



## Legislation Details (With Text)

**File #:** 0589-2022      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 2/18/2022      **In control:** Zoning Committee  
**On agenda:** 3/7/2022      **Final action:** 3/9/2022  
**Title:** To rezone 4591 INDIANOLA AVE. (43214), being 0.16± acres located on the west side of Indianola Avenue, 120± feet north of Wetmore Road, From: R-3, Residential District, To: C-2, Commercial District (Rezoning #Z21-103).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD0589-2022\_Attachments, 2. ORD0589-2022\_Labels

Date	Ver.	Action By	Action	Result
3/9/2022	1	CITY CLERK	Attest	
3/8/2022	1	MAYOR	Signed	
3/7/2022	1	COUNCIL PRESIDENT	Signed	
3/7/2022	1	Zoning Committee	Approved	Pass
2/28/2022	1	Columbus City Council	Read for the First Time	

### Rezoning Application Z21-103

**APPLICANT:** 4591 Indianola Avenue LLC; c/o Curtis H. Knapp, Atty.; 1160 Dublin Road, Suite 500; Columbus, OH 43215.

**PROPOSED USE:** Office uses.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on February 10, 2022.

**CLINTONVILLE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with a former dwelling converted to a law office in the R-3, Residential District as permitted by Ordinance #2589-93 (CV93-067) allowing this sole use. The proposed C-2, Commercial District will allow all office uses along with some non-office commercial uses. The intended use is an accountant's office. The site is within the planning boundaries of the *Clintonville Area Plan* (2009), which recommends mixed-use land uses at this location, supporting single- and multi-unit residential, office, and retail uses. The Plan also prioritizes improving the ability to walk to destinations, specifically along the Indianola corridor. Staff finds the request to be consistent with the Plan's recommendation of mixed-use land uses at this location. A suggestion by the Planning Division to provide a sidewalk along the frontage of Indianola Avenue is being met with a City planned sidewalk installation project for the west side of Indianola Avenue which will commence this summer.

To rezone **4591 INDIANOLA AVE. (43214)**, being 0.16± acres located on the west side of Indianola Avenue, 120± feet

north of Wetmore Road, **From:** R-3, Residential District, **To:** C-2, Commercial District (Rezoning #Z21-103).

**WHEREAS**, application #Z21-103 is on file with the Department of Building and Zoning Services requesting rezoning of 4.38± acres from R-3, Residential District, to the C-2, Commercial District; and

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

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

**WHEREAS**, the City Departments recommend approval because the proposed C-2, Commercial District is consistent with the *Clintonville Area Plan's* land use recommendation for mixed-use development and the existing zoning pattern along Indianola Avenue; 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:

**4591 INDIANOLA AVE. (43214)**, being 0.16± acres located on the west side of Indianola Avenue, 120± feet north of Wetmore Road, and being more particularly described as follows:

Legal Description  
4591 Indianola Avenue, Columbus, Ohio  
Parcel No. 010-085756-00

Situated in the State of Ohio, County of Franklin and in the City of Columbus:  
Beginning at an iron pin at the intersection of the west line of Indianola Avenue, as relocated, with the south line of the alley north of Wetmore Road; thence, westerly with said south line, 118.38 feet to the iron pin at the northwest corner of Lot No. 403, Highland Gardens No. 2 as recorded in Plat Book No. 12, page 25, Recorder's Office, Franklin County, Ohio; thence southerly with the west line of said Lot No. 403, 60.4 feet to an iron pin in said west line; thence easterly, parallel with the north line of Wetmore Road 60 feet to an iron pin the east line of said Lot No. 403, and continuing easterly in the same line 60 feet to the east line of Lot No. 404 of said subdivision and continuing easterly in the same line 6.0 feet into Lot No. 405 of said subdivision, to an iron pin in the westerly line of Indianola Avenue, as relocated; thence northerly with the said westerly line of Indianola Avenue, as relocated, 49.3 feet to an iron pin at the intersection of the east line of said Lot No. 404 with the westerly line of said Indianola Avenue; thence with said westerly line of Indianola Avenue, 11.65 feet to the iron pin in the south line of the alley, at the place of beginning.

Subject to two easements for private sewer lines running in a northerly direction through, in and under said premises from the two parcels of land located contiguously along the south line of the above described premises; one private sewer line running approximately 20 feet east of and approximately 66 feet east of and parallel with the said west lot line of said Lot 403, and running from said south parcels northerly through the premises herein conveyed to the public or main sewer line in the alley immediately to the north; said two sewer easements providing the right to operate, use, maintain and keep in repair the said private sewer lines; and providing the said two sewer easements shall run with the land.

**To Rezone From:** R-3, Residential District,

**To:** C-2, Commercial District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the C-2, 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 shall take effect and be in force from and after the earliest period allowed by law.