



# City of Columbus

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

## Legislation Text

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**File #:** 1671-2012, **Version:** 1

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### **Rezoning Application Z12-020**

**APPLICANT:** Connie J. Klema, Atty; 145 East Rich Street; 2<sup>nd</sup> Floor; Columbus, Ohio 43215.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on June 14, 2012.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The proposed L-ARLD, Limited Apartment Residential District continues the existing L-ARLD zoning and multi-unit dwelling land use pattern already established to the north and east. The limitation text limits the number of dwelling units to 228 dwelling units for a density of 15.9 units per acre, less than the maximum of 17.4 units per acre. The applicant also commits to providing street trees and lighting limitations. The proposal is consistent with zoning and development patterns of the area.

To rezone **5049 EDWARDS FARM ROAD (43221)**, being 14.3± acres located on the west side of Edwards Farm Road, 500± feet south of Bourbon Street, **From:** R, Rural District, **To:** L-ARLD, Limited Apartment Residential District (Rezoning # Z12-020).

**WHEREAS**, application #Z12-020 is on file with the Building and Zoning Services Department requesting rezoning of 14.3± acres from R, Rural District, to L-ARLD, 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 the proposed L-ARLD, Limited Apartment Residential District continues the existing L-ARLD zoning and multi-unit dwelling land use pattern already established to the north and east. The limitation text limits the number of dwelling units to 228 dwelling units for a density of 15.9 units per acre, less than the maximum of 17.4 units per acre. The applicant also commits to providing street trees and lighting limitations. The proposal is consistent with 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:

being 14.3± acres located on the west side of Edwards Farm Road 500± feet south of Bourbon Street, and being more particularly described as follows:

LEGAL DESCRIPTION

14.283 ACRES

Situated in the State of Ohio, Franklin County, Norwich Township, being a part of Virginia Military Survey No. 2418 and No. 4854, and being a part of the 87.92 acre tract conveyed to Clyde M. Vaughn by deed of record in O.R. 15751 B16; of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of Hayden Run Road, said spike being the Northeast corner of the said original 87.92 acre tract;

Thence South 09 degrees, 40 minutes, 02 seconds East, 2432.49 feet, along the East line of said 87.92 acre tract to a ¾" iron pin found, said pin being at a corner of said 87.92 acre tract, also being on the line between VMS #2418 and VMS #4854;

Thence South 79 degrees, 01 minutes, 49 seconds West, 100.03 feet, along an existing fence line, to a 5/8 inch rebar set on the line between the City of Columbus and Norwich Township, also being the true point of beginning of the tract of land herein intended to be described;

Thence South 09 degrees, 40 minutes, 02 seconds East, 716.03 feet, across said 87.92 acre tract and along said line between the City of Columbus and Norwich Township, to a 5/8 inch rebar set in the South line of said 87.92 acre tract;

Thence South 66 degrees 57 minutes, 36 seconds West, 784.48 feet, along the South line of said 87.92 acre tract, to a 5/8 inch rebar set on the East right-of-way line of Interstate 270, also being the southwest corner of said 87.92 acre tract;

Thence North 11 degrees, 36 minutes, 49 seconds West, 879.94 feet, along the West line of said 87.92 acre tract, and the East right-of-way line of I-270, to a 5/8 inch rebar set;

Thence North 79 degrees, 01 minutes, 49 seconds, East 793.30 feet, along an existing fence line, to the point of beginning, containing 14.283 acres of land, more or less.

The bearings shown above are based on the centerline of Interstate 270 as being North 11 degrees, 36 minutes, 49 seconds, West as shown on ODOT drawing FRA-270-3.47N.

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

**To:** L-ARLD, Limited Apartment Residential District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the L-ARLD, Limited Apartment Residential 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 and shall register a copy of the approved L-ARLD, Limited Apartment Residential District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said text titled, "**LIMITATION TEXT**," signed by Connie J. Klema, Applicant, dated April 2, 2012, and reading as follows:

**LIMITATION TEXT**

**PROPOSED DISTRICT: L-ARLD**

**PROPERTY ADDRESS: 5049 Edwards Farms Rd.**

**OWNER: Delta River Ltd.**

**APPLICANT: Connie J. Klema, Attorney**

**DATE OF TEXT: April 2, 2012**

**APPLICATION NUMBER: Z12-020**

**1. INTRODUCTION:** The site is located south of Hayden Run Road between Edwards Farms Road on the east and Interstate 270 on the west. The site is currently zoned Residential-R. The applicant is seeking rezoning of the property to the L-ARLD zoning district to develop 228 residential units. The apartment buildings shall be a combination of two (2) and three (3) story buildings with parking accommodated by surface parking and detached garages. The development may

include a clubhouse, pool, and other such recreational areas/facilities for residents of the site.

**2. PERMITTED USES:** Those uses permitted in Section 3333.02, ARLD 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 maximum number of dwelling units shall be 228.
2. There shall be a minimum building setback from I-270 right-of-way of fifty feet (50').

B. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. The developer shall install ornamental trees 40 feet on center within the twenty-five foot (25') perimeter yard along Edwards Farms Road.
2. The developer shall install a mixture of shade, ornamental, and/or evergreen trees 40 feet on center within the twenty-five foot (25') perimeter yard along the south and north property lines.

C. Building Design and Exterior Treatment Commitments.

Buildings will be finished on the exteriors with a mixture or single application of brick, stone veneer, wood, cement wood siding, and/or beaded vinyl siding.

D. 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.

E. Lighting and other Environmental Commitments.

1. External lighting, with the exception of entry lighting required by the Building Code, shall be cut-off type fixtures (down lighting) and shall not be higher than eighteen feet (18') provided, however, that the clubhouse building, rental office, display/signage areas, and landscaping may be up-lighted from a ground source.
2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure compatibility.

F. Miscellaneous Commitments.

1. The Parkland Dedication shall be in compliance with the requirements of the City Columbus Recreation and Parks Department and shall require that (i) all new sidewalks installed within the site be connected in a network and a minimum of five feet in width, and (ii) that pedestrian signage or other safe pedestrian means (such as texture pavement, stripping) be installed at the entrance of the development.
2. The access point for the development on Edwards Farms Road shall be aligned with the access point serving the existing development known as Brittany Place Condominium on the east side of Edwards Farms Road.

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

