

Final Site Plan Receiver 6/23/17 Sheet 1 of 1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2017**

- 10. APPLICATION: Z16-013**
Location: **3342 WEST HENDERSON ROAD (43220)**, being 3.6± acres located at the northwest corner of West Henderson Road and Chevy Chase Court (580-132243, 580-220898, and 590-132244; Northwest Civic Association).
Existing Zoning: RR, Rural Residential District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Sixteen detached single-unit dwellings.
Applicant(s): 3342 Henderson Road, LLC; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Same as applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

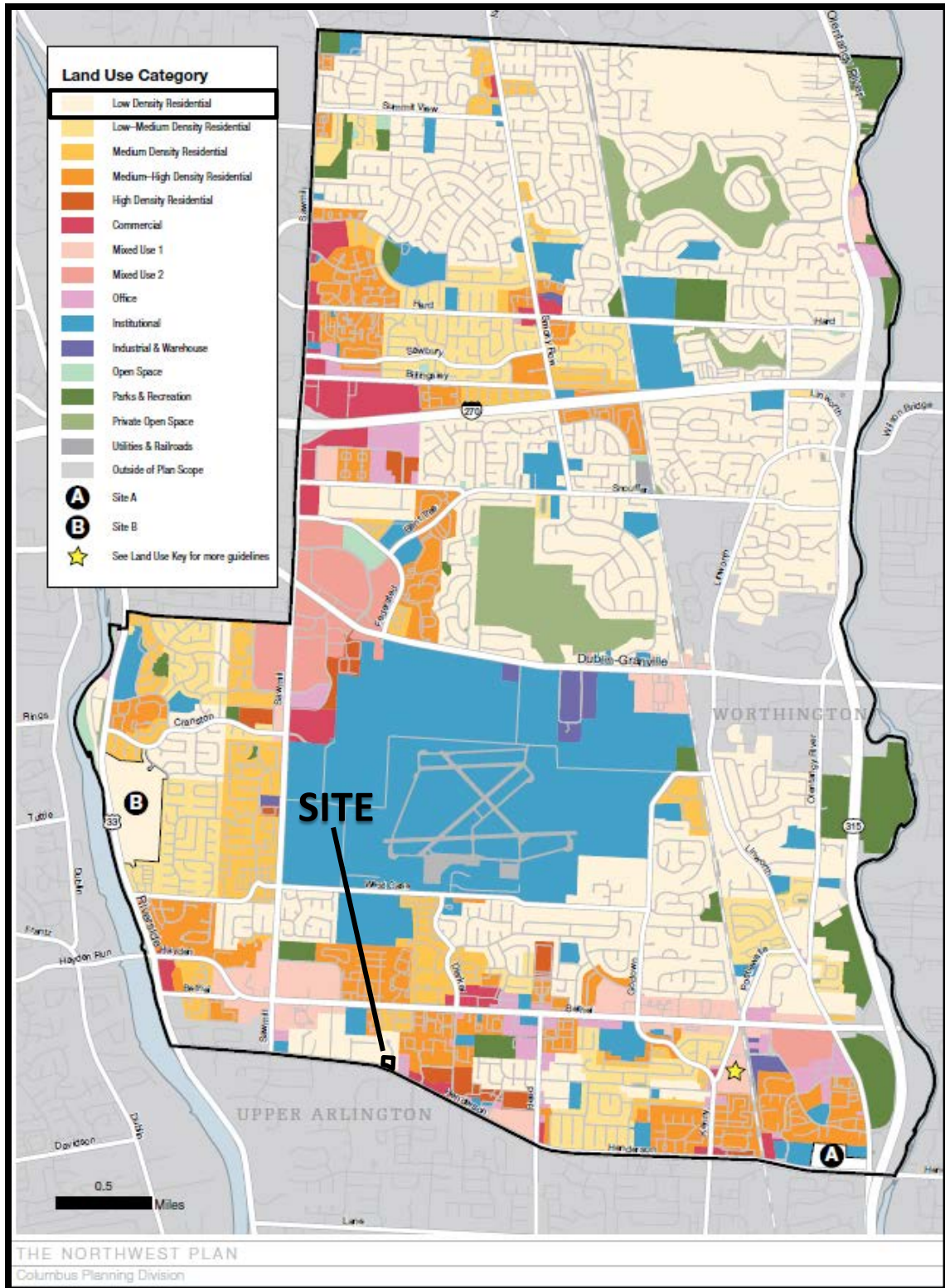
- The 3.6± acre site consists of three parcels zoned in the RR, Rural Residential District and is developed with two single-unit dwellings. The applicant is requesting the L-AR-12, Limited Apartment Residential District, to permit the development of 16 detached single-unit dwellings (4.4 dwelling-units/acre). The current L-AR-12 proposal represents the original development plans submitted with Z16-013 in March of 2016 before being changed to the CPD, Commercial Planned Development District for an assisted living facility that has been previously considered several times by the Development Commission.
- North and east of the site are single-unit dwellings along Chevy Chase Court zoned in the RR, Rural Residential District. South of the site is a multi-unit residential development zoned RCD, Residential Community Development District in the City of Upper Arlington. To the west is a single-unit dwelling zoned in the R-4, Suburban Residential District in Perry Township.
- The site is within the planning area of *The Northwest Plan* (2016), which recommends low-density residential land uses at this location. At the time this application was originally filed, the area plan in place did not have specific land use recommendations.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for disapproval.
- The limitation text addresses commitments to the maximum number of dwelling-units, building setbacks, traffic access, stream corridor protection, street trees, parking spaces per dwelling-unit, and building materials. Additionally, the proposed development shall comply with the submitted site plan.

- Concurrent CV16-013 has been filed to allow single-unit dwelling use, to reduce the building setbacks from Henderson Road and Chevy Chase Court, to reduce the required 25-foot perimeter yard, and to allow dwelling units to have frontage along a private street. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Thoroughfare Plan* identifies West Henderson Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

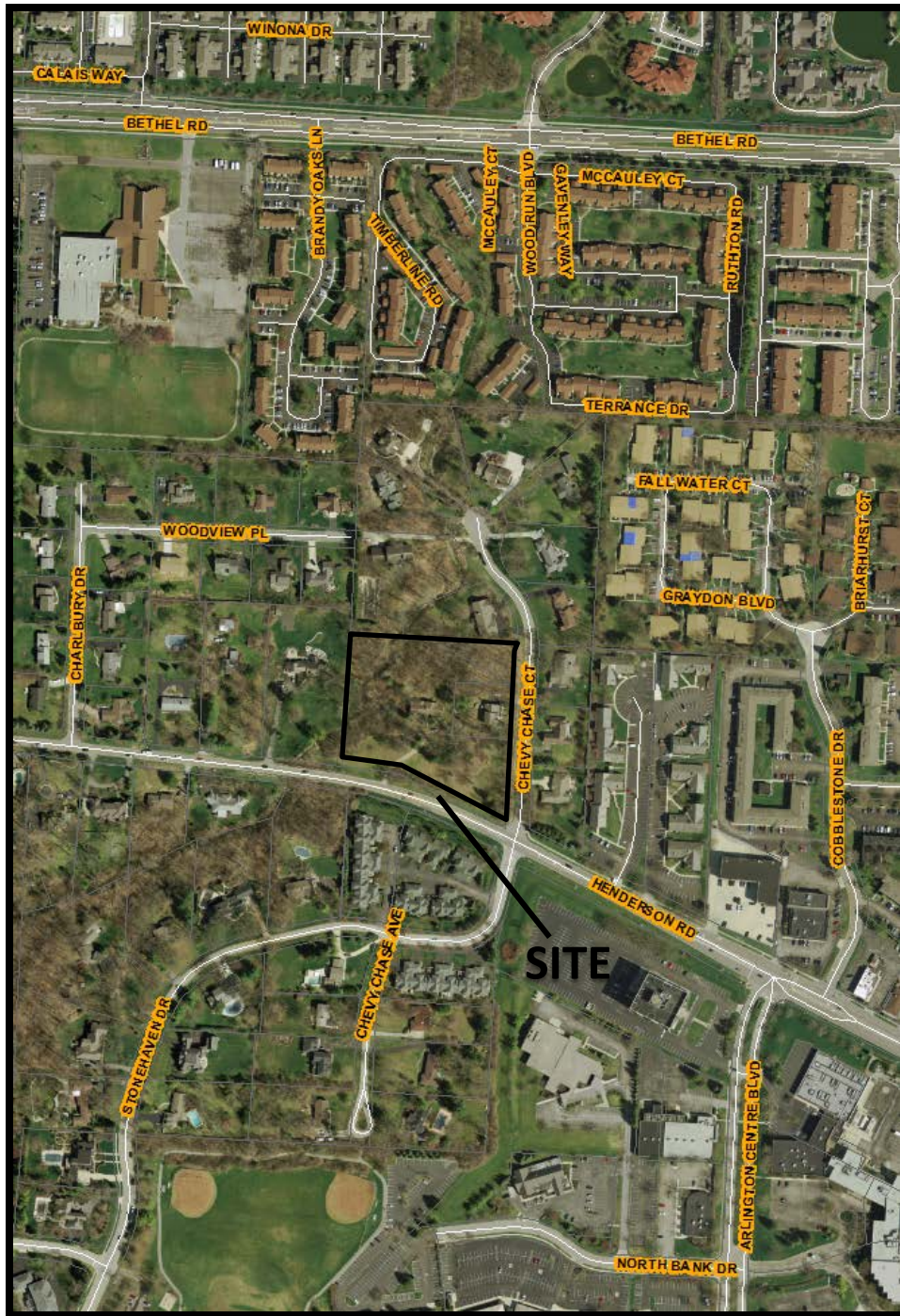
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow the development of sixteen detached single-unit dwellings, with a gross density of 4.4 dwelling units per acre. *The Northwest Plan* recommends the site for low-density residential land uses at 4 dwelling units an acre or less. Given the limitations included in this request, addressing maximum number of units, stream corridor protection, minimum parking spaces provided, and building materials, staff finds the proposal to be consistent with the land use recommendations of the Plan and compatible to existing development in the area.

Z16-013
3342 West Henderson Road
Approximately 3.6 acres
RR to L-AR-12



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3342 West Henderson Road
Approximately 3.6 acres
RR to L-AR-12



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number 216-013 SV16-014
 Address 3342 W. Henderson Rd
 Group Name Northwest Civic Assoc.
 Meeting Date May 4, 2016
 Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit
 Recommendation (Check only one)
☐ Approval
☒ Disapproval

NOTES:

ON MAY 4, 2016 Mr. CATALANO Appeared before the NWCB.
 AND MADE his presentation for 16 detached single family
 dwelling units. The Board of Trustees had many
 concerns: Building materials, density, setbacks,
 AND number of curb-cuts onto Chevy Chase Ct.
 We invited Mr. CATALANO to return AND work with us.
 He asked for a vote. The vote was Disapproval
 He didn't want to come back, making it clear he didn't need
 our support
 Vote 0-yes - 10-no

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

Joseph Lisko
Zoning Chair
614-985-1150

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

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 checks payable to the Columbus City Treasurer

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 #

216-013

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman

of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, Columbus, Ohio 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. 3342 Henderson Road, LLC c/o Mark Catalano 3100 Tremont Rd., Ste. 200 Columbus, Ohio 43221 614.273.0553	2.
3.	4.

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

SIGNATURE OF AFFIANT

Eric Zartman

Subscribed to me in my presence and before me this 22nd day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Carol A Stewart

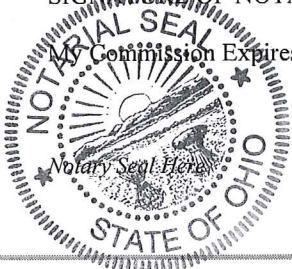
My Commission Expires:

CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES 06/28/2019

This Project Disclosure Statement expires 30 months after date of notarization.



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