



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 2055-2023, **Version:** 1

Rezoning Application: Z22-078

APPLICANT: National Church Residences; c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on April 13, 2023.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a bowling alley in the C-4, Commercial District. The applicant proposes the AR-O, Apartment Office District to permit a multi-unit residential development. The proposed use is compatible with the density and residential developments in the surrounding area, and permits limited commercial uses in addition to the primary residential component, consistent with the *Northland I Area Plan's* recommendation for "Commercial (Community)" land uses at this location. A concurrent Council variance (Ordinance #2056-2023; CV22-103) has been submitted and includes a variance to reduce the minimum number of required parking spaces from 1.5 spaces per dwelling unit to 0.7 spaces per dwelling unit.

To rezone **5860 ROCHE DR. (43229)**, being 2.48± acres located on the east side of Roche Drive 160± feet north of Covington Road, **From:** C-4, Commercial District, **To:** AR-O, Apartment Office District (Rezoning #Z22-078).

WHEREAS, application #Z22-078 is on file with the Department of Building and Zoning Services requesting rezoning of 2.48± acres from C-4, Commercial District, to the AR-O, Apartment Office District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change as the proposed use is compatible with the density and residential developments in the surrounding area, and permits limited commercial uses in addition to the primary residential component, consistent with the land use recommendations of the *Northland I Area Plan*; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

5860 ROCHE DR. (43229), being 2.48± acres located on the east side of Roche Drive 160± feet north of Covington Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and State of Ohio: And in the City of Columbus, Section 4, Township 2, Range 18, United States Military Lands, being 2.474 acres of land out of the 5.479 acre tract, as conveyed to Wilbert B. and Stanley R. Gibson, of record in Deed Book 2450, Page 441, being also entirely out of "Reserve E", as the same is designated and delineated upon the recorded Plat of Salem Village No. 2, of record in Plat Book 33, Pages 114 and 115,

both being of record in the Franklin County Recorder's Office, said 2.474 acre tract being more particularly described as follows:

Beginning at a point in the Southwesterly corner of said 5.479 acre tract, the Easterly line of Roche Drive (60 feet in width), as the same is designated and delineated upon the recorded plat of said Salem Village No. 2, said point being located also in the Northwesterly corner of a 0.12 acre tract now or formerly owned by The Columbus Motel Corporation and described in Deed Book 2352, Page 674, Franklin County Recorder's Office;

Thence North 4° 58' 15" East, with the Westerly line of said 5.479 acre tract and Reserve "E", the Easterly line of said Roche Drive, a distance of 225.00 feet to a point;

Thence South 85° 01' 45" East, parallel to the Southerly line and crossing said 5.479 acre tract and Reserve "E", perpendicular to the preceding course, a distance of 430.63 feet to a point in a Northeasterly line of said 5.479 acre tract, Reserve "E" and Salem Village No. 2, a Southwesterly line of Route 1-71 (North Freeway);

Thence South 19° 18' 30" East, with a Northeasterly line of said 5.479 acre tract, Reserve "E" and Salem Village No. 2, a Southwesterly line of said Route 1-71, a distance of 165.37 feet to a point;

Thence South 8° 58' 10" East, continuing with a Northeasterly line of said 5.479 acre tract, Reserve "E" and Salem Village No. 2, a Southwesterly line of said Route 1-71, a distance of 76.51 feet to a point in the Southeasterly corner of said 5.479 acre tract, the Northeasterly corner of said 0.12 acre tract, said point being located North 8° 58' 10" West, a distance of 10.30 feet from the Southeasterly corner of said Reserve "E", the Northeasterly corner of Reserve "F" of said Salem Village No. 2;

Thence North 85° 01' 45" West, with the Southerly line of said 5.479 acre tract, the Northerly line of said 0.12 acre tract, crossing said Reserve "E", a distance of 517.06 feet to the place of beginning, and containing 2.474 acres of land, more or less.

Subject to a 10 foot easement along the Easterly line of the above described premises, and also subject to all roadways, easements, rights, reservations, restrictions, zoning ordinances and conditions of record, if any.

Address: 5860 Roche Drive, Columbus, OH 43229

PPN: 010-085780-00

To Rezone From: C-4 Commercial District,

To: AR-O, Apartment Office District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the AR-O, Apartment Residential District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.