



City of Columbus

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

Legislation Text

File #: 0947-2021, **Version:** 2

Rezoning Application: Z20-098

APPLICANT: Grabill & Co.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Three-unit dwelling.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on March 11, 2021.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a single-unit dwelling zoned in the RR, Rural Residential District. The requested L-R-4, Limited Residential District will permit redevelopment of the site with a three-unit dwelling. The limitation text includes a commitment to a site plan and building elevations. While *The Northwest Plan* (2016), recommends office land uses at this location, Planning Division staff supports the request as the site plan adequately addresses the Snouffer Road frontage and contains design elements that are otherwise consistent with the Plan's residential design guidelines.

To rezone **3470 SNOUFFER RD. (43235)**, being 0.52± acres located on the north side of Snouffer Road, 180± feet west of Skyline Drive East, **From:** RR, Rural Residential District, **To:** L-R-4, Limited Residential District (Rezoning # Z20-098).

WHEREAS, application # Z20-098 is on file with the Department of Building and Zoning Services requesting rezoning of 0.52± acres from RR, Rural Residential District, to the L-R-4, Limited 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 while *The Northwest Plan* recommends office land uses at this location, Planning Division staff supports the request as the site plan adequately addresses the Snouffer Road frontage, and contains design elements that are otherwise consistent with the Plan's residential 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 # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

3470 SNOUFFER RD. (43235), being 0.52± acres located on the north side of Snouffer Road, 180± feet west of Skyline Drive East, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot No. 7, Tuller's Survey of Section 1, Township 2, Range 19, United States Military District and being 0.52+/- acres of land, more or less, said 0.52+/- acres being all of that tract of land conveyed by Certificate of Transfer to Ruth J. Barber of record in Instrument No. 202002210026149 (originally conveyed to Ralph R. Barber and Ruth J. Barber of record in Official Record 1607, page 550) and all of that second tract of land conveyed by Certificate of Transfer to Ruth J. Barber of record in Instrument No.

202002210026149 (originally conveyed to Ralph R. Barber and Ruth J. Barber of record in Official Record 1833, page 107), said 0.52+/- acres more particularly described as follows;

Beginning at the southeasterly corner of said first Barber tract, said corner also being in the centerline of Snouffer Road (R/W Varies);

Thence N 87° 36' 05" W, with the southerly line of said first and second Barber tracts and along said centerline, 75.0+/- feet to the southwesterly corner of said second Barber tract, said corner also being the southeasterly corner of that 0.516 acre tract of land as conveyed to the City of Columbus of record in Official Record 12932, Page E18;

Thence N 02° 14' 06" E, with the westerly line of said second Barber tract, the easterly line of said 0.516 acre tract, the easterly line of that tract of land as originally conveyed to Jeffrey A. Roby and Richard L. Roby of record in Official Record 12573, Page E04 and now in the name of Roby Co. LP by Partnership of record in Instrument No. 199404260123461 and across the right-of-way of said Snouffer Road (R/W Varies), 300.0+/- feet to a northwesterly corner of said second Barber tract, a northeasterly corner of said Roby Co. tract and in the southerly line of that 0.324 acre tract of land as conveyed to Mercer Square LLC of record in Instrument No. 201010290145200;

Thence S 87° 36' 05" E, with the northerly line of said second Barber tract and the southerly line of said 0.324 acre tract, 75.0+/- feet to a common corner thereof, said corner also being in the westerly line of that tract of land as conveyed to The Reserve at Mercer Square LLC of record in Instrument No. 200804230062032;

Thence S 02° 14' 06" W, with the easterly line of said first and second Barber tracts, with the westerly line of said Reserve at Mercer Square tract and across the right-of-way of said Snouffer Road (R/W Varies), 300.0+/- feet to the *True Point of Beginning* and containing 0.52+/- acre more or less.

The above description was prepared by Advanced Civil Design Inc. on 3/25/2021 and is based on existing County Auditor records, County Recorder records.

All references used in this description can be found at the Recorder's Office Franklin County Ohio.

This description is not to be used in the transfer of land.

To Rezone From: RR, Rural Residential District

To: L-R-4, Limited Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-R-4, Limited 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-R-4, Limited 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 plans being titled, "**SITE PLAN FOR 3470 SNOUFFER ROAD,**" dated June 17, 2021, said elevations titled, "**3470 SNOUFFER ROAD ELEVATIONS,**" dated March 26, 2021, and said text titled, "**LIMITATION TEXT,**" dated June 17, 2021, all signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-R-4, Limited Residential District

PROPERTY ADDRESS: 3470 Snouffer Road

OWNER: Estate of Ruth J. Barber

APPLICANT: Grabill & Co.

DATE OF TEXT: 6/17/21

APPLICATION NUMBER: Z20-098

1. INTRODUCTION: The site is on the north side of Snouffer Road. To the north and to the east there is an extended stay hotel and to the west is a daycare. The applicant wants to construct a three-unit one story building. The applicant believes that these units will be attractive to empty nesters and senior citizens. The site is zoned RR, Rural Residential and is currently developed with a single-family house.

2. PERMITTED USES: Those uses permitted in Section 3332.039 R-4 residential district of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3332 of the Columbus City Code

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

The maximum number of dwelling units shall be 3.

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

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

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

The building shall be constructed in accordance with the submitted building elevations titled, "3470 Snouffer Road Building Elevations." The building elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development plan and when engineering and architectural drawings are completed. Any slight adjustments to the building elevation shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

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

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 R-4 zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

Site Plan Revision Allowance. The Property shall be developed in accordance with the Site Plan titled, "Site Plan for 3470 Snouffer Road," 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.

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