



City of Columbus

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

Legislation Text

File #: 1861-2005, **Version:** 1

REZONING APPLICATION # Z03-094

APPLICANT: Dominion Homes, Inc.; John P. Kennedy and Laura MacGregor Comek, Attys.; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.

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

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on October 13, 2005.

ROCKY FORK BLACKLICK ACCORD RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested PUD-8, Planned Unit Development District would permit 108 single-family dwellings and 186 multi-family townhouses on 43.73± acres, with 10.8± acres of open space and total density of 6.7± dwelling units per acre. The requested rezoning is consistent with the *Rocky Fork/ Blacklick Accord* (2003) with respect to land use recommendations, through working with the site's natural characteristics, and the setback and treatment along Warner Road. The PUD-8 development plan and notes provide customary development standards and provide adequate buffering and screening throughout the site. The requested PUD-8, Planned Unit Development District is consistent with the established zoning and development patterns in the area.

To rezone **4871 WARNER ROAD (43081)**, being 43.73± acres located on the south side of Warner Road, 1400± feet east of Ulry Road, **From:** R, Rural District, **To:** PUD-8, Planned Unit Development District (Rezoning # Z03-094).

WHEREAS, application #Z03-094 is on file with the Building Services Division of the Department of Development requesting rezoning of 43.73± acres from R, Rural District, to PUD-8, 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 requested PUD-8, Planned Unit Development would permit 108 single-family dwellings and 186 multi-family townhouses on 43.73± acres with 10.8± acres of open space and total density of 6.7± dwelling units per acre. The requested rezoning is consistent with the *Rocky Fork/ Blacklick Accord* (2003) with respect to land use recommendations, through working with the site's natural characteristics, and the setback and treatment along Warner Road. The PUD-8 development plan and notes provide customary development standards and provide adequate buffering and screening throughout the site. The requested PUD-8, Planned Unit Development District is consistent with the established zoning and development patterns in 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:

4871 WARNER ROAD (43081), being 43.73± acres located on the south side of Warner Road, 1400± feet east of Ulry Road, and being more particularly described as follows:

ZONING

43.727 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 3, Township 2, Range 16, United States Military Lands and being those tracts conveyed to Dominion Homes by deeds of record in Instrument Number 200507060131302 and Instrument Number 200506070109304 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, at a point marking the intersection of the southerly right-of-way line of Warner Road with the westerly line of that 22 acre tract as conveyed to said Dominion Homes;

thence with the perimeter of said Dominion Homes tracts, the following courses and distances:

South 86° 44' 29" East, a distance of 605.80 feet to a point;

South 01° 37' 12" West, a distance of 206.50 feet to a point;

South 87° 12' 33" East, a distance of 139.67 feet to a point;

South 03° 42' 28" West, a distance of 274.06 feet to a point;

South 86° 34' 44" East, a distance of 499.13 feet to a point; and

North 03° 31' 55" East, a distance of 480.74 feet to a point in said southerly right-of-way line of Warner Road;

thence South 86° 44' 29" East, with said southerly right-of-way line, a distance of 50.00 feet to a point in the westerly line of that 2.869 acre tract conveyed to Michael W. and Mary A. Adkins;

thence continuing with the perimeter of said Dominion Homes tract, the following courses and distances:

South 03° 31' 55" West, a distance of 1374.52 feet to a point;

North 85° 52' 57" West, a distance of 50.00 feet to a point;

North 85° 49' 03" West, a distance of 501.88 feet to a point;

South 03° 42' 28" West, a distance of 525.10 feet to a point;

North 87° 01' 54" West, a distance of 81.12 feet to a point;

North 86° 45' 50" West, a distance of 667.87 feet to a point;

North 03° 35' 11" East, a distance of 1891.45 feet to the Point of Beginning and containing 43.727 acres of land, more or less.

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

To Rezone From: R, Rural District,

To: PUD-8, Planned Unit Development District.

SECTION 2. That a Height District of thirty-five (35) 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, "**ALBANY LANDING**," signed by Laura MacGregor Comek, Attorney for the Applicant, dated October 19, 2005.

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