



City of Columbus

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

Legislation Text

File #: 1674-2022, **Version:** 1

Rezoning Application: Z21-063

APPLICANT: Glavan Group LLC; c/o Jeffrey Glavan; 92 Hanford Street; Columbus, OH 43206.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on May 13, 2022.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a vacant commercial swimming pool in the C-4, Commercial District. The requested L-AR-1, Limited Apartment Residential District will permit the development of a multi-unit residential development with a maximum of 46 dwelling units at a gross density of 18.04± units per acre. The limitation text provides commitments to a site plan and landscaping plan, and includes development standards addressing density and the provision of a sidewalk to Beechcroft Road. The site is within the planning boundaries of the *Northland 1 Area Plan* (2014), which recommends “Institutional” land uses at this location in recognition of the site’s history of community recreational uses and adjacent school site to the north. Although the requested L-AR-1, Limited Apartment Residential District is inconsistent with the Plan’s “Institutional” land use recommendation, redevelopment for a range of uses may be supported if a proposal’s scale and intensity reflect surrounding uses and conditions. As the surrounding area is largely residential and the site is adjacent to a multi-unit residential development to the east, the proposed use is supported.

To rezone **6000 BEEHCROFT RD. (43229)**, being 2.55± acres located on the east side of Beechcroft Road, 1,270± feet south of Sharon Woods Boulevard, **From:** C-4, Commercial District, **To:** L-AR-1, Limited Apartment Residential District (Rezoning #Z21-063).

WHEREAS, application #Z21-063 is on file with the Department of Building and Zoning Services requesting rezoning of 2.55± acres, **From:** C-4, Commercial District, **To:** L-AR-1, Limited 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 the requested L-AR-1, Limited Apartment Residential District will allow a multi-unit residential development that is consistent with the zoning of surrounding residential developments; 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:

6000 BEEHCROFT RD. (43229), being 2.55± acres located on the east side of Beechcroft Road, 1,270± feet south of Sharon Woods Boulevard, and being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, and bounded and described as

follows:

Being in Quarter Township 4, Township 2, Range 18, United states Military Lands, containing 2.554 acres of land, more or less, being part of that 117.794 acre tract of land conveyed to Reese & Company and Complete General Construction Company by deed of record in Deed Book 2768, Page 316, and being part of that 442.103 acre tract of land described in a deed to Summer & Co. of record in Deed Book 2782, page 519, Recorder's Office, Franklin County, Ohio, said 2.554 acre tract being more particularly described as follows:

Beginning, for reference, at a point in the easterly line of said 117.794 acre tract, the same also being the easterly line of said 442.103 acre tract and the westerly line of SHARON ACRES, as said point being the northeasterly corner of SHARON WOODS SECTION 2, as said SHARON WOODS, SECTION 2, is shown of record in Plat Book 40, page 59, all being of record in the Recorder's Office, Franklin County, Ohio: thence N 2d 34' 10" E, with the easterly line of said tracts, the westerly line of said SHARON ACRES, a distance of 420.00 feet to the TRUE POINT OF BEGINNING: thence, from said true point of beginning, N 87d 51' 30" W, a distance of 538.18 feet to a point in the easterly line of Beechcroft Road; thence, northwardly, 1400.00 feet, the chord of which N 20d 32' 59" W, a chord distance of 54.20 feet to a point, thence, S 87d 51' 30" E, a distance of 161.02 feet to a point: thence N 2d 08' 30" E, a distance of 210.00 feet to a point; thence, S 87d 51' 30" E, a distance of 400.00 feet to a point in the easterly line of said 442.103 acre tract, the westerly line of said SHARON ACRES; thence S 2d 34' 10" W, with the easterly line of said 442.103 acre tract, the westerly line of said SHARON ACRES, a distance of 260.00 feet to the true point of beginning, and containing 2.554 acres of land, more or less.

Property Address: 6000 Beechcroft Road, Columbus, Ohio 43229

Parcel Number: 010-104134-00

Prior Instrument Reference: Instrument Number 201510290153389

Exceptions to the general warranty covenants: (a) such encroachments and recorded restrictions, easement and conditions, including without limitations subsurface rights, which do not materially adversely affect the Property's use or value, (b) zoning ordinances, if any: (c) taxes and assessments, whether general or special, which are a lien on the Property but are not yet payable: (d) all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.

To Rezone From: C-4, Commercial 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 in the office of the Department of Building and Zoning Services 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 plans titled, "**46 UNIT APARTMENT COMPLEX**," and "**LANDSCAPE DEVELOPMENT PLAN**," and said text titled, "**LIMITATION TEXT**," all dated May 13, 2022, and signed by Jeffrey L. Glavan, Applicant, said text reading as follows:

LIMITATION TEXT

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

PROPERTY ADDRESS: 6000 Beechcroft Road

OWNER: Elsie Jean-Baptiste; 703 Southbluff Drive; Westerville, OH 43082.

APPLICANT: Glavan Group LLC; c/o Jeffrey Glavan; 92 Hanford Street; Columbus, OH 43206.

DATE OF TEXT: 5/13/22

APPLICATION NUMBER: Z21-063

1. INTRODUCTION: The site is developed with a vacant commercial swimming pool in the C-4, Commercial District. The requested L-AR-1, Limited Apartment Residential District would allow the site to be developed with a multi-unit residential development.

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 46.

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

N/A

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

The buffering, landscaping and screening are as shown on the Plan, "Landscape Development Plan."

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

A sidewalk to Beechcroft Road will be constructed on the north side of the access drive.

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 plans titled, "46 Unit Apartment Complex," and "Landscape Development Plan,"; however, the plans 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 of Building and Zoning Services or the Director's designee may approve any slight adjustment to the Site Plans 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.