



City of Columbus

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

Legislation Text

File #: 1696-2017, Version: 2

Rezoning Application Z16-075

APPLICANT: The Griff, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Apartment building.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0-1)) on May 11, 2017.

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel zoned in the M, Manufacturing District, and developed with an extended stay hotel that has been rendered non-conforming by a recent zoning code change. The applicant is requesting the L-AR-1, Limited Apartment Residential District to convert the existing structure into an apartment building containing a total of 288 units (36.23 units per acre). Commitments in the limitation text include building and parking setbacks, building height, vehicle access, distribution of bicycle parking across the site, and parkland dedication. The site is within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends office uses at this location. Staff recognizes that the proposed use and existing zoning are not consistent with the land use recommendation of the Plan, but the development is already in existence and is adjacent to several other existing multi-unit residential developments to the south and west. Therefore Staff finds the proposed L-AR-1 district to be compatible with the existing use of the site and adjacent properties. A concurrent Council Variance (Ordinance # 1697-2017; CV16-074) has been filed to reduce the required side and rear yards to reflect as-built conditions.

To rezone **1234 STEELWOOD ROAD (43212)**, being 7.95± acres located on the north side of Steelwood Road, 1,100± feet west of Kenny Road, **From:** M, Manufacturing District, **To:** L-AR-1, Limited Apartment Residential District **and to declare an emergency** (Rezoning # Z16-075).

WHEREAS, application # Z16-075 is on file with the Department of Building and Zoning Services requesting rezoning of 7.95± acres from M, Manufacturing District, to the L-AR-1, Limited 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 the requested L-AR-1 district will convert and existing non-conforming extended stay hotel into an apartment building that is compatible to adjacent multi-unit residential developments to the south and west; and

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; 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:

1234 STEELWOOD ROAD (43212), being 7.95± acres located on the north side of Steelwood Road, 1,100± feet west of Kenny Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Section 3, Township 1, Range 18, United States Military Lands, being all of the tracts of land conveyed to Sleeper Associates Limited Partnership as shown of record in Official Record Volume 8416, page D-01, Recorder's Office, Franklin County, Ohio (all deed references made being to said Recorder's Office, unless otherwise noted), and being more particularly described as follows:

Commencing at a found iron pin at the southwest corner of Steelwood Road as the same is dedicated upon the recorded plat thereof, of record in Plat Book 30, page 46, said pin being the southeast corner of the City of Columbus 0.043 acre tract (Deed Book 3083, page 545) and the northeast corner of the Sun Life Assurance Company of Canada 5.108 acre tract (Deed Book 3073, page 249);

Thence, along the southerly line of said 0.043 acre tract, part of the northerly line of said 5.108 acre tract, North 87 degrees 34 minutes West, 25.00 feet to a found iron pin at the southwest corner of said 0.043 acre tract and the TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

Thence, continuing along the northerly line of said 5.108 acre tract and the northerly line of the John R. and Sue E. Greer 7.693 acre tract (Official Record Volume 2349, page E-17) North 87 degrees 34 minutes West, 919.31 feet to a point at the northwest corner of said 7.693 acre tract and in the east line of Reserve "A" of Northwest Gardens, as the same is delineated upon the recorded plat thereof, of record in Plat Book 34, page 97, said point is referenced by a drill hole 1.0 foot westerly thereof, said drill hole being in the top of a concrete wall;

Thence, along part of said easterly line of Reserve "A" and part of the easterly line of Lot 1 of said Northwest Gardens, North 02 degrees 46 minutes East, 390.76 feet to a found iron pin at the southwest corner of the Chesapeake & Ohio Railway Co. 0.023 acre tract;

Thence, along the southerly line of said 0.023 acre tract and the southerly line of the Chesapeake Realty Development Corporation 0.572 acre tract, parallel with and 8 feet southerly of, as measured at right angles to the southerly line of Lewis Sells Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8 page 6-B, South 87 degrees 33 minutes East, 296.16 feet to a found iron pin at an angle point in said line;

Thence, continuing along said line, South 80 degrees 33 minutes East, 303.21 feet to a found iron pin at an angle point in said line;

Thence, continuing along said line and parallel with and 45 feet southerly from, as measured at right angles to said southerly line of Lewis Sells Subdivision, South 87 degrees 33 minutes East, 164.80 feet to a found iron pin at an angle point in said line;

Thence, continuing with said line, South 81 degrees 12 minutes East, 180.54 feet to a set iron pin at the southeast corner of said 0.572 acre tract, and in the westerly line of the High Street Development Company 3.148 acre tract (Official Record Volume 5251, page J-08);

Thence, along part of the westerly line of said 3.148 acre tract South 02 degrees 18 minutes 37 seconds West, 258.53 feet to a found iron pin at the northeast corner of said City of Columbus 0.043 acre tract;

Thence, along the northerly line of said 0.043 acre tract, North 87 degrees 34 minutes West, 25.00 feet to a found iron pin

at the northwest corner of said 0.043 acre tract;

Thence, along the westerly line of said 0.043 acre tract, South 02 degrees 18 minutes 37 seconds West, 75.00 feet to the point of beginning, CONTAINING 7.950 ACRES, subject however to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is the south line of Parcel 2, North 87 degrees 34 minutes West, as described in Official Record Volume 8416, page D-01. Myers Surveying Company, Albert J. Myers, P.S. 6579.

Property Parcel: 010-016574

Property Address: 1234 Steelwood Road, Columbus, OH 43212.

To Rezone From: M, Manufacturing District

To: L-AR-1, Limited Apartment Residential District

SECTION 2. That a Height District of sixty (60) feet is hereby established on the L-AR-1, 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-1, 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 plan being titled, "**REZONING EXHIBIT**," and text titled, "**LIMITATION OVERLAY TEXT**," both signed by Jill Tangeman, Attorney for the Applicant, dated June 15, 2017, and the text reading as follows:

Limitation Overlay Text

Proposed District: L-AR-1, Limited Apartment Residential District

Property Address: 1234 Steelwood Road, Columbus, OH 43212

Owners: The Griff LLC

Applicant: The Griff LLC

Date of Text: June 15, 2017

Application No: Z16-075

1. Introduction: The subject site is 7.95 +/- acres located on Steelwood Road, west of Kenny Road. To the west and south is existing AR-1 land developed with multi-family structures; to the east are properties zoned M-2 and L-M manufacturing; and to the north are properties zoned Research Park for the use by the Ohio State University. The site is currently zoned M and is developed with an existing extended stay hotel development. The applicant is seeking to rezone the site to L-AR-1 in anticipation of changes to the City of Columbus zoning code that will make the extended stay hotel a non-conforming use. Because the development is already in existence and is surrounded by other AR-1 multi-family developments, the proposed rezoning will have little impact.

2. Permitted Uses: Multi-family uses as permitted in the AR-1 district.

3. Development Standards:

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

1. The parking and building setback shall be zero (0) feet to the north and east. The parking and building setback on the west and south shall be twenty (25) feet. Council Variance Application CV17-064 has been filed along with the rezoning

application for the reduced perimeter yard setback on the north and east.

2. Height district shall be H-60. However, maximum building height shall not exceed 50'.

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

1. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.

2. Required bicycle parking shall be distributed throughout the site to provide convenient access to the proposed building and shall be as close as possible to a building entrance.

3. Following approval of this ordinance by Columbus City Council but prior to the issuance of a final certificate of occupancy for the site, a contribution of \$75,000 shall be made to the Franklin County Engineer's Office to mitigate the additional traffic generated by this site to be applied to roadway improvements in the general vicinity of this site.

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

N/A.

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

1. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.

2. Lights shall be of the same or similar type and color.

3. Buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

E. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous.

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

2. The site will be developed in substantial accordance with the site plan attached hereto as Rezoning Exhibit. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan will be reviewed and may be approved by the Director of Building and Zoning Services or his designee 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.~~ That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.