



City of Columbus

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

File #: 3373-2023, Version: 1

Rezoning Application: Z23-054

APPLICANT: Domenic Spencer; c/o Stephanie Hayward, Atty.; 300 Spruce Street, Suite 300; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on November 09, 2023.

MILO-GROGAN AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 12.50± acre site consists of an undeveloped parcel in the M, Manufacturing District. The requested L-ARLD, Limited Apartment Residential District will allow development of an apartment complex containing up to 217 units. The site is within the planning boundaries of the *Milo-Grogan Neighborhood Plan (2007)* which recommends “Light Industrial” land uses at this location. Staff supports the requested L-ARLD district incorporates high design features, consistent with adjacent multi-unit residential uses, and meets the City’s objective of providing additional housing.

To rezone **1160 CAMDEN AVE. (43201)**, being 12.50± acres located at the eastern terminus of Camden Avenue, **From:** M, Manufacturing District, **To:** L-ARLD, Limited Apartment Residential District (Rezoning #Z23-054).

WHEREAS, application #Z23-045 is on file with the Department of Building and Zoning Services requesting rezoning of 12.50± acres from M, Manufacturing District, to L-ARLD, Limited Apartment Residential District; and

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

WHEREAS, the Milo-Grogan Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-ARLD, Limited Apartment Residential District includes a site plan that demonstrates high design features consistent with C2P2 Design Guidelines, is consistent with adjacent residential land uses, and will provide additional housing consistent with the City’s objectives; 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:

1160 CAMDEN AVE. (43201), being 12.50± acres located at the eastern terminus of Camden Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, and is described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus and located within Quarter Township 4, Township 1 North, Range 18 West of the United States Military District, being all of Lots 47-61 and 68-82 of S.J Wooley's Addition, a subdivision of record in Plat Book 4, Page 173; part of Reserve A of Surah Shoemaker's Heirs Subdivision, a subdivision of record in Plat Book 6, Page 17A; all of Lots 125-130 of Theo. Weyant's Subdivision a subdivision of record in Plat Book 7, Pages 194-195; various streets and alleys vacated under Ordinances 438-48, 263-49, 152-54 and being 12.478 acres out of that 18.385 acre tract described in a deed to CRA-CO INVESTMENTS, LLC, of record in Instrument Number 200101220013359 being more particularly described as follows:

Beginning for reference at the southwesterly corner of a 3.270 acre tract described in a deed to 4D FAMILY LIMITED PARTNERSHIP of record in Instrument Number 200012200256779, in the original northerly right of way line of Fifth Avenue; thence North 10 degrees 11 minutes 50 seconds East, along the westerly line of said 3.270 acre tract, a distance of 542.88 feet to a point in the south line of Shoemaker Avenue; thence South 86 degrees 29 minutes 37 seconds East along the southerly line of Shoemaker Avenue, 2 northerly line of said 3.270 acre tract, a distance of 2.19 feet to a point; thence North 04 degrees 03 minutes 29 seconds East along a westerly line of said 3.270 acre tract, a distance of 184.22 feet to a point in the northerly line of a vacated alley; thence North 86 degrees 29 minutes 22 seconds West, along the northerly line of said vacated alley, a distance of 16.00 feet to a point; thence North 04 degrees 03 minutes 29 seconds East, a distance of 168.22 feet to an iron pipe found in the northerly line of Olmstead Avenue, being the True Point of Beginning;

Thence North 86 degrees 28 minutes 47 seconds West along the northerly line of Olmstead Avenue, a distance of 60.00 feet to an iron pin set in the westerly line of said Lot 125;

Thence North 03 degrees 47 minutes 38 seconds East, along the westerly line of said 18.385 acre tract, the westerly line of Lot 125 and Lot 130 and thence crossing Leona Avenue, a distance of 307.88 feet to an iron pin set in the northerly line of Leona Avenue, the southerly line of said Reserve A;

Thence North 86 degrees 25 minute 27 seconds West along the northerly line of Leona Avenue, the southerly line of Reserve A, a distance of 243.70 feet to an iron pin set in the easterly line of an unnamed alley.

Thence North 04 degrees 37 minutes 57 seconds East along the easterly line of said alley, a distance of 141.02 feet to an iron pin set in the northerly line of an unnamed alley;

Thence North 86 degrees 25 minutes 27 seconds West along the northerly line of said alley, a distance of 155.57 feet to an iron pin set in the westerly line of Lot 68;

Thence North 02 degrees 49 minutes 37 Seconds East along the westerly line of Lot 68 and thence crossing Camden Avenue, a distance of 167.66 feet to an iron pin found at the southeasterly corner of a 3.000 acre tract described in a deed to BILDSTEIN LAND HOLDINGS, LLC of record in Instrument Number 200102220036014. being the southwesterly corner of Lot 47, thence North 02 degrees 49 minutes 37 seconds East along the easterly line of said 3.000 acre tract, a distance of 215.91 feet to an iron pin found in the northerly line of said 18.385 acre tract, the southerly line of CONSOLIDATED RAIL CORPORATION;

Thence South 87 degrees 42 minutes 29 seconds East along the northerly line of said 18.385 acre tract, the southerly line of said Consolidated Rail, 8 distance of 576.61 feet 10 an iron pin set in the arc of a non-tangent curve:

Thence continuing along an easterly line of said 18.385 acre tract along the arc of a curve to the right with a radius of 414.

97 feet, an arc distance of 506.52 feet to an iron pin set, said arc subtended by a chord bearing South 38 degrees 21 minutes 36 seconds East, a chord distance of 475.66 feet;

Thence South 14 degrees 16 minutes 00 seconds West along an easterly line of said 18.385 acre tract, the westerly line of said Consolidated Rail a distance of 253.98 feet to an iron pin set at the point of curvature of a non-tangent curve;

Thence along an easterly line of said 18.385 acre tract, along the arc of a curve to the right with a radius of 1279.99 feet, an arc distance of 181.19 feet to an iron pin set, said arc subtended by a chord which bears South 26 degrees 29 minutes 41 seconds West, a chord distance of 181.04 feet to an iron pin set;

Thence South 30 degrees 33 minutes 00 seconds West along an easterly line of said 18.385 acre tract, a distance of 81.98 feet to an iron pin set in the south line of said 18.385 acre tract, the northerly line of said 3.270 acre tract;

Thence North 86 degrees 50 minutes 43 seconds West along the southerly line of said 18.385 acre tract, the northerly line of said 3.270 acre tract, a distance of 279.04 feet to the True Point of Beginning containing 12.478 acres of land, more or less.

This description is based on record information and field survey performed under the direction of Robert M. Foster, P.S., in August 2001. Bearings are based on the northerly line of Camden Ave. as recorded in Instrument No. 20010220036014 and shown on a survey by C.P. Bird and R.J. Bull, LTD., dated May 30, 1978 and given as South 87 degrees 42 minutes 29 seconds East. References described hereon refer to those found in the Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-028776

Property Address: 1160 Camden Avenue, Columbus, OH 43201

To Rezone From: M, Manufacturing District,

To: L-ARLD, Limited Apartment Residential District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the L-ARLD, 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-ARLD, 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 text titled, "**LIMITATION TEXT**," dated November 20, 2023, and site plan titled, "**CORNERSTONE CROSSING**" dated November 17, 2023, both signed by Domenic Spencer, the Applicant, and the text reading as follows:

LIMITATION OVERLAY TEXT

Existing Zoning District: M, Manufacturing District

Proposed Zoning District: L-ARLD, Limited Apartment Residential District

Property Address: 1160 Camden Ave., Columbus, OH 43201

Property Owner: East Milo Partners, LLC

Applicant: Devco Development Group c/o Domenic Spencer

Date of Text: 11/20/2023

Application Number: Z23-054

1. INTRODUCTION: The subject real property is 12.5 +/- acres, located at 1160 Camden Ave., Columbus, Ohio 43201, and known as Franklin County Auditor Tax Parcel Id. No.'s 010-258776, and shall be called (collectively, the "Property"). The Property will consist of (217) units in (3) buildings, parking, leasing office, landscaping, and outdoor amenities. The applicant proposes to re-zone the Property from the M, Manufacturing District to the L-ARLD, Limited Apartment Residential District to allow the development of (217) apartment units on the Property, as also shown on the site plan dated October 17, 2023 (the "Site Plan").

The Property is in a mixed-use neighborhood with single-unit residential uses to the west and south; and industrial uses to the north and east. The proposed use is consistent with the neighborhood's character and will support future commercial revitalization in the Milo-Grogan community. The Property is ideal for residential uses due to its proximity to I-71, Ohio State University, and public transportation.

2. PERMITTED USES: Multi-unit residential uses and any other permitted accessory uses to multi-unit residential uses, all as set forth in Columbus City Code Section 3333.02, AR-12, ARLD, and AR-1 apartment residential uses.

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

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

N/A

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

1. The developer shall fill sidewalk gaps along the south side of Camden Avenue between the Property and Cleveland Avenue.

2. The developer commits to implement and/or contribute toward transportation improvements at the intersection of Cleveland Avenue and Camden Avenue / Leona Avenue, as determined by the Division of Traffic Management upon review and approval of the traffic access study for this application.

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

N/A.

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

N/A

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

N/A

F. Graphics and/or Signage Commitments:

All graphics and signage shall comply with Article 15, Chapter 33 of the Zoning Code, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

The Subject Site shall be developed in accordance with the submitted site plan titled "Cornerstone Crossing" dated 11/17/2023. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the

time of development or when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or a 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.