

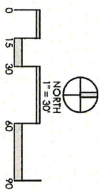
DEVELOPMENT PLAN

WALCUTT ROAD

PREPARED FOR PREFERRED LIVING

DATE: 7.5.17

Phill S. Tangeman, Esq.
by Debra Scott, Esq.
7-5-17



Paris Planning & Design
 LAND PLANNING 9 LANDSCAPE ARCHITECTURE
 2401 26th Street Suite 403
 Columbia, OH 43215
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Z16-011 FINAL RECEIVED 7/6/2017 PAGE 1 OF 1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2017**

- 7. APPLICATION: Z16-011 (RECONSIDERATION)**
- Location:** **2585 WALCUTT ROAD (43026)**, being 6.78± acres located on the west side of Walcutt Road, 135± feet south of Hilliard Oaks Court (560-158117, 560-158115 and 560-158108).
- Existing Zoning:** R-1, Residential and CPD, Commercial Planned Development Districts.
- Request:** L-AR-1, Limited Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Preferred Real Estate Investments, LLC; c/o Jill S. Tangeman, Esq; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** Elisa Bolanos; 2585 Walcutt Road; Columbus, OH 43026; Melving & Lucinda McClaskie; 2595 Walcutt Road; Columbus, OH 43026; and MCM Partnership; 2579 Walcutt Road; Columbus, OH 43026.
- Planner:** Michael Maret; 614-645-2749; mjmaretcolumbus.gov

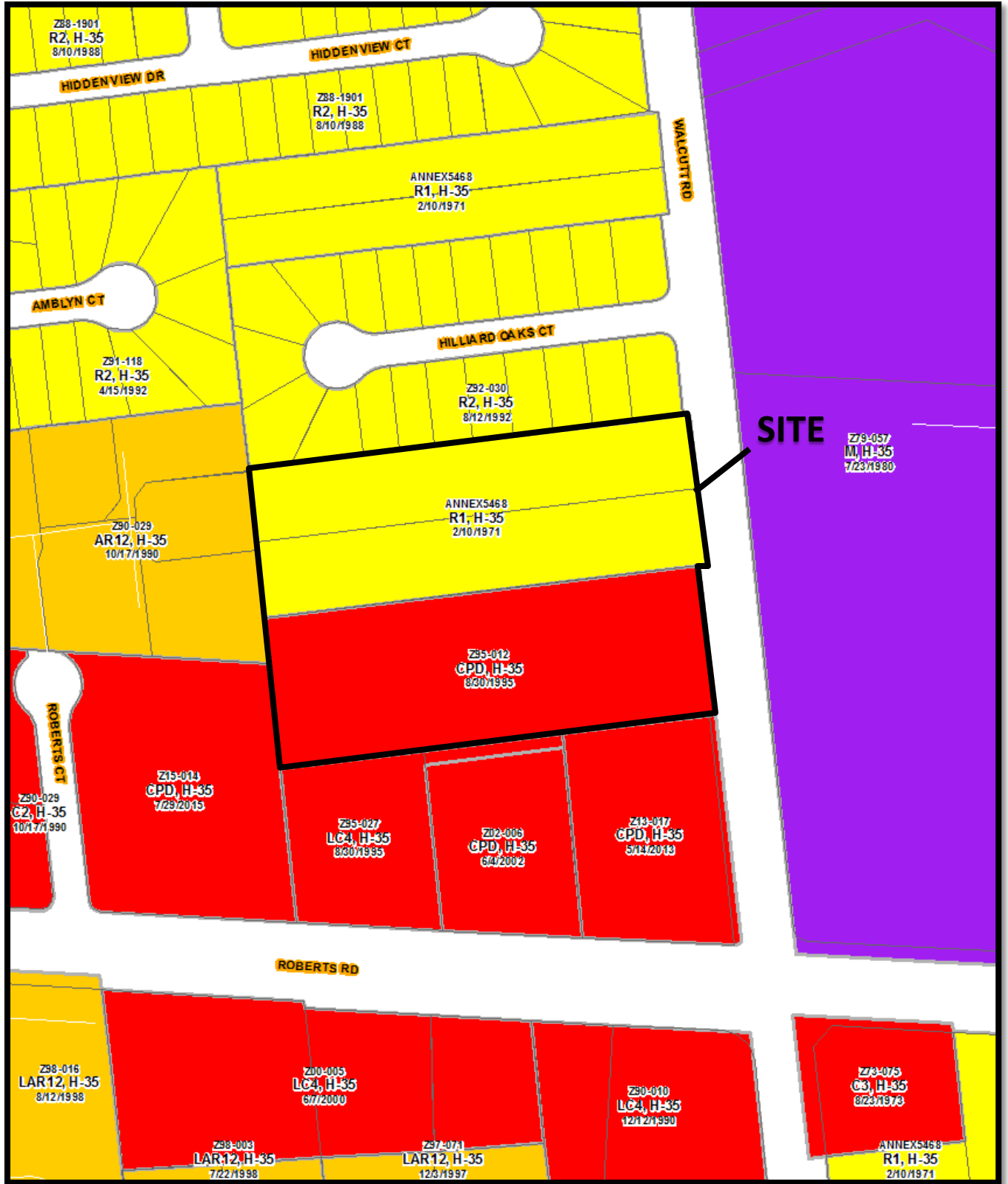
BACKGROUND:

- The 6.78± acre site consists of three parcels, two containing single-unit dwellings and zoned in the R-1, Residential District, the other containing an eating and drinking establishment with a drive-through / carry out zoned CPD, Commercial Planned Development District. A request to rezone half of the site to a CPD, Commercial Planned Development District to accommodate a 180-unit extended-stay hotel development over the entire site was recommended for disapproval by the Development Commission at the July 2016 meeting, and has been highly opposed by the neighborhood. Considered again at the December 2016 meeting, the applicant revised the proposal to an L-AR-1, Limited Apartment Residential District for a 156-unit apartment complex with increased setbacks and landscaping on the northern portion of the site. The application was tabled by the commission. A revised site plan was submitted for consideration at the January 2017 meeting with a reduction to 144 units situated in three-story buildings oriented towards the center of the site with parking and garages located at the periphery. The application was recommended for disapproval by the Development Commission. Now, a revised application is being reconsidered for 128 units in an L-AR-1, Limited Apartment Residential District with a site plan commitment, additional landscaping along the north and west property lines, and a restriction that all apartment buildings are a maximum of two stories.
- The site is bordered to the north by single-unit dwellings in the R-2, Residential District. To the south are commercial properties in the L-C-4, Limited Commercial District. To the east across Walcutt Road is an industrial center zoned M, Manufacturing District. To the west is multi-unit residential development, off of Roberts Court, zoned, AR-12, Apartment Residential District.

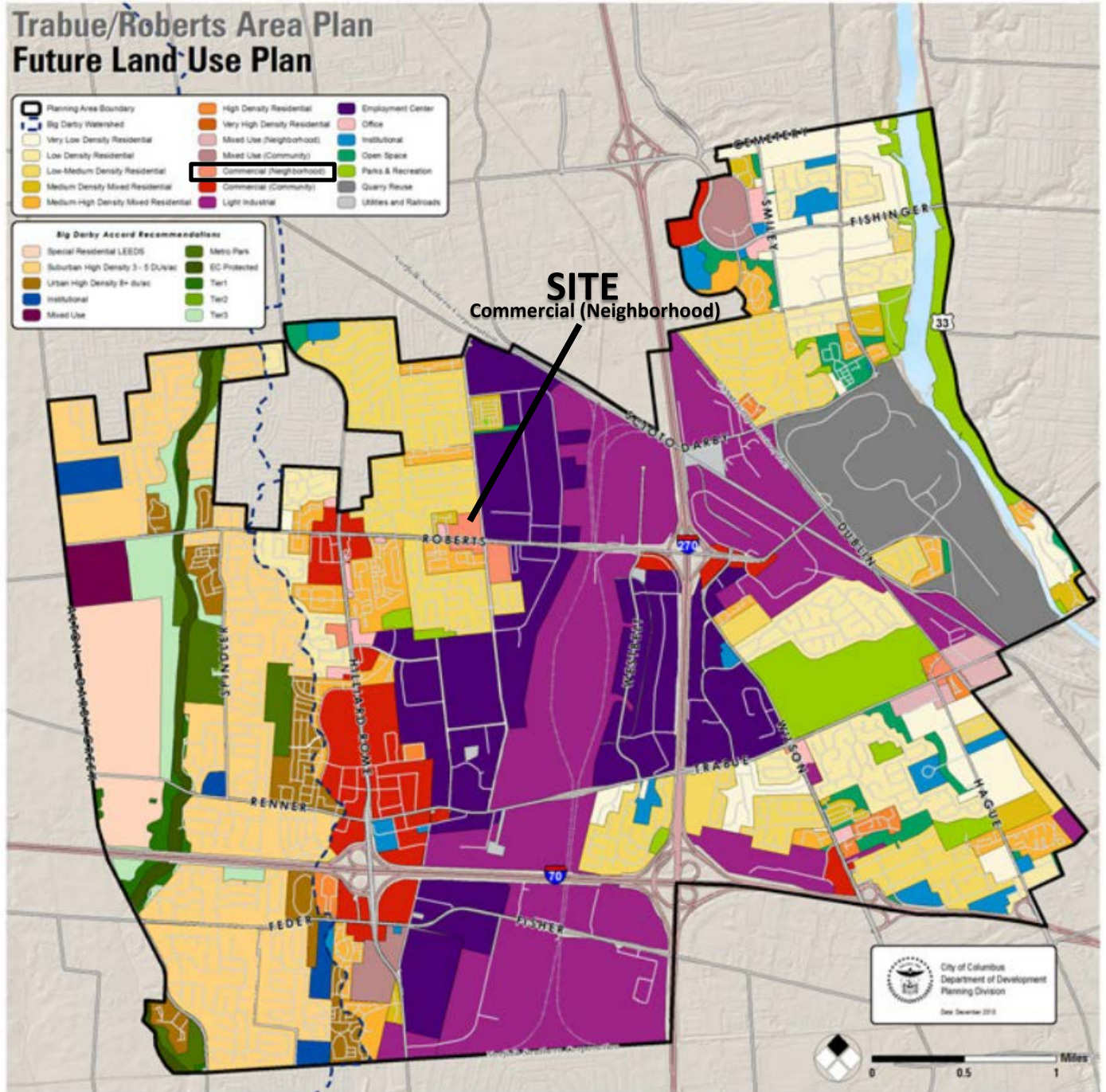
- Companion CV16-057 has been filed to vary the parking and building setbacks to fifteen feet along the southern boundary as opposed to the twenty-five for a perimeter yard required in the AR-1 District. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends “Commercial (Neighborhood)” land uses for this location.
- The development text provides commitments for maximum number of units, setbacks, building height, site access, buffering and landscaping, building materials, and a site plan.
- The *Columbus Thoroughfare Plan* identifies Walcutt Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Disapproval.

The requested L-AR-1, Limited Apartment Residential District would permit the construction of a 128-unit apartment complex with a density of 18.55 units/acre. The proposed use at this location is incompatible with the land use recommendation of the *Trabue/Roberts Area Plan*, which recommends “Commercial Neighborhood” land uses for this location. Multi-unit residential development is not included within the neighborhood commercial designation’s supported uses. Staff does not believe that deviation from the Plan’s land use recommendation is warranted on the subject site.



Z16-011
2585 Walcutt Road
Approximately 6.78 acres
R & CPD to L-AR-1



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Z16-011
2585 Walcutt Road
Approximately 6.78 acres
R & CPD to L-AR-1



Date: January 12, 2017

Application #: Z16-011	Requested: L-AR-1		Address: 2585 WALCUTT ROAD				
# Hearings:	Length of Testimony: 7:37 →	Staff Position:	Approval	Disapproval			
# Speakers Support: Opposition (3)	Development Commission Vote: (4) Yes (1) No (0) Abstain	Area Comm/ Civic Assoc:	Approval	Disapproval			
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Yes Fitzpatrick	NO Ingwersen	NO Anderson	NO Cooley	ABSENT Conroy	ABSENT Onwukwe	NO Golden
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	-	-	-	-			-
Governmental or Public Input							
MEMBER COMMENTS:							
<p>FITZPATRICK: TOO MUCH INTENSITY TO BE SUPPORTED BY ADJOINING ROADS. APPLICANT MADE GREAT EFFORTS TO MODIFY PLANS & ACHIEVED EFFECTIVE SETBACKS. AREA PLAN, STAFF, AND LOCAL RESIDENTS STRONGLY OBJECT</p>							
<p>INGWERSEN: TOO INTENSE FOR CURRENT INFRASTRUCTURE. APPLICANT MADE GOOD EFFORT BETWEEN HEARINGS BUT 1) DOES NOT CONFORM TO AREA PLAN 2) NEIGHBORS INSTANT AGAINST</p>							
<p>ANDERSON: In support of Staff position + the area Plan; why vary from that?</p>							
<p>COOLEY: Too dense for the small existing parking and would exacerbate existing traffic flow problems</p>							
CONROY:							
ONWUKWE:							
<p>GOLDEN: Not supported by the plan, therefore should not be an accepted use. If the community went through the process of the plan, it should be honored.</p>							



REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 www.columbus.gov

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.

APPLICATION # Z16-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215
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 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. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Nicholas King #614-901-2400	2.
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 20th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____

This Project Disclosure Statement expires six months after notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to