



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 1811-2016, **Version:** 1

Rezoning Application Z16-005

APPLICANT: SB Chesapeake, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on March 10, 2016.

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of five parcels. Two parcels are zoned in the R, Rural District as a result of recent annexation. Three parcels are already in the City and are zoned in the M-2, Manufacturing District. The combined site is currently developed with several light industrial buildings. The applicant proposes the AR-3, Apartment Residential District to allow the construction of up to 113 apartment units. The site lies within the boundaries of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed use development for this location, including multi-unit residential uses. The request is consistent with the established development pattern along Chambers Road and with the Plan recommendation for mixed-use development. The applicant has filed a concurrent Council variance to permit increased building height, reduced setback lines, reduced rear yard, and to allow aisles, maneuvering, and parking spaces to be divided by a property line.

To rezone **1169 CHAMBERS ROAD (43212)**, being 2.72± acres located on the south side of Chambers Road, 715± feet east of Northwest Boulevard, **From:** R, Rural District and M-2, Manufacturing District, **To:** AR-3, Apartment Residential District (Rezoning # Z16-005).

WHEREAS, application No. Z16-005 is on file with the Department of Building and Zoning Services requesting rezoning of 2.72± acres from the R, Rural District and M-2, Manufacturing District, to the AR-3, Apartment Residential District; and

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

WHEREAS, the Fifth By Northwest Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because AR-3 apartment residential uses are appropriate and consistent with the zoning and development along Chambers Road, and with the recommendation of the *Fifth by Northwest Neighborhood Plan* for mixed-use development; 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:

1169 CHAMBERS ROAD (43212), being 2.72± acres located on the south side of Chambers Road, 715± feet east of Northwest Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, and Township of Clinton, Quarter Township 3, Township 1, Range 18, United States Military district, being all of Parcel I, all of Parcel II, all of Parcel II and all of Parcel IV as conveyed to Shie-Ming Hwang & Kai-Lun Hsu Hwang of record in Instrument Number 200006130116924, part of an Alley (20') as dedicated in the plat of "John M. Pugh's Subdivision" of record in Plat Book 4, Page 324 and vacated in Road Record 17, Page 103, all of a tract of land as conveyed to 1171 Chambers LLC of record in Instrument Number 201310110173612 and being all of Lot 11,, part of Lot 12, all of Lot 13, all of Lot 14 and part of Lot 17 of said "John M. Pugh's Subdivision" and more particularly described as follows:

Beginning at the southeasterly corner of said Parcel II, being the southeasterly corner of said Lot 11 and the southwesterly corner of Lot 8 of said "John M. Pugh's Subdivision" and being the northerly right-of-way line of Chesapeake Avenue (50') as dedicated in said "John M. Pugh's Subdivision";

Thence N 86° 16' 04" W along the southerly line of said Parcel II, Parcel III and Parcel IV, being the southerly line of said Lot 17 and being the northerly right-of-way line of said Chesapeake avenue, 378.58 feet to the southwesterly corner of said Parcel IV;

Thence N 16° 19' 47" W along the westerly line of said Parcel IV and across said Lot 17, 196.95 feet to the northwesterly corner of said Parcel IV;

Thence S 86° 16' 04" E along the northerly line of said Parcel IV and continuing across said Lot 17, 105.35 feet to the southwesterly corner of said 1171 Chambers LLC tract;

Thence N 03° 50' 32" E along the westerly line of said 1171 Chambers LLC tract and continuing across said Lot 17, 180.00 feet to the northwesterly corner of said 1171 Chambers Road LLC tract and being in the southerly right-of-way line of Chambers Road (60') as dedicated in said "John M. Pugh's Subdivision";

Thence S 86° 16' 04" E along the northerly line of said 1171 Chambers LLC tract, the northerly line of said Parcel I, being a portion of the northerly line of said Lot 17, being the northerly line of said Lot 13, being a portion of the northerly line of said Lot 12 and long the southerly right-of-way line of said Chambers Road, 233.72 feet to the northeasterly corner of said Parcel I;

Thence S 03° 50' 32" W along the easterly line of said Parcel I, being across said Lot 12 and across said vacated Alley, 180.00 feet to the center of said vacated Alley;

Thence S 86° 16' 04" E along the centerline of said vacated Alley, 107.43 feet to the northeasterly corner of said Parcel II;

Thence S 86° 16' 04" E along the centerline of said vacated Alley, 107.43 feet to the northeasterly corner of said Parcel II;

Thence S 03° 50' 32" W across said vacated Alley and along the easterly line of said Parcel II to the Point of Beginning. Containing 2.718 acres of land, more or less. The above description was written by Advanced Civil Design on January 5, 2016. A drawing of the above description has been prepared and is a part hereof.

This is not to be used for the transfer of land and is for zoning purposes only.

To Rezone From: R, Rural District and M-2, Manufacturing District

To: AR-3, Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the AR-3, 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.