



Legislation Text

File #: 0512-2015, **Version:** 2

Rezoning Application Z14-051

APPLICANT: T&R Development; c/o Michael T. Shannon of Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.

PROPOSED USE: Multi-unit residential development.

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

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested ARLD, Apartment Residential District will allow an existing apartment complex to expand onto four lots fronting on Hilliard-Rome Road. Three lots are developed with single-unit dwellings zoned in the R, Rural District since annexation in 1974. The other lot is contiguous and was rezoned to the L-C-2, Limited Commercial District in 1998 for office redevelopment. That lot is still developed with a non-conforming single-unit dwelling because office redevelopment has not occurred. The site is located within the boundaries of the *Trabue/Roberts Plan* (2011), which recommends office uses for the Hilliard-Rome Road frontage, and medium-high density mixed-residential development for the majority of site. Deviation from the Plan recommendation is warranted because expansion of the existing apartment complex is more feasible than office redevelopment given the depth and size of the four 180-foot deep lots fronting on Hilliard-Rome Road. Furthermore, the site abuts existing apartment residential development to the south and west of the site that also fronts Hilliard-Rome Road. This request was filed with a companion Council variance (CV14-057) to reduce development standards, including, dumpster area, building lines, perimeter yard, and height. The variance also commits to a site plan, and includes landscaping and elevation drawings that ensure that the proposal is consistent with the adjacent residential developments.

To rezone **2340 HILLIARD-ROME ROAD (43026)**, being 17.24± acres located on the east side of Hilliard-Rome Road, at the intersection with Asics Drive, **From:** R, Rural, L-C-2, Limited Commercial, and AR-12, Apartment Residential Districts, **To:** ARLD, Apartment Residential District **and to declare an emergency** (Rezoning # Z14-051).

WHEREAS, application #Z14-051 is on file with the Department of Building and Zoning Services requesting rezoning of 17.24± acres from R, Rural, L-C-2, Limited Commercial, and AR-12, Apartment Residential Districts, to ARLD, 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 proposed ARLD, Apartment Residential District, which will allow an existing apartment complex to expand onto four lots fronting on Hilliard-Rome Road, is compatible with the existing development in the area. The site is located within the boundaries of the *Trabue/Roberts Plan* (2011), which recommends office uses for the Hilliard-Rome Road frontage, and medium-high density mixed-residential development for the majority of site. Deviation from the Plan recommendation is warranted because expansion of the existing apartment complex is more feasible than office redevelopment given the depth and size of the four 180-foot deep lots fronting on Hilliard-Rome Road. Furthermore, the site abuts existing apartment residential development to the south and west of the site that also fronts Hilliard-Rome Road; 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 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:

2340 HILLIARD-ROME ROAD (43026), being 17.24± acres located on the east side of Hilliard-Rome Road, at the intersection with Asics Drive, and being more particularly described as follows:

**Zoning Description
17.24 Acres**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey numbers 6554 and 7029, being all of that 7.237 acre tract conveyed to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 200801230011000, that 8.120 acre tract conveyed as Tract I Parcel I and that tract conveyed as Parcel II to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 201110180132779, those tracts conveyed as Parcel I and Parcel II to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 201410270141694, that tract conveyed to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 201407290097693, and that tract conveyed to Robinwood Corporate Center by deed of record in Instrument Number 201308230144367, and part of that 11.313 acre tract conveyed to T&R Development III, Inc. by deed of record in Official Record 18593B10, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING in the easterly right-of-way line of Hilliard-Rome Road at the common corner of said 7.237 and 11.313 acre tracts:

Thence North 06° 25' 25" West, with said easterly right-of-way line, a distance of 600.00 feet to a point;

Thence with the perimeter of said T&R Development Hilliard-Rome Limited Partnership tracts, the following courses and distances:

South 87° 42' 02" East, a distance of 179.16 feet to a point;
North 06° 25' 25" West, a distance of 603.78 feet to a point;
North 83° 34' 20" East, a distance of 493.70 feet to a point;
South 06° 36' 21" East, a distance of 735.55 feet to a point;
South 06° 36' 17" East, a distance of 617.55 feet to a point at the northeast corner
of said 11.313 acre tract;

Thence with the line common to said 7.237 and 11.313 acre tracts, the following courses and distances:

South 83° 25' 26" West, a distance of 266.41 feet to a point;
North 06° 34' 34" West, a distance of 25.61 feet to a point;
North 51° 34' 34" West, a distance of 204.08 feet to a point;
South 72° 40' 47" West, a distance of 98.47 feet to a point; and
North 87° 30' 12" West, a distance of 18.47 feet to a point;

Thence south 83° 51' 20" West, across said 11.313 acre tract, a distance of 148.89 feet to a point in said easterly right-of-way line;

Thence North 06° 38' 42" West, with said easterly right-of-way line, a distance of 22.66 feet to the POINT OF

BEGINNING, containing 17.24 acres, more or less.

To Rezone From: R, Rural, L-C-2, Limited Commercial, and AR-12, Apartment Residential Districts

To: ARLD, Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the ARLD, Limited 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.~~
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.