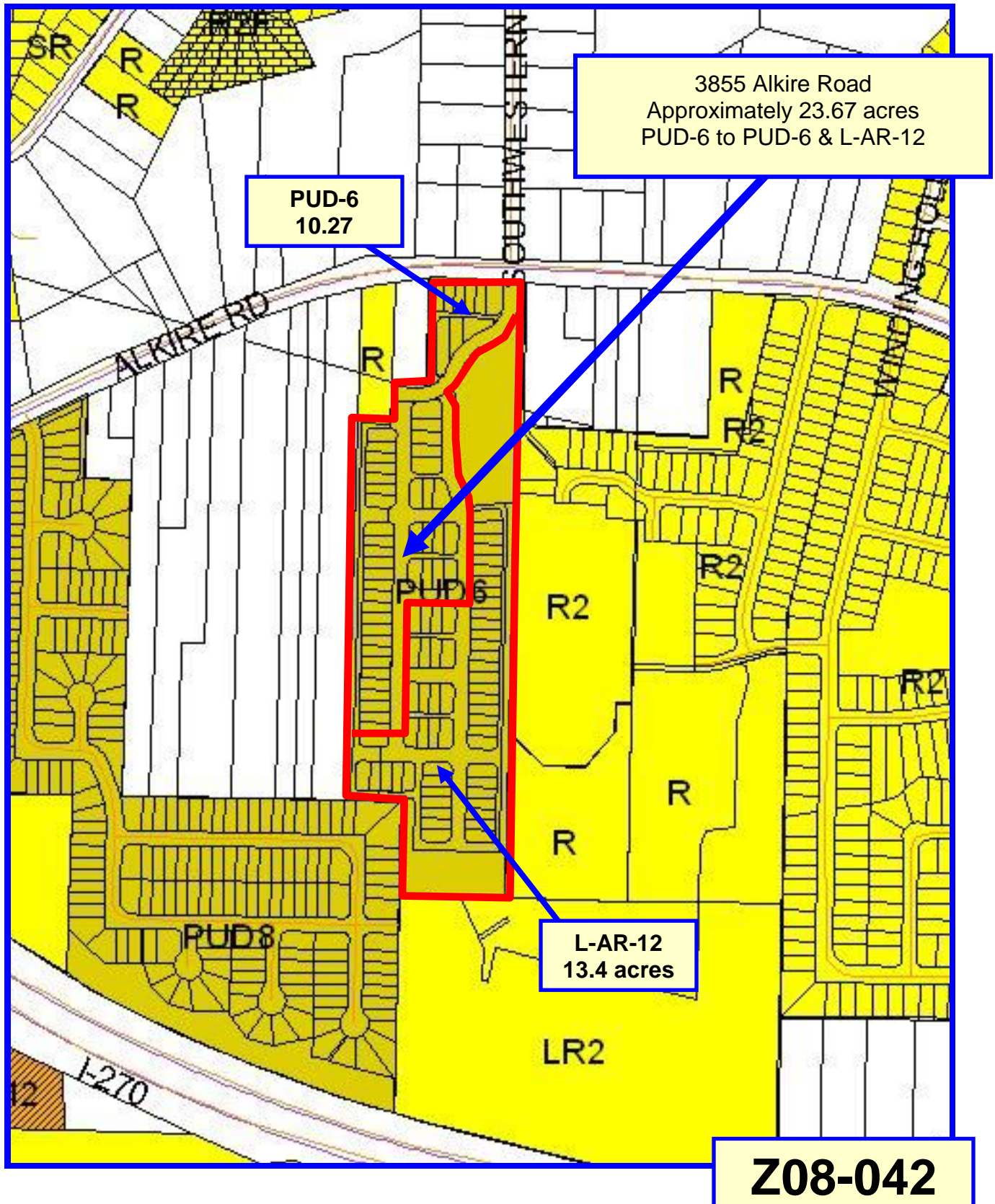
Healthy Places recommends the following considerations to encourage an active living lifestyle: 1) Residential sidewalks are recommended at 5 feet, which has been shown to increase walkability. 2) Connect (i.e. sidewalks or multi-use paths) to adjacent developments to the south, southwest and east and to the sidewalk on Alkire Road. 3) Bike path should encircle the entire development and connect to the sidewalk on Alkire Road for residents to have an opportunity for physical activity.

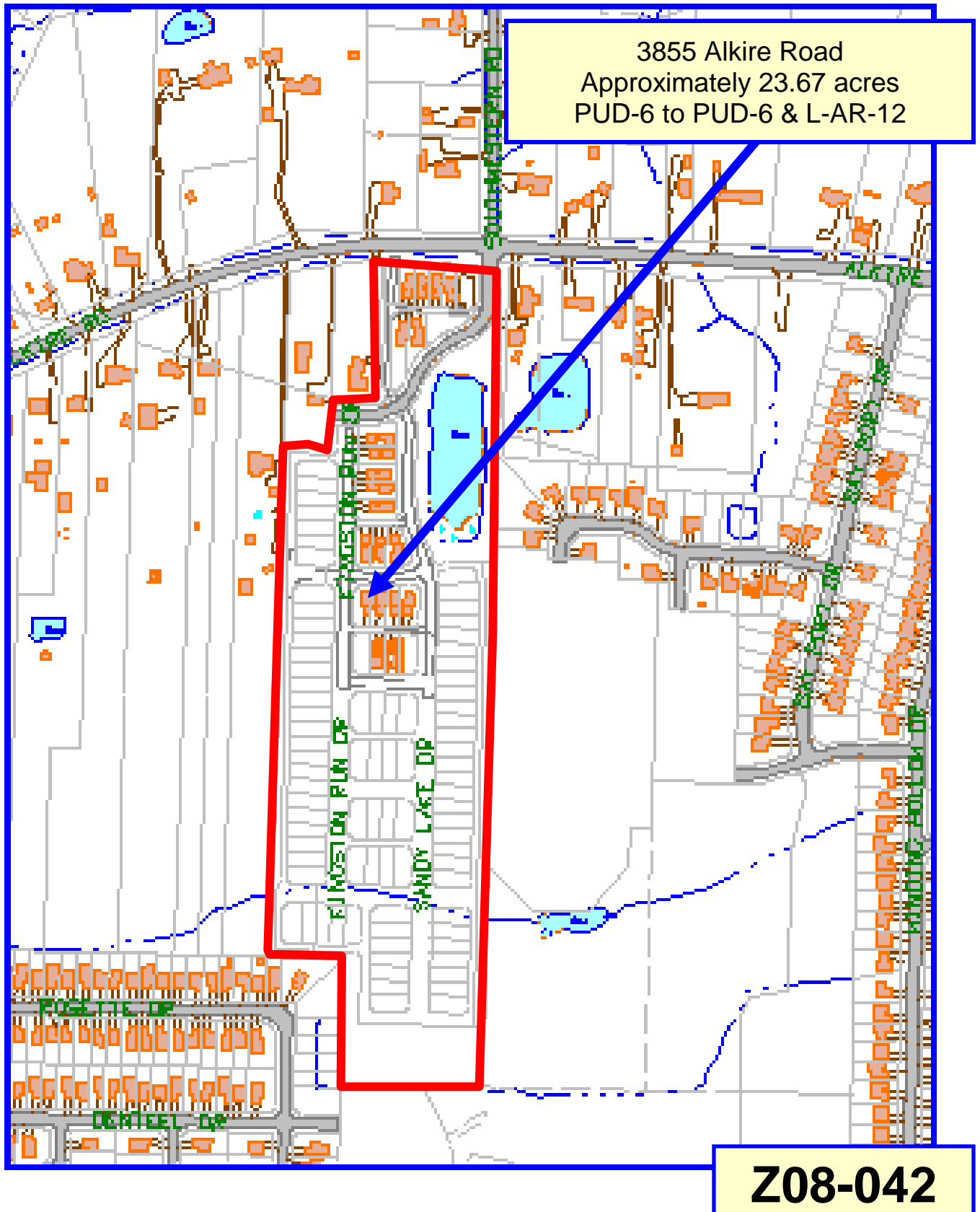
- Alkire Road is identified on the Columbus Thoroughfare Plan as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-6, Planned Unit Development, and L-AR-12, Limited Apartment Residential Districts would permit 214 single and multi-family units on 23.67± acres with 4.1± acres of open space and total gross density of 9.04± units per acre. The PUD notes and limitation text provide customary development standards that are compatible with the surrounding single-family residential development. The requested increase in density over what the current PUD-6 District allows can be supported with the proposed landscaping and screening, tree preservation area, and bike path connections to the adjacent city park. The requested rezoning is consistent with the zoning and development patterns of the area.

*To comply with the a condition from the GHAC recommendation, the applicant agreed to only allow single-family dwellings in the PUD-6 District and has revised the PUD notes accordingly.







3855 Alkire Road
Approximately 23.67 acres
PUD-6 to PUD-6 & L-AR-12

Z08-042

**Columbus Public Health
Healthy Places Program Comments for Z08-042**

The Healthy Places program reviews rezoning applications for active living features. The following recommendations were made by Healthy Places but not addressed by the developer: 1) Residential sidewalks are recommended to be at least five feet, which has been shown to increase walkability, 2) centrally located bike racks for residents or visitors.



City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS
STANDARDIZED RECOMMENDATION FORM

Group Name: Greater Hilltop AC Meeting Date: 4-9-09
Case Number: Z08-042 Case Type: ☐ Council Variance ☒ Rezoning
Zoning Address: 3855 Alkire Rd Applicant: # Alkire Woods LLC
Person(s) Representing Applicant at Meeting: Joe Thomas, Jill Tanselman

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

	Applicant Response	
	Yes	No
1. <u>Adherence to "Proposed Design/Development Text Commitments</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>for Alkire Woods"</u>	<input type="checkbox"/>	<input type="checkbox"/>
3. <u>All PUD-6 areas limited to single-family use</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

☐ Approval ☐ Disapproval ☒ Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Community sentiment from neighbors is strongly negative. The GTHC majority feels that this proposal is a better long-term solution than disapproval, but feels that the use as originally proposed for single family is best. Since that is not available, this is the next best alternative that we can see. We considered building brights, green space and other factors when coming to this very difficult decision. The developer and neighbors both negotiated in good faith and both made concessions.

Recommending Commission / Association / Accord Partner Vote: For 0 Against 6

Signature / Title of Authorized Representative: by [Signature], Zoning Chair

Daytime Phone Number: 614-276-1997

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.



COLUMBUS DEVELOPMENT COMMISSION Basis for Recommendation

Date: April 9, 2009

Application #: Z08-042	Requested: PUD-6 & L-AR-12	Address: 3855 ALKIRE ROAD (43123)
# Hearings:	Length of Testimony: 6:12 → 6:50	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval
# Speakers Support: (3) Opposition:	Development Commission Vote: (8) Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/>	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	NO Ingwersen
		NO Anderson
		Yes Cooley
		ABSENT 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		-
Other Infrastructure Commitments		
Compliance with City Plans		
Timeliness of Text Submission		
Area or Civic Assoc. Recommendation	+	8 to 6 AT
Governmental or Public Input		HILLTOP
MEMBER COMMENTS:	→ NOT SURE HILLTOP IS REALLY CONNECTED TO THIS AREA	
<p>FITZPATRICK: I AM PERSONALLY SATISFIED WITH THE 3 STORY (3) BUILDINGS WHICH ARE LOCATED IN SW CORNER ADJUTING PARK LAND BECAUSE THIS CONCEPT PRESERVES MORE GREEN SPACE. THE ALTERNATE 2-STOREY CONFIGURATION IS ALSO ACCEPTABLE, AS A COMPROMISE.</p>		
<p>INGWERSEN: THE PROPOSED LAR-12/HIGH DENSITY DEVELOPMENT IS NOT APPROPRIATELY INTEGRATED INTO THE SINGLE FAMILY FABRIC THAT PERMEATES THE AREA. THIS DEVELOPMENT COULD BE BETTER INTEGRATED ALLOWING ACCESS FROM TO THE PARK, SHARING AMENITIES W/ THE NEIGHBORS. INSTEAD THIS DEVELOPMENT PROPOSES TO SCREEN ITSELF OFF - NOT IDEAL & NOT UNCOMMON FOR A LOT OF AREAS, BUT NOT THE RIGHT MOVE HERE.</p>		
<p>ANDERSON: While density is only one element of land use, this development should likely remain single family or less than LAR-12; concern for precedent setting</p>		
<p>COOLEY: THIS IS A TRADEOFF BETWEEN MILD DENSITY INCREASE AND EXTENSIVE GREEN SPACE. THIS WILL GIVE GREEN SPACE TO GROWING NUMBER OF PEOPLE AND ALSO PRESENT GREEN DEVELOPMENT VIA EXTENSIVE TRANSPORTATION</p>		
<p>CONROY:</p>		

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 # Z08-042

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq. of 52 E. Gay St., Columbus, Ohio 43215 deposes and states that she is the DULY AUTHORIZED ATTORNEY FOR THE APPLICANT 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. Alkire Woods LLC 470 Olde Worthington Road Westerville, OH 43082 Joe Thomas, 614-540-2400	2. Alkire Woods Homeowner's Association, Inc. c/o Real Property Management, Inc. 9054 Cotter Street Lewis Center, Ohio 43035
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 28th day of May, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



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