STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 10, 2021

6.	**APPLICATION:**	**Z21-022**
	Location:	**4701 BEECHWOOD DR. (43230)**, being 3.22± acres located on the west side of Cherry Bottom Road, 140± feet north of Ingleside Drive (110-00376 & 9 others; Northland Community Council).
	Existing Zoning:	R, Rural District.
	Request:	AR-1, Apartment Residential District (H-35).
	Proposed Use:	Multi-unit residential development.
	Applicant(s):	Magnolia Trace, LLC; c/o David Hodge, Atty.; Underhill & Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
	Property Owner(s):	Floyd and Jacqueline Blackburn, et al; 4701 Beechwood Drive; Columbus, OH 43230.
	Planner:	Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of one parcel in the R, Rural District and nine other parcels currently undergoing annexation into the City of Columbus from Franklin County. The requested AR-1, Apartment Residential District will permit a multi-unit residential district containing up to 72 apartments units. The development is an extension of the existing multi-unit residential development north of the site.

- North of the site is a multi-unit residential development in the AR-1, Apartment Residential District. South and west of the site are single-unit dwellings in the R-8, Restricted Urban Residential District in Blendon Township. East of the site is parkland in the R-1, Residential District.

- Concurrent CV21-033 has been filed and includes variances to the minimum number of dwellings units, parking lot screening, maneuvering, parking space, building setback, lot size, lot coverage, perimeter yard, side yards, rear yard, and a parking space reduction. That request will be heard by City Council and will not be considered at this Development Commission meeting.

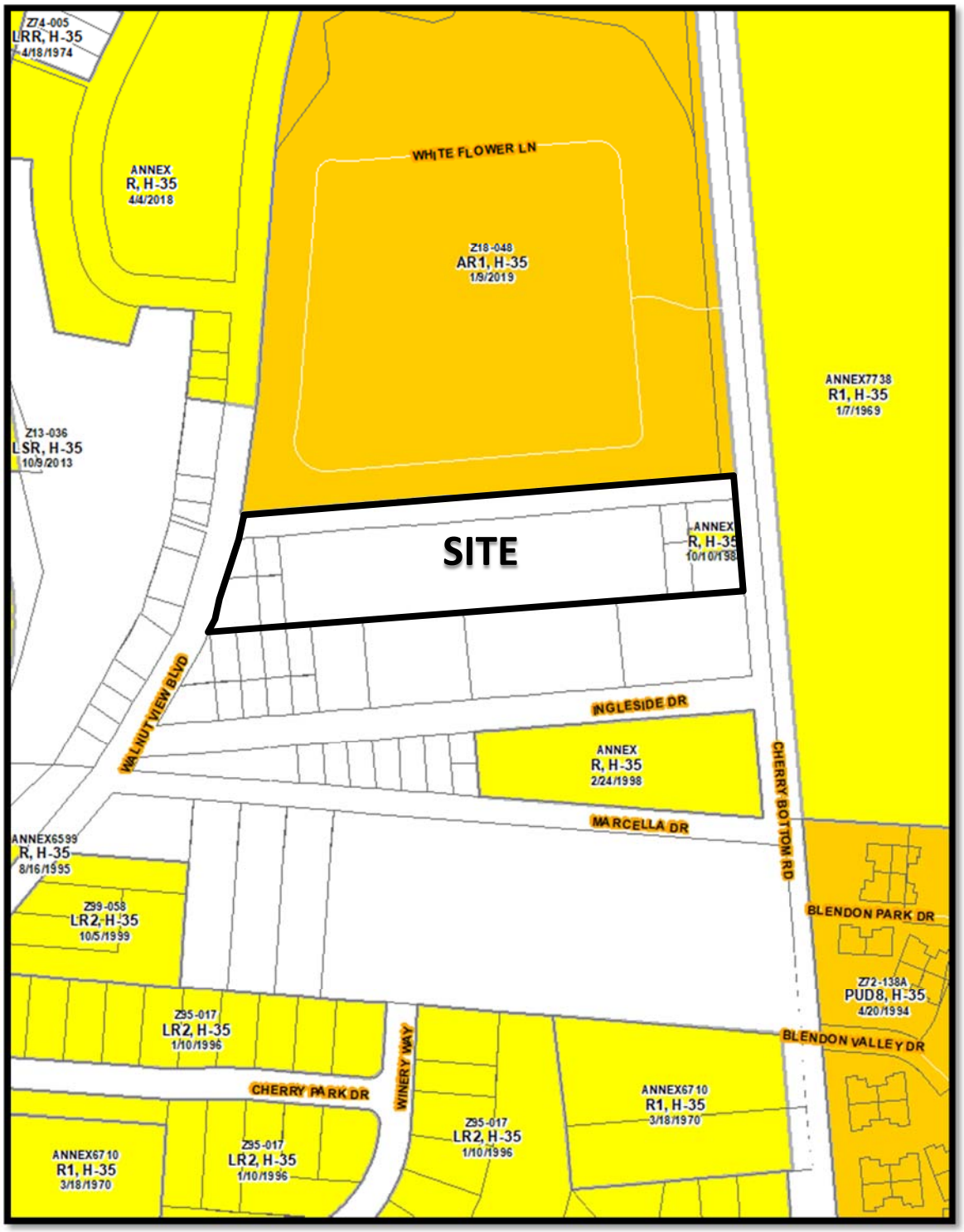
- The site is within the planning boundaries of the *Northland Plan Volume II* (2002), which recommends “Blendon District” land uses at this location.

- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval.

- The *Columbus Multimodal Thoroughfare Plan* identifies Cherry Bottom Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-1, Apartment Residential District will permit a multi-unit residential development, an extension of the existing development to the north. The proposed use is consistent with the *Northland Plan Volume II*, which encourages infill development be compatible with surrounding land uses, includes connectivity to the development north of the site, includes buffering from adjacent single-unit dwellings, and is compatible with the surrounding zoning and development pattern. Planning Division Staff does request additional information on proposed Big Walnut Trail connections to the site.

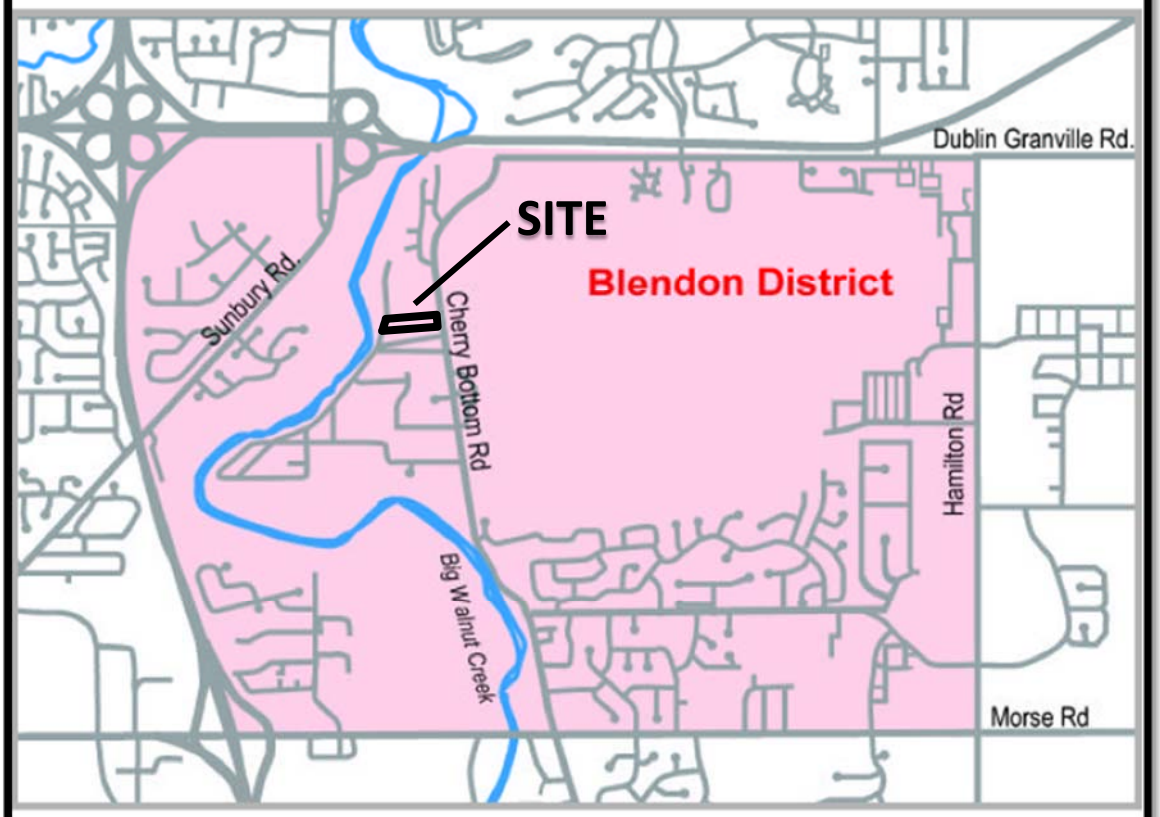


Z21-022
4701 Beechwood Dr.
Approximately 3.25 acres
R to AR-1

Z21-022
4701 Beechwood Dr.
Approximately 3.25 acres
R to AR-1

Blendon District

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



Northland Plan Volume II

Z21-022
4701 Beechwood Dr.
Approximately 3.25 acres
R to AR-1

Meeting Called to Order: **6:35 pm** by chair **Dave Paul**

Members represented:
Voting: (13): Albany Park (APHA), Blendon Chase (BCCA), Cooperwoods (CWCA), Elevate Northland (EN), Forest Park (FPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse (MMTACA), Northland Alliance (NA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Westerwoods (WRA).

Case #1 Application #GC21-009 (Graphics variances for a 14.2 AC± parcel zoned CPD; in Subarea H1: from §3377.10 (B) to permit both wall and ground signs to address the same street and from §3372.806 (D) and (E) Regional Commercial Overlay requirements to permit ground signs to match others in the Hamilton Quarter district to the north; in Subarea H2: from §3377.10 (B) to permit both wall and ground signs to address the same street, from §3370.20 (E) to allow use of a ground sign and side and rear wall signs, from §3377.24(A), (B) and (D) to increase graphic area of wall signs and canopy, from §3372.806 (D) and (E) Regional Commercial Overlay requirements to permit ground signs to match others in the Hamilton Quarter district to the north, and from 3377.18 (A) and (A)(1) pertaining to on-premises projecting signs. *Consideration of variances requested in Subarea H1 postponed from March 2021; reconsideration of variances pertaining to Subarea H2 supported in March 2021 but subsequently modified.)*

Charlie Fraas, CASTO *representing*
Hamilton Crossing LLC
6229 Dublin Granville Rd., 43054 (PID 545-251414)

- *The Committee approved (9-3 w/ 1 abstention) a motion (by APHA, second by LTCA) to **RECOMMEND APPROVAL** of the application, including amendments and additions reflected in documentation compiled on April 23 and shared with the chair by email on 4/27.*

Case #2 Application #Z21-022/CV21-033 (Rezone 10 parcels zoned Blendon R-8 and Columbus R-Rural to create a 3.22 AC± AR-1 district to permit expansion of the existing Magnolia Trace Phase I development to the immediate north, with 72 new multi-family residential dwelling units (~22.36 du/AC) as Magnolia Trace Phase II; concurrent Council variances pertaining to parking, screening, maneuverability and perimeter, and to reduce building setback from Cherry Bottom Road.)

David Hodge/Underhill and Hodge LLC *representing*
Magnolia Trace LLC
4701 Beechwood Dr., 43230 (PID 110-000376 *et seq)*

- *The Committee approved (12-0 w/ 1 abstention) a motion (by LTCA, second by LUCA) to **RECOMMEND APPROVAL** of the application.*

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR
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 #: Z21-022

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. Magnolia Trace LLC 470 Olde Worthington Road Westerville, Ohio 43082	2.
3.	4.

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

SIGNATURE OF AFFIANT E. Zartman

Sworn to before me and signed in my presence this 23rd day of February, in the year 2021

R. L. Underhill
SIGNATURE OF NOTARY PUBLIC

N/A
My Commission Expires

Notary Seal Here

NOTARIAL SEAL
AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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