



City of Columbus

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

Legislation Text

File #: 1388-2019, **Version:** 2

Rezoning Application: Z18-080

APPLICANT: Metro Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on March 14, 2019.

FAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is primarily undeveloped with a few residential structures in the R, Rural District. The applicant proposes to develop the site with a multi-unit residential development containing a maximum of 216 units in the L-AR-1, Limited Apartment Residential District (21.57 units per acre). A concurrent Council variance (Ordinance #1389-2019; CV19-035) has been submitted to modify the building setback line. The *Far East Land Use Plan* (2018) recommends "Mixed Use" with densities of up to 24 units per acre, but also includes an area-specific policy that recommends that such sites prioritize a mix of uses. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines. The limitation text includes provisions for buffering and landscaping, signage commitments, and a commitment to a site plan which reflects connectivity to adjacent properties. Planning Staff recognizes this proposal as being generally consistent with the *Far East Land Use Plan* and C2P2 Design Guidelines.

To rezone **7230 EAST BROAD STREET (43213)**, being 8.8± acres located on the north side of East Broad Street, 750± feet east of Reynoldsburg-New Albany Road, **From:** R, Rural District, **To:** L-AR-1, Limited Apartment Residential District (Rezoning #Z18-080).

WHEREAS, application #Z18-080 is on file with the Department of Building and Zoning Services requesting rezoning of 8.8± acres from R, Rural District, to L-AR-1, Limited Apartment Residential District; and

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

WHEREAS, the Far East Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed L-AR-1, Limited Apartment Residential District will allow a multi-unit residential development that is compatible with adjacent residential uses and consistent with recommendations of the *Far East Land Use Plan* and *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.

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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

7230 EAST BROAD STREET (43213), being 8.8± acres located on the north side of East Broad Street, 750± feet east of Reynoldsburg-New Albany Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Section 4, Township 1, Range 16, United States Military Lands, being a portion of the land conveyed to Giacomo D'Eramo, Mario D'Eramo and Loreto A. D'Eramo as recorded in Deed Volume 5963, Page H01 of Franklin County Recorder's records, and being more particularly bounded and described as follows:

Beginning at the intersection of the centerline of Reynoldsburg-New Albany Road (width varies) with the centerline of E. Broad Street (S.R. 16 - width varies).

Thence N 81°49'44" E, along the centerline of E. Broad Street, a distance of 726.21' to a point thereon being the southeast corner of land conveyed to IFIF LLC as recorded in Instrument #201506260086128 of Franklin County Recorder's records;

Thence N 03°44'07" E, along the east line of said IFIF LLC land, a distance of 98.11' to a concrete monument found and held on the north right-of-way limits of E. Broad Street and being the TRUE PLACE OF BEGINNING for the parcel described herein;

Thence continuing N 03°44'07" E, along the east line of said IFIF LLC land, then to and along a line of McNeill Farms East Condominium Third Amendment as recorded in Condominium Plat Volume 61, Page 93 of Franklin County Recorder's records, a distance of 702.04' to a corner of said McNeill Farms East Condominium Third Amendment (witness a ½" rebar found 0.16' south);

Thence N 81°49'44" E, along a south line of said McNeill Farms East Condominium Third Amendment, then to and along the south lines of McNeill Farms East Condominium Second Amendment as recorded in Condominium Plat Volume 61, Page 52 and McNeill Farms East Condominium as recorded in Condominium Plat Volume 60, Page 70 of Franklin County Recorder's records, a distance of 556.23' to a ½" rebar found and held marking the northwest corner of land conveyed to Robert L. Althoff and Lynn Althoff as recorded in Deed Volume 26184, Page 109 of Franklin County Recorder's records;

Thence S 03°42' 18" W, along the West line of said Althoff land, a distance of 708.09' to a concrete monument found and held on the north right-of-way limits of E. Broad Street;

Thence S 82°26'53" W, along the north right-of-way limits of E. Broad Street, a distance of 555.38' to the TRUE PLACE OF BEGINNING and containing 8.813 acres of land as surveyed by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on March 10, 2017 and described on November 28, 2018.

The basis of bearings for this survey is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).

To Rezone From: R, Rural District.

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

SECTION 2. That a Height District of thirty-five (35) 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 changes on the said original zoning map and shall register a copies of the approved L-M, Limited Apartment Residential District and Application among the records of the Department of Building and Zoning

Services as required by Sections 3370.03 of the Columbus City Codes; said site plan being titled, "**ILLUSTRATIVE PLAN E. BROAD STREET**," and said text being titled, "**LIMITATION TEXT**," both dated May 6, 2019, and signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-AR-1, Limited Apartment District

PROPERTY ADDRESS: 7230 East Broad Street

OWNER: Mario Deramo et al

APPLICANT: Metro Development LLC

DATE OF TEXT: 5/6/19

APPLICATION NUMBER: Z18-080

1. INTRODUCTION: The property was annexed to the City in 1990 and the R, Rural District was automatically placed on the site. To the south across East Broad Street is commercial development; to the west is a dog kennel in the township; to the north is a multi-family development in the City and to the east is residential uses.

2. PERMITTED USES: Those uses permitted in Section 3333.02, AR-12, ARLD and AR-1 apartment residential district use of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3333 of the Columbus City Code

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

The maximum number of dwelling units shall be 216.

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

1. The curbcut to East Broad Street will be constructed as a right in/right out with a left in per the City's specifications.

2. The site plan, titled "Illustrative Plan E. Broad Street," herin after "Site Plan," shows two future road connections on the east and west sides of the site. If a residential zoning is approved by Columbus City Council on either parcel then that zoned parcel shall have access across the subject site in accordance with the access shown on the Site Plan. The property owner shall grant that parcel an access easement subject to that parcel paying its pro rata share (based on acreage) for the construction and maintenance of said driveway with~~inout~~ said easement.

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

The open space and tree area shall be maintained as open space as shown on the submitted site plan.

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

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

N/A

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 as it applies to the AR-1 zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

Site Plan Revision Allowance. The Property shall be developed in accordance with the Site Plan; however, the Site Plan shall be slightly adjusted to reflect engineering, topographical, or other site data established at the time of development and engineering plans are completed. The Director of the Department of Building and Zoning Services or the Director's designee may approve any slight adjustment to the Site Plan 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.