



Legislation Text

File #: 0880-2021, **Version:** 1

Rezoning Application: Z20-092

APPLICANT: National Church Residences, c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on February 11, 2021.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one undeveloped parcel zoned in the C-4, Commercial District. The requested ARLD, Apartment Residential District will permit a multi-unit residential development. The rezoning has been filed as a condition of Ordinance #0193-2020, CV19-117, which was approved by City Council on February 3, 2020. The site is within the boundaries of the *Northland I Area Plan* (2014), and is within an area that has adopted the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). While the Plan recommends neighborhood commercial land uses at this location, the Planning Division supports the request because the site is largely flanked by residential uses, and because C2P2 Design Guidelines encourage highest density residential development along primary corridors with access to transit, which applies to the site's location along Cleveland Avenue as it is served by the CMAX Bus Rapid transit line. A concurrent Council Variance (Ordinance #0881-2021; CV20-107) has been filed to vary building lines, building height, and to permit a parking space reduction for a 62 unit senior housing development.

To rezone **4836 CLEVELAND AVE. (43231)**, being 4.38± acres located on the southeast corner of Cleveland Avenue and Bretton Woods Drive, **From:** C-4, Commercial District, **To:** ARLD, Apartment Residential District (Rezoning #Z20-092).

WHEREAS, application #Z20-092 is on file with the Department of Building and Zoning Services requesting rezoning of 4.38± acres from the C-4, Commercial District, to the ARLD, Apartment Residential District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because while the *Northland I Area Plan* (2014) recommends neighborhood commercial land uses at this location, C2P2 Design Guidelines support high density residential development along primary corridors with access to transit, which applies to the site's location along Cleveland Avenue as it is served by the CMAX Bus Rapid transit line; 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:

4836 CLEVELAND AVE. (43231), being 4.38± acres located on the southeast corner of Cleveland Avenue and Bretton Woods Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 3, Township 2, Range 17, United States Military Lands and being also a 4.377 acre portion of a 6.335 acre tract as conveyed to Edward Chung-Hong Liu and Ingrid Y. Liu by deed of record in Official Record Volume 48, Page B19, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin in the easterly limited access right-of-way line of Cleveland Avenue (said point being 40 feet distant from and at right angles to the centerline of said Cleveland Avenue), said iron pin being the southwesterly corner of the said 6.355 acre tract and said iron pin being also in the northerly line of Cleveland Heights No. 3 of record in Plat Book 18, Page 12, Recorder's Office, Franklin County, Ohio;

Thence along the easterly limited access right-of-way line of said Cleveland Avenue and along the southerly right-of-way line of Bretton Woods Drive (60 feet wide) by the following described four (4) courses:

- (1) N4°52'11"E, a distance of 526.68 feet to an iron pin;
- (2) along a curve to the right, said curve having a radius of 20.00 feet and a delta angle of 90°00'00", the chord of said curve bearing N49°52'11"E, 28.28 feet to an iron pin;
- (3) along a curve to the right, said curve having a radius of 405.00 feet and a delta angle of 60°53'01", the chord of said curve bearing S54°41'19"E, 410.40 feet to an iron pin;
- (4) along a curve to the left, said curve having a radius of 415.00 feet and a delta angle of 6°43'50", the chord of said curve bearing S27°36'43"E, 48.72 feet to an iron pin in the easterly line of the said 6.335 acre tract, said iron pin being in the westerly line of Brandywine Meadows of record in Plat Book 49, Pages 48 & 49 and said iron pin being also in the westerly line of Brandywine Meadows Section 2 of record in Plat Book 49, Page 51, all of the aforementioned references being to the Recorder's Office, Franklin County, Ohio;

Thence S4°52'11"W, along the easterly line of the said 6.355 acre tract, along the westerly line of said Brandywine Meadows and also along the westerly line of the said Brandywine Meadows Section 2, a distance of 294.57 feet to an iron pin at the southeasterly corner of the said 6.355 acre tract and said iron pin being also in the northerly line of the said Cleveland Heights No. 3;

Thence N85°34'16"W, along the southerly line of the said 6.355 acre tract and along the northerly line of the said Cleveland Heights No. 3, a distance of 400.00 feet to the point of beginning, containing 4.377 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

To Rezone From: C-4, Commercial District

To: ARLD, Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the ARLD, 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 in the office of the Department of Building and Zoning Services.

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