



City of Columbus

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

Legislation Text

File #: 2651-2022, **Version:** 1

Rezoning Application: Z22-030

APPLICANT: Preferred Living; c/o David Hodge, Atty; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

PROPOSED USE: Mixed-use development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on August 11, 2022.

5TH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of three parcels zoned in the R, Rural and L-M, Limited Manufacturing districts. Two of the parcels are developed with commercial warehousing, and the third is partially developed with a commercial structure and radio antenna. The requested AR-3, Apartment Residential District will permit multi-unit residential development. Concurrent Council Variance (Ordinance #2654-2022; CV22-039) has been submitted to permit 2,214 square feet of commercial space, and contains variances to building height, maneuvering, parking space, bicycle parking, lot coverage, building setback, and rear yard requirements. The site is within the planning boundaries of the *5th by Northwest Area Plan* (2009), which recommends "Multifamily" land uses at this location, and includes early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). Staff supports the proposed mixed-use development at this location because the Chambers Road corridor contains a mix of both commercial and multi-unit residential land uses. This request will not add an incompatible use to the neighborhood.

To rezone **1138 CHAMBERS RD. (43212)**, being 1.90± acres located on the north side of Chambers Road, 800± feet west of Kenny Road, **From:** R, Rural District and L -M, Limited Manufacturing District, **To:** AR-3, Apartment Residential District (Rezoning #Z22-030).

WHEREAS, application #Z22-030 is on file with the Department of Building and Zoning Services requesting rezoning of 1.90± acres from R, Rural District and L-M, Limited Manufacturing District, to AR-3, Apartment Residential District; and

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

WHEREAS, the 5th by Northwest Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed AR-3, Apartment Residential district will permit a multi-unit residential development, with accessory commercial space, consistent with the *5th by Northwest Area Plan* and the existing development and zoning pattern along Chambers Road; 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:

1138 CHAMBERS RD. (43212), being 1.90± acres located on the north side of Chambers Road, 800± feet west of Kenny Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Clinton and being in Quarter Township 3, Township 1, Range 18 in the United States Military District, and being 1.9± acres out of the remainder of the 1.37 acre tract as conveyed to Chambers Road Holdings LLC in Instrument Number 202107010115639, the remainder a 0.528 acre tract as conveyed to Evan Davis in Instrument Number 200002220034512 and a 0.491 acre tract as conveyed to DADO, LLC in Instrument Number 201206280092962 as further described as follows;

Beginning at the southeast corner of said 0.419 acre tract, the southwest corner of a 0.981 acre tract as conveyed to Rooster Crowing, LLC in Instrument Number 201807260100128, being in the north line of a 0.345 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201005210062761, and being in the centerline of Chambers Road (60' R/W) and also being the **TRUE POINT OF BEGINNING** for the land herein described as follows;

Thence with the south line of said 0.419 acre tract, the north line of said 0.345 acre tract and the centerline of Chambers Road, **N 86° 13' 09" W, 100.0± feet** to the southwest corner of said 0.419 acre tract and the southeast corner of a 0.074 acre tract (1-WD) as conveyed to the Franklin County Commissioners in Instrument Number 202203090038587;

Thence with a portion of the west line of said 0.419 acre tract and with the east line of said 0.074 acre tract (1-WD), **N 04° 01' 51" E, 30.0± feet** to the northeast corner of said 0.074 acre tract (1-WD), the southeast corner of the remainder of said 0.528 acre tract;

Thence with the north line of said 0.074 acre tract (1-WD) and the south line of the remainder of said 0.528 acre tract, **N 86° 13' 09" W, 107.6± feet** to the northwest corner of said 0.074 acre tract (1-WD), the southwest corner of the remainder of said 0.528 acre tract and being in the east line of the remainder of said 1.37 acre tract;

Thence with the west line of said 0.074 acre tract and a portion of the east line of the remainder of said 1.37 acre tract, **S 04° 01' 51" W, 30.0± feet** to the southwest corner of said 0.074 acre tract (1-WD), the southeast corner of the remainder of said 1.37 acre tract, the north line of said 0.345 acre tract, and being in the centerline of Chamber Road;

Thence with the south line of the remainder of said 1.37 acre tract, the north line of said 0.345 acre tract and the centerline of Chamber Road, **N 86° 13' 09" W, 194.8± feet** to the southwest corner of the remainder of said 1.37 acre tract and the southeast corner of a 0.059 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201106130073661;

Thence with the west line of the remainder of said 1.37 acre tract, the east line of said 0.059 acre tract, the east line of a 0.144 acre tract (known as parcel no. 2) as conveyed to Todd A. Meister in Instrument Number 202012110197462, **N 04° 01' 51" E, 213.8± feet** to the northwest corner of the remainder of said 1.37 acre tract, the northeast corner of said 0.144 acre tract and being in the south line of Somerset Square as recorded in Condo Plat Book 13, Page 81;

Thence with the north line of the remainder of said 1.37 acre tract, the north line of the remainder of said 0.528 acre tract, the north line of said 0.491 acre tract, the south line of said Somerset Square and the south line of the remainder of a 3.695 acre tract as conveyed to Somerset Partners, LLC in Instrument Number 202110190189421, **S 86° 13' 09" E, 402.5± feet** to the northeast corner of said 0.491 acre tract and the northwest corner of said 0.981 acre tract;

Thence with the east line of said 0.491 acre tract and the west line of said 0.981 acre tract, **S 04° 01' 51" W, 213. 8± feet** to the **TRUE POINT OF BEGINNING**, containing **1.9± acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. and is based on existing County Auditor records, County Recorder records.

All references used in this description can be found at the Recorder's Office Franklin County Ohio.

This description is not to be used in the transfer of land.

To Rezone From: R, Rural District and L-M, Limited Manufacturing District,

To: AR-3, Apartment Residential District.

SECTION 2. That a Height District of thirty-five (60) feet is hereby established on the AR-3, 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.