



City of Columbus

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

Legislation Text

File #: 1845-2017, **Version:** 1

Rezoning Application Z16-013

APPLICANT: 3342 Henderson Road, LLC; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.

PROPOSED USE: Sixteen detached single-unit dwellings.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on June 8, 2017.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of three parcels zoned in the RR, Rural Residential District, two of which are developed with a single-unit dwelling and the third is vacant. The applicant is requesting the L-AR-12, Limited Apartment Residential District to permit the development of 16 detached single-unit dwellings (4.5 dwelling units per acre). The site is within the planning area of *The Northwest Plan (2016)*, which recommends low-density residential land uses at this location. Given the limitations included in this request addressing the maximum number of dwellings, stream corridor protection, minimum parking spaces, and building materials, staff finds the proposal to be consistent with the land use recommendations of the Plan and compatible with existing development in the area. A concurrent Council Variance (Ordinance # 1846-2017; CV16-014) has been filed to allow single-unit dwellings in the AR-12 district with reduced development standards.

To rezone **3342 WEST HENDERSON ROAD (43220)**, being 3.6± acres located at the northwest corner of West Henderson Road and Chevy Chase Court, **From:** RR, Rural Residential District, **To:** L-AR-12, Limited Apartment Residential District (Rezoning # Z16-013).

WHEREAS, application # Z16-013 is on file with the Department of Building and Zoning Services requesting rezoning of 3.6± acres from RR, Rural Residential District, to the L-AR-12, 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 limitation included in the request results in a development that is consistent with the land use recommendations of the Plan, and is compatible to existing development in 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:

3342 WEST HENDERSON ROAD (43220), being 3.6± acres located at the northwest corner of West Henderson Road and Chevy Chase Court, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 1, Township 1, Range 19, United States Military Lands, being part of the 3.615 acre tract conveyed to 3342 Henderson Rd. LLC in Instrument

Number 201510060141288 and all of the 0.461 acre tract conveyed to 3342 Henderson Rd. LLC in Instrument Number 201510060141277, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at the southeast corner of Lot 11 of Slate Run Woods as is numbered and delineated on the recorded plat thereof of record in Plat Book 49, Page 65, said point also being in the west line Chevy Chase Court;

Thence along part of the south line of said Lot 11, Westerly, 10 feet to the northeast corner of said 3.615 acre tract, being the TRUE POINT OF BEGINNING of the parcel herein intended to be described;

Thence along part of the east line of said 3.615 acre tract, along the east line of said 0.461 acre tract and along the west line of Chevy Chase Court, Southerly, 449 feet;

Thence across part said 3.615 acre tract, Northwesterly, 300 feet;

Thence continuing across part of said 3.615 acre tract, Westerly, 151 feet to the west line of said 3.615 acre tract;

Thence along part of the west line of said 3.615 acre tract, Northerly, 317 feet to the northwest corner of said 3.615 acre tract;

Thence along the north line of said 3.615 acre tract, Easterly, 426 feet to the TRUE POINT OF BEGINNING, CONTAINING 3.6 ACRES, MORE OR LESS.

This description is for zoning purposes only and is not intended to be used for transfer of property.

Property Parcels: 580-132243; 580-220898; and 590-132244.

Property Address: 3342 West Henderson Road, Columbus, OH 43220.

To Rezone From: RR, Rural Residential District

To: L-AR-12, Limited Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-AR-12, 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 change on the said original zoning map and shall register a copy of the approved L-AR-12, 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 plan being titled, "**ZONING SITE PLAN**," and text titled, "**LIMITATION TEXT**," both signed by Michael T. Shannon, Attorney for the Applicant, and dated May 22, 2017, and the text reading as follows:

LIMITATION TEXT

Existing District: RR, Rural Residential

Proposed District: L-AR-12, Limited Apartment Residential

Property Address: 3342 W. Henderson Road

Parcel ID: 580-132243, 580-220898, 590-132244

Owner/Applicant: 3342 Henderson Rd LLC c/o

Attorney: Michael T. Shannon, Esq.

CRABBE, BROWN & JAMES, LLP

500 South Front Street, Suite 1200

Columbus, Ohio 43215
mshannon@cbjlawyers.com
Date of Text: May 22, 2017
Application: Z16-013

INTRODUCTION:

The subject property (“Site”) is 3.6 +/- acres located at the northwest corner of W. Henderson Road and Chevy Chase Court. Applicant proposes development of 16 detached single family dwelling units. The proposed development is depicted on the Site Plan.

1. Permitted Uses:

The Site shall permit those uses of Section 3333.02 - AR-12, ARLD, and AR-1 apartment residential district use. The Site shall permit a maximum of 16 single-unit dwelling units as permitted by companion CV16-014.

2. Development Standards:

Except as specified herein and in CV16-014, the applicable development standards of Chapter 3333, Apartment Residential Districts, Chapter 3312, Off-Street Parking and Loading, and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply. Council Variance Application CV16-014 is a companion ordinance to this rezoning and modifies certain development standards.

A. Density, Height, Lot and/or Setback Commitments.

1. There shall be a maximum of 16 dwelling units on the 3.6+/- acre Site. The Density shall not exceed 4.5 dwelling units per acre.
2. The building setback from Chevy Chase shall be 10 feet.
3. The building setback from W. Henderson Road shall be 10 feet, net of right of way dedication totaling 50 feet from centerline, as permitted by companion CV16-014.

B. Access, Loading, Parking and/or Traffic Related Commitments.

1. Developer shall dedicate right-of-way totaling 50 feet from centerline of W. Henderson Road.
2. Vehicular access shall be as depicted on Site Plan.

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

1. The open space corresponding to the Slate Run Stream Corridor Protection Zone shall be preserved.
2. Street trees shall be provided, by either new tree planting or preservation of existing trees, along both Chevy Chase Court and W. Henderson Road, at the rate of 1 tree per 50 lineal feet. Trees may be grouped with preservation of existing trees.

D. Building design and/or Interior-Exterior Treatment Commitments.

1. Primary exterior building materials shall consist of wood siding, wood shingles, composite wood siding or shingles, hardi-plank, and/or comparable products, and asphalt shingle roofing.

2. All dwelling units shall have an attached 2 car garage.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or Environmental Commitments.

All new or relocated utility lines on-site shall be installed underground unless the applicable utility company directs or requires otherwise.

F. Graphics and Signage Commitments.

N/A

G. Miscellaneous.

1. Developer shall comply with applicable requirements of Chapter 3318, Parkland Dedication.

2. The site shall be developed in accordance with the submitted site plan. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

3. See also CV16-014.

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