



Legislation Text

File #: 1944-2022, **Version:** 1

Rezoning Application: Z21-017

APPLICANT: Thrive Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Charles Campisano, Atty.; 842 North Fourth Street, Suite 200; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on March 10, 2022.

WEST SCIOTO AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 9.22± acre site consists of an undeveloped parcel zoned in the M, Manufacturing District. The requested AR-1, Apartment Residential District will permit multi-unit residential development. The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends “Quarry” use for this location reflective of the site’s historical use, but the Plan also states that, “Reuse of quarry should be restored in a manner that is compatible with the community and maximize recreational reuse potential where appropriate.” The proposed residential development is adjacent to parkland with easements for a greenway trail through the site; therefore the use is supported. *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018), which applies to this area, state that parking lots should be hidden to the greatest extent possible by being placed to the side or rear of buildings; development should front parks and open space; pedestrian connectivity should be included; additional bicycle parking to offset varied parking spaces should be provided; and that building design shall follow recommended design guidelines. Concurrent Council variance Ordinance #1945-2022 (CV21-020) proposes two five-story apartment buildings totaling 315 units with variances to permit commercial access on a private street within the development to connect to the nearby quarry redevelopment site, increased building height from 60 to 65 feet, reduced parking from 473 to 360 spaces, and reduced perimeter yard. The site plan included with CV21-020 addresses Plan and C2P2 design guidelines, and Planning Division staff has also reviewed building elevations which are consistent with the recommendations of these planning documents.

To rezone **3136 TRABUE RD. (43204)**, being 9.22± acres located at the northeast corner of Trabue Road and Dublin Road, **From:** M, Manufacturing District, **To:** AR-1, Apartment Residential District (Rezoning #Z21-017).

WHEREAS, application #Z21-017 is on file with the Department of Building and Zoning Services requesting rezoning of 9.22± acres from M, Manufacturing District, to AR-1, Apartment Residential District; and

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

WHEREAS, the West Scioto Area Commission recommends approval of said zoning change, and

WHEREAS, the City Departments recommend approval of said zoning change because the requested AR-1, Apartment Residential District will permit residential development adjacent to parkland with a greenway trail connection. The request is consistent with the recommendation from the *Trabue/Roberts Area Plan* for maximizing recreational uses; 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:

3136 TRABUE RD. (43204), being 9.22± acres located at the northeast corner of Trabue Road and Dublin Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, in the City of Columbus, Virginia Military Survey 544, and being a part of a 9.601 acre tract, as conveyed to Marble Cliff Canyon LLC, as recorded in Instrument No. 201802280027721, and part of a 2.298 acre tract, as conveyed to Wagenbrenner Marble Cliff Canyon LLC in Instrument Number 201702280027548, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at Franklin County Monument 1638 at the intersection of the centerlines of Trabue Road (Width Varies), and Dublin Road (Width Varies), being referenced by Franklin County Monument 1527 at North 48 degrees 06 minutes 00 seconds West, 209.19 feet, also being the southerly corner of a 1.090 acre tract, as conveyed to the Franklin County Commissioners in Instrument No. 200401140010303, designated parcel 38-WD in Franklin County Engineers roadway plans for Trabue Road Widening, and easterly corner of a 0.3948 acre tract, as conveyed to the Franklin County Commissioners in Instrument No. 200212200328021, designated parcel 37-WD-2 in said Franklin County Engineers roadway plans for Trabue Road Widening.

Thence along the centerline of Dublin Road, and along the southwesterly line of said 1.090 acre tract, and northeasterly line of said 0.3948 acre tract, North 48 degrees 06 minutes 00 seconds West, 150.57 feet to a point on said centerline;

Thence leaving said centerline perpendicularly, across said 1.090 acre tract and across a 0.783 acre tract, as conveyed to Marble Cliff Canyon LLC, as recorded in Instrument No. 201802280027721, North 41 degrees 54 minutes 00 seconds East, passing the northeasterly line of said 1.090 acre tract at 25.00 feet, a total distance of 30.00 feet to the northeasterly line of said Dublin Road, being the westerly corner of said 9.601 acre tract and being the southerly corner of a 62.035 acre tract, as conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, as recorded in Instrument Number 201802280027722, said pin being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence along the northwesterly lines of said 9.601 acre tract and the southeasterly lines of said 62.035 acre tract, the following courses:

North 48 degrees 12 minutes 58 seconds East, 177.55 feet;

North 58 degrees 07 minutes 36 seconds East, 538.63 feet;

North 04 degrees 18 minutes 16 seconds West, 114.42 feet;

North 45 degrees 29 minutes 55 seconds East, 391.86 feet;

North 54 degrees 01 minutes 09 seconds East, 138.41 feet;

Along a curve to the left having a radius of 477.50 feet, a delta angle of 06°11'45", an arc length of 51.64 feet, and a chord bearing and distance of North 48 degrees 48 minutes 18 seconds West, 51.61 feet;

North 58 degrees 36 minutes 08 seconds East, 53.03 feet;

Along a curve to the right having a radius of 527.50 feet, a delta angle of 12°43'55", an arc length of 117.22 feet, and a chord bearing and distance of South 43 degrees 31 minutes 08 seconds East, 116.98 feet to a point in the aforesaid line;

Thence across said 9.601 acre tract, South 53 degrees 37 minutes 02 seconds West, 9.17 feet, to a point;

Thence continuing across said 9.601 acre tract and across said 2.298 acre tract, along a curve to the right having a radius of 712.50 feet, a delta angle of 05°30'52", an arc length of 68.58 feet, and a chord bearing and distance of South 33 degrees 37 minutes 32 seconds East, 68.55 feet to a point of tangency within said 2.298 acre tract;

Thence across said 2.298 acre tract, South 30 degrees 52 minutes 06 seconds East, 342.59 feet to a point on the westerly line of a 1.970 acre tract, as conveyed to Franklin County Commissioners by Franklin County Court of Common Pleas in Case No. 73CV-07-2497, Judgment Entry recorded in Deed Book 3443 Page 342, designated parcel 1-WD in Franklin County Engineers Right-of-Way plans for Trabue Road Relocation, and the westerly line of said Trabue Road Right-of-Way;

Thence along the northwesterly line of said 1.970 acre tract and said Trabue Road Right-of-Way and along the southeasterly line of said 2.298 acre tract, South 60 degrees 45 minutes 15 seconds West, 286.23 feet to the southwesterly corner of said 2.298 acre tract and a westerly corner of said 1.970 acre tract;

Thence along the southwesterly line of said 1.970 acre tract, and said Right-of-Way, and the easterly line of said 9.601 acre tract, South 24 degrees 29 minutes 44 seconds East, 20.00 feet to an iron pin set on the northeasterly corner of said 1.090 acre tract;

Thence along the northerly line of said 1.090 acre tract, and said Right-of-Way, and southerly line of said 9.601 acre tract, the following courses:

South 65 degrees 30 minutes 16 seconds West, 978.32 feet;

North 82 degrees 40 minutes 41 seconds West, 56.58 feet;

North 59 degrees 24 minutes 37 seconds West, 25.49 feet to an iron pin set;

North 48 degrees 06 minutes 00 seconds West, 75.57 feet to the POINT OF BEGINNING, containing 9.22, more or less.

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Control for the bearings was from coordinates of monuments FCGS 1638 and FCGS 1527, as established by the Franklin County Engineering Department, using Global Positioning procedures and equipment, with a bearing of N48°06'00"W for a portion of the centerline of Dublin Road and is designated the "basis of bearing" for this description.

This description is based on field observations and written by E.P. Ferris & Associates in February 2021 and is intended to be used for zoning purposes only.

To Rezone From: M, Manufacturing District,

To: AR-1, Apartment Residential District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the AR-1, 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. Traffic-related commitments for this area have been established and are contained in the commitments for Council Variance Application #CV21-020, which was adopted via Ordinance 1945-2022.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.