

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2017**

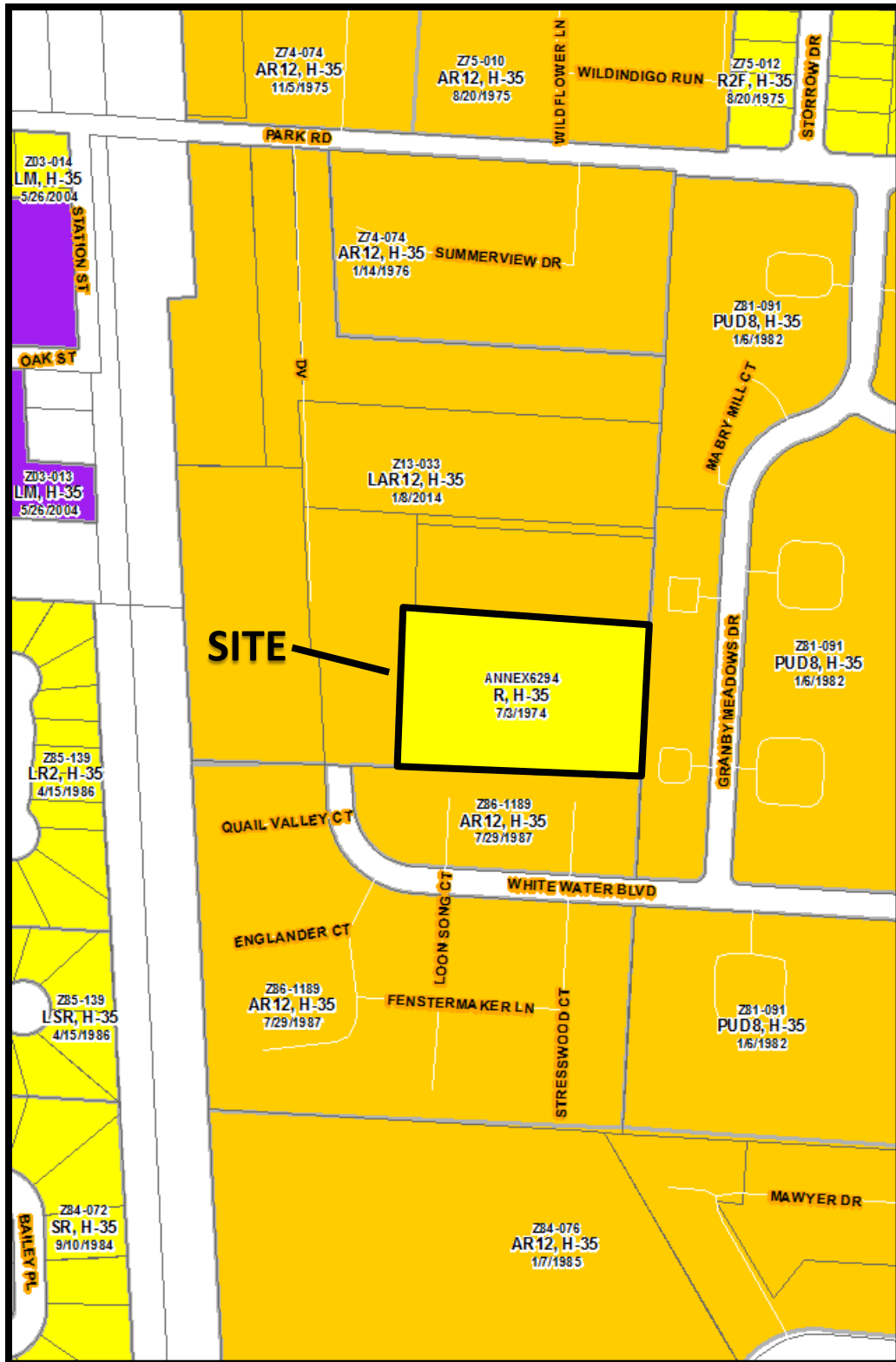
- 6. APPLICATION: Z16-085**
Location: **267 PARK ROAD (43085)**, being 3.03± acres located 840± feet south of Park Road, and 80± feet east of the terminus of White Water Boulevard (610-166626; Far North Columbus Communities Coalition).
Existing Zoning: R, Rural District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Fatih Gunal; c/o Frank Long, Agent; Hockaden & Associates, Inc.; 883 North Cassady Avenue; Columbus OH 43219.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 3.03± acre site consists of one parcel developed with a single-unit dwelling zoned in the R, Rural District. The applicant is requesting the L-AR-12, Limited Apartment Residential District to permit a multi-unit residential development with a maximum of 36 units. This parcel will likely be incorporated into a larger development with properties to the north and west of the site zoned L-AR-12, Limited Apartment Residential District (Z13-033), which permits a maximum of 180 units (11.83 du/acre).
- North and west of the site are single-unit dwellings zoned in the L-AR-12, Limited Apartment Residential District. South of the site is a multi-unit residential development zoned AR-12, Apartment Residential District. East of the site is a multi-unit residential development zoned PUD-8, Planned Unit Development District.
- The site is within the boundaries of the *Far North Area Plan* (2014), which recommends very low residential density uses at this site. However, the Plan specifically notes that if these parcels are assembled for redevelopment, then “Medium Density” residential development will be supportable with compatible design standards.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation was not available at the time this report was finalized.
- The limitation text includes commitments to maximum number of units (36), building height, vehicular access, internal pedestrian connections, tree preservation, and building design and materials.
- 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.

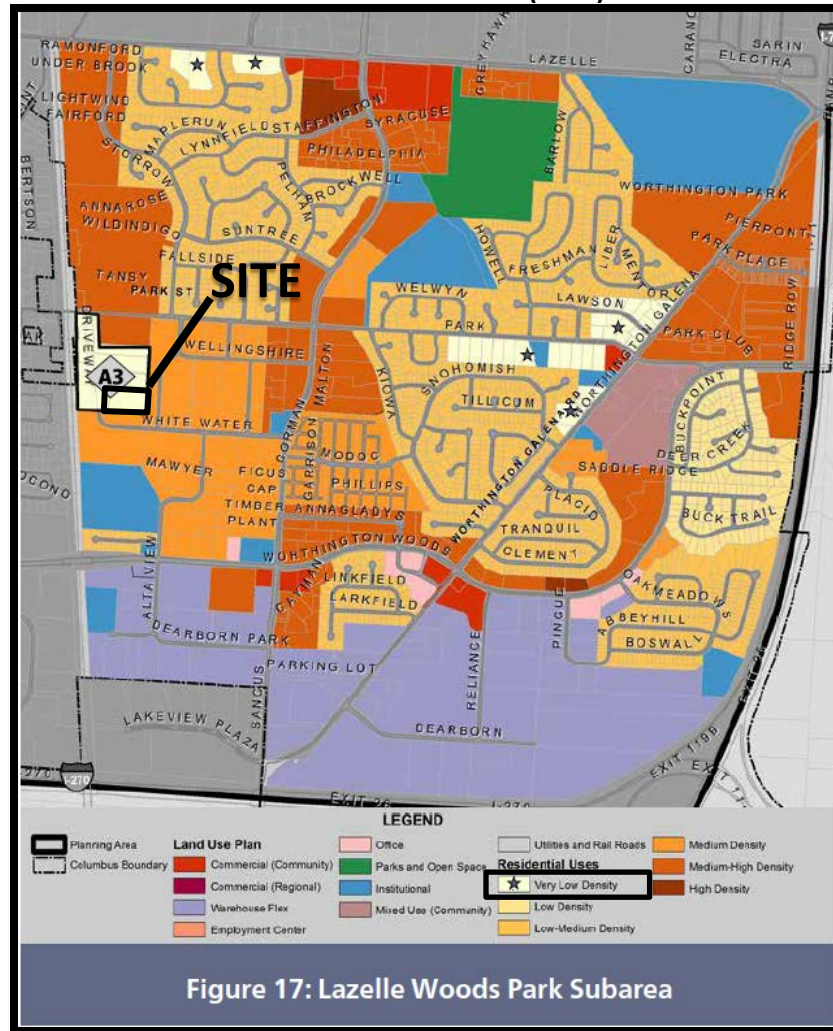
The requested L-AR-12, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 36 units. While *The Far North Area Plan* recommends very low residential density uses at this site, the Plan also recognizes that if this and neighboring parcels are developed together, medium-density residential development is supportable. Along with the Plan's recommendation, Staff notes that appropriate limitations have been included in this request, and that the site is currently surrounded by zoning districts that allow multi-unit residential development.



Z16-085
267 Park Road
Approximately 3.03 acres
R to L-AR-12



Z16-085
267 Park Road
Approximately 3.03 acres
R to L-AR-12

Far North Area Plan (2014)

Policy 1.2 *Redevelopment of existing Very Low Density Residential should be compatible with surrounding development.*★

A number of parcels are depicted on the Future Land Use Map (shown on page 45) as Very Low Density Residential. These parcels are typically at least half an acre in size and include mix of city and township jurisdictions. While the Far North Plan encourages the conservation of such areas, it is recognized that some may be subject to redevelopment proposals. This generally applies to larger single parcels or assemblage of several smaller lots. Residential remains the preferred land use. Future development should be compatible with adjacent density patterns. Support for redevelopment proposals within these areas should be based on the following considerations:

GUIDELINES AND STRATEGIES

- Use of techniques such as sensitive site design and cluster development to preserve open space, natural resources, and other ecologically sensitive areas.
- Buffering of adjacent uses, particularly lower density residential, through the use of such elements as existing and new vegetation, fencing, masonry walls, mounding, orientation of residential garages, and careful placement of site lighting.
- Primary building and side yard setbacks consistent with or greater than that of adjacent uses.
- Heights compatible with those in adjacent residential areas.
- Vehicular access and parking that is screened and oriented away from adjacent residential uses.
- Pedestrian connections to activity centers.

Z16-085
267 Park Road
Approximately 3.03 acres
R to L-AR-12

**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

Z16-085

Address

267 Park Rd.

Group Name

Far North Columbus Communities Coalition

Meeting Date

March 7, 2017

Specify Case Type

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
 (Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

8-4

Signature of Authorized Representative

SIGNATURE

James Palmisano

RECOMMENDING GROUP TITLE

FNCCC President

DAYTIME PHONE NUMBER

614 / 430-7840

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.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 # 216-085

STATE OF OHIO
COUNTY OF FRANKLIN

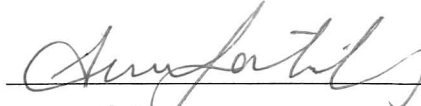
Being first duly cautioned and sworn (NAME) Fatih Gunal
of (COMPLETE ADDRESS) 4602 Sandwich Court Dublin OH 43016
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having 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

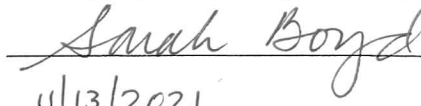
1. Fatih Gunal 4602 Sandwich Court Dublin OH 43016	2.
3.	4.

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

SIGNATURE OF AFFIANT


Subscribed to me in my presence and before me this 20 day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

11/13/2021

Notary Seal Here

*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