



# City of Columbus

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

## Legislation Text

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**File #:** 1229-2005, **Version:** 2

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### **Rezoning Application Z04-035**

**APPLICANT:** Holt Road Development, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

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

**WESTLAND AREA COMMISSION RECOMMENDATION:** Approval.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on May 12, 2005.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant requests the L-SR, Limited Suburban Residential, NG, Neighborhood General, and NC, Neighborhood Center Districts to develop a maximum of 735 single-family dwellings at a net density of 5.28 units per acre with 25.47± acres of provided open space. The site has been designed in consideration of the Hellbranch Watershed Protection Overlay, and buffering has been provided on the north and west boundaries of the site between Bolton Field Airport and the proposed NG District. In addition, the limitation text for the proposed L-SR District commits to street trees, decorative street lighting, two-car garages, and minimum net floor area. The proposal is consistent with the zoning and development patterns of the area.

To rezone **5080 BIG RUN ROAD SOUTH (43123)**, being 139.08± acres located at the northwest and southwest corners of Big Run Road South and Johnson Road, **From:** R, Rural District, **To:** L-SR, Limited Suburban Residential, NG, Neighborhood General, and NC, Neighborhood Center Districts (Rezoning # Z04-035).

**WHEREAS**, application #Z04-035 is on file with the Building Services Division of the Department of Development requesting rezoning of 139.08± acres from R, Rural District to L-SR, Limited Suburban Residential, NG, Neighborhood General, and NC, Neighborhood Center Districts; and

**WHEREAS**, the Westland Area Commission recommends approval of said zoning change; 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 L-SR, Limited Suburban Residential, NG, Neighborhood General, and NC, Neighborhood Center Districts will allow the development a maximum of 735 single-family dwellings at a net density of 5.28 units per acre with 25.47± acres of provided open space. The site has been designed in consideration of the Hellbranch Watershed Protection Overlay, and buffering has been provided on the north and west boundaries of the site between Bolton Field Airport and the proposed NG District. In addition, the limitation text for the proposed L-SR District commits to street trees, decorative street lighting, two-car garages, and minimum net floor area. The proposal is consistent 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:

**5080 BIG RUN ROAD SOUTH (43123)**, being 139.08± acres located at the northwest and southwest corners of Big Run Road South and Johnson Road, and being more particularly described as follows:

**ZONING DESCRIPTION**  
**LIMITED SUBURBAN RESIDENTIAL DISTRICT**  
**45.353 ACRES**

Situated in the State of Ohio, County of Franklin, Townships of Prairie and Pleasant, lying in Virginia Military Survey Nos. 1448 and 3026, and being part of the original 61 acres conveyed to Jennifer M. Grooms by deed of record in Instrument Number 199807160177701, and part of the tract conveyed as Parcel 2 to Evelyn M. Grooms by deed of record in Deed Book 3797, Page 663, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning at the centerline intersection of the Johnson Road and Bukey Road;

Thence North 87° 12' 09" West, a distance of 313.13 feet, with the centerline of said Johnson Road, to a point;

Thence South 02° 47' 51" West, a distance of 970.89 feet, across said original 61 acre tract, to a point;

Thence with the perimeter of said original 61 acre tract, the following courses and distances:

North 86° 52' 09" West, a distance of 1824.92 feet, to a point;

North 02° 53' 42" East, a distance of 960.28 feet, to a point in the centerline of said Johnson Road;

Thence South 87° 12' 09" East, a distance of 1396.70 feet, with the centerline of said Johnson Road, to a point;

Thence across said Parcel 2, the following courses and distances:

North 01° 37' 01" East, a distance of 267.05 feet to a point of curvature;

With said curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing North 46° 37' 01" East, a chord distance of 28.28 feet, to a point of tangency;

South 88° 22' 59" East, a distance of 164.00 feet, to a point of curvature;

With said curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing South 43° 22' 59" East, a chord distance of 28.28 feet, to a point of tangency;

South 01° 37' 01" West, a distance of 15.10 feet, to a point of curvature;

With said curve to the left, having a central angle of 16° 42' 48", a radius of 92.99 feet, an arc length of 27.13 feet, and a chord bearing South 06° 44' 23" East, a chord distance of 27.03 feet, to a point of compound curvature;

With said curve to the left, having a central angle of 16° 42' 48", a radius of 92.99 feet, an arc length of 27.13 feet, and a chord bearing South 23° 27' 11" East, a chord distance of 27.03 feet, to a point of compound curvature;

With said curve to the left, having a central angle of 10° 35' 48", a radius of 93.03 feet, an arc length of 17.21 feet, and a chord bearing South 37° 06' 29" East, a chord distance of 17.18 feet, to a point of tangency;

South 42° 52' 50" East, a distance of 13.52 feet, to a point;

South 43° 49' 43" East, a distance of 13.52 feet, to a point;

South 43° 50' 34" East, a distance of 12.73 feet, to a point;

South 42° 55' 24" East, a distance of 12.73 feet, to a point of curvature;

With said curve to the left, having a central angle of 45° 55' 10", a radius of 91.24 feet, an arc length of 73.12 feet, and a chord bearing South 65° 52' 59" East, a chord distance of 71.18 feet, to a point of tangency;

South 88° 22' 59" East, a distance of 361.20 feet, to a point of curvature;

With said curve to the right, having a central angle of 00° 37' 36", a radius of 61278.13 feet, an arc length of 670.18 feet, and a chord bearing South 88° 22' 45" East, a chord distance of 670.17 feet, to a point;

South 01° 32' 08" West, a distance of 111.01 feet, to a point in the northerly right-of-way line of said Johnson Road;

Thence North 87° 12' 09" West, a distance of 249.06 feet, with said northerly right-of-way line, to a point;

Thence South 02° 47' 51" West, a distance of 40.00 feet, across the right-of-way of said Johnson Road, to a point in the centerline thereof;

Thence North 87° 12' 09" West, a distance of 375.26 feet, with the centerline of said Johnson Road, to the POINT OF BEGINNING, containing 45.353 acres, more or less.

This description was prepared from record information and is NOT to be used for transfer.

**To Rezone From:** R, Rural District,

**To:** L-SR, Limited Suburban Residential District.

**ZONING DESCRIPTION**  
**NEIGHBORHOOD GENERAL**  
**31.28 ACRES**

Situated in the State of Ohio, County of Franklin, Townships of Prairie and Pleasant, lying in Virginia Military Survey Nos. 1448 and 3026, and being part of the tract conveyed as Parcel 2 to Evelyn M. Grooms by deed of record in Deed Book 3797, Page 663 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the centerline intersection of the Johnson Road and Bukey Road;

Thence North 87° 12' 09" East, a distance of 375.26 feet, with the centerline of said Johnson Road, to a point;

Thence North 02° 47' 51" East, a distance of 40.00 feet, across the right-of-way of said Johnson Road, to a point in the northerly right-of-way line of said Johnson Road;

Thence South 87° 12' 09" East, a distance of 249.06 feet, with the said northerly right-of-way line, to a point;

Thence across said Parcel 2, the following courses and distances:

North 01° 32' 08" East, a distance of 111.01 feet, to a point;

With a curve to the left, having a central angle of 00° 37' 36", a radius of 61278.13 feet, an arc length of 670.18 feet, and a chord bearing North 88° 22' 45" West, a chord distance of 670.17 feet, to a point of tangency;

North 88° 22' 59" West, a distance of 361.20 feet, to a point of curvature;

With said curve to the right, having a central angle of 45° 55' 10", a radius of 91.24 feet, an arc length of 73.12 feet, and a chord bearing North 65° 52' 59" West, a chord distance of 71.18 feet, to a point of tangency;

North 42° 55' 24" West, a distance of 12.73 feet, to a point;

North 43° 50' 34" West, a distance of 12.73 feet, to a point;

North 43° 49' 43" West, a distance of 13.52 feet, to a point;

North 42° 52' 50" West, a distance of 13.52 feet, to a point of curvature;

With said curve to the right, having a central angle of 10° 35' 48", a radius of 93.03 feet, an arc length of 17.21 feet, and a chord bearing North 37° 06' 29" West, a chord distance of 17.18 feet, to a point of compound curvature;

With said curve to the right, having a central angle of 16° 42' 48", a radius of 92.99 feet, an arc length of 27.13 feet, and a chord bearing North 23° 27' 11" West, a chord distance of 27.03 feet, to a point of compound curvature;

With said curve to the right having a central angle of 16° 42' 48", a radius of 92.99 feet, an arc length of 27.13 feet, and a chord bearing North 06° 44' 23" West, a chord distance of 27.03 feet, to a point of tangency;

North 01° 37' 01" East, a distance of 15.10 feet, to a point of curvature at the TRUE POINT OF BEGINNING;

Thence continuing across said Parcel 2, the following courses and distances:

With said curve to the left, having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing North 43° 22' 59" West, a chord distance of 28.28 feet, to a point of tangency;

North 88° 22' 59" West, a distance of 164.00 feet, to a point of curvature;

With said curve to the left, having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing South 46° 37' 01" West, a chord distance of 28.28 feet, to a point of tangency;

South 01° 37' 01" West, a distance of 267.05 feet to a point in the centerline of said Johnson Road;

Thence North 87° 12' 09" West, a distance of 769.61 feet, with the centerline of said Johnson Road, to a point;

Thence with the perimeter of said Parcel 2, the following courses and distances:

North 02° 42' 44" East, a distance of 1351.79 feet, to a point;

South 86° 06' 32" East, a distance of 1459.88 feet, to a point;

Thence across said Parcel 2, the following courses and distances:

South 01° 23' 46" West, a distance of 246.52 feet, to a point;

North 88° 22' 59" West, a distance of 512.08 feet, to a point;

South 01° 37' 01" West, a distance of 795.89 feet, to the TRUE POINT OF BEGINNING, containing 31.28 acres, more or less.

This description was prepared from record information and is NOT to be used for transfer.

**To Rezone From:** R, Rural District,

**To:** NG, Neighborhood General District.

**ZONING DESCRIPTION**  
**NEIGHBORHOOD CENTER**  
**68.45 ACRES**

Situated in the State of Ohio, County of Franklin, Townships of Prairie and Pleasant, lying in Virginia Military Survey Nos. 1448 and 3026, and being part of the tract conveyed as Parcel 2 to Evelyn M. Grooms by deed of record in Deed Book 3797, Page 663 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the centerline intersection of the Johnson Road and Bukey Road;

Thence North  $87^{\circ} 12' 09''$  East, a distance of 375.26 feet, with the centerline of said Johnson Road, to a point;

Thence North  $02^{\circ} 47' 51''$  East, a distance of 40.00 feet, across the right-of-way of said Johnson Road, to a point in the northerly right-of-way line of said Johnson Road;

Thence South  $87^{\circ} 12' 09''$  East, a distance of 249.06 feet, with the said northerly right-of-way line, to the TRUE POINT OF BEGINNING;

Thence across said Parcel 2, the following courses and distances:

North  $01^{\circ} 32' 08''$  East, a distance of 111.01 feet, to a point;

With a curve to the left, having a central angle of  $00^{\circ} 37' 36''$ , a radius of 61278.13 feet, an arc length of 670.18 feet, and a chord bearing North  $88^{\circ} 22' 45''$  West, a chord distance of 670.17 feet, to a point of tangency;

North  $88^{\circ} 22' 59''$  West, a distance of 361.20 feet, to a point of curvature;

With said curve to the right, having a central angle of  $45^{\circ} 55' 10''$ , a radius of 91.24 feet, an arc length of 73.12 feet, and a chord bearing North  $65^{\circ} 52' 59''$  West, a chord distance of 71.18 feet, to a point of tangency;

North  $42^{\circ} 55' 24''$  West, a distance of 12.73 feet, to a point;

North  $43^{\circ} 50' 34''$  West, a distance of 12.73 feet, to a point;

North  $43^{\circ} 49' 43''$  West, a distance of 13.52 feet, to a point;

North  $42^{\circ} 52' 50''$  West, a distance of 13.52 feet, to a point of curvature;

With said curve to the right, having a central angle of  $10^{\circ} 35' 48''$ , a radius of 93.03 feet, an arc length of 17.21 feet, and a chord bearing North  $37^{\circ} 06' 29''$  West, a chord distance of 17.18 feet, to a point of compound curvature;

With said curve to the right, having a central angle of  $16^{\circ} 42' 48''$ , a radius of 92.99 feet, an arc length of 27.13 feet, and a chord bearing North  $23^{\circ} 27' 11''$  West, a chord distance of 27.03 feet, to a point of compound curvature;

With said curve to the right having a central angle of  $16^{\circ} 42' 48''$ , a radius of 92.99 feet, an arc length of 27.13 feet, and a chord bearing North  $06^{\circ} 44' 23''$  West, a chord distance of 27.03 feet, to a point of tangency;

North  $01^{\circ} 37' 01''$  East, a distance of 810.99 feet, to a point;

South  $88^{\circ} 22' 59''$  East, a distance of 512.08 feet, to a point;

North  $01^{\circ} 23' 46''$  East, a distance of 246.52 feet, to a point;

South  $86^{\circ} 06' 32''$  East, a distance of 212.67 feet, to a point;

North  $01^{\circ} 41' 39''$  East, a distance of 445.67 feet, to a point;

South  $72^{\circ} 51' 40''$  East, a distance of 1118.07 feet, to a point;

South  $87^{\circ} 53' 51''$  East, a distance of 340.16 feet, to a point;

South 11° 17' 05" East, a distance of 1111.17 feet, to a point in the northerly right-of-way line of Big Run South Road;

Thence South 67° 22' 25" West, a distance of 166.46 feet, with said northerly right-of-way line, to a point;

Thence South 22° 37' 35" East, a distance of 40.00 feet, across the right-of-way of said Big Run South Road, to a point in the centerline of said Road;

Thence South 67° 22' 25" West, a distance of 284.56 feet, with the centerline of said Big Run South Road, to a point;

Thence North 22° 37' 35" West, a distance of 40.00 feet, across the right-of-way of said Big Run South Road, to a point in the northerly right-of-way line of said Road;

Thence South 67° 22' 25" West, a distance of 480.36 feet, with said northerly right-of-way line, to a point;

Thence North 87° 12' 09" West, a distance of 243.21 feet, with the northerly right-of-way of said Johnson Road, to a point;

With a curve to the left in said northerly right-of-way line, having a central angle of 20° 37' 35", a radius of 390.00 feet, an arc length of 140.40 feet, and a chord bearing North 76° 53' 22" West, a chord distance of 139.64 feet, to the TRUE POINT OF BEGINNING, containing 68.45 acres, more or less.

This description was prepared from record information and is NOT to be used for transfer.

**To Rezone From:** R, Rural District,

**To:** NC, Neighborhood Center District.

**SECTION 2.** That a Height District of Thirty-five (35) feet is hereby established on the L-SR, Limited Suburban Residential, NG, Neighborhood General, and NC, Neighborhood Center Districts 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 copies of the approved L-SR, Limited Suburban Residential, NG, Neighborhood General and NC, Neighborhood Center Districts and Application among the records of the Building Services Division as required by Sections 3370.03 and 3320.13 of the Columbus City Codes; said text being titled, "**LIMITATION TEXT**," said plans being titled, "**DEVELOPMENT PLAN**," "**NATURAL FEATURES**," "**ZONING DISTRICTS**," "**CIVIC SPACES**," "**THOROUGHFARE PLAN**," and "**REGIONAL LAND USE**," and the TND principles statement titled, "**TND STATEMENT**," all signed on June 20, 2005 by Jeffrey L. Brown, attorney for the Applicant, and the text reading as follows:

**LIMITATION TEXT**

**PROPOSED DISTRICT: L-SR, Limited Residential District**

**PROPERTY ADDRESS: 5080 Big Run South**

**OWNER: Evelyn M. Grooms & Jennifer Grooms**

**APPLICANT: Holt Road Development, LLC**

**DATE OF TEXT: 6/20/05**

**APPLICATION NUMBER: Z04-035**

**1. INTRODUCTION:** The subject site has been recently annexed to the City.

**2. PERMITTED USES:** Those uses permitted in Section 3332.09 of the Columbus City Code.

**3. DEVELOPMENT STANDARDS:**

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

N/A

**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 Johnson Road on the basis of 1 tree for every forty feet of frontage.

2. Each lot shall have at least one street tree planted between the sidewalk and the curb.

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

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

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

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

1. At least 31 dwelling units shall be a minimum of 1800 sq. ft. of net floor area for living quarters with a two car garage; the rest of the dwelling units shall be a minimum of 1200 sq. ft. of net floor area for living quarters with a two car garage.

2. The developer shall build a model home which meets the 1800 sq. ft. of net floor area for living quarters with a two car garage requirement.

3. Basements shall be provided where soil conditions permit.

**4. No dwelling units shall back up to Johnson Road.**

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

1. The developer shall install the City's decorative street light fixture.

**F. Graphics and/or Signage Commitments.**

N/A

**G. Miscellaneous Commitments.**

N/A

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