



# City of Columbus

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

## Legislation Text

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**File #:** 0943-2022, **Version:** 1

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**Rezoning Application: Z21-088**

**APPLICANT:** National Church Residences; c/o Matthew Bierlein; 2335 North Bank Drive; Columbus, OH 43220.

**PROPOSED USE:** Senior housing development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on March 10, 2022.

**WESTLAND AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of two undeveloped parcels zoned in the CPD, Commercial Planned Development District. A Council variance (ORD #3101-2019; CV19-096) has been approved for this site which permits a multi-unit residential development. That ordinance was filed to help facilitate funding for an affordable housing project, and was conditioned on no Certificate of Zoning Clearance being granted until a follow-up rezoning to an appropriate apartment residential zoning district has been completed. The requested AR-1, Apartment Residential District will permit multi-unit residential development. Concurrent Council variance (ORD #0944-2022; CV21-107) proposes a 92-unit senior housing development with a commitment to a site plan, and includes variances to increase the building height, reduce the required number of parking spaces from 138 to 70, and to reduce the building lines. The site is located within the boundaries of the *Westland Area Plan* (1994), which recommends "Open Space/Park/Buffer" land uses for this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). C2P2 further states that landscape installations should enhance buildings, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits. The request establishes proper zoning for planned multi-unit residential development that was supported with Council Variance Application #CV19-096. The site plan for the concurrent Council variance addresses (C2P2) Design Guidelines.

To rezone **5719 W. BROAD ST. (43228)**, being 3.96± acres located at the southeast corner of West Broad Street and Galloway Road, **From:** CPD, Commercial Planned Development District, **To:** AR-1, Apartment Residential District (Rezoning #Z21-088).

**WHEREAS**, application #Z21-088 is on file with the Department of Building and Zoning Services requesting rezoning of 3.96± acres from CPD, Commercial Planned Development District, to AR-1, Apartment Residential District; and

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

**WHEREAS**, the Westland Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the proposed AR-1, Apartment Residential District establishes proper zoning for planned multi-unit residential development that was supported with an approved Council Variance on this site; 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:

**5719 W. BROAD ST. (43228)**, being 3.96± acres located at the southeast corner of West Broad Street and Galloway Road, and being more particularly described as follows:

**PARCEL ONE:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus and bounded and described as follows:

Being a part of H. MINNUS SURVEY NO. 1474, beginning at the intersection of the center line of the National Road with the centerline of Galloway Free Turnpike; thence in an easterly direction along the centerline of said National Road 208.71 feet to a point; thence in a southerly direction on a line parallel with the east line of said Galloway Free Turnpike 626.13 feet to a point; thence in a westerly direction on a line parallel with the centerline of the National Road 208.71 feet to a point in the centerline of said Galloway Free Turnpike; thence in a northerly direction along said centerline of said Galloway Free Turnpike 626.13 feet to the place of beginning, containing 3 acres of ground, more or less.

EXCEPTING THEREFROM THE FOLLOWING deeded to the Franklin County Commissioners in Official Records 22933F10:

Situated in the State of Ohio, County of Franklin, Prairie Township, being a part of Virginia Military Survey No. 1474, and being part of a 3.00 acre tract of land lying on the east side of Galloway Road as conveyed to Pauline Lovett by deed of record in Official Records Volume 870, page H03, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing for reference at Franklin County Engineer's Monument Box No. 8843 in the centerline of Galloway Road at an angle point reference as station 133+71.00, and as further shown on the Centerline Survey Plat of record in the Office of the Franklin County Engineer;

Thence north 13° 21' 47" East a distance of 466.64 feet along the centerline of Galloway Road to the southwest corner of the grantor's property and the true place of beginning for the parcel being conveyed;

Thence north 13° 21' 47" East, a distance of 584.69 feet along the centerline of Galloway Road and the grantor's west line, to a point in the southerly line of West Broad Street (U.S. 40);

Thence north 87° 05' 56" east a distance of 57.29 feet along the line of West Broad Street, passing the east right-of-way line of Galloway Road at 20.83 feet to a point;

Thence south 13° 21' 47" West a distance of 188.38 feet leaving the line of West Broad Street;

Thence south 12° 38' 23" West a distance of 396.01 feet to a point in the grantor's south line, being the north line of a 1.25 acre tract conveyed to Springdale Construction, Inc. as referenced in Deed Book 2604, page 244, Recorder's Office, Franklin County, Ohio;

Thence south 88° 05' 47" West a distance of 62.19 feet along the grantor's south line and the north line of the aforementioned Springdale tract passing the east right-of-way line of Galloway Road at 41.46 feet to the place of beginning, containing 0.762 acres of land more or less of which the present road which occupies 0.269 acres of land more or less, subject to all easements, restrictions and rights-of-way of record.  
The grantor reserves the right of ingress and egress to and from the residual areas.

This description was prepared under the direction of Theodore L. Wallace, Registered Surveyor No. 4650 in accordance with the requirements of the Franklin County Engineer. It is based on a field survey made in 1990 and 1991 by the Franklin County Engineer and by R.D. Zande & Associates, Limited.

The basis for the bearings is the centerline of Galloway Road of north 13° 08' 47" East as established by the Franklin County Engineer between the FCE Monuments Nos. 4446 and 8843 and is based on the North American Datum of 1983, Ohio South Zone.

This description was prepared under the direction of Theodore L. Wallace, Registered Surveyor No. 4650 in accordance with the requirements of the Franklin County Engineer. It is based on a Field survey made in 1990 and 1991 by the Franklin County Engineer and by R.D. Zande and Associates, Limited.

**PARCEL TWO:**

Situated in the County of Franklin in the State of Ohio and the City of Columbus and bounded as described as follows:

Beginning at a point in the center line of the National Road North 85° 30' east 208.71 feet from the center line intersection of the Galloway Pike with said road; said beginning point also being the northeast corner of a 3 acre tract owned by Mildred C. Johnson and shown of record in deed book volume 867, page 1; thence from said beginning point north 85° 30' east 197 feet to a point; said point being the northwest corner of a 1 acre tract owned by Arthur R. and Olive Z. Williams and shown of record in deed book 725, page 106; thence south 12° 30' west 409.7 feet to the Williams' southwest corner (passing an iron pipe at 41.6 feet); thence south 26° 10' west 312.23 feet to an iron pipe located at the southeast corner of Mildred C. Johnson's 3 acre tract; thence with Johnson's east line north 12° 30' west 626.13 feet to the place of beginning and passing an iron pipe at 585.53 feet, and containing 2.32 acres more or less, excepting from the above described tract a strip 40 feet wide by 197 feet long, said strip being the south ½ of the National Road and containing .18 of an acre.

Parcel Numbers: 570-255269 & 570-255279

Commonly known as: 5719 W. Broad Street, Galloway, OH 43119

**To Rezone From:** CPD, Commercial Planned Development District,

**To:** AR-1, Apartment Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the AR-1, 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.

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