

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2017**

1. **APPLICATION:** **Z16-075**
 Location: **1234 STEELWOOD ROAD (43212)**, being 7.95± acres located on the north side of Steelwood Road, 1,100± feet west of Kenny Road (010-016574; Fifth by Northwest Area Commission).

 Existing Zoning: M, Manufacturing District.
 Request: L-AR-1, Limited Apartment Residential District.
 Proposed Use: Multi-unit residential development.
 Applicant(s): The Griff, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

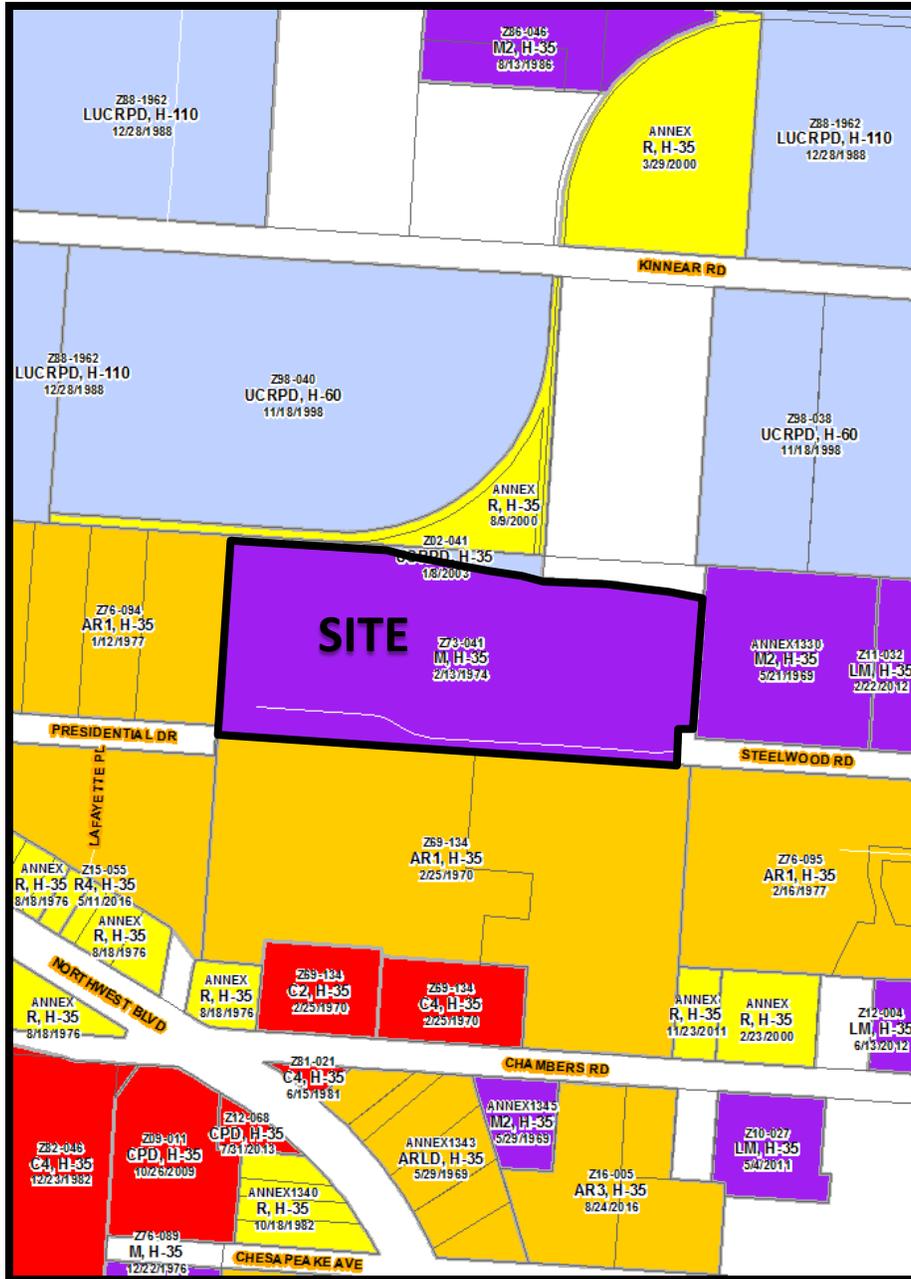
 Property Owner(s): The applicant.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

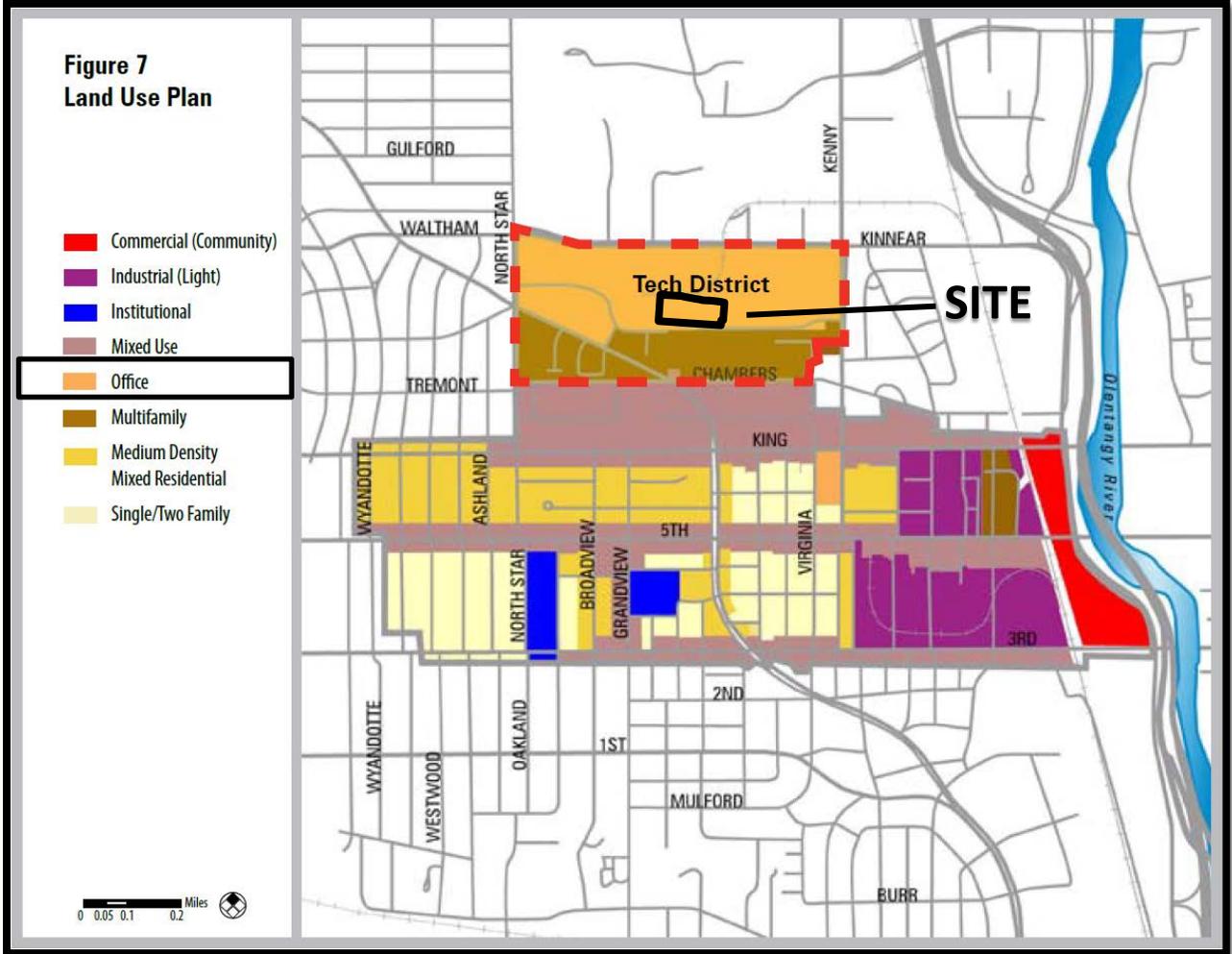
- The 7.95± acre site consists of one parcel zoned in the M, Manufacturing District. The site is developed with an extended stay hotel that has been rendered non-conforming by recent zoning code changes. The applicant is requesting the L-AR-1, Limited Apartment Residential District to convert the existing structure into a multi-unit residential development.
- North of the site are research and laboratory buildings associated with The Ohio State University in Columbus and Clinton Township zoned in the UCRPD, University-College Research-Park Development District and L-I, Limited Industrial District respectively. South and west of the site are multi-unit residential developments zoned in the AR-1, Apartment Residential District. East of the site are an athletic training facility and an industrial building zoned in the M-2, Manufacturing District.
- The site is within the planning area of the *Fifth by Northwest Neighborhood Plan (2009)*, which recommends office uses at this location.
- The site is located within the boundaries of the Fifth by Northwest Area Commission, whose recommendation was not available at the time this report was finalized.
- The limitation text includes commitments to building and parking setbacks, maximum building height, vehicle access, distribution of bicycle parking across the site, and parkland dedication. An additional commitment to maintain development of the site in conformance with the submitted site plan is included in the text.
- Concurrent Council Variance (CV16-074) has been filed to reduce the required side and rear yards to reflect as-built conditions. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

While Staff recognizes that the proposed use and zoning does not correlate with the land use recommendation of the *Fifth by Northwest Neighborhood Plan* for office uses, the development is already in existence and is adjacent to other existing multi-unit residential developments to the south and west. Staff finds the proposed L-AR-1 district to be compatible with the existing use of the site and adjacent properties.



Z16-075
 1234 Steelwood Road
 Approximately 7.95 acres
 M to L-AR-1



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Z16-075
1234 Steelwood Road
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Limitation Overlay Text

Proposed District: L-AR-1
Property Address: 1234 Steelwood Road
Owners: The Griff LLC
Applicant: The Griff LLC
Date of Text: May 4, 2017

Application No:

1. Introduction: The subject site is 7.95 +/- acres located on Steelwood Road, west of Kenny Road. To the west and south is existing AR-1 land developed with multi-family structures; to the east are properties zoned M-2 and L-M manufacturing; and to the north are properties zoned Research Park for the use by the Ohio State University. The site is currently zoned M and is developed with an existing extended stay hotel development. The applicant is seeking to rezone the site to L-AR-1 in anticipation of changes to the City of Columbus zoning code that will make the extended stay hotel a non-conforming use. Because the development is already in existence and is surrounded by other AR-1 multi-family developments, the proposed rezoning will have little impact.

2. Permitted Uses: Multi-family uses as permitted in the AR-1 district.

3. Development Standards:

A. Density, Lot, and/or Setback Commitments.

1. The parking and building setback shall be zero (0) feet to the north and east. The parking and building setback on the west and south shall be twenty (25) feet. A Council Variance Application has been filed along with the rezoning application for the reduced perimeter yard setback on the north and east.
2. Height district shall be H-60. However, maximum building height shall not exceed 50'.

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

1. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.
2. Required bicycle parking shall be distributed throughout the site to provide convenient access to the proposed building and shall be as close as possible to a building entrance.
3. Following approval of this ordinance by Columbus City Council but prior to the issuance of a final certificate of occupancy for the site, a contribution of \$75,000 shall be made to the Franklin County Engineer's Office to mitigate the additional traffic generated by this site to be applied to roadway improvements in the general vicinity of this site.

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

1. None.

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

1. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
2. Lights shall be of the same or similar type and color.
3. Buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

E. Graphics and/or Signage Commitments.

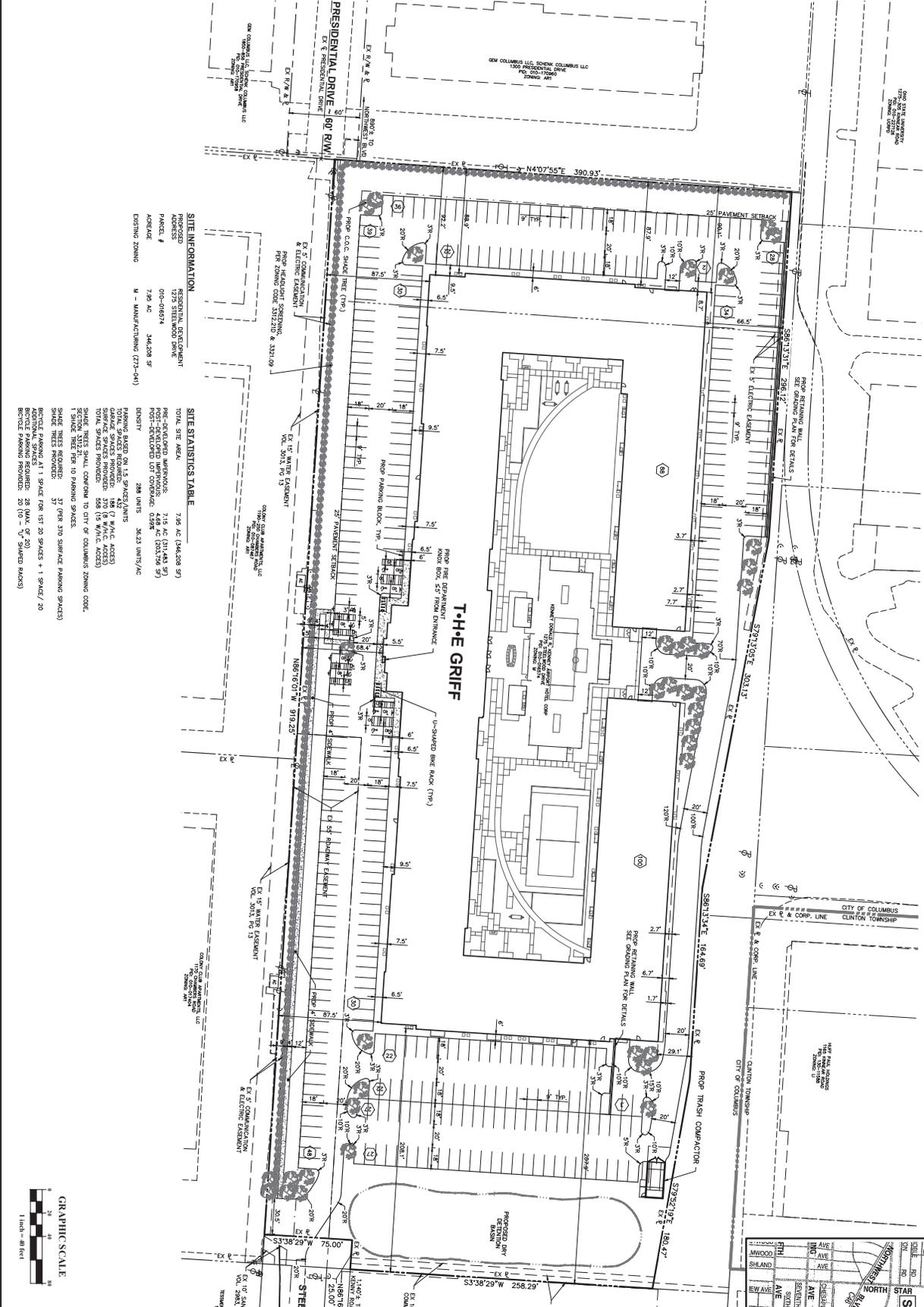
1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The site will be developed in substantial accordance with the site plan attached hereto as Exhibit A. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the 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.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215

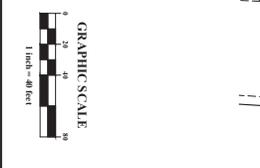


SITE INFORMATION

PROJECT: PRESIDENTIAL DEVELOPMENT
 ADDRESS: 1272 STEELWOOD DRIVE
 PARCEL # 090-098914
 ACREAGE 7.26 AC 314,208 SF
 EXISTING ZONING M - MANUFACTURING (273-041)

SITE STATISTICS TABLE

TOTAL SITE AREA	7.26 AC (314,208 SF)
POST-DEVELOPED AREA	2.48 AC (107,768 SF)
POST-DEVELOPED LOT COVERAGE	0.35%
DENSITY	288 UNITS
PARKING BASED ON 1.5 SPACES/UNIT	432 SPACES
AVAILABLE SPACES PROVIDED	188 (7 W/VA ACCESS)
TOTAL SPACES PROVIDED	508 (18 W/VA ACCESS)
SHADE TREES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 17.02.01	37 (98.310 SURFACE PARKING SPACES)
SHADE TREES PROVIDED	37 (98.310 SURFACE PARKING SPACES)
BIOTICE PARKING AT 1 SPACE FOR 15 TO SPACES + 1 SPACE / 20	28 (MAX. OF 20)
BIOTICE PARKING PROVIDED	20 (10 - V-SHARED SPACES)



CITY OF COLUMBUS / FRANKLIN COUNTY, OHIO
REZONING EXHIBIT
 FOR
THE GRIFF

PLAN REVIEWED BY:
 ADVANCED CIVIL DESIGN, INC.
 CIVIL DESIGN
 422 BECKER ROAD
 GAYMAN, OH 43020
 PH 614.887.7700
 FAX 614.887.7755
 WWW.ADVANCEDCIVILDESIGN.COM

SCALE: 1" = 40'
 SHEET: 1 / 1

