Office of City Clerk
90 West Broad Street
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City of Columbus

Legislation Text

File #: 1019-2014, **Version:** 2

Rezoning Amendment Z05-019B

Ordinance #1274-2005, passed July 25, 2005 (Z05-019), rezoned 2.72± acres from the R, Rural District to the PUD-4, Planned Unit Development District. That legislation permitted the development of ten single-family dwellings in accordance with a registered site plan and specific development standards including a commitment to side-load garages. That ordinance was subsequently amended by Ordinance #1532-2006, passed September 11, 2006 (Z05-019A), to modify landscaping commitments. The applicant desires to amend the PUD Plan and Text to allow the construction of homes with front-load or side-load garages subject to buyer preferences, and to modify permitted building materials, landscaping, and screening requirements. All other development standards and commitments contained in Ordinance #1274-2005 are unchanged by this ordinance and will remain in effect.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance #1274-2005 passed July 25, 2005, as subsequently amended by Ordinance #1532-2006, passed September 11, 2006, for property located at **3558 WEST HENDERSON ROAD (43220),** to modify the PUD district development standards regarding attached garages, building materials, landscaping, and screening **and to declare an emergency** (Z05-019B).

WHEREAS, Ordinance #1274-2005, passed July 25, 2005 (Z05-019), rezoned 2.72± acres from the R, Rural District to the PUD-4, Planned Unit Development District; and

WHEREAS, that legislation permitted the development of ten single-family dwellings in accordance with a registered site plan and specific development standards including a commitment to side-load garages, building materials and tree plantings and preservation; and

WHEREAS, Ordinance #1532-2006, passed September 11, 2006 (Z05-019A), repealed and placed Section 3 of Ordinance #1274-2005 to modify landscaping commitments; and

WHEREAS, this ordinance will repeal Ordinance #1532-2006, passed September 11, 2006, and amend Ordinance #1274-2005, passed July 25, 2005 with a new Section 3, to allow front-load or side-load garages to be built subject to buyer preferences as committed to on the site plan and in the text; and to modify permitted building materials, landscaping and screening commitments; and,

WHEREAS, all other development standards and commitments contained in Ordinance #1532-2006 are unchanged by this ordinance and will remain in effect; 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 Ordinance #1532-2006, passed September 11, 2006 is hereby repealed.

SECTION 2. That the existing Section 3 of Ordinance #1274-2006, passed on July 25, 2005 be hereby repealed and replaced with a new Section 3 reading as follows:

> **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-4, Planned Unit Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plan being titled, " **REVISED DEVELOPMENT PLAN FOR SLATEY HOLLOW SINGLE FAMILY CONDOMINIUMS** " and text titled, "**PUD NOTES**" signed by Thomas L. Hart, Attorney for the Applicant, dated April 24, 2014.

SECTION 3. ~~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.**