



Planning and Zoning Commission Report ZC 45-21

A request for Zoning Change 45-21 from Multi-Family Residential 1 (MF-1) to Multi-Family Residential 3 (MF-3) located at 1240 Jefferson Avenue, Property ID 51297 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on January 11, 2022.

Helena Schaefer presented the staff report. She stated that the property at 1240 Jefferson Ave., better known as Eden Cross, has its original zoning designation from 1989 and is a legal non-conforming use. The applicant is requesting the zoning change to correct the density allowed for the property. The owner is planning renovations on the complex using federal funding from HUD and if for some reason the complex was destroyed or damaged to 50% of its assessed value, they would have to be rebuilt to conform to the current zoning. She explained that there are fifty units at Eden Cross and MF-1 allows a maximum of six units per acre. The property is three acres in size, so only eighteen units could be rebuilt. The change to MF-3 would allow the entire complex to be rebuilt in the original footprint.

Ms. Schaefer stated that the change to MF-3 would be compatible with the surrounding zoning and land uses. She explained that the property is in two future land use districts, University and Central Township. MF-2 is allowed in the University District, but not in the Central Township District. The two districts split the property, ending mid-block. The two complexes were existing with the adoption of the comprehensive plan and should have been included in their entirety in the University, as their characteristics are more consistent with that future land use district. She added that Eden Place will also be renovated and has the correct zoning density total number of units.

Staff received one response in opposition from the property owner at 1247 Jefferson Avenue. Staff reached out to the owner to explain that no new apartments were being built.

Staff recommended approval to Multi Family Residential (MF-3) due to existing zoning, land uses and compatibility with the future land use plan.

Matthew Bierlein, attorney with the development group for National Church Residences stated that the zoning change request is needed to satisfy the investors to rebuild in an event of a casualty.

The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 45-21), Vice Chair Kirchner moved that the Planning and Zoning Commission recommended approval of the zoning change to Multi-Family High Density 3 (MF-3) for property located at 1240 Jefferson Street. Commissioner Schievelbein seconded the motion. The following vote was recorded:

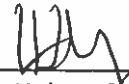
RECOMMENDATION TO APPROVE THE ZONING CHANGE TO MULTI FAMILY HIGH DENSITY 3.

MOTION PASSED

8-0-0



Francis Serna, Planning Assistant



ATTEST: Helena Schaefer
Planning Supervisor



PLANNING & CODES

ZC 45-21 Staff Report
1240 Jefferson Ave
Zoning Change from MF-1 to MF-3

Applicant:

National Church Residences
2335 North Bank Dr
Columbus, OH 43221

Property Owner:

Same as applicant

Property Address/Location:

1240 Jefferson Ave

Legal Description:

Abs: 6 Sur: H Branch 3 ac
Property ID: 51297

Lot Size/Project Area:

3 acres

Future Land Use Plan:

University and Central
Township

Notifications:

Mailed: Dec. 23 ,2021
Newspaper: Dec. 26, 2021

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A Zoning Change request from Multi-Family 1 (MF-1) to Multi-Family 3 (MF-3).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	MF-1	Eden Cross Apartments
N of Property	MF-1	Single-Family Residence
S of Property	DP-2	Jefferson Place Duplex Development
E of Property	MF-3	Eden Place Apartments
W of Property	MF-3	Pecan Grove Apartments

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property located at 1240 Jefferson Ave is currently zoned Multi-Family 1. Staff recommends approval of the zoning change to Multi-Family 3 (MF-3). A zoning change would be compatible with one of the future land use district and the surrounding zoning and existing land uses.

Planning Department Recommendation:

X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property at 1240 Jefferson Ave is approximately 3 acres and houses the senior living community, Eden Cross. The property has its original zoning designation of MF-1. It is a legal non-conformity density as the apartment complex was built prior to the 1989 citywide zoning process. From the research, it appears that the complex was built in 1985 and didn't have to meet development standards, such as dwelling unit density and off-street parking. The applicant/property owner would like to remodel the complex and is requesting the zoning change to make the property conforming to the density requirements.

CODE REQUIREMENTS:

According to the UDC's Section 3.6.2 Standards – Residential Districts, in order to allow 50 dwelling units on a 3 acre lot, the zoning required would be Multi-Family 3. This zoning allows 20 units per acre.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

There are a number of multi-family use properties in this area. Eden Place to the east, is zoned Multi-Family 3. To the west is the new apartment complex being built, Pecan Grove with a Multi-Family 3 zoning. To the south is the Jefferson Place duplex development, zoned DP-2. And to the north is a single-family residence with the zoning of MF-1; this is a legal conformity use, as a single-family residential structure is permitted in this zoning.

COMPREHENSIVE PLAN:

This property is split into two future land use districts, University and Central Township. Multi-family use is an acceptable use in this University district, but not in the Central Township. The University District ends mid-block along Jefferson Ave where the two existing multi-family developments are located. These were existing prior to the adoption of the Comprehensive Plan. Staff finds that these two developments are more consistent with the characteristics of the University District.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

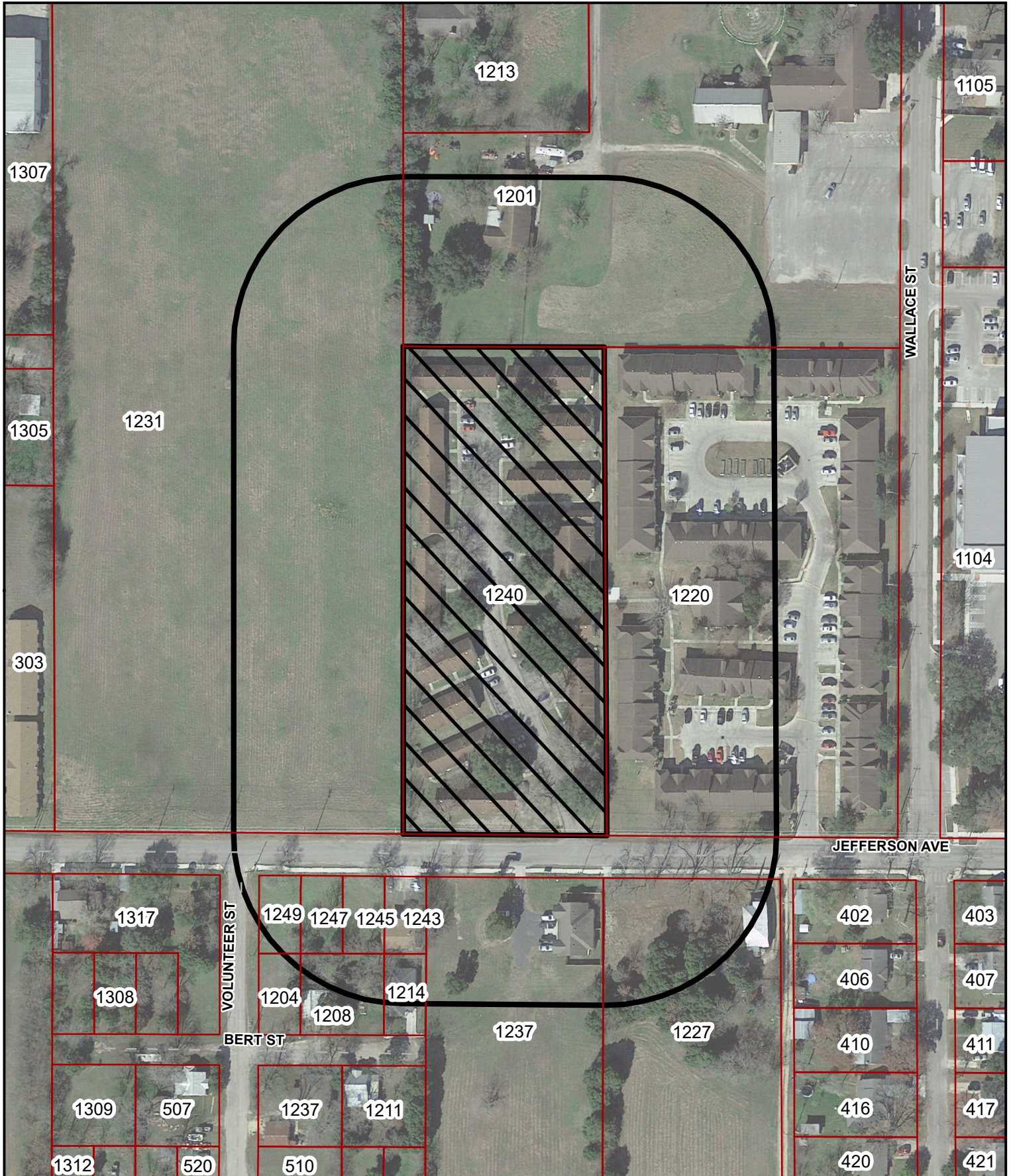
No health, safety or general welfare concerns have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

Access is taken from Jefferson Ave, a city right-of-way.

LOCATION MAP

ZC 45-21 1240 Jefferson Ave



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Lot Lines



Site Location



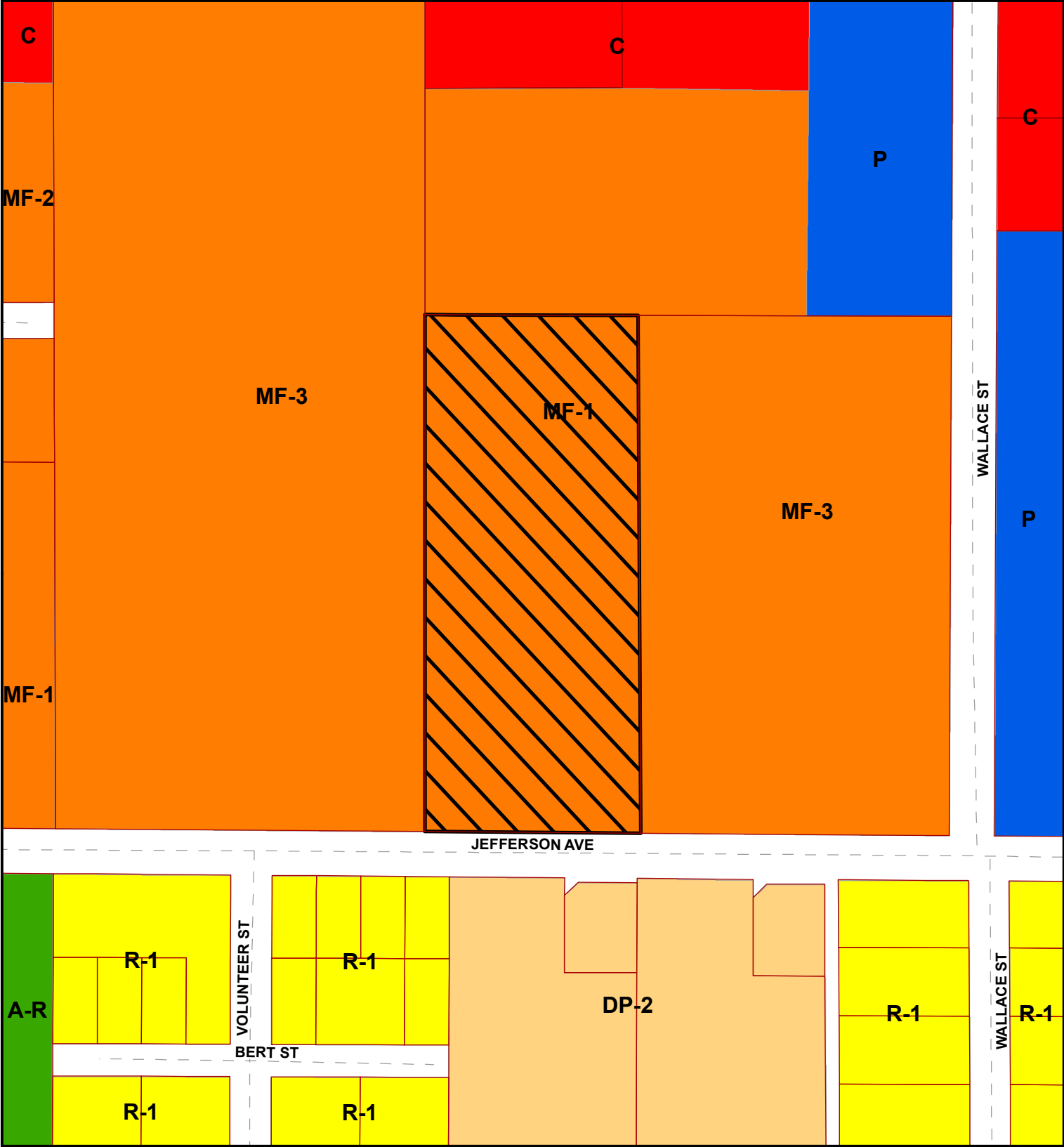
200' Notification Buffer

1 inch = 150 feet

Printed: 12/20/2021

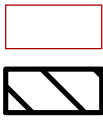
ZONING MAP

ZC 45-21 1240 Jefferson Ave



- | | | | | |
|-----------------------------|-----------------------------|--------------------------|-------------------------|--------------------------|
| Agricultural - Ranch | Single Family Residential 2 | MultiFamily 1 | Manufactured Home Park | Industrial |
| Rural Residential | Zero Lot Lines | MultiFamily 2 | Neighborhood Commercial | Public |
| Suburban Residential | Duplex 1 | MultiFamily 3 | Commercial | Planned Unit Development |
| Single Family Residential 1 | Duplex 2 | Manufactured-Residential | Light Industrial | ROW |

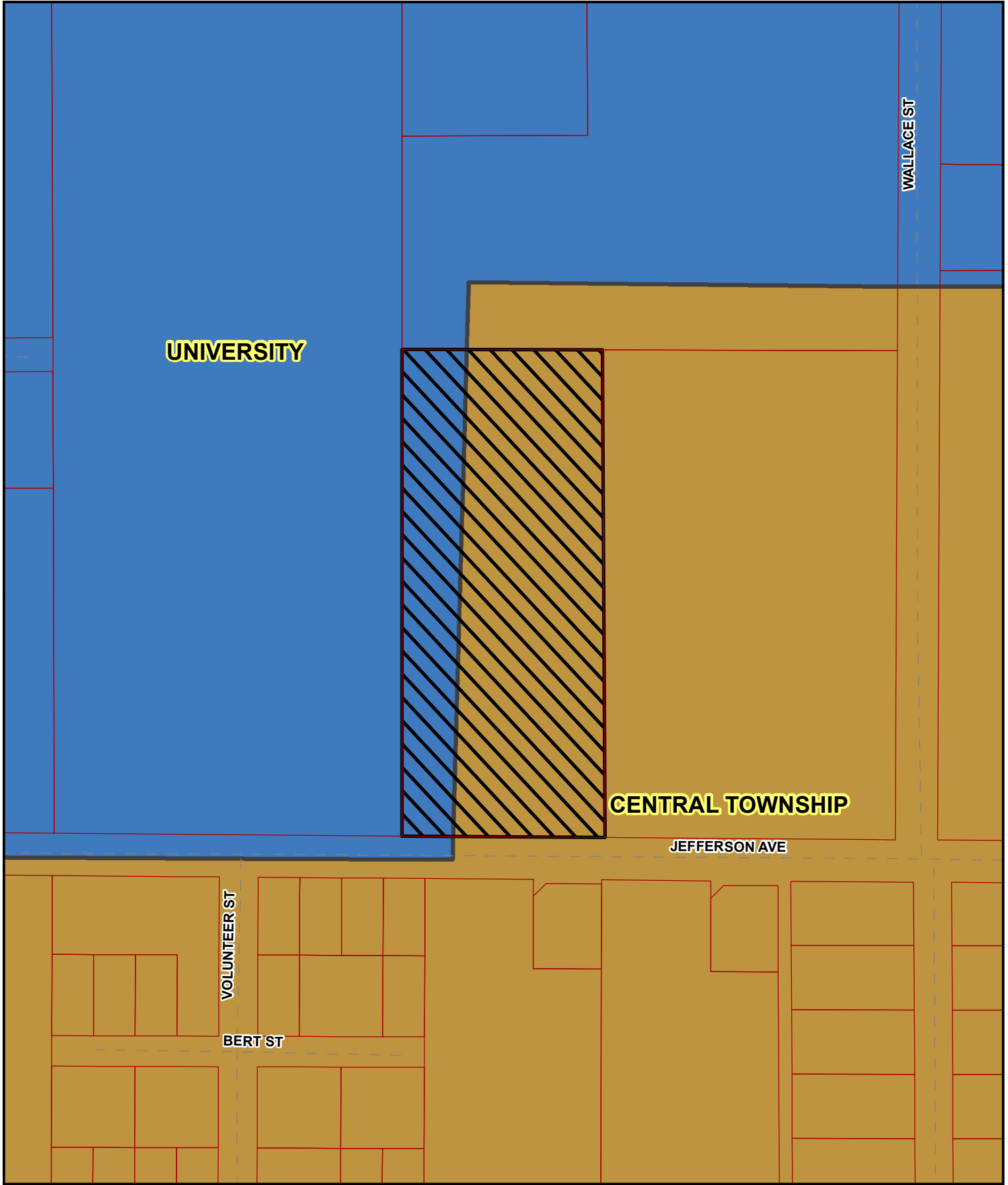
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Ownership
Site Location

1 inch = 150 feet

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Ownership

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