



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 0590-2022, Version: 2

Rezoning Application: Z21-098

APPLICANT: ~~Diversified Acquisition LLC~~ **Ad Hospitality LLC and Worthington Hotels LLC**; c/o Rebecca J. Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on February 10, 2022.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 5.04± acre site consists of two parcels each developed with an extended stay hotel development in the CPD, Commercial Planned Development District. The requested L-AR-2, Limited Apartment Residential District will allow the conversion of hotel suites to one apartment complex (parcels are to be combined) with a maximum of 198 units (39.7 units/acre). This site is within the planning boundaries of the *Far North Area Plan* (2014), which recommends “Medium Density Residential” (6-10 units per acre) uses at this location. The Plan also recommends that developments should create a positive sense of identity at the entries through landscaping, decorative fencing, and complementary signage, and that neighborhoods should have an interconnected street and sidewalk system, with sidewalks to be constructed in areas where there are gaps in the network. The limitation text establishes permitted uses and supplemental development standards that address maximum number of units, setbacks, site access, landscaping, and lighting controls. The text includes a commitment to a site plan which reflects a new public sidewalk along the site frontage, landscaping, and parking lot expansion areas to provide additional parking. The proposal maintains and supplements existing landscaping, and incorporates a new sidewalk along the site frontage, consistent with the Plan’s recommendations. The higher density is justified considering the number of existing hotel suites and the surrounding commercial development. A concurrent Council variance (Ordinance #0591-2022; CV21-127) has been submitted to reduce the required number of parking spaces from 297 to 278 spaces, to permit dumpster enclosures in the required perimeter yard, and to reduce the perimeter yard to account for existing site conditions.

To rezone **7272 HUNTINGTON PARK DR. (43235)**, being 5.04± acres located on the east side of Huntington Park Drive, 1,300± feet southeast of Horizon Drive, **From:** CPD, Commercial Planned Development District, **To:** L-AR-2, Limited Apartment Residential District (Rezoning #Z21-098).

WHEREAS, application #Z21-098 is on file with the Department of Building and Zoning Services requesting rezoning of 5.04± acres from CPD, Commercial Planned 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 while the proposed L-AR-2, Limited Apartment Residential District provides higher density than recommended by the *Far North Area Plan*, the Plan further recommends landscaping and sidewalks which play an important role in creating high-quality developments. The proposal maintains and supplements existing landscaping, and incorporates a new sidewalk along the site frontage, consistent with the Plan’s recommendations. The higher density is justified considering the number of existing hotel suites and the surrounding commercial development; and

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:

7272 HUNTINGTON PARK DR. (43235), being 5.04± acres located on the east side of Huntington Park Drive, 1,300± feet southeast of Horizon Drive, and being more particularly described as follows:

Tract I Legal Description

7272 Huntington Park Drive, Columbus, Ohio

Situated in the City of Columbus, County of Franklin, State of Ohio, being part of Lot 62, in Township 2, Range 18, United States Military Lands, also being 2.3675 acres out of a 5.044 acre tract deeded to JG Worthington Hotel Ltd. and JG Worthington Hotel II Ltd., recorded as Franklin County Recorders Document No. 199806300162818, said 2.3675 acre tract being more particularly described as follows:

Beginning at an iron pin found in the Easterly right of way line of Huntington Park Drive aka Horizon Drive-60 feet wide, at a Southwest corner of said 5.044 acre tract and a Northwest corner of a 7.859 acre tract deeded to BOP-Community Corporate Center, LLC, recorded as Franklin County Recorder's Document No. 199801200012649; said Iron pin also being the true place of beginning for the tract herein to be described;

thence Northeasterly along a Westerly line of said 5.044 acre tract, and the Easterly right of way line of said Huntington Park Drive on an arc of a curve to the left having a radius of 380.00 feet, a central angle of 22 deg 31' 20", and a chord bearing North 30 deg 08'46" East, a distance of 148.41 feet to an iron pin set;

thence South 87 deg 57'07" East across said 5.044 acre tract a distance of 343.23 feet to an iron pin set;

thence South 02 deg 02'53" West across said 5.044 acre tract, a distance of 352.83 feet to an iron pin set on a Northerly line of said 7.859 acre tract;

thence North 86 deg 49'53" West along the North line of said 7.859 acre tract, and a Southerly line of said 5.044 acre tract a distance of 78.64 feet to an iron pin found;

thence Northwesterly along a Northerly line of said 7.859 acre tract, and a Southerly line of said 5.044 acre tract on an arc of a curve to the left having a radius of 147 feet, a central angle of 99 deg 02' 54", a chord bearing of North 65 deg 00' 09" West, a distance of 223.64 feet to an iron pin found;

thence North 41 deg, 56' 37" West along a North line of said 7.859 acre tract, and a Southerly line of said 5.044 acre tract a distance of 185.10 feet to the place of beginning, containing 2.3675 acres of land, more or less as calculated by the above courses. All references used in this description can be found at the Franklin County, Ohio. The bearings used in this description were based on the centerline of Huntington Park Drive being North 03 deg 10' 07" East, as shown in Plat Book 64, Page 100 of Franklin County Records.

TOGETHER WITH a non-exclusive easement for ingress and egress recorded in Instrument No. 199912060300172.
TOGETHER WITH a non-exclusive sign easement recorded in Instrument No. 201305310090131.

Tract II Legal Description

7300 Huntington Park Drive, Columbus, Ohio

Situated in the City of Columbus, County of Franklin, State of Ohio, being part of Lot 62, in Township 2, Range 18, United States Military Lands, also being 2.6761 acres out of a 5.044 acre tract deeded to JG Worthington Hotel Ltd. and

JG Worthington Hotel II Ltd., recorded as Franklin County Recorders Document No. 199806300162818, said 2.6761 acre tract being more particularly described as follows:

Beginning for reference at an iron pin found in the Easterly right of way line of Huntington Park Drive (fka Horizon Drive-60 feet), at a Southwest corner of said 5.044 acre tract and a Northwest corner of a 7.859 acre tract deeded to EOP Community Corporate Center, L.L.C., Instrument No. 199801200012649;

Thence Northeasterly along a Westerly line of said 5.044 acre tract, and the Easterly right of way line of said Huntington Park Drive on an arc of a curve to the left having a radius of 380.00 feet, a central angle of 22 deg 31' 20", and a chord bearing North 30 deg 08' 46" East a distance of 148.41 feet to an iron pin found, said iron pin being the true place of beginning for the tract herein to be described;

Thence continuing Northeasterly along a Westerly line of said 5.044 acre tract, and the Easterly right of way of said Huntington Park Drive on an arc of a curve to the left having a radius of 380.00 feet, a central angle of 09 deg 50' 54", and a chord bearing North 13 deg 57' 39" East a distance of 65.24 feet to an iron pin found at a Northwest corner of said 5.044 acre tract and a Southwest corner of a 2.80 acre tract deeded to Ephesians, L.L.C., recorded in O.R. 34861, Page G -05 of Franklin County Records;

Thence South 86 deg 49' 53" East along a South line of said 2.80 acre tract, and a Northerly line of said 5.044 acre tract a distance of 546.85 feet to an iron pin found in the Westerly right of way of the Conrail Railroad (N&W R.R.), the Southeast corner of said 2.80 acre tract, and the Northeast corner of said 5.044 acre tract;

Thence South 02 deg 50' 23" East along said Westerly right of way of Conrail and the Easterly line of said 5.044 acre tract a distance of 412.40 feet to an iron pin found at the Northeast corner of said 7.859 acre tract, and the Southeast corner of said 5.044 acre tract;

Thence North 86 deg 49' 53" West along the North line of said 7.859 acre tract, and the South line of said 5.044 acre tract a distance of 252.17 feet to an iron pin found;

Thence North 02 deg 02' 53" East across said 5.044 acre tract a distance of 352.83 feet to an iron pin found;
Thence North 87 deg 57' 07" West across said 5.044 acre tract a distance of 343.23 feet to the place of beginning, containing 2.6761 acres of land, more or less, as calculated by the above courses.

All references used in this description can be found at the Franklin County Recorder's Office.

The bearings used in this description were based on the centerline of Huntington Park Drive being North 03 deg 10' 07" East, as shown in Plat Book 64, Page 100 of Franklin County Records.

Together with an easement, more particularly described in a Reciprocal Easement Agreement, filed in Instrument No. 199912060300172, on December 6, 1999, Recorder's Office, Franklin County, Ohio. Together with a sign easement, more particularly described in a Reciprocal Sign Easement Agreement filed in Instrument No. 201305310090131, on May 30, 2013, Recorder's Office, Franklin County, Ohio.

To Rezone From: CPD, Commercial Planned Development District,

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

SECTION 2. That a Height District of sixty (60) 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 and shall register a copies 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 Sections 3370.03 of the Columbus City Codes; said site plan being titled, "**SITE PLAN**," dated **February 9, 2022**, and said text being titled, "**LIMITATION TEXT**," both dated ~~February 9~~ **April 5, 2022**, and both signed by Rebecca J. Mott, Attorney for the Applicant, and the text reading as follows:

Limitation Text

Existing Zoning District: Commercial Planned Development (CPD) District

Proposed Zoning District: L-AR-2, Apartment Residential District

Property Address: 7272 and 7300 Huntington Park Drive, Columbus, Ohio 43235

Owners: Ad Hospitality LLC and Worthington Hotels LLC

Applicant: ~~Diversified Acquisitions LLC~~ **Ad Hospitality LLC and Worthington Hotels LLC**

Date of Text: ~~February 9~~ **April 5, 2022**

Application No: Z21-098

1. Introduction: The subject real property is 5.0436 +/- acres, as a combined total, consisting of Franklin County Auditor Tax Parcel Id. No.'s: 610-250019-00 and 610-211628-00, located at 7272 and 7300 Huntington Park Drive, Columbus, Ohio 43235 (the "Property"). The Property is located east of U.S. Route 23, south of East Campus View Boulevard, west of the Norfolk Southern railroad, and north of I-270, and is located immediately north and west of properties zoned in the Worthington jurisdiction. The Property is currently zoned in the Commercial Planned Development (CPD) District and is improved with hotel buildings.

The Applicant proposes to re-zone the subject Property from the CPD District to the L-AR-2 District for multi-family residential dwellings to permit the conversion of hotel units into a total of one hundred and ninety-eight (198) residential multi-family dwelling units on the Property, as also shown on the site plan dated January 5, 2022 (the "Site Plan") submitted with this application as Exhibit "E".

The essential character of the neighborhood is a true mixed-use development, and this multi-family residential development is consistent with, and will help support, the businesses and other uses in the neighborhood. The neighborhood, which is developed, consists of a mix of multi-family residential, hotels, movie theater, offices, condominiums, recreational, and warehouse uses.

2. Permitted Uses: Multi-family residential uses and any other permitted accessory uses to multi-family residential uses, all as set forth in Section 3333.025 of the City of Columbus Code of Ordinances (the "Zoning Code").

3. Development Standards: Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential District, of the Zoning Code shall apply.

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

1. The maximum number of residential dwelling units shall be one hundred and ninety-eight (198).

2. The front building setback shall be a minimum of one hundred (100) feet.

3. A concurrent Council Variance Application has been filed along with the re-zoning application to vary the perimeter yard setback, to permit an existing dumpster in the perimeter yard, and for existing parking areas to be located in the perimeter yard.

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

1. All curb cuts and access points to the Property are existing to and from the public right-of-way of Huntington Park Drive and shall be subject to the review and approval of the Public Service Department for the City of Columbus.

2. A concurrent Council Variance Application has been filed along with the re-zoning application for a reduction in the minimum number of parking spaces required for the multi-family residential use.
3. Required bicycle parking shall be distributed throughout the site to provide convenient access to the proposed buildings and shall be as close as possible to a building entrance.
4. A minimum of twenty (28) parking lot shade trees are provided.

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

A minimum of twenty (20) perimeter and shade trees are provided.

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

1. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
2. Lights shall be of the same or similar type and color.
3. Buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

E. Graphics and/or Signage Commitments.

All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code of Ordinances and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

1. The Applicant shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The Property will be developed in substantial conformance with the Site Plan. The Site Plan may be adjusted slightly to reflect engineering, topographical, or other site data developed at the time the engineering plans are completed. Any slight adjustment to the Site Plan will be reviewed and may be approved by the Director of Building and Zoning Services, or his 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.