



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #:** 0964-2024, **Version:** 1

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**Rezoning Application: Z23-065**

**APPLICANT:** Rock Run Developer LLC, c/o Sean Mentel, Atty.; 250 East Town Street, Suite 200; Columbus, OH 43215.

**PROPOSED USE:** Multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Disapproval (5-0) on March 14, 2024.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 14.71± acre site consists of six parcels, four of which are developed with single-unit dwellings in the R, Rural District as the result of recent annexation. The remaining two parcels are undeveloped in the PUD-8, Planned Unit Development District. The requested L-ARLD, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 192 units (13.05 dwelling units per acre). The submitted limitation text includes the following: restrictions on the maximum number of dwelling units, supplemental development standards addressing perimeter yard, traffic access and roadway improvements, sidewalks, screening, tree preservation, building design, building height, and site plan and building elevation commitments. While there is no Council adopted land use recommendation at this location, the proposal demonstrates existing tree preservation, stream corridor protection, roadway improvements, sidewalk connectivity, landscaping around the sides and rear of detached garages, and supplemental trees in adjacent open spaces, all of which are consistent with *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. Staff notes the proposed L-ARLD district is consistent with citywide initiatives to provide more housing units to all areas of the city.

To rezone **4747 DUBLIN RD. (43221)**, being 14.71± acres located on the west side of Dublin Road, 1,700± feet south of Hayden Run Road, **From:** R, Rural District and PUD-8, Planned Unit Development District, **To:** L-ARLD, Limited Apartment Residential District (Rezoning #Z23-065).

**WHEREAS**, application #Z23-065 is on file with the Department of Building and Zoning Services requesting rezoning of 14.71± acres from R, Rural District and PUD-8, Planned Unit Development District, to the L-ARLD, Limited Apartment Residential District; and

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

**WHEREAS**, the City Departments recommend approval of the zoning change because the requested L-ARLD, Limited Apartment Residential District will allow multi-unit residential development that is consistent with *Columbus Citywide Planning Policies (C2P2) Design Guidelines*, and is aligned with the City's objectives for providing more housing units throughout all areas of the city; 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:

**4747 DUBLIN RD. (43221)**, being 14.71± acres located on the west side of Dublin Road, 1,700± feet south of Hayden Run Road:

Tract One:

Situated in the State of Ohio, County of Franklin, Township of Norwich, being part of Virginia Military Survey Number 4854 and containing 6.7± acres of land more or less, said 6.7± acre being all of a 6.743 acre tract of land conveyed to 4747 Dublin Road LLC of record in Instrument Number and being more particularly described as follows;

**Beginning for Reference**, at a found Franklin County Geodetic Survey Monument “FCGS 5446”, also being at the southeasterly corner of a 0.410 acre tract of land described as Parcel No. 20-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 199804010076288, being the northeasterly corner of a 0.359 acre tract of land described as Parcel No. 19-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 199801140008963, and being in the right-of-way of Dublin Road (R/W-Varies);

Thence **S 76°06'54” W**, with the southerly line of said Parcel No. 20-WD, with the southerly line of a 0.006 acre tract described as Parcel 1-WD as conveyed to the Franklin County Commissioners of record in Instrument Number 202209130130760, with the northerly line of said Parcel No. 19-WD, with the northerly line of a 0.020 acre tract of land described as Parcel 1-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 202302150015041, crossing a City of Hilliard Corporation Line (Case No. 34-88, Ord. No. 88-87, O.R. 13779F11) and across said right-of-way, **42.62± feet** the northwesterly corner of said 0.020 acre tract, the current northeasterly corner of said 6.743 acre tract, to the southwest corner of said 0.006 acre tract, to the current southeasterly corner of an Original 5.626 acre tract of land conveyed to Repar Properties, LLC of record in Instrument Number 202111300217274, being a southeasterly corner of a pending City of Columbus Corporation Line and being in the westerly right-of-way line of said Dublin Road (R/W-Varies), the **True Point of Beginning**;

Thence along the easterly line of said 6.743 acre tract, along the westerly line of said 0.020 acre tract and along said westerly right-of-way line, with a curve to the left, having a central angle of **02°22'40”** and a radius of **1959.89± feet**, an arc length of **81.33± feet**, a chord bearing and chord distance of **S 24°09'57” E, 81.33± feet** to an the southerly corner of said 0.020 acre tract and a westerly line of said 0.359 acre tract;

Thence along the common lines of said 6.743 acre tract, said 0.359 acre tract and along said right-of-way line, the following three (3) courses and distances:

**S 01°12'01” E, 73.00± feet** to an angle point thereof;

**S 28°05'46” E, 46.36± feet** to an angle point thereof;

**S 65°53'01” E, 50.67± feet** to an angle point thereof and at a northerly corner of a 0.0003 acre tract (14.40 Sq. Ft.) described as Parcel 1-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 202302150015041;

Thence **S 28°23'17” E**, along the easterly line of said 6.743 acre tract, along the westerly line of said 0.0003 acre tract (14.40 Sq. Ft.) and continuing along said westerly right-of-way line, **5.56± feet** to an angle point thereof, being in the northerly line of Lot 9 as numbered and delineated upon “The Villages at Hayden Run Section No. 1” of record in Plat

Book 58, Page 71 and being in a City of Columbus Corporation Line (Case No. 34-79, Ord. No. 1633-80, O.R. 65E04);

Thence along the common lines of said 6.743 acre tract, the north lines of said "Hayden Run Section No. 1" and along said City of Columbus Corporation Line, the following ten (10) courses and distances:

**S 74°29'27" W, 87.90± feet** to a common corner thereof; **S 56°44'40" W, 105.00± feet** to a common corner thereof; **S 66°34'55" W, 36.35± feet** to a common corner thereof; **N 84°28'24" W, 44.52± feet** to a common corner thereof; **S 70°04'29" W, 116.80± feet** to a common corner thereof; **S 49°48'44" W, 81.44± feet** to a common corner thereof; **N 87°41'31" W, 58.82± feet** to a common corner thereof; **N 76°25'18" W, 51.90± feet** to a common corner thereof; **S 67°43'58" W, 88.09± feet** to a common corner thereof;

**N 79°26'53" W, 16.84± feet** to the southwesterly corner of said 6.743 acre tract, to a northeasterly line of Lot 84 and being in the southeasterly corner of Lot 85, both Lots 84 and 85 being numbered and delineated upon said "Hayden Run Section No. 1";

Thence **N 16°27'01" W**, along the westerly line of said 6.743 acre tract, along the easterly line of said Lot 85, along the easterly subdivision line of "The Villages at Hayden Run Section No. 2" of record in Plat Book 62, Page 31, along the easterly line of "The Villages at Hayden Run Section No. 4 of record in Plat Book 67, Page 87 and continuing along said City of Columbus Corporation Line, **589.46± feet** to northwesterly corner of said 6.743 acre tract, being an angle point in the easterly line of Lot 306 as numbered and delineated upon said "Hayden Run Section 4" and being at the southwesterly corner of Lot 304 as numbered and delineated upon said "Hayden Run Section 4";

Thence **N 66°22'54" E**, along the northerly line of said 6.743 acre tract, along the southerly line of said "Hayden Run Section No. 4" and continuing along said City of Columbus Corporation Line, **314.01± feet** to the northeasterly corner of said 6.743 acre tract, being in the westerly line of said Original 5.626 acre tract and being in a westerly line of a pending City of Columbus Corporation Line;

Thence along the common lines of said 6.743 acre tract and said Original 5.626 acre tract and along said pending City of Columbus Corporation Line, the following two (2) courses and distances:

**S 31°21'03" E, 384.46± feet** to an angle point thereof;

**N 76°06'54" E, 209.26± feet** to the **True Point of Beginning**, containing **6.743 acre**.

The above description was prepared by Advanced Civil Design Inc. on March 29, 2023 and is based on information obtained from the Franklin County Auditor's and Recorder's Office and from an actual field survey conducted in December of 2022.

The total length of the annexation perimeter is 2,442± feet, of which 1,591± feet (not including the pending annexation) are contiguous with existing City of Columbus Corporation lines, being 65.2% contiguous.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

Tract Two:

Situated in the State of Ohio, County of Franklin, Township of Norwich, being part of Virginia Military Survey Number

2418 and 4854, and containing 7.80± acres of land, more or less, said 7.80± acres being the remainder of a 5.626 acre tract of land conveyed to Repar Properties, LLC in Instrument Number 202111300217274, the remainder of a 2.981 acre tract of land conveyed to Marc A. & Andrea L. Konkus in Instrument Number 202009250145240 and being more particularly described as follows;

**Beginning**, at the southeast corner of the remainder of said 5.626 acre tract, the southwest corner of a 0.006 acre tract of land conveyed to the Franklin County Commissioners as Parcel No. 1-WD in Instrument Number 202209130130760, being on the north line of a 5.641 acre tract of land conveyed to Emily E. Bell TR as Parcel 2 in Instrument Number 202203150041106, the westerly right-of-way line of Dublin Road (R/W-Varies);

Thence **S 76°06'54" W**, with a north line of said Parcel 2, the south line of the remainder of said 5.626 acre tract, **209.3 feet** ± to an angle point;

Thence **N 31°21'03" W**, with an east line of said Parcel 2, the west line of the remainder of said 5.626 acre tract, **384.5 feet** ± to a point on the southeasterly corner of Lot 303 as numbered and delineated for the Villages of Hayden Run Section No. 4 on Plat Book 67, Pg. 87, an angle point of said Parcel 2, an angle point of a City of Columbus Corporation Line (Case No. 34-79, Ord. No. 1633-80, Official Record 64 E-04);

Thence with the west lines of said remainder of said 5.626 acre tract, with the east lines of said Section No. 4 and along said City of Columbus Corporation line, the following two (2) courses and distances:

1. **N 32°26'11" W, 130.7 feet** ± to an angle point thereof;
2. **N 57°42'00" W, 405.7 feet** ± to a common point at the northerly corner of Lot 300 and 301 of said Section No. 4, being in the south line of Lot 379 as numbered and delineated for Saddlebrook Section No. 7 of record in Plat Book 69, Page 21 and being a east corner of a City of Columbus Corporation Line (Case No. 07-86, Ord. No. 1605-86, Official Record 7810B04);

Thence **N 65°56'27" E**, with the northwest line of said remainder of said 5.626 acre tract, with the southeast lines of said Section No. 7 and along said City of Columbus Corporation line, **118.1 feet** ± to a common corner of said Lot 379 and Lot 380 as numbered and delineated upon said Section No. 7 and being a southwest corner of the remainder of said 2.981 acre tract;

Thence **N 06°41'27" W**, along the west line of the remainder of said 2.981 acre tract, along the east line of said Section No. 7 and along said City of Columbus Corporation Line, **159.0 feet** ± to a northwesterly corner of the remainder of said 2.981 acre tract and the southwesterly corner of a 2.11 acre tract of land conveyed to 4815 Dublin Road, LLC in Instrument Number 201904230046506;

Thence **N 78°39'29" E**, with a north line of the remainder of said 2.981 acre tract, the south line of said 2.11 acre tract, **453.1 feet** ± to a point on the northeast corner of the remainder of said 2.981 acre tract, to the northwest corner of a 0.103 acre tract of land conveyed to the Franklin County Commissioners as Parcel No. 1-WD in Instrument Number 202209300138978 and being the west right-of-way line of said Dublin Road (R/W-Varies);

Thence with the easterly lines of the remainder of said 2.981 acre tract, the westerly lines of said Parcel No. 1-WD and the westerly right-of-way line of said Dublin Road (R/W-Varies), the following two (2) courses;

1. with a curve to the left, having a central angle of **06°48'56"** and a radius of **1959.8 feet**, an arc length of **233.13 feet**, a chord bearing and chord distance of **S 14°17'42" E, 233.00 feet±**
2. **S 17°42'10" E, 224.4 feet ±** to an angle point thereof and being in a northwest line of a 0.506 acre tract conveyed to the Franklin County Commissioners as Parcel 21 WD in Instrument Number 199905260132966;

Thence along the southeast line of the remainder of said 2.981 acre tract, the northwest line of said Parcel 21 WD and along said westerly right-of-way line, the following two (2) courses;

1. **S 13°27'50" W, 9.7 feet ±** to a point;
2. **S 17°42'18" E, 76.8 feet ±** to the southeast corner of the remainder of said 2.981, the southwest corner of said Parcel 21 WD and the north line of the remainder of said 5.626 acre tract;

Thence **N 72°03'53" E**, along a north line of the remainder of said 5.626 acre tract and the south line of said Parcel 21-WD, **5.0 feet ±** to a northeast corner of the remainder of said 5.626 acre tract, the northwest corner of a 0.036 acre tract of land to the Franklin County Commissioners as Parcel No. 1-WD in Instrument Number 202209130130760 and being in said westerly right-of-way line;

Thence along said common line, the following two (2) courses;

**S 17°58'07" E, 230.5 feet ±** to a point of curvature;

with a curve to the left, having a central angle of **05°00'47"** and a radius of **1959.89 feet**, an arc length of **171.48 feet**, a chord bearing and chord distance of **S 20°28'14" E, 171.4 feet ±** to the **True Point of Beginning**, containing **7.80 acres ±**.

The above description was prepared by Advanced Civil Design Inc. on October 17, 2022 and is based on existing Franklin County Auditor records and Franklin County Recorder's records.

The total length of the annexation perimeter is 2,843± feet, of which 814± feet are contiguous with existing City of Columbus Corporation lines, being 28.6±% contiguous.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

Known as parcels: 200-000050, 200-000203, 200-000554, 560-188936, 560-196520, 201-000002

Known as address: 4747 Dublin Road Columbus, Ohio 43221

**To Rezone From:** R, Rural District and PUD-8, Planned Unit Development District,

**To:** L-ARLD, Limited Apartment Residential District.

**SECTION 2.** That a Height District of sixty (60) feet is hereby established on the L-ARLD, Limited Apartment

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 change on the said original zoning map and shall register a copy of the approved L-ARLD, Limited Apartment Residential District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said site plans titled, “**SHEETS 1-5**”, and elevations titled, “**SHEETS 1-8**” and said text titled, “**DEVELOPMENT TEXT**”, all dated May 20, 2024, and signed by Sean Mentel, Attorney for the Applicant, and the text reading as follows:

**DEVELOPMENT TEXT**

**Existing Zoning:** R, Rural District, PUD-8, Planned Unite Development District  
**Proposed Zoning:** L-ARLD, Limited Apartment Residential District  
**Property Address:** 4747 Dublin Road, Columbus, Ohio 43221  
**Applicant:** Rock Run Developer, LLC  
250 E. Town Street, Suite 200, Columbus, Ohio 43215  
**Owner:** 4747 Dublin Road, LLC  
250 E. Town Street, Suite 200, Columbus, Ohio 43215  
**Date of Text:** May 20, 2024  
**Application Number:** Z23-065

**INTRODUCTION:**

The site is ± 14.71 acres on the west side of Dublin Road, south of Hayden Run Road and north of Davidson Road. The site consists of six (6) parcels: 200-000050, 200-000203, 200-000554, 560-188936, 560-196520, 201-000002. Applicant proposes to develop the site with an apartment complex (192 dwelling units). The site plan consisting of 13 pages titled “Rock Run,” hereafter “Site Plan,” is submitted with this application as the site development plan. Parcel #201-000002 has a different Taxing District and cannot be combined with the other five (5) parcels.

**1. PERMITTED USES:** The permitted use shall be an apartment complex and accessory uses to an apartment complex, as permitted by Chapter 3333, Apartment Districts, Section 3333.02 AR-12, ARLD and AR-1 Apartment Residential Use.

**2. DEVELOPMENT STANDARDS:** Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3333, Apartment Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards, of the City of Columbus Code, as applicable to the ARLD Apartment Residential District and an apartment complex as depicted on the Site Plan.

**A. Density, Height, Lot, and/or Setback Commitments:**

1. A maximum of 192 dwelling units shall be permitted.
2. The minimum perimeter yards shall be as depicted on the Site Plan.
3. No building or structure shall be erected to a height in excess of 37 feet 4 inches. There shall only be three 3-story buildings as depicted on the Site Plan.

**B. Access, Loading, Parking and/or other Traffic Related Commitments:**

1. Access to the site shall be as depicted on the Site Plan.
2. Driveway approaches and any sidewalk in the public right-of-way shall be designed and constructed in accordance

with City of Hilliard Standard Drawing DD-1 and SW-1.

3. A City of Hilliard *Curb, Driveway Approach & Sidewalk* permit is required for any construction in the public right-of-way. Construction plans & specifications for any work in the public right-of-way, including MOT plans, shall be provided with the permit application for review and approval.

4. Applicant shall enter into an Agreement with the Franklin County Engineer to define the terms of a contribution to the Dublin Road Improvements Project to cover 100% of the cost for design and construction of a future enhanced pedestrian crossing, which will connect the site to the future shared-use path on the east side of Dublin Road. Any easements required to construct public improvements shall be dedicated to the Franklin County Engineer at no cost. The exact location of the future crossing shall be coordinated with the Franklin County Engineer's Office during design of site improvements.

5. Site improvements shall include any work necessary to grade and build sidewalk connections from the site to the public right-of-way line to connect to the future pedestrian crossing, including removal of any guardrail that is not required based on future site grades.

**C. Buffering, Landscaping, Open Space, and/or Screening Commitments:**

1. Existing trees shall be preserved as depicted on the Site Plan.
2. A fence (6 feet tall, 75% opaque) shall be placed along a portion of the western property as depicted on the Site Plan.

**D. Building Design and/or Exterior Treatment Commitments:**

Residential buildings shall be constructed consistent with the elevations as depicted on the Site Plan.

**E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:**

N/A

**F. Graphics and Signage Commitments:**

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the ARLD, Residential District. Any variance to applicable sign requirements shall be submitted to the Columbus Graphics Commission.

**G. Miscellaneous Commitments:**

1. The site shall be developed in accordance with the submitted Site Plan, signed and dated May 20, 2024 by Sean Mentel, Attorney for the Applicant. The Site Plan, Overall Landscaping Plan and Building Elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of final development and engineering plans completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.
2. Applicant shall comply as applicable with the Parkland Dedication Ordinance (PDO) in conjunction with the final Site Compliance Plan.

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