



## Legislation Text

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**File #:** 1147-2021, **Version:** 1

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### **Council Variance Application: CV20-062A**

Ordinance #2712-2020, passed December 14, 2020 (CV20-062), allowed a 204-unit apartment building with reduced development standards in the L-AR-2, Limited Apartment Residential District on property located at 3111 Hayden Road. The necessary variances were accurately reflected in the Title of Ordinance #2712-2020, but the corresponding rezoning (Ordinance #2711-2020; Z20-057) inadvertently granted a 35 foot height district when a 60 foot height district was necessary to accommodate the proposed building height. Instead of amending the height district of Ordinance #2711-2020, the applicant has decided to add a height variance to the concurrent Council variance. This ordinance amends Section 1 of Ordinance #2712-2020 to include a building height variance necessary for this project. No other aspects of Ordinance #2712-2020 are changing.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

To amend Ordinance #2712-2020, passed December 14, 2020 (CV20-062), for property located at **3111 HAYDEN RD. (43235)**, to repeal Section 1 and replace it with a new Section 1 to include a building height variance for the proposed apartment building (Council Variance #CV20-062A).

**WHEREAS**, Ordinance #2712-2020, passed December 14, 2020 (CV20-062), allowed a 204-unit apartment building with reduced development standards in the L-AR-2, Limited Apartment Residential District at **3111 HAYDEN RD. (43235)**; and

**WHEREAS**, Section 1 of Ordinance #2712-2020 did not include a building height variance for the proposed building; and

**WHEREAS**, it is necessary to amend Section 1 of Ordinance #2712-2020 to include the requested building height variance; and

**WHEREAS**, all other provisions contained in Ordinance #2712-2020 are unaffected by this amendment and remain in effect, and are repeated below for clarity and consistency; now, therefore:

### **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the existing Section 1 of Ordinance #2712-2020, passed December 14, 2020 (CV20-062), be hereby repealed and replaced with a new Section 1 reading as follows:

**SECTION 1.** That a variance from the provisions of Sections 3309.14, Height districts; 3312.21(A), Landscaping and screening; 3312.27, Parking setback line; and 3333.18, Building lines; of the Columbus City Codes for property located at **3111 HAYDEN RD. (43235)**, insofar as said sections prohibit an increased building height from 35 feet to 60 feet; reduction in parking lot trees from 18 to 6, with 12 trees located along the perimeter of the parking lot rather than within code compliant islands or peninsulas; a reduced parking setback line along Hayden Road from 25 feet to 5 feet; and a reduced building line along Hayden Road from 60 feet to 5 feet; said property being more particularly described as follows:

**3111 HAYDEN RD. (43235)**, being 5.34± acres located on the south side of Hayden Road, 500± feet east of Riverside Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Fifteen (15) in SAWMILL RAVINE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 51, page 118, Recorder's Office, Franklin County, Ohio.

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for those uses permitted in the L-AR-2, Limited Apartment Residential District in Ordinance #2711-2020 (Z20-057).

**SECTION 3.** That this ordinance is further conditioned on the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed use.

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