



City of Columbus

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

Legislation Text

File #: 0320-2019, Version: 1

Rezoning Application: Z18-031

APPLICANT: Chantry Drive Ltd. No. 2; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on December 13, 2018.

FAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a single undeveloped parcel in the L-C-4, Limited Commercial District. The applicant is requesting the L-ARLD, Limited Apartment Residential District to permit a multi-unit residential development containing a maximum of 66 units. The limitation text establishes supplemental development standards that address density, landscaping, screening, street trees, building materials, and lighting controls. The site is within the boundaries of the *Far East Land Use Plan (2018)*, which recommends "Employment Center" land uses at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies (2018) Design Guidelines*. While the proposal is inconsistent with the Plan's land use recommendation, staff notes that the site is a natural extension of the existing multi-unit residential development to the north and west. Furthermore, the new development will match the existing buildings in terms of building style and materials, consistent with the C2P2 Design Guidelines for residential development. A concurrent Council variance (Ordinance #0321-2019; CV18-102) has been submitted to reduce the required perimeter yard.

To rezone **5704 CHANTRY DRIVE (43232)**, being 4.29± acres located on the north side of Chantry Drive, 1500 feet west of Brice Road, **From:** L-C-4, Limited Commercial District, **To:** L-ARLD, Limited Apartment Residential District (Rezoning #Z18-031).

WHEREAS, application #Z18-031 is on file with the Department of Building and Zoning Services requesting rezoning of 4.29± acres from L-C-4, Limited Commercial District, to the L-ARLD, Limited Apartment Residential District; and

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

WHEREAS, the Far East 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 is a natural extension of the existing multi-unit residential development to the north and west, and contains commitments to match building style and materials with the adjacent residential development, being consistent with C2P2 Design Guidelines, 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:

5704 CHANTRY DRIVE (43232), being 4.29± acres located on the north side of Chantry Drive, 1,500 feet west of Brice Road, and being more particularly described as follows:

LEGAL DESCRIPTION
4.291 ACRES
CHANTRY ROAD
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN HALF SECTION 45, SECTION 26, TOWNSHIP 12, RANGE 21, REFUGEE LANDS, AND BEING 4.291 ACRES OF THAT 24.506 ACRE TRACT AS CONVEYED TO ROSS DEVELOPMENT CORPORATION BY DEED OF RECORD IN INSTRUMENT NUMBER 200101080004733, (ALL RECORDS HEREIN ARE FROM THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN, FOR REFERENCE AT THE INTERSECTION OF THE CENTERLINE OF CHANTRY DRIVE (80 FEET IN WIDTH) AS SHOWN ON THE PLAT ENTITLED "DEDICATION OF SCARBOUGH BOULEVARD, CHANTRY DRIVE, PARK CRESENT, ALSHIRE ROAD AND EASEMENTS" A PLAT OF RECORD IN PLAT BOOK 46, PAGES 52-55 AND THE LINE COMMON TO HALF SECTION 45 AND HALF SECTION 46;

THENCE NORTH 04° 21' 40" EAST, A DISTANCE OF 40.00 FEET, ALONG SAID LINE COMMON TO HALF SECTION 45 AND HALF SECTION 46 TO AN IRON PIN SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHANTRY DRIVE;

THENCE SOUTH 85° 38' 31" EAST, A DISTANCE OF 416.00 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CHANTRY DRIVE; TO AN IRON PIN SET, AND BEING TRUE POINT OF BEGINNING;

THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ACROSS SAID 24.506 ACRE TRACT;

1. NORTH 04° 25' 48" EAST, A DISTANCE OF 250.50 FEET, TO AN IRON PIN SET;
2. SOUTH 85° 35' 12" EAST, A DISTANCE OF 753.74 FEET, TO AN IRON PIN SET ON THE LINE COMMON TO SAID 24.506 ACRE TRACT AND THAT 35.489 ACRE TRACT (PARCEL 1) AS CONVEYED TO MEIJER PROPERTIES, INC. BY DEED OF RECORD IN OFFICIAL RECORD 8021 D08;

THENCE SOUTH 04° 21' 29" WEST, A DISTANCE OF 214.77 FEET, TO AN IRON PIN SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHANTRY DRIVE;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CHANTRY DRIVE;

1. NORTH 85° 38' 31" WEST, A DISTANCE OF 40.00 FEET, TO AN IRON PIN SET ON A CURVE;
2. ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90° 00' 00", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.98 FEET, A CHORD BEARING SOUTH 49° 21' 33" WEST AND A CHORD DISTANCE OF 49.50 FEET, TO AN IRON PIN SET AT A POINT OF TANGENCY;
3. NORTH 85° 38' 31" WEST, A DISTANCE OF 679.06 FEET TO THE TRUE POINT OF

BEGINNING, CONTAINING 4.291 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS IN THE ABOVE DESCRIPTION ARE FROM A SERIES OF GPS OBSERVATIONS BETWEEN FRANKLIN COUNTY GEODETIC SURVEY MONUMENTS FRANK 132 FRANK 32 WHICH HAS A BEARING OF NORTH 57° 12' 05" WEST.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH A YELLOW CAP STAMPED "ADR".

To Rezone From: L-C-4, Limited Commercial District

To: L-ARLD, Limited Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) 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**," signed by Jeffrey L. Brown, Attorney for the Applicant, dated November 30, 2018, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-ARLD, Limited Apartment Residential District

PROPERTY ADDRESS: 5704 Chantry Drive

OWNER: Chantry Drive Ltd., No. 2

APPLICANT: Chantry Drive Ltd., No. 2

DATE OF TEXT: 11/30/18

APPLICATION NUMBER: Z18-031

1. INTRODUCTION: In 2003 the adjacent property to the north and west was rezoned for multi-family development (Z02-094). This portion of the site was left with its commercial designation. The adjacent multi-family is developed and the applicant wants the subject site to be the next phase. The proposed development represents a down zoning from commercial to residential uses.

2. PERMITTED USES: Those uses permitted in Section 3333.02, AR-12, ARLD and AR-1 apartment residential district use of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

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

The maximum number of dwelling units shall be 66.

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

N/A

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

1. Street trees shall be planted evenly spaced along Chantry Drive at a ratio of one tree per thirty (30) feet of frontage.
2. The developer shall install a row of evergreen trees along the east perimeter of the site except for areas where garages/carports are adjacent to the perimeter yard. The evergreens shall be planted at the ratio of 1 tree for every 15 linear feet along the property line where required. In addition mounding may be used within the perimeter yard.
3. Each building shall have at least the following amount of landscaping installed around each building: two trees and six shrubs.
4. The developer shall extend the existing fence along the east property line toward Chantry Drive stopping at the end of the proposed parking lot.

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

Building material: at least 20% of exterior facade other than windows and egress openings shall be brick; the balance of the facade shall be vinyl siding.

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

1. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to insure compatibility.
2. Light poles in the parking light shall not exceed 14 feet in height.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the ARLD zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The developer shall install a sidewalk along Chantry Drive frontage. The developer shall install an internal sidewalk from the nearest parking area to the public sidewalk along Chantry Drive.
2. The applicant shall meet the Parkland Dedication Ordinance requirements.

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