



Legislation Text

File #: 2732-2017, Version: 1

BACKGROUND:

A Redevelopment Plan for the Goodale Blight Clearance Area ("Goodale Area") was approved and adopted by the Council of the City of Columbus, Ohio by Ordinance No. 1395-57 on October 29, 1957 and has subsequently been amended several times (said Redevelopment Plan, with all amendments thereto, is collectively referred to herein as the "Plan"). Additionally, a Declaration of Restrictions for the Goodale Area was filed for record in Miscellaneous Records Book 129, Page 392 in the Recorder's Office, Franklin County, Ohio and has subsequently been amended several times (said Declaration of Restrictions, with all amendments thereto, is collectively referred to herein as the "Restrictions"). White Castle Management Co., who is the owner of approximately 18.02 acres of property (the "Property") of which a portion is located within the applicable Goodale Area, is seeking to redevelop the property in accordance with the uses permitted by the Downtown District zoning classification in which the other portion of the property is located. This redevelopment will require amending the Plan and the Restrictions for the Goodale Area relative to land use controls and development standards in order to allow for development consistent with the Downtown District zoning classification. White Castle Management Co. is the sole owner of all of the Property that will be affected by any change to the Plan and Restrictions and has given its written consent to such amendments.

FISCAL IMPACT:

No funding is required for this legislation.

To amend the Redevelopment Plan and Declaration of Restrictions for the Goodale Blight Clearance Area to allow for redevelopment of approximately 18.02 acres of property owned by White Castle Management Co.

WHEREAS, a Redevelopment Plan for the Goodale Blight Clearance Area ("Goodale Area") was approved and adopted by the Council of the City of Columbus, Ohio by Ordinance No. 1395-57 on October 29, 1957, with the first Amended Plan being recorded in Official Records Volume 0165F15 of the Recorder's Office, Franklin County, Ohio, the second Amended Plan being approved and adopted by Ordinance No. 2002-82 on October 17, 1983 and of record in Official Records Volume 03947G15 of the Recorder's Office, Franklin County, Ohio, and further amended by the Amended Plan being approved and adopted by Ordinance No. 11-94 on January 10, 1994 and of record in Official Records Volume 25549J04 of the Recorder's Office, Franklin County, Ohio (said Redevelopment Plan, together with all of said amendments thereto, is collectively referred to herein as the "Plan"); and

WHEREAS, a Declaration of Restrictions for the Goodale Area was filed for record in Miscellaneous Records Book 129, Page 392 in the Recorder's Office, Franklin County, Ohio which contained typographical errors and a corrected Declaration of Restrictions was recorded in Miscellaneous Records Volume 132, Page 432 in the Recorder's Office, Franklin County, Ohio, with the first Amended Declaration of Restrictions being recorded in Official Records Volume 0165F10 in the Recorder's Office, Franklin County, Ohio, the second Amended Declaration of Restrictions being approved and adopted by Ordinance 2002-83 on October 17, 1983 and filed of Record in Official Records Volume 03947H06 of the Recorder's Office, Franklin County, Ohio, and further amended by the Amended Declaration of Restrictions being approved and adopted by Ordinance No. 11-94 on January 10, 1994 and of record in Official Records Volume 25549I19 of the Recorder's Office, Franklin County, Ohio (said Declaration of Restrictions, together with all of said amendments thereto, is collectively referred to herein as the "Restrictions"); and

WHEREAS, a new Chapter 3359 of the Columbus City Code was enacted by City Council in 1997, as repealed and

replaced in June 2013, which established the Downtown District zoning classification; and

WHEREAS, White Castle Management Co., also known as White Castle Management Company, is the owner of tax parcels 010-044700-00, 010-289026-00, 010-289027-00, 010-010969-00, 010-001697-00, 010-057658-00, 010-066610-00, 010-297080-00, 010-297081-00, 010-297095-00, 010-297096-00, 010-297097-00, 010-023756-00 and 010-023279-00, consisting of approximately 18.02 acres (the “Property”); and

WHEREAS, the Property is located in the Downtown District and a portion or portions of the Property is also within the Goodale Area; and

WHEREAS, White Castle Management Co. intends to redevelop the property in accordance with the uses permitted by the Downtown District zoning classification; and

WHEREAS, in order to accommodate redevelopment of the Property, the City of Columbus must amend the Plan and the Restrictions relative to land use controls and development standards; and

WHEREAS, White Castle Management Co., the sole property owner within the applicable Goodale Area whose interests will be affected by any change to the Plan and Restrictions, has given its written consent to such amendments; and

WHEREAS, the City has caused notice of the amendments by publication and consulted the U.S. Department of Housing and Urban Development;

NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS

SECTION 1. That the Redevelopment Plan is hereby amended in the following manner:

1. “Downtown District” is added to Table “A”, Land Use Controls and Building Requirements, as a Land Use along with the applicable controls and requirements thereof contained in Chapter 3359 of the Columbus City Code.
2. Map 2, Project Area Plan, is modified to depict those parcels within Tract J, which include, but are not limited to, tax parcel numbers 010-044700-00, 010-289026-00, 010-289027-00, 010-010969-00, 010-001697-00, 010-057658-00, 010-066610-00, 010-297080-00, 010-297081-00, 010-297095-00, 010-297096-00, 010-297097-00, 010-023756-00 and 010-023279-00 as “Downtown District.”
3. Map 4, Zoning Plan, is modified to designate and depict those parcels located south and west of the intersection of Goodale Street and Harrison Avenue that are not within public or expressway right-of-way, as “Downtown District.”

SECTION 2. That the Declaration of Restrictions are hereby amended in the following manner:

1. Section III. is modified by adding a new subsection “F” which reads as follows:

F. Downtown District

1. Use, Area, Parking and Loading Regulations. As identified in Columbus City Code, Chapter 3359.
2. Map 2, Project Area Plan, is modified to depict those parcels located south and west of the intersection of Goodale Street and Harrison Avenue, not within public or expressway right-of-way, as “Downtown District.”

SECTION 3. This ordinance shall take effect and be in force from and after the earliest period allowed by law.