

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2022**

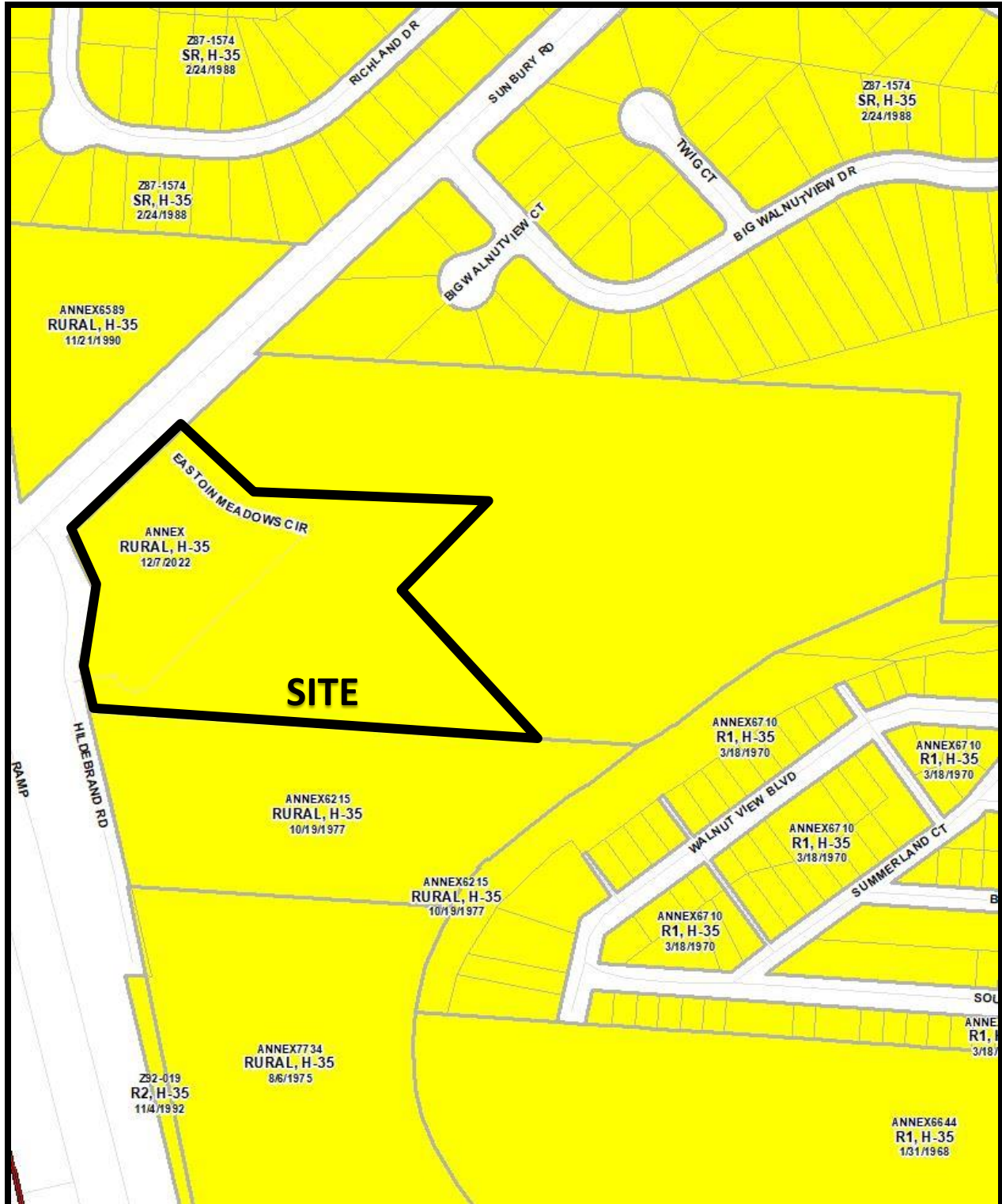
- 3. APPLICATION: Z22-067**
Location: **5470 HILDEBRAND RD. (43230)**, being 6.14± acres located at the southeast corner of Hildebrand Road and Sunbury Road (110-000688; Northland Community Council).
Existing Zoning: R, Rural District (pending annexation).
Request: ARLD, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Don Kenney, Jr.; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Capitol City Baptist Church; 5442 Sunbury Road; Columbus, OH 43230.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

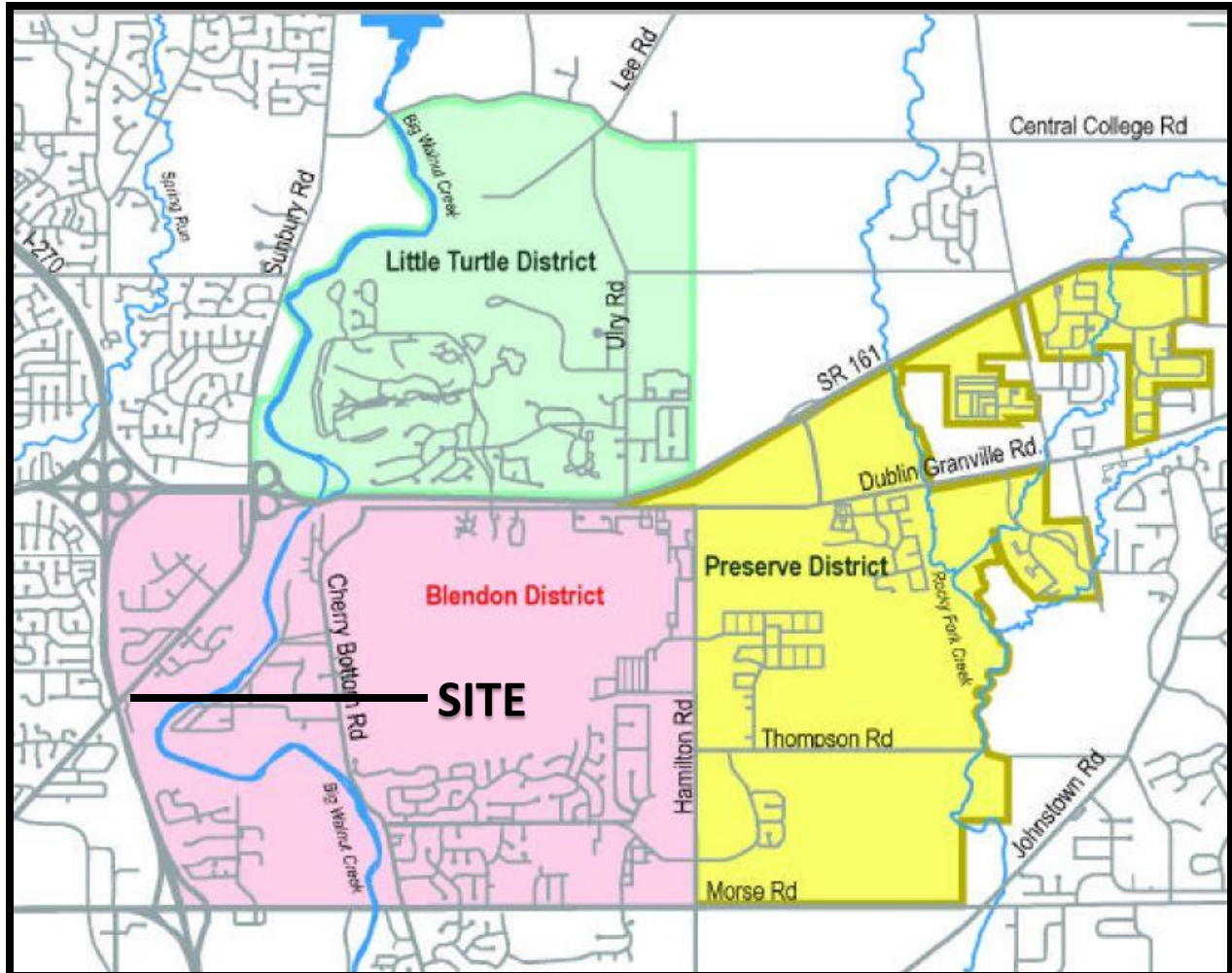
- The site consists of a 6.14± acre undeveloped portion of a larger 20.77± acre parent parcel zoned in the R, Rural District (pending annexation). The requested rezoning to ARLD, Apartment Residential District will permit a multi-unit residential development at this location.
- To the north of the site is a community center in the R, Rural District, and a religious facility in Blendon Township. To the south are single-unit dwellings in the R, Rural District. To the west is right-of-way for Interstate 270. To the east is an accessory structure associated with the religious facility to the north, in Blendon Township.
- The site is within the planning boundaries of the *Northland Plan Volume II* (2002), which recommends the “Blendon District” but does not include a specific land use recommendation.
- Concurrent CV22-091 has been filed which includes a site plan demonstrating a 96-unit apartment complex. Variances to building setback lines and perimeter yard are also included. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for Approval.
- A traffic access study has been approved in conjunction with this application.
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies this portion of Sunbury Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

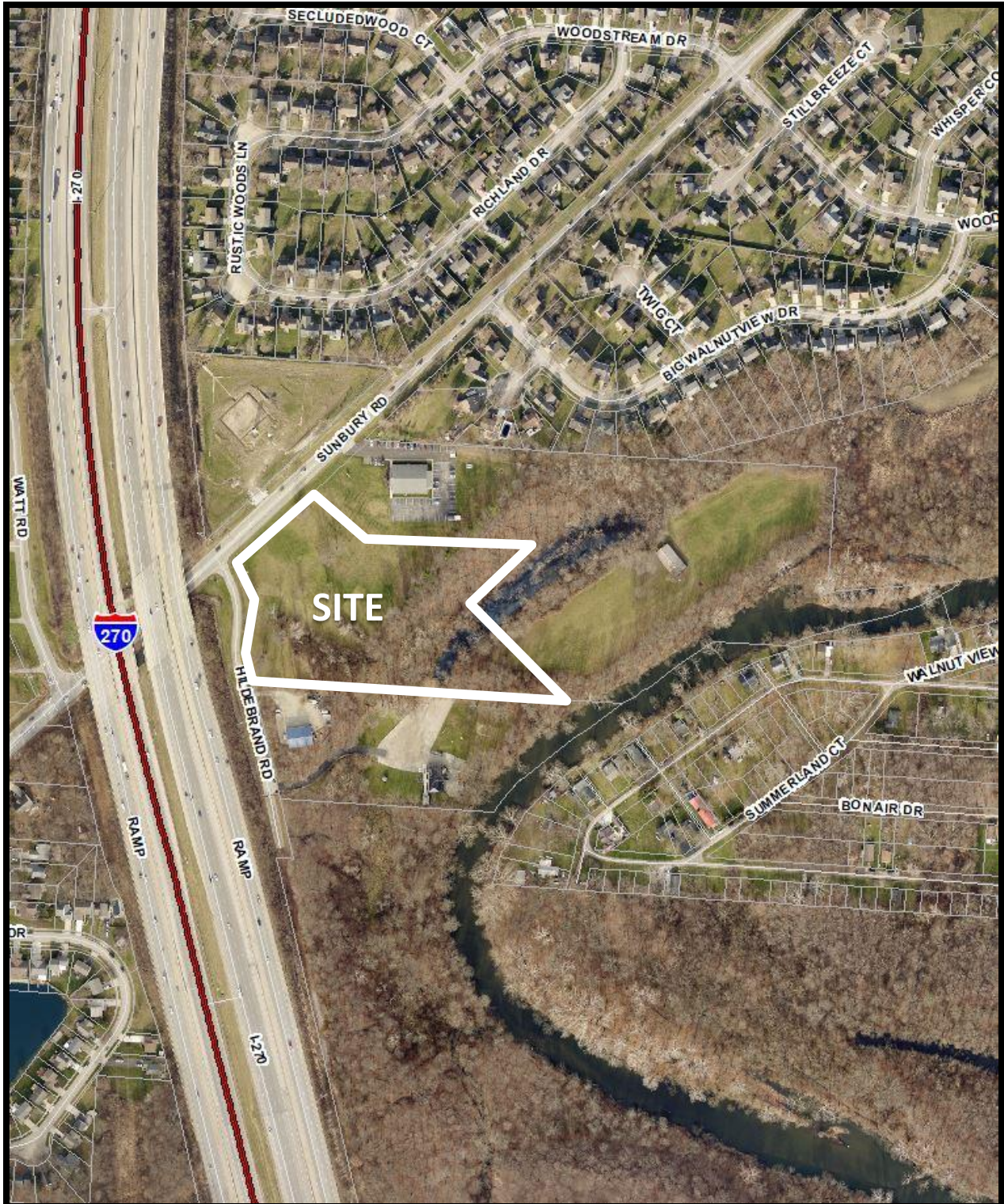
The requested ARLD, Apartment Residential District will permit a multi-unit residential development at this location. Staff are supportive of the proposal as the *Northland Plan Volume II* (2002) recommends infill development that is compatible with surrounding land uses. While the Plan does not include a specific land use recommendation at this location, the proposed residential development is compatible with the residential land use pattern in the surrounding area and is not considered to be an introduction of an incompatible use.



Z22-067
5470 Hildebrand Rd.
Approximately 6.14 acres
R to ARLD



Z22-067
5470 Hildebrand Rd.
Approximately 6.14 acres
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Z22-067
5470 Hildebrand Rd.
Approximately 6.14 acres
R to ARLD



Northland Community Council
Development Committee

Report

September 28, 2022 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-chair Dave Paul

Members represented:

Voting: (15): Asherton Grove (AGCA), Cooperwoods (CWCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1 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)

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

- *The Committee approved (14-0 w/ 1 abstention) a motion (by SCA, second by RRSHA) to **TABLE** the application as suggested by the Committee and agreed by the applicant’s representative.*¹

Case #2 Application #Z22-057 (Rezone 0.7 AC± from L-C2 to C2 to remove a limitation under the 1987 zoning permitting only office uses, in order to permit a commercial child day care use on this specific parcel)

Kim Mikanik/Create Collaborative *representing*
Graystone Apartment Properties, LLC
6116 Cleveland Ave, 43231 (PID 600-212715)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by CWCA, second by FPCA) to **RECOMMEND APPROVAL WITH 3 CONDITIONS:***
 - The applicant will revise the application to rezone the parcel from L-C2 to L-C2, the single limitation being a prohibition on use for a “monopole telecommunications tower” as would otherwise be permitted in a C2 district.
 - The applicant will revise the site plan to require and show the location of a dumpster enclosure on the eastern edge of the parking area.
 - The applicant will revise the site plan to reflect and show the location of a minimum of 2 bicycle parking spaces per §3312.49, Table 3, “Child day care.”
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- Case #3** Application #Z22-067/CV22-091 (Rezone 6.14AC± from Blendon Township R1 to ARLD to permit development of a 4-building, 96-unit multifamily housing project at a density of 15.64 du/AC; concurrent CV from §3333.18 and §3333.255 to reduce building line setback from ROW and perimeter yards)
- David Hodge/Underhill and Hodge *representing*
Don Kenney, Jr.
5470 Hildebrand Rd, 43230 (PID 010-000688)
- *The Committee approved (14-0 w/ 1 abstention) a motion (by FPCA, second by NABA) to **RECOMMEND APPROVAL** of the applications.*²
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- Case #4** Application #BZA22-058 (Additional BZA variance from §3332.38(G) sought in conjunction with the application for variance from §3332.27 heard and supported by the Committee in June 2022; to permit the height of the detached garage depicted in the plan to exceed 15 ft)
- Stephen Fountain *representing*
Valerie Miller
5499 Walnut View Blvd, 43230 (PID 600-155128)
- *The Committee approved (13-1 w/ 1 abstention) a motion (by SCA, second by NVHA) to **RECOMMEND APPROVAL** of the application.*
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Executive Session

9:00 pm

Meeting Adjourned

9:50 pm

¹ The Committee co-chairs will continue a conversation with City staff concerning the proposed zoning action, which the Committee indicated they would not support even though they were inclined to provide relief to the applicant.

² The Committee did express recommendations that a) an assigned handicapped parking space be provided in close proximity to each ground-floor ADA-compliant unit in the project; b) the City be consulted about providing a safety barrier or other separation between pedestrian traffic on the sidewalk in the reduced setback along the northwest boundary of the project and Sunbury Road; but did not make the acceptance or implementation of these recommendations a condition of the Committee's support for the applications.

Rezoning Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-067

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) Eric Zartman

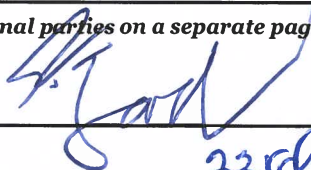
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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:

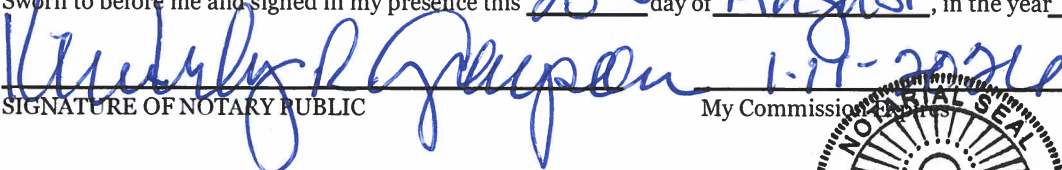
Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Capitol City Baptist Church 5442 Sunbury Road Columbus, OH 43230	2. Don Kenney, Jr. 470 Olde Worthington Road, Suite 101 Westerville, OH 43082
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 23rd day of August, in the year 2022

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires 1-11-2026

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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