



Legislation Details (With Text)

File #: 2241-2004 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 12/15/2004 **In control:** Zoning Committee

On agenda: 1/31/2005 **Final action:** 2/2/2005

Title: To rezone 6124 HARLEM ROAD (43054), being 18.0± acres located on the east side of Harlem Road, 525± feet north of Warner Road, From: R, Rural and PUD-6, Planned Unit Development Districts, To: PUD-6, Planned Unit Development District (Rezoning # Z04-053).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD2241-2004.site.pdf, 2. ORD2241-2004.exhib.pdf, 3. ORD2241-2004.StfRpt.pdf, 4. ORD2241-2004.zon.pdf, 5. ORD2241-2004.gis.pdf, 6. ORD2241-2004.areaplan.pdf, 7. ORD2241-2004.RFBA.pdf, 8. ORD2241-2004.prjdscl.pdf, 9. ORD2241-2004.labels.pdf, 10. Ord#2241-2004Data FormZ04-053.pdf

Date	Ver.	Action By	Action	Result
2/2/2005	1	CITY CLERK	Attest	
2/1/2005	1	MAYOR	Signed	
1/31/2005	1	Zoning Committee	Approved	Pass
1/31/2005	1	COUNCIL PRESIDENT	Signed	
1/24/2005	1	Columbus City Council	Read for the First Time	
1/14/2005	1	Dev Zoning Reviewer	Reviewed and Approved	
1/14/2005	1	Dev Zoning Drafter	Sent for Approval	
1/14/2005	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
1/14/2005	1	Dev Zoning Drafter	Sent to Clerk's Office for Council	
1/6/2005	1	Dev Zoning Drafter	Sent for Approval	

REZONING APPLICATION: Z04-053

APPLICANT: M.H. Murphy Development Co.; c/o Steven Fulkert, Agent.; 677 Notchbrook Drive; Delaware, Ohio 43015.

PROPOSED USE: Multi-family and single-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on August 12, 2004.

ROCKY FORK BLACKLICK ACCORD RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposal is consistent with the zoning and development trends along Harlem Road. The requested PUD-6, Planned Unit Development District would permit carefully controlled residential development consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* (2001).

To rezone **6124 HARLEM ROAD (43054)**, being 18.0± acres located on the east side of Harlem Road, 525± feet north of Warner Road, **From:** R, Rural and PUD-6, Planned Unit Development Districts, **To:** PUD-6, Planned Unit Development District (Rezoning # Z04-053).

WHEREAS, application #Z04-053 is on file with the Building Services Division of the Department of Development requesting rezoning from the R, Rural and PUD-6, Planned Unit Development Districts, to PUD-6, Planned Unit Development District; and

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

WHEREAS, the *Rocky Fork/Blacklick Accord* Panel recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposal is consistent with the zoning and development trends along Harlem Road. The requested PUD-6, Planned Unit Development District would permit carefully controlled residential development consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* Panel, 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:

6124 HARLEM ROAD (43054), being 18.0± acres located on the east side of Harlem Road, 525± feet north of Warner Road, and being more particularly described as follows:

**DESCRIPTION OF 18.005 ACRES
NORTH OF STATE ROUTE 161
EAST OF HARLEM ROAD
COLUMBUS, OHIO
(FOR ZONING PURPOSES)**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 2, Township 2, Range 16, United States Military Lands, being part of that original 6.056 acre tract of land as described in a deed to Oakley Russell Chick and Dorothy Adele Chick, of record in Official Record 26758, Page G02, part of that original 7.806 acre tract of land as described in a deed to Clarence M. and Esther L. Frye, of record in Deed Volume 2839, Page 522, and part of that 4.957 acre tract as described in a deed to Linda J. Chandler, of record in Official Record 7990, Page H05, all references herein being to the records of the Franklin County Recorder's Office, Columbus, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at Franklin County Engineer Monument Number 5577, in the centerline of Harlem Road (width varies), at the southwest corner of said 6.056 acre tract and the northwest corner of said 7.806 acre tract, thence North 05° 57' 09" West, along the centerline of Harlem Road, a distance of 121.37 feet to a point, thence North 05° 44' 53" West, continuing along said centerline, a distance of 265.91 feet to the northwest corner of said 4.957 acre tract, thence North 87° 34' 57" East, along the northerly line of said 4.957 acre tract, a distance of 20.08 feet to the TRUE PLACE OF BEGINNING;

Thence along the northerly line of said 4.957 acre tract the following courses:

1. North 89° 18' 31" East, a distance of 279.81 feet to a point;
2. South 86° 56' 17" East, a distance of 875.44 feet to the northeast corner of said 4.957 acre tract;

Thence South 05° 48' 18" East, along the easterly lines of said 4.957, 6.056 and said 7.806 acre tracts, a distance of 614.66 feet to point in the northerly right-of-way line of State Route 161;

Thence South 73° 29' 49" West, along said right-of-way line, a distance of 281.91 feet to a point in the southerly line of said 7.806 acre tract;

Thence along said southerly line the following courses:

1. North 86° 12' 43" West, a distance of 694.53 feet to a point;
2. South 89° 30' 37" West, a distance of 138.90 feet to a point in the easterly right-of-way-line of Harlem Road;

Thence along said right-of-way line the following courses:

1. North 09° 06' 03" West, a distance of 85.38 feet to a point;
2. North 13° 55' 20" West, a distance of 224.86 feet to a point;
3. North 25° 08' 05" West, a distance of 20.78 feet to a point;
4. North 05° 57' 09" West, a distance of 106.34 feet to a point;
5. North 05° 44' 53" West, a distance of 264.47 feet to the TRUE PLACE OF BEGINNING, containing 18.005 acres of land.

To Rezone From: R, Rural District and PUD-6, Planned Unit Development District,

To: PUD-6, Planned Unit Development District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the PUD-6, Planned Unit Development District on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved PUD -6, Planned Unit Development District and Application among the records of the Building Services Division as required by Section 3311.09 of the Columbus City Codes; said plans being titled, "**PLANNED UNIT DEVELOPMENT (SINGLE FAMILY AND RANCH CONDOMINIUMS ROCKY RIDGE**" and "**DEVELOPMENT CROSS SECTIONS**," signed by Michael H. Murphy, Applicant, dated November 2, 2004.

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