

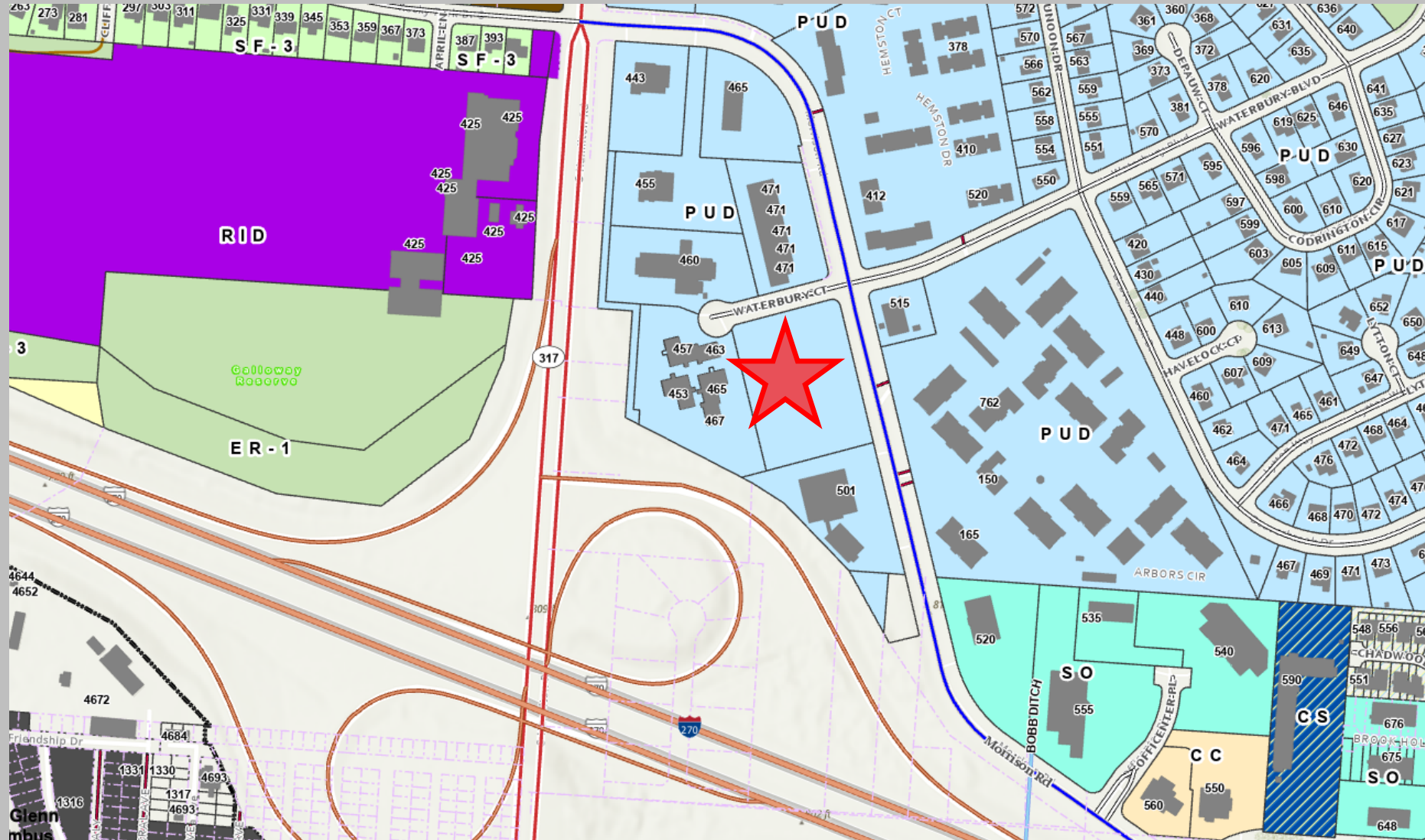
Alder Park Apartments Morrison Rd/Waterbury Court

V-38-2021

FDP-11-2021

DR-26-2021

Location/Zoning Map



Street view



Summary

- Zoned PUD
 - Uses for PUD are determined by property size at time of rezoning
 - Multifamily permitted by right
 - No maximum density
 - Up to 4 stories
- 2.78 acres
- 82 apartment units
 - 24 1 bedroom units
 - 58 2 bedroom units
 - 29.5 units/acre

Proposed



Proposed



① BUILDING 'A' - FRONT ELEVATION
SCALE: 1" = 10'

ASPALT SHINGLES
VINYL SHAKE SIDING
VINYL SIDING
WHITE PAINTED
BRICK



② BUILDING 'A' - SIDE ELEVATION
SCALE: 1" = 10'



③ BUILDING 'B' - FRONT ELEVATION
SCALE: 1" = 10'

ASPALT SHINGLES
VINYL SHAKE SIDING
VINYL SIDING
WHITE PAINTED
BRICK



④ BUILDING 'B' - SIDE ELEVATION
SCALE: 1" = 10'

Summary

- Variance requests
 - Reduce minimum unit size from 700 sf to 600 sf
 - Similar variances granted
 - Reduce parking from 164 to 154
 - 1.87 spaces per unit
 - Similar variances granted
 - Reduce buffer between office/commercial properties from 15' to 8'

Summary

- Staff recommends approval
 - ED Strategy/Land Use Plan identified need for new residential
 - Code/land use plan recommend materials other than vinyl
 - Vinyl not prohibited
 - Up to Planning Commission
 - Staff concerns addressed by use of various materials and design
 - No staff concerns with variance to reduced buffering
 - Buffering parking lot with parking/garages
 - Little to no purpose



Gahanna

DEPARTMENT OF PLANNING