



City of Columbus

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

Legislation Text

File #: 1222-2017, **Version:** 1

Rezoning Application Z17-001

APPLICANT: National Church Residences; c/o Scott North, Atty.; 41 South High Street, Suite 2900; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on April 13, 2017.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a single-unit dwelling zoned in the L-AR-12, Limited Apartment Residential District. The applicant is requesting the ARLD, Apartment Residential District for a multi-unit residential development with a maximum density of 17.4 du/acre. The site is within the planning area of the *Northland I Area Plan* (2014), which recommends medium-high density residential land uses for this location at 10-16 du/acre. Staff finds the proposed use and zoning to be consistent with the *Northland I Area Plan* and comparable with the land use and density of surrounding developments along Maple Canyon Avenue. A concurrent Council Variance (Ordinance # 1223-2017; CV17-004) has been filed to reduce the minimum number of required parking spaces for a supportive housing apartment development.

To rezone **5771 MAPLE CANYON AVENUE (43229)**, being 3.84± acres located on the west side of Maple Canyon Avenue, 315± feet north of East Dublin-Granville Road, **From:** L-AR-12, Limited Apartment Residential District, **To:** ARLD, Apartment Residential District (Rezoning # Z17-001).

WHEREAS, application # Z17-001 is on file with the Department of Building and Zoning Services requesting rezoning of 3.84± acres from L-AR-12, Limited Apartment Residential District, to the ARLD, Apartment Residential District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the proposed multi-unit residential development is compatible with adjacent residential development and is consistent with 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

5771 MAPLE CANYON AVENUE (43229), being 3.84± acres located on the west side of Maple Canyon Avenue, 315± feet north of East Dublin-Granville Road, and being more particularly described as follows:

A tract of land situated in Franklin County, State of Ohio, in Sharon Township and being all of Lot 48 of Sharon Acres, a subdivision as shown in Plat Book 20, Page 1, as recorded in the Franklin County Ohio Recorder's Office, and being more particularly described by metes and bounds as follows:

Beginning at an existing iron pin on the west line of Maple Canyon Avenue (said point being the Southeast Corner of Lot 48, of Sharon Acres, a subdivision as shown in Plat Book 20, Page I, as recorded in the Franklin County Ohio Recorder's Office), South 89 degrees 59 minutes 08 seconds West along the original line between Lots 48 and 49, 580.30 feet, to and existing iron pin at the Southwest Corner of said Lot 48;

Thence, North 00 degrees 07 minutes 37 seconds East along the west line of said Lot 48, 288.15 feet, to an existing iron pin at the Northwest Corner of said Lot 48;

Thence, East along the original line between Lots 47 and 48, 580.00 feet, to the center of a power pole (passing a 5/8 inch rebar with cap at 578.00 feet) to the Northeast corner of said Lot 48 on the west line of Maple Canyon Avenue;

Thence, South 00 degrees 04 minutes 03 seconds West along the west line of Maple Canyon Ave., 288.00 feet, (passing a 5/8 inch rebar with cap at 2.0 feet) to the Point of Beginning;

Containing 3.837 acres all in Franklin County, Ohio.

Subject to all existing easements and rights-of-way and restrictions of record.

Base line for bearings is the East-West line between Lots 47 and 48.

Property Parcel: 010-147409

Property Address: 5771 Maple Canyon Avenue, Columbus, Ohio 43229

To Rezone From: L-AR-12, Limited Apartment Residential District

To: ARLD, Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the ARLD, 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.