



City of Columbus

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

Legislation Text

File #: 1223-2017, **Version:** 1

Council Variance Application: CV17-004

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

PROPOSED USE: Multi-unit residential development.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning (Ordinance No. 1222-2017; Z17-001) to the ARLD, Apartment Residential District to allow the development of a 65-unit supportive housing apartment building. A variance to reduce the minimum number of required parking spaces from 98 to 33 (a reduction of 65 spaces) is requested. Staff is supportive of the requested reduction because of the nature of the development which reflects parking numbers that account for residents that will not have private vehicles.

To grant a Variance from the provisions of Section 3312.49(C), Minimum numbers of required parking spaces, of the Columbus City Codes; for the property located at **5771 MAPLE CANYON AVENUE (43229)**, to permit a supportive housing apartment building with reduced parking in the ARLD, Apartment Residential District (Council Variance # CV17-004).

WHEREAS, by application # CV17-004, the owner of property at **5771 MAPLE CANYON AVENUE (43229)**, is requesting a Council variance to permit a supportive housing apartment building with reduced parking in the ARLD, Apartment Residential District; and

WHEREAS, Section 3312.49(C), Minimum numbers of required parking spaces, requires 1.5 parking spaces per dwelling-unit, totaling 98 spaces for 65 units, while the applicant proposes 33 spaces, noting that the units are supportive housing, and most residents will not have private vehicles; and

WHEREAS, City Departments recommend approval because the supportive housing apartment development is appropriate for the site and area, and the requested variance is reflective of a higher-density infill development for residents without private vehicles; and

WHEREAS, this ordinance requires separate submission for all applicable permits and a Certificate of Occupancy for the proposed use; and

WHEREAS, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

WHEREAS, the granting of said variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus; and

WHEREAS, the granting of said variance will alleviate the difficulties encountered by the owners of the property located

at **5771 MAPLE CANYON AVENUE (43229)**, in using said property as desired; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That a variance from the provisions of Section 3312.49(C), Minimum numbers of required parking spaces, of the Columbus City Codes, is hereby granted for the property located at **5771 MAPLE CANYON AVENUE (43229)**, insofar as said section requires 98 parking spaces for 65 dwelling-units, while the applicant proposes 33 parking spaces; said property being more particularly described 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

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a supportive housing apartment development containing up to 65 units..

SECTION 3. That this ordinance is further conditioned on the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed use.

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