



City of Columbus

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

Legislation Text

File #: 0360-2023, **Version:** 1

Rezoning Application: Z22-055

APPLICANT: Hope and Heart Property Solutions; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Single-unit and multi-unit residential development.

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

MIDEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 4.14± acre site is developed with a single-unit dwelling zoned in the R, Rural District. The applicant requests the L-AR-3, Limited Apartment Residential District and PUD-8, Planned Unit Development District to permit single- and multi-unit residential development. The proposed rezoning will split the site into a 1.30± acre parcel with a 37-unit apartment building in the L-AR-3 district, and a 2.84± acre parcel with 15 single-unit dwellings, including the existing dwelling unit, in the PUD-8 district. The L-AR-3 limitation text establishes use restrictions and supplemental development standards that address maximum number of units and parking setbacks. The PUD-8 development text establishes use restrictions and supplemental development standards that address lot size, lot width, side and rear yards, building setbacks, and traffic access, and includes a provision allowing decks within the rear yard. Additionally, the proposed development includes the extension of Askins Road. A concurrent Council variance (Ordinance #0361-2023; CV22-068) has been submitted for the L-AR-3 district subarea, and includes variances to reduce parking lot landscaping and screening, building and parking setbacks, and to reduce the minimum number of parking spaces required. This location has no adopted land use plan in place, but is subject to *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. The proposal is supportable because of the inclusion of additional design features such as single garage doors, glass panels, and porches on the single-unit dwellings in the PUD-8 district; additional bicycle parking in the L-AR-3 district; and a six foot tall board on board fence along the southern and eastern property lines to screen the development from surrounding properties, as demonstrated on the site plan.

To rezone **2937 COURTRIGHT RD. (43232)**, being 4.14± acres located on the west side of Courtright Road, 220± feet south of the Askins Road northern terminus, **From:** R, Rural District, **To:** L-AR-3, Limited Apartment Residential District & PUD-8, Planned Unit Development District (Rezoning #Z22-055).

WHEREAS, application #Z22-055 is on file with the Department of Building and Zoning Services requesting rezoning of 4.14± acres from R, Rural District, to L-AR-3, Limited Apartment Residential District & PUD-8, Planned Unit Development District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the proposed L-AR-3, Limited

Apartment District and PUD-8, Planned Unit Development District will allow single- and multi-unit residential development that incorporates appropriate C2P2 Design Guidelines such as building design features, additional bicycle parking, open space, landscaping, buffering, and screening from neighboring residential uses; 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:

2937 COURTRIGHT RD. (43232), being 4.14± acres located on the west side of Courtright Road, 220± feet south of the Askins Road northern terminus, and being more particularly described as follows:

PROPERTY DESCRIPTION FOR THE L-AR-3 DISTRICT:

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of that 4.140-acre tract as described in a deed to Ernest and Sandra Jean Jackson, of record in Official Record Volume 26972, Page A19, all references herein being to those of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the northwesterly corner of said 4.140-acre tract and at an angle point in the perimeter of Village at Courtright Square, a subdivision of record in Plat Book 105, Pages 19-22;

Thence South 85°02'05" East, along the northerly line of said 4.140-acre tract, a distance of 84.04 feet to an angle point;

Thence South 85°34'50" East, continuing along said northerly line, a distance of 212.60 feet to a point at the intersection of the centerline of Askins Road at the terminus thereof;

Thence into and through said 4.140-acre tract the following courses:

1. With the arc of a curve to the right, having a radius of 860.75 feet, a central angle of 15°47'04", an arc length of 237.13 feet, the chord of which bears South 32°13'44" West, a chord distance of 236.38 feet to the point of tangency;
2. South 40°07'16" West, a distance of 86.89 feet to a point;
3. North 49°52'44" West, a distance of 170.23 feet to a point in the westerly line of said 4.140-acre tract;

Thence North 5°14'16" East, along said westerly line, a distance of 181.13 feet to the place of beginning and containing 1.304 acres of land.

Bearing herein are based on the Ohio State Plane Coordinate System, South Zone.

This description was prepared by IBI Group, Columbus, Ohio based on a field survey of the premises and available records of the Recorder's and Auditor's Offices.

To Rezone From: R, Rural District,

To: L-AR-3 Limited Apartment Residential District.

PROPERTY DESCRIPTION FOR THE PUD-8 DISTRICT:

Situated in the County of Franklin, in the State of Ohio and in the township of Madison and bounded and described as follows:

Being a part of Lot 7 of Twilight Farms, as the same is numbered and delineated upon the recorded plat thereof in Plat Book 19, p6 Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at an iron pin at the Northwesterly corner of said Lot 7; thence South 88 degrees 07 minutes East, along the Northerly line of said Lot 7, a distance of 486.54 feet to an iron pin at the Northwesterly corner of the D.J. Kory 1.005 acre tract, (Deed Book 2085, p62) said last described iron pin being North 88 degrees 07 minutes West, along the Northerly line of said Lot 7, a distance of 121.96 feet from the Northeasterly corner of said Lot 7;

Thence South 4 degrees 20 minutes West, across said Lot 7, and along the Westerly line of said 1.005 acre tract, a distance of 358.84 feet to an iron pin at the Southwesterly corner of said 1.005 acre tract;

Thence South 88 degrees 43 minutes East, along the Southerly line of said 1.005 acre tract, a distance of 96.89 feet to an iron pin in the Easterly line of said Lot 7, said last described iron pin being in the Westerly line of Courtright Road, (25 feet measured at right angle westerly from the centerline of said Courtright Road);

Thence South 4 degrees 24 minutes West, along the Easterly line of said Lot 7, and along the Westerly line of said Courtright Road, a distance of 15.02 feet to an iron pin, said last described iron pin being North 4 degrees 24 minutes East, along the Easterly line of said Lot 7, a distance of 100.36 feet from an iron pin at the Southeasterly corner of said Lot 7;

Thence North 88 degrees 43 minutes West, across said Lot 7, and along a line 15 feet measured at right angle Southerly of and parallel to the Southerly line of said 1.005 acre tract, a distance of 218.3 feet to an iron pin;

Thence North 88 degrees 06 minutes West, continuing across said Lot 7, a distance of 354.1 feet to an iron pin in the Westerly line of said Lot 7, said last described iron pin being North 2 degrees 40 minutes East, along the Westerly line of said Lot 7, a distance of 100.27 feet from an iron pin at the Southwesterly corner of said Lot 7;

Thence North 2 degrees 40 minutes East, along the Westerly line of said Lot 7, a distance of 374.73 feet to the place of beginning, containing 4.140 acres, subject however to all legal highways and easements and restrictions of record.

Parcel No: 530-158227

Known as address: 2937 Courtright Road, Columbus, OH 43232

Excepting therefrom the property description for the L-AR-3 District

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of that 4.140-acre tract as described in a deed to Ernest and Sandra Jean Jackson, of record in Official Record Volume 26972, Page A19, all references herein being to those of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the northwesterly corner of said 4.140-acre tract and at an angle point in the perimeter of Village at Courtright Square, a subdivision of record in Plat Book 105, Pages 19-22;

Thence South 85°02'05" East, along the northerly line of said 4.140-acre tract, a distance of 84.04 feet to an angle point;

Thence South 85°34'50" East, continuing along said northerly line, a distance of 212.60 feet to a point at the intersection of the centerline of Askins Road at the terminus thereof;

Thence into and through said 4.140-acre tract the following courses:

4. With the arc of a curve to the right, having a radius of 860.75 feet, a central angle of 15°47'04", an arc length of 237.13 feet, the chord of which bears South 32°13'44" West, a chord distance of 236.38 feet to the point of tangency;
5. South 40°07'16" West, a distance of 86.89 feet to a point;
6. North 49°52'44" West, a distance of 170.23 feet to a point in the westerly line of said 4.140-acre tract;

Thence North 5°14'16" East, along said westerly line, a distance of 181.13 feet to the place of beginning and containing

1.304 acres of land.

Bearing herein are based on the Ohio State Plane Coordinate System, South Zone.

This description was prepared by IBI Group, Columbus, Ohio based on a field survey of the premises and available records of the Recorder's and Auditor's Offices.

To Rezone From: R, Rural District,

To: PUD-8, Planned Unit Development District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the L-AR-3, Limited Apartment Residential District; and a Height District of thirty-five (35) feet is hereby established on the PUD-8, Planned Unit Development 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 copy of the approved L-AR-3, Limited Apartment Residential District and PUD-8, Planned Unit Development District and Application among the records of the Department of Building and Zoning Services as required by Sections 3311.09 and 3370.03 of the Columbus City Codes; said plan being titled, "SITE PLAN," and said text being titled, "TEXT," both dated January 4, 2023, and signed by Jeffery L. Brown, Attorney for the Applicant, and the text reading as follows:

TEXT

PROPOSED DISTRICTS: L-AR-3, PUD-8
PROPERTY ADDRESS: 2937 Courtright Road
OWNER: Sandra J Jackson
APPLICANT: Hope and Heart Property Solutions
DATE OF TEXT: 1/4/23
APPLICATION: Z22-055

1. **INTRODUCTION:** The site is divided into two parts with the extension of Askins Road. There is an existing house which is being incorporated into the overall development. The applicant is proposing 14 new single-unit dwelling lots and a single apartment building.

L-AR-3

2. **PERMITTED USES:** Those uses permitted under Chapter 3333 Apartment Districts of the Columbus City Code as it applies to the AR-3 district.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the text or site plan, the applicable development standards are contained in Chapter 3333 Apartment District of the Columbus City Code.

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

1. Maximum number of dwelling units 37.
2. Minimum side yard for parking along the north property line shall be 6 feet, along the west property line 3 feet and along the south property line zero feet.

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

Parking reduction, see CV22-068.

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

The applicant shall install a six foot tall board on board fence along the south and east property lines as shown on the submitted site plan.

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 Signage Commitments

The applicable graphics standards shall be those standards contained in Article 15 of the Columbus City Code as they apply to the AR-3, Apartment Residential District. Requested variances shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. 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.

2. Any detention pond will be surrounded on the perimeter with a fence.

PUD-8

2. **PERMITTED USES:** Single-unit dwellings.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the text or site plan the applicable development standards are contained Chapter 3332 Residential Districts for R-2 of the Columbus City Code.

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

1. Number of units: 15 (one of which is the existing house on the site).

2. Minimum lot size: 3,150 sq. ft.

Minimum side yard: 5 feet

Minimum total side yard: 10 feet

Minimum rear yard: 5 feet

Minimum lot width: 45 feet

Minimum building setback: 25 foot except for Lot 13 which has a minimum building setback of 5 feet from future Askins Road; Lots 11 and 12 0 building setback from Askins Road

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

Private street with a minimum pavement width of 22 feet

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

The applicant shall install a six foot tall board on board fence along the south and east property lines as shown on the submitted site plan.

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 Signage Commitments

N/A

G. Miscellaneous

1. Decks may be permitted within the rear yard.

2. 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.

3. Any detention pond will be surrounded on the perimeter with a fence.

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