



City of Columbus

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

Legislation Text

File #: 2215-2020, **Version:** 1

Rezoning Application: Z20-020

APPLICANT: Metro Development, 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 (5-0) on August 13, 2020.

NORTHEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of thirteen undeveloped parcels which are zoned in the R, Rural District. The requested L-ARLD, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 480 units (14.16 units/acre gross density). The limitation text commits to a site plan which depicts building and parking locations, access, pedestrian connectivity, and open space, and establishes supplemental development standards that address density, traffic-related commitments, street trees, headlight screening, and lighting controls. The site is within the boundaries of the *Northeast Area Plan (2007)* which recommends institutional uses at this location. Despite this recommendation, Planning Division staff recognizes the site's location along the Stelzer Road transit corridor and proximity to the Easton employment center which are sufficient factors for supporting multi-unit residential development. Concurrent Council Variance Ordinance #2216-2020 (CV20-022) is also requested to permit maneuvering and parking spaces to cross parcel lines, to allow increased density on certain parcels within the development, to reduce parking and building setbacks, and to eliminate the perimeter yard, mainly due to the development being comprised of parcels with different taxing districts which cannot be combined, and because of the presence of a no-build easement in the center of the site.

To rezone **2546 STELZER RD. (43219)**, being 33.9± acres located at the southeast corner of Stelzer Road and Codet Road, **From:** R, Rural District, **To:** L-ARLD, Limited Apartment Residential District (Rezoning #Z20-020).

WHEREAS, application #Z20-020 is on file with the Department of Building and Zoning Services requesting rezoning of 33.9± acres from R, Rural District, to the L-ARLD, Limited Apartment Residential District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because while the requested L-ARLD, Limited Apartment Residential District is inconsistent with the institutional land use recommendation of the *Northeast Area Plan*, staff recognizes the site's location along the Stelzer Road transit corridor and proximity to the Easton employment center which are sufficient factors for supporting multi-unit residential development. The request does not represent an introduction of an incompatible use to the surrounding neighborhood; 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:

2546 STELZER RD. (43219), being 33.9± acres located at the southeast corner of Stelzer Road and Codet Road, and being more particularly described as follows:

Situate in the State of Ohio, County of Franklin, City of Columbus, Township of Mifflin, Quarter Township 1, Township 1, Range 17, United States Military Lands and being all of Franklin County Parcel Number 520-134005, Parcel Number 010-255294, Parcel Number 010-255292, Parcel Number 010-255288, Parcel Number 010-255291, Parcel Number 010-255287, Parcel Number 010-255297, Parcel Number 191-003169, Parcel Number 010-255298, Parcel Number 191-003179, Parcel Number 191-003175, Parcel Number 010-255301 and Parcel Number 010-255299, being a 33.896 acres out of an original 34.926 acre tract (combined) as conveyed to New Salem Missionary of record in Instrument Number 200507110135048, all deed references refer to the records of the Recorder's Office Franklin County Ohio and described as follows:

Beginning at the intersection of the Easterly right-of-way line of Stelzer Road with the Southerly right-of-way line of Codet Road;

Thence South 87° 08' 49" East, along said Southerly right-of-way line a distance of 1680.59 feet to a point in the Westerly line of that 0.184 acre tract as conveyed to The State of Ohio, by deed of record in Deed Book 3106, page 433;

Thence South 18° 54' 21" East, along the Westerly line of said 0.184 acre tract, a distance of 66.59 feet to a point in the Southwesterly corner of said 0.184 acre tract;

Thence South 86° 19' 38" East, along the Southerly line of said 0.184 acre tract, a distance of 75.97 feet to a point in the Westerly limited access right-of-way of interstate-270;

Thence South 02° 56' 01" West, along said Westerly limited access right-of-way line, a distance of 764.71 feet to a point in said limited access right-of-way line;

Thence North 87° 13' 15" West, along a portion of said limited access right-of-way line and the Northerly lines of those tracts as conveyed to Jack B and Alice F Myers by deed of record in deed book 3064, page 375 and deed book 3265, page 448, Michael H. and Kathy F. Myers by deed of record in deed book 3423, page 896, 3888 Agler Road LLC by deed of record in Instrument Number 201301290014860, Jeffrey L. Patton by deed of Record in Official Record 33215f13, GEP Properties Too LLC by deed of record in Instrument Number 201211190175587, HRM-Columbus LLC be deed of record in Instrument Number 201801170006863, Lynn T. and Doris J. Kitzmiller by deed of Record in Official Record 13278h09, 3790 Agler Road LLC by deed of record in Instrument Number 201412110164778, Agler Properties LLC by deed of record in Instrument Number 201407010083489, and Robert L. and Mary E. Mathews by deed of record in Official Record 5405e04, a distance of 1795.05 feet to a point on the Easterly right-of-way of said Stelzer Road, being the Southeasterly corner of a tract of land conveyed to Franklin County of Record in Instrument Number 200408250199065;

Thence North 03° 52' 51" East, along said Easterly right-of-way line and the westerly line of said 33.896 acre tract, a distance of 830.09 feet to the Point of Beginning, and containing 33.896 acres of land, more or less, and subject to all easements, encumbrances, covenants, restrictions and matters of Record affecting the subject parcel.

Bearings are based on record information.

This description was prepared from existing Records for zoning purposes and is not intended for deed transfer purposes.

To Rezone From: R, Rural District,

To: L-ARLD, Limited Apartment Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-ARLD, 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-ARLD, 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, “**DEVELOPMENT TEXT,**” and site plan titled “**ILLUSTRATIVE PLAN - STELZER/CODET ROAD,**” both signed by Jeffrey L. Brown, Attorney for the Applicant, and dated September 14, 2020, and the text reading as follows:

DEVELOPMENT TEXT

Address: 2546 Stelzer Road

Owner: New Baptist Missionary Baptist Church

Applicant: Metro Development LLC

Zoning Districts: L-ARLD

Date of Text: 9/14/20

Application: Z20-020

1. Introduction: The site is on the east side of Stelzer Road south of Codet Road. There is an existing stormwater pond that divides the site into two developable areas.

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: Except as otherwise noted herein or on the submitted drawing, the applicable development standards of Chapter 3333 Apartment Districts of the Columbus City Code shall apply to this site. See accompanying CV20-022.

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

1. Maximum number of dwelling units shall be 480.
2. Per Concurrent CV20-022, parking setbacks shall be as follows: along Codet Road, 15 feet; along I-270, 10 feet.
3. Per Concurrent CV20-022, building setbacks shall be as follows: along Stelzer Road, 25 feet for buildings, and 13 feet for porches and balconies; along Codet Road, 15 feet for buildings, and 10 feet for air conditioning units; along I-270, 10 feet for garages.

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

1. The applicant shall connect its sidewalks systems to the proposed pedestrian facilities to be constructed along Stelzer Road.
2. The developer shall be responsible for installation of a traffic signal at the intersection of Stelzer Road & Codet Road, as approved by the Department of Public Service.

3. The developer shall be responsible for improvements to Codet Road east of Stelzer Road, as approved by the Department of Public Service and the Franklin County Engineer's Office, as applicable.

4. The developer shall be responsible for a contribution of 2.8% of the total cost of future improvements at the intersection of McCutcheon Road & Stelzer Road, as approved by the Department of Public Service.

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

1. Street trees shall be installed along the frontage of Stelzer Road adjacent to the applicant's site subject to the review and approval of the City of Columbus were applicable on the basis of 1 tree for every 35 feet of frontage. Trees may be evenly spaced or grouped together.

2. All parking lots adjacent to public streets shall be screened with a maximum three foot high continuous wall, hedge or mounding either individually or in combination thereof.

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

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

1. Maximum height of light poles shall be fourteen feet.

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

F. Graphics and/or Signage Commitments. N/A

G. Miscellaneous Commitments.

1. There shall be an internal sidewalk system within the development as shown on the submitted site plan.

2. The developer shall comply with the parkland dedication ordinance.

3. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & 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.