



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 1307-2012, **Version:** 1

Rezoning Application Z10-013

APPLICANT: Town and Country City, Inc., et al.; c/o Charles Fraas, CASTO, 191 W. Nationwide Blvd., Ste. 200, Columbus, OH 43215.

PROPOSED USE: Multi-unit dwellings, office and commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval 5-1 on May 10, 2012.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant requests the L-AR-O, Limited Apartment Residential and CPD Commercial Planned Development Districts to construct a mixed use development in the L-AR-O portion of the application consisting of multi-unit dwellings at a maximum density of 15.5 units per acre, offices and commercial Development. The commercial development in the L-AR-O portion is proposed via the concurrent Council Variance CV10-021, which is not part of this application but will be considered by City Council in CV10-021. The CPD portions of application are to allow commercial and office development in Subarea 5 and office development in sub-area 5Z. Because sub-area 5Z, which abuts the residences to the east, will be developed with office uses and because the applicants are proposing a 25 foot tree preservation zone along the southern property line and easement as well as height limitations and setback commitments, due to these considerations, Staff recommends approval of the proposed rezoning which should protect the existing single-unit dwellings to the south and east. The requested L-AR-O, Limited Apartment Residential and CPD Commercial Planned Development Districts would permit a mix of multi-unit residential, office and commercial uses consistent with the zoning and land use patterns of the area.

To rezone **5822 NORTH HAMILTON ROAD (43054)**, being 116.26± acres located on the east side of Hamilton Road, 670± feet north of Preserve Boulevard, **From:** L-AR-12, Limited Apartment Residential, PUD-8, Planned Unit Development, and L-C-4, Limited Commercial Districts; **To:** CPD, Commercial Planned Development and L-AR-O, Limited Apartment Office Districts.

For the body text, please see attached [ORD1307attachments_A](#)