



Legislation Text

File #: 1751-2015, Version: 2

Rezoning Amendment Z05-079A

Ordinance #0429-2014, passed March 31, 2014 (Z05-079), rezoned 16.4± acres from R, Rural District, to the PUD-8, Planned Unit Development District. That legislation established specific development standards including building design and height criteria, buffering, screening, and tree preservation for a multi-unit residential development with a commitment to a site plan depicting the site layout and open space areas. The applicant desires a slight modification to the PUD plan and text to reallocate the open space within the development with no net loss, and to permit a three-story building. Staff believes these changes are negligible, and notes an open space plan and building rendering are being added to the final plans attached to the ordinance. All other restrictions and development standards established by Ordinance #0429-2014 are unchanged and shall remain in effect. The proposed changes were reviewed and recommended for approval by the Rocky Fork/Blacklick Accord panel on March 19, 2015.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance #0429-2014, passed March 31, 2014 (Z05-079), for property located at **6490 HARLEM ROAD (43054)**, thereby amending the PUD-8, Planned Unit Development plan and text in Section 3 as it pertains to open space allocation and building height **and to declare an emergency (Z05-079A)**.

WHEREAS, Ordinance #0429-2014, passed March 31, 2014 (Z05-079), established the PUD-8, Planned Unit Development District on property located at **6490 HARLEM ROAD (43054)**, being 16.4± acres located on the east side of Harlem Road, 342± feet south of Central College Road, by rezoning from the R, Rural District; and

WHEREAS, it is necessary to amend Ordinance #0429-2014 to reallocate the open space and modify the building height requirements; and,

WHEREAS, all other aspects of the Planned Unit Development District plan and text contained in Ordinance #0429-2014 are unaffected by this amendment and remain in effect, and,

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the existing Section 3 of Ordinance #0429-2014, passed March 31, 2014 (Z05-079), be hereby repealed and replaced with a new Section 3 reading as follows:

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map and shall register a copy of the approved PUD-8, Planned Unit Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.09 of the Columbus City Codes; said plans being titled, "**PUD-8 SITE PLAN**," "**OPEN SPACE PLAN**," and "**SUGAR RUN CONCEPTUAL RENDERING**," and said

notes being titled, "**PLANNED UNIT DEVELOPMENT TEXT**," both all dated ~~February 28, 2014~~ **February 19, 2015**, and signed by Michael T. Shannon, Attorney for the Applicant, and the notes reading as follows:

PLANNED UNIT DEVELOPMENT TEXT

PROPERTY ADDRESS: 6490 Harlem Road, Columbus, Ohio 43054

PROPERTY SIZE: +/-16.4 Acres

CURRENT DISTRICT: R, Rural

PROPOSED DISTRICT: PUD-8, Planned Unit Development

OWNER: Sugar Run at New Albany Park, Ltd.; 230 West St., Ste. 200; Columbus, Ohio 43215

APPLICANT: Lifestyle Communities, Ltd., c/o; Michael T. Shannon, Esq.; CRABBE, BROWN & JAMES, LLP; 500 S. Front St.; Columbus, OH 43215; mshannon@cbjlawyers.com

DATE OF TEXT: ~~February 28, 2014~~ **February 19, 2015**

APPLICATION: Z05-079A

INTRODUCTION: The site consists of +/-16.4 acres and is found southeast of and adjacent to the intersection of Central College Road and Harlem Road. The site was annexed to the City of Columbus in 2004 and is currently zoned Rural. The site is proposed for residential development.

A. DESCRIPTION: The site shall consist of +/-16.4 gross acres zoned in the PUD-8, Planned Unit Development District.

B. PERMITTED USES: The permitted uses are as follows:

1. Those uses listed in Section 3333.02 (AR-12, Apartment District) of the Columbus City Code.
2. Mail structures; compactor buildings, and clubhouse/pool.

C. DEVELOPMENT STANDARDS: The site shall be developed in accordance with the PUD Plan. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering plans are completed. Any slight adjustment to the plan is subject to review and approval by the Director of the Department of Building and Zoning Services or his designee, upon submission of the appropriate data regarding the proposed adjustment. Unless otherwise indicated by the PUD Plan or this PUD Development Text, the development standards contained in Chapter 3333 (AR, Apartment District) shall apply.

D. DENSITY, HEIGHT, LOT, AND SETBACK COMMITMENTS:

1. The maximum density for multi-family development shall be 102 units.
2. The setback line from Harlem Road shall be 100 feet from centerline for buildings and pavement.
3. Unless otherwise set forth herein, the minimum building and pavement setback from perimeter property lines shall be 25 feet.
4. Building setback lines along all private internal streets shall be considered "build-to" lines as opposed to minimum setbacks, so that to the extent buildings are developed, such buildings shall be constructed so as to substantially "front" on such lines.
5. A building shall be considered to front a street if the front door of a majority of its units face the internal street.

6. Lot coverage for buildings and paved areas combined shall not exceed 70% of the site acreage.
7. Buildings shall not be less than one and half stories and not more than ~~two~~ **three** stories in appearance **as depicted in the attached conceptual rendering**.
8. The building footprints are schematic and may change depending on the final mix of building types. Garages may be added or replaced with surface parking depending on the final mix of building types. The orientation of the buildings and the internal street systems shall remain consistent with the PUD Plan.

E. ACCESS, LOADING, PARKING, AND OTHER TRAFFIC-RELATED COMMITMENTS:

1. All streets shall be private and provide for two-way traffic. Parking shall be permitted on both sides of all streets. Private alleys may be provided to the rear of buildings and shall allow for two-way traffic.
2. Parking shall be prohibited in the alleys. Minimum pavement width for the street shall be 24 feet (access type roadway). Parking at a minimum rate of 2 spaces per unit shall be provided. The required number of spaces shall be met through the use of a garage serving the unit, counting the parking space behind the garage in the driveway and/or on-street parking spaces near the unit.
3. All private streets shall have sidewalks on both sides of the street. There shall be a sidewalk along Harlem Road. All sidewalks shall have a minimum width of five (5) feet. However, any and all sidewalk commitments shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

F. BUFFERING, LANDSCAPING, OPEN SPACE, AND SCENING COMMITMENTS:

1. Street trees shall be required along the Harlem Road frontage and along all private streets in this subarea and shall be spaced at an average of 30 feet on center. Street trees shall be those specified in the Columbus Street Tree Program guidelines from the City of Columbus Forester. A row of street trees shall also be installed within the grass median at the entryway and within the boulevard at the southern end of the site; 30 feet on center.
2. Along the south and west property lines the developer shall install a mixture of evergreen and deciduous trees (1 tree for every 40 linear feet along those property lines) in the areas where there is no existing vegetation. Headlight screening shall be installed as shown on the submitted PUD drawing on the west side of the driveway adjacent to Parcel #220-001789. The South and West property lines abutting Parcel #220-001789 will also be buffered with a six (6) ft. high board on board privacy fence.
3. The developer shall install the white 4 board horse style fence along its Harlem Road frontage and along the south side of the main entrance driveway from the Harlem Road fence eastward to the curb cut to the first intersecting driveway.
4. The tree preservation area is shown on the submitted PUD drawing. This area shall be maintained in its natural state except for the removal of dead or diseased trees and the installation and maintenance of utilities. At the start of construction, the trees within the preservation areas shall be protected by the installation of a snow fence along the north and west side of the site.

G. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS, AND OTHER ENVIRONMENTAL COMMITMENTS:

1. All external parking and street lighting shall utilize decorative type fixtures at a maximum of 14 feet in height. These lights shall have cut-off downcast fixtures, or bulbs. However, landscaping at entry location may have up-lit or down-lit accent lighting provided the lighting does not spill off-site and that any ground mounted lighting shall be shielded and landscaped.

2. All external lighting fixtures shall be from the same or similar manufacturer's type to ensure compatibility.
3. All parking lot lighting shall utilize high-pressure sodium, color corrected light fixtures.
4. Ground mounted lighting shall be shielded and landscaped.

H. GRAPHICS AND SIGNAGE COMMITMENTS: All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the AR-12, Apartment Residential District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

I. ARCHITECTURAL STANDARDS:

1. A minimum of 50% of each exterior building façade shall be brick, brick veneer, stone, stone veneer, stucco stone, hardi-plank or the cementitious product, wood, and/or glass. Vinyl and other manufactured materials are permitted within the remaining exterior façade as long as they have a minimum thickness gauge of .044 inches. Metal and E.I.F.S. shall be permitted as accent features only (no more than 10% of each exterior building façade). The west elevation of the buildings which are adjacent to Harlem Road shall be finished in brick or brick veneer. The west elevation of the building at the southwest corner of the site shall also comply with this building treatment of brick or brick veneer.

2. All buildings shall provide fenestration (windows, shutters, or trim detailing) on all four elevations.

J. MISCELLANEOUS PROVISIONS:

1. The developer shall comply with the City's Pay as We Grow plan.
2. The developer shall comply with the City's Parkland Dedication Ordinance.

SECTION 2. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~
That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.