



## Legislation Details (With Text)

**File #:** 2009-2024      **Version:** 1

**Type:** Ordinance      **Status:** Second Reading

**File created:** 6/28/2024      **In control:** Zoning Committee

**On agenda:** 7/15/2024      **Final action:**

**Title:** To rezone 4480 DESANTIS CT. (43214), being 3.33± acres located at the southwest corner of DeSantis Court and West Henderson Road, From: L-C-4, Limited Commercial District, To: AR-O, Apartment Office District (Rezoning #Z24-014).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD2009-2024.Attachments, 2. ORD2009-2024.Labels

Date	Ver.	Action By	Action	Result
7/15/2024	1	Zoning Committee		
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### Rezoning Application: Z24-014

**APPLICANT:** Park Madison LLC, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

**PROPOSED USE:** Multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on June 13, 2024.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with an extended stay hotel in the L-C-4, Limited Commercial District. The proposed AR-O, Apartment Office District will allow conversion of the extended stay hotel into a multi-unit residential development. The site is located within the planning boundaries of the *Olentangy West Area Plan* (2013) which recommends “Community Commercial” land uses at this location. Staff recognizes that the proposed conversion results in an appropriate use, and is consistent with similar residential and institutional uses to the west and northwest of the site. Staff also note the proposed AR-O district also allows limited office uses, thus retaining a commercial use component, as recommended by the Plan. A concurrent Council variance (Ordinance #2010-2024; CV24-042) has been requested, and includes variances to building and parking setbacks and perimeter yard for a 114-unit apartment complex.

To rezone **4480 DESANTIS CT. (43214)**, being 3.33± acres located at the southwest corner of DeSantis Court and West Henderson Road, **From:** L-C-4, Limited Commercial District, **To:** AR-O, Apartment Office District (Rezoning #Z24-014).

**WHEREAS**, application #Z24-014 is on file with the Department of Building and Zoning Services requesting rezoning of 3.33± acres from L-C-4, Limited Commercial District, to AR-O, Apartment Office District; and

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

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested AR-O, Apartment Office District will allow the conversion of an existing extended stay hotel into a multi-unit residential development that is consistent with the surrounding zoning and development patterns. The proposed AR-O district maintains a commercial component by allowing limited office uses, consistent with the land use recommendations of the *Olentangy West Area Plan*; 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:

**4480 DESANTIS CT. (43214)**, being 3.33± acres located at the southwest corner of DeSantis Court and West Henderson Road, and being more particularly described as follows:

**LEGAL DESCRIPTION**

3.332 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 18, United States Military District and being all the remainder of that 3.432 acre tract (APN 010-014735) conveyed to De Santis Florists Incorporated of record in Deed Book 3727, Pg. 725 and described as follows:

Beginning at the southwest corner of said De Santis Florists tract, in the east railroad right-of-way for the CSX Transportation, Inc.;

Thence N 09° 11' 44" W, along the west line of said De Santis Florists tract, 501.12 feet to the northwest corner thereof;

Thence S 86° 28' 03" E, along the north line of said De Santis Florists tract, 294.00 feet to the northeast corner thereof;

Thence along the east perimeter of said De Santis Florists tract, the following courses;

S 14° 26' 58" E, 48.05 feet;

S 83° 32' 22" E, 18.79 feet;

S 00° 47' 30" W, 148.35 feet;

S 86° 46' 05" E, 35.33 feet;

S 02° 27' 35" W, 37.45 feet;

S 03° 48' 15" W, 257.94 feet to the southeast corner thereof;

Thence N 86° 11' 47" W, along the south line of said De Santis Florists tract, 259.09 feet to the Point of Beginning.

Containing 3.332 acres, more or less. The above description was prepared by Advanced Civil Design, Inc. on 12/19/2011 and is based on existing records and is not to be used for transfer.

**To Rezone From:** L-C-4, Commercial Planned Development District.

**To:** AR-O, Apartment Office District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the AR-O, Apartment Office 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 changes on the said original zoning map in the office of the Department of Building and Zoning Services.

**SECTION 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.