



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 0531-2010, Version: 1

Rezoning Application Z09-038

APPLICANT: Dominion Homes, Inc.; c/o Robert A. Meyer, Jr., Atty.; Porter, Wright, Morris & Arthur LLP; 41 South High Street; Columbus, Ohio 43215.

PROPOSED USE: Single-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on March 11, 2010.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 15.9± acre site is undeveloped and zoned in the NG, Neighborhood General District (Z03-104C). The applicant requests a rezoning to the NE, Neighborhood Edge District. The proposal includes a decrease in dwelling units from 80 to 68 and changes the internal circulation by removing alley-based dwellings. A companion Council Variance (CV09-032) is under consideration to vary the garage setback and tree planting pattern requirements in the NE District. The requested NE, Neighborhood Edge District remains consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* (2003), for Traditional Neighborhood Development, and is compatible with the zoning and development patterns of the area.

To rezone **5005 CENTRAL COLLEGE ROAD (43081)**, being 15.9± acres located at the southwest corner of Central College Road and Course Drive, **From:** NG, Neighborhood General District, **To:** NE, Neighborhood Edge District (Rezoning # Z09-038).

WHEREAS, application # Z09-038 is on file with the Building Services Division of the Department of Development requesting rezoning of 15.9± acres from NG, Neighborhood General District to NE, Neighborhood Edge District; and

WHEREAS, the Columbus Public Health Healthy Places program reviews applications for active living features and recognizes this development has bike racks located in the park enabling residents to choose an active lifestyle and sidewalks are five feet wide which creates a more walkable environment; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested NE, Neighborhood Edge District results in a decrease in density, remains consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* (2003), for Traditional Neighborhood Development, and is compatible with the zoning and development patterns of 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:

5005 CENTRAL COLLEGE ROAD (43081), being 15.9± acres located at the southwest corner of Central College Road and Course Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Township 2, Range 16, United States

Military Lands, and being part of that 16.499 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200509230199388 and part of that original 60.492 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200311040353156 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, for reference, at the intersection of Central College Road with Course Drive;

thence South 03° 27' 56" West, across the right-of-way of said Central College Road, a distance of 50.00 feet to a point on the southerly right-of-way line of said Central College Road, being the TRUE POINT OF BEGINNING;

thence across said 16.499 and 60.492 acre tract, the following courses and distances:

South 03° 30' 32" West, a distance of 132.85 feet to a point of curvature to the right;

with the arc of said curve to the right, having a central angle of 24° 37' 53", a radius of 250.00 feet, an arc length of 107.47 feet, a chord bearing and distance of South 15° 48' 32" West, 106.65 feet to a point;

South 28° 17' 00" West, a distance of 210.19 feet to a point of curvature;

with the arc of said curve to the left, having a central angle of 24° 30' 48", a radius of 210.02 feet, an arc length of 89.85 feet, a chord bearing and distance of South 16° 01' 36" West, 89.17 feet to a point;

South 03° 32' 11" West, a distance of 370.86 feet to a point;

North 86° 27' 50" West, a distance of 702.45 feet to a point;

South 06° 46' 05" West, a distance of 58.27 feet to a point;

South 03° 31' 14" West, a distance of 227.19 feet to a point;

North 86° 40' 35" West, a distance of 124.24 feet to the southeasterly corner of that 18.003 acre tract conveyed to Quest Community Church by deed of record in Instrument Number 200512160264890;

thence North 03° 25' 12" East, with the line common to said 16.499 and 18.003 acre tracts, a distance of 746.75 feet to the southwesterly corner of that 1.457 acre tract conveyed to Quest Community Church by deed of record in Instrument Number 200512160264896;

thence South 86° 49' 36" East, with the line common to said 16.499 and 1.457 acre tracts, a distance of 134.75 feet to the southeasterly corner of said 1.457 acre tract;

thence North 03° 25' 12" East, with the line common to said 16.499 and 1.457 acre tracts, a distance of 190.00 feet to the southwesterly corner of that 1.064 acre tract conveyed to Kevin P. Price by deed of record in Official Record 19037F10;

thence South 86° 49' 36" East, with the line common to said 16.499 and 1.064 acre tracts, a distance of 165.00 feet to the southeasterly corner of said 1.064 acre tract;

thence North 03° 25' 12" East, with the line common to said 16.499 and 1.064 acre tracts, a distance of 232.73 feet to a point on the southerly right-of-way line of said Central College Road;

thence South 86° 29' 28" East, with said southerly right-of-way line, a distance of 299.37 feet to a northwesterly corner of said 16.499 acre tract;

thence South 03° 32' 06" West, with the line common to said 16.499 acre tract and that 0.689 acre tract conveyed to Erick S. Smith by deed of record in Instrument Number 200409130213613, a distance of 250.00 feet to the southwesterly corner of said 0.689 acre tract;

thence South 86° 29' 28" East, with the line common to said original 60.492 and 0.689 acre tracts, a distance of 100.00 feet to the southeasterly corner of said 0.689 acre tract;

thence North 03° 32' 06" East, with the line common to said original 60.492 and 0.689 acre tracts, a distance of 250.00 feet to a point on the southerly right-of-way line of said Central College Road;

thence South 86° 29' 28" East, with said southerly right-of-way line, a distance of 263.06 feet to the TRUE POINT OF BEGINNING and containing 15.9 acres of land, more or less.

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

EVANS, MECHWART, HAMBLETON & TITLON, INC.

To Rezone From: NG, Neighborhood General District,

To: NE, Neighborhood Edge District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the NE, Neighborhood Edge 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 NE, Neighborhood Edge, District and Application among the records of the Building Services Division as required by Section 3320.13 of the Columbus City Codes; said plans being titled, "**VILLAGE AT ALBANY CROSSING SHEETS 1-6,**" and TND principles statement titled, "**ALBANY CROSSING AMENDMENT TND PRINCIPLES STATEMENT,**" all signed by Robert A. Meyer, Jr., Attorney for the Applicant, and dated March 19, 2010.

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