

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 11, 2021**

<b>9. APPLICATION:</b>	<b>Z20-092</b>
<b>Location:</b>	<b>4836 CLEVELAND AVE. (43231)</b> , being 4.38± acres located on the southeast corner of Cleveland Avenue and Bretton Woods Drive (600-129849; Northland Community Council).
<b>Existing Zoning:</b>	C-4, Commercial District.
<b>Request:</b>	ARLD, Apartment Residential District (H-35).
<b>Proposed Use:</b>	Multi-unit residential development.
<b>Applicant(s):</b>	National Church Residences, c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.
<b>Property Owner(s):</b>	Hristos K. Souhleris; 9454 Haaf Farms Drive; Pickerington, OH 43147.
<b>Planner:</b>	Hayley Feightner; 614-645-3526; <a href="mailto:hefeightner@columbus.gov">hefeightner@columbus.gov</a>

**BACKGROUND:**

- The 4.38± acre site consists of one undeveloped parcel zoned in the C-4, Commercial District. The applicant requests the ARLD, Apartment Residential District to permit a multi-unit residential development. The rezoning has been filed as a condition of Ordinance #0193-2020, CV19-117, which was approved by City Council on February 3, 2020.
- North of the site across Bretton Woods Drive are a car wash in the C-5, Commercial District and a multi-unit residential development in the PUD-8, Planned Unit Development District. East of the site are single-unit dwellings in the SR, Suburban Residential District. South of the site are an apartment building and single-unit dwellings in the R, Rural Residential District. West of the site across Cleveland Avenue are multi-unit residential developments in the R-4, Residential and PUD-8, Planned Unit Development districts, and single-unit dwellings in the R-1 and R-2, Residential districts.
- The site is within the boundaries of the *Northland I Area Plan* (2014), which recommends neighborhood commercial land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval, as the conditions in their recommendation have been met.
- Concurrent Council variance CV20-107 has been filed to permit the first phase of a senior housing development consisting of approximately 62 units. The request includes variances for a parking space reduction from 93 spaces to 52 spaces, and to reduce building and parking setbacks. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Cleveland Avenue

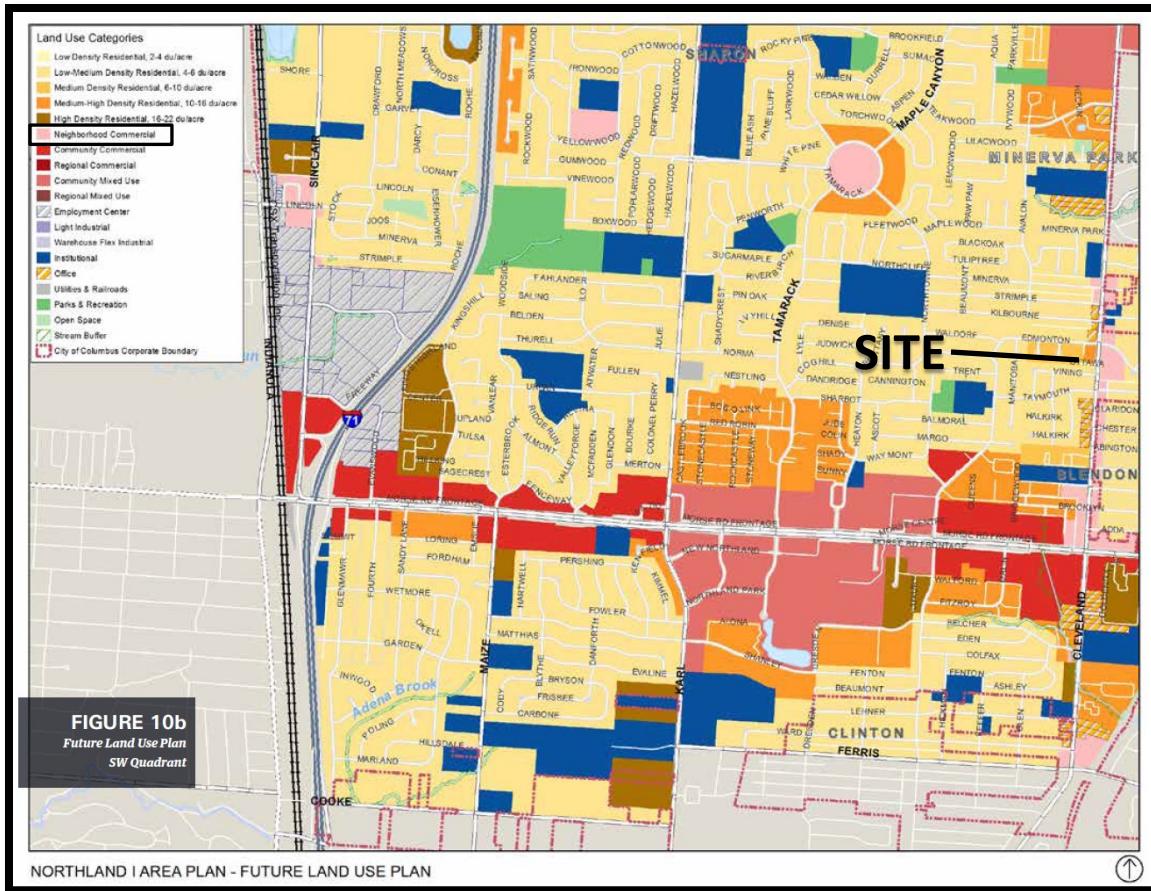
as a Suburban Commuter Corridor with 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested ARLD, Apartment Residential District will allow the development of a multi-unit residential development with approximately 62 units. While the *Northland I Area Plan* recommends neighborhood commercial land uses at this location, Planning Division staff notes that this is a largely residential area, and although the site is not subject to the recommendations of *Columbus Citywide Planning Policies* (C2P2) Guiding Principles (2018), C2P2 encourages highest density residential development along primary corridors with access to transit, which is the case for this site.. Additionally, the proposed development incorporates high quality design elements with adequate site landscaping that are included with concurrent CV20-107 to lessen the impact on the surrounding lower density residential uses.



Z20-092  
4836 Cleveland Ave.  
Approximately 4.38 acres  
C-4 to ARLD



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Approximately 4.38 acres  
C-4 to ARLD



Northland Community Council  
Development Committee

Report

January 27, 2021 6:30 PM  
via Zoom teleconference

**Meeting Called to Order:** 6:30 pm by chair **Dave Paul**

Members represented:

*Voting:* (16): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel/Woodward Park (KWP), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse (MMTACA), 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 #GC20-046 (Revise and replace existing graphics plan, incorporating a graphics special permit to reface existing sign, maintaining use as a permanent off-premises graphic per §3375.12)

Michelle Freeman/Keyser Industries *representing*  
Stein Investment Group d/b/a The Space Shop  
1002 E Dublin Granville Rd, 43229 (PID 010-300591)

- *The Committee approved (13-1 w/ 2 abstentions) a motion (by FPCA, second by KWP) to RECOMMEND APPROVAL of the application.*

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**Case #2:** Application #GC20-049 (Graphics plan for proposed automobile dealership)

Jeff Brown/Smith and Hale *representing*  
Auto Direct LLC d/b/a Toyota Direct  
2361 Morse Rd (former Huntington Center), 43229 (PID 010-103248)

- *The Committee approved (14-0 w/ 2 abstentions) a motion (by KWP, second by PCHA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:*

- That the applicant will remove the request for variance from C.C. §3372.806(A) to permit automatic changeable copy in the Regional Commercial Overlay as it pertains to the double-sided ground sign designated "Sign E," which variance the Committee does not support on the site.

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**Case #3:** Application #Z20-049/CV20-117 (Rezone ±7.58 AC from M to AR-1 for 180 units of multifamily affordable housing; concurrent CV to permit existing monopole antenna to remain, "compact" parking and reduced perimeter yard)

Dave Perry/David Perry Company *representing*  
NRP Properties LLC  
5055 Sinclair Rd, 43229 (PID 010-161517/010-109761)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by SCA, second by LTCA) to RECOMMEND APPROVAL of the application.*

**Case #4:**

Application #Z20-092/CV20-107 (Rezone ±4.38 AC from C-4 to AR-0 for 62 unit multifamily affordable senior independent living housing community; concurrent CV from §3312.49 Minimum parking, §3309.14 Height district and §3333.18 Building lines)

Stephanie Rhodes/Matt Bierlein/Amy Rosenthal *representing*  
National Church Residences  
4836 Cleveland Ave, 43231 (PID 600-129849)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by KWPCA, second by LTCA) to RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:*
  - Application Z20-092 will be revised to specify that the Requested Zoning District is “ARLD” rather than “AR-0”; and the Proposed Use will specify that the applicant seeks to develop 62 units of senior independent living housing (versus “124”).
  - The applicant will commit in the Statement of Hardship contained in CV20-107 to replace the existing sidewalk, which does not meet modern City standards, in the entire frontage of the site along Cleveland Avenue with a sidewalk of a design and configuration that does meet current City standards as contained in C.C. §905.07.

**Executive Session**

**9:15 pm**

**Meeting Adjourned**

**9:40 pm**



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

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

APPLICATION #: Z20-092

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein  
of (COMPLETE ADDRESS) 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 (include 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 (Applicant) 2335 North Bank Dr. Columbus, OH 43220 Appx. 225 Columbus based employees (incl. subsidiaries)	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20 day of October, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

**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