



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 0976-2003, **Version:** 1

The attached legislation is submitted for Council action.

APPLICANT: William P. Halley; 3988 North High Street; Columbus, Ohio 43214.

PROPOSED USE: Single-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on November 8, 2001.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant requests the PUD-4, Planned Unit Development District to allow a maximum of 23 single-family dwellings. The lot sizes are compatible with adjacent residential uses. The proposal reflects careful planning in consideration of creeks and ravines located throughout the site.

To rezone **6208 THOMPSON STREET (43235)**, being 10.26± acres located at the terminus of Thompson Road, 350± north of State Route 161, **From:** RR, Rural Residential and LRR, Limited Rural Residential Districts, **To:** PUD-4, Planned Unit Development District.

WHEREAS, application #Z01-057 is on file with the Building Services Division of the Department of Development requesting rezoning of 10.26 ± acres from RR, Rural Residential and LRR, Limited Rural Residential Districts and R, Rural Districts, to PUD-4, Planned Unit Development 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 applicant requests the PUD-4, Planned Unit Development District to allow a maximum of 23 single-family dwellings. The lot sizes are compatible with adjacent residential uses. The proposal reflects careful planning in consideration of creeks and ravines located throughout the site, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Zoning Map attached to Ordinance No. 1620-77, passed September 19, 1977, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

6208 THOMPSON STREET (43235), being 10.26± acres located at the terminus of Thompson Road, 350± north of State Route 161, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 4, Township 2 North, Range 19 West, United State Military Lands, containing 10.260 acres of land, more or less, said 10.260 acres being more particularly described as follows:

Beginning, for reference, at the centerline intersection of McVey Boulevard and Brookbend Boulevard; thence N89°25'00"E, with the centerline of said Brookbend Drive, a distance of 19.27 feet to a point in the easterly right-of-way line of said McVey Boulevard and being in the westerly line of Brookside Ravine Section 1, the subdivision plat of same being shown of record in Plat Book 77, Page 89, Recorder's Office, Franklin County, Ohio; thence S0°35'00"E, with the easterly right-of-way line of said McVey Boulevard and with the westerly line of said Brookside Ravine Section 1, a distance of 140.00 feet to the true point of beginning at the northwesterly corner of the residue of that 14.737 acre tract of land described in the deed to Lorraine O. Gugliemi, of record in Official Record 00067A19, Recorder's Office, Franklin County, Ohio;

Thence, from said true point of beginning, N89°25'00"E, with the southerly line of said Brookside Ravine Section 1 and with the northerly line of said residue of that 14.737 acre tract, a distance of 264.29 feet to a point;

Thence N77°54'54"E, with the southerly line of said Brookside Ravine and with the northerly line of said residue of that 14.737 acre tract, a distance of 216.78 feet to a point in the westerly line of railroad right-of-way owned by CSX Transportation;

Thence S12°05'06"E, with said westerly railroad right-of-way line and with an easterly line of said residue of 14.737 acre tract, a distance of 654.48 feet to a point;

Thence S89°19'00"W, a distance of 10.20 feet to a point;

Thence S12°05'06"E, with said westerly railroad right-of-way line and with an easterly line of said residue of 14.737 acre tract, a distance of 102.02 feet to a point at the southeasterly corner of Lot No. 64 in Elmwood Subdivision, the subdivision plat of same being shown of record in Plat Book 4, Page 93, Recorder's Office, Franklin County, Ohio;

Thence S89°19'00"W, with the southerly line of said Lot No. 64, a distance of 279.18 feet to a point in the westerly right-of-way line of Thompson Road at the northeasterly corner of Lot No. 66 in said Elmwood Subdivision;

Thence S0°46'36"E, with the westerly right-of-way line of said Thompson Road and with the easterly line of Lot No. 66 and Lot No. 67 of said Elmwood Subdivision, a distance of 100.00 feet to a point;

Thence S89°19'00"W, with the southerly line of said Lot No. 67, a distance of 250.00 feet to a point;

Thence N0°46'36"W, with the westerly line of said Lot No. 66 and said Lot No. 67, a distance of 100.00 feet to a point;

Thence S89°19'00"W, with the southerly line of said residue of that 14.737 acre tract and a southerly line of that tract of land described as Reserve "A" in the deed to Larry L. and David R. Guglielmi, of record in Deed Book 3605, Page 615, Recorder's Office, Franklin County, Ohio and with the northerly line of that tract of land conveyed to University Lodge No. 631, F&AM, a distance of 204.80 feet to a point;

Thence N0°34'45"E, a distance of 39.53 feet to a point at the northeast corner of Lord of Life Lutheran Church;

Thence S89°15'45"W, with a southerly line of said Reserve "A" and a northerly line of Lord of Life Lutheran Church tract, a distance of 422.09 feet to a point in a curve in the southerly right-of-way line of said McVey Boulevard;

Thence eastwardly, with the southerly right-of-way line of said McVey Boulevard with the westerly line of said Reserve "A" and with the arc of a curve to the right having a radius of 230.00 feet, a central angle of 11°48'49" and a chord that bears N83°05'22"E, a chord distance of 47.34 feet to a point of tangency;

Thence N88°59'49"E, with the southerly right-of-way line of said McVey Boulevard and with the northwesterly line of said Reserve "A", a distance of 170.00 feet to a point of curvature;

Thence northeastwardly, with a southeasterly right-of-way line of said McVey Boulevard, the northwesterly line of said Reserve "A" and with the arc of a curve to the left having a radius of 330.00 feet, a central angle of 78°42'36" and a chord that bears N49°38'31"E, a chord distance of 418.52 feet to a point;

Thence N0°35'00"W, with the easterly right-of-way line of said McVey Boulevard and with the westerly line of said residue of 14.737 acres, a distance of 386.76 feet to the true point of beginning and containing 10.260 acres of land, more or less.

The bearings given in the foregoing description correspond to the bearing of N89°25'00"E as given for the southerly line of Brookside Ravine Section 1, of record in Plat Book 77, Page 89, Recorder's Office, Franklin County, Ohio.

To Rezone From: RR, Rural Residential and LRR, Limited Rural Residential Districts,

To: PUD-4, Planned Unit Development District.

Section 2. That a Height District of Thirty-five (35) 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, "**SITE PLAN FOR LINWORTH CREEK**", signed by William P. Halley, Applicant, dated November 14, 2001;

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