



## Legislation Details (With Text)

**File #:** 1672-2022    **Version:** 1

**Type:** Ordinance    **Status:** Passed

**File created:** 6/6/2022    **In control:** Zoning Committee

**On agenda:** 2/13/2023    **Final action:** 2/15/2023

**Title:** To rezone 3163 S. HIGH ST. (43207), being 0.50± acre located on the west side of South High Street, 1,530± feet south of Southgate Drive, From: R-2, Residential District, To: C-3, Commercial District (Rezoning #Z22-019).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD1672-2022\_Attachments, 2. ORD1672-2022\_Labels

Date	Ver.	Action By	Action	Result
2/15/2023	1	CITY CLERK	Attest	
2/14/2023	1	MAYOR	Signed	
2/13/2023	1	Zoning Committee	Approved	Pass
2/13/2023	1	COUNCIL PRESIDENT	Signed	
2/6/2023	1	Columbus City Council	Read for the First Time	

### Rezoning Application Z22-019

**APPLICANT:** Vicki L. Rathburn; 5622 State Route 752; Ashville, OH 43103.

**PROPOSED USE:** Commercial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on June 9, 2022.

**FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with an office in the R-2, Residential District as the result of a 1958 rezoning. The requested C-3, Commercial District will permit office uses and other community-scale commercial uses. Although the *Scioto Southland Plan* recommends “Office” land use, the proposed C-3 district is consistent with the Plan’s alternative recommendation of “Commercial (flex office/warehouse)” for this site location. Additionally, the request is consistent with the surrounding zoning pattern along this portion of South High Street, and does not add incompatible uses to the area.

To rezone **3163 S. HIGH ST. (43207)**, being 0.50± acre located on the west side of South High Street, 1,530± feet south of Southgate Drive, **From:** R-2, Residential District, **To:** C-3, Commercial District (Rezoning #Z22-019).

**WHEREAS**, application #Z22-019 is on file with the Department of Building and Zoning Services requesting rezoning of 0.50± acres from the R-2, Residential District, to the C-3, Commercial District; and

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

**WHEREAS**, the Far South Columbus Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested C-3, Commercial District is consistent with the *Scioto Southland Plan*'s land use recommendation, and with the surrounding zoning pattern along this portion of South High Street; 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:

**3163 S. HIGH ST. (43207)**, being 0.50± acres located on the west side of South High Street, 1,530± feet south of Southgate Drive, and being more particularly described as follows:

Being situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Section 9, Township 4, Range 22, Congress Lands, and being part of a 14.70 acre tract conveyed to Lavonne B. Goodfleisch shown of record in Official Records Volume 2560, Page C01, Recorder's Office Franklin County, Ohio, and being more particularly described as follows:

Beginning at a spike on the centerline of South High Street (U.S. #23) (80 feet wide), at the northeasterly corner of said 14.70 acre tract, and the Southeasterly corner of a 1.889 acre tract conveyed to Payless Stations, Inc. shown of record in Deed Book 2406, Page 19;

Thence South 0 deg 18' West, along the centerline of said South High Street (Easterly line of said 14.70 acre tract), a distance of 109.00 feet to a spike;

Thence North 85 deg 29' West, across said 14.70 acre tract, and along a line parallel with the Northerly line of said 14.70 acre tract (Southerly line of said 1.889 acre tract), passing an iron pin on the Westerly right-of-way line of said South High Street at 40.11 feet, a total distance of 200.00 feet to an iron pin;

Thence North 0 deg 18' East, across said 14.70 acre tract, and along a line parallel with the centerline of said South High Street (Easterly line of said 14.70 acre tract), a distance of 109.00 feet to an iron pin on the Northerly line of said 14.70 acre tract (Southerly line of said 1.889 acre tract);

Thence South 85 deg 29' East, along the Northerly line of said 14.70 acre tract (Southerly line of said 1.889 acre tract), passing an iron pin on the westerly right-of-way line of said South High Street at 159.89 feet, a total distance of 200.00 feet to the place of beginning, containing 21,740 square feet, 0.499 acres.

Parcel No.: 010-193320

Property Address: 3163 S. High St. Columbus, OH 43207

**To Rezone From:** R-2, Residential District.

**To:** C-3, Commercial District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the C-3, Commercial 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 upon redevelopment of the property to the north, this site shall participate in a mutual access reconfiguration with the property to the north to provide reciprocal shared access to South High Street with appropriate cross access and maintenance easements granted as applicable.

**SECTION 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.