



# City of Columbus

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

## Legislation Text

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**File #:** 3426-2023, **Version:** 1

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### **Rezoning Application: Z23-059**

**APPLICANT:** Preferred Living; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on November 9, 2023.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of two parcels zoned in the CPD, Commercial Planned Development District, one of which is developed with an office building. The proposed AR-O, Apartment Office District will allow redevelopment of the site with multi-unit residential development uses or limited office uses. The requested AR-O district is generally consistent with the *Far North Area Plan (2014)* recommendation of "Employment Center" land uses at this location, and is consistent with the surrounding zoning and emerging residential development pattern within the Crosswoods community. This request does not represent the addition of an incompatible use to the area and meets the city's objective to provide more housing. A concurrent Council Variance (Ordinance #3429-2023; CV23-119) has been filed for a proposed 204-unit apartment complex, and includes a variance to the perimeter yard.

To rezone **7450 HUNTINGTON PARK DR. (43235)**, being 7.39± acres located on the east side of Huntington Park Drive, 480± feet southeast of Horizon Drive, **From:** CPD, Commercial Planned Development District, **To:** AR-O, Apartment Office District (Rezoning #Z23-059).

**WHEREAS**, application #Z23-059 is on file with the Department of Building and Zoning Services requesting rezoning of 7.39± acres from CPD, Commercial Planned Development District, to AR-O, Apartment Office District; and

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

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested AR-O, Apartment Office District is consistent with the surrounding zoning and development pattern, and will provide housing consistent with the City's objectives; 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:

**7450 HUNTINGTON PARK DR. (43235)**, being 7.39± acres located on the eastside of Huntington Park Drive, 480± feet southeast of Horizon Drive, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio, described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lots 60 and 61 of Section 2, Township 2, Range 18, United States Military Lands, of record in O.R. 6939, Page G05 and part of the original 32.251 and 52.697 acre tracts conveyed to East Ponco Land Development Company by Deeds of record in O.R. 5708, Page A01 and O.R. 6939, Page G01, respectively, records of the recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning for reference at a point in the northerly line and at the easterly end of Horizon Drive (being 60.00 feet in Width) as delineated upon the Plat of Crosswoods Center Section Four, shown of record in Plat Book 63, Page 71, said point being a southeasterly corner of a 6.321 acre tract conveyed to Campus Corporate Center by Deed of Record in O.R. 5708, Page A11;

Thence, with a curve to the right, having a radius of 380.00 feet, a central angle of 12° 36' 01" the chord to which bears South 37° 37' 27" East, a chord distance of 83.40 feet along the northerly line of Horizon Drive (being 60.00 feet in width) of record in Plat Book 64, Page 100, to the point of true beginning for the herein described tract:

Thence the following Two (2) courses and distances across said 32.251 acre tract:

- 1) Thence North 58° 40' 53" East, a distance of 111.39 feet to a point;
- 2) Thence South 86° 49' 53" East, a distance of 427.56 feet to a point in the common line of said original 32.251 acre tract and lands now or formerly owned by N & W Railroad;

Thence South 02° 50' 23" East, a distance of 651.58 feet along the common line of said Railroad lands with said original 32.251 and 52.697 acre tracts to a point;

Thence North 86° 49' 53" West, a distance of 520.77 feet across said original 52.697 and 26.809 acre tracts to a point in the easterly line of Horizon Drive;

Thence the following Two (2) courses and distances along the easterly line of Horizon Drive:

- 1) Thence North 03° 10' 07" East, a distance of 369.73 feet to a point of curvature;
- 2) Thence with a curve to the left having a radius of 380.00 feet, a Central angle of 34° 29' 34" the chord of which bears North 14° 04' 40" West, a chord distance of 225.33 feet to the point of true beginning, containing 7.376 acres, more or less.

Commonly Known As: 7450 Huntington Park Drive, Columbus, OH 43235

Parcel No.: 610-205680 & 610-211630

Address: 7450 Huntington Park Drive; Columbus, OH 43235

**To Rezone From:** CPD, Commercial Planned Development District,

**To:** AR-O, Apartment Office District.

**SECTION 2.** That a Height District of sixty (60) feet is hereby established in the AR-O, Apartment Office District 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 in the office of the Department of Building and Zoning Services.

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