



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 0596-2022, **Version:** 1

Rezoning Application: Z21-099

APPLICANT: Steadfast REIT; c/o Rebecca J. Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on February 10, 2022.

GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 28.79± acre site consists of one parcel developed with a 240-unit multi-unit residential development which includes a mix of apartment buildings and four-unit dwellings in the PUD-6, Planned Unit Development District. The site is Development Area 3 within a 321.25± acre PUD-6 development as permitted by ORD #1217-01 (Z00-098), and is limited to a maximum of 240 units. The requested L-AR-12, Limited Apartment Residential District proposes two units to be added within the existing clubhouse building. The site is within the boundaries of the *South East Land Use Plan* (2018), which recommends “Low-Medium Density Residential” (6-10 units per acre) and “Open Space” land uses at this location. *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018) are also applicable to the site. The limitation text permits all AR-12 district uses and will allow up to 244 units (8.48 units per acre) for future expansion of two additional units as only 242 units are proposed at this time. The text also includes supplemental development standards that address maximum number of units per building (8), building height, setbacks, site access, landscaping, building materials, garage requirements, and lighting controls. The proposal remains consistent with the land use recommendation of the *South East Land Use Plan*, and is compatible with surrounding development. A concurrent Council variance (Ordinance #0598-2022; CV21-129) has been submitted to permit two dwelling units within the clubhouse building, thereby making it a two-unit dwelling.

To rezone **6617 BRICEGROVE BLVD. (43110)**, being 28.79± acres located at the intersection of Bricegrove Boulevard and the south side of Abbie Trails Drive, 1,350± feet east of Gender Road, **From:** PUD-6, Planned Unit Development District, **To:** L-AR-12, Limited Apartment Residential District (Rezoning #Z21-099).

WHEREAS, application #Z21-099 is on file with the Department of Building and Zoning Services requesting rezoning of 28.79± acres from PUD-6, Planned Unit Development District, to L-AR-12, Limited Apartment Residential District; and

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

WHEREAS, the Greater South East Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed L-AR-12, Limited Apartment Residential District remains consistent with the land use recommendation of the *South East Land Use Plan*, and is compatible with surrounding development; and

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:

6617 BRICEGROVE BLVD. (43110), being 28.79± acres located at the intersection of Bricegrove Boulevard and the south side of Abbie Trails Drive, 1,350± feet east of Gender Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, Section 1, Township 11, Range 21, Congress Lands and being 28.787 acres out of that tract as conveyed to Long Road Development Company LLC of record in Instrument Number 199905040112415, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 9945 in the westerly line of Section 6, Township 15, Range 20, at the southeasterly corner of said Section 1, the northeasterly corner of Section 12, being in a westerly line of the remainder of that tract as conveyed to Columbus Land Investment Company of record in Official Record 2801A04, at the northeasterly corner of that tract as conveyed to Harold P. and Dale H. Rawn et al 3 Co-Trustees of record in Official Record 11609B07;

Thence North 85°19'55" West, with the northerly line of said Rawn tract, the common line to said Sections 1 and 12, a distance of 582.00 feet to an iron pin set at the True Point of Beginning;

Thence North 85°19'55" West, continuing with said the northerly line and said common line, a distance of 1078.71 feet to a ½" solid iron pin found;

Thence 04°27'19" East, across said Long Road Development tract, a distance of 1222.06 feet to an iron pin set on a curve in the southerly right-of-way line of Abbie Trails Way;

Thence with said southerly line, the following courses:

With a curve to the right, having a central angle of 31°11'39" and a radius of 950.00 feet, a chord bearing and distance of South 79°30'31" East, 510.85 feet to an iron pin set at a point of reverse curvature;

With a curve to the left, having a central angle of 31°28'35" and a radius of 1050.00 feet, a chord bearing and distance of South 79°38'59" East, 569.61 feet to an iron pin set;

Thence South 04°14'42" West, across said Long Road Development tract, a distance of 1113.85 feet to the true point of beginning and containing 28.787 acres of land, more or less.

To Rezone From: PUD-6, Planned Unit Development District,

To: L-AR-12, Limited Apartment Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-AR-12, 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 changes on the said original zoning map and shall register a copies of the approved L-AR-12, Limited Apartment Residential District and Application among the records of the Department of Building and Zoning Services as required by Sections 3370.03 of the Columbus City Codes; said site plan being titled, "**DEVELOPMENT PLAN**," dated November 11, 2021, and said text being titled, "**DEVELOPMENT TEXT**," dated January 26, 2022, and both signed by Rebecca J. Mott, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

L-AR-12, LIMITED APARTMENT RESIDENTIAL

EXISTING ZONING DISTRICT: PUD-6

PROPOSED ZONING DISTRICT: L-AR-12, Limited Apartment Residential

PROPERTY ADDRESS: 6617 Bricegrove Boulevard, Columbus, Ohio 43110

PROPERTY OWNER: Brice Grove Apartments LLC

APPLICANT: Steadfast REIT

DATE OF TEXT: January 26, 2022

APPLICATION NO.: Z21-099

1. INTRODUCTION:

The subject property is a portion of the 321.253 +/- acres that was subject to Ordinance No.: 531-97, passed March 27, 1997 (Z96-054) (the "Overall Development Land") to re-zone the Overall Development Land to PUD-6 to permit single family, cluster, multi-family, school, and park/open space development.

Subsequent to 1997, the east/west arterial, noted in the 1996 PUD land plan and known as Abbie Trails Way, has been constructed and dedicated with a 100-foot right-of-way, which is now known as Abbie Trails Drive.

The Overall Development Land was re-zoned subject to Ordinance No.: 1217-01, passed July 23, 2001 (Z00-098) to adjust the PUD land plan as it pertains to Development Areas on the north side of Long Road, east of Old Long Road and to adjust the acreage of all of the Development Areas due to Abbie Trails Drive (Way) dedication, as further amended by Ordinance No.: 0704-02 (Z00-098A) to permit a mix of 3-story buildings in Development Area 5 and add additional acres of parkland, to be dedicated to the City of Columbus.

The subject property of this re-zoning application is 28.787 +/- acres known as the entirety of Development Area 3 as part of the Overall Development Land, located east of Gender Road, south of Abbie Trails Drive, and west of Bowen Road (the "Property"). The Property contains 240 multi-family residential dwelling units. Applicant proposes to rezone the Property to permit, at a minimum, the addition of two (2) multi-family residential dwelling units, converted from space that is currently a part of the clubhouse/community House within the existing built development, for a total of a minimum of 242 and maximum of 244 multi-family residential dwelling units in the development. The Property has been developed, and the conversion/construction of additional dwelling units will be developed, in substantial compliance with this Development Text and the site plan dated November 11, 2021 (the "Site Plan").

2. PERMITTED USES: The following uses shall be permitted:

Those uses listed in Section 3333.02 (AR-12) Apartment Residential, of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential District, of the Columbus City Code shall apply.

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

1. Density: The maximum number of units in connection with the Property shall be two hundred and forty-four (244), which will retain the density of the larger, overall PUD-6 development. The maximum number of dwelling units in each building shall be eight (8).

2. Height: The maximum height of buildings shall be thirty-five (35) feet.

3. Setbacks:

a. There shall be a minimum 25-foot building and parking setback along the perimeter of the Property unless otherwise

varied by the Board of Zoning Adjustment.

b. There shall be a minimum building setback as designated in Section 3333.18 of the Columbus City Code from the Abbie Trails Drive right-of-way line, except that any part of the entrance feature signage shall be a minimum of 15 feet from the right-of-way line, unless otherwise varied by the Board of Zoning Adjustment or Graphics Commission, as applicable.

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

Access to the Property shall be to and from the public right-of-way of Abbie Trails Drive. The minimum parking and maneuvering setback shall be as designated in Section 3312.27 of the Columbus City Code, unless otherwise varied by the Board of Zoning Adjustment.

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

1. Within the Abbie Trails Road setback area, there is, and shall remain, a 16' wide pedestrian/bike multi-purpose trail within an easement that has been granted to and is maintained by the City of Columbus, along with substantial landscaping (deciduous and ornamental trees and evergreens), fencing, or mounding, or a combination thereof, that is and shall be maintained by the Property Owner/Applicant.

2. Street trees as installed in the right-of-way of Abbie Trails Drive, as noted in Section 2(C)(1) shall be planted 75' on center.

3. All plant materials required by this Development Text shall meet the following minimum size at time of installation: Street/deciduous trees - 2 ½" caliper, ornamental trees - 1 ½" caliper, evergreen trees - 6 feet in height.

4. The trees, shrubs, and landscaping screening that is installed within the 25-foot perimeter setback of the Property shall be preserved to fullest extent, subject to the trimming, maintenance of the trees, shrubs, and landscaping, and the removal of diseased and/or dying trees and shrubs.

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

1. To facilitate that building materials shall be traditional and natural in appearance, primary exterior building materials, other than window, door and roof materials, shall consist of one or more of the following: Brick, cultured stone, vinyl siding, or Hardi plank siding. Buildings shall be finished on all sides/elevations with the same level and quality of finish.

2. Garages. All dwelling units will have at least a one (1)-car garage, except for the two (2) additional dwelling units contained the clubhouse building, subject of this rezoning application.

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

1. All light fixtures shall be from the same or similar manufacturer's type to ensure aesthetic compatibility.

2. All new or relocated utility lines shall be installed underground.

3. The height of the lighting poles shall be no greater than twelve (12) feet from the finished elevation where installed.

4. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent off-site spillage onto neighboring property.

F. Graphics and Signage Commitments.

All graphics shall conform to the Columbus Graphics Code, as it applies to the AR-12, Apartment Residential District. Any variance to the applicable sign requirements of the AR-12 district shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1. Sidewalks: Internal sidewalks shall be provided, as shown on the Site Plan. The Property contains a bike/pedestrian multi-purpose trail that meanders along Abbie Trails Drive with connection to other adjacent sites and the Development Areas of the larger, overall development.

2. The Property shall be developed in accordance with this Development Text and the Site Plan, which may be slightly adjusted to reflect engineering, topographical or other site data available at the time of development. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of Building and Zoning Services, or his/her designee, 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.