



City of Columbus

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

Legislation Text

File #: 1507-2024, **Version:** 1

Rezoning Application: Z23-052

APPLICANT: Thrive Companies, c/o Dave Perry; Dave Perry Company; 411 East Town Street, Floor 1; Columbus, OH 43215 and Charles Campisano; Thrive Companies; 842 North 4th Street, Suite 200; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on December 14, 2023.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 10.17± acre site consists of one undeveloped parcel in the CPD, Commercial Planned Development District. The requested L-AR-2, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 353 units (34.73 dwelling units per acre), developed in accordance with the submitted site plan. While the proposed L-AR-2 district is inconsistent with the Rocky Fork - Blacklick Accord's recommended land use of "Office", staff notes the proposed land use and site design are generally appropriate as they are consistent with the development pattern in the area. Mitigating factors include active and open green space around the center of the development, maintaining existing as well as planting new trees, and connectivity to neighboring properties. Staff further notes that additional residential units will provide potential housing options for the job centers in the area. A concurrent Council variance (Ordinance #1571-2024; CV23-095) is also being considered to reduce development standards for landscaping and screening, required parking, and perimeter yard.

To rezone **7745 WALTON PKWY. (43054)**, being 10.17± acres located on the south side of Walton Parkway, 1,250± feet east of New Albany Road, **From:** CPD, Commercial Planned Development District, **To:** L-AR-2, Limited Apartment Residential District (Rezoning #Z23-052).

WHEREAS, application #Z23-052 is on file with the Department of Building and Zoning Services requesting rezoning of 10.17± acres from CPD, Commercial Planned Development District, to the L-AR-2, Limited Apartment Residential District; and

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

WHEREAS, the City Departments recommend approval of the zoning change because the requested L-AR-2, Limited Apartment Residential District will allow multi-unit residential development that is generally appropriate as it is consistent with the development pattern in the area. The proposal also aligns with the City's objectives for providing more housing units; 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:

7745 WALTON PKWY. (43054), being 10.17± acres located on the south side of Walton Parkway, 1,250± feet east of New Albany Road:

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 13, Quarter Township 2, Township 2, Range 16, United States Military Lands and being all of a 10.165 acre tract as conveyed to The New Albany Company LLC as recorded in Instrument Number 202207110100789, all references refer to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

BEGINNING at a magnetic nail found in the southerly right-of-way line of Walton Parkway (60 feet wide) as dedicated in Plat Book 95, Page 38, and a common line between the corporation limits of City of Columbus and City of New Albany, said point being the northeasterly corner of said 10.165 acre tract;

Thence South 03°29'36" West, a distance of 435.89 feet along the easterly line of said 10.165 acre tract, to a pinched iron pipe found at an angle point;

Thence continuing along said easterly line, South 03°10'51" West, a distance of 271.86 feet, to a 3/4" iron pin found (capped EMHT INC.) in the northerly right-of-way line of State Route 161, and also being the southeasterly corner of said 10.165 acre tract;

Thence with said right-of-way line and southerly line of said 10.165 acre tract for the following two (2) courses:

- 1) North 85°26'05" West, a distance of 448.72 feet to an angle point;
- 2) North 70°00'58" West, a distance of 313.58 feet to a point being the southwesterly corner of said 10.165 acre tract

Thence leaving said right-of-way line and along the westerly line of said 10.165 acre tract, North 24°16'57" East, a distance of 558.44 feet, to an angle point;

Thence continuing along said westerly line, North 03°37'44" East, a distance of 89.56 feet, to a point on the southerly right-of-way line of said Walton Parkway, and also being the northwesterly corner of said 10.165 acre tract;

Thence along said southerly right-of-way line and also along the north line of said 10.165 acre tract, South 86°22'16" East, a distance of 549.42 feet to the POINT OF BEGINNING;

Containing an area of 10.165 acres, more or less

To Rezone From: CPD, Commercial Planned Development District,

To: L-AR-2, Limited Apartment Residential District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the L-AR-2, 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-AR-2, 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 site plan titled, "**Z23-052, 7745 WALTON PARKWAY, ZONING SITE PLAN,**" building elevations titled, "**Z23-052, 7745 WALTON PARKWAY,**

BUILDING ARCHITECTURE, MOORE’S EDGE SHEETS 1-6,” and said text titled, “**LIMITATION TEXT,”** all dated May 7, 2024, and signed by David B. Perry, Agent for the Applicant, and Charles Campisano, Attorney for the Applicant and the text reading as follows:

LIMITATION TEXT

EXISTING ZONING: CPD, Commercial Planned Development

PROPOSED ZONING: L-AR-2, Limited Apartment Residential District

PROPERTY ADDRESS: 7745 Walton Parkway, Columbus, OH 43054

APPLICANT: Thrive Companies c/o Dave Perry, David Perry Company., Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Charles Campisano, 842 N 4th Street, Suite 200, Columbus, OH 43215

OWNER: New Albany Company, LLC c/o Jamie McNally, 8000 Walton Parkway, New Albany, OH 43054

DATE OF TEXT: May 7, 2024

APPLICATION NUMBER: Z23-052

INTRODUCTION:

The site (PID: 010-292742) is 10.165 +/- acres located on the south side of Walton Parkway, 650’ +/- east of New Albany Road East and also located on the north side of SR 161 near the SR 161 / New Albany Road interchange. The undeveloped site is zoned CPD, Commercial Planned Development District (Z95-102A). Applicant proposes to rezone the site to the L-AR-2, Limited Apartment Residential District for development of the site with an apartment complex. The site plan titled “Z23-052, 7745 Walton Parkway, Moore’s Edge - Zoning Site Plan”, dated May 7, 2024, hereafter “Site Plan”, is submitted to depict the proposed site development and the building renderings titled: “Z23-052, 7745 Walton Parkway, Moore’s Edge Building Architecture” dated May 7, 2024, are submitted to depict the style, architecture and exterior materials of the apartment buildings. See also CV23-095.

1. PERMITTED USES: The permitted use shall be an apartment complex and accessory uses to an apartment complex, as permitted by Chapter 3333, Apartment Districts, Section 3333.02, AR-2, Apartment Residential Use.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3333, Apartment Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards, of the Columbus City Code. as applicable to the AR-2 Apartment Residential District and an apartment complex as depicted on the Site Plan.

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

1. A maximum of 353 dwelling units shall be permitted.
2. The minimum Walton Parkway building and parking setback shall be 50 feet.
3. The minimum State Route (SR) 161 building and parking setback shall be 140’ and 35’, respectively.
4. The minimum Perimeter Yard shall be 3’ (east P/L) and 10’ (west P/L). See CV23-095 for variance to reduce Perimeter Yard, as shown on the submitted Site Plan.

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

1. One (1) full turning movement curbcut and one emergency access drive on Walton Parkway shall be permitted.
2. Parking is reduced from 530 spaces (1.5 / DU) to 468 spaces (1.3 / DU). See Site Plan and see CV23-095 for variance to reduce parking.

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

1. Landscaping, including parking lot trees, dwelling unit trees, street trees, landscaping of the SR 161 and Walton Parkway setbacks and other landscaping is depicted on the Site Plan.
2. Interior parking lot trees are reduced from 47 trees to 21 trees internal to the parking lot with additional extensive site landscaping. See CV23-095 for variance to reduce interior parking lot trees, as shown on the submitted Site Plan.
3. Four (4) street trees on Walton Parkway will be removed for construction of vehicular access to the site.

D. Building Design and/or Exterior Treatment Commitments:

Building materials shall be predominantly brick and cementitious siding (hardie board and/or plank or comparable). The building renderings titled: “Z23-052, 7745 Walton Parkway, Building Architecture, Moore’s Edge”, dated May 7, 2024, are submitted to depict the style, architecture and exterior materials of the apartment buildings. Flat roofs, if any, shall have decorative cornices.

E. Lighting and/or other Environmental Commitments:

N/A

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the AR-2, Apartment Residential District. Any variance to applicable sign requirements shall be submitted to the Columbus Graphics Commission.

G. Code Modifications.

Subject to CV23-095, the east Perimeter Yard is reduced to 3’ and the west perimeter yard is reduced to 10’, parking is reduced from 530 spaces to 468 spaces and interior parking lot trees are reduced from 47 to 21.

H. Miscellaneous Commitments.

1. The site shall be developed in accordance with the submitted Site Plan and Building Rendering plans titled “Z23-052, 7745 Walton Parkway, Moore’s Edge - Zoning Site Plan”, dated May 7, 2024 and building renderings titled: “Z23-052, 7745 Walton Parkway, Moore’s Edge Building Architecture” dated May 7, 2024, both plans signed by David B. Perry, Agent for Applicant, and Charles Campisano, Attorney for Applicant See also CV23-095. The referenced plans may be slightly adjusted to reflect engineering, topographical, architectural or other site and/or building data developed at the time final development, engineering plans and architectural plans are completed. Building footprints are illustrative. Any slight adjustment(s) to the referenced plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment. The building renderings are submitted to depict the style, architecture and materials of the apartment buildings. The areas on the Site Plan titled Pr. Activity Lawn”, “Pr. Fire Pit”, “Pr. Patio” and “Pr. Pool” is a resident amenity area. The resident amenity area may change over time with the amenities provided within the area.

2. Applicant shall comply as applicable with the Parkland Dedication Ordinance (PDO) in conjunction with the Final Site Compliance Plan.

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