



City of Columbus

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

Legislation Text

File #: 0306-2005, **Version:** 1

Rezoning Application: Z04-034.

APPLICANT: M/I Homes of Central Ohio, LLC c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

PROPOSED USE: Attached and detached single-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (7-0) on November 11, 2004.

NORTHEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The Applicant is requesting the PUD-8, Planned Unit Development District to develop a maximum of 235 detached single-family dwellings in Sub-area A and town houses containing 116 attached single-family dwelling units in Sub-area B for a total of 355 dwelling units at a net density of 5.8± dwelling units per acre and 10.8± acres of open space. The *Northeast Area Plan* (1994) recommends industrial development on this site. However, development patterns and conditions have changed significantly enough in the last several years to warrant a deviation from the Plan to permit residential development, which is consistent with zoning and development patterns west of the site across Stelzer Road. The PUD-8 development plan and notes include traffic related commitments to the Transportation Division and Franklin County Engineer's Office, and development standards for private streets and parking, street trees, sidewalks, model homes, building and lot setbacks, buffering and screening, and parking and lighting.

To rezone **2800 STELZER ROAD (43219)**, being 61.88± acres located on the east side of Stelzer Road, 1323± feet south of McCutcheon Road, **From:** L-M-2, Limited Manufacturing and AR-1, Apartment Residential Districts, **To:** PUD-8, Planned Unit Development District (Rezoning # Z04-034).

WHEREAS, application #Z04-034 is on file with the Building Services Division of the Department of Development requesting rezoning of 61.88± acres from L-M-2, Limited Manufacturing and AR-1, Apartment Residential Districts, to PUD-8, Planned Unit Development District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change to the PUD-8, Planned Unit Development District to develop a maximum of 235 detached single-family dwellings in Sub-area A and town houses containing 116 attached single-family dwelling units in Sub-area B for a total of 355 dwelling units at a net density of 5.8± dwelling units per acre and 10.8± acres of open space. The *Northeast Area Plan* (1994) recommends industrial development on this site. However, development patterns and conditions have changed significantly enough in the last several years to warrant a deviation from the Plan to permit residential development, which is consistent with zoning and development patterns west of the site across Stelzer Road. The PUD-8 development plan and notes include traffic related commitments to the Transportation Division and Franklin County Engineer's Office, and development standards for private streets and parking, street trees, sidewalks, model homes, building and lot setbacks, buffering and screening, and parking and lighting; 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:

2800 STELZER ROAD (43219), being 61.88± acres located on the east side of Stelzer Road, 1323± feet south of McCutcheon Road, and being more particularly described as follows:

DETACHED SINGLE FAMILY ZONING DESCRIPTION: 50.983± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 1, Township 1, Range 17, United States Military Lands, being a part of the 61.883 acre tract conveyed to Suburban Improvement of Columbus, Inc. by deed of record in Instrument Number 200412160284820, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a common corner of said 61.883 acre tract and the remainder of the original 190.441 acre tract conveyed to Abbot Laboratories by deed of record in Official Record 10102 H15, being in the centerline of McCutcheon Road;

Thence South 87° 09' 24" East, a distance of 351.10 feet, with said centerline, being a northerly line of said 61.883 acre tract, to a point;

Thence South 02° 50' 36" West, a distance of 30.00 feet, with an easterly line of said 61.883 acre tract, to a point;

Thence North 87° 09' 24" West, a distance of 50.00 feet, with a southerly line of said 61.883 acre tract, to a point in the southerly right-of-way line of said McCutcheon Road;

Thence, with said southerly right-of-way line, being northerly lines of said 61.883 acre tract, the following courses and distances:

South 02° 50' 35" West, a distance of 10.00 feet, to a point;

South 87° 09' 24" East, a distance of 50.00 feet, to a point;

South 82° 23' 34" East, a distance of 204.92 feet, to a point;

Thence, across said 61.883 acre tract, the following courses and distances:

South 03° 35' 01" West, a distance of 1241.80 feet, to a point;

South 86° 24' 59" East, a distance of 260.00 feet, to a point;

South 03° 35' 01" West, a distance of 50.00 feet, to a point;

South 86° 24' 59" East, a distance of 120.00 feet, to a point in the easterly line of said 61.883 acre tract;

Thence South 03° 35' 01" West, a distance of 790.42 feet, with said easterly line, to the southeasterly corner of said 61.883 acre tract;

Thence North 87° 39' 28" West, a distance of 802.98 feet, with the southerly line of said 61.883 acre tract, to a point;

Thence North 87° 00' 33" West, a distance of 927.15 feet, continuing with said southerly line, to a point in the easterly right-of-way line of Stelzer Road;

Thence North 03° 57' 06" East, a distance of 837.56 feet, with said easterly right-of-way line, to a point;

Thence, with the perimeter of said 61.883 tract, the following courses and distances:

South 85° 47' 16" East, a distance of 280.41 feet, to a point;

North 04° 12' 44" East, a distance of 112.93 feet, to a point;

South 87° 09' 24" East, a distance of 499.17 feet, to a point;

North 03° 57' 06" East, a distance of 1205.23 feet, to the POINT OF BEGINNING, containing 50.983 acres of land, more or less.

This description was prepared from record data only, and is not to be used for deed transfer.

EVANS, MECHWART, HAMBLETON, TILTON, INC.

To Rezone From: L-M-2, Limited Manufacturing and AR-1, Apartment Residential Districts,

To: PUD-8, Planned Unit Development District.

MULTI-FAMILY ZONING DESCRIPTION: 10.9± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 1, Township 1, Range 17, United States Military Lands, being a part of the 61.883 acre tract conveyed to Suburban Improvement of Columbus, Inc. by deed of record in Instrument Number 200412160284820, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a common corner of said 61.883 acre tract and the 0.713 acre tract conveyed to State of Ohio as Parcel 28-WL by deed of record in Official Record 33792 H05, being in a southerly line of the 1.241 acre tract conveyed to State of Ohio by deed of record in Deed Book 2973, Page 693, said southerly line being the southerly right-of-way line of McCutcheon Road;

Thence South 03° 35' 01" West, a distance of 1279.22 feet, with the easterly line of said 61.883 acre tract, to a point;

Thence, across said 61.883 acre tract, the following courses and distances:

North 86° 24' 59" West, a distance of 120.00 feet, to a point;

North 03° 35' 01" East, a distance of 50.00 feet, to a point;

North 86° 24' 59" West, a distance of 260.00 feet, to a point;

North 03° 35' 01" East, a distance of 1241.80 feet, to a point in the southerly right-of-way line of said McCutcheon Road;

Thence South 82° 23' 34" East, a distance of 96.12 feet, with said southerly right-of-way line, to a point;

Thence South 85° 14' 29" East, a distance of 284.18 feet, continuing with said southerly right-of-way line, to the POINT OF BEGINNING, containing 10.900 acres of land, more or less.

This description was prepared from record data only, and is not to be used for deed transfer.

EVANS, MECHWART, HAMBLETON, TILTON, INC.

To Rezone From: L-M-2, Limited Manufacturing District,

To: PUD-8, Planned Unit Development District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the PUD-8, Planned Unit Development 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 PUD -8, Planned Unit Development District and Application among the records of the Building Services Division as required by Section 3311.09 of the Columbus City Codes; said plan being titled, "**TOWNE PARK, CITY OF COLUMBUS, FRANKLIN COUNTY,**

DEVELOPMENT PLAN" dated March 14, 2005, and signed by Jeffrey L. Brown, Attorney for the Applicant.

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