



City of Columbus

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

Legislation Text

File #: 1609-2020, **Version:** 1

Rezoning Application: Z19-057

APPLICANT: HSL East Broad, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

PROPOSED USE: Senior housing development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on June 11, 2020.

FAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is primarily undeveloped, but contains a few residential structures in the R, Rural District. The applicant is requesting the CPD, Commercial Planned Development District to permit a 130-unit senior housing development. The development text commits to a site plan, and includes development standards addressing density, setbacks, traffic access, landscaping, building design, lighting and graphics provisions. The site is located within the boundaries of the *Far East Land Use Plan* (2018), which recommends "Mixed Use (16-24 du/ac)" land uses for this location. The Plan also includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines. C2P2 Guidelines call for residential design to have high-quality building materials, parking located to the rear of the buildings, open space and landscaping that includes trees, connections to public sidewalks and trails, and interconnected streets and sidewalks. The requested CPD, Commercial Planned Development District will allow a senior housing development that is compatible with the density and development standards of the adjacent residential developments, and is also consistent with the land use recommendations of the *Far East Land Use Plan*.

To rezone **7300 E. BROAD ST. (43004)**, being 6.47± acres located on the north side of East Broad Street, 680± feet west of Bannockburn Boulevard, From: R, Rural District, To: CPD, Commercial Planned Development District (Rezoning # Z19-057).

WHEREAS, application # Z19-057 is on file with the Department of Building and Zoning Services requesting rezoning of 6.47± acres from R, Rural District, to CPD, Commercial Planned Development 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 requested CPD, Commercial Planned Development District allow a senior housing development that is compatible with the density and development standards of adjacent residential developments. The proposal is also consistent with the land use recommendations of the *Far East Land Use Plan*; 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

7300 E. BROAD ST. (43004), being 6.47± acres located on the north side of East Broad Street, 680± feet west of Bannockburn Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being in Section 4, Township 1, Range 16, United States Military Lands and being 6.47+/- acres of land, more or less, said 6.47+/- acres being part of the remainder of that Original 2.661 acre tract of land as conveyed to Robert L. Althoff, Trustee of record in Instrument No. 201112070159655, part of that Original 2.323 acre tract of land as conveyed to Frank D. Carlo, Trustee and Judy K. Carlo, Trustee of record in Instrument No. 201505140062903 originally by record in Official Record 32773A03 and also being part of that 2.186 acre tract of land as conveyed to Robert L. Althoff and Lynn Althoff of record in Official Record 26184I08, said 6.47+/- acres more particularly described as follows;

Beginning, at the southeasterly corner of the remainder of said Original 2.661 acre tract of land, said corner also being the northeasterly corner of that tract of land conveyed as Parcel 14WD to the State of Ohio of record in Official Record 16439B07, being in the westerly line of that 10.716 acre tract of land as conveyed to T&R Development II, The Woods Limited Partnership of record in Official Record 18426G13 and being in the northerly right-of-way line of East Broad Street;

Thence S 82° 29' 57" W, with the northerly line of said Parcel 14WD and along said northerly right-of-way line, 181.6+/- feet to an angle point;

Thence S 87° 28' 37" W, partially with the northerly line of said Parcel 14WD, across said Original 2.323 acre tract and said 2.186 acre tract and along said northerly right-of-way line, 215.8+/- feet to a point in the westerly line of said 2.186 acre tract and in the easterly line of that 10.012 acre tract of land as conveyed to Mario D'Eramo, Loreto D'Eramo and Carolina Cervi of record in Instrument No. 201809270131530, originally conveyed by Official Record 5963H01;

Thence N 03° 47' 29" E, with the common line of said 2.186 acre tract and said 10.012 acre tract, 703.3+/- feet to a common corner thereof, said corner also being in the southerly line of McNeil Farms East Condominium 1st Amendment of record in Condominium Plat Book 60, Page 70;

Thence N 81° 57' 08" E, with the northerly lines of said 2.186 acre tract and said Original 2.323 acre tract and with the southerly lines of said 1st Amendment and with McNeil Farms East Condominium of record in Condominium Plat Book 60, Page 49, 399.2+/- feet to the northeasterly corner of said Original 2.323 acre tract and the northwesterly corner of said 10.716 acre tract;

Thence S 03° 38' 57" W, with the easterly lines of said Original 2.323 acre tract and said Original 2.661 acre tract and with the westerly line of said 10.716 acre tract, 725.9+/- feet to the True Point of Beginning and containing 6.47+/- acre more or less.

To Rezone From: R, Rural District

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the CPD, Commercial Planned Development 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 CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as

required by Section 3311.12 of the Columbus City Codes; said plan being titled, “**HOMESTEAD SENIOR LIVING APARTMENTS,**” and text titled, “**CPD, COMMERCIAL PLANNED DEVELOPMENT,**” both dated June 15, 2020, and signed by Dave Perry, Agent for the Applicant, and Donald Plank, Attorney for the Applicant, and the text reading as follows:

CPD, COMMERCIAL PLANNED DEVELOPMENT

EXISTING ZONING: R, Rural

PROPOSED ZONING: CPD, Commercial Planned Development

PROPERTY ADDRESS: 7300 E. Broad Street, Columbus, OH 43004

APPLICANT: HSL East Broad, LLC c/o Dave Perry, Agent, David Perry Company, Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 411 E Town Street, FL 2, Columbus, OH 43215.

PROPERTY OWNER: Robert L. Althoff, SU TR, et. al., 7300 E. Broad Street, Blacklick, OH 43004

DATE OF TEXT: June 15, 2020

APPLICATION NUMBER: Z19-057

1. INTRODUCTION: The 6.47 +/- acre site is located on the north side of East Broad Street, 1,250 +/- feet east of Reynoldsburg-New Albany Road. The site is zoned R, Rural from annexation. Property to the north, east and west is zoned L-AR-12, L-ARLD and L-AR-1, respectively. Property to the north, east and west is developed with condominiums/apartments. Applicant proposes to rezone the site to CPD to permit 130 dwelling units for age restricted senior housing. The site plan titled “Homestead Senior Living Apartments”, hereafter “Site Plan”, dated June 15, 2020 is submitted as the site development plan.

2. PERMITTED USES: The only permitted use shall be an age restricted (55 +) senior living apartment building, as permitted in 3361.02, Permitted Uses (I, Institutional District), and related accessory uses.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan, or in this written text, the applicable development standards shall be those standards contained in Section 3361.04, Performance Criteria, and Chapter 3312, Off-Street Parking and Loading of the Columbus City Code, unless otherwise specified herein and/or as depicted on the Site Plan.

A). Density, Height, Lot and/or Setback commitments.

1. There shall be a maximum of 130 dwelling units with 2,160 +/- square feet of lot area per dwelling unit.
2. Height District shall be H-35. The maximum building height shall be 38 feet to the mid-point of the hip or gable roof (Section 3303.08, Letter H, “Height of any other building”).
3. Building setbacks (minimum) shall be as follows:
 - a) North: 105 feet (except dumpster enclosure, 50 feet)
 - b) South: 300 feet
 - c) East: 35 feet (except dumpster enclosure, 10 feet)
 - d) West: 35 feet
4. Pavement setbacks (minimum) shall be as follows:
 - a) North: 25 feet
 - b) South: 220 feet
 - c) East: 10 feet
 - d) West: 50 feet

B). Access, Loading, Parking and/or other Traffic related commitments.

1. Vehicular access shall be by a single driveway on E. Broad Street located as shown on the Site Plan. The driveway shall be designed for right-in, right-out and left-in movements. Left turns out shall not be permitted.

2. E. Broad Street right of way totaling 60 feet from centerline shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan, as applicable.

3. On-site parking shall be provided at the rate of 1.0 spaces/dwelling unit for 130 dwelling units with 130 on-site parking spaces.

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

A total of seven (7) street trees shall be provided on-site along E. Broad Street, as depicted on the Site Plan.

D). Building design and/or Interior-Exterior treatment commitments.

There shall be a single three (3) story building located as depicted on the Site Plan.

E). Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

The maximum height of parking lot lighting shall be 18 feet.

F). Graphics and Signage commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as applies to the CPD, Commercial Planned Development District. A ground sign shall be monument-style. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration.

G). Other CPD Requirements.

1. Natural Environment: The site is located on the north side of East Broad Street (SR 16), 1,250 +/- feet east of Reynoldsburg-New Albany Road. E. Broad Street/SR16 is a major east/west arterial corridor.

2. Existing Land Use: The existing single family dwellings will be razed. Property to the north, east and west is zoned for high density multi-family development.

3. Circulation: There shall be a single vehicular access point on E. Broad Street located as shown on the Site Plan.

4. Visual Form of the Environment: The E. Broad Street/SR16 corridor is a multi-lane arterial right of way extensively developed with multi-family and commercial uses.

5. Visibility: E. Broad Street/SR16 is an arterial right of way. The site will be visible from E. Broad Street/SR16.

6. Proposed Development: Age restricted (55+) senior living facility.

7. Behavior Patterns: All vehicular access to E. Broad Street/SR16 shall be from a single access point, as shown on the Site Plan.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

H). Modification of Code Standards.

1. Section 3312.49, Minimum Number of Parking Spaces Required, to reduce parking from 195 spaces (1.5/unit) for 130 dwelling units to 130 spaces (1.0/unit).
2. Section 3349.03(w), Permitted Uses, to reduce required lot area per dwelling unit from 2,500 square feet to 2,160 +/- square feet for the proposed age restricted (55+) senior housing.

D). Miscellaneous commitments.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. Development of the site shall be in accordance with the site plan, "Homestead Senior Living Apartments" hereafter "Site Plan," dated and signed June 15, 2020 by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan 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.

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