



City of Columbus

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

Legislation Text

File #: 1097-2007, **Version:** 1

REZONING APPLICATION: Z07-004

APPLICANT: Hamilton Commerce Ltd; c/o Michael T. Shannon, Atty., Crabbe Brown and James; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.

PROPOSED USE: Multi-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on June 14, 2007.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.96± acre site is undeveloped and zoned in the AR-12, Apartment Residential District. The applicant is requesting the ARLD, Apartment Residential District. The AR-12 district permits a maximum density of 12 du/acre while the proposed ARLD district permits a maximum density of 17.4 du/acre. If this rezoning request is approved a maximum of 16 dwelling units could be built on the site while a maximum of 11 dwelling units could be constructed under the existing AR-12 zoning district. The site is adjacent to office uses in the C-2, Commercial District to the east and a clubhouse and pool in the AR-12, Apartment Residential District to the north. The requested ARLD, Apartment Residential District, would allow multi-family development at an acceptable density considering the site's proximity to office uses and the predominance of multi-family development in the area.

To rezone **2423 HAMPSTEAD DRIVE (43229)**, being 0.96± acres located on the east side of Hampstead Drive, 210± feet south of Laurelwood Drive, **From:** AR-12, Apartment Residential District, **To:** ARLD, Apartment Residential District. (Rezoning # Z07-004).

WHEREAS, application #Z07-004 is on file with the Building Services Division of the Department of Development requesting rezoning of 0.96± acres from AR-12 Apartment Residential District, to ARLD, Apartment Residential 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 ARLD, Apartment Residential District, would allow multi-family development at an acceptable density considering the sites proximity to office and the predominance of multi-family development in the area. The site is adjacent to office uses in the C-2, Commercial District to the east and a clubhouse and pool in the AR-12, Apartment Residential District to the north, 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:

2423 HAMPSTEAD DRIVE (43229), being 0.96± acres located on the east side of Hampstead Drive, 210± feet south of Laurelwood Drive, and being more particularly described as follows:

LEGAL DESCRIPTION

County of Franklin, State of Ohio, City of Columbus:
Situated in the State of Ohio, Count of Franklin and City of Columbus and being located in Section 4, Township 2, Range 18, United States Military lands and being part of Lot No. 2 of "WOODGATE VILLAGE" as the plat of same is of

record in Plat Book 48, Page 35, all references being to records in the Recorder's Office of Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the easterly line of said Lot No. 2, the westerly line of the 2.358 acre tract conveyed to Producers Livestock Association by deed of record in Deed Book 3536, Page 688, said point being located South 3°30'00" West, 25.18 feet from the northwesterly corner of said 2.358 acre tract, the Southwesterly corner of Lot No. 1;

Thence along said westerly line of the 2.358 acre tract, South 3°30'00" West, 301.97 feet to the southwesterly corner of said tract, the northwesterly corner of the 2.782 acre tract conveyed to The American Lutheran Church by deed of record in Deed Book 3260, Page 402;

Thence North 61°50'19" West, 205.02 feet to a point in the easterly right-of-way line of Hampstead Drive (50.0 feet in width);

Thence along said right-of-way line, being the arc of curve to the left (Sub-delta = 24°39'41", Radius = 453.0 feet), a chord bearing and distance of North 15°49'50" East, 193.48 feet to a point of tangency;

Thence, continuing along said easterly right-of-way line of Hampstead Drive, North 3°30'00" East, 27.41 feet to a point in the southerly line of "WOODGATE CONDOMINIUM PHASE I," of record in Condominium Plat Book 4, Page 250;

Thence along said southerly line, South 86°30'00" East, 145.00 feet to the place of beginning, containing 0.962 acre, more or less.

To Rezone From: AR-12 Apartment Residential District,

To: ARLD, Apartment Residential District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established in the ARLD, Apartment Residential 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.

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