

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2016**

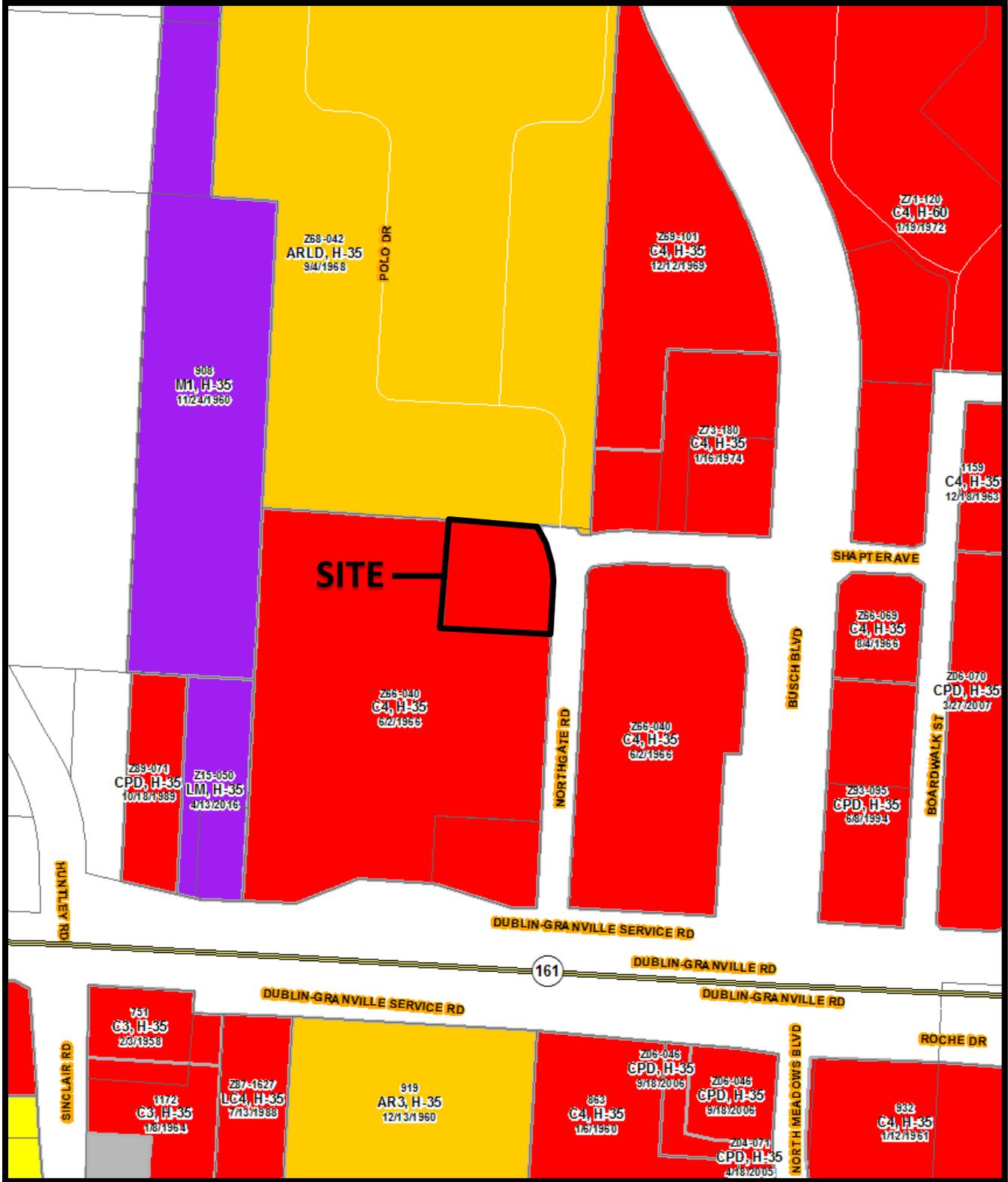
- 3. APPLICATION: Z16-027**
Location: **6079 NORTHGATE ROAD (43229)**, being 0.87± acres on the west side of Northgate Road, 580± feet north of East Dublin-Granville Road (010-023208; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: AR-2, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Community Housing Network; c/o David Perry, David Perry Company, Inc., Agent; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): City of Columbus Land Bank; c/o John Turner; 50 West Gay Street, 4th Floor; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

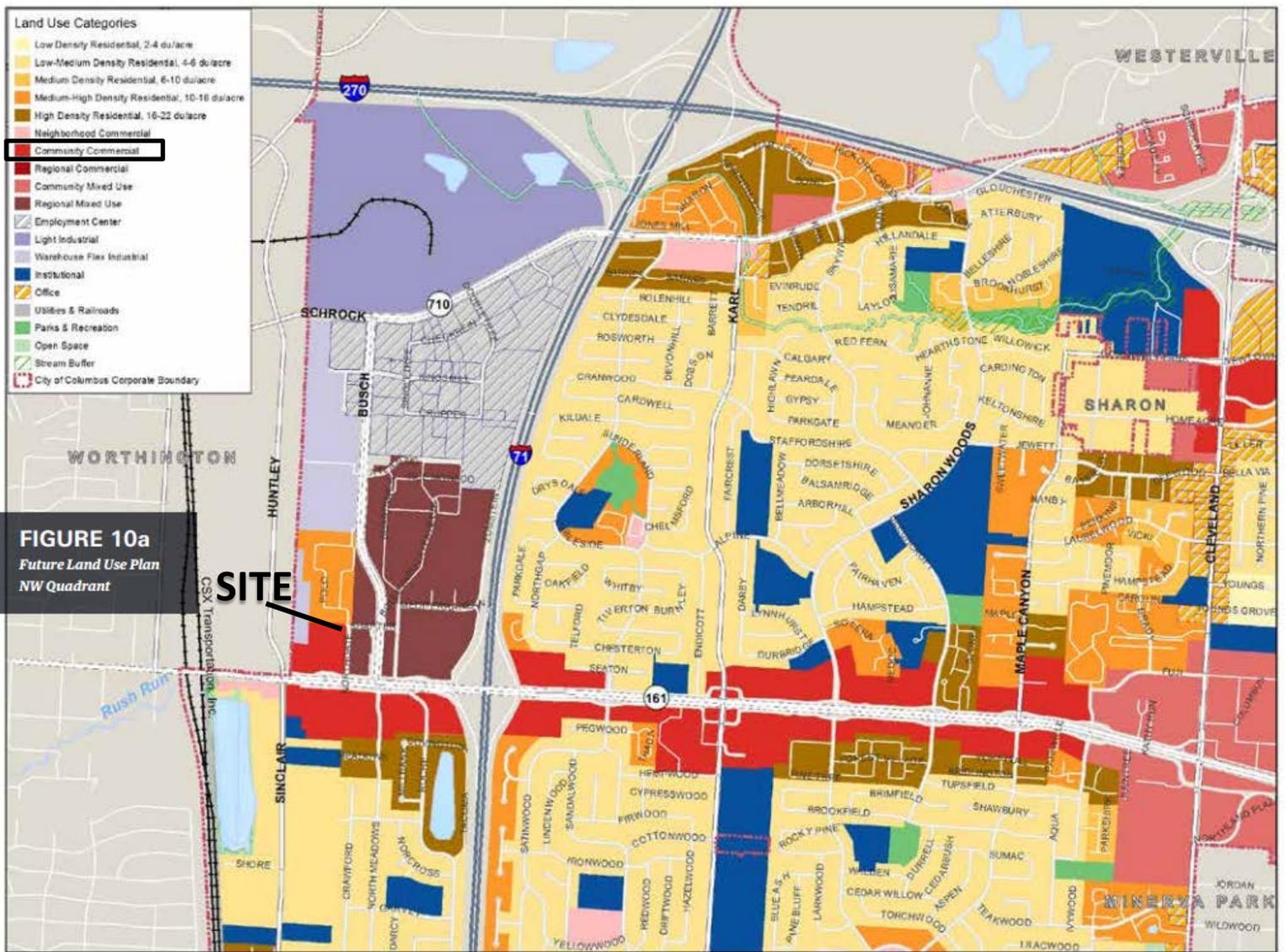
- The 0.87± acre site consists of a single vacant parcel zoned in the C-4, Commercial District. The applicant is requesting to rezone the parcel to the AR-2, Apartment Residential District to allow construction of a new apartment building for disabled individuals.
- The site is bordered to the north by an apartment complex in the ARLD, Apartment Residential District. The site is bordered to the south and west by a hotel and restaurant in the C-4, Commercial District along the Dublin-Granville Road corridor. To the east is a vacant hotel in the C-4, Commercial District at the corner of East Dublin Granville Road and Busch Boulevard.
- Companion Council Variance CV16-034, which proposes a 40-unit apartment building, has been filed to vary the building height, parking setback line, minimum number of required parking spaces, and building lines. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the *Northland I Area Plan* (2014) which recommends “community commercial” uses for this location. The community commercial classification includes institutional uses, which this project has demonstrated has an institutional nature.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested AR-2 zoning classification would permit the construction of a 40-unit apartment building that is compatible with the density and development standards of adjacent hotel and multi-unit residential uses. The proposed use at this location is consistent with the land use recommendation of the *Northland I Area Plan* (2014) which recommends “community commercial” uses, which also include institutional uses such as housing for the disabled. Although zoned C-4, Commercial District currently, the site is not viable for commercial uses as it does not front a primary commercial corridor.

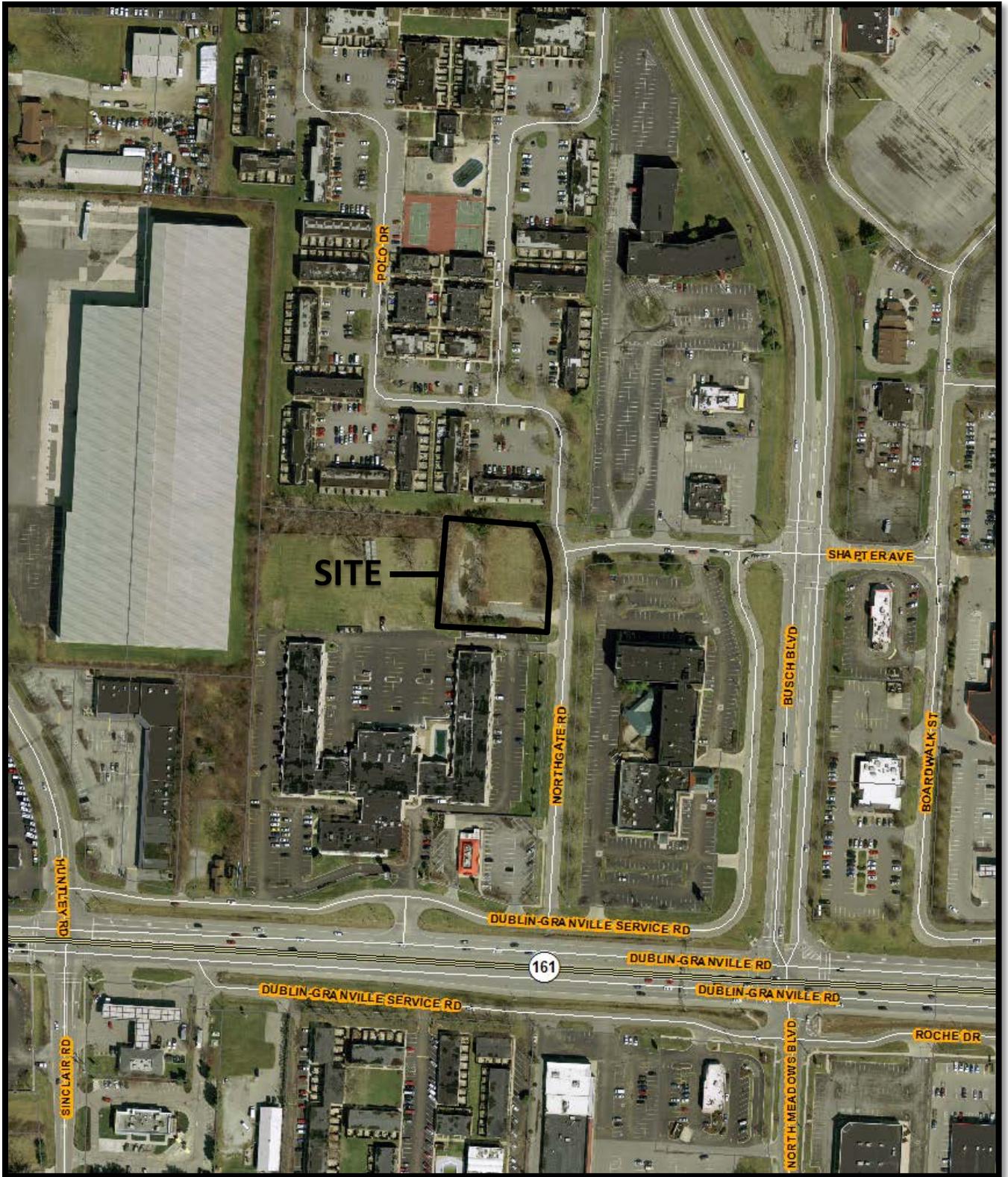


Z16-027
 6079 Northgate Road
 Approximately 0.87 acres
 C-4 to AR-2



NORTHLAND | AREA PLAN - FUTURE LAND USE PLAN

Z16-027
6079 Northgate Road
Approximately 0.87 acres
C-4 to AR-2



Z16-027
6079 Northgate Road
Approximately 0.87 acres
C-4 to AR-2



Northland Community Council
Development Committee

Report

May 25, 2016 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:30 pm** by chair **Dave Paul**

Members represented:

Voting: (17): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Village at Preston Woods (PWCA).

Case #1: Application Z14-059 (Rezone 61.27 AC± from R to PUD-6 and Limited Institutional district for residential and assisted living uses – *Rehearing of revised application with text dated April 29, 2016*)
Jill Tangeman/Vorys, Sater, Seymour and Pease *representing*
Metro Development/McCorkle Soaring Eagles
5830 Ulry Road, 43081 (PID 110-000249/112-000011)

- *The Committee approved (17-0) a motion (by AGHA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.*

Case #2 “Look-See” (Council variance from §3332.03 to permit operation of a Type A Child Care Center as an accessory use in a residential R-1 zoning, not within a school or religious facility building)
John D. Weaver/Stansbury Weaver *representing*
Foos A. Ali
(*Residence - Owner: Halima A. Abdulkadir*)
5056 Blue Meadow Court, 43231 (PID 010-238767)

- *The Committee appreciated the opportunity to hear from and speak with the applicant and their representative concerning this case. As this was an informal review (a “look see”), the Committee developed **NO RECOMMENDATION**.*

Case #3 Application Z16-027/CV16-034 (Rezone 0.872 AC± from C-4 to AR-2 and Council variance from height, setback and parking requirements to permit the construction of a new 40-unit apartment building for special-needs tenants)
Dave Perry/David Perry Company *representing*
Community Housing Network
6079 Northgate Road (*vacant lot*), 43229 (PID 010-023208)

- *The Committee approved (17-0) a motion (by SCA, second by PWCA) to **RECOMMEND APPROVAL** of the application.*

Continued next page

Next meeting: *Wednesday, June 29, 2016*