

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 13, 2017**

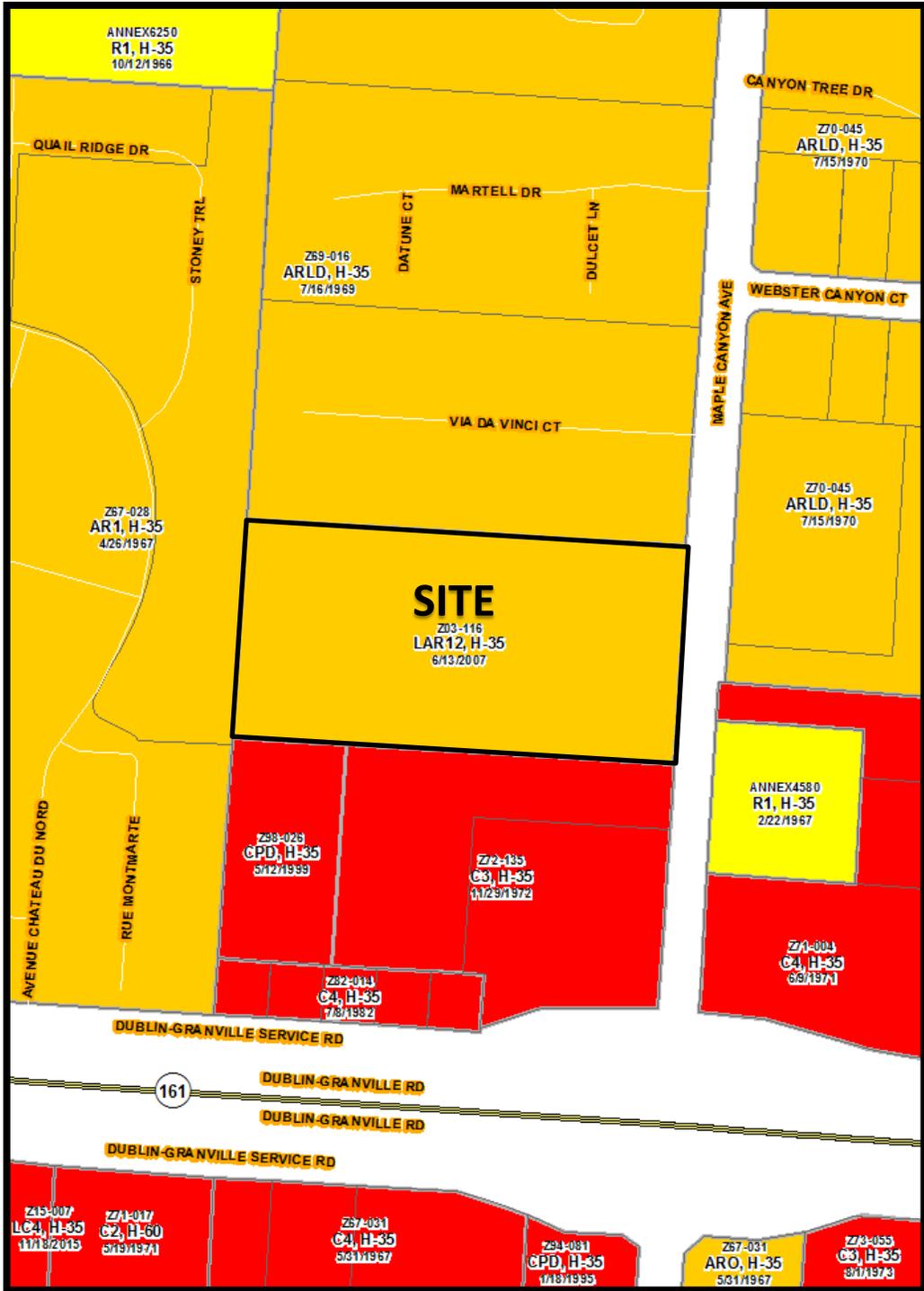
- 4. APPLICATION: Z17-001**
Location: **5771 MAPLE CANYON AVENUE (43229)**, being 3.84± acres located on the west side of Maple Canyon Avenue, 315± feet north of East Dublin-Granville Road (010-147409; Northland Community Council).
Existing Zoning: L-AR-12, Limited Apartment Residential District.
Request: ARLD, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): National Church Residences; c/o Scott North, Atty.; 41 South High Street, Suite 2900; Columbus, OH 43215.
Property Owner(s): Deia R. Williams; 5771 Maple Canyon Avenue; Columbus, OH 43229.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

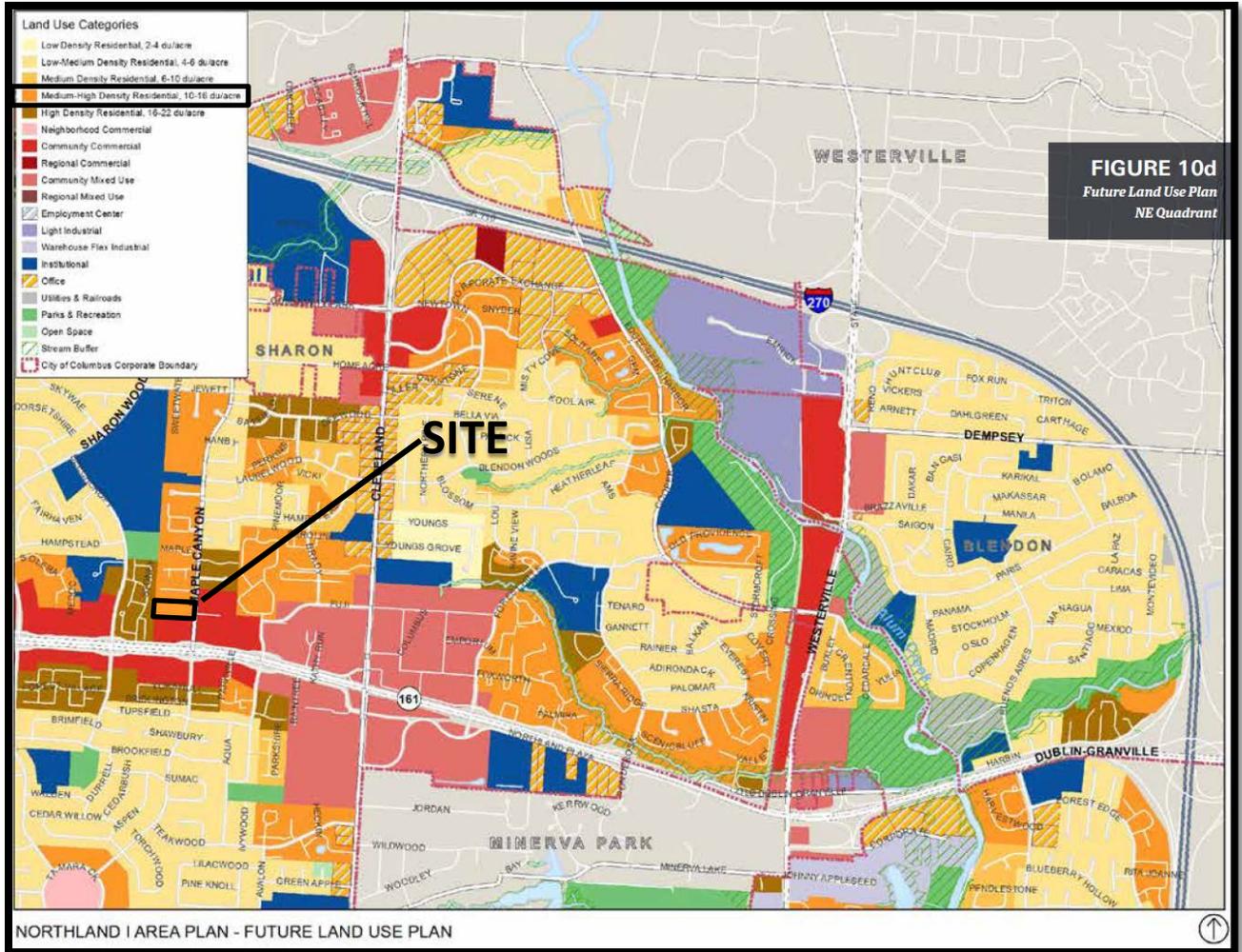
- The 3.84± acre site consists of one parcel developed with a single-unit dwelling zoned in the L-AR-12, Limited Apartment Residential District. The applicant is requesting the ARLD, Apartment Residential District to allow construction of a multi-unit residential development containing a maximum of 65 units. The existing L-AR-12 district (Z03-116) allows a maximum of 46 units. This request represents an increase in 19 units.
- North and west of the site are multi-unit residential developments in the ARLD, Apartment Residential and AR-1, Apartment Residential Districts. South of the site is a car washing facility, retail strip mall, and pharmacy zoned in the C-3, Commercial and CPD, Commercial Planned Development Districts. East of the site is a fire station zoned in the R-1, Residential District and a sports facility zoned in the ARLD, Apartment Residential District.
- The site is within the planning area of the *Northland I Area Plan* (2014), which recommends medium-high density residential land uses for this location at 10-16 du/acre.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- Companion Council Variance (CV17-004) has been filed to reduce the minimum number of required parking spaces. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested ARLD, Apartment Residential District will allow the development of a multi-unit residential development with a maximum of 65 units. The proposed ARLD, Apartment Residential District is consistent with the land use recommendations of the *Northland I Area Plan*, and is consistent with the land use and density of surrounding development along this section of Maple Canyon Avenue.



Z17-001
5771 Maple Canyon Avenue
Approximately 3.84 acres
L-AR-12 to ARLD



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



Northland Community Council
Development Committee

Report

February 22, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:35 pm** by chair **Dave Paul**

Members represented:

Voting: (17): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

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- Case #1:** Application #GC17-001 (Graphics variance from §3375.12 to permit installation and use of exterior LED accent lighting at hotel)
Joel Lome/Sarfatty Associates *representing*
Ashford Columbus Easton LP
(Hampton Inn) 4150 Stelzer Road, 43230 (PID 010-277702)
- *The Committee approved (17-0 w/ 1 abstention) a motion (by SCA, second by CWCA) to **RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:***
 - *That the color of the light emitted by the fixtures only be “white”;*
 - *That no flashing, marquee or other special lighting effects be employed.*

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- Case #2:** Application #Z17-001/CV17-004 (Rezone 3.82 AC± from L-AR12 to ARLD to permit construction of up to 65 units of multifamily permanent supportive housing; concurrent Council variance from 3312.49 (C) to reduce parking requirement)
Matt Bierlein and Amy Rosenthal *representing*
National Church Residences
5771 Maple Canyon Avenue, 43229 (PID 010-147409)
- **Z17-001:** *The Committee approved (13-4) a motion (by CECA, second by SCA) to **RECOMMEND APPROVAL** of the application.*
 - **CV14-004:** *The Committee approved (12-5) a motion (by CECA, second by BWCA) to **RECOMMEND APPROVAL** of the application.*

Executive Session **7:30 pm**

Meeting Adjourned **8:30 pm**

Next meeting: *Wednesday, March 29, 2017*



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 217-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein
of (COMPLETE ADDRESS) National Church Residences, 2335 North Bank Dr., Columbus, OH 43220

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows containing party information. Row 1: Deia R. Williams (Current Owner) and National Church Residences (Applicant). Row 2: Empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 23 day of January, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature: Tammy L. Shaffer]

My Commission Expires:

11/15/2019

This Project Disclosure Statement expires six months after date of notarization.

TAMMY SHAFFER
Notary Public, State of Ohio
My Commission Expires 11-15-2019

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer