



Legislation Text

File #: 0799-2016, Version: 2

Rezoning Amendment Z06-013A

Ordinance No. 1071-2006, passed July 24, 2006 (Z06-013), rezoned 142.4± acres from the PUD-8, Planned Unit Development and CPD, Commercial Planned Development Districts to the PUD-8, Planned Unit Development and CPD, Commercial Planned Development Districts. That legislation established three sub-areas with development standards applicable to each sub-area, and permitted a maximum of 788 mixed-residential units and limited commercial development. Sub-Area 1 permitted a maximum of 376 single-unit dwellings with development standards that stipulated recessed garage design consistent with the architectural style portrayed in renderings that were included as exhibits to the ordinance. This legislation will amend Ordinance No. 1071-2006 by modifying the PUD text related to garage setback requirements in Sub-Area 1 for Lot Numbers 115 through 172, 188 through 198, 218 through 303, and 306 through 363, as shown on the attached Amendment Location Exhibit F in order for the applicant to pursue housing design alternatives. The requested modifications will allow a garage-forward design with limitations in accordance with the attached renderings identified as Exhibit G. The PUD modifications and attached renderings were reviewed by the Planning Division of the Department of Development to ensure the proposed amendment remains consistent with the land use recommendations of the *Southeast Area Plan* (2000) for neo-traditional development. This amendment does not alter any other requirements established by Ordinance No. 1071-2006.

GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance No. 1071-2006, passed July 24, 2006 (Z06-013), by repealing Section 3 and replacing it with new Section 3 thereby modifying the Planned Unit Development Text in Sub-Area 1 to permit garage-forward design alternatives for a single-unit residential development within property located at **5797 SHANNON ROAD (43110) and to declare an emergency** (Rezoning # Z06-013A).

WHEREAS, Ordinance No.1071-2006, passed July 24, 2006 (Z06-013), rezoned 142.4± acres located at **5797 SHANNON ROAD (43110)** from the PUD-8, Planned Unit Development and CPD, Commercial Planned Development Districts to the PUD-8, Planned Unit Development and CPD, Commercial Planned Development Districts; and

WHEREAS, that rezoning established specific development standards addressing permitted uses, setbacks, density, access, landscaping, building design, and other customary design commitments; and

WHEREAS, the Planned Unit Development Text in Sub-Area 1 requires that each garage shall be located either behind the dwelling to which it is accessory, or two (2) feet behind the face of the dwelling; that the garage must be a minimum of twenty-seven (27) feet from the street right-of-way line in which it faces; and that all dwellings shall be of an architectural style consistent with the renderings provided in Exhibit A, Exhibit B, and Exhibit C; and

WHEREAS, the Applicant proposes to modify the Planned Unit Development Text in Sub-Area 1 to allow garage projections of a maximum of ten (10) feet from the building façade for garage-forward designed dwellings; with commitments for a minimum one hundred (100) square foot porch for each garage-forward designed dwelling, a maximum of forty (40) percent of all dwellings in the affected part of the sub-area having a garage-forward design, that

no dwellings with garage-forward design shall be located either on a corner lot or next to another dwelling with a garage-forward design, and that dwellings shall be of an architectural style consistent with the attached renderings identified as Exhibit G; and

WHEREAS, it is necessary to amend Ordinance No. 1071-2006, passed July 24, 2006 (Z06-013), to permit design alternatives pertaining to garage-forward design, placement, and additional architectural renderings in Sub-Area 1; and

WHEREAS, all other aspects of the development text and exhibits contained in Ordinance No.1071-2006 are unaffected by this amendment and remain in effect; and

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; now, therefore;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That Section 3 of Ordinance #1071-2006, passed July 24, 2006 (Z06-013), be hereby repealed and replaced with new Section 3 reading as follows:

SECTION 3. That the ~~Director of the Department of Development~~ **Director of the Department of Building and Zoning Services** 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-8, Planned Unit Development and CPD, Commercial Planned Development Districts and Application among the records of the ~~Building Services Division~~ **Department of Building and Zoning Services** as required by Sections 3311.09 and 3311.12, respectively, of the Columbus City Codes, said plans being titled, "SITE PLAN A," "SITE PLAN B," "SITE PLAN C," "SITE PLAN D," and "SITE PLAN E," signed on April 20, 2006, by Daniel H. Schoedinger, Attorney for the Applicant, and said exhibits being titled "EXHIBIT A," "EXHIBIT B," and "EXHIBIT C," signed on March 27, 2006, by Daniel H. Schoedinger, Attorney for the Applicant, and "EXHIBIT D," and "EXHIBIT E," signed on January 31, 2006 by Jill Tangeman, Attorney for the Applicant, **and "AMENDMENT LOCATION EXHIBIT F," and "EXHIBIT G,"** and text titled, "PLANNED UNIT DEVELOPMENT AND CPD TEXT," signed on ~~May 26, 2006, by Daniel Schoedinger~~ **February 9, 2016 by Christopher Jones**, Attorney for the Applicant, and reading as follows:

See Attachment ORD0799-2016_Development_Text

SECTION 2. That existing Section 3 of Ordinance No. 1071-2006, passed July 24, 2006 (Z06-013), be and is hereby repealed.

SECTION 3. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~ **That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.**