

# **Northeast Area Commission**

## **Zoning Committee Agenda**

April 25, 2023 @ 6:00pm

Columbus Shepard Library, 850 N. Nelson Rd. Cols, OH 43219

**Meeting Facilitator:** Elenora Moore, Chair

**Committee Members:** Elenora Moore, Brad Davis (excused absence), Dr. DiMaris Medina-Cortes (Secretary), Crittty Buenconsejo

1. Meeting called to order at 6:00 pm p.m., by Chair Elenora Moore for informational purposes due to not having a quorum. At 6:18 p.m., Secretary Dr. Medina Cortes confirmed that enough committee members were present to conduct business.
2. Agenda approved for April 25, 2023, with correction to replace representative Atty Brown with Atty. Reynolds. Motion made by Chair Moore. Second, Buenconsejo. All in favor, Moore, Medina-Cortes & Buenconsejo.
3. Minutes approved for March 21, 2023. Motion made by Commissioner D. Medina-Cortes. Second Buenconsejo. All in favor - Moore, Medina-Cortes, & Buenoconsejo.

#### IV. Applications and presentations:

##### 1. **Z23-016 3245 Morse Road, Cols., OH 43224:**

- Rezoning: Requesting to change zoning from C-4, L-C-4, AR-12 to AR-1 for the purpose of building a multifamily facility.
- Representative David Perry

##### 2. **CV23-023 3245 Morse Road, Cols., OH 43224:**

- Variance: requesting that the minimum number of parking spaces required be reduced from ninety spaces to twenty spaces for sixty dwelling units.
- Representative David Perry

Discussion: Laurie Sutherland presented. The apartments would serve people with mental health residents potentially at risk of homelessness. Funding is not yet secured, so the final count is not finalized but will not be greater than sixty units. Will have an access easement. Can add a place for dogs. The stream corridor, and fire department require a turnaround. Will have a community room with a deck. Will also have an area for the deer and to give the residents a scenery of nature. Usually twenty parking spaces for sixty residents. Most residents utilize public transportation and are low income who do not own a vehicle. The current capacity is currently twenty, but there is room to add parking spaces soon if it is needed. Property is on bus line, case managers at times provide transportation to individuals on caseload. There are also designated areas for individuals to be able to socialize. The city traffic has reviewed the application and asked about additional parking spaces. Buenconsejo- touched on the parking spaces and how the population is growing, which may increase the need for additional spaces. Motion to move to full commission on May 4th, 2023, for a full vote at the Howard Recreation Center. Chair Moore made the motion. Second, Buenconsejo. All in Favor, Moore, Buenconsejo, & Medina-Cortes. 0-oppose.

##### 3. **Z23-020 3662 Agler Road, Cols., OH 43219**

- Rezoning: Requesting to change zoning from R-1 to CPD for the purpose of building an auto paint and body repair facility.
- Representative Jeffery L. Brown

Discussion:

The site is not on the west side of Stelzer Road north of Agler Road. There is a tire business on the corner.

Permitted uses: These uses are permitted in Chapter 3356 C-4, Commercial of the Columbus City Code. The following uses shall be prohibited: Auto sales, new or used.

Development standards: Except as listed in the zoning text and the submitted site plan, the applicable development standards are contained in chapter 3356, c-4, commercial of the Columbus city code.

Density, Height, Lot and or setback requirements. Building setback along Agler road shall be twenty-five feet and along Stelzer road shall be twenty-five feet. The parking setback along Stelzer road shall be twenty-five feet and ten feet along Agler rd. The Stelzer Road curb shall be a right in. A sidewalk shall be installed along the Stelzer road frontage with a sidewalk connection to the proposed building. Upon development of the area along agler rd., a sidewalk shall be installed along the agler rd. frontage along with a sidewalk connection any proposed building. Upon the redevelopment of parcel no. 520-184648 access via a cross access easement shall be provided to that parcel to access the subject site's access to Stelzer road and Agler Road. Cross access easement shall be in a form customary for the area including a split of maintenance and construction cost for said access points. The applicant shall install a fence along the north and west sides of the site to screen the parking area west of the proposed building. This fence shall be extended along the west property line to the building setback on Agler Road upon development of that area of the site.

Street trees shall be built along Stelzer Road (four feet in the center). These trees may be group or individually spaced. Street trees shall be installed along Agler Road meeting the above requirements once the area south of the proposed development develops. The building shall be constructed in accordance with the submitted building elevation. The building elevation 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 elevation 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.

The applicable graphics standards shall be those contained in the City Code as they apply to C-4, Commercial District. Any variances shall be submitted to the Columbus Graphics Commission and the applicant shall file a graphics plan application for any freestanding signs on the parcel.

Site Plan Revision Allowance: The property shall be developed in accordance with the site plan; however, the Site Plan 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 Plan upon submission of the appropriate data regarding the proposed adjustment.

The area south of the parking and building shown in the submitted site plan may contain additional development in accordance with the requirements of this zoning text. Modification of Development Standards: Section 3356.11 C-4 district setback line: to reduce the building setback along Stelzer Road from sixty feet to twenty-five feet and along Agler Road from sixty feet to twenty-five feet.

Natural Environment: The site is located on the west side of Stelzer Road north of Agler Road.

The existing land us: There is a tire shop at the owner; to the north and west is undeveloped ground zoned L-C-4; to the east across Stelzer Road is a car wash and VFW and to the south across Agler Road is a tire store and residential. Transportation and Circulation is across from Stelzer Road and from Agler Road. A building elevation for a part of the site has also been included. The applicant considered pedestrian and vehicular movement in layout of site. The land is for commercial uses.

Behavior Patterns - The property will serve existing traffic traveling to work, home, or shopping in the area.

A current driveway on the eastern portion of the property. The city asked for it to move further to the eastern direction of the lot, and currently going with a right in and right out. In the future if it is changed the city will request a traffic study. The wood fence to be extended to Alkire rd. and put a sidewalk on Stelzer rd. C2p2- city asked to put the building forward, put parking in rear, asking for a variance from sixty feet to twenty-five feet. Currently meet the parking requirements. Business operation: Monday through Friday, 8:30 a.m., to 5:30 p.m.

Prohibited auto sales. Motion by Chair Moore to move to full commission on May 6, 2023, at Howard Center Recreation for a full vote. Second, Buenconsejo . All in favor, Moore, Medina-Cortes & Buenconsejo . None oppose.

V. New Business:

VI. Public Comments:

VII. Meeting adjourned at 6:38 p.m., by Chair Moore. Second, Buenconsejo . All in favor, Moore, Medina-Cortes, & Buenconsejo

<p><b>Public Notice:</b> The Northeast Area zoning committee agendas and minutes are available for your viewing at <a href="https://cbusareacommissions.org/northeast/">https://cbusareacommissions.org/northeast/</a>.</p>
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