

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 8, 2021**

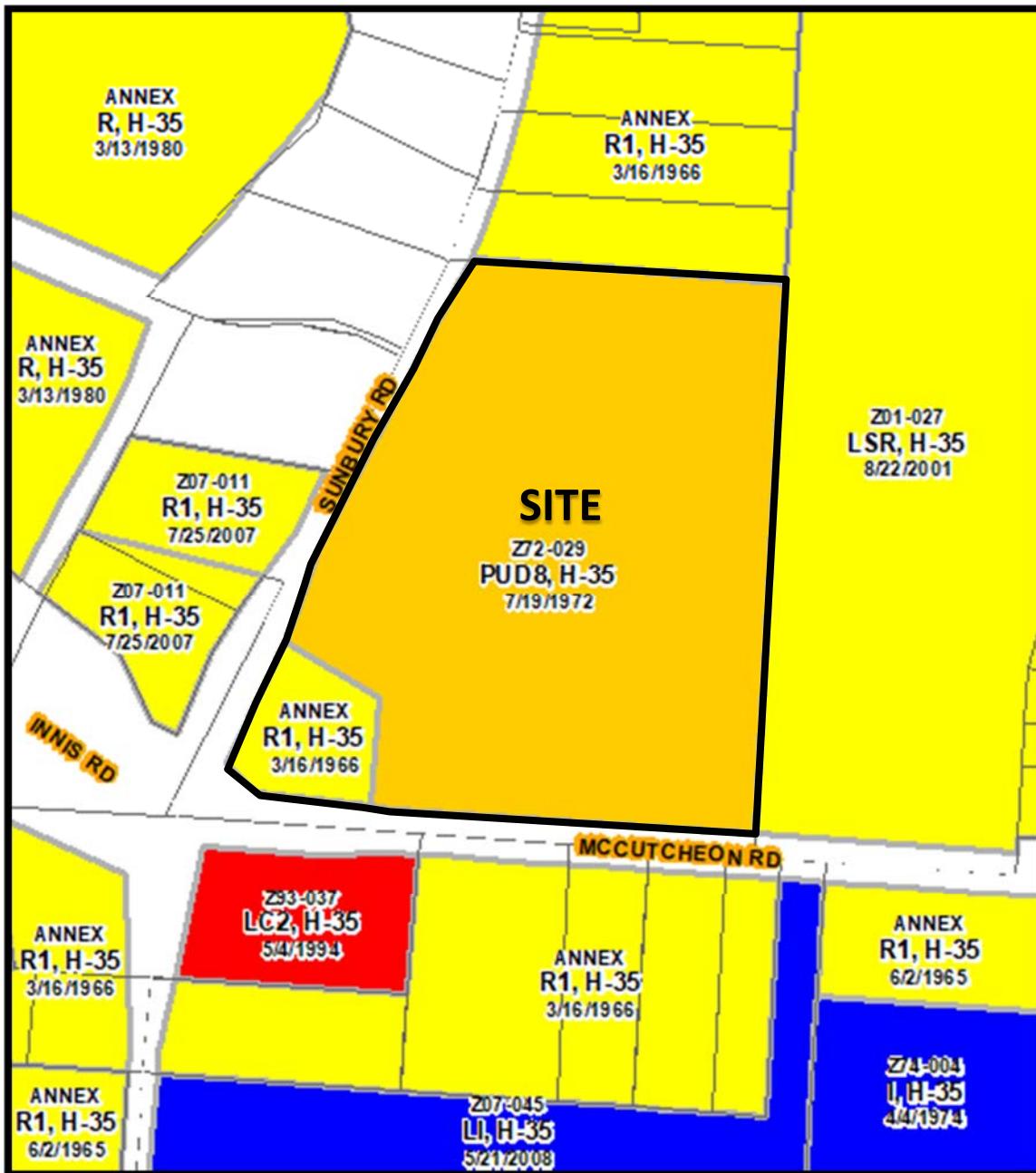
10. APPLICATION:	Z21-001
Location:	3650 SUNBURY RD. (43219) , being 11.64± acres located at the northeast corner of Sunbury Road and McCutcheon Road (010-146570; Northeast Area Commission).
Existing Zoning:	PUD-8, Planned Unit Development District and R-1, Residential District.
Request:	I, Institutional District (H-35).
Proposed Use:	Religious facility and school.
Applicant(s):	DeLaina Cox; c/o David A. Ingram, Atty.; Kegler Brown Hill & Ritter, LPA; 65 East State Street, Suite 1800; Columbus, OH 43215.
Property Owner(s):	Allegheny West Conference Corp. of Seventh Day Advent; 1080 Kingsmill Parkway; Columbus, OH 43229.
Planner:	Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

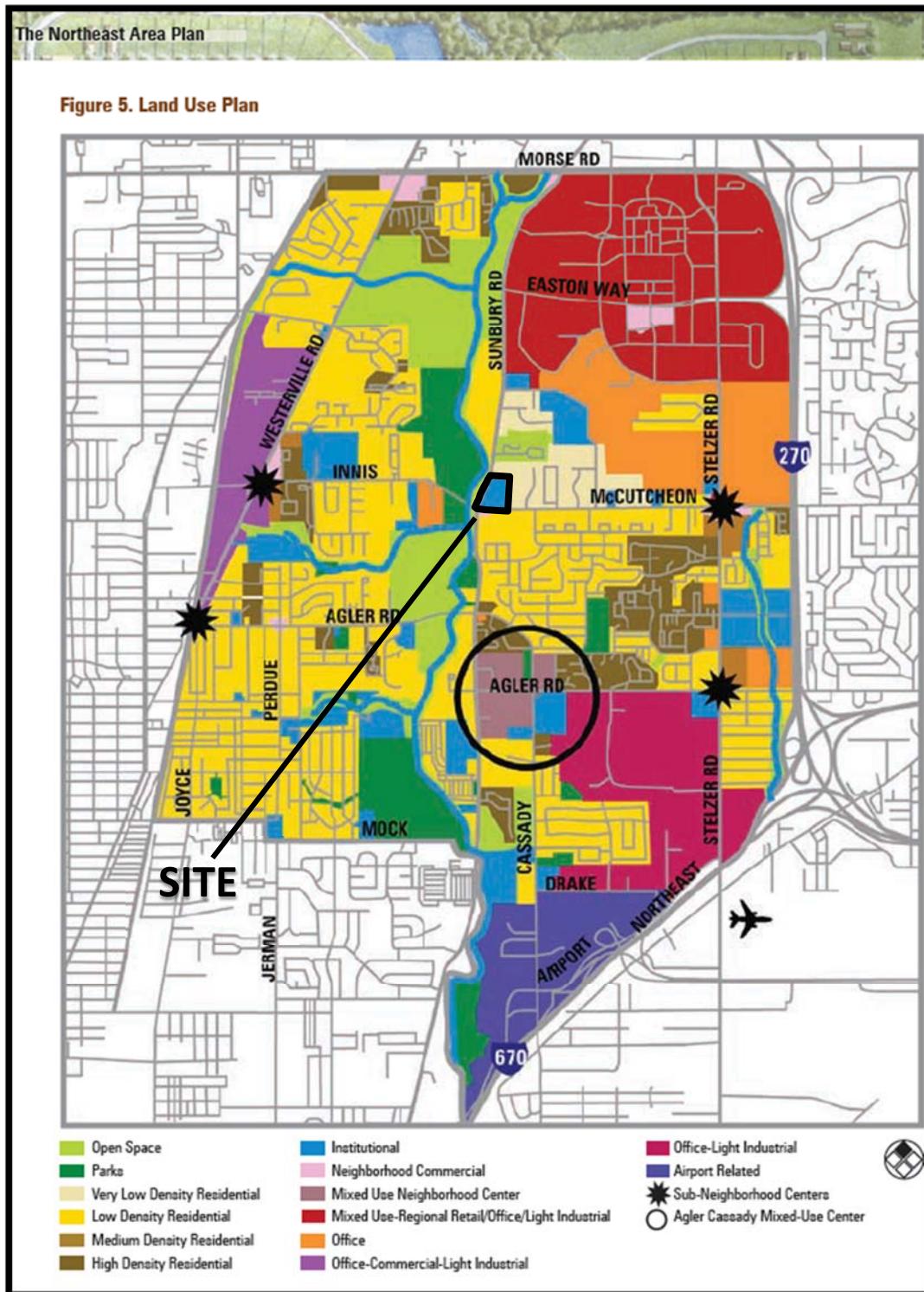
- The site consists of one parcel developed with a religious facility and school, split zoned in the R-1, Residential District and PUD-8, Planned Unit Residential District. The site is subject to Ordinance #2082-2018 (CV17-052), passed July 30, 2018, and is conditioned on the rezoning of the site within five years of passage. The requested I, Institutional District will permit the existing religious facility and school uses.
- North of the site is a single-unit dwelling in the R-1, Residential District. South of the site are single-unit dwellings in the R-1, Residential District and vacant land in the L-C-2, Limited Commercial District. East of the site is vacant land in the L-SR, Limited Suburban Residential District. West of the site are single-unit dwellings in the R-1, Residential District and R, Rural District in Mifflin Township.
- The site is within the planning boundaries of the *Northeast Area Plan* (2007), which recommends “Institutional” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation had not been received at the time this report was written.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Sunbury Road as a Suburban Community Connector requiring 100 feet of right-of-way and McCutcheon Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested I, Institutional District will permit the existing religious facility and school uses on site. This request meets Ordinance #2082-2018 condition for rezoning within five years of passage. The proposed I district is consistent with the *Northeast Area Plan*'s land use recommendation for "Institutional" land uses at this location. Additionally, the proposed zoning district will not add incompatible uses to the area.



Z21-001
3650 Sunbury Rd.
Approximately 11.64 acres
PUD-8 & R-1 to I



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North East Area Commission
"Together we can build a stronger community"

ORD #1060-2021; Z21-001; Page 6 of 7

April 5, 2021

Mr. Tim Dietrich
Department of Building & Zoning
111 North Front Street
Columbus, Oh 43215

Mr. Dietrich:

Subject: Z21-001, property known as 3650 Sunbury Road, Columbus, OH 43219. The North East Area Commission at a public virtual meeting on April 1. 2021 voted to approve the above application.



Sincerely,

Commissioner Porter

Cc: Robert Hill – Chairperson
DeLaina Cox



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 #: Z21-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DeLaina Cox
of (COMPLETE ADDRESS) 8844 Bergenia Ct., Reynoldsburg, Ohio 43215
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. Ephesus Seventh Day Adventists Church 3650 Sunbury Road Columbus, OH 43219	2. Allegheny West Conference Corporation of Seventh Day Adventists 1080 Kingsmill Pkwy Columbus, OH 43229
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 7th day of January, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

DAVID A. INGRAM, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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