

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER, 14 2013**

5. **APPLICATION:** **Z13-033 (ACCELA # 13335-00000-00249)**
 Location: **257 PARK ROAD (43085)**, being 15.22± acres located on the south side of Park Road, 200± feet east of Station Street (610-166609 plus seven others).

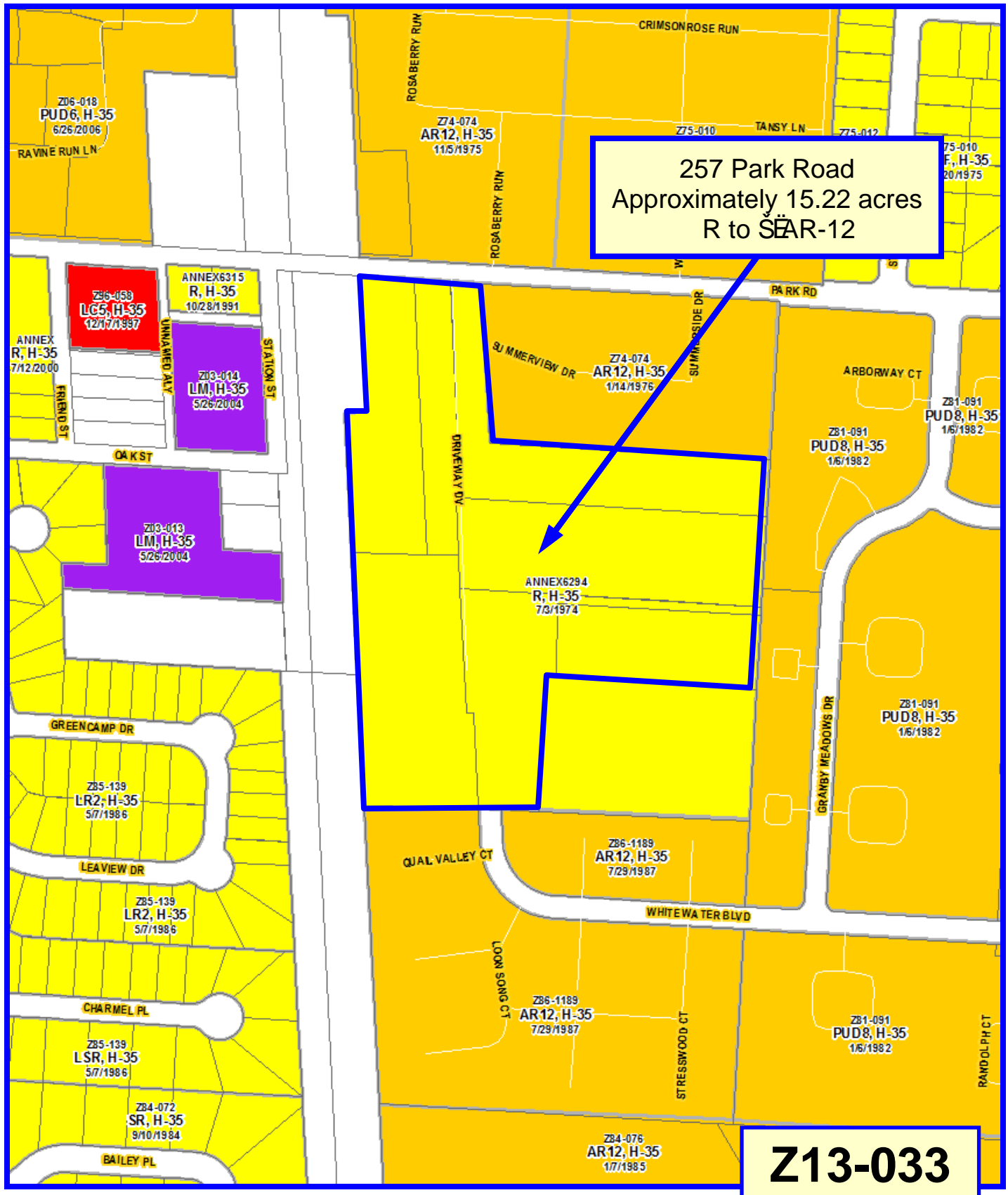
 Existing Zoning: R, Rural District.
 Request: L-AR-12, Limited Apartment Residential District.
 Proposed Use: Multi-unit residential development.
 Applicant(s): Giuseppe (Joseph) A. Pingue; 1445 Worthington Woods Boulevard; Worthington, OH 43085.
 Property Owner(s): Giuseppe (Joseph) A. Pingue, et al; 1445 Worthington Woods Boulevard; Worthington, OH 43085.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

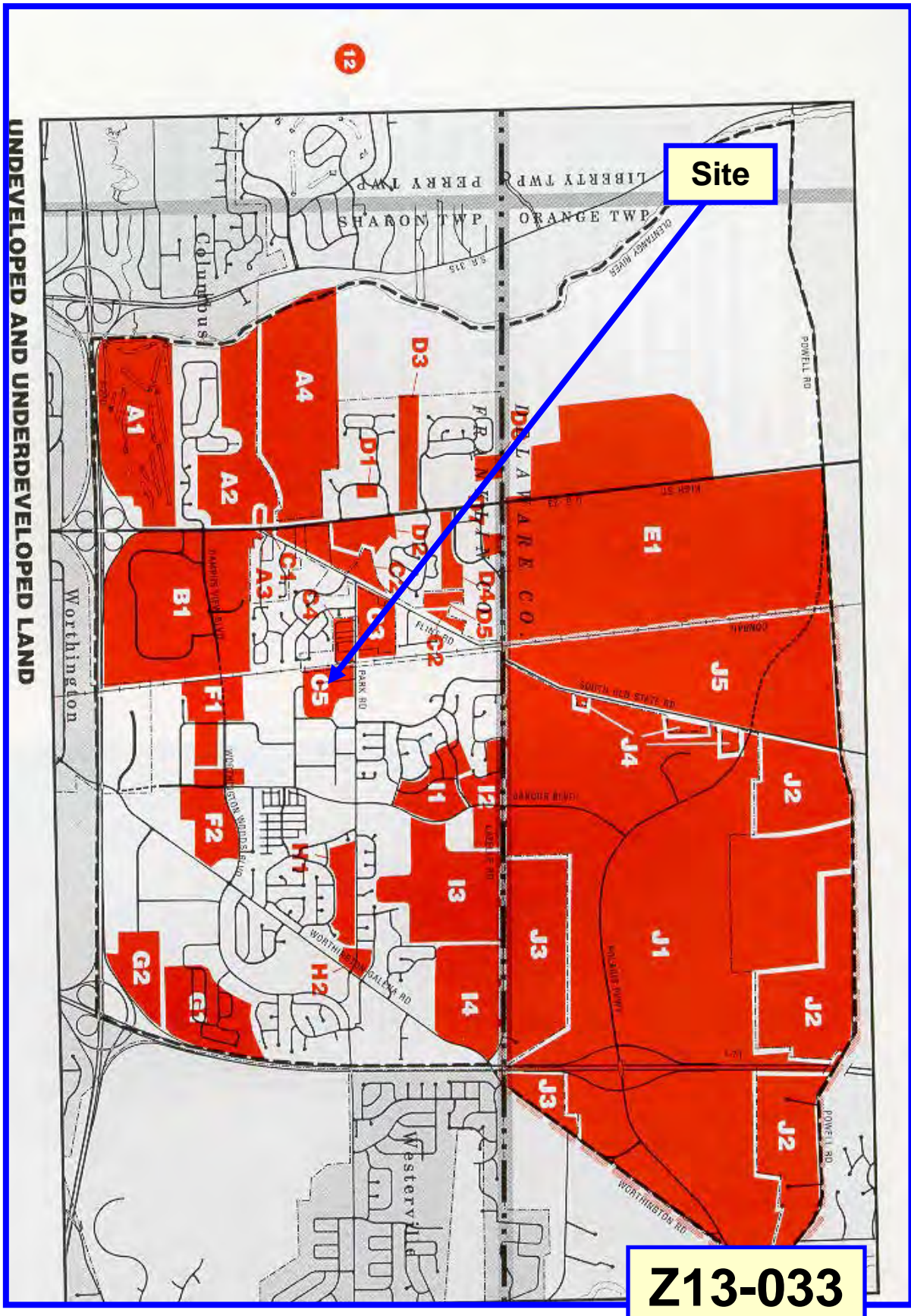
BACKGROUND:

- The 15.22± acre site is comprised of eight separate parcels zoned in the R, Rural District, four of which are developed with single-unit dwellings. The requested L-AR-12, Limited Apartment Residential District will allow the site to be redeveloped with a maximum of 180 apartment units (11.83 units/acre).
- To the north is a multi-unit residential development in the AR-12, Apartment Residential District. To the east is multi-unit residential development in the PUD-8, Planned Unit Development District. To the south are a single-unit dwelling in the R, Rural District, and multi-unit residential development in the AR-12, Apartment Residential District. To the west across the railroad tracks are office/warehouses in both the L-M, Limited Manufacturing District, and in Sharon Township, a single-unit dwelling in Sharon Township, and a bar in the in the R, Rural District.
- The site is located within Subarea C5 of the *Far North Plan* (1994), which is being updated, but currently recommends single and multi-unit residential uses. The Plan also includes a suggested density of eight units/acre for this subarea, and a general recommendation that natural resources be preserved, with support for higher densities being predicated on a commitment to tree preservation.
- The limitation text provides development standards for total number of units, traffic-related commitments, sidewalks, street trees, a one-acre tree preservation area, building materials commitments, and lighting controls.
- The *Columbus Thoroughfare Plan* identifies Park Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-AR-12, Limited Apartment Residential District is consistent with the existing development patterns and density in the area. The development standards within the limitation text ensure compatibility and connectivity with the adjacent developments, and the one-acre tree preservation commitment protects natural resources and justifies the proposed density as recommended in the *Far North Plan*.





remaining land is being reserved for an elementary school. The subarea is zoned Rural (R).

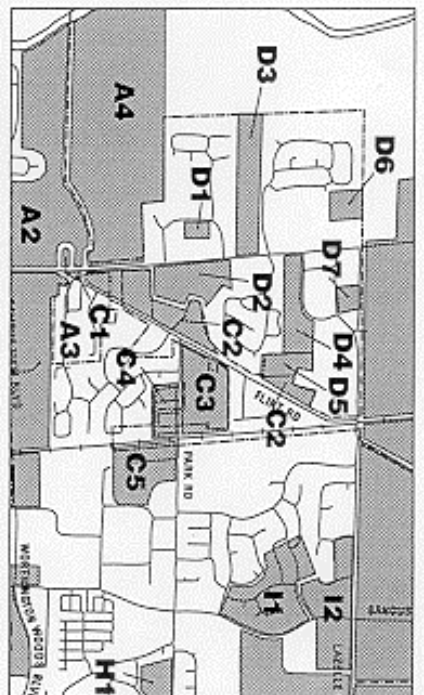
- Support development of subarea as an elementary school and a neighborhood park.
- Support retirement housing and/or single-family development as an appropriate alternative, if land in the subarea is not needed for a school building.

Subarea C.4: This subarea is mostly developed with a mixture of incompatible land uses including large lot single-family homes, a tavern/carry out, and veterinarian. Subarea is controlled by two jurisdictions, the city of Columbus and Sharon Township. City of Columbus land is zoned Limited Commercial (LC4) and Rural (R) and Sharon Township land is zoned Neighborhood Commercial (NC) under the Franklin County Zoning Resolution.

- Limit development and redevelopment to neighborhood-scale commercial uses that service the immediate area. Appropriate uses include bakery, dry cleaner, pizza restaurant or delicatessen, beauty shop, and day care facility.

16

- **Subarea C.5:** This ±16 acre site is currently developed as several large lot single-family homes. Redevelopment pressures for this subarea are possible. The subarea is currently zoned Rural (R). Adjacent development consists of multi-family housing on the north, south, and east. The Conrail Railroad abuts the site on the west.
- Support residential development, both multi-family and single family, as the most appropriate development for the subarea. The suggested residential density should be eight units per acre.
 - Rezoning proposals should include negotiations for setting aside appropriate parkland.



Area D: High Street Corridor - Middle

Subarea D.1: The subarea is a ±3 acre parcel of land located inside the loop road of The Center at Northwoods, an established office complex. This undeveloped site is surrounded by office uses, is currently zoned Commercial Planned Development (CPD), and does not have any direct access to North High Street.

- Support development that is consistent with the existing office development surrounding the subarea. Intense commercial development, such as hotels and restaurants, are not appropriate in this subarea.

Subarea D.2: This site is an undeveloped tract of land fronting on North High Street. Located just north of Flint Road, the subarea is adjacent to single-family homes on the north and east, undeveloped land on the south, and offices on the west. The site is heavily wooded, has irregular topography, and contains a lake. The northern portion of the subarea is zoned Limited Commercial (LC2) and the southern portion is zoned Limited Commercial (LC4).

- Support development in accordance with existing zoning districts that include appropriate development standards.

Z13-033



**STANDARDIZED RECOMMENDATION FORM**

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z13-033

Address 257 Park Road

Group Name FNCCC

Meeting Date June 4th, 2013

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☐ Approval

☒ Disapproval

NOTES:

See comments on page #2

Vote 0 Approval 10 Disapproval

Signature of Authorized Representative Gloria James, Pres. FNCCC

SIGNATURE Far North Columbus Communities Coalition

RECOMMENDING GROUP TITLE _____

614.781.0064

DAYTIME PHONE NUMBER _____

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day, OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

Page 1 of



Far North Columbus Communities Coalition

Application #Z13-033 (257 Park Road) filed (4/17/2013) by Joseph Pingue owner, and applicant requesting rezoning from R to AR-12 to L-AR-12 for 15.22 +/- acre parcel of land to allow for development multi-family for total units 180 du/ac.

Four parcels pending purchase: P/N 166612 (Smithson), P/N 166656 (Kelly), P/N 166672 Keethler), P/N 193721 (Keethler) Applicant's property: P/N 610-166609 (Pingue), P/N 610-166610 (Pingue), P/N 166611 (Pingue), P/N 166671 (Pingue). Residential (not included in the application) P/N 610-166626 (Park Place Development, LLC)

Introduction: The subject property is located on the south side of Park Road; Conrail tracks are positioned to the west, **SE a residential (single-family) property** and Worthington Meadows townhouses of 1 or 2 stories being zones PUD-8 or AR-12. Not uncommon are multi-family properties of 8 units per acre.

FN Plan – Subarea C-5

FN Subarea: This site is depicted within the subarea C-5 of the current Far North Plan (pg #16). This +/- 16-acre site is currently developed as several large lot single-family homes. Redevelopment pressures for this subarea are possible. The subarea is currently zoned Rural. Adjacent development consists of Conrail Railroad abuts the site on the west.

- Support residential development, both multi-family and single family, as the most appropriate development for the subarea. The suggested residential density should be **eight units per acre**.
- Rezoning proposals should include negotiations for setting aside appropriate parkland.

Conclusion

Although residential land use is appropriate on this site and FNCCC supports the Subarea C-5 of the Far North Plan density of (8 du/ac), FNCCC recommends disapproval of this application due to the reasons outlined below.

Site / Landscape / buffers / setbacks, etc.

*FNCCC cannot support

*Limitation text and Franklin County Auditor's map, and zoning plot with current surrounding structures were available to weigh up the application; therefore more details are necessary to provide credence and merit to this application. Applicant indicated "it was premature at this time to provide a detailed site plan as it may be 1 to 4 years before development begins".

COALITION COMMENTS

Summarize opposition: FNCCC is open to review the #Z13-033 detailed site plan when available. If a detailed site plan had been presented at the June 4th meeting, the recommendation, may have been entirely different, however, the FNCCC recommendation is as follows:

Disapproved: The Far North Columbus Communities Coalition Trustees and Alternates, have expressed their opposition/concerns to Rezoning Application #Z13-033 and ask that it be denied due to lack of information to perform an evaluation.

FNCCC Recommendation vote for Rezoning Application Z13-033 (6/4/2013)

Approval 0

Disapproval 10



COLUMBUS DEVELOPMENT COMMISSION

Basis for Recommendation

Coe #5

Date: NOVEMBER 14, 2013

Application #: Z13-033	Requested: L-AR-12	Address: 257 PARK ROAD (43085)						
# Hearings:	Length of Testimony: 6:13 → 6:43 (33)	Staff Position:	Approval Disapproval Conditional Approval					
# Speakers Support (1) (2) Opposition:	Development Commission Vote: (6) Yes (0) No (0) Abstain	Area Comm/ Civic Assoc:	Approval Disapproval Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Cobley	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	TREES → *							
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:								
FITZPATRICK: TREE SURVEY; TREE PRESERVATION PLAN & WRITTEN DEFINITION OF TREE PRESERVATION IS AN IMPORTANT SPECIFICATION FOR APPROVAL OF THIS APPLICATION. THIS SITE ADJUTS A RAILROAD TRACK AND IS APPROPRIATE FOR "L-AR-12"								
INGWERSEN:								
ANDERSON:								
COOLEY:								
CONROY:								
ONWUKWE:								
COE:								



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 # Z13-033/13335-00000-00249

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Giuseppe A. (Joseph) Pingue
of (COMPLETE ADDRESS) 1445 Worthington Woods Blvd. Worthington OH. 43085
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. Joseph Pingue 1445 Worthington Woods Blvd. Worthington, Ohio 43085 (614) 346-3900 9 Employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

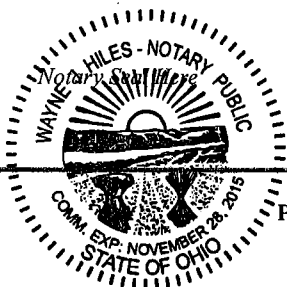
Subscribed to me in my presence and before me this 20th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

11/28/2015

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



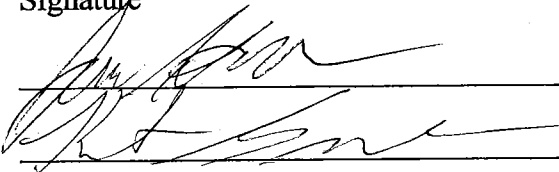
PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

213-033

Additional Property Owners/ Applicants

Signature

Date

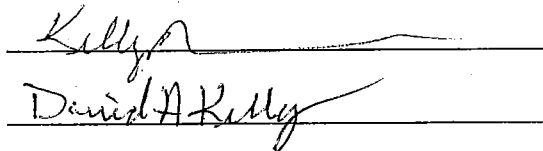
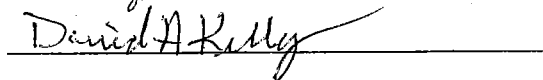
April 2013April 2013

James and Kathryn Smithson
Phone # 614-846-6881

259 Park Rd Worthington, Ohio 43085
Parcel # 610-166612

Signature

Date

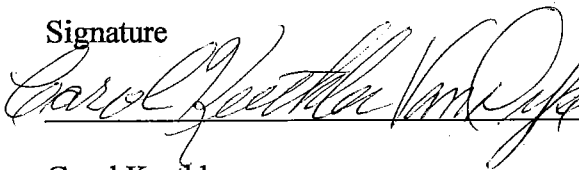
April 11 2013April 11 2013

David and Terry Kelly
Phone # 614-527-3940

255 Park Rd Worthington, Ohio 43085
Parcel # 610-166656

Signature

Date

April 11 2013

Carol Keethler
Phone # 614-885-5490

271 Park Rd Worthington, Ohio 43085
Parcel # 610-166672, 610-193721

