



## Legislation Details (With Text)

**File #:** 0001-2005      **Version:** 2  
**Type:** Ordinance      **Status:** Passed  
**File created:** 12/20/2004      **In control:** Development Committee  
**On agenda:** 1/24/2005      **Final action:** 1/26/2005  
**Title:** To rezone certain portions of the Southern Orchards neighborhoods from R4 Residential, AR1 Apartment Residential, C4 Commercial, and LC4 Limited Commercial to R2F Residential. (AMENDED BY ORD. 0691-2005 PASSED 5/2/2005)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. NoticeOfPublichearing-SOUTHERN-ORCHARDS01-24-2005.pdf, 2. Ord#0001-2005MailingList(revised-01-13-2005).pdf

Date	Ver.	Action By	Action	Result
1/26/2005	2	MAYOR	Signed	
1/26/2005	2	CITY CLERK	Attest	
1/24/2005	1	Columbus City Council	Approved as Amended	Pass
1/24/2005	1	Columbus City Council	Amended as submitted to the Clerk	Pass
1/24/2005	2	COUNCIL PRESIDENT	Signed	
1/10/2005	1	Columbus City Council	Read for the First Time	
12/27/2004	1	CITY ATTORNEY	Reviewed and Approved	
12/27/2004	1	Dev Drafter	Sent to Clerk's Office for Council	
12/22/2004	1	Dev Drafter	Sent for Approval	
12/22/2004	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
12/22/2004	1	Dev Drafter	Sent for Approval	

**BACKGROUND:**

For the past several months, the City of Columbus Planning Division has been helping to facilitate an area rezoning for certain portions of the Southern Orchards neighborhood. This near south side community is bound by Denton Alley on the north, Lockbourne Road on the east, Whittier Avenue on the south, and the alley east of Parsons Avenue on the west.

Southern Orchards is characterized by single and two-family residential, yet most of the area is currently zoned R4 Residential (1-4 family). The intent of the rezoning is to establish a zoning classification that more accurately reflects the existing land use pattern in the neighborhood. The proposed rezoning would reclassify approximately 1,614 parcels to R2F Residential (1-2 family). As a result, over 90% of the area's zoning would conform to its existing land use.

This initiative was undertaken in response to a request from the Southern Orchards Civic Association and has received widespread support from the community. The proposed rezoning has been endorsed by the Council of South Side Organizations and recommended for adoption by the Development Commission.

**FISCAL IMPACT:**

No funding is required for this legislation.

To rezone certain portions of the Southern Orchards neighborhoods from R4 Residential, AR1 Apartment Residential, C4 Commercial, and LC4 Limited Commercial to R2F Residential. (AMENDED BY ORD. 0691-2005 PASSED 5/2/2005)

**WHEREAS**, the Southern Orchards neighborhood is a unique and valued parts of the City of Columbus by virtue of its residential character, architectural scale, and population density; and

**WHEREAS**, much of Southern Orchards is currently zoned R4 Residential, which permits residential development at a scale and density that is inconsistent with existing development pattern; and

**WHEREAS**, it is necessary and appropriate for the general welfare of the City of Columbus to undertake a rezoning to promote home ownership, preserve the neighborhoods' character, and protect the existing value of single and two-family properties; and

**WHEREAS**, all affected property owners and those within 125 feet of the area to be rezoned were notified by mail of an informational public meeting and the Development Commission policy meeting; and

**WHEREAS**, the Council of South Side Organizations endorsed the proposed rezoning and the Development Commission voted to recommend approval by City Council; **now, therefore**,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**Section 1.** That the Official Zoning Map for the City of Columbus (Ord. 577-84; Ord. 1272 01 §1 (part); Ord. 179-03 § 1; Ord. 1284-04 § 3.) be revised by changing the zoning of the property as described below from R4 Residential, AR1 Apartment Residential, C4 Commercial, and LC4 Limited Commercial to R2F Residential.

**LEGAL DESCRIPTION**

Beginning at a point in the east right-of-way of the alley east of Parsons Ave. and the south right-of-way of the alley south of Livingston Ave.;

1. Thence along the right-of-way S 69° 3' 58" E ±1247.31' to the centerline of 18<sup>th</sup> St.,
2. Thence S 3° 21' 59" W ±16.27' to the south alley right-of-way,
3. Thence S 63° 12' 51" E ±332.97' to the west right-of-way of Heyl Ave.,
4. Thence S 4° 7' 20" W ±106.36',
5. Thence along the right-of-way S 85° 55' 53" E ±381.68' to the intersection of Carpenter St. and the alley south of Livingston Ave.,
6. Thence along the right-of-way S 86° 18' 35" E ±3336.56' to the west right-of-way of Lockbourne Ave.,
7. Thence along the right-of-way S 3° 58' 15" W ±2012.71' to the north right-of-way of Whittier St.,
8. Thence along the right-of-way N 86° 0' 56" W ±3036.12',
9. Thence along the right-of-way N 85° 41' 31" W ± 2168.02' to the east right-of-way of the alley east of Parsons Ave.,
10. Thence along the right-of-way N 4° 8' 8" E ± 2608.39' to point of beginning.

This description was prepared from records and does not represent an actual survey.

**EXCEPTIONS FROM THE LEGAL DESCRIPTION**

The following parcels along Ann Street:

010-025616  
010-030944

The following parcels along Champion Avenue:

010-043775

The following parcels along Denton Alley:

010-042762

The following parcels along Eighteenth Street:

010-003995  
010-009388  
010-011076  
010-026941  
010-031216  
010-052786

The following parcels along Forest Street:

010-077910

The following parcels along Jackson Street:

010-006167

The following parcels along Kossuth Street:

010-001705  
010-004104  
010-019994

The following parcels along Stanley Avenue:

010-045395

The following parcels along Twenty-Second Street:

010-013707

The following parcels along Wager Street:

010-003096

The following parcels along Whittier Street:

**010-000014**  
010-016959  
010-027136  
010-029703  
010-030146  
010-042979  
010-048990  
010-051026  
010-055190  
010-056370

**Section 2.** That a Height District of Thirty-five (35) feet is hereby established on the property zoned R2F Residential.

**Section 3.** That the Director of the Department of Development be, and is hereby authorized and directed to make said changes on the said Official Zoning Map for the City of Columbus.

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