



# City of Columbus

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

## Legislation Text

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**File #:** 1070-2021, **Version:** 1

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### **Rezoning Application Z20-017**

**APPLICANT:** 5364 Thompson Road LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

**PROPOSED USE:** Multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-1) on April 8, 2021.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 3.84 acre site is comprised of a single parcel developed with a single-unit dwelling zoned in the R, Rural District as the result of a recent annexation from Plain Township that became effective July 29, 2020. The applicant proposes the AR-1, Apartment Residential District to permit a multi-unit residential development. The site is within the planning area of the *Northland Plan Volume II* (2002), which recommends "Preserve District" for this location, calling for a mix of single and multi-unit residential development with some commercial uses. A concurrent Council variance (Ordinance #1071-2021; CV20-021) has been submitted to vary the perimeter yard requirements to the north and east where adjacent to another apartment complex to allow additional setback area along the west side of the property in consideration of the adjacent single-unit subdivision. The requested AR-1 district is consistent with the *Northland Plan Volume II* recommendation for mixed-residential development, and the site plan and building elevations submitted with the concurrent variance are compatible with the adjacent residential developments.

To rezone **5364 THOMPSON RD. (43230)**, being 3.84± acres located on the north side of Thompson Road, 390± feet east of Preservation Avenue, **From:** R, Rural District, **To:** AR-1, Apartment Residential District (Rezoning #Z20-017).

**WHEREAS**, application #Z20-017 is on file with the Department of Building and Zoning Services requesting rezoning of 3.84± acres from R, Rural District, to the AR-1, 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 requested AR-1, Apartment Residential District is consistent with the *Northland Plan Volume II* recommendation for mixed-residential development, and the site plan and building elevations submitted with the concurrent variance are compatible with the adjacent residential developments; 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:

**5364 THOMPSON RD. (43230)**, being 3.84± acres located on the north side of Thompson Road, 390± feet east of Preservation Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Plain, Quarter Township 3, Township 2, Range 16, United States Military Lands and containing 3.84 acres, said 3.84 acres being part of that tract of land as conveyed to 5364 Thompson Road LLC of record in Instrument No. 202001030000878 and more particularly described as follows:

Beginning, at the northeasterly corner of said 5364 Thompson Road LLC tract, said corner also being a southwesterly corner of that 12.439 acre tract of land as conveyed to Palmer House Borrower LLC of record in Instrument No. 201510080143032 and being at the intersection of the westerly line of an existing City of Columbus Corporation Line (Case #92-88, Ord. #639-89, O.R. 13294, P. D07, P.B. 70, P. 2 I) and a southerly line of an existing City of Columbus Corporation Line (Case #69-95, Ord. #985-96, O.R. 32248, P. 020);

Thence S 03° 17' 16" W, with the easterly line of said 5364 Thompson Road LLC tract, the westerly line of said 12.439 acre tract and along said existing City of Columbus Corporation line (Case #92- 88, Ord. #639-89, O.R. 13294, P. D07, P.B. 70, P. 21), 438.52+/- feet to the northerly right-of-way line of Thompson Road (R.R. 14, P. 486), also being the northerly line of an existing City of Columbus Corporation Line (Case #25-04, Ord. #1296-04, J.N. 200411240269738);

Thence N 86° 48' 56" W, across said 5364 Thompson Road LLC tract, along said northerly right-of-way line and along the northerly line of said existing City of Columbus Corporation Line (Case #25-04, Ord. #1296-04, I.N. 200411240269738), 381.77+/- feet to a westerly line of said 5364 Thompson Road LLC tract, and an easterly line of an existing City of Columbus Corporation Line (Case #37-98, Ord. #3030-98, I.N. 199906140150568) and the southeasterly corner of Mayfair Place Final Plat of record in Plat Book 119, Page 60;

Thence N 03° 11' 03" E, with a westerly line of said 5364 Thompson Road LLC tract, an easterly line of said Mayfair Place Final Plat, an easterly line of said existing City of Columbus Corporation Line (Case #37-98, Ord. #3030-98, I.N. 199906140150568) and partially with an easterly line of an easterly line of an existing City of Columbus Corporation Line (Case #17-92, Ord. #2131-92, O.R. 21014, P. H12), 437.09+/- feet to the northwesterly corner of said 5364 Thompson Road LLC tract, also being a southwesterly corner of said 12.439 acre tract and at the intersection of the easterly line of said existing City of Columbus Corporation Line (Case # 17-92, Ord. #2131-92, O.R. 21014, P. H 12) and the southerly line of said existing City of Columbus Corporation Line (Case #69-95, Ord. #985-96, O.R. 32248, P. 020);

Thence S 87° 01' 47" E, with the northerly line of said 5364 Thompson Road LLC tract, the southerly line of said 12.439 acre tract and along said existing City of Columbus Corporation line (Case #69-95, Ord. #985-96, O.R. 32248, P. 020), 382.57+/- feet to the True Point of Beginning. Containing 3.84 acres, more or less. The above description was written by Advanced Civil Design on January 14, 2020. A drawing of the above description is attached hereto and made a part thereof.

The total length of the annexation perimeter is about 640 feet, of which about 1640 feet are contiguous with existing City of Columbus Corporation Lines, being about 100.00% contiguous. This annexation does not create any islands of township property.

Bearings are based on the bearing of N 03° 10' 56" E for the centerline of Preservation Avenue as recorded in Plat Book 107, Page 84.

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

**To:** AR-1, Apartment Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the AR-1, 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 changes on the said original zoning map in the office of the Department of Building and Zoning Services.

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