



City of Columbus

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

Legislation Text

File #: 1813-2021, **Version:** 1

Rezoning Application: Z21-022

APPLICANT: Magnolia Trace, LLC; c/o David Hodge, Atty.; Underhill & Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on June 10, 2021.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of ten parcels in the R, Rural District. The requested AR-1, Apartment Residential District permits a multi-unit residential development as an expansion of the existing development to the north. The proposed use is consistent with the *Northland Plan Volume II*, which encourages infill development be compatible with surrounding land uses. The request includes connectivity to the adjacent development to the north, buffering from adjacent single-unit dwellings, and does not add incompatible uses to the area. A concurrent Council Variance (Ordinance #1814-2021; CV21-033) is requested to vary AR-1 district permitted uses, screening, maneuvering, parking space, minimum number of parking spaces required, area district requirements, building line, perimeter yard, and side and rear yards.

To rezone **4701 BEECHWOOD DR. (43230)**, being 3.25± acres located on the west side of Cherry Bottom Road, 140± feet north of Ingleside Drive, **From:** R, Rural District, **To:** AR-1, Apartment Residential District (Rezoning #Z21-022).

WHEREAS, application #Z21-022 is on file with the Department of Building and Zoning Services requesting rezoning of 3.25± acres from R, Rural District, to AR-1, 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 requested AR-1, Apartment Residential District is consistent with the recommendations of the *Northland Plan Volume II*, and is compatible with the surrounding zoning and 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:

4701 BEECHWOOD DR. (43230), being 3.25± acres located on the west side of Cherry Bottom Road, 140± feet north of Ingleside Drive, and being more particularly described as follows:

Description 3.25± Acres:

Situated in the State of Ohio, County of Franklin, City of Columbus and being in Quarter Township 4, Township 2, Range 17 in the United States Military District, and being all of Lots 1, 2, 38 and 39 in Block "C" of the Chilcote's Ingleside

Addition as recorded in Plat Book 19, Page 28 as conveyed to Floyd G. Blackburn and Jacqueline J. Blakeburn, married, for their joint lives, remainder to the survivor of them in Instrument Number 201305030073674 along with a portion of the north half of vacated Maplewood Drive as vacated by Road Record 26, Page 326 (Resolution No. 1149-96), all of Lots 3 through 17 and Lots 23 through 37 in Block "C" of said Chilcote's Ingleside Addition as conveyed to Jacqueline J. Oder in Official Record 24074, Page B05 along with a portion of the north half of said vacated Maplewood Drive, all of Lots 18 and 22 and part of Lots 19, 20 and 21 in Block "C" of said Chilcote's Ingleside Addition as conveyed to Agoston A. Varsanyi and Anne M. Varsanyi, for their joint lives, remainder to the survivor of them in Official Record 2633, Page I18 along with a portion of the north half of said vacated Maplewood Drive, and Beechwood Drive (40' R/W) as dedicated in Plat Book 19, Page 28 as further described as follows;

Beginning at the southwest corner of a 11.429 acre tract as conveyed to Magnolia Trace LLC in Instrument Number 201911070149048, the intersection of the northerly right of way line of Beechwood Drive and the easterly right of way line of Walnut View Boulevard (50' R/W) as dedicated Plat Book 19, Page 28 and also being the TRUE POINT OF BEGINNING for the land herein described as follows;

Thence with the south line of said 11.429 acre tract and the northerly right of way line of Beechwood Drive, N 85° 14' 48" E, 755.2± feet to the southwest corner a 0.353 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201906140071184

Thence across said Beechwood Road, said Lots 19, 20 and 21 in Block "C" of the Chilcote's Ingleside and said portion of vacated Maplewood Drive, S 04° 45' 12" E, 180.0± feet to the south line of the north half of said vacated Maplewood Drive, the south line of said Varsanyi property and the north line of a 0.643 acre tract as conveyed to Agoston A. Varsanyi and Anne M. Varsanyi in Instrument Number 200802280030467;

Thence with the centerline of said vacated Maplewood Drive, the south line of said Varsanyi property, the south line of said Oder property, the south line of said Blackburn property, the north line of said 0.643 acre Varsanyi property, the north line of a 0.771 acre tract as conveyed to Agoston A. Varsanyi and Anne M. Varsanyi in Instrument Number 200802280030467, the north line of a tract conveyed to Linda Lee Boling and Candace Lou Geshwilm in Instrument Numbers 200901080002394 and 201303210047889, the north line of a tract conveyed to Jack E. Wooten in Deed Volume 3407, Page 670, Tract 3 and Tract 4 and the north line of a tract as conveyed to Agoston A. Varsanyi and Anne M. Varsanyi, husband and wife, for their joint lives remainder to the survivor of them in Instrument Number 200806020084227, Tract 1 and Tract 2, S 85° 14' 48" W, 823.2± feet to the northwest corner of said Varsanyi property recorded in Instrument Number 200806020084227, Tract 1 and Tract 2, the southwest corner of said Blackburn property and the intersection of said vacated Maplewood Drive and the easterly right of way line of Walnut View Boulevard;

Thence with the west line of said Blackburn property and the easterly right of way line of Walnut View Boulevard and across said Beechwood Drive, N 17° 25' 18" E, 163.6± feet to a projected angle point of the easterly right of way line of Walnut View Boulevard;

Thence with the projected easterly right of way line of Walnut View Boulevard, N 07° 30' 48" E, 29.1± feet to the TRUE POINT OF BEGINNING, containing 3.25± acres, more or less.

To Rezone From: R, Rural District.

To: AR-1, Apartment Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the AR-1, 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.