



# City of Columbus

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

## Legislation Text

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**File #:** 3039-2022, **Version:** 1

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### **Rezoning Application: Z22-036**

**APPLICANT:** Robinwood Corporate Center, LLC; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

**PROPOSED USE:** Multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on October 13, 2022.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 6.11± acre site consists of two pieces of a larger undeveloped parent parcel in the L-C-2, Limited Commercial District. The requested L-AR-1, Limited Apartment Residential District will permit the development of a 132-unit apartment building on the western 4.12 acre tract, with the eastern 1.98 acre tract being dedicated to the City of Columbus as parkland. While the *Northland I Area Plan* (2014), recommends "Office" land uses at this location, staff notes the presence of existing residential uses in the vicinity as a mitigating factor in considering support for this request. The L-AR-1 district includes commitments for the site to be developed in accordance with the submitted site plan, landscape plan, and architectural concept renderings, parkland dedication, and future pedestrian connectivity. Additionally, this request will not add incompatible uses to the area. A concurrent Council variance (Ordinance #3040-2022; CV22-047) has been filed to reduce the parking setback along Corporate Exchange Drive.

To rezone **6455 PRESIDENTIAL GATEWAY (43231)**, being 6.11± acres located at the southwest corner of Corporate Exchange Drive and Presidential Gateway, **From:** L-C-2, Limited Commercial District, **To:** L-AR-1, Limited Apartment Residential District (Rezoning #Z22-036).

**WHEREAS**, application #Z22-036 is on file with the Department of Building and Zoning Services requesting rezoning of 6.11± acres from L-C-2, Limited Commercial District, to the L-AR-1, Limited Apartment Residential District; and

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

**WHEREAS**, the City Departments recommend approval of the zoning change because the requested L-AR-1, Limited Apartment Residential District will permit a 132-unit apartment building that is consistent with adjacent residential uses, and will include the dedication of 1.98 acres to the City of Columbus as parkland, and future pedestrian connectivity; 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**6455 PRESIDENTIAL GATEWAY (43231)**, being 6.11± acres located at the southwest corner of Corporate Exchange Drive and Presidential Gateway, and being more particularly described as follows:

**Tract 1 - 4.122 Acres:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 2, Township 2 N, Range 17 W of the United States Military Lands, and being 4.122 acres out of that original 98.906 acre tract as conveyed to P. Ronald Sabatino by the instrument filed as Official Record volume 27389, page C11 (all deed references refer to the records of The Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at a 3/4" iron pipe found at the northwesterly corner of the said 98.906 acre tract, the northeasterly corner of Newton Commons Condominium Number Twelve as recorded in Condominium Plat Book volume 12, page 21, and declared by the instrument filed as Official Record volume 00412, page C13, and on the southerly line of a parcel conveyed to Cass Information Systems, Inc. by the instrument filed as Instrument Number 200010170211430, the said pipe being the True Point of Beginning of the parcel herein described.

Thence along the Grantor's northerly line and along the southerly line of the said Cass Information Systems, Inc. parcel and then along the southerly right-of-way line of Corporate Exchange Drive (width varies) as dedicated by Plat Book volume 60, page 22, South 85 degrees 45 minutes 47 seconds East for a distance of 439.74 feet to an iron pin set on the westerly right of-way line of Presidential Gateway (40' wide) as dedicated by the plat of Hidden Cove recorded as Plat Book volume 83, page 79;

Thence along the Grantor's easterly line and along the said westerly right-of-way line the following four (4) courses:

With a curve to the right, said curve having a central angle of 89 degrees 50 minutes 50 seconds, a radius of 20.00 feet, an arc length of 31.36 feet, and a long chord which bears South 40 degrees 50 minutes 22 seconds East for a distance of 28.25 feet to an iron pin set;

South 04 degrees 05 minutes 03 seconds West for a distance of 307.64 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 30 degrees 56 minutes 00 seconds, a radius of 219.85 feet, an arc length of 118.69 feet, and a long chord which bears South 19 degrees 33 minutes 03 seconds West for a distance of 117.26 feet to an iron pin set at the Grantor's southeasterly corner and at the northeasterly corner of a parcel conveyed to T&R Communities, Inc. by the instrument filed as Official Record volume 31684, page B05;

Thence along the Grantor's southerly line and along the northerly line of the said T&R Communities, Inc. parcel, North 54 degrees 59 minutes 46 seconds West for a distance of 112.83 feet to an iron pin set;

Thence continuing along the Grantor's southerly line and along the northerly line of the said T&R Communities, Inc. parcel, North 85 degrees 55 minutes 31 seconds West for a distance of 331.56 feet to an iron pin set at the Grantor's southwesterly corner, the northwesterly corner of the said T&R Communities, Inc. parcel, and on the easterly line of a parcel conveyed to Christine Holdings LLC by the instrument filed as Instrument Number 201408200109092;

Thence along the Grantor's westerly line and along the easterly line of the said Christine Holdings LLC parcel, then the easterly line of a parcel conveyed to Matt Liston Properties, LLC by the instrument filed as Instrument Number 201508100110245, then the easterly line of a parcel conveyed to M.X.V. Properties, LLC by the instrument filed as Instrument Number 200508050158708, then the easterly line of a parcel conveyed to Richard L. Perry, Trustee, Richard L. Perry Revocable Living Trust dated August 11, 2005 by the instrument filed as Instrument Number 200509220198186, North 04 degrees 04 minutes 29 seconds East for a distance of 383.90 feet to the True Point of Beginning, containing 4.122 acres, more or less, all contained within Franklin County Auditor's Parcel number 010-231127.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2007), with ties to Franklin County Engineer Monuments FRANK 76 and FCGS 9959 having a relative bearing of North 59 degrees 46 minutes 49 seconds East.

**Tract 2 - 1.983 Acres:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 2, Township 2 N, Range 17 W of the United States Military Lands, and being 1.983 acres out of that original 98.906 acre tract as conveyed to P. Ronald Sabatino by the instrument filed as Official Record volume 27389, page C11 (all deed references refer to the records of The Recorder's Office, Franklin County, Ohio) and described as follows:

Commencing for Reference at a 3/4" iron pipe found at the northwesterly corner of the said 98.906 acre tract, the northeasterly corner of Newton Commons Condominium Number Twelve as recorded in Condominium Plat Book volume 12, page 21, and declared by the instrument filed as Official Record volume 00412, page C13, and on the southerly line of a parcel conveyed to Cass Information Systems, Inc. by the instrument filed as Instrument Number 200010170211430.

Thence along the Grantor's northerly line and along the southerly line of the said Cass Information Systems, Inc. parcel, then along the southerly right-of-way line of Corporate Exchange Drive (width varies) as dedicated by Plat Book volume 60, page 22, and then along the northerly line of a parcel conveyed to Tangent LTD. by the instrument filed as Instrument Number 199810280275469, South 85 degrees 45 minutes 47 seconds East for a distance of 903.77 feet to a 1/2" iron pin found at the Grantor's northwesterly corner and at the northeasterly corner of the said Tangent LTD. parcel;

Thence along the Grantor's westerly line and along the easterly line of the said Tangent LTD. parcel, South 04 degrees 04 minutes 05 seconds West for a distance of 194.36 feet to a 1/2" iron pin found at the Grantor's southwesterly corner, at the southeasterly corner of the said Tangent LTD. Parcel, and at the northeasterly corner of a parcel conveyed to PSLT-ALS Properties 111, LLC by the instrument filed as Instrument Number 200907020097100;

Thence along the southerly line of the said Tangent LTD. Parcel and the northerly line of the said PSLT-ALS Properties 111, LLC parcel the following two (2) courses:

North 87 degrees 44 minutes 12 seconds West for a distance of 106.33 feet to a 3/4" iron pipe found;

South 37 degrees 25 minutes 56 seconds West for a distance of 200.69 feet to a 3/4" iron pipe found with cap stamped "HOCKADEN" at the Grantor's northeasterly corner, the said pipe being the True Point of Beginning of the parcel herein described.

Thence along the Grantor's easterly line and along the westerly line of the said PSLT-ALS Properties 111, LLC parcel the following four (4) courses:

South 02 degrees 08 minutes 46 seconds West for a distance of 78.32 feet to a 3/4" iron pipe found with cap stamped "HOCKADEN";

South 52 degrees 36 minutes 14 seconds East for a distance of 213.53 feet to a 3/4" iron pipe found with cap stamped "HOCKADEN";

North 37 degrees 23 minutes 46 seconds East for a distance of 20.00 feet to a 1/2" iron pin found;

South 52 degrees 36 minutes 14 seconds East for a distance of 20.00 feet to an iron pin set at the Grantor's easterly corner and on the northwesterly line of a parcel conveyed to Creative Housing Inc., VI by the instrument filed as Instrument Number 200809020132547;

Thence along the Grantor's southeasterly line and along the northwesterly line of the said Creative Housing Inc., VI parcel then along the northwesterly line of a parcel conveyed to Tiffany Lakes, Inc. by the instrument filed as Instrument Number 199901220017724, South 37 degrees 23 minutes 46 seconds West for a distance of 176.59 feet to a 3/4" iron pipe found with cap stamped "HOCKADEN" at the Grantor's southerly corner, on the southern line of Solitare Lane (private, 30' wide), and at the northeasterly corner of a parcel conveyed to Kamran Majidzadeh and Farah Majidzadeh by the instrument filed as Instrument Number 200211210298752;

Thence along the Grantor's southerly line and along the northerly line of the said Kamran Majidzadeh and Farah Majidzadeh parcel the following four (4) courses:

North 52 degrees 48 minutes 44 seconds West for a distance of 173.02 feet to a 3/4" iron pipe found with cap stamped "HOCKADEN";

With a curve to the left, said curve having a central angle of 35 degrees 50 minutes 31 seconds, a radius of 109.36 feet, an arc length of 68.41 feet, and a long chord which bears North 70 degrees 43 minutes 59 seconds West for a distance of 67.30 feet to a 3/4" iron pipe found;

North 88 degrees 39 minutes 15 seconds West for a distance of 188.73 feet to a 3/4" iron pipe found;

With a curve to the left, said curve having a central angle of 77 degrees 22 minutes 00 seconds, a radius of 25.00 feet, an arc length of 33.76 feet, and a long chord which bears South 52 degrees 39 minutes 46 seconds West for a distance of 31.25 feet to an iron pin set on the Grantor's westerly line and on the easterly right-of-way line of Presidential Gateway (40' wide) as dedicated by the plat of Hidden Cove recorded as Plat Book volume 83, page 79;

Thence along the Grantor's westerly line and along the said easterly right-of-way line and with a curve to the right, said curve having a central angle of 31 degrees 06 minutes 18 seconds, a radius of 255.00 feet, an arc length of 138.44 feet, and a long chord which bears North 29 degrees 31 minutes 55 seconds East for a distance of 136.74 feet to an iron pin set;

Thence continuing along the Grantor's westerly line and along the said easterly right-of-way line and with a curve to the left, said curve having a central angle of 32 degrees 28 minutes 43 seconds, a radius of 259.85 feet, an arc length of 147.30 feet, and a long chord which bears North 28 degrees 50 minutes 42 seconds East for a distance of 145.33 feet to a Mag nail found at the Grantor's northwesterly corner and at the southwesterly corner of the said Tangent LTD. parcel;

Thence along the Grantor's northerly line and along the southerly line of the said Tangent LTD. parcel, South 85 degrees 46 minutes 13 seconds East for a distance of 190.40 feet to the True Point of Beginning, containing 1.983 acres, more or less, all contained within Franklin County Auditor's Parcel number 010-231127.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2007), with ties to Franklin County Engineer Monuments FRANK 76 and FCGS 9959 having a relative bearing of North 59 degrees 46 minutes 49 seconds East.

Property Parcel: part of 010-231127.

Property Address: 6455 Presidential Gateway, Columbus, OH (43231).

**To Rezone From:** L-C-2, Limited Commercial District,

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

**SECTION 2.** That a Height District of sixty (60) feet is hereby established on the L-AR-1, 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 change on the said original zoning map and shall register a copy of the approved L-AR-1, 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 site plans titled, “**PRELIMINARY SITE COMPLIANCE PLAN**,” and “**LANDSCAPE PLAN**,” and architectural concept renderings titled, “**ARCHITECTURAL CONCEPTS SHEETS 1 -3**,” and said text titled, “**LIMITATION TEXT**,” all dated October 31, 2022, and signed by Eric Zartman, Attorney for the Applicant, and the text reading as follows:

### **LIMITATION TEXT**

**APPLICATION:** Z22-036

**Location:** 6455 PRESIDENTIAL GATEWAY (43231)  
(010-231127; Northland Community Council).

**Existing Zoning:** L-C-2.

**Proposed Zoning:** L-AR-1

**Proposed Use:** Multi-unit residential development.

**Applicant(s):** Robinwood Corporate Center LLC; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054.

**Property Owner(s):** Robinwood Corporate Center LLC; 3895 Stoneridge Lane, Dublin, Ohio 43017.

**Date:** October 31, 2022

### **I. Introduction:**

This site is located southwest of the intersection of Corporate Exchange Drive and Presidential Gateway. The +/- 6.105-acre site is currently zoned L-C-2 and is vacant. The site is bordered on the north, south, and east by property zoned L-C-2 and generally used for office uses. The site is bordered on the west by property zoned AR-12 and is used for multi-unit residential uses.

The site is within the boundary of the Northland Community Council and the *Northland 1 Area Plan*. The Plan recommends office uses for this site.

The Applicant proposes development of this site with 132 multi-unit residential units on this site. The Applicant is committed to the submitted site plan and the building design and exterior treatments.

### **II. Permitted Uses:**

A. Those uses permitted by Section 3333.02, AR-1, Apartment Residential District of the Columbus City Zoning Code shall be permitted.

### **III. Development Standards:**

Unless otherwise indicated in this text or Zoning Exhibit, the applicable development standards are contained in Chapter 3333 Apartment Districts of the Columbus City Code.

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

1. The maximum density shall be 132 dwelling units.

2. Companion council variance CV22-047 was submitted to reduce the Corporate Exchange Drive parking setback to 6 feet.

**B. Access, Loading, Parking and/or other Traffic Related Commitments:**

1. The site shall have access as depicted on the Preliminary Site Plan, subject to review and approval by the Division of Traffic Management.

2. Pedestrian crossing infrastructure shall be provided as determined to be necessary by the Department of Public Service to accommodate pedestrian crossings between the area of this application west of Presidential Gateway and the area of this application east of Presidential Gateway to accommodate pedestrian traffic between these areas.

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

1. A +/- 1.98 acre tract shall be reserved for open space or dedicated to Columbus as parkland.

2. Landscaping and buffering shall generally conform to the submitted Landscape Plan.

**D. Building Design and/or Exterior Treatment Commitments:**

The building design and exterior treatments shall generally conform to the submitted “Architectural Concept.”

**E. Lighting and/or other Environmental Commitments:**

N/A

**F. Graphics and/or Signage Commitments**

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the Apartment Residential District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

**G. Miscellaneous Commitments:**

The site shall be developed in accordance with the submitted a site plan titled “Preliminary Site Plan” signed and dated October 31, 2022, landscape plan titled “Landscape Plan” signed and dated October 31, 2022, and building design exhibit titled “Architectural Concept Sheets 1-4” signed and dated October 31, 22. The plans and may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department 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.