



City of Columbus

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

Legislation Text

File #: 0897-2017, **Version:** 1

Rezoning Application Z16-085

APPLICANT: Fatih Gunal; c/o Frank Long, Agent; Hockaden & Associates, Inc.; 883 North Cassady Avenue; Columbus OH 43219.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on March 9, 2017.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a single-unit dwelling, and is zoned in the R-Rural District. The requested L-AR-12, Limited Apartment Residential District will allow a multi-unit residential development consisting of a maximum of 36 units (11.88 du/acre). This parcel will likely be incorporated into a larger development with properties to the north and west of the site, also zoned in the L-AR-12 district. The limitation text includes commitments for density, vehicular access, an internal pedestrian sidewalk system, and building design. The site is within the boundaries of the *Far North Area Plan* (2014), which recommends very low residential density uses at this site. However, the Plan specifically notes that if this parcel and parcels immediately adjacent are assembled for redevelopment, then "Medium Density" residential development is supportable with compatible design standards. The request meets this provision of the Plan's land use recommendation, and compliments the existing adjacent multi-unit residential developments.

To rezone **267 PARK ROAD (43085)**, being 3.03± acres located 840± feet south of Park Road and 80± feet east of the terminus of White Water Boulevard, From: R, Rural District, To: L-AR-12, Limited Apartment Residential District (Rezoning # Z16-085).

WHEREAS, application # Z16-085 is on file with the Department of Building and Zoning Services requesting rezoning of 3.03± acres from R, Rural District, to L-AR-12, Limited Apartment 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 the requested L-AR-12, Limited Apartment Residential District will allow the applicant to develop a multi-unit residential development with a maximum of 36 units which is both consistent with the land use recommendation for this site in the *Far North Area Plan*, and compatible with the adjacent multi-unit residential 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:

267 PARK ROAD (43085), being 3.03± acres located 840± feet south of Park Road and 80± feet east of the terminus of White Water Boulevard, and being more particularly described as follows:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING A PART OF LOTS 56 AND 57, SECTION 2, TOWNSHIP 2, RANGE 18, U.S. MILITARY LANDS, BEING A TOTAL OF 3.03 (+/-) ACRES AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE SOUTHEAST PROPERTY CORNER OF PINGUE RENTALS, LLC (PIN 610-166656) FORMERLY PAUL E. AND LILLIAN DESQUIN TRACT;

THENCE SOUTH 89°50' EAST A DISTANCE OF 67.72 FEET TO A POINT IN THE WEST LINE OF A 20 FOOT PRIVATE ROADWAY RUNNING NORTHERLY TO FLINT ROAD;

THENCE SOUTH 4°05' EAST A DISTANCE OF 248.50 FEET, ALONG THE WEST LINE OF SAID ROADWAY, TO A POINT;

THENCE SOUTH 87°19' EAST A DISTANCE OF 178.10 FEET, CROSSING SAID ROADWAY, TO A POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 87°19' EAST A DISTANCE OF 458.60 FEET TO A POINT;

THENCE SOUTH 1°41' WEST A DISTANCE OF 285.02 FEET, ALONG THE WEST LINE OF THE IOLA H. HANSEL TRACT, TO A POINT;

THENCE NORTH 88°50' WEST A DISTANCE OF 458.65 FEET, TO A POINT;

THENCE NORTH 1°41' EAST A DISTANCE OF 202.17 FEET TO A POINT IN THE SOUTH LINE OF A 20 FOOT EASEMENT RUNNING EASTERLY AND WESTERLY ACROSS THE 0.925 ACRE TRACT, THE 20 FOOT EASEMENT TO BE USED AS INGRESS AND EGRESS THRU THE 0.925 ACRE TRACT, ON THE WEST, SAID 20 FOOT EASEMENT TO CONNECT TO THE EASEMENT ALONG THE 20 FOOT PRIVATE DRIVEWAY RUNNING NORTHERLY FOR INGRESS AND EGRESS TO FLINT ROAD;

THENCE CONTINUING FROM THE STAKE IN THE SOUTH LINE OF THE 20 FOOT EASEMENT, NORTH 1°41' EAST 95 FEET TO THE POINT OF BEGINNING CONTAINING 3.03 (+/-) ACRES MORE OR LESS.

TOGETHER WITH THE USE OF THE 20 FOOT EASEMENT ACROSS THE 0.925 ACRE TRACT, ALSO THE USE OF THE 20 FOOT EASEMENT ALONG THE PRIVATE DRIVE TO FLINT ROAD.

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS OF RECORDS.

To Rezone From: R, Rural District

To: L-AR-12, Limited Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-AR-12, 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-12, 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**," dated December 19, 2016, and signed by Frank Long, Agent for the Applicant, and the text reading as follows:

LIMITATION TEXT

APPLICATION #: Z16-085

PROPOSED DISTRICT: L- AR-12, Limited Apartment Residential District

PROPERTY ADDRESS: 267 Park Rd., Columbus, Ohio 43085

OWNER(s): Fatih Gunal

APPLICANT: Fatih Gunal

DATE OF TEXT: 12/19/16

1. INTRODUCTION

The subject property is located on the south side of Park Road., east of the railroad tracks, and west of Granby Meadows Drive being 3.03± acres which is currently zoned R. The 3.03+/- acres are bordered on the northwest by single story residential, on the northeast by one story apartments, on the east and on the south site by existing multi-story apartments. West of the railroad tracks is generally developed with a retail building and warehouses. Southwest of the site across the railroad tracks is generally developed with single family residential homes.

2. PERMITTED USES

The permitted uses shall consist of all AR-12 Apartment Residential District uses permitted under Chapter 3333, Apartment Residential District of the Columbus City Codes.

3. DEVELOPMENT STANDARDS

A. Density, Lot, Height and/or Setback Requirements.

The density of the property shall be limited to a maximum of 36 residential apartment units and may contain a clubhouse with a swimming pool.

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

1. Access to the property will be in conjunction with access to property zoned Z13-033, unless otherwise approved by the Department of Public Service.
2. There shall be an internal 4 foot wide private sidewalk system connecting all of the units with each other, the parking areas and the clubhouse.

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

The site is heavily wooded with a variety of mature trees such as Oak, Pin Oak, Sycamore and other shade trees. The developer shall preserve the larger trees that do not have multiple trunks by reasonably shifting buildings and parking lots. In order to accomplish this, a tree survey shall be conducted by a landscape architect or a certified arborist which identifies the trees that are to be saved, and shall be submitted to the City Forester for review and approval prior to site compliance approval.

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

1. All buildings shall have a pitched or angled roof.
2. Building materials shall be a combination of natural materials such as brick, brick veneer, stone, stone veneer, wood, and glass, and may also contain metal and vinyl.

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

1. Light poles shall not exceed fifteen 15 feet in height. For aesthetic compatibility, lights shall be the same or similar type and color, and supplied by the same manufacturer.
2. The Developer will comply with the requirements of Chapter 3318, Parkland Dedication.
3. All dumpsters will be screened with a wood fence and operable wood gate, regularly painted and maintained at all times.

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, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

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