



SITE DATA

TOTAL ACRES	+/- 4.992 ACRES
TOTAL UNITS	44 UNITS
DENSITY	+/- 8.81 D.U./AC.
REQUIRED PARKING RESIDENTIAL	88 SPACES

Z12-054 Final Received 5/30/13
 (Dof@)

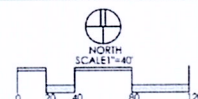
Michael P. Sherry 5/30/13

CONCEPT PLAN

HILLIARD PLACE

PREPARED FOR BELL PROPERTIES

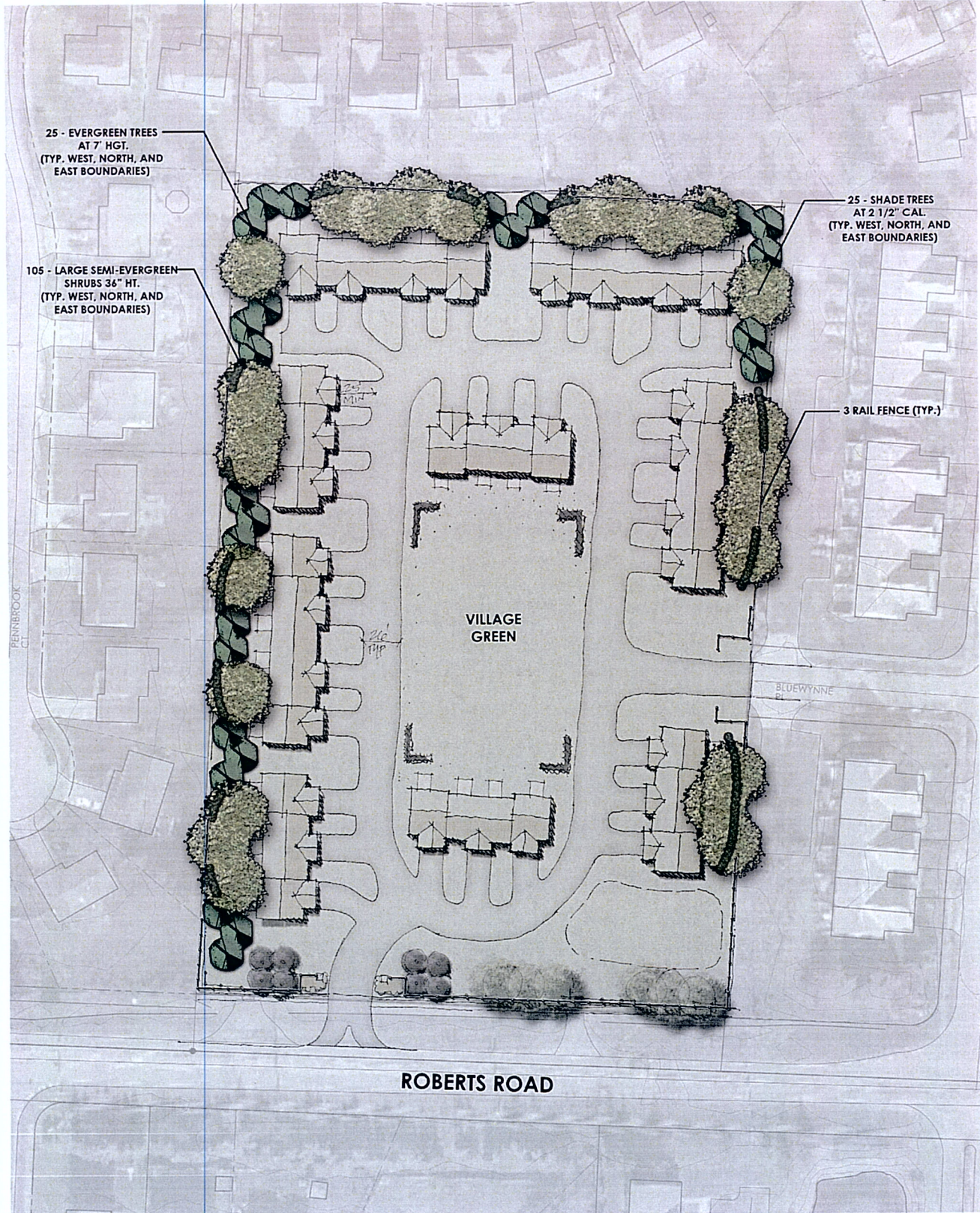
DATE: 5.30.13



Faris Planning & Design

LAND PLANNING
 240 N. 5th Street
 Suite 401
 Columbus, OH 43215
 (614) 467-1314
 www.farisplanninganddesign.com

LANDSCAPE ARCHITECTURE
 Suite 401
 Columbus, OH 43215
 www.farisplanninganddesign.com



Z12-054 Final Received 5/30/13
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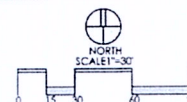
Michael T. Quinn 5/30/13

LANDSCAPE BUFFER PLAN

HILLIARD PLACE

PREPARED FOR BELL PROPERTIES

DATE: 5.30.13



Faris Planning & Design

LAND PLANNING
 243 N. 5th Street
 (616) 487-1914

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 Columbus, OH 43215
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2013**

- 16. APPLICATION:** **Z12-054 (ACCELA # 12335-00000-00521)**
Location: **5652 ROBERTS ROAD (43026)**, being 4.99± acres located on the north side of Roberts Road, 131± feet west of Rustling Oak Boulevard (560-136818).
Existing Zoning: R-1, Residential District.
Request: L-AR-12 Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Tom Bell Properties; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): John and Diane Kessler; P.O. Box 342; Hilliard, OH 43026.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

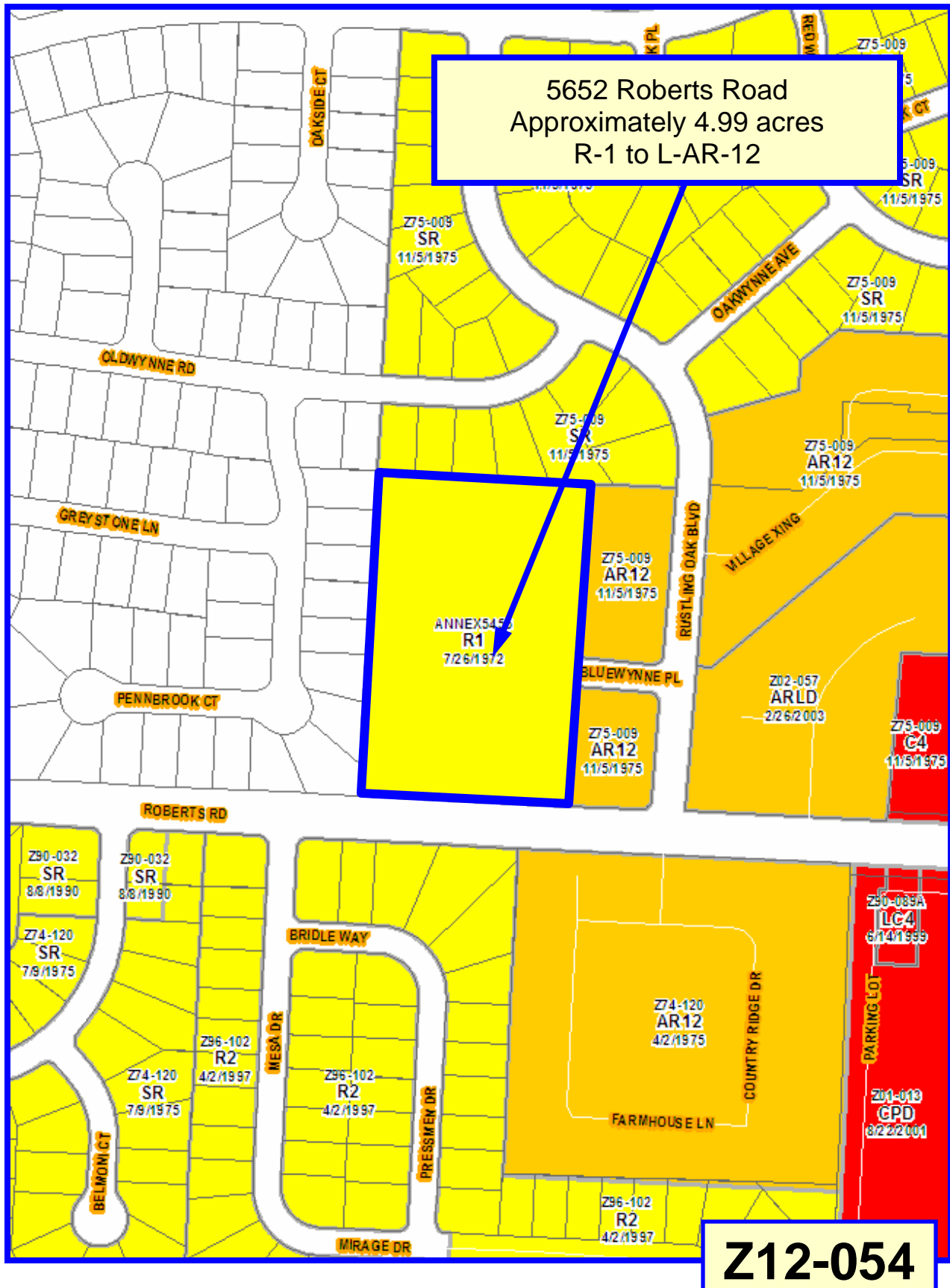
- This application was tabled at the request of the Development Commission at the March 14, 2013 meeting to allow the applicant to finalize the access study and revise the site plan accordingly. The site is developed with a single-unit dwelling zoned in the R-1, Residential District. The applicant requests the L-AR-12, Limited Apartment Residential District to construct a 44-unit apartment complex.
- To the north are single-unit dwellings in the SR, Suburban Residential District. To the east are multi-unit dwellings in the AR-12, Apartment Residential District. To the south across Roberts Road are single-unit dwellings in the R-2, Residential District and multi-unit dwellings in the AR-12, Apartment Residential District. To the west are single-unit dwellings in the City of Hilliard.
- The site is located within the Hilliard-Rome Road Subarea of the *Trabue/Roberts Area Plan* (2011), which recommends very low-density residential uses for this property. However, due to the existing density and zoning pattern adjacent to this site, a balanced residential development with a preferred density of 7-8 units per acre can be supported. The applicant originally had requested 12 units/acre with a 60-foot Height District, and the proposal was revised to reduce the density to 8.8 units/acre in the 35-foot Height District with increased perimeter yard and landscaping adjacent to the single-unit subdivisions. Staff has come to the conclusion that this proposal is compatible with the surrounding residential development.
- The limitation text commits to site and landscaping plans, and provides development standards for total number of units, setbacks, increased perimeter yard, access restrictions, street trees, landscaping, buffering, and exterior building material commitments. The site plan has been revised since the March meeting to increase the perimeter yard from 30 to 35 feet along the north and west property lines and to increase the landscaping within that perimeter yard. The access point from Roberts Road was also changed to right in/right out. A five foot wide sidewalk along Roberts Road as requested by the Columbus Health

Department Healthy Places Program is included, but other features such as internal sidewalks and connectivity were not addressed. The Zoning Code, however, does require pedestrian sidewalk or marked crosswalk connections from buildings to public sidewalks.

- The *Columbus Thoroughfare Plan* identifies Roberts Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a 44-unit apartment complex. The plan and limitation text include development standards in consideration of the adjacent residential development. Staff has come to the conclusion that this proposal is compatible with the surrounding residential development, and feels that the *Trabue/Roberts Area Plan* recommendation for very low-density residential uses did not take into consideration that future development may occur on this property.



Trabue/Roberts Area Plan





Z12-054



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

ORD # 1584-2013, Z12-054, Pg. 8 of 9

Date: May 9, 2013

Application #: Z12-054	Requested: L-AR-12	Address: 5652 ROBERTS ROAD (43026)					
# Hearings:	Length of Testimony: 6:31 → 7:11	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval					
# Speakers Support: 1	Development Commission Vote: 15 minutes (2) Yes (1) No (1) Abstain	Area Comm/ Civic Assoc: N/A Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval <input type="checkbox"/>					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Cooley	Conroy	Onwukwe	Coe
+ = 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 of Civic Assoc. Recommendation	-			-		-	-
Governmental or Public Input	-			-	-	-	-
MEMBER COMMENTS:							
<p>FITZPATRICK: 8.8 UNITS PER ACRE IS A "STEP-DOWN" FROM EXISTING AR-12 @ EAST. THE 35' WIDE BUFFER STRIP HAS COMMITMENTS FOR EFFECTIVE PLANTINGS TO PROVIDE PRIVACY AND SHIELD FAMILY BACK YARDS. (SPACE + OPACITY). APPLICANT HAS REQUESTED HIS ORIGINAL REQUEST OF 60 UNITS TO REDUCE <u>44 UNITS (@ 2 STORY)</u>; THIS IS APPROPRIATE LAND USE.</p>							
<p>INGWERSEN:</p>							
<p>ANDERSON: I would hope that the commitments made by the applicant would be strictly enforced. I share Mr. Conroy's concern about density.</p>							
<p>COOLEY: Good effort by owner to reduce density. Appropriate zoning. Significant improvements w/ the planting phase of development w/</p>							
<p>CONROY: Given the recency of the Comp Plan for the area, this still plan still feels too dense for the property. Density of 6/townhomes might be more appropriate.</p>							
<p>ONWUKWE:</p>							
<p>COE: I think the land use is consistent with surrounding development. Redevelop addressed the # of units & buffering as well as setbacks. 1</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 # Z12-054

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman, Esq.
 of (COMPLETE ADDRESS) _____

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

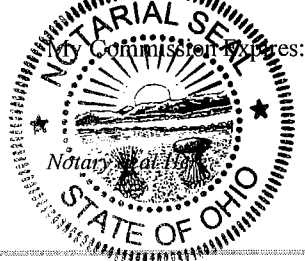
1. Tom Bell Properties c/o Michael T. Shannon, Esq. CRABBE, BROWN & JAMES, LLP 500 S. Front St., Ste. 1200 Columbus, Ohio 43215	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19th day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC



CAROL A. STEWART
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 06/28/2014

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
 Applications must be submitted by appointment. Call 614-645-4522 to schedule.
 Please make all checks payable to the Columbus City Treasurer