



Legislation Text

File #: 0355-2015, **Version:** 1

REZONING APPLICATION # Z14-049

APPLICANT: Asherton Grove LLC, c/o Steve J. Fulkert, Architect; 677 Notchbrook Drive, Delaware, Ohio 43015.

PROPOSED USE: Single- and multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on January 8, 2015.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is partially developed with single-unit and multi-unit dwellings in the PUD-4, Planned Unit Development District which allows a maximum of 101 dwelling units at a density of 3.05 units/acre. The proposed PUD-4, Planned Unit Development District will allow the continued development of the site with different dwelling types for a total of 96 dwellings with a maximum density of 2.88 units/acre. This request represents a reduction of 5 dwelling units. The proposed PUD-4 district provides 15.9± acres of open space for 96 dwelling units, as opposed to 18.6± acres of open space for 101 dwelling units permitted under the current zoning. While the amount of proposed open space has decreased from 18.6± acres to 15.9± acres, Staff is supportive of the proposed site plan because the overall density will be reduced, and more single-unit detached dwellings are planned. Columbus City Code requires 1.32 acres of developed open space for 96 units in the PUD-4; this proposal far exceeds the code requirement by 14.58 acres. The PUD plan and notes provide customary development standards such as street trees, sidewalks, parking/towing language, and parking and garage requirements. In addition, provisions have been made for possible street connection to adjacent properties, and a conservation easement has been established for the wooded area located in the southeast section of the site. This proposal is more consistent with *The Northland Plan Volume II* recommendation for single-unit residential development at a maximum density of three units per acre, and with the zoning and development pattern of the area.

To rezone **4601 CENTRAL COLLEGE ROAD (43081)**, being 33.37± acres located at the southeast corner of Central College and Ulry Roads, **From:** PUD-4, Planned Unit Development District, **To:** PUD-4, Planned Unit Development District (Rezoning # Z14-049).

WHEREAS, application #Z14-049 is on file with the Department of Building and Zoning Services requesting rezoning of 33.37± acres from PUD-4, Planned Unit Development District, to PUD-4, Planned Unit Development District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because this proposal is more consistent with *The Northland Plan Volume II* recommendation for single-unit residential development at a maximum density of three units per acre, and with the zoning and development pattern of the area. The requested PUD-4, Planned Unit Development District will allow a maximum of 96 detached single- and multi-unit dwellings on private streets with a proposed gross density of 2.88 units per acre and 15.9 acres of provided open space which far exceeds the 1.32 acres that is required by code; 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:

4601 CENTRAL COLLEGE ROAD (43081), being 33.37± acres located at the southeast corner of Central College and Ulry Roads, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 4, Township 2, Range 17, United States Military Lands and being all of that tract as conveyed to George P. Benua by deed of record in Deed Book 3711, Page 118 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at the centerline intersection of Central College Road and Ulry Road;

thence with the centerline of Ulry Road with the arc of a curve to the left, having a central angle of 02° 32' 13", a radius of 2580.20 feet, an arc length of 114.25 feet, and a chord which bears South 39° 49' 33" West, a distance of 114.24 feet to a point;

thence South 51° 26' 34" East, across said Ulry Road, a distance of 48.55 feet, to a point in the easterly right-of-way line of said Ulry Road and being the True Point of Beginning;

thence with the southerly right-of-way line of said Central College Road, the following courses and distances;

North 82° 59' 49" East, a distance of 52.49 feet, to a point;

South 67° 25' 08" East, a distance of 260.68 feet, to a point;

South 60° 59' 43" East, a distance of 190.15 feet, to a point;

North 30° 06' 17" East, a distance of 21.73 feet, to a point;

South 61° 01' 34" East, a distance of 379.84 feet, to a point;

South 88° 43' 23" East, a distance of 166.34 feet, to a point in the easterly line of said Benua tract;

thence South 03° 47' 18" West, with said easterly line, a distance of 243.63 feet, to a point;

thence South 03° 49' 11" West, continuing with said easterly line, a distance of 813.20 feet to a point in the northerly line of that tract conveyed to William R. McCorkle Jr. and Mae L. McCorkle of record in Official Record 31533J10;

thence North 86° 42' 42" West, with said northerly line, a distance of 765.29 feet, to a point;

thence North 86° 43' 45" West, continuing with said northerly line, a distance of 446.95 feet, to a point in the easterly right-of-way line of said Ulry Road;

thence with said easterly right-of-way line of Ulry Road;

with the arc of a curve to the right, having a central angle of 00° 31' 14" a radius of 10747.80 feet, an arc length of 97.63 feet, and a chord which bear North 03° 09' 47" West, a distance of 97.63 feet, to a point;

North 03° 51' 31" East, a distance of 615.31 feet, to a point of curvature of a curve to the right;

with the arc of said curve, having a central angle of 35° 38' 03", a radius of 978.41 feet an arc length of 608.51 feet, and a chord which bear North 21° 26' 39" East, a distance of 598.75 feet, to a point;

thence North 38° 40' 46" East, a distance of 91.21 feet to the Point of Beginning and containing 33.37 acres of land, more or less.

To Rezone From: PUD-4, Planned Unit Development District,

To: PUD-4, Planned Unit Development District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the PUD-4, Planned Unit Development 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 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 3311.09 of the Columbus City Codes; said plan being titled, "**ASHERTON GROVE OF WEST ALBANY, SHEETS 1-2,**" dated January 15, 2015, and signed by Steven J. Fulkert, Agent for the Applicant.

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