



City of Columbus

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

Legislation Text

File #: 2210-2023, Version: 1

Rezoning Application: Z23-024

APPLICANT: Metro Development LLC; c/o Jeffery L. Brown, Atty.: Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on June 8, 2023.

WESTLAND AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 6.38± acre site consists of one parcel developed with a single-unit dwelling and additional accessory structures, pending annexation into the City of Columbus, after which will be assigned the R, Rural District. The requested L-AR-1, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 130 units, developed in accordance with the submitted site plan and building elevations. The *Westland Area Plan* (1994) land use recommendation for this site is Industrial/Manufacturing. Although inconsistent with this recommendation, the proposed multi-unit residential development is consistent with the prevailing residential development pattern in the surrounding area. A concurrent Council variance (Ordinance #2211-2023; CV23-036) has been filed to reduce the perimeter yard, reduce the required building lines, and increase the maximum detached garage height.

To rezone **4300 ALKIRE RD. (43228)**, being 6.38± acres located on the north side of Alkire Road, 400± feet west side of Demorest Road, **From:** R, Rural District, **To:** L-AR-1, Limited Apartment Residential District (Rezoning #Z23-024).

WHEREAS, application #Z23-024 is on file with the Department of Building and Zoning Services requesting rezoning of 6.38± acres from R, Rural District, to the L-AR-1, Limited Apartment Residential District; and

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

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

WHEREAS, the City Departments recommend approval of the zoning change because the requested L-AR-1, Limited Apartment Residential District will permit multi-unit residential development at a density consistent with the area's established residential development pattern; 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4300 ALKIRE RD. (43228), being 6.38± acres located on the north side of Alkire Road, and west side of Demorest Road, and being more particularly described as follows:

Situated in the State of Ohio, Jackson Township, Franklin County, being part of Survey No. 1389 of the Virginia Military Survey and containing 6.38± acres, said 6.38± acres being out of an original 6.691 acre tract conveyed to Bible Truth Tabernacle of record in Instrument Number 202202220029640, and being more particularly described as follows;

Beginning for reference, at an easterly corner of said Original 6.691 acre tract, being a southwesterly corner of a 8.61 acre tract of land described as being in the southwesterly limited access right-of-way line of Interstate 270 as shown Parcel 22-WL and conveyed to the State of Ohio of record in Deed Book 2951, Page 148 and shown on the O.D.O.T. plans FRA-270-2.43S, and being on the northeasterly corner of a 0.367 acre tract of land as conveyed to County of Franklin in Instrument Number 202302280019063;

Thence **S 65°29'10" W**, with the south line of said Original 6.691 acre tract, the northerly line of said 0.367 acre tract, and along the northerly line of 0.092 acre tract of land conveyed to Edward and Clarice L. Wanek of record in Deed Book 1603, Page 622 and Deed Book 2086, Page 324, **484.55 feet±** to the southwesterly corner of said Original 6.691 acre tract and being northwesterly corner of said 0.092 acre tract and being in the easterly line of a 0.561 acre tract of land conveyed to Jose M. Gonzalez Solano and Carmelina Hernandez Martinez of record in Instrument Number 202110120183685;

Thence **N 01°33'07" E**, along the westerly line of said Original 6.691 acre tract and along the easterly line of said Solano/Martinez tract, **200.00 feet±** to a common corner thereof;

Thence **S 65°28'47" W**, along a southerly line of said Original 6.691 acre tract, along the northerly line of said Solano/Martinez tract and along the northerly line of a second 0.561 acre tract of land conveyed to Kenneth P. and Florence A. Prater of record in Instrument Number 200210040249780, **200.00 feet±** to a southwesterly corner of said Original 6.691 acre tract, to a point at the northwesterly corner of said Prater tract and being in the easterly line of a 10.020 acre tract of land described as Parcel 2 and conveyed to Alkire Investments Holdings, LLC of record in Instrument Number 202209210134357;

Thence **N 00°38'58" E**, along the westerly line of said Original 6.691 acre tract and the easterly line of said Parcel 2, **816.90 feet±** to a point being a common corner thereof and returning to said 8.61 acre tract and said southwesterly limited access right-of-way line;

Thence along the northeasterly line of said Original 6.691 acre tract and along said southwesterly limited access right-of-way, the following two courses;

S 39°48'23" E, 687.33 feet± to an angle point;

S 39°23'50" E, 264.90 feet± to the **True Point of Beginning**, containing **6.38± acres** more or less.

Property Parcel: 160-000220

Property Address: 4300 Alkire Rd., Columbus, OH (43228).

To Rezone From: R, Rural District,

To: L-AR-1, Limited Apartment Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-AR-1, Limited 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 change on the said original zoning map and shall register a copy of the approved L-AR-1,

Limited Apartment Residential District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said site plan titled, “**SITE PLAN**,” dated July 11, 2023, said building elevations titled, “**ELEVATIONS SHEETS 1 -5**,” dated June 13, 2023, and said text titled, “**LIMITATION TEXT**,” dated July 11, 2023, all signed by Jeffery L. Brown, Attorney for the Applicant, the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-AR-1, Limited Apartment Residential District

PROPERTY ADDRESS: 4300 Alkire Road

OWNER: Bible Truth Tabernacle

APPLICANT: Metro Development LLC

DATE OF TEXT: 7/11/23

APPLICATION NUMBER: Z23-024

1. INTRODUCTION: The site is on the north side of Alkire Road adjacent to I-270. To the north and east is I-270; to the west is an existing multi-unit residential development and to the south across Alkire Road are single-unit dwellings in the township.

2. PERMITTED USES: Those uses permitted in Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District use of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the submitted text or drawings the applicable development standards are contained in Chapter 3333 of the Columbus City Code

A. Density, Lot, and/or Setback Commitments.

1. The maximum number of dwelling units shall be 130.
2. The building setback line along I-270 is reduced from 25 to 5 feet; from Alkire Road from 50 to 15 feet for the hot box / water vault (see CV23-036).
3. The perimeter yard along the west property line is reduced from 25 to 15 feet (see CV23-036).
4. The height of the garages is increased from 15 to 16 feet (see CV23-036).

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. The developer shall install a five foot wide sidewalk along its Alkire Road frontage.
2. The developer shall bring its frontage of Alkire Road up to current County standards of an 11 foot travel lane and a 5 foot paved shoulder on its side of Alkire Road. This improvement shall include a full width mill and overlay.
3. The developer shall install a 175 foot long eastbound left turn lane on Alkire Road at the entrance to the site.
4. Final access location to Alkire Road is subject to Franklin County Engineer’s Office field verification of available sight distance that will occur once vegetation is removed from sight triangles.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. The SCPZ (Stream Corridor Protection Zone) is shown on the submitted site plan.

2. The applicant is committing to the landscaping shown along the west side of the site and along Alkire Road.

D. Building Design and/or Interior-Exterior Treatment Commitments.

The buildings shall be constructed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development plan and when engineering and architectural drawings are completed. Any slight adjustments to the building elevations shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

N/A

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the AR-1 zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

Site Plan Revision Allowance. The Property shall be developed in accordance with the Site Plan; however, the Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data established at the time of development and engineering plans are completed. The Director of the Department Building and Zoning Services or the Director's designee may approve any slight adjustment to the Site Plan upon submission of the appropriate data regarding the proposed adjustment.

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