



Legislation Text

File #: 0744-2021, **Version:** 1

Rezoning Application: Z20-111

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 March 11, 2021.

NORTHEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of twelve undeveloped parcels which are zoned in the R, Rural District. The requested L-AR-1, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 360 units (13.39 units/acre gross density). The limitation text includes a commitment to a site plan and elevation renderings and supplemental development standards addressing maximum density, pedestrian connectivity, landscaping, and tree preservation. 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 #0745-2021 (CV20-126) is also requested to permit reduced parking and building setbacks.

To rezone **2600 STELZER RD. (43219)**, being 26.88± acres located at the northeast corner of Stelzer Road and Codet Road, **From:** R, Rural District, **To:** L-AR-1, Limited Apartment Residential District (Rezoning #Z20-111).

WHEREAS, application #Z20-111 is on file with the Department of Building and Zoning Services requesting rezoning of 26.88± acres from R, Rural District, to the L-AR-1, 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-AR-1, 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:

2600 STELZER RD. (43219), being 26.88± acres located at the northeast corner of Stelzer Road and Codet Road, and

being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying within Quarter Township 1, Township 1, Range 17, United States Military Lands, being 26.879 acres of land all out of an original 27.436 acre tract as conveyed to The New Salem Missionary Baptist Church, of record in Instrument Number 200507110135048, being Franklin County Parcel Identification Number 010-255295, Franklin County Parcel Identification Number 010-255289, Franklin County Parcel Identification Number 010-255293, Franklin County Parcel Identification Number 010-255290, Franklin County Parcel Identification Number 010-255296, Franklin County Parcel Identification Number 010-255285, Franklin County Parcel Identification Number 010-255300, Franklin County Parcel Identification Number 010-255286, Franklin County Parcel Identification Number 010-264081, Franklin County Parcel Identification Number 010-264082, Franklin County Parcel Identification Number 010-259545, Franklin County Parcel Identification Number 520-258110, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING, at the southwest corner of said 27.436 acre tract and being the intersection of the northerly right of way line of Codet Road and the easterly right of way line of Stelzer Road;

Thence, with said easterly right of way line, North 3°52'51" East a distance of 567.75 feet to the southwesterly corner of a 0.441 acre tract of land as conveyed to Kenneth C. Baker and Sandra L. Baker, of record in Official Record 009003, Page A06;

Thence, with the southerly line of said 0.441 acre tract, South 87°00'33" East, a distance of 167.00 feet to a point;

Thence, with the westerly line of said 0.441 acre tract, North 3°52'47" East, a distance of 100.00 feet to a point on the southerly line of a subdivision entitled Towne Park Section 1, of record in Plat Book 107, Page 47;

Thence, with said southerly line, South 87°00'33" East, a distance of 792.16 feet to an angle point;

Thence, continuing with said southerly line and with the southerly line of a subdivision entitled Towne Park Section 3, of record in Plat Book 113, Page 5, South 87°39'28" East, a distance of 802.98 feet to a point in the westerly limited access right of way of Interstate 270;

Thence, with said westerly limited access right of way of Interstate 270 the following courses:

South 86°24'59" East, a distance of 15.00 feet to a point;

South 3°35'01" West, a distance of 672.35 feet to a point in the northerly right of way line of Codet Road;

Thence, with said northerly right of way line, North 87°08'49" West, a distance of 1780.50 feet to the **POINT OF BEGINNING**; containing 26.879 acres, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The bearings shown above are based on GPS observations, based on NAD83 (2011), Ohio State Plane South Zone, with a bearing of South 2°02'00" East for the centerline of Harlem Road between Franklin County Monument 1373 and Franklin County Monument 1375.

To Rezone From: R, Rural 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 text titled, “**LIMITATION TEXT**,” said site plan titled, “**DEVELOPMENT PLAN**,” and said elevation renderings titled, “**ARCHITECTURAL ELEVATIONS**,” all signed by Jeffrey L. Brown, Attorney for the Applicant, and dated March 15, 2021, and the text reading as follows:

LIMITATION TEXT

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

PROPERTY ADDRESS: 2600 Stelzer Road

OWNER: The New Salem Missionary Baptist Church

APPLICANT: Metro Development LLC

DATE OF TEXT: 3/15/21

APPLICATION NUMBER: Z20-111

1. INTRODUCTION: The site is on the eastside of Stelzer Rd north of Codet Rd. and is divided into two areas by a large retention basin. To the east is I-270, to the south across Codet Rd. is proposed multifamily development, to the west across Stelzer Rd. is a multifamily development and to the north is a single-family subdivision and open space. The eastern portion of the site is zoned for multifamily development and the western portion is zoned R, rural. The site is currently undeveloped.

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.

1. CV20-126 reduces the setbacks for buildings, air conditioning units and parking as shown on the submitted site plan.

2. The maximum number of dwelling units shall be 360.

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

The developer shall contribute to the City of Columbus \$122,579.73 as its share of the future road improvements to the intersection of Stelzer Rd. and McCutcheon Rd.

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

The landscaping, tree preservations areas and the pond are shown on the submitted site plan. The existing trees in the tree preservation areas shall be maintained subject to the removal of dead and diseased trees and shrubbery and utility crossings.

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

The buildings shall be constructed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development plan and when engineering and architectural drawings are completed. Any slight adjustments to the building elevations shall

be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

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.

1. Site Plan Revision Allowance. The Property shall be developed in accordance with the Site Plan; however, the Site Plan may 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 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.