



## Legislation Text

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**File #: 0539-2005, Version: 2**

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### **Rezoning Application Z02-107A**

Ordinance 1675-2004, passed on November 1, 2004 (Z02-107), rezoned 11.79 acres on the north and south sides of Chantry Drive from M-2, Manufacturing District to the L-AR-12, Limited Apartment Residential District. That rezoning (Z02-107) permitted 40 dwelling units on the north side of Chantry Drive and 60 dwelling units on the south side of Chantry Drive. This amendment permits the 60 dwelling units which were proposed on the south side of Chantry Drive to be developed on the north side of Chantry Drive because the south side of Chantry is being used for regional detention basin.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

To amend Ordinance No. 1675-2004 passed on November 1 2004 (Z02-107), by repealing Section 3 in its entirety and replacing it with a new Section 3 thereby modifying the limitation overlay text to relocate 60 dwelling units from the south side of Chantry Drive to the north side of Chantry Drive to allow the construction of a regional detention basin. (Rezoning #Z02-107A)

**WHEREAS**, Ordinance #1675-2004, passed on November 1, 2004 (Z02-107), established the L-AR-12, Limited Apartment Residential District on property located at **5542 CHANTRY DRIVE (43232)**, being 11.79± acres located at the northeast corner of Park Crescent and Chantry Drive, and

**WHEREAS**, it is necessary to amend the L-AR-12, Limited Apartment Residential District text identified in Section 3 of said Ordinance to allow minor alterations to the existing text commitments, and

**WHEREAS**, this amendment permits 60 dwelling units which were proposed on the south side of Chantry Drive to be developed on the north side of Chantry Drive along with 40 dwelling units originally proposed on the north side of Chantry Drive because the south side of Chantry is to be developed with a regional detention basin; and

**WHEREAS**, this amendment modifies the distribution of dwelling units, landscaping and screening commitments contained in the L-AR-12, Limited Apartment Residential text; and

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

**SECTION 1.** That Section 3 of Ordinance 1675-2004, passed on November 1, 2004 (Z02-107), be repealed and replaced with a new Section 3 and reading as follows:

**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 L-AR-12, Limited Apartment Residential District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said text titled, "**LIMITATION TEXT**," signed by Jeffrey L. Brown, Attorney for the applicant, and dated June 30, 2005, and reading as follows:

### **LIMITATION TEXT**

**PROPOSED DISTRICT: L-AR-12, Limited Apartment District**  
**PROPERTY ADDRESS: 5542 Chantry Drive**  
**OWNER: Chantry Place Housing LP**  
**APPLICANT: National Church Residences**  
**DATE OF TEXT: 6/30/05**  
**APPLICATION NUMBER: Z02-107A**

**1. INTRODUCTION:** The proposed development represents a down zoning from commercial to residential uses. This amendment permits the units which were proposed on the south side of Chantry Drive to be used on the north side of Chantry. The south side of Chantry is being used for regional detention basin.

**2. PERMITTED USES:** Those uses permitted in Section 3333.02, AR-12 of the Columbus City Code except that the area south of Chantry Drive may be used for detention purposes only and that all or any portion of the allowable dwelling units may be developed on the north side of Chantry Drive.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated the applicable development standards are contained in Chapter 3333 of the Columbus City Code

A. Density, Lot, and/or Setback Commitments.

1. The maximum number of dwelling units shall be 100.
2. There shall be a rental office within the development.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. All circulation, curb cuts and access points shall be subject to the approval of the Division of Transportation.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. Street trees shall be planted evenly spaced along Chantry Drive and Park Crescent when the area adjacent to said street is developed at a ratio of one tree per thirty (30) feet of frontage.

2. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

3. All trees meet the following minimum size at the time of planting:

Shade trees 2 1/2" caliper; Ornamental trees 1 1/2" caliper; Evergreens trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

4. The developer shall install a mixture of shade trees and evergreen trees along the perimeter of the site except for those portions of the property lines which are adjacent to Chantry Drive or Park Crescent. The evergreens and shade trees shall be planted at the ratio of 1 tree for every 15 linear feet along the property line where required except for along tax parcel 10-098800 (owned by the Board of Education where evergreen trees shall be planted on the ratio of 1 tree for every 10 linear feet along said parcel line.

5. The developer shall install one tree for every ten parking spaces. These trees may be planted any where on the site except for the required perimeter yard.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Building materials for the "Commons of Chantry building" (40 unit building): at least 70% of the exterior facade other than windows and egress openings shall be brick; building materials for the rest of the buildings: at least 20% of exterior facade other than windows and egress openings shall be brick; the balance of the facade shall be vinyl siding.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturers type to insure compatibility.
2. Light poles in the parking light shall not exceed 14 feet in height.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the AR-12 zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The developer shall install a sidewalk along Chantry Drive or Park Crescent frontages. The developer shall also provide an internal sidewalk from the nearest parking area to the public sidewalk along Chantry Drive.
2. A playground area shall be part of the overall residential development.

**SECTION 2.** That the existing Section 3 of the Ordinance #1675-2004, passed on November 1, 2004, (Z02-107) is hereby repealed.

**SECTION 3.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.