

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 12, 2020**

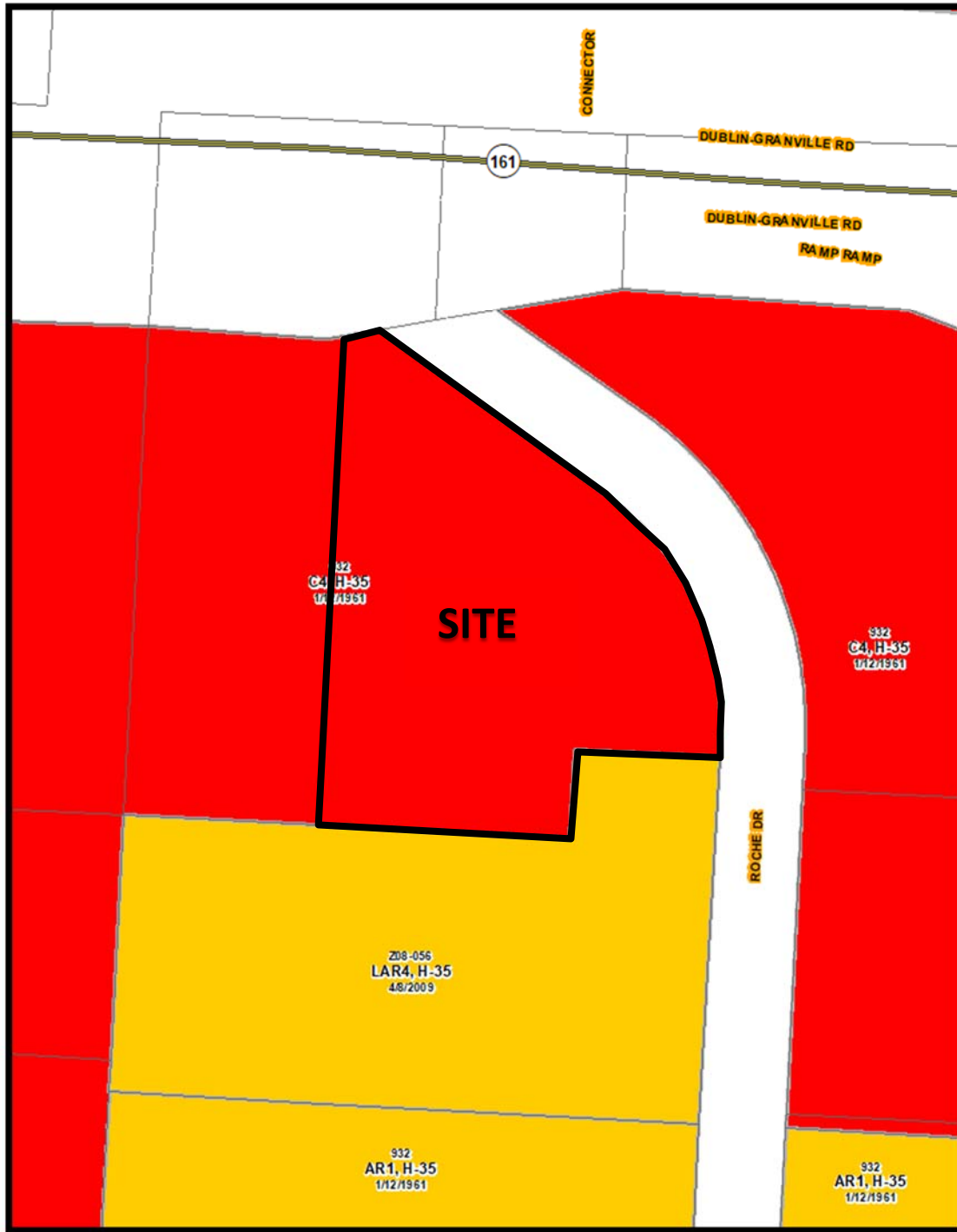
- 8. APPLICATION: Z20-074**  
**Location:** 999 E. DUBLIN-GRANVILLE RD. (43229), being 1.54± acres located on the south side of East Dublin-Granville Road, 350± feet east of North Meadows Boulevard (010-130884; Northland Community Council).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** AR-O, Apartment Office District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** National Church Residences; c/o Matt Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.  
**Property Owner(s):** National Church Residences Investment Corporation; 2335 North Bank Drive; Columbus, OH 43220.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

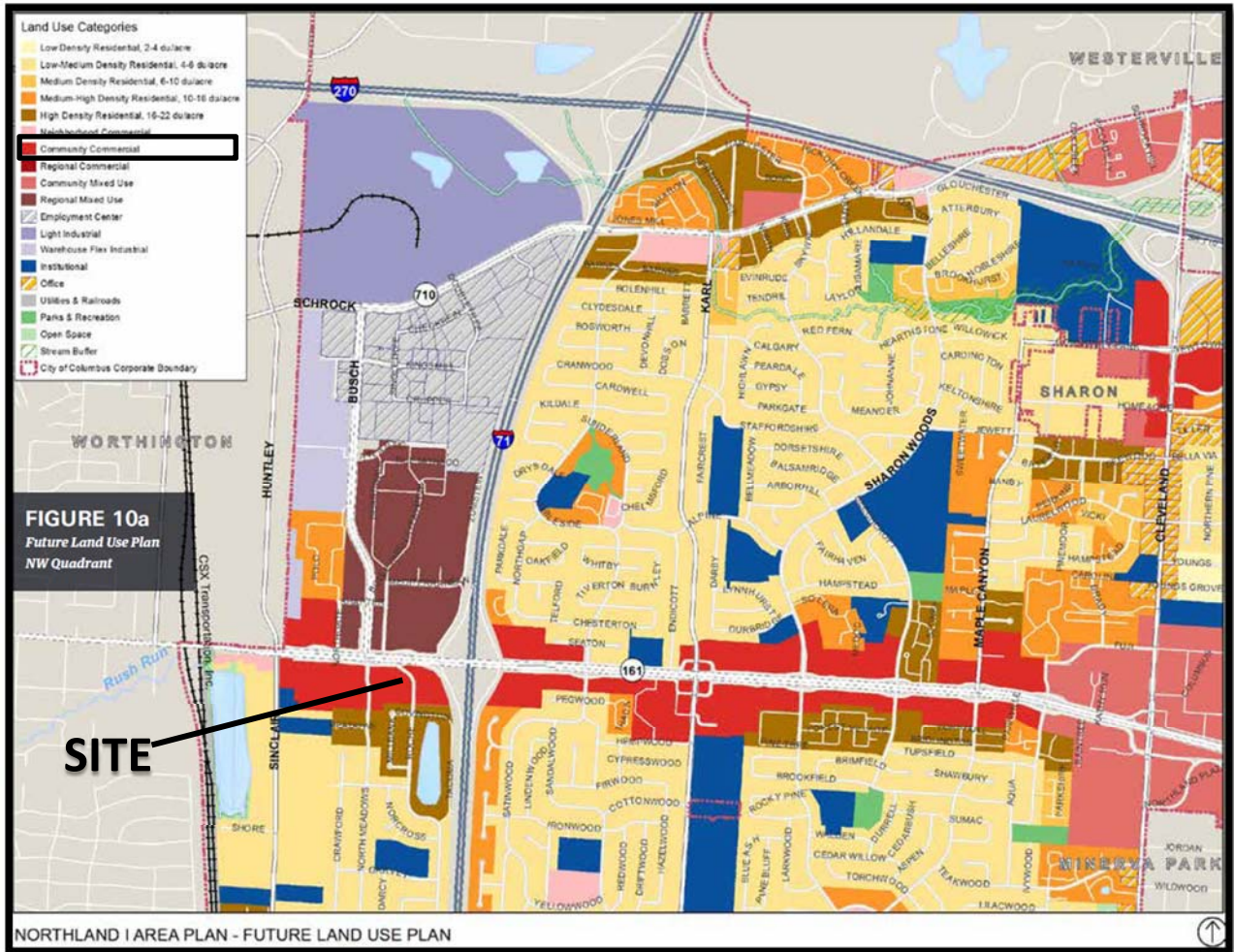
- The 2.26± acre site consists of one undeveloped parcel in the C-4, Commercial District. Ordinance #1932-2019 (CV19-055) was passed by City Council on July 22, 2019 and permitted ground floor residential use, conditioned on a follow-up rezoning and Council variance. The applicant proposes the AR-O, Apartment Office District to permit a 76-unit apartment building featuring on-site services for residents of this building and the adjacent facility to the south.
- North and east of the site is an office building in the C-4, Commercial District. South of the site is a multi-unit residential development in the L-AR-4, Limited Apartment Residential District. West of the site is an automotive parts retailer in the C-4, Commercial District.
- Concurrent CV20-085 has been filed and includes variances to required yard and setback standards along with a parking reduction from 114 required spaces to 38 provided spaces. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of the *Northland I Area Plan* (2014), which recommends community commercial land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed AR-O, Apartment Office District will permit a 76-unit apartment building with on-site services for both residents of this building and the adjacent southern facility. The *Northland I Area Plan* recommends community commercial uses at this location, which is not completely inconsistent with this proposal. The proposed AR-O district will not add incompatible uses to the area and compliments the existing multi-unit residential development to the south.



Z20-074  
999 E. Dublin-Granville Rd.  
Approximately 1.54 acres  
C-4 to AR-O



Z20-074  
999 E. Dublin-Granville Rd.  
Approximately 1.54 acres  
C-4 to AR-0



Z20-074  
999 E. Dublin-Granville Rd.  
Approximately 1.54 acres  
C-4 to AR-0



Northland Community Council  
Development Committee

Report

September 30, 2020 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), Elevate Northland (EN), Forest Park (FPCA), Friendship Village (FVRA), Lee/Ulry (LUCA), Little Turtle (LTCA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

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- Case #1:** Application #BZA19-145 (BZA variances from §3312.11 bypass drive-through lane, §3312.49 required parking spaces, and §3361.49 from approved CPD zoning text for lot coverage and rear yard parking setback, for construction of a convenience store/fuel center/fast-food restaurant – *Tabled 8/26/2020*)  
Christopher Rinehart/Rinehart Legal Services *representing*  
TH Midwest LLC (Turkey Hill)  
6465 N Hamilton Rd, 43081 (PID 010-288950)
- *The Committee approved (13-0 w/ 3 abstentions) a motion (by APCA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*
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- Case #2:** Application #Z20-017 (Rezone 3.84AC± from R-annex to AR-1 for **96 94** units of multi-family housing at ≤24.4 du/AC – *Tabled 4/29/2020*)  
  
Application #CV20-021 (Concurrent Council variance from §3333.255 to reduce the required minimum perimeter yard from 25 to 15 feet along the north and east perimeter – *Tabled 4/29/2020*)  
David Hodge/Underhill & Hodge *representing*  
5364 Thompson Road LLC  
5364 Thompson Rd, 43230 (PID 220-000369)
- *The Committee approved (11-3 w/ 2 abstentions) a motion (by APCA, second by LTCA) to **RECOMMEND DISAPPROVAL** of both applications.*
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- Case #3:** Application #Z20-058 (Rezone 1.76 AC± from C-4 to CPD to permit construction of a convenience store/fuel center/restaurant – *“Looksee” 8/26/2020*)  
Eric Elizondo/Skilken Gold *representing*  
Skilken Gold Real Estate Development  
975 E Dublin Granville Rd (*fmr. Walgreens*), 43229  
(PID 010-274389)
- *The Committee approved (14-0 w/ 2 abstentions) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
    - *That the applicant will revise section 2, “Permitted Uses,” of the CPD text to add “Pawn Brokers” to the list of excluded C-4 uses on the site.*
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*Continued ...*

- Case #4:** Application #Z20-068 (Rezone 4.54 AC± from R1 to ARLD for multi-family housing at a density of ≤ 12.4 du/AC -- reconciles CV19-113 heard and conditionally supported 12/4/2019, approved by CC 1/13/2020, permitting this use in the existing R1 district)
- Laura MacGregor Comek/Comek Law representing  
Homeport  
“Maple Meadows,” 6285 Maple Canyon Ave, 43229 (PID 010-147419)
- *The Committee approved (14-0 w/ 2 abstentions) a motion (by SWCA, second by SCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
    - *That the applicant will revise the fourth paragraph of section I and paragraph A.1. of Section III of the Limitation Text to state that the maximum permitted density on the site will be 12.4 du/acre rather than 56 du/acre.*

- Case #5:** Application #Z20-074 (Rezone 1.539 AC± from C-4 to AR-0 for 76 units of senior independent living housing – reconciles CV19-055 heard and conditionally supported 6/26/2019, approved by CC 7/3/2019, permitting this use in the existing C-4 district)
- Application #CV20-085 (Concurrent Council variances from §3312.49, minimum parking, and §3333.24, rear yard)
- Sarajane Steffes/Matthew Bierlein representing  
National Church Residences  
“Salem Village,” 999 E Dublin Granville Rd, 43229 (PID 101-130884)
- *The Committee approved (14-0 w/ 2 abstentions) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL** of both applications.*

- Case #6:** Application #BZA20-084 (Variance from §3332.38(G), maximum height of detached garage, and §3332.38(F), maximum SF of garage, to construct a 2376 SF detached garage in excess of 15' in height)
- Richard and Susan Hardman  
*Hardman Residence*  
6015 Cooper Rd, 43081(PID 600-139595)
- *The Committee approved (14-0 w/ 2 abstentions) a motion (by CWCA, second by EN) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
    - *That the applicant will revise the application prior to case being presented to the BZA to indicate, on the site plan and in the discussion of individual variances sought, the correct maximum height of the structure in excess of 15' to be permitted under variance.*

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<b>Executive Session</b>	<b>10:10 pm</b>
<b>Meeting Adjourned</b>	<b>11:20 pm</b>



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 #: Z20-074

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)

Table with 2 columns and 2 rows for listing parties with interest in the project.

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 25th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]
03/03/2023

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