



Legislation Text

File #: 1758-2015, **Version:** 2

Rezoning Application Z14-044

APPLICANT: DNC Hamilton Crossing, LLC; c/o Aaron L. Underhill, Atty.; Underhill Yaross, LLC; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.

PROPOSED USE: Mixed commercial and residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on April 9, 2015.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is undeveloped and zoned in the L-C-4, Limited Commercial, CPD, Commercial Planned Development, PUD-8, Planned Unit Development, and L-R, Limited Rural Districts established in 2007 (Z05-054) and in 1991 (Z90-166). The site consists of 181.22± acres located on the north and south sides of the State Route 161 in the vicinity of the Hamilton Road interchange. This proposal will relocate retail commercial uses that are presently permitted in the northeast and northwest quadrants of the interchange to a location to the southwest of and adjacent to the intersection of East Dublin-Granville Road and existing Hamilton Road while providing 36 acres for office development. Multi-unit residential uses that are currently permitted at this intersection are being relocated to the north side of the freeway. These relocations will provide uniform commercial zoning districts and development standards on the south side of East Dublin-Granville Road and reduce the amount of exclusively retail development area by 67± acres. The proposal provides appropriate use restrictions, height limitations, a maximum of 792 residential units, wetland and tree preservation areas, and appropriate development standards that provide compatibility among the districts and with existing adjacent properties. The southern portion of the site (Subareas A, B, and C) is located within the boundaries of the Preserve District of the *Northland Plan: Volume II* (2002), which recommends mixed-use development for this location. The northern portion of the site (Subareas D and E) is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends commercial development. Deviation from the land use recommendations of the *Rocky Fork/Blacklick Accord* is warranted because residential development demonstrates a greater capacity to preserve natural features on the site than would have been possible with the current commercial districts which have no required setbacks from the north property lines adjacent to residential development, and less preservation area in Subarea D. An updated street system is envisioned including a new road intended to run north/south connecting East Dublin Granville Road and the "S" curve extension of Hamilton Road with a pedestrian orientation and scale to create a town center within the commercial subareas. The proposal offers a significant office development commitment, and provides greater setbacks and natural resource protection north of SR 161 than the current zoning.

To rezone **5074 EAST DUBLIN-GRANVILLE ROAD (43054)**, being 181.22± acres generally located at the northeast and southeast corners of East Dublin-Granville Road and Hamilton Road, and at the northeast and northwest corners of Hamilton Road and State Route 161 (not all-inclusive), **From:** L-C-4, Limited Commercial, CPD, Commercial Planned Development, PUD-8, Planned Unit Development, and L-R, Limited Rural Districts, **To:** CPD, Commercial Planned Development, and L-ARLD, and L-AR-1, Limited Apartment Residential Districts (Rezoning # Z14-044).

WHEREAS, application #Z14-044 is on file with the Department of Building and Zoning Services requesting rezoning of 181.22± acres from L-C-4, Limited Commercial, CPD, Commercial Planned Development, PUD-8, Planned Unit Development, and L-R, Limited Rural Districts, to the CPD, Commercial Planned Development, and L-ARLD, and L-AR-1, Limited Apartment Residential Districts; and

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

WHEREAS, the Rocky Fork / Blacklick Accord Panel recommends disapproval of the portion of said zoning change that is within their jurisdiction; and

WHEREAS, the City Departments recommend approval of said zoning change noting the increase in land available for office development, reduction of land available for retail commercial development, more effective provisions for protection of natural resources and wetlands, and an updated street system including a new road intended to run north/south connecting Dublin Granville Road and the "S" curve extension of Hamilton Road having a pedestrian orientation and scale to create a town center within the commercial subareas. The proposal offers a significant office development commitment, and provides greater setbacks and natural resource protection north of SR 161 than the current zoning; 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:

5074 EAST DUBLIN-GRANVILLE ROAD (43054), being 181.22± acres generally located at the northeast and southeast corners of East Dublin-Granville Road and Hamilton Road, and at the northeast and northwest corners of Hamilton Road and State Route 161 (not all-inclusive), and being more particularly described as follows:

(SEE ATTACHMENT FILE ORD1758-2015_LEGAL_DESCRIPTIONS)

SECTION 2. That a Height District of one hundred ten (110) feet is hereby established on the CPD, Commercial Planned Development District for Subarea A, and that a Height District of sixty (60) feet is hereby established on the CPD, Commercial Planned Development, and L-ARLD and L-AR-1, Limited Apartment Residential Districts 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 CPD, Commercial Planned Development, and L-ARLD, and L-AR-1, Limited Apartment Residential Districts and Application among the records of the Department of Building and Zoning Services as required by Sections 3311.12, and 3370.03 of the Columbus City Codes; said plans being titled, "**EXHIBIT A SUBAREA PLAN**," "**ALBANY PARK - EXHIBIT B**" (**PAGES 1-2**), "**EXHIBIT C TREE PRESERVATION PLAN**," "**SUBAREA D SITE PLAN**," "**EXHIBIT D**" (**PAGES 1-6**), "**SUBAREA E SITE PLAN**," "**EXHIBIT E**" (**PAGES 1-3**), and "**EXHIBIT F BUFFER PLAN**," all dated **June 23, 2015**, and said text being titled, "**DEVELOPMENT TEXT**," all dated ~~June 23~~ **July 10, 2015**, all signed by Aaron L. Underhill, Attorney for the Applicant, and the text reading as follows:

(SEE ATTACHMENT FILE ORD1758-2015_DEVELOPMENT_TEXT)

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