



## Legislation Details (With Text)

**File #:** 2046-2023      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 6/29/2023      **In control:** Zoning Committee  
**On agenda:** 7/17/2023      **Final action:** 7/21/2023  
**Title:** To rezone 3245 MORSE RD. (43224), being 1.98± acres located on the south side of Morse Road, 130± feet west of Dunbridge Street, From: C-4, Commercial District, L-C-4, Limited Commercial District, and AR-12, Apartment Residential District, To: AR-1, Apartment Residential District (Rezoning #Z23-016).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD2046-2023\_Attachments, 2. ORD2046-2023\_Labels

| Date      | Ver. | Action By             | Action                  | Result |
|-----------|------|-----------------------|-------------------------|--------|
| 7/21/2023 | 1    | CITY CLERK            | Attest                  |        |
| 7/20/2023 | 1    | ACTING MAYOR          | Signed                  |        |
| 7/17/2023 | 1    | COUNCIL PRESIDENT     | Signed                  |        |
| 7/17/2023 | 1    | Zoning Committee      | Approved                | Pass   |
| 7/10/2023 | 1    | Columbus City Council | Read for the First Time |        |

**Rezoning Application: Z23-016**

**APPLICANT:** Community Housing Network; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor, Columbus, OH 43215.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on May 11, 2023.

**NORTHEAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of a 1.98± acre portion of a larger parcel, mostly undeveloped with a former single-unit dwelling in the C-4, Commercial, L-C-4, Limited Commercial, and AR-12, Apartment Residential districts. The applicant proposes the AR-1, Apartment Residential District to permit multi-unit residential development. The site is within the planning boundaries of the *Northeast Area Plan (2007)*, which recommends “Low Density Residential” land uses at this location. Staff supports higher density at this location because the requested AR-1 district is consistent with the multi-unit residential development west of the site, and is within close proximity to a high intensity transit corridor. A concurrent Council variance (Ordinance #2047-2023; CV23-023) has been submitted and includes variances for fronting and to reduce the minimum number of required parking spaces.

To rezone **3245 MORSE RD. (43224)**, being 1.98± acres located on the south side of Morse Road, 130± feet west of

Dunbridge Street, **From:** C-4, Commercial District, L-C-4, Limited Commercial District, and AR-12, Apartment Residential District, **To:** AR-1, Apartment Residential District (Rezoning #Z23-016).

**WHEREAS**, application #Z23-016 is on file with the Department of Building and Zoning Services requesting rezoning of 1.98± acres from C-4, Commercial District, L-C-4, Limited Commercial District, and AR-12, Apartment Residential District, to the AR-1, Apartment Residential District; and

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

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

**WHEREAS**, the City Departments recommend approval of said zoning change as the proposed use is consistent with the adjacent multi-unit residential development and is within close proximity to a high intensity transit corridor; 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**3245 MORSE RD. (43224)**, being 1.98± acres located on the south side of Morse Road, 130± feet west of Dunbridge Street, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Quarter Township 2, Township 1, Range 17, United States Military Lands, also being part of Lot 1 of the Partition and Subdivision of Cyrus P. Denune's Estate, as shown for record in Plat Book 10, Page 309, and containing 1.981 acres of land, more or less, and being part of that 3.566 acre (by survey) tract of land conveyed to Western Insurance Company, of record in Instrument Number 202101290018250, (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 1.981 acre tract being more particularly described as follows:

Beginning, for reference, at Franklin County Centerline Survey Control Monument FCGS 1445 marking the intersection of the centerline of Morse Road (R/W varies) with the centerline of Dunbridge Street (59 feet in width);

Thence with the centerline of said Morse Road, North 86°12'01" West, a distance of 149.78' feet to a point;

Thence leaving said centerline of Morse Road, with an extension of, and continuing with the easterly line of said 3.566 acre Western Insurance tract, also with the westerly line of that 1.609 acre tract of land conveyed to Net Lease Suds III, LLC and Net Lease Suds IV, LLC, of record in Instrument Number 202001240011882, South 3°17'49" West, passing over an iron pipe set at 60.00 feet on the southerly Right of Way line of said Morse Road, a total distance of 296.88 feet to an iron pipe set marking the true point of beginning of the herein described 1.981 acre tract;

Thence continuing with the westerly line of said 1.609 Net Lease Suds tract, also continuing with the easterly line of said 3.566 acre Western Insurance tract, South 3°17'49" West, a distance of 354.55 feet to an iron pipe set at the southeasterly corner of said 3.566 acre Western Insurance tract, also being an interior corner between westerly and northerly lines of Parkleigh Section No. 2, of record in Plat Book 42, Page 110;

Thence with the northerly line of said Parkleigh Section No. 2, and continuing with the northerly line of Parkleigh Section No. 1, of record in Plat Book 42, Page 63, South 82°05'38" West, passing over  $\frac{3}{4}$  inch iron pipes found at 81.53 feet, 106.76 feet, and 191.71 feet, also passing a  $\frac{3}{4}$  inch iron pipe 1.10 north of the line at 246.85 feet, a total distance of 256.02 feet to a point at the southwesterly corner of said 3.566 acre Western Insurance tract, also being the southeasterly corner of that 2.291 acre tract of land conveyed to Dogwood Glen, LLC, of record in Instrument Number 200806090088202, from which a  $\frac{3}{4}$  inch iron pipe found bears North 41°31'17" East, a distance of 1.69 feet;

Thence with the easterly line of said 2.291 acre Dogwood Glen tract, also with the westerly line of said 3.566 acre Western Insurance tract, North 3°12'58" East, a distance of 326.38 feet to an iron pipe set;

Thence with a new line, across and through said 3.566 acre Western Insurance tract, the following five courses:

- 1) South 86°47'02" East, a distance of 106.44 feet to an iron pipe set;
- 2) North 8°39'18" East, a distance of 43.28 feet to an iron pipe set;
- 3) South 85°39'01" East, a distance of 17.59 feet to an iron pipe set;
- 4) North 1°48'05" East, a distance of 35.00 feet to an iron pipe set;
- 5) South 86°42'11" East, a distance of 124.45 feet to the point of beginning, and containing 1.981 acres of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The centerline of Morse Road was assigned a bearing of South 86°12'01" East, as shown on Franklin County Engineer's Centerline Survey Plat "Morse Rd., Co. Rd. #17.

All iron pipes set are ¾ inch inside diameter by 30 inches in length with a yellow plastic cap marked "Sands Decker".

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Sands Decker, and is based on an actual survey of the premises performed in January 2023.

Address: 3245 Morse Road, Columbus, OH 43224  
PPN: Part of 010-005553

**To Rezone From:** C-4, Commercial District, L-C-4, Limited Commercial District, and AR-12, Apartment Residential District.

**To:** AR-1, Apartment Residential District.

**SECTION 2.** That a Height District of sixty (60) feet is hereby established on the AR-1, 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 changes on the said original zoning map in the office of the Department of Building and Zoning Services.

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