



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #:** 2373-2018, **Version:** 2

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### **Rezoning Application: Z18-025**

**APPLICANT:** Epcon Communities, Inc.; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, Ohio 43054.

**PROPOSED USE:** Single-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on June 14, 2018.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval. The site is developed with five single-unit dwellings. The applicant is requesting the PUD-6, Planned Unit Development District to permit the development of a single-unit residential subdivision containing 81 units (4.01 du/AC) with 3.6 acres of open space. The site is within the boundaries of the *Northwest Plan* (2016), which recommends "Low Density Residential" land uses for this location. The Plan also encourages connectivity between developments and an interconnected series of streets, sidewalks, and paths. The development text and plan include commitments to specific development standards including vehicular access, landscaping and screening, building materials, refuse collection, and graphics provisions. While the request is compatible with the *Northwest Plan's* recommendation for low density residential land uses and includes substantial preservation of natural resources on site, the applicant does not agree to staff's request to construct street stubs to the north and south that provide vehicular and pedestrian connectivity in the event that adjacent properties redevelop, as recommended by the Plan. Therefore, the City Departments recommend disapproval of this request.

To rezone **5586 RIVERSIDE DRIVE (43017)**, being 20.25± acres located on the east side of Riverside Drive, 1,250± south of Cranston Drive, **From:** R, Rural District, **To:** PUD-6, Planned Unit Development District (Rezoning # Z18-028 025).

**WHEREAS**, application # Z18-028 025 is on file with the Department of Building and Zoning Services requesting rezoning of 20.25± acres from R, Rural District, to PUD-6 Development District; and

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

**WHEREAS**, the City Departments recommend disapproval because the *Northwest Plan* encourages connectivity between developments and an interconnected series of streets, sidewalks, and paths. While supportive of the use, staff does not believe that deviation from this recommendation is warranted; 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 # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**5586 RIVERSIDE DRIVE (43017)**, being 20.25± acres located on the east side of Riverside Drive, 1,250± south of Cranston Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Perry, lying in Lot 14, Quarter Township 3, Township 2, Range 19, United States Military District, and being part of that 5.65 acre (Auditor) tract conveyed to Kerre A. Kammerer (APN 212-000421), part of that 4.85 acre (Auditor) tract conveyed to Randy Walker and Christine K. Walker (APN 212-000166), part of that 1.76 acre (Auditor) tract conveyed to Majda M. Horn and Gerald E. Horn (APN 212-000060), and part of that 8.30 acre (Auditor) tract conveyed to Epcon Riverside, LLC (APN 212-000423) and being more particularly described as follows:

BEGINNING, in the easterly line of said 8.30 acre (Auditor) tract, at the southwesterly corner of Lot 314 of that subdivision entitled "Riverside Hills Section 8," as recorded in Plat Book 57, Page 87, at the northwesterly corner of Lot 739 of that subdivision entitled "Riverside Green South Section 20," as recorded in Plat Book 63, Page 43;

Thence South 02° 58' 09" West, with the line common to said 8.30 acre (Auditor) tract and Lot 739 of said "Riverside Green South Section 20," a distance of 57.43 feet to the southeasterly corner of said 8.30 acre (Auditor) tract;

Thence North 86° 08' 53" West, with the southerly line of said 8.30 acre (Auditor) tract, a distance of 1493.62 feet to the easterly right-of-way line of Riverside Drive (U.S. 33);

Thence North 10° 50' 57" West, with the easterly right-of-way line of said Riverside Drive (U.S. 33), 30.00 feet from the centerline thereof, across said 8.30 acre (Auditor) and 1.76 acre (Auditor) tracts, a distance of 272.49 feet to a point;

Thence continuing with the easterly right-of-way line of said Riverside Drive (U.S. 33), 30.00 feet from the centerline thereof, across said 1.76 acre (Auditor) tract, said 4.85 acre (Auditor) tract, and said 5.65 acre (Auditor) tract, with the arc of a curve to the right, having a central angle of 01° 55' 00", a radius of 5699.65 feet, an arc length of 190.67 feet, a chord bearing of North 09° 53' 27" West and chord distance of 190.66 feet to a point;

Thence North 08° 55' 57" West, continuing with the easterly right-of-way line of said Riverside Drive (U.S. 33), 30.00 feet from the centerline thereof, across said 5.65 acre (Auditor) tract, a distance of 115.49 feet to the northerly line of said 5.65 acre (Auditor) tract;

Thence South 86° 23' 07" East, with the northerly line of said 5.65 acre (Auditor) tract, a distance of 1624.88 feet to the northeasterly corner of said 5.65 acre (Auditor) tract, in the westerly line of Lot 320 of said "Riverside Hills Section 8";

Thence South 02° 58' 09" West, with the easterly line of said 5.65 acre (Auditor), 4.85 acre (Auditor) and 8.30 acre (Auditor) tracts, with the westerly line of Lots 320, 319, 318, 317, 316, 315 and 314 of said "Riverside Hills Section 8," a distance of 510.76 feet to the POINT OF BEGINNING, containing 20.25 acres, more or less.

**To Rezone From:** R, Rural District.

**To:** PUD-6, Planned Unit Development District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the PUD-6, Planned Unit Development District 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 approved PUD-6, 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 plan being titled, "**PUD PLAN, THE COURTYARDS AT RIVERSIDE DRIVE**," and text titled, "**PLANNED UNIT DEVELOPMENT TEXT**," both dated August 28, 2018, and signed by Eric Zartman, Attorney for the Applicant, and the text reading as follows:

**PLANNED UNIT DEVELOPMENT TEXT**

**Property Address: 5586-5610 Riverside Drive**  
**Parcel IDs: 212-000421, 212-000166, 212-000423, 212-000060**  
**Property Size: Net +/- 20.25 Acres**  
**Current District: R, Rural District**  
**Proposed District: PUD-6, Planned Unit Development**  
**Applicant: Epcon Communities, Inc., c/o Jason Coffee**  
**500 Stonehenge Parkway**  
**Dublin, Ohio 43017**  
**Attorney: Michael Shannon, Esq.**  
**Underhill & Hodge**  
**8000 Walton Parkway, Suite 260**  
**New Albany, Ohio 43054**  
**Date of Text: August 28, 2018**  
**Application: Z18-025**

## **I. Introduction**

The subject property site ("Site"), PIDs: 212-000421, 212-000166, 212-000423, and 212-000060, have been recently annexed to Columbus, Ohio. The Site is located on the east side of Riverside Drive, between State Route 161 and Hayden Road. The Site is not situated within a Commercial Overlay or Planning Overlay. The Site is not subject to an Area Commission. However, the Site is subject to the Northwest Civic Association and the Northwest Plan. The Northwest Plan supports office and residential uses for the Site.

The Site is bordered on the north and south by single family residences in Perry Township, on the east by Columbus parcels zoned Residential, SR and PUD-8, and on the west by the Scioto River across Riverside Drive.

Applicant requests to rezone the Site PUD-6 and develop it with 81 single family dwelling units, not to exceed 4.1 dwelling units per acre.

**II. Permitted Uses:** The permitted uses shall be those contained in Section 3332.033 (R-2 residential district) of the Columbus City Code.

**III. Development Standards:** Unless otherwise specified below or in the PUD Plan, the Site's individual lots shall be developed in accordance with the applicable R-2 development standards of Chapter 3332 of the Columbus City Code.

### **A. Density, Height, Lot and/or Setback Requirements:**

1. The minimum building line shall be 20 feet. Except, the minimum building line for the longer side of corner lots shall be 12 feet.
2. The minimum rear yard shall be 10 feet.
3. The maximum combined side yards required shall be 10 feet.
4. The minimum side yard permitted shall be 0 feet.
5. Porches and patios are permitted within the front yard, side yard, and rear yard.
6. Fences are permitted between lots and in the rear of lots.
7. The maximum lot coverage shall be 50% of the total lot area. The lot coverage does not include porches and patios.

**B. Access, Loading, Parking and/or other Traffic Related Commitments:**

1. Access shall be designated and located to the specifications of the Ohio Department of Transportation.
2. Each dwelling shall have a two-car garage.
3. All streets within the development shall be private and will be maintained by the Owner.

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

1. Buffering, landscaping, and open space shall be as provided on the PUD Plan.
2. The lots shall have a rear fence which will screen the development from neighboring properties.
3. Any building along the perimeter of the Site shall have a minimum 25-foot rear building setback from the Site's property line.

**D. Building Design and/or Interior-Exterior Treatment Commitments:**

Building materials will be natural in appearance by employing the following building materials: brick, brick veneer, stone, stone veneer, stucco stone, wood and glass. Manufactured materials may be used as long as they are natural in appearance. The colors of the siding must be similar to the masonry materials used elsewhere on a building. Metal and E.I.F.S. are allowed as accent features only.

**F. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:**

1. Subject to the approval of a Dumpster Waiver by the Department of Public Service Refuse Collection Division, refuse collection shall be provided by a private hauler and transported to an off-site compactor.
2. Street lighting shall be down lighting.

**G. Graphics and Signage Commitments:**

All graphics and signage shall conform to Article 15 and Chapter 3376 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.

**IV. Miscellaneous Commitments:**

The Site shall be developed in accordance with the PUD Plan. The PUD Plan may be adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any adjustment to the PUD Plan shall be reviewed and may be approved by the director of the Department of Building and 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.