



Legislation Text

File #: 2551-2022, **Version:** 1

Rezoning Application: Z22-037

APPLICANT: Perennial Housing Partners, LLC; c/o Rebecca Mott, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

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

GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a single parcel developed with an 80-suite extended stay hotel zoned in the L-C-4, Limited Commercial District. The applicant is requesting the L-AR-1, Limited Apartment Residential District to permit the conversion of the 80-suite hotel into an 80-unit apartment complex (29.4 units per acre). The limitation text commits to a site plan and landscape plan, and establishes appropriate use restrictions and supplemental development standards to density, setbacks, access and parking, and landscaping and buffering. The site is within the planning area of *Hamilton Road Corridor Revitalization Plan* (2008), which recommends “hospitality and attraction” land uses at this location. Despite this recommendation, Planning Division staff are supportive of the proposal as the area has adopted the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018), which includes a recommendation for mixed-use and higher-density residential development along primary corridors with access to transit. Additionally, Staff are supportive as the proposal includes additional bicycle parking to mitigate the reduction in parking spaces, additional landscaping, and the inclusion of a sidewalk along South Hamilton Road, consistent with C2P2 Design Guidelines. A concurrent Council Variance (Ordinance #2552-2022; CV22-051) has been filed to reduce the number of required parking spaces, dumpster area requirements, and perimeter yard requirements.

To rezone **2084 S. HAMILTON RD. (43232)**, being 2.72± acres located on the east side of South Hamilton Road, 600± feet north of Groves Road, **From:** L-C-4, Limited Commercial District, **To:** L-AR-1, Limited Apartment Residential District (Rezoning #Z22-037).

WHEREAS, application #Z22-037 is on file with the Department of Building and Zoning Services requesting rezoning of 2.72± acres from L-C-4, Limited Commercial District, to the L-AR-1, Limited Apartment Residential District; and

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

WHEREAS, the Greater South East Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of the requested L-AR-1, Limited Apartment Residential District as the area has adopted the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018) which recommends mixed-use and higher-density residential land uses along primary corridors. Furthermore, the proposal includes a sidewalk along the South Hamilton Road frontage, additional landscaping, and additional bicycle parking consistent with C2P2 Design Guidelines; 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:

2084 S. HAMILTON RD. (43232), being 2.72± acres located on the east side of South Hamilton Road, 600± north of Groves Road, and being more particularly described as follows:

Situated in Section 21, Township 12 North, Range 21, West, a Refugee Lands, City of Columbus, Franklin County, Ohio, being a 2.723 acre tract of land all out of that 3.125 acre tract described in a deed to F.W. Slotter, Inc., of record in Deed Book 2399, Page 561, Recorder's Office, Franklin County, Ohio, said 2.723 acres being more particularly described as follows:

Beginning at a point in the Southerly line of said 3.125 acre tract located South 86 degrees 50 minutes 15 seconds East, 17.11 feet from the Southwest corner of said tract;

Thence North 2 degrees 12 minutes 31 seconds East, along the Easterly right-of-way line of Service Road B as conveyed to the State of Ohio in Deed Book 2631, Page 80, a distance of 150.02 feet to a point;

Thence South 86 degrees 50 minutes 15 seconds East, along the Northerly line of said 3.125 acre tract, a distance of 791.14 feet to a point.

Thence South 2 degrees 32 minutes 00 seconds West, along the Easterly line of said 3.125 acre tract a distance of 150.01 feet to a point;

Thence North 86 degrees 50 minutes 15 seconds West, along the Southerly line of said 3.125 acre tract, a distance of 790.29 feet to the place of beginning and containing 2.723 acres of land.

Together with a permanent easement for sanitary sewer from Coca-Cola Bottling Company of Ohio, a Division of Coca-Cola Bottling Company of Michigan, to Gaudreau-Brasted Properties, a Kansas General Partnership dated December 9, 1985 and recorded December 11, 1985 in Official Record Volume 6687, Page H01, Franklin County, Ohio records.

Parcel No: 010-132307-00

Property Address: 2084 S. Hamilton Road, Columbus, Ohio 43232

To Rezone From: L-C-4, Limited 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 change on the said original zoning map 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 being titled, "**ZONING SITE PLAN**," "**LANDSCAPE PLAN**," and "**EXISTING CONDITIONS**," both dated August 11, 2022, signed by Rebecca Mott, Attorney for the Applicant, and text titled, "**LIMITATION TEXT**," dated August 11, 2022, and signed by Rebecca Mott, Attorney for the Applicant, and the text reading as follows:

Exhibit "A"
Limitation Text

Existing Zoning District: Limited Regional Scale Commercial District (L-C-4)

Proposed Zoning District: Limited Apartment Residential District (L-AR-1)

Property Address: 2084 South Hamilton Road, Columbus, Ohio 43232

Owner: AG Hotels LLC

Applicant: Perennial Housing Partners, LLC

Date of Text: August 11, 2022

1. Introduction: The subject real property is 2.723 +/- acres, located at 2084 South Hamilton Road, Columbus, Ohio 43232, and known as Franklin County Auditor Tax Parcel Id. No. 010-132307 (the "Property"). The Property is located south of I-70, east of South Hamilton Road and the South Hamilton Road Service Drive, north of Groves Road, and west of East Cloverleaf Street. The Property is currently improved with five (5) extended-stay hotel buildings, an ancillary office building, a pool, a tennis court, trees, and landscaping.

The Applicant proposes to re-zone the Property from the L-C-4 District to the L-AR-1 District to permit the conversion of eighty (80) hotel units into a total of eighty (80) multi-unit residential (apartment) units on the Property, as also shown on the site plan dated July 21, 2022 (the "Site Plan").

The Property is located in a mixed-use neighborhood, with industrial uses to the north and east, commercial and hotel uses to the west, and vacant land and commercial uses to the south. The proposed development is consistent with, and will help support, the businesses and other uses in the neighborhood. Further, the residents of the proposed apartment development will utilize the significant public infrastructure improvements undertaken by the City on South Hamilton Road and Groves Road.

2. Permitted Uses: Multi-unit residential uses and any other permitted accessory uses to multi-family residential uses, all as set forth in Section 3333.02 of the City of Columbus Code of Ordinances (the "Zoning Code").

3. Development Standards: Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential District, of the Zoning Code shall apply.

A. Density, Lot and/or Setback Commitments.

1. The maximum number of residential dwelling units shall be eighty (80).
2. The front building setback shall be a minimum of fifty (50) feet.
3. A concurrent Council Variance Application has been filed along with this rezoning application to vary certain perimeter and dumpster setback requirements under the Zoning Code.
4. The height district shall be H-35.

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

1. The curb cut and access point to the Property is existing to and from the public right-of-way of South Hamilton Road (including the South Hamilton Service Road) and shall be subject to the review and approval of the Public Service Department for the City of Columbus.
2. A concurrent Council Variance Application has been filed along with the re-zoning application for a reduction in the minimum number of parking spaces required for the multi-family residential use.
3. Required bicycle parking shall be distributed throughout the site to provide convenient access to the proposed buildings

and shall be as close as possible to a building entrance.

4. A minimum of ten (10) parking lot shade trees are provided on the Property.

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

1. A minimum of fifty-five (55) perimeter shade trees are provided on the Property.

2. Landscaping will be as shown on the landscape plans titled L-1.1 and L-1.2, dated August 11, 2022 (collectively, the “Landscape Plan”).

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

N/A

E. Graphics and/or Signage Commitments.

All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code of Ordinances and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous.

1. The Applicant shall place security cameras on the Property for additional security.

2. The Property will be developed in substantial conformance with the Site Plan and Landscape Plan. The Site Plan and Landscape Plan may be adjusted slightly to reflect engineering, topographical, or other site data developed at the time the engineering plans are completed. Any slight adjustment to the Site Plan and/or Landscape Plan will be reviewed and may be approved by the Director of Building and Zoning Services, or his designee, 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.