



City of Columbus

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

Legislation Text

File #: 2220-2019, **Version:** 1

Rezoning Application: Z19-009

APPLICANT: Donald S. Roberts; c/o; Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on August 8, 2019.

GREATER SOUTH EAST AREA COMMISSION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of three undeveloped parcels zoned in the R, Rural District. The requested PUD-6, Planned Unit Development District will permit the development of a 188-unit multiple dwelling development (5.71 dwelling units per acre) on private streets. The development text includes commitments to use restrictions, maximum number of units, setbacks, traffic access, trail connections, landscaping and buffering, street trees, building materials, graphics, a site plan, and elevations. 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 *South East Land Use Plan* (2018), which recommends "low-density residential (4-6 du/ac)" at this location. Additionally, this site is within a planning area that adopted the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). Staff supports the proposal as the request is consistent with the land use recommendations of the Plan and C2P2 Design Guidelines, and is compatible with adjacent residential developments.

To rezone **3987 BOWEN RD. (43110)**, being 33.73± acres located at the southwest corner of Bowen Road and Long Road, **From:** R, Rural District, **To:** PUD-6, Planned Unit Development District (Rezoning #Z19-009).

WHEREAS, application #Z19-009 is on file with the Department of Building and Zoning Services requesting rezoning of 33.73± 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 C2P2 Design Guidelines, and is compatible with adjacent residential developments; 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:

3987 BOWEN RD. (43110), being 33.73± acres located at the southwest corner of Bowen Road and Long Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Madison, being in Section 6, Township 15, Range 20, Congress Lands and containing 33.73+/- acres, said 33.73+/- acres being all of that 32.922 acre tract of land as described in the Certificate of Transfer to Abera DeLong (25%), Stephen Pennington (25%), Shannon Pennington (25%) and Mendy Pennington (25%) of record in Instrument No. 201207250106690 and being all of Parcel Nos. 180-000474, 180-000475 and 180-000472, also being part of 1.067 acre tract of land as conveyed to the City of Columbus, Ohio of record in Instrument No. 200205130120113, part of Long Road as dedicated in Plat Book 101, Page 19, part of that tract of land conveyed as Parcel No. 17 WD to the Franklin County Commissioners of record in Official Record 29205J02, part of that tract of land conveyed as Parcel No. 19 WD to the Franklin County Commissioners of record in Official Record 29139J14, all of that tract of land conveyed as Parcel No. 11 WD to the Franklin County Commissioners of record in Official Record 29139, Page J11 and part of that tract of land conveyed as Parcel No. 22 WD to the Franklin County Commissioners of record in Official Record 25085F11, said 33.73+/- acres more particularly described as follows;

Beginning at the southeasterly corner of said 32.922 acre tract, said corner also being the southwesterly corner of said Parcel 22 WD as described in the deed to the Franklin County Commissioners of record in Official Record 25085, Page F11 and being in the westerly right-of-way line of Bowen Road.

Thence N 86° 29' 26" W, with the southerly line of said 32.922 acre tract, the northerly line of that Original 237.00 acre tract of land as conveyed to the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District of record in Instrument No. 200010270218117 and also along the northerly line of an existing City of Columbus Corporation Line (Case #55-74, Ordinance #751-75, D.B. 165, p. 58), 1204.94+/- feet to a point at the southwesterly corner of said 32.922 acre tract and the southeasterly corner of that 8.742 acre tract of land as conveyed to Alicia Ogilvie and Donn Ogilvie of record in Instrument No. 201111080145117:

Thence, N 04° 01' 33" E, with the westerly line of said 32.922 acre tract, with the easterly line of said Ogilvie tract and across said 1.067 acre tract, 1476.46+/- feet to a point in the southerly line of an existing City of Columbus Corporation Line (Case #3-74, Ordinance #825-74, D.B. 162, p. 771);

Thence, S 66° 25' 39" E, with said existing City of Columbus Corporation Line, 685.52+/- feet to a point;

Thence, S 04° 05' 18" W, across the right-of-way of said Long Road (R/W Varies), with an easterly line of said 32.922 acre tract, the westerly line of a tract of land conveyed as Parcel 12 WD to the Franklin County Commissioners of record in Official Record 29139, Page J17 and with a westerly line of that 1 Ac. tract of land as conveyed to Steven M. Bechtel and Gretchen M. Bechtel of record in Official Record 7927, Page B17, 236.62+/- feet to a common corner of said 32.922 acre tract and said 1 Ac. tract;

Thence S 66° 25' 37" E, with a common line of said 32.922 acre tract and said 1 Ac. tract, 214.50+/- feet to a common corner thereof;

Thence N 04° 05' 18" E, with an easterly line of said 1 Acre tract, an easterly line of said Parcel 12 WD, across said Parcel No. 17 WD and the right-of-way of Long Road (R/W Varies), a westerly line of said 32.922 acre tract and a westerly line of that tract of land as conveyed as Parcel 11 WD to the Franklin County Commissioners of record in Official Record 29139, Page J11, 236.63+/- feet to a point in said existing City of Columbus Corporation Line (Case #3-74, Ordinance #825-74, D.B. 162, p. 771);

Thence S 66° 25' 39" E, across said Parcel No. 17 WD, Parcel No. 19 WD and along said existing City of Columbus Corporation Line, 383.40+/- feet to a point;

Thence S 04° 16' 43" W, across said Parcel No. 19 WD and the right-of-way of said Long Road (R/W Varies), with an easterly line of said 32.922 acre tract, across and with a westerly line of that tract of land conveyed as Parcel No. 22 WD to the Franklin County Commissioners of record in Official Record 25085F11, 1036.21+/- feet to the True Point of Beginning. Containing approximately 33.73+/- acres, more or less, with an approximate acreage breakdown of the

following: 11.15+/- acres, more or less, out of Parcel No. 180-000474, 13.16+/- acres, more or less, out of Parcel No. 180-000475 and 8.61+/- acres, more or less, out of Parcel No. 180-000472 plus 0.81+/- out of the County and City tracts. The above description was written by Advanced Civil Design on October 10, 2018. A drawing of the above description has been prepared and is a part hereof.

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 plan being titled, "**PUD PLAN**," said elevation drawing titled, "**ARCHITECTURAL ELEVATIONS/RENDERINGS**," and said text being titled, "**PUD NOTES**," all dated August 12, 2019, and signed by Jill S. Tangeman, Attorney for the Applicant, and the text reading as follows:

PUD NOTES

Zoning District: PUD-6

Property Location: 3987 Bowen Road

Owners: Abera DeLong; Stephen Pennington; Shannon Pennington; and Mendy Pennington

Applicant: Don Roberts

Date of Text: August 12, 2019

Application: Z19 - 009

1. **Introduction:** The site is located south of Long Road and west of Bowen Road and has recently been annexed into the City of Columbus. To the north and west are residential developments zoned PUD-6. To the south is Pickerington Ponds Park. To the east are single family residential lots located in Madison Township. The applicant is proposing to develop the site with low-density, single-story pinwheel units.

2. **Permitted Uses:** No building will be erected, altered, placed or permitted to remain on this property other than four-unit multi-family, ranch-style dwellings; a master meter building; a clubhouse and pool; and a mail kiosk as shown on the submitted Site Plan.

3. **Development Standards:** Unless otherwise indicated the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

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

1. Maximum number of units is 188.
2. The building and pavement setback shall be 25' from the east, south and west property lines. The pavement setback along Long Road shall be 25' and the building setback along Long Road shall be 30'.
3. Maximum building height shall be 35 feet.

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

1. Access to this site shall be via Long Road and Bowen Road.
2. Streets shall be private.
3. Prior to final site compliance plan approval, the developer shall make a payment of \$54,019.92 to the Department of Public Service to be applied to the construction of a northbound right turn lane at the intersection of Gender Road & Abbie Trails Drive.
4. Connectivity shall be maintained between the western edge of this site and Spring Bloom Avenue or an extension of Spring Bloom Avenue whenever such a connection would be feasible.
5. An off-site trail connection shall be provided at the southwest corner of the subject site in a location approved by Columbus and Franklin County Metro Parks.
6. The street alignments shall be developed generally as shown on the plan. However, they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time of development and engineering plans are completed. The Director of Public Service, Traffic Management Division and/or their designees may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.

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

1. A three foot high mound with landscaping shall be installed along the west property line as shown on the Site Plan.
2. A six foot high mound with landscaping shall be installed along the west property line adjacent to the existing residential home as shown on the Site Plan.
3. A three foot high mound with landscaping shall be installed on the east, west and south sides of Parcel No. 180-000471 as shown on the Site Plan.
3. Internal sidewalks will be provided on one side of the interior loop street.
4. Shade trees will be provided along Bowen Road and Long Road as shown on the Site Plan.
5. A shared use path will be installed at the south property line as shown on the Site Plan to provide connectivity to the adjacent park.

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

1. The buildings will be built of one or any combination of the following: brick or stone (including brick or stone veneer), synthetic stone, wood, engineered wood siding, vinyl, metal and glass.
2. Dwelling units may be used as model homes for the purpose of marketing and sales.
3. Decks and patios are permitted in the perimeter yard.

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

1. Light poles shall not exceed 14 feet in height.

F. Graphics and/or Signage Commitments.

1. All signage and graphics will conform to the Columbus Graphics Code. Any variances needed for the applicable graphics requirements will be submitted to the Columbus Graphics Commission.

G. Miscellaneous Commitments.

1. The applicant shall comply with the City's Parkland Dedication Ordinance.
2. The site shall be developed in general conformance with the submitted site plan titled, "Development 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. 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 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.