



Legislation Text

File #: 0328-2012, **Version:** 2

REZONING APPLICATION # Z11-038

APPLICANT: Wheatland Crossing Limited Partnership, and City of Columbus Land Redevelopment Office; c/o Thomas S. Simons, Agent; The Woda Group, LLC; 229 Huber Village Boulevard, Suite 100; Westerville, OH 43081.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on February 9, 2012.

GREATER HILLTOP AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 8.7± acre site is undeveloped and was formally a part of the State of Ohio West Broad Street office complex. In 2004, the property was zoned NE, Neighborhood Edge, and NG, Neighborhood General Districts as part of a 21± acre Traditional Neighborhood Development (TND) for 104 single-unit dwellings, but was never developed. The requested PUD-8, Planned Unit Development District will allow a 60-unit apartment building intended for senior housing with a net density of 6.9 units/acre and 4.6 acres of open space. The site is located within the planning area of *The Greater Hilltop Plan Amendment* (2010) which recommends medium density residential development and open space for this location. The PUD Plan and Notes provide customary development standards that are compatible with the surrounding neighborhood, ensure protection of natural features, and provide active and passive recreational opportunities for residents. The request is consistent with the zoning and development pattern of the area, and with the land use recommendations of *The Greater Hilltop Plan Amendment*.

To rezone **180 NORTH WHEATLAND AVENUE (43204)**, being 8.7± acres located on the east side of North Wheatland Avenue, at the terminus of Glenview Boulevard, **From:** NE, Neighborhood Edge, and NG, Neighborhood General Districts, **To:** PUD-8, Planned Unit Development District **and to declare an emergency** (Rezoning # Z11-038).

WHEREAS, application #Z11-038 is on file with the Department of Building and Zoning Services requesting rezoning of 8.7± acres from NE, Neighborhood Edge, and NG, Neighborhood General Districts, to PUD-8, Planned Unit Development District; and

WHEREAS, the residual 11.4 acres of the original TND site will remain zoned in the NG, Neighborhood General District, and because it is unlikely to be developed as it is zoned, it is anticipated that it will be the subject of a future rezoning request when a proposed land use is identified; and

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

WHEREAS, the Greater Hilltop Area Commission recommends approval of said zoning change; and

WHEREAS, the Columbus Public Health Healthy Places program reviews applications for active living features, and recognizes that this development has five foot wide sidewalks, internal connectivity, a walking path, gathering spaces, a community garden, and an effort to connect the development to the existing trail system; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested PUD-8, Planned Unit Development District provides customary development standards that are compatible with the surrounding neighborhood, ensure protection of natural features, and provide active and passive recreational opportunities for residents. The request is consistent with the zoning and development pattern of the area, and with the land use recommendations of *The Greater Hilltop Plan Amendment* (2010);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 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:

180 NORTH WHEATLAND AVENUE (43204), being 8.7± acres located on the east side of North Wheatland Avenue, at the terminus of Glenview Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being 8.7 acres of the 20.098 acre City of Columbus parcel designated as APN 010-267201 and described as follows:

Commencing at the southwest corner of said 20.098 acre tract, the same being the northwest corner of the 2.410 acre City of Columbus parcel designated as APN 010-267202, and in the east line for Wheatland Avenue, N 08° 26' 29" W, 1165.35 feet to the *Point of Beginning*;

Thence along the west, north, east and south perimeter of said 8.7 acre tract, the following courses;

N 08° 26' 29" W, 576.52 feet;

N 08° 30' 54" W, 71.59 feet;

N 78° 14' 02" E, 110.83 feet;

N 86° 11' 24" E, 273.91 feet;

N 89° 53' 49" E, 111.20 feet;

S 08° 20' 43" E, 113.00 feet;

S 08° 20' 06" E, 772.56 feet;

S 81° 37' 58" W, 151.06 feet;

N 08° 21' 01" W, 69.93 feet;

N 53° 21' 06" W, 28.28 feet;

S 81° 39' 51" W, 116.06 feet;

N 08° 20' 09" W, 178.52 feet;

S 81° 39' 51" W, 205.32 feet to the *Point of Beginning*.

Containing 8.7 acres, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc., 02/07/2012, from Auditor's information and is not to be used for transfer.

All above information is based on the Franklin County, Ohio, Auditor's GIS.

To Rezone From: NE, Neighborhood Edge, and NG, Neighborhood General Districts,

To: PUD-8, Planned Unit Development District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the PUD-8, Planned Unit Development 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 PUD-8, Planned Unit Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.09 of the Columbus City Codes; said plan being titled, "**PUD-8 ZONING PLAN**," dated February 9, 2012, and signed by Thomas S. Simons, Agent for the Applicant.

~~SECTION 4. 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.