



# City of Columbus

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

## Legislation Text

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**File #:** 0954-2005, **Version:** 1

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**Rezoning Application:** Z04-092

**APPLICANT:** Huntington Tower Associates; c/o Jeffrey L. Brown, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on January 13, 2005.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant is requesting the PUD-4, Planned Unit Development District to add a .79± acre parcel to a site that was rezoned to the PUD-4 zoning district in July, 2004. The maximum number of dwelling units permitted increases from 76 to 80 with a slight increase in density. The overall PUD-4 zoning district remains consistent with the draft *Hayden Run Corridor Plan* (2004). Open space must be dedicated to the City of Columbus Recreation and Parks Department prior to issuance of zoning clearance for any development on this site.

To rezone **4810 LEPPERT ROAD (43215)**, being 24± acres located on the east side of Leppert Road, 365± feet south of Hayden Run Road, **From:** R, Rural and PUD-4, Planned Unit Development Districts, **To:** PUD-4, Planned Unit Development District (Rezoning # Z04-092).

**WHEREAS**, application #Z04-092 is on file with the Building Services Division of the Department of Development requesting rezoning of 24.04± acres from R, Rural and PUD-4, Planned Unit Development Districts to PUD-4, Planned Unit Development District; and

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

**WHEREAS**, the City Departments recommend approval of the requested PUD-4, Planned Unit Development District to add a 0.79± acre parcel to a 23.2± site that was rezoned to the PUD-4 zoning district in July, 2004. The maximum number of dwelling units permitted will increase from 76 to 80 with a slight increase in density. The proposed PUD-4 zoning district remains consistent with the draft *Hayden Run Corridor Plan* (2004), and open space must be dedicated to the City of Columbus Recreation and Parks Department prior to issuance of zoning clearance for any development; 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:

**4810 LEPPERT ROAD (43215)**, being 24± acres located on the east side of Leppert Road, 365± feet south of Hayden Run Road, and being more particularly described as follows:

**ZONING DESCRIPTION ONE: 23.25± ACRES**

Situated in the State of Ohio, County of Franklin, Townships of Washington and Norwich, lying in Virginia Military Survey Number 3453, and being part of the 104 acre tract conveyed to Kermit C. Grener and Dorothy A. Grener by deed of record in Deed Book 898, Page 543, (all references are to the records of the Recorder's Office, Franklin County, Ohio), and being more particularly described as

follows:

Beginning, for reference, at a Franklin County Geodetic Survey Monument No. 5179, marking the centerline intersection of Hayden Run Road and Leppert Road;

thence South 49° 24' 39" East, a distance of 60.00 feet, with the centerline of said Hayden Run Road, to a point;

thence South 40° 35' 22" West, a distance of 45.00 feet, across said Hayden Run Road right-of-way, to a point in the southerly right-of-way line of said Hayden Run Road;

thence with the southerly right-of-way line of Hayden Run Road the following courses and distances:

South 49° 24' 38" East, a distance of 278.03 feet, to a point;

South 46° 32' 53" East, a distance of 100.12 feet, to a point;

South 49° 24' 38" East, a distance of 159.10 feet, to a point, the TRUE POINT OF BEGINNING;

continuing South 49° 24' 38" East, a distance of 259.47 feet, to a point of curvature;

with the arc of said curve to the left, having a central angle of 06° 30' 54", a radius of 1687.02 feet, an arc length of 191.83 feet, and a chord which bears South 52° 40' 09" East, a distance of 191.72 feet, to a point of tangency;

South 62° 10' 06" East, a distance of 183.42 feet, to a point of curvature;

with the arc of said curve to the left, having a central angle 07° 25' 17", a radius of 1677.02 feet, an arc length of 217.22 feet, and a chord which bears South 65° 52' 45" East, a distance of 217.07 feet, to a point;

South 69° 35' 23" East, a distance of 305.00 feet, to a point in the line common to said 104 acre tract and a 4.752 acre tract conveyed to Juanita J. Huffman by deed of record in Deed Book 2882, Page 415;

thence South 06° 05' 54" East, a distance of 464.79 feet, with the easterly line of said 104 acre tract, and the westerly lines of said 4.752 acre tract and a 6.099 acre tract conveyed to William E Storts and Kay L. Storts by deed of record in Official Record 8625J01, to a point at a common corner of said 104 and 6.099 acre tracts;

thence South 87° 45' 43" West, a distance of 950.19 feet, with the southerly line of said 104 acre tract, and the northerly lines of said 6.099 acre tract and a 109 acre tract conveyed to Carr Farms, Ltd by deed of record in Official Record 19954G11, to a point at a common corner of said 104 acre tract and a 2.506 acre tract conveyed to Phyllis J. Walken and Charles E. Walken by deed of record in Instrument Number 200007200143380;

thence with the lines common to said 104 and 2.506 acre tracts the following courses and distances:

North 07° 22' 49" West, a distance of 72.85 feet, to a point;

North 13° 40' 51" East, a distance of 88.38 feet, to a point;

North 73° 29' 23" West, a distance of 496.95 feet, to a point in the easterly right-of-way line of said Leppert Road;

thence North 18° 46' 58" West, a distance of 143.18 feet, with the easterly right-of-way line of said Leppert Road, to a point;

thence South 83° 18' 43" West, a distance of 20.00 feet, across said Leppert Road right-of-way, to a point in the centerline of said Leppert Road;

thence North 06° 41' 17" West, a distance of 450.54 feet, with the centerline of said Leppert Road, to a point at a corner common to said 104 acre tract and a 0.785 acre tract conveyed to Dolores Y. Sherwood and Wanda F. Straub by deed of record in Official Record 10429J14;

thence with the lines common to said 104 and 0.785 acre tracts the following courses and distances:

South 79° 32' 17" East, a distance of 132.05 feet, to a point;

North 19° 13' 40" East, a distance of 177.68 feet, to a point;

Thence across said 104 acre tract the following courses and distances:

South 49° 24' 38" East, a distance of 200.53 feet, to a point

North 40° 35' 22" East, a distance 226.10 feet, to the TRUE POINT OF BEGINNING, containing 23.25 acres, more or less.

**To Rezone From:** PUD-4, Planned Unit Development District,

**To:** PUD-4, Planned Unit Development District.

**ZONING DESCRIPTION TWO: 0.795± ACRES**

Situated in the County of Franklin, State of Ohio, and in the Township of Washington, Scioto Darby School District, bounded and described as follows:

Being .795 of an acre out of a 100 acre tract formerly owned by Charles Sherwood, sold tract being located in Survey No. 3453, Virginia Military District, and being more particularly described as follows:

Beginning at the center line intersection of Hayden Run Road with Leppert Road, which is in the westerly line of the above mentioned 100 acre tract; thence with the center line of Hayden Run Road, South 72°54' East, 229 feet to a point; thence South 16° 12' West, 177.8 feet to an iron pipe (passing an iron pipe in fence line on Southerly side of said road); thence North 82° 51' West, 132 feet to the center line of Leppert Road (passing an iron pipe in fence line on easterly side of the road); thence with center line of said Leppert Road, North 10° West, 225.3 feet to the place of beginning and containing .795 of an acre, more or less.

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

**To:** PUD-4, Planned Unit Development District.

**SECTION 2.** That a Height District of Thirty-five (35) feet is hereby established on the PUD-4, 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 -4, 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, "**PUD-4 DEVELOPMENT PLAN FOR: HAYDEN RUN AND LEPPERT ROAD,**" signed on June 22, 2005 by Jeffrey L. Brown, 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.