



Legislation Text

File #: 3116-2017, **Version:** 2

Rezoning Application: Z16-080

APPLICANT: Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

PROPOSED USE: Mixed-use development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on October 12, 2017.

WEST SCIOTO AREA COMMISSION RECOMMENDATION: ~~Disa~~Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of 28.7+/- acres zoned in the M-2, Manufacturing, and R, Rural districts and is developed with a storage yard, a nonconforming mobile home park, and six single-unit dwellings on deep lots. The applicant requests the CPD, Commercial Planned Development District (10.5+/- acres) and the L-AR-1, Limited Apartment Residential District (18.2+/- acres) to permit a mixed use development. The requested CPD district would permit unspecified commercial development at a density of 35,000 square feet of building area per acre. The requested L-AR-1 district would permit 481 units at an effective density of 26.4 units per acre. The proposal includes appropriate use restrictions and establishes supplemental development standards that address access, lighting, landscaping and screening, building materials; commitment to elevation drawings for the apartment buildings and an overall site plan; and provisions for interconnectivity. The CPD district includes variances to reduce the required number of parking spaces to be consistent with the parking requirements of the Urban Commercial Overlay and to reduce the size of parking spaces and maneuvering to accommodate internal parcel lines within the development. The proposed CPD portion lies within the boundaries of the *Trabue/Roberts Plan* (2011), which recommends mixed use town center development at this location. The proposed L-AR-1 portion lies within the boundaries of the *McKinley Avenue Corridor Plan* (2000), which recommends preservation of existing manufacturing zoning and confining new residential development within existing residential zoning. The proposed residential component is on land currently zoned manufacturing and the proposed commercial component is on land currently zoned residential. While this arrangement is not consistent with all of the Plans' land use recommendations, Staff recognizes that the proposal's interconnectivity still achieves the mixed use land use that is encouraged by the *Trabue/Roberts Plan*. Also, the removal of this manufacturing zoning reduces potential land use conflicts with existing residential uses to the east and west if new industrial development were to occur on this site. A concurrent Council variance (Ordinance # 3117-2017; CV17-050) has been filed on Subarea 2 to permit commercial access through the L-AR-1 district, and to reduce the parking setback, landscaping and screening, and perimeter yard requirements.

To rezone **3241 MCKINLEY AVENUE (43204)**, being 28.7± acres located on the west side of McKinley Avenue, 180± feet south of Trabue Road, From: M-2, Manufacturing and R, Rural districts, To: CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential districts (Rezoning # Z16-080).

WHEREAS, application # Z16-080 is on file with the Department of Building and Zoning Services requesting rezoning of 28.7± acres from M-2, Manufacturing and R, Rural districts, to CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the West Scioto Area Commission recommends disapproval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential districts will allow a mixed-use development that is consistent with the residential zoning in the area. The proposed multi-unit residential development in Subarea 2 is appropriate as part of a larger mixed-use town center development, as recommended by the adjoining *Trabue/Roberts Area Plan*; now, therefore:

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

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

3241 MCKINLEY AVENUE (43204), being 28.7± acres located on the west side of McKinley Avenue, 180± feet south of Trabue Road, and being more particularly described as follows:

SUBAREA 1: CPD

Situated in the State of Ohio, County of Franklin, Township of Franklin, being in Virginia Military Survey No. 530 and being 10.5+/- acres, said 10.5+/- acres being part of an Original 1.477 acre tract of land as conveyed to Joseph S. Dallas and Angelo J. Dallas III, Trustees of record in Instrument No. 200103260060487, part of an Original 1.5 acre tract of land as conveyed to Anthony J. Tiberi and Margherita D. Filichia of record in Official Record 20545, Page B15, part of those Original 1.898 and 1.102 acre tracts of land as conveyed to Richard A. Capuano, Trustee of the Richard A. Capuano Trust dated December 13, 2002 of record in Instrument No. 200503210051268, all of that tract of land as conveyed to Joseph S. Dallas and Kerma L. Dallas of record in Official Record 10907, Page B19, all of those tracts of land as conveyed to William J. Shaffer, Trustee of the William J. Shaffer Trust Agreement dated August 27, 1993 of record in Instrument No. 20140116006106, all of that 2 acre tract of land as conveyed to Ida Q. Tiberi, Trustee of the Ethel M. Quint Trust dated 5-20-98 of record in Instrument No. 200505190095638, all of that 1 acre tract of land as conveyed to Joseph S. Dallas and Kerma L. Dallas of record in Official Record 10907, Page B19 and all of that tract of land as conveyed to Joseph A. Castorano and Rebecca T. Castorano, husband and wife for their joint lives, the remainder to the survivor of them of record in Instrument No. 199903030054023, said 10.5+/- acres more particularly described as follows;

Beginning at the northwesterly corner of that 0.408 acre tract of land as conveyed to Angelo J. Dallas, Trustee, of record in Instrument No. 199804100085907, said corner also being the southwest corner of that tract of land as conveyed to Spyros C. Sevis, Co-Trustee and Phyllis Sevis, Co-Trustee, of record in Official Record 23323, Page D01 and in the easterly line of said 1.477 acre tract;

Thence across said 1.477 acre tract, **S 66° 36' 20" W 94.9+/- feet** to the westerly line of said 1.477 acre tract and the easterly line of said Original 1.5 acre tract;

Thence with the westerly line of said 1.477 acre tract and the easterly line of said Original 1.5 acre tract, **S 23° 24' 07" E 467.0+/- feet** to a common corner thereof, said corner also being in the northerly line of that tract of land as conveyed to Joseph S Dallas, Trustee, Angelo J. Dallas III, Trustee and John G. Damico of record in Instrument No. 200103260060473;

Thence with the southerly lines of said Original 1.5 acre tract, said Original 1.898 and 1.102 acre tracts, said Joseph S. Dallas and Kerma L. Dallas tract, said Shaffer tracts, said 2 acre Tiberi tract, said 1 acre Dallas tract and said Castorano tract, **S 66° 51' 43" W 662.6+/- feet** to the southwest corner of said Castorano tract, said corner also being the southeasterly corner of that tract of land as conveyed to Jeffery P. Ferrelli and Deborah K. Ferrelli of record in Instrument No. 201405200062549;

Thence with said common line, **N 23° 36' 49" W, 683.4+/- feet** to the northwesterly corner of said Castorano tract and the northeasterly corner of said Ferrelli tract, said corner being in the centerline of Trabue Road;

Thence with the northerly lines of said Castorano tract, said 1 acre Dallas tract, said 2 acre Tiberi tract, said Shaffer tracts and said Joseph S. Dallas and Kerma L. Dallas tract and along the centerline of said Trabue Road, **N 66° 35' 36" E 382.6+/- feet** to the northeasterly corner of said Joseph S. Dallas and Kerma L. Dallas tract, said corner also being the northwesterly corner of that tract of land described as Parcel 17-WD and conveyed to the Franklin County Commissioners of record in Instrument No. 200204030083711;

Thence with the easterly line of said Joseph S. Dallas and Kerma L. Dallas tract, the westerly line of said Parcel 17-WD and across the right-of-way of said Trabue Road, **S 23° 24' 07" E 40.0+/- feet** to the southwesterly corner of said Parcel 17-WD, the northeasterly corner of said Capuano tracts and being in the southerly right-of-way line of said Trabue Road;

Thence with the northerly line of said Capuano tracts, the southerly line of said Parcel 17-WD and along the southerly right-of-way line of said Trabue Road, the following two (2) courses and distances:

N 66° 35' 53" E, 70.0+/- feet to an angle point;

N 68° 59' 07" E, 120.0+/- feet to the northeasterly corner of said Capuano tracts, the southeasterly corner of said Parcel 17-WD, the northwesterly corner of the remainder of said Original 1.5 acre tract and the southwesterly corner of that tract of land described as Parcel 18-WD and conveyed to the Franklin County Commissioners of record in Instrument No. 200204030083709;

Thence with the northerly line of the remainder of said Original 1.5 acre tract, the southerly line of said Parcel 18-WD and along said southerly right-of-way line, **N 69° 41' 16" E, 92.8+/- feet** to the northeasterly corner of the remainder of said Original 1.5 acre tract, the southeasterly corner of said Parcel 18-WD, the northwesterly corner of the remainder of said 1.477 acre tract and the southwesterly corner of that tract of land described as Parcel 19-WD and conveyed to the Franklin County Commissioners of record in Instrument No. 200204030083714;

Thence with the northerly line of the remainder of said Original 1.477 acre tract, the southerly line of said Parcel 19-WD and along said southerly right-of-way line, **N 73° 05' 50" E, 88.3+/- feet** to the northeasterly corner of the remainder of said Original 1.477 acre tract, the southeasterly corner of said Parcel 19-WD, the northwesterly corner of said Sevis tract and being a westerly corner of that tract of land described as Parcel 20-WD and conveyed to the Franklin County Commissioners of record in Instrument No. 200207240181458;

Thence with the easterly lines of said Original 1.477 acre tract and the westerly lines of said Sevis tract, the following three (3) courses and distances:

S 23° 24' 07" E, 49.6+/- feet to an angle point;

N 66° 35' 53" E, 7.1+/- feet to an angle point;

S 23° 24' 07" E, 109.9+/- feet to the *True Point of Beginning* and containing **10.5+/- acre** more or less.

The above description was prepared by Advanced Civil Design Inc. on 7/11/2017 and is based on existing County Auditor records, County Recorder records and Franklin County GIS.

SUBAREA 2: L-AR-1

Situated in the State of Ohio, County of Franklin, Township of Franklin, being in Virginia Military Survey No. 530 and being all of the remainder of an Original 0.408 acre tract of land as conveyed to Angelo J. Dallas, Trustee of record in

Instrument No. 199804100085907, all of the remainder of an Original 3.31 acre tract of land of record in Instrument No. 199804100085907, part of that tract of land as conveyed to Joseph Dallas, Trustee of record in Instrument No. 200103260060473, part of that tract of land as conveyed to Dallas Mobile Home Village, Inc., of record in Official Record 2606, Page 331 and part of the remainder of an Original 1.477 acre tract of land as conveyed to Joseph S. Dallas and Angelo J. Dallas III, Trustees of record in Instrument No. 200103260060487, and more particularly described as follows;

Beginning at the northeasterly corner of the remainder of said 0.408 acre tract, said corner also being a southwesterly corner of Parcel 30WD as described in the deed to Franklin County Commissioners of record in Instrument No. 200207100169721 and in the westerly right-of-way line of McKinley Avenue;

Thence with the easterly lines of said Original 0.408 acre tract, 3.31 acre tract, across said Joseph Dallas, Trustee tract, said Dallas Mobile Home Village tract and with the westerly line of said Parcel 30WD and said westerly right-of-way line, the following five (5) courses and distances:

S 65° 37' 31" E, 200.0+/- feet;

With a curve to the right having a central angle of **08° 13' 04"** and a radius of **1402.39+/- feet**, an arc length of **201.14+/- feet** and a chord bearing and distance of **S 61° 30' 59" E, 200.97+/- feet;**

S 57° 24' 27" E, 109.7+/- feet;

S 56° 12' 12" E, 135.5+/- feet;

S 35° 47' 21" E, 355.8+/- feet to a point in the southerly line of said Dallas Mobile Home Village tract, the northerly line of a tract of land as conveyed to City of Columbus, Ohio of record in Official Record 3357, Page 215 and in the said westerly right-of-way line;

Thence with the southerly line of said Dallas Mobile Home Village tract, **S 66° 51' 43" W, 1594.5+/- feet** to the southwesterly corner of said tract and in the easterly right of way line of the railroad;

Thence with the westerly line of said Dallas Mobile Home Village tract and said Joseph Dallas, Trustee tract, **N 39° 17' 52" W, 552.4+/- feet** to a point;

Thence with the northerly lines of said Joseph Dallas, Trustee tract, the following two (2) courses and distances:

With a curve to the left having a central angle of **41° 07' 57"** and a radius of **459.34+/- feet**, an arc length of **329.76+/- feet** and a chord bearing and distance of **S 82° 17' 40" E, 322.72+/- feet;**

N 66° 51' 43" E, 778.7+/- feet to the southwesterly corner of said Original 1.477 acre tract;

Thence with the westerly line of said Original 1.477 acre tract, **N 23° 24' 07" W, 467.0+/- feet** to a point;

Thence across said Original 1.477 acre tract, **N 66° 36' 20" W, 94.9+/- feet** to the westerly line of said Original 1.477 acre tract and the northwesterly corner of said 0.408 acre tract;

Thence with the northerly line of said 0.408 acre tract the following two (2) courses and distances:

N 57° 08' 53" E, 121.8+/- feet to an angle point;

N 39° 54' 10" E, 7.0+/- feet to the ***True Point of Beginning*** and containing **18.2+/- acre** more or less.

The above description was prepared by Advanced Civil Design Inc. on 8/9/2017 and is based on existing County Auditor records, County Recorder records and Franklin County GIS.

To Rezone From: M-2, Manufacturing District and R, Rural District

To: CPD, Commercial Planned Development District and L-AR-1, Limited Apartment Residential District

SECTION 2. That a Height District of sixty (60) feet is hereby established on the CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential Districts on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential Districts and Application among the records of the Department of Building and Zoning Services as required by Sections 3311.12 and 3370.03 of the Columbus City Codes; said plans being titled, “**TRABUE / MCKINLEY AVENUE MIXED USE CONCEPT PLAN,**” “**EXHIBIT 1,**” and “**EXHIBIT 2,**” dated November 8, 2017, and text titled, “**DEVELOPMENT TEXT,**” dated November 7, 2017, all signed by David Hodge, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

Application: Z16 - 080
Address: 3241 McKinley Avenue
Owner: Joseph Dallas, TR, et. al.
Applicant: Preferred Living
Zoning Districts: CPD and L-AR-1
Date: November 7, 2017

Introduction: The applicant seeks to rezone 29+/- acres for a neighborhood scale mixed-use redevelopment in accordance with the land use recommendations for the property from the Trabue / Roberts Area Plan - San Margherita Subarea (the “Plan”). This rezoning achieves the mixed-use development goal promulgated by the Plan

There are two Subareas proposed in this rezoning, Subarea 1 is along the south side of Trabue Road west of its intersection with McKinley Avenue and provides the commercial component to the mixed-use redevelopment. Subarea 2 will redevelop the existing mobile home park and contiguous ground along McKinley Avenue providing for the apartment residential component to the mixed-use redevelopment.

SUBAREA 1: CPD

1. Location: Subarea 1 is located south of Trabue Road, west of its intersection with McKinley Avenue. There are several adjacent tracts that remain located in Franklin Township which require annexation to the City of Columbus. When annexed the expectation is that those properties will be rezoned in a manner similar to the zoning established here. Subarea 1 consists of 10.5+/- acres.

2. Permitted Uses: Those uses permitted by C.C. 3356.03 (C-4 permitted uses), excluding the following:

Extended Stay Hotels
Automobile and Light Truck Dealers
Automotive Sales, Leasing and Rental
Cabarets and Nightclubs
Blood and Organ Banks
Check Cashing and Loans
Community Food Pantry
Missions / Temporary Shelters

Motorcycle, Boat, and Other Motor Vehicle Dealers
Motor Vehicle Accessories and Parts Dealers
Outdoor Power Equipment Sales
Pawn Brokers
Recreational Vehicle Dealers
Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing
Used Merchandise Stores
Drive-In Motion Picture Theaters
Farm Equipment and Supply Stores
Garden, Landscaping and Nursery Centers and Sales
Hospitals
Lawn and Garden Equipment and Supplies Stores
Performing Arts, Spectator Sports and Related Industries
Animal Shelter
Halfway House
Veterinarians (Unlimited practice)

3. Development Standards: Except as otherwise noted herein, the applicable development standards of the Urban Commercial Overlay, Sections 3372.601 through 3372.609 shall apply, unless otherwise specified below. If not addressed therein, the standards of Chapter 3356 (C-4) shall apply.

A. Density, Height, Lot, and/or Setback Commitments.

1. The maximum permitted site density shall not exceed 35,000 square feet per gross acre.
2. The maximum building setback shall be 20 feet from Trabue Road, neither parking nor drive aisles may be permitted between buildings and Trabue Road.
3. There shall be a zero setback for interior property lines within this subarea for parking and maneuvering and buildings.
4. Building overhangs, stoops, steps, patios, and other architectural features shall be permitted to encroach up to 5 feet into the building setback.
5. The maximum permitted building setback along the internal north / south drive aisles shall be 10 feet and the minimum setback for parking lots shall be 5 feet. A maximum of 50 percent of required parking may be located at the side of a principal building.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. The exact location of access points are subject to the review and approval of the City of Columbus, Department of Public Service and the Franklin County Engineer's Office, as applicable.
2. If required, right-of-way shall be dedicated along Trabue Road.
3. Internal drive aisles may be developed without regard to interior parcel lines to enable seamless development across the subject property. Cross-access easements will be provided.
4. Interconnectivity, for motorists and pedestrians, shall be provided with Subarea 2, cross-access easements shall be provided.
5. Prior to submittal and approval of a site compliance plan for Subarea 1, a revised traffic impact study shall be prepared to evaluate the impacts of the commercial development. This revised traffic impact study will need to evaluate the

proposed access points to Trabue Road as well as off-site intersections, as determined by the City of Columbus, Department of Public Service and the Franklin County Engineer's Office, as applicable. For the purposes of this future analysis, all site traffic generated from developments within Subarea 2 shall be considered site-generated traffic and not considered background traffic at off-site intersections. If the revised traffic study identifies improvements necessary to mitigate impacts of Subarea 1, these improvements shall be implemented in conjunction with the submittal of a site compliance plan for Subarea 1, as determined by the Department of Public Service.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. Any loading area located within twenty-five (25) feet of a residentially zoned or used property shall be screened from such residential property by buildings or view-obstructing treatment such as landscaped mounds, a wall or fence, dense planting strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of six (6) feet and an opacity of not less than seventy-five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance at all times.
2. All open areas on each developed parcel not occupied by buildings, structures, outside display areas, parking areas, street right-of-way paved areas, driveways, signs, walkways, plazas, and off-street loading areas shall be landscaped with lawns, grass, seasonal plantings, mulch, trees and shrubs.
3. The frontage along Trabue Road shall include street trees spaced 1 every 40 feet; trees may be grouped where appropriate as long as the minimum number are provided. The spacing and species shall be subject to the approval of the City of Columbus Forester. Minimum street tree size at installation shall be 2 ½ inches in caliper. This provision is in lieu of the landscaping and screening requirements of C.C. 3372.607.
4. Dumpsters and mechanical equipment shall be fully screened from off-site view by a solid wall or fence consisting of materials that are consistent with one or more of the primary or secondary materials that are used on the nearest structure that is served by the relevant dumpster or mechanical equipment.
5. New tree plantings shall consist of those species native to Ohio.

D. Building Design and/or Interior-Exterior Treatment Conditions.

The appearance and architecture shall be consistent and compatible throughout. Building materials shall be predominately brick, brick veneer, stone or stucco stone, metal, vinyl, stucco, synthetic stucco (EFIS), wood, and glass, in various combinations thereof. No exposed or painted concrete block shall be permitted. Commercial decorative finish to block may be used for the sides and rear of buildings not fronting streets.

E. Lighting, Outdoor Display Areas and/or other Environmental Commitments.

Light poles shall be black, dark brown or bronze in color, consistent throughout, and coordinated with the overall architectural scheme.

F. Graphics and/or Signage Commitments.

The developer may submit a graphics plan for part or all of the development. If no graphics plan is submitted, all signage and graphics shall conform to Section 3372.606 Graphics within the Urban Commercial Overlay of the Columbus City Code. Any variance to the standards of this text or Columbus City Code shall be submitted to the Columbus Graphics Commission.

G. Variances Requested.

The following variances are requested:

1. Section 3312.09, Aisle, to permit aisles to be divided by property lines, subject to applicable total code required aisle width being provided and applicable easements.
2. Section 3312.13, Driveway, to permit driveways to be divided by property lines, subject to applicable total code required driveway width being provided and applicable easements.
3. Section 3312.25, Maneuvering, to permit maneuvering areas (including aisles, driveways, and parking spaces) to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces and applicable easements.
4. Section 3312.49, Minimum number of parking spaces required, code required parking may occur on separate tax parcels provided the sum of parking shall be used to determine compliance with core required parking for uses within separate tax parcels. The minimum number of parking spaces required shall be determined by C.C. 3372.609 Parking and circulation of the Urban Commercial Overlay.
5. Section 3312.29 to allow parking spaces to be divided subject to code required dimensions being provided.
6. Section 3356.11, C-4 District setback lines, to reduce the setback requirements identified in that provision in accordance with this text to achieve a setback consistent with the goal of an Urban Commercial Overlay form of development.

H. CPD Criteria.

1. Natural Environment: The property is located along the south side of Trabue Road, west of its intersection with McKinley Avenue.
2. Existing Land Use: The site is generally underdeveloped being large deep lots with single-family residential uses along the north of the property.
3. Circulation: All access for the property will be approved by the City of Columbus Public Service Department. Presently individual residential lots have direct access to Trabue Road.
4. Views and Visibility: Consideration has been given to the visibility and safety of motorists and pedestrians both on and off the subject property in the development of the site. Aesthetically the development will be an improvement to current views from area residential areas. This development text commits to a design aesthetic recommended by the Trabue / Roberts Area Plan - San Margherita Subarea.
5. Proposed Development: Commercial development to achieve a mixed-use redevelopment overall in accordance with the Trabue/Roberts Area Plan land use recommendation for the property.
6. Behavior Patterns: The property is targeted as a prime mixed use redevelopment area, as planned this redevelopment will provide commercial uses to service both existing and anticipated residential growth in the immediate area.
7. Emissions: No adverse effect from emissions will result from the proposed development.

I. Miscellaneous Commitments.

1. There shall be multiple points of pedestrian connectivity to the development to the south and east and to adjacent streets, drives, and walkways.
2. There shall be an interconnected system of walkways throughout the development. Pedestrian walkways shall be a

minimum 5 feet in width and may be along one side of drive aisles. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided. Final locations to be determined at the time of final engineering.

3. Developer shall comply with applicable requirements of Chapter 3318, Parkland Dedication.
4. All new wiring shall be underground.
5. The proposed development shall be developed in general conformance with the submitted site plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Drive aisle locations are schematic and subject to change. Any adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed development.

SUBAREA 2: L-AR-1

Introduction: The subject site is currently partially developed with a mobile home park zoned in the M-2, Manufacturing district. The applicant seeks rezoning to the L-AR-1 district to allow apartment residential redevelopment at a density consistent with the Trabue/Roberts Area Plan - San Margherita Subarea recommendation which provides for a maximum residential density of 45 dwelling units per acre. This rezoning request, in conjunction with the commercial rezoning provided in Subarea 1, achieves the neighborhood mixed-use recommendation of the Trabue/Roberts Area Plan.

1. **Location:** Subarea 2 is located west of McKinley Avenue and south of Subarea 1, it consists of 18.2+/- acres.
2. **Permitted Uses:** Multi-unit residential and accessory uses customarily incidental thereto.
3. **Development Standards:** Unless otherwise specified herein, the development standards shall be those applicable to the AR-1, apartment residential district.

A. Density, Height, Lot, and/or Setback Requirements.

1. The maximum number of dwelling units shall be 481.
2. The perimeter yard shall be zero to allow development in conformity with the Site Plan, providing drive aisles and interconnectivity with Subarea 1. Interior buildings may be setback 5 feet, and the parking setback from McKinley Avenue may be 10 feet, per concurrent Council Variance Application # CV17 - 050. If the developer opts to create separate lots, interior perimeter yards may be zero for buildings and drive aisles, per concurrent Council Variance Application # CV17 - 050.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. All access points shall be subject to the review and approval of the City of Columbus, Department of Public Service.
2. If required, right-of-way along McKinley Avenue shall be dedicated.
3. Cross-access easements shall be provided to accommodate pedestrian and motorist interconnectivity between this Subarea and Subarea 1, and if separate lots are created on Subarea 2 to differentiate the apartment residential products being offered, per concurrent Council Variance Application # CV17 - 050.
4. The development shall meet the minimum number of parking spaces required overall, however parking requirements may be met by using parking spaces on a separate tax parcel, per concurrent Council Variance Application # CV17 - 050.

5. At the north access point to McKinley Avenue, a northbound left turn lane with a length of 285 feet, including diverging taper, and a southbound right turn lane with a length of 285 feet, including diverging taper, shall be provided unless otherwise approved by the City of Columbus, Department of Public Service.

6. At the south access point to McKinley Avenue, a northbound left turn lane with a length of 285 feet, including diverging taper, and a southbound right turn lane with a length of 285 feet, including diverging taper, shall be provided unless otherwise approved by the City of Columbus, Department of Public Service.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. Perimeter and interior landscaping shall be substantially similar to that which is depicted on the attached Site Plan. This plan is a general depiction of the open space and landscaping to be provided and is intended to represent the general character, location, and numbers of trees and bushes in and around the development. Precise locations and numbers may vary from that shown.

2. New tree plantings shall consist of those species native to Ohio.

D. Building Design and/or Interior-Exterior Commitments.

All buildings will be constructed with an exterior mixture of brick, brick veneer, stone or stucco stone, metal, glass, stucco, synthetic stucco (EIFS), wood, metal, and vinyl siding in various combinations throughout the development. Residential buildings shall be similar in character to Exhibit 1 and Exhibit 2 attached hereto.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. Maximum height of light poles shall be 18 feet.

2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.

3. Lights shall be of the same or similar type and color.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. Developer shall comply with applicable requirements of Chapter 3318, Parkland Dedication.

2. All new wiring shall be underground.

3. The site shall be developed in general conformance with the submitted Site Plan. The Site Plan may be adjusted slightly to reflect engineering, topographical, or other site data developed at the time that development and engineering plans are completed. Any adjustments to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

