



# City of Columbus

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

## Legislation Text

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**File #: 0541-2005, Version: 2**

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### **Rezoning Application Z04-032**

**APPLICANT:** M/I Homes of Central Ohio, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

**PROPOSED USE:** Single-family and multi-family residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on February 10, 2005.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested PUD-8, Planned Unit Development District will allow 485 residential units on private streets at a density of 5.2 units/acre and 20.2 acres of open space. The PUD plan provides customary development standards such as sidewalks, decorative street lamps, parking restrictions, street trees, and a 30-foot landscaped buffer area along the southern property line that abuts the proposed L-M, Limited Manufacturing District. The proposed PUD, Planned Unit Development District offers a viable redevelopment of a vacant industrial site and is compatible with the zoning and development patterns of the area.

To rezone **408 TAYLOR STATION ROAD (43205)**, being 92.74± acres located on the east side of Taylor Station Road, 2000± feet north of East Broad Street, **From:** M-1, Manufacturing District, **To:** PUD-8, Planned Unit Development District. (Rezoning # Z04-032)

**WHEREAS**, application #Z04-032 is on file with the Building Services Division of the Department of Development requesting rezoning of 92.74± acres from M-1, Manufacturing District, to the PUD-8, Planned 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 requested PUD-8, Planned Unit Development District will allow 485 residential units on private streets at a density of 5.2 units/acre and 20.2 acres of open space. The PUD plan provides customary development standards such as sidewalks, decorative street lamps, parking restrictions, street trees, and a 30-foot landscaped buffer area along the southern property line that abuts the proposed L-M, Limited Manufacturing District. The proposed PUD, Planned Unit Development District offers a viable redevelopment of a vacant industrial site and is compatible with the zoning and development patterns of the area, 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:

**408 TAYLOR STATION ROAD (43205)**, being 92.74± acres located on the east side of Taylor Station Road, 2000± feet north of East Broad Street, and being more particularly described as follows:

#### **92.736 Acres**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of the 111.20 acre tract conveyed as PARCEL ONE, the 132 acre tract conveyed as PARCEL THREE, and all of the remaining acreage of Lot Nos. 1 through 9 of "TAYLOR STATION", a subdivision of record in Plat Book 1,

Page 94 as conveyed as PARCEL SEVEN, to Lucent Technologies Inc. by deed of record in Instrument No. 200207230180184 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning for Reference at a magnetic nail set marking the centerline intersection of East Broad Street (State Route 16) (width varies) and Taylor Station Road (98 foot R/W);

Thence North 03° 56' 51" East, a distance of 2093.80 feet, along said centerline of Taylor Station Road, to a magnetic nail set. Said magnetic nail being the TRUE POINT OF BEGINNING of the herein described tract;

Thence continuing North 03° 56' 51" East, a distance of 486.75 feet, along said centerline of Taylor Station Road, to a magnetic nail set;

Thence South 85° 26' 09" East, a distance of 68.00 feet, across said Taylor Station Road right-of-way, to an iron pin set in the easterly right-of-way line of said Taylor Station Road;

The following five (5) courses and distances along said easterly right-of-way line of Taylor Station Road:

1. Thence North 03° 56' 51" East, a distance of 590.12 feet, to an iron pin set;
2. Thence North 13° 28' 40" East, a distance of 47.64 feet, to an iron pin set;
3. Thence North 66° 14' 51" East, a distance of 47.64 feet, to an iron pin set;
4. Thence North 39° 51' 48" East, a distance of 230.00 feet, to an iron pin set;
5. Thence North 03° 56' 51" East, a distance of 96.61 feet, to an iron pin set in the southerly line of a 11.150 acre tract conveyed to Caprail I, Inc. by deed of record in Official Record 19183 E09;

The following three (3) courses and distances along the southerly lines of said 11.150 acre tract:

1. Thence South 72° 51' 58" East, a distance of 322.36 feet, to a ¾" iron pipe found;
2. Thence North 72° 55' 48" East, a distance of 1279.29 feet, to a ¾" iron pipe found;
3. Thence North 66° 30' 56" East, a distance of 1520.49 feet, to a point, referenced by a ¾" iron pipe found 10.15 feet South, at the northwesterly corner of the 8.581 acre tract conveyed to the Conservation Fund by deed of record in Official Record 07257 J05;

Thence South 04° 04' 48" West, a distance of 1618.92 feet, along the westerly lines of said 8.581 acre tract, the 0.459 acre tract conveyed to Metal Container Corp by deed of record in Instrument No. 199910150260760, the 1.000 acre tract conveyed to JWB, Inc. by deed of record in Official Record 16770 B10, the 1.000 acre tract conveyed to Paul Poplis by deed of record in Official Record 17638 G07, the 1.000 acre tract conveyed to Kenneth L. & Marilyn S. VanDyke by deed of record in Official Record 24195 G13, and the 1.350 acre tract conveyed to Westminster 3 Medical Properties, LLC by deed of record Instrument No. 2000010110206182, to an iron pin set;

The following three (3) courses and distances across said 111.20 and 132.00 acre tracts:

1. Thence South 82° 40' 29" West, a distance of 1843.61 feet, to an iron pin set;
2. Thence South 07° 19' 31" East, a distance of 262.13 feet, to an iron pin set;
3. Thence South 82° 19' 49" West, a distance of 1378.25, to the TRUE POINT OF BEGINNING. Containing 92.736 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the bearing of North 82° 21' 49" East for the centerline of East Broad Street as established from a series of GPS observations in October, 2003.

EVANS, MECHWART HAMBLETON & TILTON, INC.

**To Rezone From:** M-1, Manufacturing District,

**To:** PUD-8, Planned Unit Development District

**SECTION 2.** That a Height District of ~~thirty-five (35)~~ **sixty (60)** feet is hereby established on the PUD-8, 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 -8, 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 "**THE LAKES AT TAYLOR STATION**," signed by Jeffrey L. Brown, Attorney for the Applicant, and dated March 14 **28**, 2005.

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