



## Legislation Text

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**File #:** 3455-2022, **Version:** 2

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**Rezoning Application: Z21-100**

**APPLICANT:** D.R. Horton - Indiana, LLC; c/o Molly Gwin; 2 Miranova Place, Suite 700; Columbus, OH 43215.

**PROPOSED USE:** Single- and multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-1) on July 14, 2022.

**GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 249.212± acre site consists of four parcels, is developed with a three single-unit dwellings, and is primarily used for agricultural uses in the R, Rural District. The requested PUD-6, Planned Unit Development District will permit the development of 916 mixed residential units. The gross density of the overall PUD is 3.8 units per acre; however, the net density for this entire PUD District, net of dedicated right-of-way for streets is 4.3 units per acre. The site is divided into 4 Subareas: A, B, C, and D. Subarea A proposes 94 attached dwelling units (twin singles) on 17.9± acres with 3.58± acres of open space. Subarea B proposes 164 single-unit dwellings on 32.2± acres with 2.98± acres of open space. Subarea C, proposes 338 single-unit dwellings on 119.5± acres with 43.84± acres of open space. Subarea D proposes 320 multi-residential units on 79.6± acres with 14.10± acres of open space. The text includes development standards addressing setbacks, access, landscaping and screening, building design, lighting, and graphics provisions. ~~A modification to Section 3345.11 (Site plan requirements for showing parcels for dwelling units and multi-unit residential buildings), is included to allow detached or attached multi-residential units under this text to not be on single, separate parcels in order to support condominium ownership.~~ The site is located within the planning boundaries of the *South East Land Use Plan* (2018), which recommends “Low-Medium Density Residential (6-10 du/ac),” “Mixed Use 1 (<24 du/ac),” “Open Space,” and “Institutional” land uses for this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). The Plan supports a range of housing types such as larger development which includes several different residential unit types and a central open space. The requested PUD-6, Planned Unit Development District will facilitate mixed-residential development that is compatible with the land use recommendations of the *South East Land Use Plan*.

To rezone **4001 BRICE RD. (43110)**, being 249.212± acres located at the southwest and southeast corners of Shannon Road and Brice Road, **From:** R, Rural District, **To:** PUD-6, Planned Unit Development District (Rezoning #Z21-100). **(AMENDED BY ORD. 3125-2023 PASSED 11/13/2023) BA**

**WHEREAS**, application #Z21-100 is on file with the Department of Building and Zoning Services requesting rezoning of 249.212± acres from R, Rural District, to PUD-6, Planned Unit Development District; and

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

**WHEREAS**, the Greater South East Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested PUD-6, Planned

Unit Development District will allow a multi-unit residential development that is compatible with the land use and design recommendations of the *South East Land Use Plan* and the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*; 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**4001 BRICE RD. (43110)**, being 249.212± acres located at the southwest and southeast corners of Shannon Road and Brice Road, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio, in Sections 11, 12, & 13, Township 11, Range 21, Refugee Lands, being comprised of all of those tracts of land conveyed to Lamp, LLC by deeds of record in Official Record 33969J17 and Instrument Number 199711260153433, all of those tracts of land conveyed to Thomas R. Lamp and Barbara A. Lamp by deed of record in Instrument Number 201406110072684, and all of that tract of land conveyed to W. Lamp 24 LLC by deed of record in Instrument Number 200712200217470 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the centerline intersection of Brice Road and Shannon Road;

Thence South 03° 59' 15" West, with the centerline of said Brice Road, a distance of 1254.49 feet to the southwesterly corner of that 15.001 acre tract conveyed to World Harvest Church Inc. by deed of record in Official Record 31336118;

Thence South 85° 36' 55" East, with the southerly line of said 15.001 acre tract, a distance of 1349.79 feet to a point in the westerly line of that 63.129 acre tract conveyed to World Harvest Church Inc. by deed of record in Instrument Number 199903020052666;

Thence South 03° 56' 35" West, with said westerly line, a distance of 1780.83 feet to the southwesterly corner thereof;

Thence South 85° 37' 47" East, with the southerly line of said 63.129 acre tract, a distance of 253.28 feet to the northwesterly corner of that 22.834 acre tract conveyed to Columbus Metropolitan Housing Authority by deed of record in Instrument Number 199710020109469;

Thence South 04° 11' 26" West, with the westerly line of said 22.834 acre tract, a distance of 654.52 feet to the northeasterly corner of that 25.600 acre tract conveyed to Rossi OH Partners, LLC by deed of record in Instrument Number 201603010024716;

Thence North 85° 56' 19" West, with the northerly line of said 25.600 acre tract and the northerly line of that 1.104 acre tract conveyed to Lisa G. Neer by deed of record in Instrument Number 200303040063805, a distance of 1602.09 feet to a point in the centerline of said Brice Road;

Thence North 03° 59' 15" East, with said centerline, a distance of 663.17 feet to the northeasterly corner of that 78.944 acre tract conveyed to Jerry Wildermuth and Gina Wildermuth, Trustees by deeds of record in Instrument Numbers 201810220143701 and 201810220143702;

Thence North 85° 24' 40" West, with the northerly line of said 78.944 acre tract, a distance of 886.82 feet to the northeasterly corner of that 81.0 acre tract conveyed to Jerry Wildermuth and Gina Wildermuth, Trustees by deeds of record in Instrument Numbers 201810220143701 and 201810220143702;

Thence North 85° 27' 20" West, with the northerly line of said 81.0 acre tract, a distance of 1785.91 feet to a point in the easterly line of that 91.816 acre tract conveyed to Maronda Homes, Inc. of Ohio by deed of record in Instrument Number

200206110144708;

Thence North 04° 06' 56" East, with said easterly line, a distance of 2180.94 feet to the southwesterly corner of that 2.063 acre tract conveyed to South Central Power Company by deed of record in Instrument Number 199711260153436;

Thence with the boundary of said 2.063 acre tract the following courses and distances:

South 89° 13' 46" East, a distance of 300.00 feet to a point;

North 04° 06' 56" East, a distance of 300.00 feet to a point; and

North 89° 13' 46" West, a distance of 300.00 feet to a point in the easterly line of said 91.816 acre tract;

Thence North 04° 06' 56" East, with said easterly line, a distance of 48.68 feet to the southwesterly corner of that 4.982 acre tract conveyed to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 3534, Page 297;

Thence South 89° 23' 32" East, with the southerly line of said 4.982 acre tract, a distance of 466.04 feet to the southwesterly corner of the subdivision entitled "Shannonfield Estates", of record in Plat Book 87, Page 86;

Thence South 85° 34' 52" East, with the southerly line of said subdivision, a distance of 820.32 feet to the southeasterly corner thereof;

Thence North 04° 05' 25" East, with the easterly line of said subdivision, a distance of 468.47 feet to a point in the centerline of said Shannon Road;

Thence South 85° 34' 52" East, with said centerline, a distance of 1380.63 feet to the POINT OF BEGINNING.

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

**To:** PUD-6, Planned Unit Development District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the PUD-6, 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 change on the said original zoning map and shall register a copy of the approved PUD-6, 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 plans being titled, "**LAMP SOUTH, SHEETS 1-12,**" and said text being titled, "**PLANNED UNIT DEVELOPMENT TEXT,**" all dated November 23, 2022, and signed by Molly Gwin, Attorney for the Applicant, and the text reading as follows:

(See attachment file titled "**ORD3455-2022.DevelopmentText.Amended**")

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