



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1752-2004, Version: 2

Rezoning Application, Z04-046.

APPLICANT: M/I Homes of Central Ohio, LLC c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.

PROPOSED USE: Detached and attached single-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on September 9, 2004.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The Applicant is requesting the PUD-4, Planned Unit Development District to develop a maximum of 94 detached single-family dwellings and townhouses containing 83 attached single-family dwelling units. A total of 177 dwelling units are proposed with a net density of 3.87± dwelling units per acre with 22.1± acres of open space. This proposal is consistent with the *Far North Plan* (1994) recommendation that single-family development is the most compatible land use for this site. The PUD-4 development plan and notes provide customary development standards and establish a fenced reserve that will be maintained by the homeowner's association to protect a historic cemetery.

To rezone **7189 LINWORTH ROAD (43235)**, being 55.3± acres located at the northwest corner of Linworth Road and I-270, **From:** R-1, Residential District, **To:** PUD-4, Planned Unit Development District **and to declare an emergency** (Rezoning # Z04-046).

WHEREAS, application #Z04-046 is on file with the Building Services Division of the Department of Development requesting rezoning of 55.3± acres from R-1, Residential District to PUD-4, Planned Unit Development District; and

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

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance due to the urgency to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; and

WHEREAS, the City Departments recommend approval of said zoning change to the PUD-4, Planned Unit Development District to develop a maximum of 94 detached single-family dwellings and townhouses containing 83 attached single-family dwelling units. A total of 177 dwelling units are proposed with a net density of 3.87± dwelling units per acre with 22.1± acres of open space. This proposal is consistent with the *Far North Plan* (1994) recommendation that single-family development is the most compatible land use for this site. The PUD-4 development plan and notes provide customary development standards and establish a fenced reserve that will be maintained by the homeowner's association to protect a historic cemetery; 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:

7189 LINWORTH ROAD (43235), being 55.3± acres located at the northwest corner of Linworth Road and I-270, and being more particularly described as follows:

ZONING DESCRIPTION: 55.3± ACRES

Situated in the State of Ohio, County of Franklin, located in Section 1, Township 2, Range 16, United States Military Lands and being part of that tract conveyed to John C. Antrim Trustee by deed of record in Deed Book 3695, Page 473 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

Beginning at the intersection of the westerly right-of-way line of Linworth Road with the northerly right-of-way line of Jack Nicklaus Freeway (Interstate Route 270);

thence South 83°10'09" West, a distance of 603.38 feet to a point;

thence South 77°54'27" West, a distance of 407.87 feet to a point;

thence South 80°28'19" West, a distance of 398.48 feet to a point;

thence South 82°30'47" West, a distance of 650.17 feet to a point;

thence North 56°49'18" West, a distance of 67.27 feet to a point;

thence South 81°11'28" West, a distance of 100.00 feet to a point;

thence South 61°54'03" West, a distance of 105.95 feet to a point;

thence South 80°55'50" West, a distance of 210.01 feet to a point;

thence North 12°42'08" West, a distance of 410.11 feet to a point;

thence South 80°55'50" West, a distance of 299.45 feet to a point;

thence North 12°42'08" West, a distance of 341.57 feet to a point;

thence North 78°17'48" East, a distance of 812.68 feet to a point;

thence North 65°30'40" East, a distance of 49.76 feet to a point;

thence North 24°29'20" West, a distance of 80.07 feet to a point;

thence North 65°30'40" East, a distance of 140.00 feet to a point;

thence North 24°29'50" West, a distance of 104.00 feet to a point;

thence North 48°54'21" West, a distance of 48.32 feet to a point;

thence North 24°31'37" West, a distance of 60.00 feet to a point;

thence North 17°16'51" West, a distance of 68.54 feet to a point;

thence North 40°06'47" West, a distance of 86.80 feet to a point;

thence eastwardly, with the arc of a curve to the right having a radius of 125.00 feet, a central angle of 30°08'42" and a chord that bears North 71°29'01" East, a chord distance of 65.01 feet (arc distance of 65.77 feet) to a point;

thence North 86°33'21" East, a distance of 130.53 feet to a point;

thence South 00° 00' 00" West, a distance of 131.85 feet to a point;

thence North 86°33'55" East, a distance of 174.18 feet to a point;

thence South 46°35'10" East, a distance of 248.04 feet to a point;
thence South 64°12'14" East, a distance of 92.81 feet to a point;
thence South 83°56'29" East, a distance of 84.13 feet to a point;
thence South 88°11'38" East, a distance of 150.90 feet to a point;
thence South 82°13'42" East, a distance of 122.25 feet to a point;
thence North 66°48'27" East, a distance of 193.56 feet to a point;
thence North 33°42'38" East, a distance of 568.19 feet to a point;
thence North 18°15'17" East, a distance of 64.93 feet to a point;
thence South 12°30'38" East, a distance of 124.50 feet to a point;
thence South 12°39'53" East, a distance of 53.37 feet to a point;
thence South 63°32'37" West, a distance of 67.07 feet to a point;
thence South 21°44'23" East, a distance of 105.20 feet to a point;
thence North 48°27'38" East, a distance of 122.31 feet to a point;
thence South 31°22'23" East, a distance of 464.63 feet to a point;
thence South 69°57'46" East, a distance of 240.85 feet to a point;
thence North 11°53'45" East, a distance of 179.57 feet to a point;
thence South 03°30'30" East, a distance of 64.39 feet to a point;
thence North 86°29'30" East, a distance of 70.00 feet to a point;
thence South 06°54'15" East, a distance of 252.55 feet to a point;
thence North 86°59'08" East, a distance of 10.25 feet to a point;
thence South 01°45'03" East, a distance of 36.00 feet to a point;
thence South 13°04'44" West, a distance of 116.18 feet to a point;
thence South 01°02'30" West, a distance of 239.57 feet to a point the point of beginning and containing 55.3 acres of land, more or less.

This description was prepared from existing records and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON AND TILTON, INC.

To Rezone From: R-1, Residential District,

To: PUD-4, Planned Unit Development District.

SECTION 2. That a Height District of Sixty (60) feet is hereby established on the PUD-4, 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 -4, 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 plan being titled, "**DEVELOPMENT PLAN FOR: THE LAKES OF WORTHINGTON**" dated January 21, 2005, and signed by Jeffrey L. Brown, Attorney for the Applicant.

SECTION 4. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~ **That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.**