

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 8, 2007**

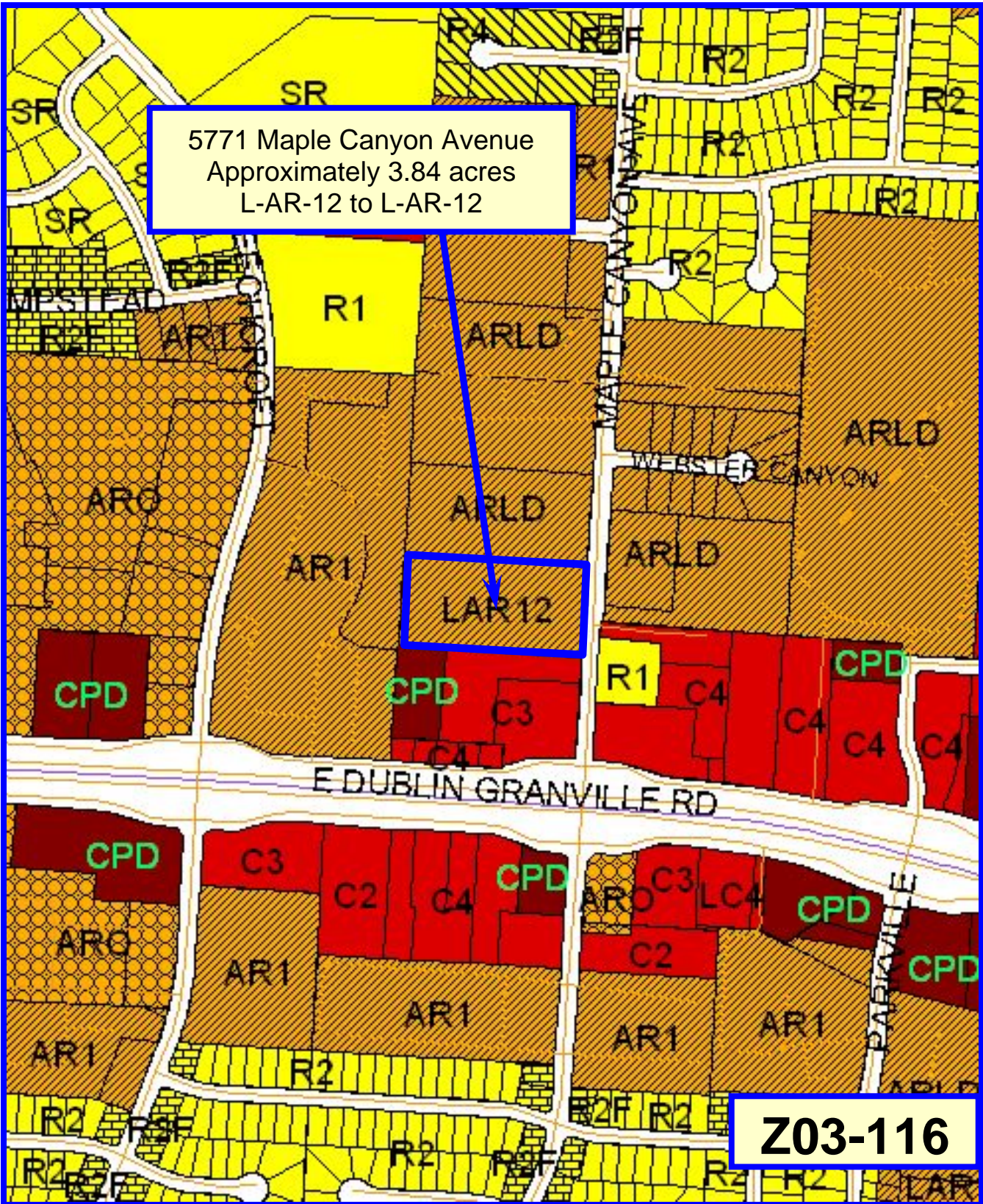
- 4. APPLICATION: Z03-116 (RECONSIDERATION)**
Location: **5771 MAPLE CANYON AVENUE (43229)**, being 3.84± acres located on the west side of Maple Canyon Avenue, 340± feet north of East Dublin-Granville Road (010-147409).
Existing Zoning: L-AR-12, Limited Apartment Residential District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Ronald L. Williams; 7924 Silver Lake Court; Westerville, Ohio 43082.
Property Owner(s): Ronald L. and Deia R. Williams; 7924 Silver Lake Court; Westerville, Ohio 43082.
Planner: Shannon Pine, 645-2208; spine@columbus.gov

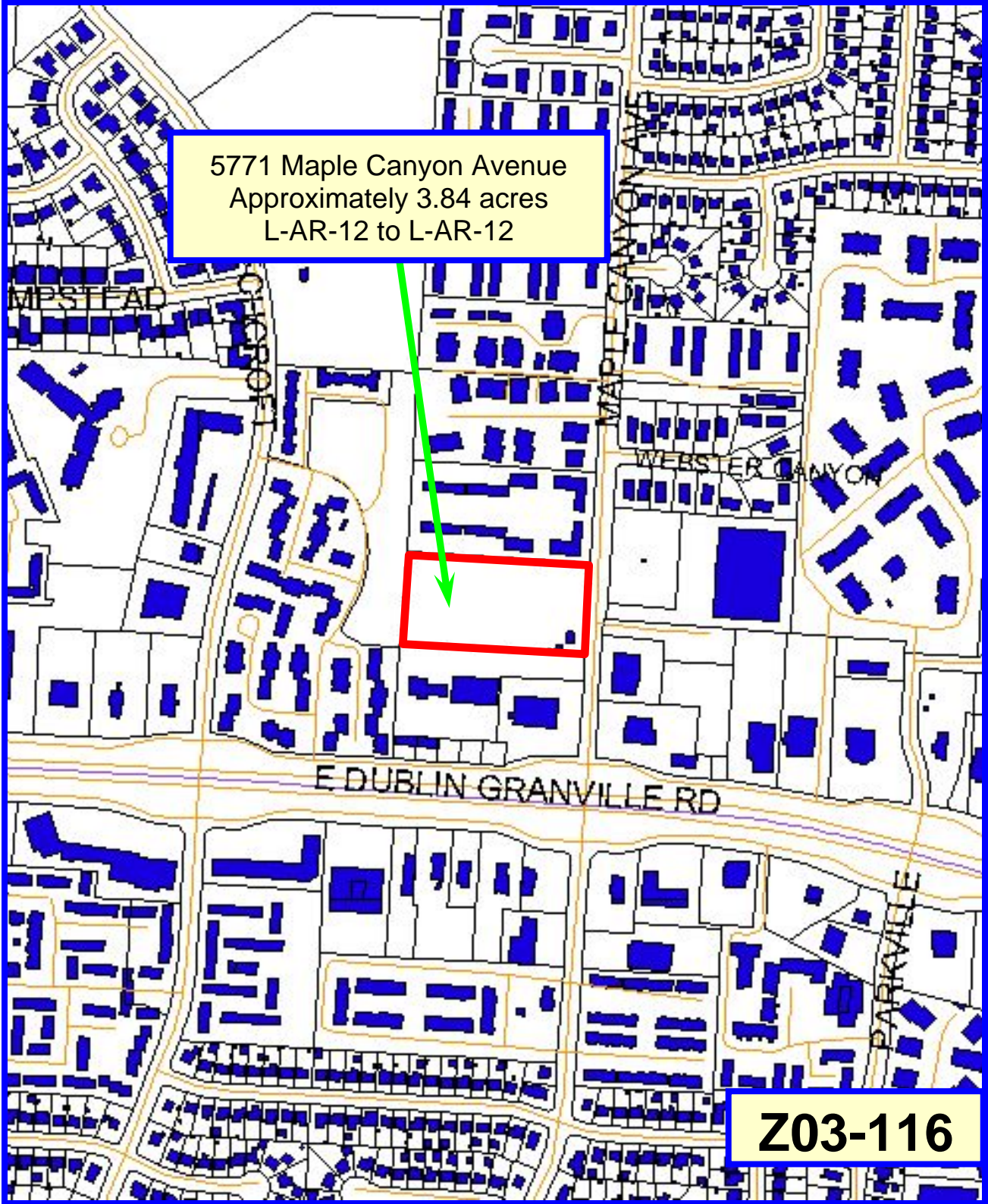
BACKGROUND:

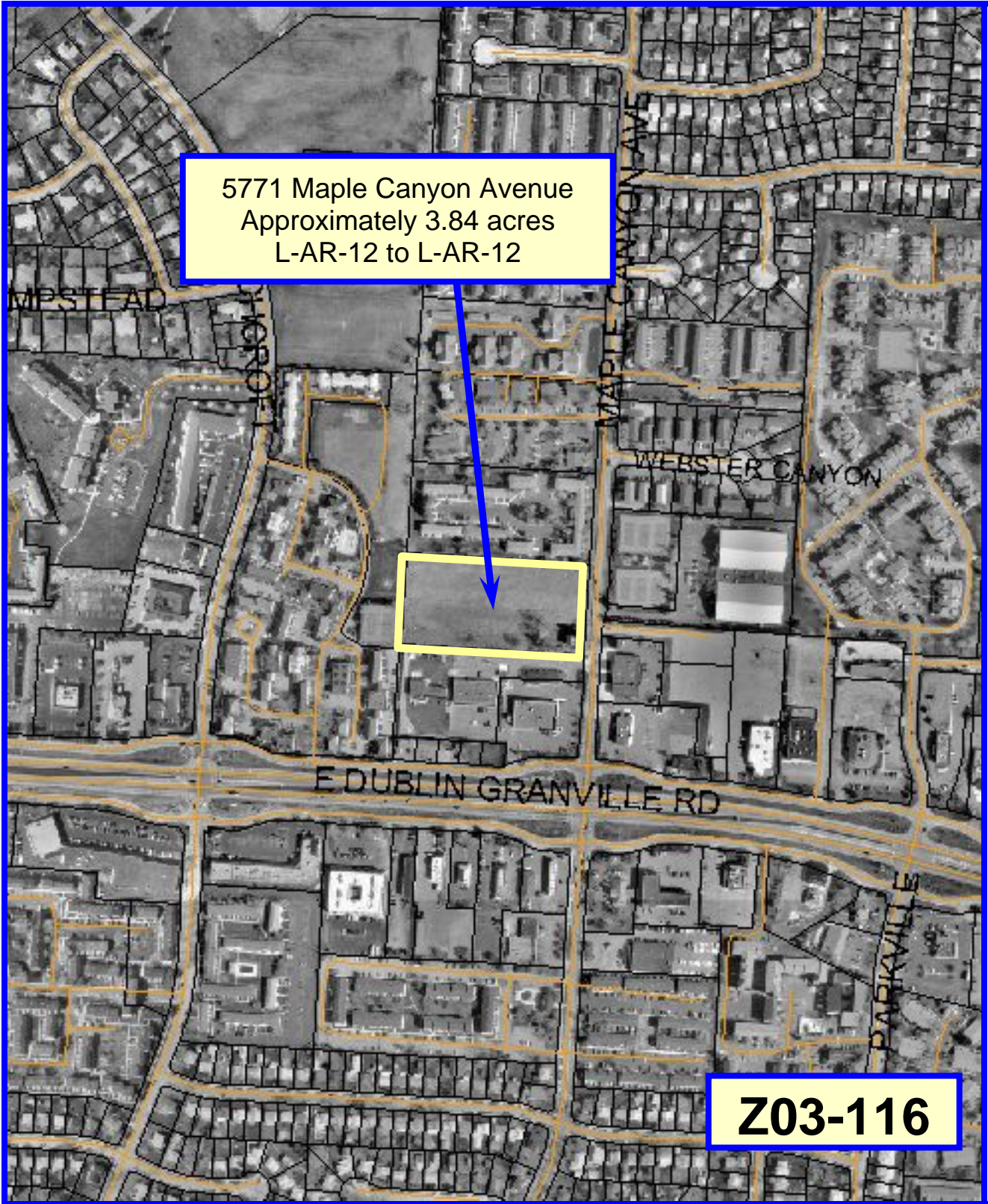
- The 3.84± acre site is developed with a single-family dwelling and detached garage, and is zoned in the L-AR-12, Limited Apartment Residential District. A request for a maximum of 58 apartment residential units in the L-ARLD, Limited Apartment Residential District was recommended for approval at the May 6, 2004 Development Commission meeting. The applicant has changed the request to the L-AR-12, Limited Apartment Residential District for a maximum of 46 apartment residential units and to revise the landscaping requirements within the current limitation text.
- The site is surrounded by an apartment complex in the ARLD, Apartment Residential District to the north, a fire station in the R-1, Residential District and a tennis club in the ARLD, Apartment Residential District to the east across Maple Canyon Avenue, a shopping center in the C-3 Commercial District and car wash in the CPD, Commercial Planned Development District to the south, and vacant land and an apartment complex in the AR-1, Apartment Residential District to the west.
- The site is located within the boundaries of the *Northland Plan Volume I* (2001), but is not within a designated subarea that gives land use recommendations.
- The limitation text includes development standards that address applicable *Northland Development Standards* (1992), including maximum density permitted, lot coverage, sidewalks, street trees (40' on center), tree planting along the south property line (20' on center), landscaping to provide headlight screening, building materials, lighting restrictions, and storage space.
- The applicant has filed a companion Council variance (CV04-007) for a perimeter yard reduction from 25 feet to 15 feet and to allow three two-family dwellings and two six-unit apartments in a multiple dwelling development.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a maximum of 46 apartment residential units. With the provided limitations to address applicable *Northland Development Standards* (1992), the proposal is compatible with the zoning and development patterns of the area.







5771 Maple Canyon Avenue
Approximately 3.84 acres
L-AR-12 to L-AR-12

Z03-116

LIMITATION TEXT

PROPOSED DISTRICT: L-AR-12
ADDRESS: 5771 Maple Canyon Avenue
PROPERTY OWNERS: Ronald & Deia Williams
DATE: February 23, 2007
APPLICATION #: Z03-116

INTRODUCTION: The subject site is a 3.837 acre parcel which is currently occupied by one two-story single family home with detached garage. The site is located on the west side of Maple Canyon Avenue, 250+ feet north of East Dublin-Granville Road, and is more particularly identified in the legal description submitted as part of this Rezoning Application.

PERMITTED USES: The permitted use for this property shall be a multiple dwelling development as permitted in Section 3333.02, Apartment Residential District, of the City of Columbus Zoning Code.

DEVELOPMENT STANDARDS: Except as otherwise noted in this text, the Development standards of Section 3333 of the Columbus Zoning Code as it pertains to the AR-12, Apartment Residential District shall apply to this parcel.

A. DENSITY, HEIGHT, LOT COVERAGE, SETBACK REQUIREMENTS

1. Density shall be a maximum of 12 units per acre.
2. The Lot coverage for all buildings and paved areas must be less than 80%.
3. Setback: The setback from the East (Maple Canyon Ave.) property line shall be a minimum of (30) feet for all buildings.

B. ACCESS, LOADING, PARKING AND OTHER TRAFFIC RELATED COMMITMENTS

1. A maximum of 30 feet of right-of-way will be dedicated to the City of Columbus, from center line to property line.
2. The applicant shall install concrete sidewalks within the right-of-way along the Maple Canyon Avenue frontage.

C. BUFFERING LANDSCAPING, OPEN SPACE AND/OR SCREENING

1. Landscaping:
 - a. Street trees shall be installed along the Maple Canyon Avenue frontage at a minimum of one tree per forty feet. The trees may be spaced evenly or grouped. The species of said tree shall be subject to the approval of the City Forester.
 - b. Applicant/Developer will provide two-foot high, three-foot wide mounding with a 30" hedge planted on it along the front of the property in compliance with vision clearance provisions.

c. Each new building within the development shall have at least one deciduous or ornamental tree along the private or public roadway on which it fronts. There shall be landscaping in front of each building between the building and parking lot.

d. All trees shall meet the following minimum size at the time of planting: 2 1/2" caliper for shade trees; 1 1/2" caliper for ornamental trees; 5 feet in height for evergreen trees. Tree caliper is measured six (6) inches from the ground.

e. All trees and landscaping shall be well maintained. Dead items, weather permitting, shall be replaced within six months or the next available planting season, whichever occurs first.

2. Screening Commitments: Applicant will install deciduous or evergreen trees evenly spaced at 20 foot intervals and a six-foot high privacy fence along the south property line to act as a buffer to the commercial property to the south. This buffer space will be a minimum of 10 feet wide.

D. BUILDING DESIGN AND OR INTERIOR-EXTERIOR TREATMENT COMMITMENTS

1. Exterior treatment: The exterior building material shall be brick and/or stucco.

2. Applicant /Developer will provide a minimum of 50 square feet of storage in each garage plus a minimum of 50" of floored storage with pull down stairs above the garage.

E. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS AND/OR OTHER ENVIROMENTAL COMMITMENTS.

1. Lighting:

a. All lighting (other than externally illuminated graphic lighting) shall be cut-off type fixtures (down lighting).

b. Any parking lot lighting is not to exceed sixteen (14) feet in pole height.

F. GRAPHICS AND SIGNAGE COMMITMENTS

All graphics and signage shall comply with Article 15, Title 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. At the time of Zoning Clearance, the applicant will meet the City's Recreation and Parks Department Parkland Dedication Ordinance requirement based on a \$30,000/per acre figure.

The undersigned, being the owner of the subject property together with the applicant in the subject application or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the forgoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Signature: _____

Date: _____

NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE

Fax

To: <u>Ronald Williams</u>	From: Jeff Murray
Fax:	Pages: 1
Phone: 614-264-9095	Date: 2/01/07
Re: Z03-116, CV04-007 5771 Maple Canyon Ave.	Email: Rwilli52@columbus.rr.com

Dear Mr. Williams

Our committee voted to support your application with the following conditions:

1. Light poles not to exceed 14'.
2. Maintain a minimum 15' setback along the rear and side yards.
3. Exterior construction to be brick and stucco
4. Provide mounding and screening along the front of the property to shield from the firehouse across the street.
5. Provide a minimum of 50 square feet of storage in each garage plus a minimum of 50" of floored storage with pull down stairs above the garage.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council