



# City of Columbus

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

## Legislation Text

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**File #:** 2031-2013, **Version:** 1

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### **Rezoning Application Z12-043**

**APPLICANT:** Homewood Corp.; c/o Laura MacGregor Comek, Atty.; 500 South Front Street, 12th Floor; Columbus, Ohio 43215.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on December 13, 2012.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is undeveloped and zoned in the NE, Neighborhood Edge, NG, Neighborhood General, NC, Neighborhood Center, and TC, Town Center Districts. The request will reallocate the NE, NG, and NC Districts, and eliminate the TC District. The reallocation of the current Traditional Neighborhood Development (TND) districts will not negatively impact the existing surroundings, and will allow the applicant to pursue their marketing and design objectives while maintaining the goals of TND. The proposed TND commits to a maximum of 508 residential units, which result in an overall increase of 41 units with a density change from 5.47 units/acre to 5.94 units/acre, and results in an increase of open space of 1.76± acres, including further protection of the area west of *Rocky Fork Creek*. The proposal remains consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* (2003), which recommends Traditional Neighborhood Development in the Neighborhood, Neighborhood Center and Neighborhood Center Commercial designations for this location. Staff is supportive of the removal of the TC District with the close proximity of commercially-zoned land to the south of the site. The proposal is compatible with the zoning and development pattern of the area, and will result in increased open space, greater protection of natural resources, and additional revenue to complete needed infrastructure projects in the area.

To rezone **5372 CENTRAL COLLEGE ROAD (43081)**, being 85.4± acres located at the north side of Central College Road, 3040± feet west of Harlem Road; **From:** NE, Neighborhood Edge, NG, Neighborhood General, NC, Neighborhood Center, and TC, Town Center Districts, **To:** NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center Districts (Rezoning # Z12-043).

**WHEREAS**, application # Z12-043 is on file with the Building Services Division of the Department of Development requesting rezoning of 85.4± acres from NE, Neighborhood Edge, NG, Neighborhood General, NC, Neighborhood Center, and TC, Town Center Districts to NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center Districts; and

**WHEREAS**, the Columbus Public Health Healthy Places program reviews applications for active living features and recognizes this development will have new sidewalks installed throughout the development that are a minimum of five feet in width, and bike racks provided at all civic/recreational facilities; and

**WHEREAS**, the Development Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the reallocation of the TND Districts will not negatively impact the existing surroundings, is consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* for Traditional Neighborhood Development, and is compatible with the zoning and

development pattern 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:

**5372 CENTRAL COLLEGE ROAD (43081)**, being 85.4± acres located on the north side of Central College Road, 3040± feet west of Harlem Road, and being more particularly described as follows:

**NEIGHBORHOOD GENERAL - 7.15 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 7.15 acres out of that land conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road; thence with the centerline of said Central College Road, the following courses and distances: South 85° 37' 16" East, a distance of 366.06 feet to a point; and South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828; thence North 05° 04' 10" East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-El Acres" as recorded in Plat Book 46, Page 6; thence with the perimeter of said "Jo-El Acres", the following courses and distances: North 85° 16' 57" West, a distance of 1164.03 feet to a point; North 03° 19' 11" East, a distance of 402.38 feet to a point; North 84° 59' 58" West, a distance of 200.76 feet to a point; and North 03° 38' 06" East, a distance of 869.21 feet to a point; thence, across said "Jo-El Acres" and with the arc of a curve to the left having a central angle of 23° 34' 57", a radius of 530.00 feet, an arc distance of 218.14 feet and a chord that bears North 81° 49' 23" East, a chord distance of 216.61 feet to a point, the TRUE POINT OF BEGINNING; thence continuing across said "Jo-El Acres", the following courses and distances: North 19° 58' 06" West, a distance of 82.00 feet to a point; with the arc of a curve to the right having a central angle of 19° 07' 32", a radius of 124.00 feet, an arc distance of 41.39 feet and a chord that bears North 05° 56' 55" West, a chord distance of 41.20 feet to a point; North 03° 36' 51" East, a distance of 440.03 feet to a point; with the arc of a curve to the right having a central angle of 14° 55' 06", a radius of 324.00 feet, an arc distance of 84.36 feet and a chord that bears North 15° 36' 15" East, a chord distance of 84.12 feet to a point; North 23° 03' 48" East, a distance of 137.44 feet to a point; with the arc of a curve to the left having a central angle of 14° 26' 30", a radius of 276.00 feet, an arc distance of 69.57 feet and a chord that bears North 15° 50' 33" East, a chord distance of 69.38 feet to a point; with the arc of a curve to the right having a central angle of 85° 20' 41", a radius of 20.00 feet, an arc distance of 29.79 feet and a chord that bears North 51° 17' 38" East, a chord distance of 27.11 feet to a point; South 86° 02' 01" East, a distance of 204.44 feet to a point; with the arc of a curve to the right having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc distance of 31.42 feet and a chord that bears South 41° 02' 01" East, a chord distance of 28.28 feet to a point; South 03° 57' 59" West, a distance of 280.00 feet to a point; with the arc of a curve to the right having a central angle of 19° 45' 01", a radius of 99.00 feet, an arc distance of 34.13 feet and a chord that bears South 18° 19' 43" West, a chord distance of 33.96 feet to a point; and South 61° 47' 46" East, a distance of 208.39 feet to a point on an easterly line of said "Jo-El Acres"; thence South 02° 54' 26" West, with said easterly line, a distance of 648.12 feet to a point;

thence across said "Jo-El Acres", the following courses and distances:

South 67° 10' 05" West, a distance of 492.14 feet to a point; and  
with the arc of a curve to the right having a central angle of 02° 51' 49", a radius of 530.00 feet, an arc distance of 26.49 feet and a chord that bears South 68° 35' 59" West, a chord distance of 26.49 feet to the TRUE POINT OF BEGINNING and containing 7.15 acres of land, more or less.

**To Rezone From:** NE, Neighborhood Edge, and NG, Neighborhood General Districts

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

### NEIGHBORHOOD EDGE - 8.48 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 8.48 acres out of that land conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;

thence with the centerline of said Central College Road, the following courses and distances:

South 85° 37' 16" East, a distance of 366.06 feet to a point; and

South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828;

thence North 05° 04' 10" East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-El Acres" as recorded in Plat Book 46, Page 6;

thence with the perimeter of said "Jo-El Acres", the following courses and distances:

North 85° 16' 57" West, a distance of 1164.03 feet to a point;

North 03° 19' 11" East, a distance of 402.38 feet to a point;

North 84° 59' 58" West, a distance of 200.76 feet to a point; and

North 03° 38' 06" East, a distance of 869.21 feet to a point, the TRUE POINT OF BEGINNING;

thence continuing with said perimeter, the following courses and distances:

North 03° 38' 06" East, a distance of 1129.26 feet to a point;

South 86° 02' 01" East, a distance of 665.79 feet to a point; and

South 02° 54' 26" West, a distance of 648.12 feet to a point;

thence across said "Jo-El Acres", the following courses and distances:

North 61° 47' 46" West, a distance of 208.39 feet to a point;

with the arc of a curve to the left having a central angle of 19° 45' 01", a radius of 99.00 feet, an arc distance of 34.13 feet and a chord that bears North 18° 19' 43" East, a chord distance of 33.96 feet to a point;

North 03° 57' 59" East, a distance of 280.00 feet to a point;

with the arc of a curve to the left having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc distance of 31.42 feet and a chord that bears North 41° 02' 01" West, a chord distance of 28.28 feet to a point;

North 86° 02' 01" West, a distance of 204.44 feet to a point;

with the arc of a curve to the left having a central angle of 85° 20' 41", a radius of 20.00 feet, an arc distance of 29.79 feet and a chord that bears South 51° 17' 38" West, a chord distance of 27.11 feet to a point;

with the arc of a curve to the right having a central angle of 14° 26' 30", a radius of 276.00 feet, an arc distance of 69.57 feet and a chord that bears South 15° 50' 33" West, a chord distance of 69.38 feet to a point;

South 23° 03' 48" West, a distance of 137.44 feet to a point;

with the arc of a curve to the left having a central angle of 14° 55' 06", a radius of 324.00 feet, an arc distance of 84.36 feet and a chord that bears South 15° 36' 15" West, a chord distance of 84.12 feet to a point;

South 03° 36' 51" West, a distance of 440.03 feet to a point;

with the arc of a curve to the left having a central angle of 19° 07' 32", a radius of 124.00 feet, an arc distance of 41.39 feet and a chord that bears South 05° 56' 55" East, a chord distance of 41.20 feet to a point;

South 19° 58' 06" East, a distance of 82.00 feet to a point on a curve; and

with the arc of a curve to the right having a central angle of  $23^{\circ} 34' 57''$ , a radius of 530.00 feet, an arc distance of 218.14 feet and a chord that bears South  $81^{\circ} 49' 23''$  West, a chord distance of 216.61 feet to the TRUE POINT OF BEGINNING and containing 8.48 acres of land, more or less.

**To Rezone From:** NE, Neighborhood Edge, and NG, Neighborhood General Districts

**To:** NE, Neighborhood Edge District

**NEIGHBORHOOD GENERAL - 10.15 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 10.15 acres out of that land conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;

thence with the centerline of said Central College Road, the following courses and distances:

South  $85^{\circ} 37' 16''$  East, a distance of 366.06 feet to a point; and

South  $84^{\circ} 56' 41''$  East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828;

thence North  $05^{\circ} 04' 10''$  East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-El Acres" as recorded in Plat Book 46, Page 6;

thence North  $85^{\circ} 16' 57''$  West, with said southerly line, a distance of 434.26 feet to a point, the TRUE POINT OF BEGINNING;

thence North  $85^{\circ} 16' 57''$  West, continuing with said southerly line, a distance of 146.42 feet to a point;

thence across said "Jo-El Acres" the following courses and distances:

North  $04^{\circ} 39' 00''$  East, a distance of 195.50 feet to a point;

with the arc of a curve to the right having a central angle of  $19^{\circ} 32' 20''$ , a radius of 1440.00 feet, an arc distance of 491.07 feet and a chord that bears North  $14^{\circ} 25' 11''$  East, a chord distance of 488.69 feet to a point;

North  $24^{\circ} 11' 20''$  East, a distance of 494.85 feet to a point;

with the arc of a curve to the left having a central angle of  $17^{\circ} 03' 29''$ , a radius of 1060.00 feet, an arc distance of 315.58 feet and a chord that bears North  $15^{\circ} 39' 36''$  East, a chord distance of 314.42 feet to a point; and

North  $07^{\circ} 07' 52''$  East, a distance of 103.39 feet to a point on a northerly line of said "Jo-El Acres";

thence South  $85^{\circ} 53' 54''$  East, with said northerly line, a distance of 127.07 feet to a point;

thence across said "Jo-El Acres" the following courses and distances:

South  $04^{\circ} 22' 09''$  East, a distance of 176.00 feet to a point;

with the arc of a curve to the left having a central angle of  $80^{\circ} 58' 50''$ , a radius of 49.00 feet, an arc distance of 69.26 feet and a chord that bears South  $45^{\circ} 08' 26''$  West, a chord distance of 63.63 feet to a point;

South  $04^{\circ} 39' 00''$  West, a distance of 253.76 feet to a point;

with the arc of a curve to the left having a central angle of  $39^{\circ} 10' 37''$ , a radius of 74.00 feet, an arc distance of 50.60 feet and a chord that bears South  $43^{\circ} 46' 39''$  West, a chord distance of 49.62 feet to a point;

South  $24^{\circ} 11' 20''$  West, a distance of 132.44 feet to a point;

with the arc of a curve to the left having a central angle of  $90^{\circ} 00' 00''$ , a radius of 20.00 feet, an arc distance of 31.42 feet and a chord that bears South  $20^{\circ} 48' 40''$  East, a chord distance of 28.28 feet to a point;

South  $65^{\circ} 48' 40''$  East, a distance of 210.91 feet to a point;

with the arc of a curve to the left having a central angle of  $66^{\circ} 09' 58''$ , a radius of 19.16 feet, an arc distance of 22.13 feet and a chord that bears North  $82^{\circ} 39' 31''$  East, a chord distance of 20.92 feet to a point;

with the arc of a curve to the right having a central angle of  $68^{\circ} 31' 12''$ , a radius of 99.00 feet, an arc distance of 118.39 feet and a chord that bears North  $85^{\circ} 23' 18''$  East, a chord distance of 111.46 feet to a point;

South  $60^{\circ} 21' 06''$  East, a distance of 167.61 feet to a point;

South  $29^{\circ} 38' 54''$  West, a distance of 223.09 feet to a point;

with the arc of a curve to the left having a central angle of  $24^{\circ} 59' 53''$ , a radius of 255.09 feet, an arc distance of 111.30

feet and a chord that bears South 17° 08' 57" West, a chord distance of 110.41 feet to a point;  
South 04° 39' 00" West, a distance of 49.33 feet to a point;  
North 85° 21' 00" West, a distance of 161.25 feet to a point;  
with the arc of a curve to the right having a central angle of 82° 35' 58", a radius of 99.00 feet, an arc distance of 142.72 feet and a chord that bears North 44° 03' 01" West, a chord distance of 130.68 feet to a point;  
with the arc of a curve to the left having a central angle of 63° 03' 38", a radius of 20.00 feet, an arc distance of 22.01 feet and a chord that bears North 34° 16' 51" West, a chord distance of 20.92 feet to a point;  
North 65° 48' 40" West, a distance of 210.91 feet to a point;  
with the arc of a curve to the left having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc distance of 31.42 feet and a chord that bears South 69° 11' 20" West, a chord distance of 28.28 feet to a point;  
North 65° 48' 40" West, a distance of 52.00 feet to a point;  
South 24° 11' 20" West, a distance of 12.48 feet to a point;  
with the arc of a curve to the left having a central angle of 19° 32' 20", a radius of 376.00 feet, an arc distance of 128.22 feet and a chord that bears South 14° 25' 10" West, a chord distance of 127.60 feet to a point;  
South 04° 39' 00" West, a distance of 181.78 feet to a point;  
with the arc of a curve to the left having a central angle of 58° 32' 39", a radius of 151.00 feet, an arc distance of 154.29 feet and a chord that bears South 24° 37' 19" East, a chord distance of 147.67 feet to a point;  
South 36° 06' 21" West, a distance of 152.35 feet to a point;  
South 06° 16' 53" West, a distance of 13.79 feet to the TRUE POINT OF BEGINNING and containing 10.15 acres of land, more or less.

**To Rezone From:** NG, Neighborhood General, NC, Neighborhood Center, and TC, Town Center Districts

**To:** NG, Neighborhood General

#### **NEIGHBORHOOD CENTER - 28.99 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 28.99 acres out of that land conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;  
thence with the centerline of said Central College Road, the following courses and distances:

South 85° 37' 16" East, a distance of 366.06 feet to a point; and  
South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828;  
thence North 05° 04' 10" East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-El Acres" as recorded in Plat Book 46, Page 6;  
thence North 85° 16' 57" West, with said southerly line, a distance of 580.68 feet to a point, the TRUE POINT OF BEGINNING;

thence, continuing with the perimeter of said "Jo-El Acres", the following courses and distances:

North 85° 16' 57" West, a distance of 583.35 feet to a point;  
North 03° 19' 11" East, a distance of 402.38 feet to a point;  
North 84° 59' 58" West, a distance of 200.76 feet to a point; and  
North 03° 38' 06" East, a distance of 869.21 feet to a point;  
thence across said "Jo-El Acres" the following courses and distances:  
with the arc of a curve to the left having a central angle of 26° 26' 47", a radius of 530.00 feet, an arc distance of 244.63 feet and a chord that bears North 80° 23' 28" East, a chord distance of 242.47 feet to a point; and  
North 67° 10' 05" East, a distance of 494.14 feet to a point on an easterly line of said "Jo-El Acres";  
thence, continuing with the perimeter of said "Jo-El Acres", the following courses and distances:

South 02° 54' 26" West, a distance of 9.02 feet to a point; and  
South 85° 53' 54" East, a distance of 449.93 feet to a point;  
thence across said "Jo-El Acres" the following courses and distances:  
South 07° 07' 52" West, a distance of 103.39 feet to a point;  
with the arc of a curve to the right having a central angle of 17° 03' 29", a radius of 1060.00 feet, an arc distance of 315.58 feet and a chord that bears South 15° 39' 36" West, a chord distance of 314.42 feet to a point;  
South 24° 11' 20" West, a distance of 494.85 feet to a point;  
with the arc of a curve to the left having a central angle of 19° 32' 20", a radius of 1440.00 feet, an arc distance of 491.07 feet and a chord that bears South 14° 25' 11" West, a chord distance of 488.69 feet to a point; and  
South 04° 39' 00" West, a distance of 195.50 feet to the TRUE POINT OF BEGINNING and containing 28.99 acres of land, more or less.

**To Rezone From:** NC, Neighborhood Center, and TC, Town Center Districts

**To:** NC, Neighborhood Center District

### NEIGHBORHOOD EDGE - 30.71 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 30.71 acres out of that land conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;  
thence with the centerline of said Central College Road the following courses and distances:  
South 85° 37' 16" East, a distance of 366.06 feet to a point;  
South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828, the TRUE POINT OF BEGINNING;  
thence North 05° 04' 10" East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-El Acres", of record in Plat Book 46, Page 6;  
thence North 85° 16' 57" West, with said southerly line, a distance of 434.26 feet to a point;  
thence across said "Jo-El Acres", the following courses and distances:  
North 06° 16' 53" East, a distance of 13.79 feet to a point;  
North 36° 06' 21" East, a distance of 152.35 feet to a point;  
with the arc of a curve to the right having a central angle of 58° 32' 39", a radius of 151.00 feet, an arc distance of 154.29 feet and a chord that bears North 24° 37' 19" West, a chord distance of 147.67 feet to a point;  
North 04° 39' 00" East, a distance of 181.78 feet to a point;  
with the arc of a curve to the right having a central angle of 19° 32' 20", a radius of 376.00 feet, an arc distance of 128.22 feet and a chord that bears North 14° 25' 10" East, a chord distance of 127.60 feet to a point;  
North 24° 11' 20" East, a chord distance of 12.48 feet to a point;  
South 65° 48' 40" East, a distance of 52.00 feet to a point;  
with the arc of a curve to the right having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc distance of 31.42 feet and a chord that bears North 69° 11' 20" East, a chord distance of 28.28 feet to a point;  
South 65° 48' 40" East, a distance of 210.91 feet to a point;  
with the arc of a curve to the right having a central angle of 63° 03' 38", a radius of 20.00 feet, an arc distance of 22.01 feet and a chord that bears South 34° 16' 51" East, a chord distance of 20.92 feet to a point;  
with the arc of a curve to the left having a central angle of 82° 35' 58", a radius of 99.00 feet, an arc distance of 142.72 feet and a chord that bears South 44° 03' 01" East, a chord distance of 130.68 feet to a point;  
South 85° 21' 00" East, a distance of 161.25 feet to a point;  
North 04° 39' 00" East, a distance of 49.33 feet to a point;

with the arc of a curve to the right having , a central angle of 24° 59' 53" a radius of 255.09 feet, an arc distance of 111.30 feet and a chord that bears North 17° 08' 57" East, a chord distance of 110.41 feet to a point;  
North 29° 38' 54" East, a distance of 223.09 feet to a point;  
North 60° 21' 06" West, a distance of 167.61 feet to a point;  
with the arc of a curve to the left having a central angle of 68° 31' 12", a radius of 99.00 feet, an arc distance of 118.39 feet and a chord that bears South 85° 23' 18" West, a chord distance of 111.46 feet to a point;  
with the arc of a curve to the right having a central angle of 66° 09' 58" a radius of 19.16 feet, an arc distance of 22.13 feet and a chord that bears South 82° 39' 31" West, a chord distance of 20.92 feet to a point;  
North 65° 48' 40" West, a distance of 210.91 feet to a point;  
with the arc of a curve to the right having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc distance of 31.42 feet and a chord that bears North 20° 48' 40" West, a chord distance of 28.28 feet to a point;  
North 24° 11' 20" East, a distance of 132.44 feet to a point;  
with the arc of a curve to the right having a central angle of 39° 10' 37", a radius of 74.00 feet, an arc distance of 50.60 feet and a chord that bears North 43° 46' 39" East, a chord distance of 49.62 feet to a point;  
North 04° 39' 00" East, a distance of 253.76 feet to a point;  
with the arc of a curve to the right having a central angle of 80° 58' 50", a radius of 49.00 feet, an arc distance of 69.26 feet and a chord that bears North 45° 08' 26" East, a chord distance of 63.63 feet to a point; and  
North 04° 22' 09" West, a distance of 176.00 feet to a point on a northerly line of said "Jo-El Acres";  
thence with the perimeter of said "Jo-El Acres", the following courses and distances:  
South 85° 53' 54" East, a distance of 797.31 feet to a point;  
South 04° 41' 18" West, a distance of 309.54 feet to a point;  
South 61° 09' 14" East, a distance of 106.75 feet to a point;  
South 44° 21' 12" East, a distance of 119.01 feet to a point;  
South 14° 50' 55" East, a distance of 102.63 feet to a point;  
South 38° 17' 25" East, a distance of 101.67 feet to a point;  
South 68° 15' 40" West, a distance of 85.05 feet to a point;  
North 50° 16' 39" West, a distance of 265.23 feet to a point;  
North 87° 17' 37" West, a distance of 27.53 feet to a point;  
South 03° 37' 14" West, a distance of 1079.96 feet to a point; and  
North 85° 07' 48" West, a distance of 500.61 feet to the northeasterly corner of said 0.857 acre tract;  
thence South 03° 49' 53" West, with the easterly line of said 0.857 acre tract, a distance of 247.78 feet to a point in the centerline of said Central College Road;  
thence North 85° 02' 04" West, with the centerline of said Central College Road, a distance of 150.51 feet to the TRUE POINT OF BEGINNING and containing 30.71 acres of land, more or less.

**To Rezone From:** NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center Districts

**To:** NE, Neighborhood Edge District

**SECTION 2.** That a Height District of Thirty-five (35) feet is hereby established on the NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center Districts on this property.

**SECTION 3.** That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map, and shall register a copy of the approved NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center Districts and Application among the records of the Department of Building and Zoning Services as required by Section 3320.13 of the Columbus City Codes; said plans being titled, "**DEVELOPMENT PLAN FOR HELLEBREKERS SHEETS 1-7,**" and TND principles statement titled, "**HELLEBREKERS STATEMENT ADDRESSING TND PRINCIPLES,**" all signed on April 22, 2013 by Laura MacGregor Comek, Attorney for the Applicant.

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