



## Legislation Text

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**File #:** 0348-2021, **Version:** 2

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### **Rezoning Application Z20-041**

**APPLICANT:** Benjamin Simms; c/o Denise Diyanni, Agent; 12718 Wheaton Avenue; Pickerington, OH 43147.

**PROPOSED USE:** Single-unit dwelling development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on October 8, 2020.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 2.71± acre site consists of one parcel developed with a single-unit dwelling zoned in the R, Rural District upon annexation from Plain Township in 2018. The requested SR, Suburban Residential District will permit a lot split to accommodate the development of an additional single-unit dwelling. The site is within the planning boundaries of the *Rocky Fork- Blacklick Accord Plan* (2003), which recommends "Rural Residential" with a recommended density of 1 dwelling unit per acre at this location. This proposal is supported by The Rocky Fork Blacklick Accord Implementation Panel, as the requested density is consistent with the recommendations of the Plan. The request is also compatible with the existing development and zoning pattern of the area, and does not represent an introduction of an incompatible use to the surrounding neighborhood.

**Emergency Justification:** To close on the property and secure financing

To rezone **7488 LEE RD. (43081)**, being 2.71± acres located on the east side of Lee Road, 490± feet north of Cautela Drive, **From:** R, Rural District, **To:** SR, Suburban Residential District (Rezoning #Z20-041), **and to declare an emergency.**

**WHEREAS**, application #Z20-041 is on file with the Department of Building and Zoning Services requesting rezoning of 2.71± acres from R, Rural District, to the SR, Suburban 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 requested SR, Suburban Residential District will allow a lot split to accommodate the development of an additional single-unit dwelling that is consistent with the *Rocky Fork Blacklick Accord's* land use recommendation, as well as the existing development and zoning pattern of the area;

**WHEREAS**, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to rezone 2.71+ acres on the east side of Lee Road, 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:

**7488 LEE RD. (43081)**, being 2.71± acres located on the east side of Lee Road, 490± feet north of Cautela Drive, and

being more particularly described as follows:

Land situated in the Township of Plain in the County of Franklin in the State of OH

BEING LOT NUMBER ONE (1) AND LOT NUMBER TWO (2), OF HICKORY POINT SUBDIVISION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 54, PAGE 100, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

Commonly known as: 7488 LEE RD, Westerville, OH 43081

**To Rezone From:** R, Rural District.

**To:** SR, Suburban Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the SR, Suburban 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 is further conditioned on the applicant conveying 40 feet of right of way from the centerline of Lee Road to the City of Columbus prior to final lot split approval.

**SECTION 5.** ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~  
**That for 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 ten days after passage if the Mayor neither approves nor vetoes the same.**