



Legislation Text

File #: 1685-2020, **Version:** 2

Rezoning Application: Z18-058

APPLICANT: Pulte Homes of Ohio LLC and Harmony Development Group, LLC; c/o Thomas L. Hart., Atty.; Two Miranova Place, Suite 700; Columbus, OH 43215.

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

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-1) on May 1, 2019.

FAR WEST SIDE AREA COMMISSION RECOMMENDATION: Disapproval.

BIG DARBY ACCORD ADVISORY PANEL RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is used for agricultural purposes and is zoned in the R, Rural District. The applicant requests the PUD-4, Planned Unit Development District for a maximum of 1,098 mixed-residential units over five subareas with four additional subareas (A2, A5, B2, and B4) being exclusively open space and wooded preserve space (325.15± net acres; 3.38 units/acre; 184.6± acres of provided open space). The PUD Plans depict intended development and open space areas. Detached single-unit dwellings on public streets are proposed for Subareas A1 (121 units), A3 (414 units), and B1 (130 units). Subareas A4 (220 units maximum) and B3 (213 units maximum) propose multi-unit residential development in addition to detached single-unit residential uses on private or public streets. The PUD text establishes use restrictions, R-4 development standards for "Detached Residential" subareas, ARLD development standards for "Multi-Unit" subareas, and includes supplemental development standards that address density, setbacks, traffic improvements, access and street details, sidewalks/paths, street trees, landscaping, street lights, open space, building materials and design, and environmental considerations. The site is within the planning area of the *Big Darby Accord Watershed Master Plan* (2006) which recommends LEED Neighborhood Design at 3 units/acre, and Tier 1 and Tier 3 Environment Conservation zones for this location. The goal of the Plan is to balance conservation with development, which calls for 50% of the site to be set aside for open space, and 117.6 acres (32%) of the site maintained as natural areas. The request complies with aspects of the *Big Darby Accord Watershed Master Plan* with regards to recommended density, improvements in water quality, groundwater recharge, and preservation of wooded areas and wetland and stream corridors. The Big Darby Accord Advisory Panel voted to recommend approval of the proposed development by a 4-3 vote with the conditions for approval being incorporated into the Big Darby Accord Commitments within the PUD Text. The proposal also includes a substantial conveyance of parkland and conservation easement areas with 1.5± miles of new trails. A consensus has been reached between the applicant and the Division of Traffic Management on proposed transportation improvements that would mitigate traffic issues at the Columbus intersections related to existing and anticipated background traffic as well as traffic impacts from the proposed development. The developer is also required to participate in the Big Darby Accord Revenue Program which will generate funds for Big Darby Accord purposes (e.g., stream restoration and parkland acquisition).

To rezone **1980 ALTON & DARBY CREEK RD. (43026)**, being 369.2± acres located at the northeast corner of Alton & Darby Creek Road and Renner Road, and at the northwest corner of Alton & Darby Creek Road and Cole Road, **From:** R, Rural District, **To:** PUD-4, Planned Unit Development District (Rezoning #Z18-058).

WHEREAS, application #Z18-058 is on file with the Department of Building and Zoning Services requesting rezoning of 369.2± acres from R, Rural District, to PUD-4, Planned Unit Development District; and

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

WHEREAS, the Far West Side Area Commission recommends disapproval of said zoning change; and

WHEREAS, the Big Darby Accord Advisory Panel recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested PUD-4, Planned Unit Development District will permit a residential development consistent with the land use recommendations of the *Big Darby Accord Watershed Master Plan* with regards to recommended density, improvements in water quality, groundwater recharge, and preservation of wooded areas and wetland and stream corridors. The request will also provide a substantial conveyance of parkland and conservation easement areas with 1.5± miles of new trails, help to mitigate traffic issues, and generate funds for Big Darby Accord Revenue Program; 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:

1980 ALTON & DARBY CREEK RD. (43026), being 369.2± acres located at the northeast corner of Alton & Darby Creek Road and Renner Road, and at the northwest corner of Alton & Darby Creek Road and Cole Road, and being more particularly described as follows:

SUBAREA A1

47.67 ACRES

Situated in the State of Ohio, County of Franklin, Township of Norwich and City of Columbus, in Virginia Military Survey Numbers 6635 and 6642, being comprised of a part of that 256.246 acre tract conveyed to Alice Realty, Inc. by deed of record in Instrument Number 201207060096904, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the southwesterly corner of said 256.246 acre tract, at the corner common with the northerly right-of-way line of Renner Road and the easterly right-of-way line of Alton-Darby Creek Road;

Thence North 28° 05' 06" West, with said easterly right-of-way line, a distance of 26.98 feet to a point;

Thence North 06° 29' 44" West, continuing with said easterly right-of-way line, a distance of 844.52 feet to a point;

Thence South 85° 58' 10" East, crossing said 256.246 acre tract, a distance of 814.14 feet to the TRUE POINT OF BEGINNING for this description:

Thence continuing across said 256.246 acre tract, the following courses and distances:

North 04° 01' 50" East, a distance of 335.61 feet to a point;

South 85° 58' 10" East, a distance of 366.03 feet to a point;

North 04° 01' 50" East, a distance of 1104.08 feet to a point;

South 85° 58' 10" East, a distance of 532.75 feet to a point;

South 13° 26' 20" East, a distance of 325.79 feet to a point;

With the arc of a curve to the left, having a central angle of 28° 29' 37", a radius of 320.87 feet, an arc length of 159.57 feet, a chord bearing of South 28° 43' 24" East and chord distance of 157.93 feet to a point;

South 86° 13' 18" East, a distance of 42.49 feet to a point;

North 76° 38' 33" East, a distance of 47.59 feet to a point;

North 11° 48' 39" East, a distance of 103.09 feet to a point;

North 44° 46' 37" East, a distance of 54.52 feet to a point;

South 72° 30' 15" East, a distance of 19.29 feet to a point;

South 41° 35' 21" East, a distance of 10.70 feet to a point;

With the arc of a curve to the right, having a central angle of 67° 16' 39", a radius of 49.53 feet, an arc length of 58.16 feet, a chord bearing of South 51° 35' 05" East and chord distance of 54.88 feet to a point;
South 14° 34' 27" East, a distance of 51.66 feet to a point;
With the arc of a curve to the right, having a central angle of 32° 44' 48", a radius of 163.75 feet, an arc length of 93.59 feet, a chord bearing of South 32° 34' 16" East and chord distance of 92.32 feet to a point;
With the arc of a curve to the left, having a central angle of 64° 36' 53", a radius of 211.16 feet, an arc length of 238.14 feet, a chord bearing of South 48° 33' 22" West and chord distance of 225.72 feet to a point;
South 24° 22' 46" West, a distance of 198.17 feet to a point;
South 00° 00' 00" East, a distance of 42.30 feet to a point;
South 06° 50' 44" West, a distance of 165.28 feet to a point;
South 36° 32' 02" West, a distance of 34.10 feet to a point;
With the arc of a curve to the left, having a central angle of 37° 00' 24", a radius of 182.70 feet, an arc length of 118.01 feet, a chord bearing of South 01° 55' 38" East and chord distance of 115.97 feet to a point;
South 08° 30' 41" West, a distance of 87.16 feet to a point;
South 46° 01' 56" West, a distance of 42.90 feet to a point;
South 01° 17' 02" West, a distance of 99.34 feet to a point;
With the arc of a curve to the right, having a central angle of 40° 50' 49", a radius of 168.84 feet, an arc length of 120.37 feet, a chord bearing of South 28° 45' 42" East and chord distance of 117.84 feet to a point;
South 00° 59' 39" East, a distance of 138.32 feet to a point of curvature;
With the arc of a curve to the right, having a central angle of 12° 48' 27", a radius of 716.35 feet, an arc length of 160.13 feet, a chord bearing of South 35° 40' 46" East and chord distance of 159.79 feet to a point;
South 37° 38' 39" East, a distance of 78.43 feet to a point;
South 55° 31' 40" East, a distance of 24.38 feet to a point;
South 02° 30' 55" East, a distance of 55.34 feet to a point;
South 27° 56' 36" East, a distance of 151.24 feet to a point;
South 01° 34' 40" East, a distance of 130.75 feet to a point;
South 51° 07' 43" West, a distance of 54.97 feet to a point;
With the arc of a curve to the left, having a central angle of 28° 46' 30", a radius of 96.92 feet, an arc length of 48.67 feet, a chord bearing of South 54° 53' 28" West and chord distance of 48.16 feet to a point;
South 70° 58' 28" West, a distance of 12.27 feet to a point;
North 43° 12' 00" West, a distance of 49.52 feet to a point;
North 28° 33' 31" West, a distance of 70.70 feet to a point;
North 73° 19' 10" West, a distance of 58.88 feet to a point;
South 78° 56' 18" West, a distance of 86.00 feet to a point;
South 34° 50' 21" West, a distance of 55.31 feet to a point;
South 19° 11' 58" West, a distance of 39.44 feet to a point;
North 86° 13' 23" West, a distance of 991.22 feet to a point;
North 04° 01' 50" East, a distance of 751.19 feet to a point;
North 85° 58' 10" West, a distance of 110.00 feet to TRUE POINT OF BEGINNING, containing 47.67 acres, more or less.

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

SUBAREA A2
28.61 ACRES

Situated in the State of Ohio, County of Franklin, Township of Norwich and City of Columbus, in Virginia Military Survey Numbers 6635 and 6642, being comprised of a part of that 256.246 acre tract conveyed to Alice Realty, Inc. by deed of record in Instrument Number 201207060096904, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of said 256.246 acre tract;
Thence with the easterly line of said 256.246 acre tract, the following courses and distances:

South 03° 20' 59" West, a distance of 2303.54 feet to a point;
South 86° 35' 00" East, a distance of 40.27 feet to a point;
South 03° 10' 43" West, a distance of 268.71 feet to a point;
South 03° 01' 25" West, a distance of 1416.17 feet to a point; and
South 02° 31' 55" West, a distance of 129.03 feet to a point;
Thence North 86° 25' 25" West, with a southerly line of said 256.246 acre tract, a distance of 214.85 feet to a point;

Thence crossing said 256.246 acre tract, the following courses and distances:

With the arc of a curve to the left, having a central angle of 26° 36' 00", a radius of 116.13 feet, an arc length of 53.91 feet, a chord bearing of North 65° 20' 06" West and chord distance of 53.43 feet to a point;

North 73° 22' 01" West, a distance of 33.19 feet to a point;
North 89° 54' 42" West, a distance of 129.70 feet to a point;
North 45° 16' 40" West, a distance of 56.16 feet to a point;
North 00° 00' 00" East, a distance of 67.78 feet to a point;
North 19° 11' 58" East, a distance of 68.72 feet to a point;
North 34° 50' 21" East, a distance of 55.31 feet to a point;
North 78° 56' 18" East, a distance of 86.00 feet to a point;
South 73° 19' 10" East, a distance of 58.88 feet to a point;
South 28° 33' 31" East, a distance of 70.70 feet to a point;
South 43° 12' 00" East, a distance of 49.52 feet to a point;
North 70° 58' 28" East, a distance of 12.27 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 28° 46' 30", a radius of 96.92 feet, an arc length of 48.67 feet, a chord bearing of North 54° 53' 28" East and chord distance of 48.16 feet to a point;

North 51° 07' 43" East, a distance of 54.97 feet to a point;
North 01° 34' 40" West, a distance of 130.75 feet to a point;
North 27° 56' 36" West, a distance of 151.24 feet to a point;
North 02° 30' 55" West, a distance of 55.34 feet to a point;
North 55° 31' 40" West, a distance of 24.38 feet to a point;
North 37° 38' 39" West, a distance of 78.43 feet to a point;

With the arc of a curve to the left, having a central angle of 12° 48' 27", a radius of 716.35 feet, an arc length of 160.13 feet, a chord bearing of North 35° 40' 46" West and chord distance of 159.79 feet to a point;

North 00° 59' 39" West, a distance of 138.32 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 40° 50' 49", a radius of 168.84 feet, an arc length of 120.37 feet, a chord bearing of North 28° 45' 42" West and chord distance of 117.84 feet to a point;

North 01° 17' 02" East, a distance of 99.34 feet to a point;
North 46° 01' 56" East, a distance of 42.90 feet to a point;
North 08° 30' 41" East, a distance of 87.16 feet to a point;

With the arc of a curve to the right, having a central angle of 37° 00' 24", a radius of 182.70 feet, an arc length of 118.01 feet, a chord bearing of North 01° 55' 38" West and chord distance of 115.97 feet to a point;

North 36° 32' 02" East, a distance of 34.10 feet to a point;
North 06° 50' 44" East, a distance of 165.28 feet to a point;
North 00° 00' 00" East, a distance of 42.30 feet to a point;
North 24° 22' 46" East, a distance of 198.17 feet to a point;

With the arc of a curve to the right, having a central angle of 64° 36' 53", a radius of 211.16 feet, an arc length of 238.14 feet, a chord bearing of North 48° 33' 22" East and chord distance of 225.72 feet to a point;

With the arc of a curve to the left, having a central angle of 32° 44' 48", a radius of 163.75 feet, an arc length of 93.59 feet, a chord bearing of North 32° 34' 16" West and chord distance of 92.32 feet to a point;

North 14° 34' 27" West, a distance of 51.66 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 67° 16' 39", a radius of 49.53 feet, an arc length of 58.16 feet, a chord bearing of North 51° 35' 05" West and chord distance of 54.88 feet to a point;

North 41° 35' 21" West, a distance of 10.70 feet to a point;
North 72° 30' 15" West, a distance of 19.29 feet to a point;

South 44° 46' 37" West, a distance of 54.52 feet to a point;
South 11° 48' 39" West, a distance of 103.09 feet to a point;
South 76° 38' 33" West, a distance of 47.59 feet to a point;
North 86° 13' 18" West, a distance of 42.49 feet to a point of curvature;
With the arc of a curve to the right, having a central angle of 28° 29' 37", a radius of 320.87 feet, an arc length of 159.57 feet, a chord bearing of North 28° 43' 24" West and chord distance of 157.93 feet to a point;
North 13° 26' 20" West, a distance of 388.54 feet to a point;
With the arc of a curve to the left, having a central angle of 68° 31' 19", a radius of 135.77 feet, an arc length of 162.37 feet, a chord bearing of North 67° 22' 38" West and chord distance of 152.86 feet to a point;
North 46° 30' 08" West, a distance of 62.03 feet to a point;
North 00° 28' 35" West, a distance of 48.10 feet to a point;
North 31° 25' 30" East, a distance of 59.65 feet to a point;
North 43° 15' 32" East, a distance of 181.53 feet to a point;
North 07° 08' 08" East, a distance of 133.64 feet to a point;
North 15° 03' 26" East, a distance of 76.22 feet to a point;
North 79° 31' 33" East, a distance of 60.51 feet to a point;
South 53° 47' 44" East, a distance of 80.93 feet to a point;
South 04° 57' 09" East, a distance of 158.69 feet to a point;
South 53° 33' 39" East, a distance of 66.50 feet to a point;
With the arc of a curve to the right, having a central angle of 82° 48' 03", a radius of 149.32 feet, an arc length of 215.79 feet, a chord bearing of North 80° 52' 52" East and chord distance of 197.50 feet to a point;
South 03° 04' 43" West, a distance of 59.59 feet to a point;
South 18° 54' 54" West, a distance of 113.21 feet to a point;
With the arc of a curve to the left, having a central angle of 87° 47' 35", a radius of 156.64 feet, an arc length of 240.02 feet, a chord bearing of South 89° 14' 06" East and chord distance of 217.22 feet to a point;
North 15° 45' 48" East, a distance of 82.09 feet to a point;
North 01° 07' 32" West, a distance of 417.48 feet to a point;
North 29° 32' 01" East, a distance of 94.13 feet to a point;
With the arc of a curve to the left, having a central angle of 118° 52' 21", a radius of 30.79 feet, an arc length of 63.88 feet, a chord bearing of North 01° 43' 45" West and chord distance of 53.02 feet to a point;
North 34° 49' 28" West, a distance of 58.84 feet to a point;
North 27° 35' 56" West, a distance of 66.91 feet to a point;
North 17° 04' 53" West, a distance of 58.90 feet to a point;
North 05° 00' 41" West, a distance of 59.53 feet to a point;
North 00° 00' 00" East, a distance of 110.00 feet to a point;
With the arc of a curve to the right, having a central angle of 46° 08' 18", a radius of 197.82 feet, an arc length of 159.29 feet, a chord bearing of North 01° 02' 06" East and chord distance of 155.03 feet to a point;
With the arc of a curve to the left, having a central angle of 39° 41' 46", a radius of 158.16 feet, an arc length of 109.58 feet, a chord bearing of North 51° 11' 55" East and chord distance of 107.40 feet to a point;
North 01° 23' 17" East, a distance of 152.74 feet to a point;
North 14° 00' 59" East, a distance of 69.78 feet to a point;
North 06° 43' 38" East, a distance of 96.46 feet to a point;
North 18° 27' 37" East, a distance of 10.78 feet to a point; and
South 86° 19' 28" East, a distance of 44.06 feet to the POINT OF BEGINNING, containing 28.61 acres, more or less.

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

SUBAREA A3
139.82 ACRES

Situated in the State of Ohio, County of Franklin, Township of Norwich and City of Columbus, in Virginia

Military Survey Number 6635 and 6642, being comprised of a part of that 256.246 acre tract conveyed to Alice Realty, Inc. by deed of record in Instrument Number 201207060096904, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the northeasterly corner of said 256.246 acre tract;

Thence North 86° 19' 28" West, with the northerly line of said 256.246 acre tract, a distance of 44.06 feet to a point;

Thence North 18° 27' 37" East, crossing said 256.246 acre tract, a distance of 10.78 feet to a point;

Thence South 06° 43' 38" West, continuing across said 256.246 acre tract, a distance of 39.62 feet to the TRUE POINT OF BEGINNING for this description:

Thence crossing said 256.246 acre tract, the following courses and distances:

South 06° 43' 38" West, a distance of 56.84 feet to a point;

South 14° 00' 59" West, a distance of 69.78 feet to a point;

South 01° 23' 17" West, a distance of 152.74 feet to a point;

With the arc of a curve to the right, having a central angle of 39° 41' 46", a radius of 158.16 feet, an arc length of 109.58 feet, a chord bearing of South 51° 11' 55" West and chord distance of 107.40 feet to a point;

With the arc of a curve to the left, having a central angle of 46° 08' 18", a radius of 197.82 feet, an arc length of 159.29 feet, a chord bearing of South 01° 02' 06" West and chord distance of 155.03 feet to a point;

South 00° 00' 00" East, a distance of 110.00 feet to a point;

South 05° 00' 41" East, a distance of 59.53 feet to a point;

South 17° 04' 53" East, a distance of 58.90 feet to a point;

South 27° 35' 56" East, a distance of 66.91 feet to a point;

South 34° 49' 28" East, a distance of 58.84 feet to a point;

With the arc of a curve to the right, having a central angle of 118° 52' 21", a radius of 30.79 feet, an arc length of 63.88 feet, a chord bearing of South 01° 43' 45" East and chord distance of 53.02 feet to a point;

South 29° 32' 01" West, a distance of 94.13 feet to a point;

South 01° 07' 32" East, a distance of 417.48 feet to a point;

South 15° 45' 48" West, a distance of 82.09 feet to a point;

With the arc of a curve to the right, having a central angle of 87° 47' 35", a radius of 156.64 feet, an arc length of 240.02 feet, a chord bearing of North 89° 14' 06" West and chord distance of 217.22 feet to a point;

North 18° 54' 54" East, a distance of 113.21 feet to a point;

North 03° 04' 43" East, a distance of 59.59 feet to a point;

With the arc of a curve to the left, having a central angle of 82° 48' 03", a radius of 149.32 feet, an arc length of 215.79 feet, a chord bearing of South 80° 52' 52" West and chord distance of 197.50 feet to a point;

North 53° 33' 39" West, a distance of 66.50 feet to a point;

North 04° 57' 09" West, a distance of 158.69 feet to a point;

North 53° 47' 44" West, a distance of 80.93 feet to a point;

South 79° 31' 33" West, a distance of 60.51 feet to a point;

South 15° 03' 26" West, a distance of 76.22 feet to a point;

South 07° 08' 08" West, a distance of 133.64 feet to a point;

South 43° 15' 32" West, a distance of 181.53 feet to a point;

South 31° 25' 30" West, a distance of 59.65 feet to a point;

South 00° 28' 35" East, a distance of 48.10 feet to a point;

South 46° 30' 08" East, a distance of 62.03 feet to a point;

With the arc of a curve to the right, having a central angle of 68° 31' 19", a radius of 135.77 feet, an arc length of 162.37 feet, a chord bearing of South 67° 22' 38" East and chord distance of 152.86 feet to a point;

South 13° 26' 20" East, a distance of 62.75 feet to a point;

North 85° 58' 10" West, a distance of 532.75 feet to a point;

South 04° 01' 50" West, a distance of 1104.08 feet to a point;

North 85° 58' 10" West, a distance of 366.03 feet to a point;

South 04° 01' 50" West, a distance of 335.61 feet to a point;

North 85° 58' 10" West, a distance of 814.14 feet to a point;

North 06° 40' 38" West, a distance of 3210.64 feet to a point;

South 86° 18' 34" East, a distance of 2830.04 feet to the TRUE POINT OF BEGINNING, containing 139.82 acres, more or less.

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

SUBAREA A4
14.74 ACRES

Situated in the State of Ohio, County of Franklin, Township of Norwich, in Virginia Military Survey Number 6635, being comprised of a part of that 256.246 acre tract conveyed to Alice Realty, Inc. by deed of record in Instrument Number 201207060096904, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the southwesterly corner of said 256.246 acre tract, at the corner common with the northerly right-of-way line of Renner Road and the easterly right-of-way line of Alton-Darby Creek Road;

Thence South 78° 50' 59" East, with said southerly right-of-way line, a distance of 70.33 feet to a point;

Thence South 89° 55' 50" East, continuing with said southerly right-of-way line, a distance of 82.40 feet to a point;

Thence North 19° 01' 57" West, crossing said 256.246 acre tract, a distances of 110.36 feet to the TRUE POINT OF BEGINNING for this description:

Thence crossing said 256.246 acre tract, the following courses and distances:

North 06° 40' 38" West, a distance of 768.02 feet to a point;

South 85° 58' 10" East, a distance of 924.14 feet to a point;

South 04° 01' 50" West, a distance of 751.19 feet to a point; and

North 86° 13' 23" West, a distance of 781.46 feet to the TRUE POINT OF BEGINNING, containing 14.74 acres, more or less.

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

SUBAREA A5
23.00 ACRES

Situated in the State of Ohio, County of Franklin, Township of Norwich and City of Columbus, in Virginia Military Survey Number 6635 and 6642, being comprised of a part of that 256.246 acre tract conveyed to Alice Realty, Inc. by deed of record in Instrument Number 201207060096904, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the southwesterly corner of said 256.246 acre tract, at the corner common with the northerly right-of-way line of Renner Road and the easterly right-of-way line of Alton-Darby Creek Road;

Thence with said easterly right-of-way line, the following courses and distances:

North 28° 05' 06" West, a distance of 26.98 feet to a point;

North 06° 29' 44" West, a distance of 1046.62 feet to a point;

North 06° 35' 04" West, a distance of 274.71 feet to a point;

North 06° 34' 58" West, a distance of 281.76 feet to a point; and

South 83° 25' 46" West, a distance of 19.23 feet to a point;

Thence with the boundary line of said 256.246 acre tract, the following courses and distances:

North 06° 43' 46" West, a distance of 1186.97 feet to a point;

North 06° 37' 06" West, a distance of 1053.77 feet to a point;

North 06° 40' 38" West, a distance of 264.56 feet to a point;

South 86° 15' 05" East, a distance of 721.94 feet to a point;

South 86° 19' 42" East, a distance of 1738.07 feet to a point;

South 86° 19' 28" East, a distance of 536.23 feet to a point;

South 18° 27' 37" West, a distance of 10.78 feet to a point;

South 06° 43' 38" West, a distance of 39.64 feet to a point;

North 06° 43' 38" East, a distance of 0.02 feet to a point;
North 86° 18' 34" West, a distance of 2829.74 feet to a point;
South 06° 40' 38" East, a distance of 3978.66 feet to a point;
South 86° 13' 23" East, a distance of 1772.68 feet to a point;
South 19° 11' 58" West, a distance of 29.28 feet to a point;
South 00° 00' 00" East, a distance of 67.78 feet to a point;
South 45° 16' 40" East, a distance of 56.16 feet to a point;
South 89° 54' 42" East, a distance of 129.70 feet to a point;
South 73° 22' 01" East, a distance of 33.19 feet to a point;

With the arc of a curve to the right, having a central angle of 26° 36' 00", a radius of 116.13 feet, an arc length of 53.91 feet, a chord bearing of South 65° 20' 06" East and chord distance of 53.43 feet to a point;

North 86° 25' 25" West, a distance of 35.24 feet to a point;
South 02° 06' 46" West, a distance of 88.48 feet to a point;

With the arc of a curve to the left, having a central angle of 06° 12' 53", a radius of 858.63 feet, an arc length of 93.13 feet, a chord bearing of North 70° 39' 47" West and chord distance of 93.09 feet to a point;

North 05° 08' 47" East, a distance of 31.05 feet to a point;

With the arc of a curve to the left, having a central angle of 11° 15' 44", a radius of 1138.69 feet, an arc length of 223.82 feet, a chord bearing of North 79° 10' 08" West and chord distance of 223.46 feet to a point;

North 85° 54' 51" West, a distance of 1088.87 feet to a point;
North 74° 47' 27" West, a distance of 51.09 feet to a point;
North 85° 04' 31" West, a distance of 198.03 feet to a point;
North 76° 49' 56" West, a distance of 99.21 feet to a point;
North 81° 08' 40" West, a distance of 203.32 feet to a point;
North 89° 55' 50" West, a distance of 82.40 feet to a point;

North 78° 50' 59" West, a distance of 70.33 feet to the POINT OF BEGINNING, containing 23.00 acres, more or less.

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

SUBAREA B1

34.09 ACRES

(SEE ATTACHED SUBAREA B1 LEGAL DESCRIPTION)

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

SUBAREA B2

21.95 ACRES

(SEE ATTACHED SUBAREA B2 LEGAL DESCRIPTION)

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

SUBAREA B3

31.80 ACRES

(SEE ATTACHED SUBAREA B3 LEGAL DESCRIPTION)

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

SUBAREA B4

27.52 ACRES

(SEE ATTACHED SUBAREA B4 LEGAL DESCRIPTION)

To Rezone From: R, Rural 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 plans under the project title, "**SUGAR FARMS AND RENNER SOUTH**," with each individual exhibit being titled, "**ZONING PLAN**," "**ILLUSTRATIVE MASTER PLAN**," "**CONCEPT LAYOUT MULTI-UNIT RESIDENTIAL NORTH**," "**CONCEPT LAYOUT MULTI-UNIT RESIDENTIAL SOUTH**," "**VISION PLAN**," "**PARKLAND CONVEYANCE EXHIBIT**," "**PUD-4 TYPICAL NATURALIZED BUFFER STREET F SUBAREA B1**," "**RENNER RD. ARCHITECTURAL ELEVATIONS ILLUSTRATIVE SAMPLES V-2**," and "**SAMPLE AND CONCEPTUAL ARCHITECTURAL EXHIBIT FOR MULTI-FAMILY**," and said text being titled "**PLANNED UNIT DEVELOPMENT (PUD) TEXT**," all dated October 27, 2020, and signed by Thomas L. Hart, Attorney for the Applicant, and the text reading as follows:

(SEE ATTACHMENT FILE TITLED, "ORD1685-2020_ PLANNED UNIT DEVELOPMENT (PUD) TEXT")

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