



Legislation Text

File #: 1765-2019, **Version:** 1

Rezoning Application Z18-050

APPLICANT: Ciminello's Inc.; c/o Laura MacGregor Comek, Atty.; 501 South High Street; Columbus, OH 43215.

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

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-1) on December 13, 2018.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 153.7± acre site consists of three parcels developed with single-unit dwellings and agricultural uses. The applicant is requesting the PUD-6, Planned Unit Development District to permit the development of a maximum of 765 mixed-residential units (4.98 units/acre gross density). Up to 300 units contained within single-, two-, three-, or four-unit dwellings on public streets are proposed in Sub-area A, and up to 628 apartment units are proposed on private streets in Sub-areas B and C, with the over-all total number of units not to exceed 765. A minimum of 32 acres of open space is provided, and the PUD plan also provides for a 10-acre school site, with the number of units being reduced to 715 if school development occurs. The PUD plan depicts the intended development, open space and landscaping, streets and access, and the proposed school location. The PUD text provides commitments for use restrictions, R-4 development standards for Sub-area A, ARLD development standards for Sub-areas B and C, density, setbacks, access and street details, sidewalks/paths, street trees, landscaping, street lights, open space, building materials and design, and traffic-related commitments. The site is located within the boundaries of the *Rocky Fork - Blacklick Accord* (2003), which recommends "West Village Edge" and "West Village Neighborhood" development. Densities are recommended to be between 1-5 units/acre gross, with 30% open space and design guidelines that follow either Traditional Neighborhood Development (TND) code or the Village Residential District standards of the Plan. As a whole, the proposed use and densities are generally consistent with the Plan's recommendations as there are a mix of housing types ranging from single- to multi-unit residences, a proposed school, active and passive open spaces, and appropriate interconnectivity. The proposal maintains 30% open space, limits density to 5 units/acre (gross), provides a combination of Traditional Neighborhood Development and Village Residential District standards as recommended by the Plan, and is supported by the Rocky Fork - Blacklick Accord Implementation Panel.

To rezone **5091 E. WALNUT ST. (43081)**, being 153.7± acres located on the south side of East Walnut Street, 160± feet east of Lee Road, **From:** R, Rural District, **To:** PUD-6, Planned Unit Development District (Rezoning #Z18-050).
(AMENDED BY ORD. 0486-2020; PASSED 3/16/2020)

WHEREAS, application #Z18-050 is on file with the Department of Building and Zoning Services requesting rezoning of 153.7± acres from R, Rural District, to PUD-6 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 the requested PUD-6, Planned Unit Development District will allow a 765-unit mixed residential development that is consistent with the land use recommendations of the *Rocky Fork Blacklick Accord*. The proposal has also received a recommendation of approval from the Rocky Fork - Blacklick Accord Implementation Panel as the intended development maintains 30% open space, limits density to 5 units/acre (gross), and provides a combination of Traditional Neighborhood Development and Village

Residential District standards as recommended by the Plan; 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:

5091 E. WALNUT ST. (43081), being 153.7± acres located on the south side of East Walnut Street, 160± feet east of Lee Road, and being more particularly described as follows:

SUBAREA “A” ZONING DESCRIPTION

Containing 84.95 acres

Situate in the State of Ohio, County of Franklin, City of Columbus, being the Northwest Quarter of Section 6, Township 2, Range 16, U.S.M.L. and being a part of the Northeast Quarter of Section Number 6, Township 2, Range 18, U.S.M.L. and being part of Franklin County Parcel numbers 010-271873-00, 010-271874-00 and 010-267724-00, being part of the parcels one and two conveyed to Robert N. Phillips. of record in Deed Volume 3434, Page 927, and being part of the parcel conveyed to Carl L. Souder and Ila Mildred Souder in O.R. 15228, Page B19; all deed references refer to the records of the Recorder’s Office Franklin County Ohio and described as follows:

BEGINNING at the intersection of the centerline of E. Walnut Street with the westerly line of said Robert N. Phillips parcel one;

Thence, with the centerline of said E. Walnut Street, South 86°00’50” East, a distance of 321.33 feet to a point:

Thence across said Robert N. Phillips parcels one and two and Carl L. Souder and Ila Mildred Souder parcel, the following courses:

South 04°06’03” West, a distance of 830.02 feet to a point;

South 87°20’51” East, a distance of 218.06 feet to a point;

South 03°30’15” West, a distance of 1041.46 feet to a point;

South 87°05’31” East, a distance of 729.04 feet to a point;

North 03°24’46” East, a distance of 1855.13 feet to a point on the centerline of E. Walnut Street;

Thence, with the said centerline; South 86°04’38” East, a distance of 672.49 feet to a point;

Thence across said Souder parcel; South 03°55’40” West, a distance of 2663.66 feet to a point;

Thence, with the southerly line of said Phillips and Souder parcels, North 85°31’08” West, a distance of 1973.90 feet to a point;

Thence, with the westerly lines of said Phillips parcel, the following courses:

North 03°44’54” East, a distance of 2345.05 feet;

South 86°15’06” East, a distance of 62.42 feet;

North 01°54’14” East, a distance of 298.38 feet to the point of being and containing 84.95 acres of land more or less.

This description was prepared from existing records for zoning purposes and is not intended for deed transfer purposes.

SUBAREA “B” ZONING DESCRIPTION

Containing 42.65 acres

Situate in the State of Ohio, County of Franklin, City of Columbus, being a part of the Northeast Quarter of Section Number 6, Township 2, Range 18, U.S.M.L., being part Franklin County Parcel numbers 010-267724-00 and being part of the parcel conveyed to Carl L. Souder and Ila Mildred Souder in O.R. 15228, Page B19; all deed references refer to the records of the Recorder’s Office Franklin County Ohio and described as follows:

BEGINNING at the intersection of the centerline of the E. Walnut Street with the easterly line of said Carl L. Souder and Ila M. Souder parcel;

Thence, with the easterly line of said Souder parcel, South 03°15’46” West, a distance of 2665.41 feet to southeastern corner thereof;

Thence, with the southerly line of said Souder parcel, North 86°00’23” West, a distance of 712.84 feet to a point;

Thence across said Souder parcel, North 03°55’40” East, a distance of 2663.66 feet to a point on the said centerline;

Thence, with the said centerline, South 86°08’08” East, a distance of 681.97 feet to the point of being and containing 42.65 acres of land more or less.

This description was prepared from existing records for zoning purposes and is not intended for deed transfer purposes.

SUBAREA “C” ZONING DESCRIPTION

Containing 26.11 acres

Situate in the State of Ohio, County of Franklin, City of Columbus, being the Northwest Quarter of Section 6, Township 2, Range 16, U.S.M.L. and being a part of the Northeast Quarter of Section Number 6, Township 2, Range 18, U.S.M.L. and being part of Franklin County Parcel numbers 010-271873-00 and 010-271874-00, being part of the parcels one and two conveyed to Robert N. Phillips. of record in Deed Volume 3434, Page 927; all deed references refer to the records of the Recorder’s Office Franklin County Ohio and described as follows:

BEGINNING at the intersection of the centerline of E. Walnut Street with the easterly line of said Robert N. Phillips parcel one;

Thence, with the easterly line of said Phillips parcel one, South 03°28’48” East, a distance of 603.55 feet to a corner thereof;

Thence, with the northerly line of said Phillips parcel two, South 86°25’42” East, a distance of 655.86 feet to a corner thereof;

Thence, with the easterly line of said Phillips parcel two, South 03°24’46” West, a distance of 1255.80 feet to a point;

Thence across said Robert N. Phillips parcels one and two, the following courses:

North 87°05’31” West, a distance of 729.04 feet to a point;

North 03°30’15” East, a distance of 1041.46 feet to a point;

North 87°20'51" West, a distance of 218.06 feet to a point;

North 04°06'03" East, a distance of 830.02 feet to a point on the said centerline;

Thence, with the said centerline, South 86°23'36" East, a distance of 280.28 feet to the point of being and containing 26.11 acres of land more or less.

This description was prepared from existing records for zoning purposes and is not intended for deed transfer purposes.

To Rezone From: R, Rural District,

To: PUD-6, 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-6, 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, "**PUD PLAN**," said elevation renderings titled "**SUB-AREA A ARCHITECTURE**," "**SUB-AREA B ARCHITECTURE**," and "**SUB-AREA C ARCHITECTURE**," and said text being titled, "**PUD-6 DEVELOPMENT TEXT**," all dated June 13, 2019, and signed by Laura M. Comek, Attorney for the Applicant, and the text reading as follows:

(SEE ATTACHMENT FILE TITLED, "ORD1765-2019_PUD_TEXT")

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