



# City of Columbus

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

## Legislation Text

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**File #:** 1696-2004, **Version:** 2

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### **Rezoning Application Z04-040**

**APPLICANT:** Linda Cebul and John Hau Eisen, Trustee; c/o Jeffrey M. Lewis, Atty.; 10 West Broad Street, Suite 2400; Columbus, Ohio 43215.

**PROPOSED USE:** Residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on August 12, 2004.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The proposed TND meets the intent of *The West Columbus Interim Development Plan: 1991* by providing an appropriate land use transition between the existing single-family uses to the west and the existing auto-dealership to the east and providing buffering and parkland along the west and east boundaries of the site.

To rezone **5667 RENNER ROAD (43228)**, being 56.7± acres located on the south side of Renner Road, 460± feet east of Birchwood Drive **From:** RR, Rural Residential, L-AR-12, Limited Apartment Residential, and L-C-4, Limited Commercial Districts, **To:** NC, Neighborhood Center, NE, Neighborhood Edge and NG, Neighborhood General Districts **and to declare an emergency.** (Rezoning # Z04-040)

**WHEREAS**, application #Z04-040 is on file with the Building Services Division of the Department of Development requesting rezoning of 56.7± acres from RR, Rural Residential, L-AR-12, Limited Apartment Residential, and L-C-4, Limited Commercial Districts, to NC, Neighborhood Center, NE, Neighborhood Edge and NG, Neighborhood General Districts; and

**WHEREAS**, the Development Commission recommends approval of said zoning change; 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 due to the necessity to begin construction yet this season for the immediate preservation of the public peace, property, health and safety; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the proposed TND meets the intent of *The West Columbus Interim Development Plan: 1991* by providing an appropriate land use transition between the existing single-family uses to the west and the existing auto-dealership to the east and providing buffering and parkland along the west and east boundaries of the site, 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:

**5667 RENNER ROAD (43228)**, being 56.7± acres located on the south side of Renner Road, ±460 feet east of Birchwood Drive and being more particularly described as follows:

**DESCRIPTION OF A 31.076 ACRE TRACT  
LOCATED NORTH OF INTERSTATE 70 AND  
WEST OF HILLIARD-ROME ROAD  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Number 6641, being part of a 56.742 acre tract conveyed to Renner Road Associates, LLC, by deed of record in Instrument Number 200404060075674 and Instrument Number 200404060075675, all records herein of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**BEGINNING**, at a point at the common corner of said 56.742 acre tract and Lot 7 as shown and delineated on the record plat of WEST HILL CENTER, a subdivision of record in Plat Book 91, Page 66, conveyed to JRML, LTD., by deed of record in Instrument Number 200301070006089 said point also being in the southerly right-of-way line of Renner Road;

Thence South 17°51'01" West, a distance of 803.12 feet, along the line common to said 56.742 acre tract and said Lot 7, to a point at the common corner of said 56.742 acre tract and a 8.426 acre tract (Parcel No. 1) conveyed to Jim Keim Ford, Inc., by deed of record in Instrument Number 200312120393956;

Thence the following two (2) courses and distances along the lines common to said 56.742 acre tract and said 8.426 acre tract:

1. South 72°27'56" East, a distance of 206.14 feet, to a point;
2. South 39°05'31" East, a distance of 501.62 feet, to a point at the common corner of said 56.742 acre tract and said 8.426 acre tract and in the northerly Limited Access right-of-way line of Interstate 70;

Thence the following two (2) courses and distances along the lines common to said 56.742 acre tract and the Limited Access right-of-way line of said Interstate 70:

1. South 58°11'18" West, a distance of 345.01 feet, to a point;
2. North 86°08'49" West, a distance of 887.65 feet, to a point;

Thence the following nine (9) courses and distances over and across said 56.742 acre tract:

1. North 03°51'11" East, a distance of 70.24 feet, to a point;
2. North 63°54'34" East, a distance of 241.85 feet, to a point;
3. North 26°05'26" West, a distance of 463.00 feet, to a point;
4. Along a curve to the right, having a central angle of 30°09'42", a radius of 97.96 feet, an arc length of 51.57 feet, a chord which bears North 11°00'35" West, a chord distance of 50.98 feet, to a point;
5. North 04°04'16" East, a distance of 547.23 feet, to a point;
6. North 85°55'44" West, a distance of 512.13 feet, to a point;
7. North 04°04'16" East, a distance of 225.02 feet, to a point;
8. Along a curve to the right, having a central angle of 03°16'36", a radius of 948.51 feet, an arc length of 54.25 feet, a chord which bears North 05°42'34" East, a chord distance of 54.24 feet, to a point;
9. North 07°20'52" East, a distance of 44.18 feet, to a point in the southerly right-of-way line of said Renner Road;

Thence the following two (2) courses and distances along the lines common to said 56.742 acre tract and the southerly right-

of-way line of said Renner Road:

1. South 82°39'08" East, a distance of 1141.29 feet, to a point;
2. South 73°51'47" East, a distance of 225.51 feet, to the **POINT OF BEGINNING**, containing 31.076 acres, more or less.

The above description is intended to be used for zoning purposes only.

The bearings in the above description are based on the grid bearing of South 82°39'08" East, for the centerline of Renner Road, as determined between Franklin County Monument Numbers 7766 and 5233 (1986 Adjustment).

**To Rezone From:** L-C-4, Limited Commercial, R, Rural, and L-AR-12, Limited Apartment Residential Districts

**To:** NC, Neighborhood Center District.

**DESCRIPTION OF A 13.049 ACRE TRACT  
LOCATED NORTH OF INTERSTATE 70 AND  
WEST OF HILLIARD-ROME ROAD  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Number 6641, being part of a 56.742 acre tract conveyed to Renner Road Associates, LLC, by deed of record in Instrument Number 200404060075674 and Instrument Number 200404060075675, all records herein of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**BEGIN FOR REFERENCE**, at a point at the common corner of said 56.742 acre tract and a 0.057 acre tract conveyed to Columbia Gas of Ohio, Inc., by deed of record in Deed Book 3095, Page 314, and in the northerly Limited Access right-of-way line of Interstate 70;

Thence South 86°08'49" East, a distance of 832.12 feet, along the line common to said 56.742 acre tract and the northerly Limited Access right-of-way line of Interstate 70, to a point;

Thence North 03°51'11" East, a distance of 70.24 feet, over and across said 56.742 acre tract, to the **POINT OF TRUE BEGINNING**;

Thence the following fifteen (15) courses and distances over and across said 56.742 acre tract:

1. South 63°54'34" West, a distance of 45.86 feet, to a point;
2. Along a curve to the right, having a central angle of 29°56'37", a radius of 100.00 feet, an arc length of 52.26 feet, a chord which bears South 78°52'53" West, a chord distance of 51.67 feet, to a point;
3. North 86°08'49" West, a distance of 120.96 feet, to a point;
4. Along a curve to the right, having a central angle of 60°03'23", a radius of 75.00 feet, an arc length of 78.61 feet, a chord which bears North 56°07'07" West, a chord distance of 75.06 feet, to a point;
5. North 26°05'26" West, a distance of 324.82 feet, to a point;
6. Along a curve to the right, having a central angle of 30°09'42", a radius of 576.00 feet, an arc length of 303.22 feet, a chord which bears North 11°00'35" West, a chord distance of 299.73 feet, to a point;
7. North 04°04'16" East, a distance of 234.69 feet, to a point;
8. Along a curve to the left, having a central angle of 15°21'21", a radius of 400.00 feet, an arc length of 107.20 feet, a

chord which bears North 03°36'24" West, a chord distance of 106.88 feet, to a point;

9. Along a curve to the right, having a central angle of 15°21'21", a radius of 500.00 feet, an arc length of 134.00 feet, a chord which bears North 03°36'24" West, a chord distance of 133.60 feet, to a point;
10. North 04°04'16" East, a distance of 74.73 feet, to a point;
11. South 85°55'44" East, a distance of 512.13 feet, to a point;
12. South 04°04'16" West, a distance of 547.23 feet, to a point;
13. Along a curve to the left, having a central angle of 30°09'42", a radius of 97.96 feet, an arc length of 51.57 feet, a chord which bears South 11°00'35" East, a chord distance of 50.98 feet, to a point;
14. South 26°05'26" East, a distance of 463.00 feet, to a point;
15. South 63°54'34" West, a distance of 241.85 feet, to the **POINT OF TRUE BEGINNING**, containing 13.049 acres, more or less.

The above description is intended to be used for zoning purposes only.

The bearings in the above description are based on the grid bearing of South 82°39'08" East, for the centerline of Renner Road, as determined between Franklin County Monument Numbers 7766 and 5233 (1986 Adjustment).

**To Rezone From:** R, Rural, and L-AR-12, Limited Apartment Residential Districts

**To:** NG, Neighborhood General District.

**DESCRIPTION OF A 12.617 ACRE TRACT  
LOCATED NORTH OF INTERSTATE 70 AND  
WEST OF HILLIARD-ROME ROAD  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Number 6641, being part of a 56.742 acre tract conveyed to Renner Road Associates, LLC, by deed of record in Instrument Number 200404060075674 and Instrument Number 200404060075675, all records herein of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**BEGINNING**, at a point at the common corner of said 56.742 acre tract and a 0.057 acre tract conveyed to Columbia Gas of Ohio, Inc., by deed of record in Deed Book 3095, Page 314, and in the northerly Limited Access right-of-way line of Interstate 70;

Thence the following two (2) courses and distances along the lines common to said 56.742 acre tract and said 0.057 acre tract:

1. North 03°59'30" East, a distance of 50.11 feet, to a point;
2. North 85°54'45" West, a distance of 49.88 feet, to a point at the common corner of said 56.742 acre tract and said 0.057 acre tract and in the east line of Lot 53 as shown and delineated on the record plat of TIMBERBROOK WOODS, a subdivision of record in Plat Book 31, Page 32;

Thence North 04°04'16" East, a distance of 1115.10 feet, along the line common to said 56.742 acre tract and said TIMBERBROOK WOODS, to a point at the common corner of said 56.742 acre tract, and a 0.634 acre tract conveyed to Gary J. Brown and Denise D. Brown, by deed of record in Official Record 25623 C05 and in the northerly right-of-way line of Timberbrook Lane;

Thence North 03°50'14" East, a distance of 140.67 feet, along the line common to said 56.742 acre tract and said 0.634 acre tract, to a point at the southwest corner of a 0.062 acre tract (Parcel No. 1) conveyed to Robert B. Howard and Geri L. Howard, by

deed of record in Official Record 3023 C11;

Thence South 82°38'37" East, a distance of 300.00 feet, along the line common to said 0.062 acre tract and said 56.742 acre tract, to point at the common corner of said 56.742 acre tract and a 0.923 acre tract conveyed to Mariwyn D. Haueisen, by deed of record in Deed Book 2437, Page 299;

Thence North 03°50'16" East, a distance of 228.55 feet, along the line common to said 56.742 acre tract and said 0.923 acre tract, to a point in the east line of said 0.923 acre tract and at the common corner of said 56.742 acre tract and a 2.258 acre tract conveyed to the City of Columbus, Ohio, by deed of record in Deed Book 3321, Page 513;

Thence South 82°39'08" East, a distance of 39.02 feet, along the line common to said 56.742 acre tract, said 2.258 acre tract and the southerly right-of-way line of Renner Road, to a point;

Thence the following thirteen (13) courses and distances over and across said 56.742 acre tract:

1. South 07°20'52" West, a distance of 44.18 feet, to a point;
2. Along a curve to the left, having a central angle of 03°16'36", a radius of 948.51 feet, an arc length of 54.25 feet, a chord which bears South 05°42'34" West, a chord distance of 54.24 feet, to a point;
3. South 04°04'16" West, a distance of 299.75 feet, to a point;
4. Along a curve to the left, having a central angle of 15°21'21", a radius of 500.00 feet, an arc length of 134.00 feet, a chord which bears South 03°36'24" East, a chord distance of 133.60 feet, to a point;
5. Along a curve to the right, having a central angle of 15°21'21", a radius of 400.00 feet, an arc length of 107.20 feet, a chord which bears South 03°36'24" East, a chord distance of 106.88 feet, to a point;
6. South 04°04'16" West, a distance of 234.69 feet, to a point;
7. Along a curve to the left, having a central angle of 30°09'42", a radius of 576.00 feet, an arc length of 303.22 feet, a chord which bears South 11°00'35" East, a chord distance of 299.73 feet, to a point;
8. South 26°05'26" East, a distance of 324.82 feet, to a point;
9. Along a curve to the left, having a central angle of 60°03'23", a radius of 75.00 feet, an arc length of 78.61 feet, a chord which bears South 56°07'07" East, a chord distance of 75.06 feet, to a point;
10. South 86°08'49" East, a distance of 120.96 feet, to a point;
11. Along a curve to the left, having a central angle of 29°56'37", a radius of 100.00 feet, an arc length of 52.26 feet, a chord which bears North 78°52'53" East, a chord distance of 51.67 feet, to a point,
12. North 63°54'34" East, a distance of 45.86 feet, to a point;
13. South 03°51'11" West, a distance of 70.24 feet, to a point in the line common to said 56.742 acre tract and the northerly Limited Access right-of-way line of said Interstate 70;

Thence North 86°08'49" West, a distance of 832.12 feet, along the line common to said 56.742 acre tract and the northerly Limited Access right-of-way line of said Interstate 70, to the **POINT OF BEGINNING**, containing 12.617 acres, more or less.

The above description is intended to be used for zoning purposes only.

The bearings in the above description are based on the grid bearing of South 82°39'08" East, for the centerline of Renner Road, as determined between Franklin County Monument Numbers 7766 and 5233 (1986 Adjustment).

**To Rezone From:** R, Rural and L-AR-12, Limited Apartment Residential Districts

To: NE, Neighborhood Edge District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the NC, Neighborhood Center; NE, Neighborhood Edge and NG, Neighborhood General Districts 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 NC, Neighborhood Center, NE, Neighborhood Edge and NG, Neighborhood General Districts and Application among the records of the Building Services Division as required by Section 3320.13 the Columbus City Codes; said plans being titled, "**REGIONAL CONTEXT PLAN RENNER ROAD**", "**EXISTING CONDITIONS PLAN RENNER ROAD**", "**TND DEVELOPMENT PLAN**" and text titled, "**RENNER ROAD TND PRINCIPLES STATEMENT**," all signed by Jeffrey M. Lewis, Attorney for the Applicant, dated September 24, 2004, and reading as follows:

### **RENNER ROAD TND PRINCIPLES STATEMENT**

The Renner Road project is approximately 57 acres and is located west of the Hillard-Rome Road and 1-70 interchange on the western edge of Franklin County. The site is enclosed by Renner Road to the north and Interstate 70 to the south. This project will incorporate the principles of Traditional Neighborhood Development Article 3320. The development ideal set forth by this document is the creation of transit-supportive, mixed-use neighborhoods that foster pedestrian activity and a sense of community and is reflected in the elements as described below;

- A. *The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.*

The proposed density for this site is to be 5 d.u. and is designed to be density supportive of public transit through a tightly clustered development in the center of the proposed site area. This development provides an appropriate transition from the commercial area east of this site and higher density residential on the north to the approximately .5 acre lots in the Timberbrook Woods development.

- B. *The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

From east to west and north to south, no units in this neighborhood are more than 1/3 of a mile from the offsite commercial uses and the neighborhood park in the western area of the site.

- C. *A variety of single-family housing stock serves a range of incomes and age groups.*

Two distinct streetscape types including more than 10 different home models serve a range of incomes and age groups. The streetscapes are characterized by detached homes with attached garages that are accessed by a lane and homes with attached garages accessed from the street. Detached single-family homes accessed by lanes serve a large price range and homes accessed by streets will serve a higher and second price range.

- D. *A variety of business types are accommodated, from retail and professional offices to "live-work" units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.*

This particular TND addresses the transect districts of Neighborhood Edge, Neighborhood General and Neighborhood Center.

- E. *Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.*

The site design is based around a series of greens and a community park which preserves an existing wooded area. The TND Districts plan includes the location of proposed civic buildings.

- F. *A variety of civic spaces take the form of parks, greens, squares and plazas.*

Civic spaces of various sizes are dispersed throughout the site. The site design includes a 4.8-acre wooded reserve, and

several community greens. Most of these civic spaces are located in such a manner to have the houses fronting on the open space thereby reinforcing their significance.

- G. *A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips.*

Thoroughfare types include a hierarchy of streets, closes and lanes as well as sidewalks and a bicycle route. All streets and lanes are interconnected with entrances to the neighborhood from Renner Road.

- H. *Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.*

The building frontages define the thoroughfare streetscape. The majority of the neighborhood is characterized by homes with garages attached at the rear accessed from lanes. This effectively masks parking throughout the neighborhood, with the exception of on-street guest parking.

The remaining portion of the neighborhood is characterized by homes with attached garages accessed from the street. These larger homes are located in the portion of the site that backs to the proposed park and the adjoining properties along the western boundaries.

There are no parking lots proposed. On street parking will be provided for guests.

- I. *Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.*

Block size is consistent with the transect diagrams illustration for Neighborhood Edge, Neighborhood General and Neighborhood Center. The Neighborhood Edge, has a block length of approximately 650', and is located along western portion of the developed area within the site which is less than the existing neighborhood to the west. The remainder of the site consists of Neighborhood General and has a smaller block length of approximately 500'.

**Section 4. ~~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.~~**