



# City of Columbus

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

## Legislation Text

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**File #:** 1867-2006, **Version:** 1

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### Rezoning Application Z06-058

**APPLICANT:** Platinum Lodging, LLC.; c/o David L. Hodge, Atty; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on September 14, 2006.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. An extended stay hotel located just to the east of this site has already established a residential element in the area. A Council variance for this development (CV06-024) was approved on July 10, 2006. As a condition of the approved Council variance, the applicant is required to rezone this site to an appropriate apartment residential district. The requested L-AR-12, Limited Apartment Residential District will allow multi-family residential development which is compatible with the zoning and development patterns of the area.

To rezone **4770 HILTON CORPORATE DRIVE (43232)**, being 11.2± acres located on the north side of Hilton Corporate Drive, 150± feet east of Cloverleaf Street East **From:** L-M, Limited Manufacturing District **To:** L-AR-12, Limited Apartment Residential District (Rezoning # Z06-058)

**WHEREAS**, application #Z06-058 is on file with the Building Services Division of the Department of Development requesting rezoning of 11.2± acres from L-M, Limited Manufacturing District, to L-AR-12, Limited Apartment Residential District; and

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

**WHEREAS**, the City Departments recommend approval of said zoning change because an extended stay hotel located just to the east of this site has already established a residential element in the area. A Council variance for this development (CV06-024) was approved on July 10, 2006. As a condition of the approved Council variance, the applicant is required to rezone this site to an appropriate apartment residential district. The requested L-AR-12, Limited Apartment Residential District will allow multi-family residential development which is compatible 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:

**4770 HILTON CORPORATE DRIVE (43232)**, being 11.2± acres located on the north side of Hilton Corporate Drive, 150± feet east of Cloverleaf Street East and being more particularly described as follows:

#### LEGAL DESCRIPTION OF 11.188 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, located in part of Sections 21 & 22, T12N, R21W, Refugee

Lands, and being part of Lot 2 of LIONMARK CORPORATE CENTER, as numbered and delineated in Plat Book 65, Page 87, Franklin County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at a PK Nail found marking the intersection of the centerline of Hilton Lane (60 feet wide) and Cloverleaf Street east (80 feet wide);

Thence South 89° 43' 46" East 182.80 feet, along the centerline of Hilton Lane, to a point;

Thence North 00° 16' 14" East 30.00 feet, to an iron pin found (3/4 inch) in the north line of Hilton Lane marking the southeast corner of a 16.592 acre tract currently owned by Platinum Lodging LLC, of record in Instrument Number 200410270248374, and being the PRINCIPAL PLACE OF BEGINNING of the herein described tract:

Thence North 00° 22' 16" West 605.46 feet, along the east line of said 16.592 acre tract, to an iron pin found (3/4 inch) in the north line of Lot 2 and south line of Interstate 70, marking the northeast corner of said 16.592 acre tract;

Thence North 85° 59' 00" East 16.99 feet, along the north line of Lot 2 and south line of Interstate 70, to an iron pin found (3/4 inch);

Thence South 87° 13' 53" East 484.74 feet, along the north line of Lot 2 and south line of Interstate 70, to an iron pin found (3/4 inch);

Thence South 82° 13' 10" East 389.07 feet, along the north line of Lot 2 and south line of Interstate 70, to an iron pin found (3/4 inch) marking the northwest corner of a 3.181 acre tract currently owned by Slam Properties IV LLC, of record in Instrument Number 199812310337707;

Thence South 00° 16' 14" West 537.71 feet, along the west line of said 3.181 acre tract, to an iron pin found in the north line of Hilton Lane marking the southwest corner of said 3.181 acre tract;

Thence the following five (5) courses along the south line of Lot 2 and north line of Hilton Lane:

North 89° 43' 46" West 257.20 feet, to an iron pin found (3/4 inch);

Along the arc of a curve to the right (Delta angle= 72° 53' 43", Radius = 20.00', Arc length = 25.45 feet), with a long chord bearing of North 53° 16' 55" West, and a chord length of 23.76 feet, to an iron pin found (3/4 inch);

Along the arc of a curve to the left (Delta angle= 72° 53' 43", Radius = 150.00', Arc length 381.68 feet), with a long chord bearing of North 89° 43' 46" West, and a chord length of 286.73 feet, to an iron pin found (3/4 inch);

Along the arc of a curve to the right (Delta angle= 72° 53' 43", Radius = 20.00', Arc length = 25.45 feet), with a long chord bearing of South 53° 49' 23" West, and a chord length of 23.76 feet, to an iron pin found (3/4 inch);

North 89° 43' 46" West 298.02 feet, to the principal place of beginning, containing an area of **11.188 acres**.

*Basis of bearings assumed, based of the centerline of Hilton Lane being South 89° 43' 46" East, as shown on Plat Book 65, Page 87. A survey was done by Bradley J. Patridge P.S. 7068, in September, 2005. All iron pins set are capped PATRIDGE SURVEYING.*

*All referenced documents are on file at the Franklin County Recorder's Office, Columbus, Ohio.*

**To Rezone From:** from L-M, Limited Manufacturing District,

**To:** L-AR-12, Limited Apartment Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the L-AR-12, Limited Apartment Residential 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 L-AR-12, Limited Apartment Residential District and Application among the records of the Building Services Division as required by

Section 3370.03 of the Columbus City Codes; said plan being titled, "**FORT RAPIDS CONDOMINIUMS**," signed by David L.Hodge, Attorney for the Applicant, dated October 3, 2006, and said text being titled, "**LIMITATION TEXT**," signed by David L.Hodge, Attorney for the Applicant, dated October 31, 2006, and reading as follows:

**LIMITATION TEXT**

**PROPOSED DISTRICT: L-AR-12**  
**PROPERTY ADDRESS: 4770 Hilton Corporate Drive**  
**OWNER: Platinum Lodging, LLC**  
**APPLICANT: Platinum Lodging, LLC**  
**DATE OF TEXT: 10/31/06**  
**APPLICATION NUMBER: Z06 - 058**

**1. INTRODUCTION:** The site is located south of Interstate 70, north of Hilton Corporate Drive. The site is currently zoned L-M. The applicant is seeking rezoning of the property to the L-AR-12 zoning district to permit 128 residential units.

**2. PERMITTED USES:** Those uses permitted in Section 3333.02, AR-12 of the Columbus City Code.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

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

1. The building and parking / maneuvering setbacks from Interstate 70, the building setback from Hilton Corporate Drive, and the perimeter yard requirements may be modified by the accompanying Council Variance, CV06 - 046. The 8-foot perimeter fence encroaches into the building setback.

2. Maximum number of dwelling units shall be 128.

**B. Access, Loading, Parking, and/or Other Traffic Related Commitments.**

Not applicable.

**C. Buffering, Landscaping, Open Space, and/or Screening Commitments.**

1. The developer shall install street trees 30 feet on center within the setback along Hilton Corporate Drive.

2. The developer shall install two (2) deciduous trees, two (2) evergreen trees, two (2) ornamental trees and six (6) shrubs per building within the complex for landscaping purposes.

3. The developer shall install a privacy fence along the perimeter of the property as indicated on the attached site plan. In addition the developer shall install shade trees 30 feet on center within perimeter yard along the property lines.

4. All trees and landscaping shall be well maintained. Dead materials shall be replaced within six (6) months or the next planting season, whichever occurs first. Existing vegetation shall be maintained and preserved when reasonable.

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

Deciduous 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.

6. Minimum size of shrubs at installation shall be 2 gallon.

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

The building materials for the units shall be brick, stone, wood, stone veneer, or stucco, individually or in any combination thereof.

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

1. Light fixtures shall not exceed 20 feet.
2. All external outdoor lighting fixtures to be used shall from the same or similar manufacturer's type to insure compatibility.
3. Lights shall have fully shielded, cut-off style fixtures, which shall be directed downwards to prevent glare and not shine above the horizontal plane.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The developer shall comply with the City's parkland dedication ordinance.
2. The subject site shall be developed in accordance with the submitted site plan with standards contingent on Council Variance CV06 - 046 filed in conjunction with this zoning. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

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