



Legislation Text

File #: 2655-2018, **Version:** 2

Rezoning Application: Z17-027

APPLICANT: Timothy R. Henn; c/o David Ludwig, Agent; 8800 Lyra Drive, Suite 600; Columbus, OH 43240.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on May 10, 2018.

GREATER SOUTH EAST AREA COMMISSION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one undeveloped parcel zoned in the R, Rural District. The requested PUD-6, Planned Unit Development District will permit the development of 51 detached single-unit dwellings (4.4 dwelling units per acre) on private streets. The development text includes commitments to building setbacks, traffic access, open space, street trees, buffering, and screening. A variance to allow the 51 dwelling units to be on one lot is included in the development text. The PUD Plans depict the site layout and landscaping. Elevation renderings of the dwellings are also provided. The site lies within the planning area of the *Southeast Area Plan* (2000), which recommends residential land uses at this location, with a site design that maximizes centralized open space. Staff recognizes the constraints with this site on providing centralized open space which has been offset by the substantial landscaped buffer that is proposed along Lehman Road. The request is consistent with the land use recommendation of the *Southeast Area Plan*, and is compatible with adjacent residential development.

To rezone **7280 LEHMAN ROAD (43110)**, being 11.57± acres located on the north side of Lehman Road, 760± feet west of ~~Bowman~~ **Bowen Road**, **From:** R, Rural District, **To:** PUD-6, Planned Unit Development District (Rezoning #Z17-027). (AMENDED BY ORD. 1709-2020; PASSED 7/20/2020)

WHEREAS, application #Z17-027 is on file with the Department of Building and Zoning Services requesting rezoning of 11.57± acres from R, Rural District, to PUD-6, Planned Unit Development District; and

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

WHEREAS, the Greater South East Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested PUD-6, Planned Unit Development District is consistent with the land use recommendation of the *Southeast Area Plan*, and is compatible with adjacent residential development.; 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:

7280 LEHMAN ROAD (43110), being 11.57± acres located on the north side of Lehman Road, 760± feet west of

~~Bowman~~ **Bowen** Road, and being more particularly described as follows:

Description for a 12.3987 Ac. Tr. In Sec-18, Twp-15, Rge-20. Madison Township and the City of Columbus, Franklin County, Ohio for:

Lynd Land Development Company

Situated in the City of Columbus, County of Franklin, State of Ohio in Section 18, Township 15, Range 20, Congress Lands, and being all of a 12.399 acre tract conveyed to Lynd Land Development Company as recorded in Official Record 27488-G-17, Records Office, Franklin County, Ohio, more particularly bounded and described as follows:

beginning at a P-K Nail set at a common corner of said 12.399 acre tract and City of Columbus, 0.028 acre inst#200602080025290 in the south line of said Section 18, being the north line of section 19, which is N 89° 57' 53" E, 60.16 feet from Franklin County Engineer's Monument #3325, found in the centerline of Lehman Road, 40' R/W, thence N 00° 04' 18" W, 300.00 feet, with a common line of said 12.399 and 0.028 acre tracts and the east line of Reserve "B" in the Canal Crossing Section 3 as recorded in Plat Book 104 Page 56, to a 3/4" iron pipe found at a common corner of said 12.399 acre tract and subdivision, passing a 3/4" iron pipe found at 30.06 feet;

thence N 89° 57' 53" E, 1800.35 feet, with the common line of said 12.399 acre tract and subdivision and Canal Crossing Section 2, Plat Book 102 Page 55, and a portion of Canal Crossing Section 1, Plat Book 102 Page 53, to a 3/4" iron pipe found at a common corner of said 12.399 and Lyndsey D. Champ 1.033 acre inst#201110040125410;

thence S 00° 03' 03" E, 300.00 feet, with a common line of said 12.399 and 1.033 acre tracts, to a P-K nail set at a common corner of said tracts in the north line of Thomas R. Hummel, Trustee & Sara E. Hummel, Trustee 106.7 acre inst #200102280040265, in Lehman Road, which is S 89° 57' 53" W, 794.95 feet from Franklin County Engineer's Monument #9932, at the centerline intersection of said Lehman Road and Bowen Road, being the southeast corner of said section 18, & the northeast corner of said section 19, passing a 3/4" iron pipe found at 270.07 feet;

thence S 89° 57' 53" W, 1800.24 feet, with a common line of said 12.399 and 106.7 acre tracts, with the centerline of Lehman Road 4(Y R/W and the common line of said sections 18 & 19, to the Place of Beginning; to contain 12.3987 acres, be the same more or less, of which 0.8265 acres are in Madison Township and 11.5722 acres are in the City of Columbus and subject to all legal easements, restrictions and conditions as the same may be or record.

0.8265 acres of this 12.3987 acre tract lie within the Right-of-Way of Lehman Road.

Basis of bearings: the south line of said 12.399 acre tract as S 89° 57' 53" W from OR-27488-G-17.

Prepared from a Boundary Survey performed by me Louis J. Haines, Professional Surveyor # 7205, on or about September 2012.

All 3/4" iron pipe set are 3/4" galvanized iron pipe cut to 30" lengths with an orange plastic id cap inscribed "Haines Surv. ".

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 changes 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 plans being titled, "**LEHMAN PARK**

SUBDIVISION," and "LANDSCAPE PLAN FOR HENN BROTHERS," said elevation drawings titled, "LEHMAN PARK," and said text being titled, " PLANNED UNIT DEVELOPMENT (PUD-6)," all dated April 9, 2018, and signed by Timothy Henn, Applicant, and the text reading as follows:

PLANNED UNIT DEVELOPMENT (PUD-6)

PROPERTY ADDRESS: 7280 Lehman Rd
PID: 490-169285
ACREAGE: 11.57 Acres
EXISTING ZONING: R, Rural
PROPOSED ZONING: PUD-6, Planned Unit Development District
APPLICANT: Timothy R. Henn
PROPERTY OWNER: Larry Grant Lynd
DATE OF TEXT: April 9, 2018
APPLICATION NUMBER: Z17-027

INTRODUCTION: The 11.57 +/- acre site is located on the north side of Lehman Road, 800 +/- feet west of Bowen Road. The 11.57 +/- acre site is proposed to be zoned PUD-6 for development of 51 detached single-family condominiums. A site plan titled "Lehman Park Subdivision," hereafter "Site Plan," is submitted with this application. The proposed uses are appropriate for the site and area.

1. PERMITTED USES: The permitted use for the area shall be fifty-one (51) detached single unit dwellings, as permitted in Section 3345.04, Permitted uses (Planned Unit Development).

2. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan, or in this written text, the applicable development standards shall be those standards contained in Chapter 3345, Planned Unit Development, of the Columbus City Code.

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

1. The Lehman Road building setback line shall be a minimum of 90 feet from centerline of Lehman Road (50' from the proposed 40' wide right of way).

2. The detached single-unit dwellings may be on separate lots or may contain no lots (fee simple). The following criteria applies to either scenario:

a. Platted lots: minimum lot size: 80 feet x 52 feet = 4,160 square feet; minimum setback from private street = 10 feet; minimum side yard = 6 feet; minimum rear yard = 20 feet; and maximum lot coverage = 58%

b. Unplatted: minimum setback from private street = 10 feet; minimum distance the dwellings will be each other 12' on side yards and 10' from interior road.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. Vehicular access shall be from two proposed access roads as shown on the Site Plan.

2. Per the Franklin County Engineer, a Lehman Road traffic study is not required per agreement with the Madison Township Trustees. Lehman Road will be milled and overlaid from the westerly property line point +/- 750' east of the easterly property line. All roadway improvements and recommendations will be addressed.

3. Streets shall be private.

4. Lehman Road right of way totaling 40 feet from centerline shall be conveyed to ~~Franklin County~~ **the City of Columbus** in conjunction with the final site compliance plan.

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

1. Landscaping/screening shall be provided as depicted on the Site Plan and Landscape Plan and in accordance with Chapter 3321 requirements.
2. Open space shall be provided as depicted on the Site Plan. Open Space areas may be developed with resident walking path(s), gazebo, benches or comparable leisure uses consistent with the open space area.
3. A ten (10) foot tree buffer area shall be located on the north, south, east and west sides of the site, as shown on the Site Plan. Additional tree planting at the rate of 20 feet on center shall be placed in areas of the east and west ten (10) foot setbacks where there are gaps in the existing trees.
4. Street trees shall be provided on the private street at one tree per unit.
5. Street trees shall be provided along Lehman Road at minimum 30 feet on center.
6. A combination of 24 inch high mounding and plant material shall be provided along and adjacent to the south property line to provide buffering along Lehman Road to minimize one of the design criteria of the *Southeast Area Plan* which recommends no rear yards along roads.

D. Building design and/or Interior-Exterior treatment commitments.

The dwellings shall be in general conformance with the attached elevation renderings titled “Lehman Pak”.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

N/A

F. Graphics and Signage commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the PUD, Planned Unit Development District. Any ground sign shall be monument-style. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration. No off-premise graphics shall be permitted on this site.

G. Modification of Code Standards.

Section 3345.11(a), Site plan requirements for showing parcels for dwelling units; to permit fifty-one (51) detached single-unit dwellings without separate parcels for each dwelling if the development is not platted.

H. Miscellaneous commitments.

1. The site shall be developed in accordance with the submitted plans titled, “Lehman Park Subdivision,” and “Landscape Plan,” both dated 4/9/2018. The plans may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment. Building footprints shown on the Site Plan are illustrative.

2. Applicant shall be required to pay the applicable Parkland Dedication Ordinance (PDO) fee prior to issuance of an approved Subdivision Plat or Site Compliance Plan.

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