



## Legislation Text

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**File #: 2088-2024, Version: 1**

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**Rezoning Application: Z24-012**

**APPLICANT:** The Dune Companies, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on June 13, 2024.

**WEST SCIOTO AREA COMMISSION RECOMMENDATION:** Approval

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with commercial uses in the CPD, Commercial Planned Development District. The proposed AR-O, Apartment Office District will allow multi-unit residential development on the site, consistent with existing Ordinance #0552-2023 (CV22-100), passed on March 6<sup>th</sup>, 2023, which allows up to 235 units with a commercial component. The proposed AR-O district is also consistent with the *Trabue-Roberts Area Plan* (2011) land recommendation of "Mixed Use" at this location. Additionally, the request aligns with the City's objective of creating more housing in all areas of the city. A concurrent Council variance (Ordinance #2089-2024; CV24-033) has been requested and includes variances to allow vehicular access, dumpsters, and loading for adjacent commercial property on the subject site, and to reduce the required maneuvering area, dumpster screening, and perimeter yard standards.

To rezone **3755 RIDGE MILL DR. (43026)**, being 5.20± acres located on the southwest side of Ridge Mill Drive, 600± feet east of Fishinger Boulevard, **From:** CPD, Commercial Planned Development District, **To:** AR-O, Apartment Office District (Rezoning #Z24-012).

**WHEREAS**, application #Z24-012 is on file with the Department of Building and Zoning Services requesting rezoning of 5.20± 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 West Scioto Area 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 will allow multi-unit residential development that is consistent with the land use recommendation of the *Trabue/Roberts Area Plan* (2011), surrounding zoning and development pattern in the neighborhood, and aligns with the City's objective of creating more housing; 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:

**3755 RIDGE MILL DR. (43026)**, being 5.20± acres located on the southwest side of Ridge Mill Drive, 600± feet east of Fishinger Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being known as Unit "B" in THE MARKET AT MILL RUN COMMERCIAL CONDOMINIUM, as described in the Declaration of Condominium Ownership and Bylaws for The Market at Mill Run Commercial Condominium, recorded in Instrument 201412310173000, and the Drawings thereof recorded in Condominium Plat Book 242, Page 66; together with an undivided percentage interest in the common Areas and Facilities as described in said Declaration, as amended of record, of the county records.

Parcel Number: 560-294238

Property Address: 3755 Ridge Mill Drive, Columbus, Ohio 43026

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

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

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on 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 the traffic-related commitments for this area have been established and are contained in the commitments for Council Variance application #CV24-033, included with Ordinance #2089-2024.

**SECTION 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.