



Legislation Text

File #: 2711-2020, **Version:** 1

Rezoning Application: Z20-057

APPLICANT: Metro Development LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on November 12, 2020.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with an exercise and health facility (permitted by ORD # 0330-2012, CV12-055) in the PUD-8, Planned Unit Development District. The applicant is requesting the L-AR-2, Limited Apartment Residential District to permit a 204-unit apartment building (37.99 units/acre). The site is within the planning area of *The Northwest Plan* (2016), which recommends "Medium Density Residential" (6-10 units/acre) land uses for this location. The Plan also includes design guidelines for considering higher density proposals such as a front façade contributing to pedestrian activity along a site's frontage, scale and massing that are compatible with both surrounding uses and the site's topography, and parking hidden from public streets. The limitation text commits to a site plan, and includes provisions for screening, building design, lighting, and graphics commitments. The request will allow a residential development that is compatible with the adjacent residential developments. The site plan incorporates screening of the parking lot to the greatest extent possible from Hayden Road, buffering of adjacent lower-density residential uses with the preservation of a stream corridor protection zone, and a centralized amenity space that contributes to the Hayden Road streetscape. Additionally, Planning staff is supportive of the building elevations, as they are consistent with the design guidelines in *The Northwest Plan*. A concurrent Council variance (Ordinance #2712-2020, CV20-062) has been submitted to reduce the building and parking setback lines and the required number of parking lot trees.

To rezone **3111 HAYDEN RD. (43235)**, being 5.34± acres located on the south side of Hayden Road, 500± feet east of Riverside Drive, **From:** PUD-8, Planned Unit Development District, **To:** L-AR-2, Limited Apartment Residential District (Rezoning # Z20-057).

WHEREAS, application # Z20-057 is on file with the Department of Building and Zoning Services requesting rezoning of 5.34± acres From: PUD-8, Planned Unit Development District, To: L-AR-2, Limited Apartment Residential District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the request includes screening, buffering, preservation of natural features, and design elements in consideration of surrounding multi-unit residential developments that is consistent with the design guidelines in *The Northwest 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

3111 HAYDEN RD. (43235), being 5.34± acres located on the south side of Hayden Road, 500± feet east of Riverside Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Fifteen (15) in SAWMILL RAVINE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 51, page 118, Recorder's Office, Franklin County, Ohio.

To Rezone From: PUD-8, Planned Unit Development District.

To: L-AR-2, Limited Apartment Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-AR-2, Limited Apartment Residential 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 in the office of the Department of Building and Zoning Services and shall register a copy of the approved L-AR-2, Limited Apartment Residential District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes, said plan titled, "**ILUSTRATIVE SITE PLAN - SAC MULTIFAMILY**," and elevations titled, "**ELEVATIONS, PAGES 1-7**," dated November 12, 2019, and said text titled, "**LIMITATION TEXT**," dated November 13, 2020, all signed by Jill S. Tangeman, attorney for the Applicant, said text reading as follows:

LIMITATION TEXT

Zoning District: L-AR-2

Property Location: 3111 Hayden Road, Columbus, Ohio

Owner: Sawmill Athletic Club, LLC

Applicant: Metro Development LLC

Date of Text: November 13, 2020

Application: Z20-057

1. Introduction: The applicant seeks to rezone the subject site for construction of a multi-family residential development. The site shall be constructed in accordance with the Site Plan and Architectural Renderings attached hereto.

2. Permitted Uses: Multi-unit residential development with 204 units and accessory uses such as a pool, community center, compactor, garages, mail kiosk and clubhouse as shown on the Site Plan.

3. Development Standards: Unless otherwise indicated in this text or on the Site Plan, the applicable development standards of Chapter 3333 of the Columbus City Codes as they apply to the LAR-2 district.

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

1. The building and parking setbacks shall be as shown on the Site Plan attached hereto. Concurrent Council Variance #CV20-062 has been filed to reduce building and parking setbacks to 5' along Hayden Road.

2. Parking setbacks shall be 3' along the western boundary of the site and 10' in the southwest corner of the site as shown on the Site Plan.

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

1. At least one bike rack located within fifteen (15) feet of each building shall be provided on site.

2. Applicant shall dedicate 60' of right of way from the centerline of Hayden Road.

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

1. Trees shall be preserved in the stream corridor protection zone as identified on the Site Plan.

2. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.

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

1. Building materials shall be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS and/or glass. Vinyl and other materials are permitted as long as they are natural in appearance.

2. Buildings shall be finished on all sides/elevations with the same or similar level and quality of finish.

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

1. All parking lot lighting shall be designed and placed to minimize off-site light spillage and glare. Buildings and landscaping may be uplighted or downlighted from a concealed source. Ground mounted lighting shall be shielded and landscaped.

2. Parking lot lighting shall be no higher than 14 feet.

F. Graphics and/or Signage Commitments.

All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. The proposed shall be developed in general conformance with the submitted Site Plan and Architectural Renderings. The Site Plan and Architectural Renderings may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the Site Plan or Architectural Renderings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

2. The developer shall comply with the Parkland Dedication Ordinance by contributing money to the City's Recreation and Parks Department.

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