

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 13, 2023**

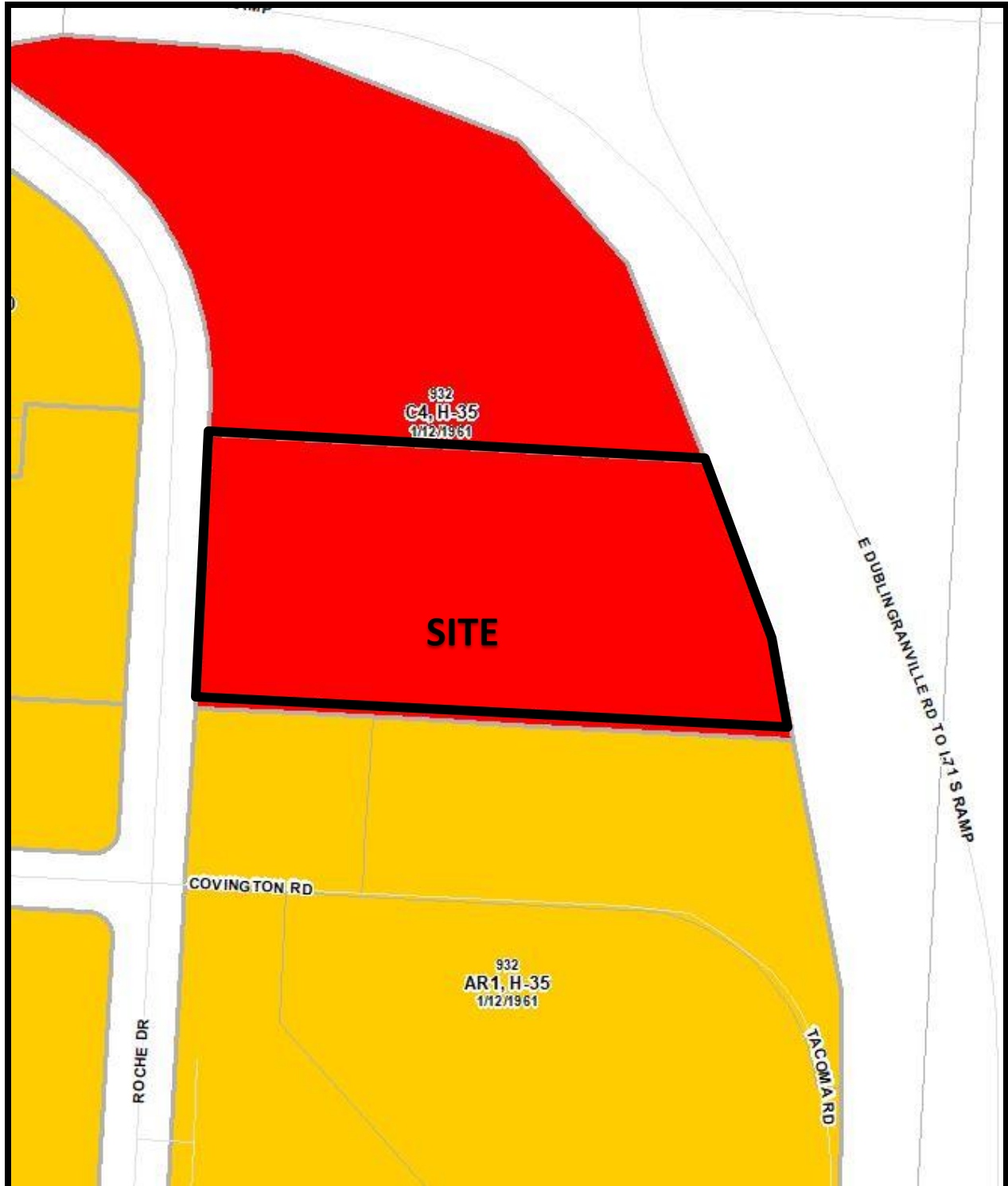
- 7. APPLICATION: Z22-078**
Location: **5860 ROCHE DR. (43229)**, being 2.48± acres located on the east side of Roche Drive, 160± feet north of Covington Road (010-085780; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: AR-O, Apartment Office District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): National Church Residences; c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.
Property Owner(s): Rollmore, Inc. 136 West Columbus Street; Mount Sterling, OH 43143.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The 2.48± acre site consists of one parcel developed with a bowling alley in the C-4, Commercial District. The requested AR-O, Apartment Office District will permit a multi-unit residential development intended for senior housing at this location.
- To the north of the site is an office building in the C-4, Commercial District. To the south is a multi-unit residential development in the AR-1, Apartment Residential District. To the west is a multi-unit residential development in the L-AR-4, Limited Apartment Residential District. To the east is right-of-way for Interstate 71.
- Concurrent CV22-103 has been filed and includes a variance 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.
- The site is within the planning area of the *Northland I Area Plan* (2014), which recommends “Commercial (Community)” land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation of approval is conditioned upon the applicant providing written documentation that a neighboring property would accommodate some amount of parking overflow.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested AR-O Apartment Residential District will permit a multi-unit residential development. While the *Northland I Area Plan* (2014) includes a recommendation for “Commercial (Community)” land uses, Staff support the requested AR-O district as it permits both multi-unit residential development and limited commercial uses, is consistent with the Plan’s design guidelines, and is compatible with the density and residential developments in the surrounding area.



Z22-078
5860 Roche Dr.
Approximately 2.48 acres
C-4 to AR-O

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5860 Roche Dr.
Approximately 2.48 acres
C-4 to AR-O



Northland Community Council Development Committee Report

March 29, 2023 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by co-chairs **Dave Paul and Bill Logan**

Members represented:

Voting: (17): Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

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|----------------|--|
| Case #1 | <p>Application #BZA23-016 (BZA variance from §3312.49 to reduce the number of required parking spaces associated with the expansion of an existing building to house an entertainment and recreation facility from 115 to 107 spaces; adjacent parcel under same ownership will supply 12 additional spaces, for a total of 119)</p> <p>Andrew Gardner/ V3 Companies, Ltd. <i>representing</i>
REP Entertainment Ltd.
5524 N Hamilton Rd, 43230 (PID 545-163684/010-289595) Freise</p> <ul style="list-style-type: none"> • <i>The Committee approved (16-0 w/ 1 abstention) a motion (by NVHA, second by APHA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:</i> <ul style="list-style-type: none"> ○ That the site plan will be updated to reflect the addition of a 4th ADA-compliant parking space and to indicate the location and number of bicycle parking racks. |
| Case #2 | <p>Application #CV23-016 (Council use variance from §3356.03 to permit four 40' x 8' permanent storage containers to be installed and maintained on the site in a C4 district)</p> <p>Dwight Bailey <i>representing</i>
Columbus Automotive Services Center
4675 Karl Rd, 43229 (PID 010-087534) Priebe</p> <ul style="list-style-type: none"> • <i>The Committee approved (16-0 w/ 1 abstention) a motion (by SCA, second by DCA) to TABLE the case as requested by the applicant.</i> |
| Case #3 | <p>Application #Z22-078/CV22-103 (Rezone 2.476 AC± from C-4 (35' HD) to AR-O with a 60' HD, to permit the construction of a multifamily affordable senior independent living facility, number of units and site plan TBD; concurrent Council variance from §3312.49 to reduce required parking from 1.5/unit to 0.5 0.7/unit, and from §3333.14 to impose a <u>limitation that no more than 145 units may be constructed on the site</u>; reconsideration of applications heard and recommended for disapproval in October 2022 meeting; application revised)</p> <p>Matt Bierlein and Stephanie Rhodes <i>representing</i>
National Church Residences
5860 Roche Dr, 43229 (PID 010-085780) Rose</p> <ul style="list-style-type: none"> • <i>The Committee approved (14-2 w/ 1 abstention) a motion (by SCA, second by LTCA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:</i> <ul style="list-style-type: none"> ○ That the applicant will provide to the Development Commission written documentation concerning the agreement, even if informal, of one (or more) neighboring properties to accommodate some amount of overflow parking. |

Case #4

Application # ~~Z22-083~~/CV22-109 (~~Rezone 1.722 AC± zoned C3 and AR-O to AR-O Council use variance from §3355.03 to permit a “residential care facility” use in a C3 district, to permit the use of a former hotel property containing 82 units for long-term, permanent supportive housing under lease to Homefull; concurrent variances from §3333.04 to maintain an existing vehicular easement across the property, and to maintain the existing billboard on the site; and from §3312.49 to reduce required parking spaces to the existing 106 from the 123 required without variance for this use; revised CV application replacing rezoning and concurrent CV heard and recommended for disapproval January 2023; application revised~~)

Lianna Barbu/Community Shelter Board *representing*
 Bethwell Raore/Pumzika LLC
 1289 E Dublin-Granville Rd, 43229 (PID 010-000439)

Dietrich

- *The Committee approved (15-1 w/ 1 abstention) a motion (by SCA, second by CECA) to **RECOMMEND APPROVAL** of the Council variance application.*
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Case #5

Application #BZA22-087 (BZA special permit under §3389.12 to permit a food truck to be parked on the site and not moved at night, by effectively defining it to be a “portable building” as described in §3306.16 rather than a food truck; *tabled September 2022*)

Jeanne Cabral, Architect *representing*
 Muhamad Mubarak
 2400 E Dublin Granville Rd, 43229 (PID 010-237170)

Smedley

- *The Committee approved (15-1 w/ 1 abstention) a motion (by FPCA, second by EN) to **RECOMMEND DISAPPROVAL** of the application.*
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Executive Session

9:45 pm

Meeting Adjourned

10:45 pm



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-078

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew 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 (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. National Church Residences 2335 North Bank Dr., Columbus, OH 43220 Appx. 225 Columbus based employees	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 28th day of June, in the year 2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Leslie Crabbe
Notary Public, State of Ohio
Commission #: 2017-RE-684140
My Commission Expires 11-06-2027

This Project Disclosure Statement expires six (6) months after date of notarization.