



Legislation Text

File #: 2636-2022, **Version:** 2

Rezoning Application: Z22-016

APPLICANT: Redwood USA, LLC; 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 August 11, 2022.

WESTLAND AREA COMMISSION RECOMMENDATION: Approval.

BIG DARBY ACCORD ADVISORY PANEL RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of part of one undeveloped parcel in the R, Rural District. The requested L-AR-12, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 225 units (5.33 du/ac). The limitation text includes development standards addressing maximum number of units, sidewalks, traffic improvements, preservation of wetland areas, detention pond placement, fence requirements, and graphics commitments, and includes commitments to develop the site in accordance with the submitted site plan and building elevations. This site is within the planning boundaries of the *Big Darby Accord Watershed Master Plan* (2006) which recommends "Institutional" land uses at this location. While the Plan does not include language for deviating from an institutional land use recommendation, Planning Division staff notes the adjacent residential development pattern to the north and east, and finds this lower density residential proposal (3-5 du/ac) on the property to be supportable. Additionally, the site and building designs are consistent with conservation residential development principles, Plan recommendations, Ohio EPA standards for the area, and Hellbranch Overlay requirements.

To rezone **400 ALTON DARBY CREEK RD. (43119)**, being 42.22± acres located on the east side of Alton Darby Creek Road, 1,400± feet north of West Broad Street, From: R, Rural District, To: L-AR-12, Limited Apartment Residential District (Rezoning #Z22-016).

WHEREAS, application #Z22-016 is on file with the Department of Building and Zoning Services requesting rezoning of 42.22± acres from R, Rural District, to L-AR-12, Limited Apartment Residential District; and

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

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

WHEREAS, the Big Darby Accord Advisory Panel recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-AR-12, Limited Apartment Residential District is consistent with the density and development standards of the adjacent residential land uses, as well as those in the Plan recommendation, Ohio EPA standards, and Hellbranch Overlay requirements, and will not add incompatible uses to the area; 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:

400 ALTON DARBY CREEK RD. (43119), being 42.22± acres located on the east side of Alton Darby Creek Road, 1,400± feet north of West Broad Street, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Virginia Military Survey No. 5240, being part of that original 57.845 acre tract conveyed to Cypress Wesleyan Church and The Greater Ohio District of the Wesleyan Church, Inc. by the instrument filed as Instrument Number 200104050070706, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the southwest corner of said Wesleyan Church tract, said corner being on the east right-of-way line for Alton Darby Creek Road (120 feet wide - public);

Thence North 03 degrees 33 minutes 12 seconds East, along the west line of said Wesleyan Church tract, the east line of said Alton Darby Creek Road, a distance of 1,020.20 feet to a point;

Thence South 86 degrees 25 minutes 46 seconds East, crossing through said Wesleyan Church tract, a distance of 681.79 feet to a point;

Thence North 03 degrees 33 minutes 12 seconds East, continuing through said Wesleyan Church tract, a distance of 828.09 feet to a point on the north line of said tract;

Thence South 85 degrees 32 minutes 40 seconds East, along the north line of said Wesleyan Church tract, a distance of 613.92 feet to the northeast corner of said tract;

Thence South 03 degrees 17 minutes 27 seconds West, along the east line of said Wesleyan Church tract, a distance of 1,845.10 feet to the southeast corner said tract;

Thence North 86 degrees 09 minutes 15 seconds West, along said south line of the Wesleyan Church tract, a distance of 1,304.11 feet to the TRUE POINT OF BEGINNING for this description;

The above description contains a total area of 42.219 acres, all of which are located within Franklin County Auditor's parcel number 470-291522.

Bearings described hereon are based on North 03 degrees 33 minutes 12 seconds East for the centerline of Alton Darby Creek Road, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

To Rezone From: R, Rural District,

To: L-AR-12, Limited Apartment Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-AR-12, 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-12, 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 site plan being titled, "**ALTON DARBY CREEK RD ILLUSTRATIVE SITE PLAN**," elevations being titled, "**ALTON DARBY CREEK RD ARCHITECTURAL CHARACTER**," exhibit being titled, "**PROPOSED BASIN FENCE EXHIBIT**," and said text being titled, "**LIMITATION TEXT**," all dated August 26, 2022, and signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-AR-12 Limited Apartment Residential District
PROPERTY ADDRESS: 400 Alton Darby Creek Road
OWNER: Cypress Wesleyan Church Greater Ohio District of the Wesleyan Church Inc.
APPLICANT: Redwood USA, LLC
DATE OF TEXT: 8/26/22
APPLICATION: Z22-016

1. INTRODUCTION: The site is on the east side of Alton Darby Road and is zoned R, Rural District. To the north and east are existing residential development and recreational facilities for a church, to the south is undeveloped residential property and to the west across Alton Darby Creek Road is larger lot residential and church. 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, Height, Lot and/or Setback Requirements

The maximum number of dwelling units shall be 225.
 - B. Access, Loading, Parking and/or Traffic Related Commitments
 1. A sidewalk shall be installed on both sides of the entry driveway that connects with Alton Darby Creek Road from the Alton Darby Creek Road to the first internal intersection of the development.
 2. The applicant shall install a southbound left turn of 185 feet (inclusive of a 60 foot diverging taper) on Alton Darby Creek Road at the Northern access point of the proposed development.
 3. **The applicant shall install a shared-use path within the utility easement along the south property line to accommodate a connection between this site and the property to the southeast (parcel number: 570-301099), subject to any approval that might be necessary from the owner of the utility easement for said installation and the Big Darby Accord Panel.**

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

1. Wetland B and C and the surrounding buffer area as shown on the submitted site plan shall be placed into a conservation easement.
2. The setback for the north detention pond shall be 30 feet from the east property line to the top of the eastern bank of that detention pond.
3. A fence (minimum of 48 inches in height) shall be installed along a portion of the north detention pond as shown on

the submitted basin fence exhibit.

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. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and 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-12 zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments

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