



Legislation Details (With Text)

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On agenda: 1/10/2005 **Final action:** 1/12/2005

Title: To rezone certain portions of the Merion Village and Hungarian Village neighborhoods from R4 Residential and C4 Commercial to R2F Residential. (AMENDED BY ORD. 0690-2005 PASSED 05/02/2005)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ord#2110-2004LabelAttachment.pdf

Date	Ver.	Action By	Action	Result
1/12/2005	2	MAYOR	Signed	
1/12/2005	2	CITY CLERK	Attest	
1/10/2005	1	Columbus City Council	Amended as submitted to the Clerk	Pass
1/10/2005	1	Columbus City Council	Taken from the Table	Pass
1/10/2005	2	Columbus City Council	Reconsidered	Pass
1/10/2005	1	Columbus City Council	Approved as Amended	Pass
1/10/2005	2	Columbus City Council	Approved	Pass
1/10/2005	2	COUNCIL PRESIDENT	Signed	
12/13/2004	1	Columbus City Council	Tabled to Certain Date	Pass
12/13/2004	1	Columbus City Council	Reconsidered	Pass
12/6/2004	1	Columbus City Council	Approved	Pass
11/29/2004	1	Columbus City Council	Read for the First Time	
11/18/2004	1	Dev Drafter	Sent for Approval	
11/18/2004	1	CITY ATTORNEY	Reviewed and Approved	
11/18/2004	1	Dev Drafter	Sent to Clerk's Office for Council	
11/17/2004	1	Dev Drafter	Sent for Approval	
11/17/2004	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	

BACKGROUND:

The City of Columbus Planning Division has been helping to facilitate an area rezoning for certain portions of the Merion Village and Hungarian Village neighborhoods. This initiative was undertaken in response to requests from the Merion Village Civic Association and the Hungarian Village Civic Association. The intent of the rezoning is to establish a zoning classification that more accurately reflects the existing land use pattern in the area. While single and two-family residential is the predominate use in the Merion Village and Hungarian Village neighborhoods, the principal zoning classification is R4 Residential (1-4 family). The rezoning would reclassify most of the area to R2F Residential (1-2 family), affecting nearly 2,500 parcels. If the rezoning is approved, over 90% of the area would conform with the existing land use. This area rezoning is a recommendation of *The Southside*

Plan, which was adopted by City Council in October 2002. 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 Merion Village and Hungarian Village neighborhoods from R4 Residential and C4 Commercial to R2F Residential. **(AMENDED BY ORD. 0690-2005 PASSED 05/02/2005)**

WHEREAS, Merion Village and Hungarian Village are contiguous south side neighborhoods that are unique and valued parts of the City of Columbus by virtue of their residential character, architectural scale, and population density; and

WHEREAS, much of the Merion Village and Hungarian Village neighborhoods are 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 and C4 Commercial to R2F Residential.

LEGAL DESCRIPTION

Beginning at a point in the south right-of-way of Whittier St. and the west right-of-way of the alley west of Parsons Ave.;

1. Thence along the west right-of-way S 3° 18' 49" W 514.4' to the south right-of-way of Siebert St.,
2. Thence S 85° 34' 24" E 18.4' to the west right-of-way of the first alley west of Parsons Ave.;
3. Thence along the west right-of-way S 3° 56' 4" W 870.5' to the south right-of-way of Deshler Ave.
4. Thence S 85° 9' 21" E 11.2' to the west right-of-way of the first alley west of Parsons Ave.;
5. Thence along the west right-of-way S 3° 48' 24" W 1148.5' to the south right-of-way of Gates St.,
6. Thence along the west right-of-way S 3° 21' 59" W 639.9' to the south right-of-way of Frebis Ave.,
7. Thence along the west right-of-way S 3° 9' 17" W 292.6' to the south right-of-way of Moler Ave.,
8. Thence N 86° 10' 6" E 516.5' along the south right-of-way of Moler Ave.,

9. Thence S 2° 52' 58" E 51 320' to the south right-of-way of Sheldon Ave.,
10. Thence along the south right-of-way S 85° 43' 27" E 493.7' to the west right-of-way of Goethe Ave.,
11. Thence along the west right-of-way S 3° 34' 11" W 1073' to the south right-of-way of Markison St.,
12. Thence along the west right-of-way S 3° 32' 44" W 1350.9' to the south right-of-way of Woodrow Ave.,
13. Thence along the west right-of-way S 2° 55' 29" W 330.0' to the north right-of-way an unnamed alley,
14. Thence along the north right-of-way of unnamed alley N 85° 56' 6" W 324.5' to the centerline of Washington Ave.,
15. Thence along the centerline of N 3° 48' 50" E 13.6' to the north right-of-way of Stanaford Pl.,
16. Thence N 85° 58' 47" W 605.0' to the north right-of-way an unnamed alley,
17. Thence N 88° 17' 27" W 347.0',
18. Thence S 86° 25' 25" W 309.1',
19. Thence N 86° 48' 01" W 615.6' to the centerline of Fifth St.
20. Thence N 00° 00' 00" W 11.1' to the north right-of-way an unnamed alley,
21. Thence along the north right-of-way of unnamed alley N 86° 00' 27" W 447.1'
22. Thence N 86° 41' 30" W 464.0', to the unnamed alley east of High St.,
23. Thence along the east right-of-way of unnamed alley N 3° 06' 28" W 357.2' to the north right-of-way of Woodrow Ave.,
24. Thence N 87° 12' 26" W 66.2',
25. Thence N 5° 18' 52" E 139.0' to the east right-of-way an unnamed alley,
26. Thence N 3° 06' 14" E 745.1' to the north right-of-way an unnamed alley south of Welch Ave.,
27. Thence N 84° 33' 34" W 34.2',
28. Thence N 4° 26' 11" E 187.8' to the north right-of-way of Welch Ave.,
29. Thence N 86° 59' 14" W 46.4', to the vacated east right-of-way of an unnamed alley,
30. Thence N 3° 46' 41" E 258.3' to the north right-of-way of Markison Ave.,
31. Thence S 86° 49' 12" E 19.5' to the east right-of-way an unnamed alley,
32. Thence N 1° 58' 57" E 369.6' to the north right-of-way of Southwood Ave.,
33. Thence S 86° 42' 28" E 275.1' to the east right-of-way of Third St.,
34. Thence N 3° 15' 31" E 377.1' to the north right-of-way of Jenkins Ave.,
35. Thence N 86° 41' 20" W 324.8', to the east right-of-way of Pearl St.,
36. Thence N 3° 16' 03" E 626.2',
37. Thence N 2° 08' 12" W 598.8' to the north right-of-way of Hanford St.,
38. Thence S 78° 08' 15" E 44.5', to the east right-of-way of Pearl St.,

39. Thence N 1 14' 47" W 821.9' to the north right-of-way of Nursery Alley,
40. Thence S 85° 06' 03" E 235.1' to the east right-of-way of City Park,
41. Thence N 5 12' 38" W 22.5' to the north right-of-way of Nursery Alley,
42. Thence S 85° 06' 03" E 1245.2' to the east right-of-way of Blackberry Alley,
43. Thence N 3 48' 50" E 1574.7' to the south right-of-way of Whittier St.,
44. Thence S 85° 24' 42" E 1651.2' along right-of-way to place of beginning.

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

EXCEPTIONS FROM THE LEGAL DESCRIPTION

The following parcels along City Park Avenue:

010-013173
010-054596

The following parcels along Frebis Avenue:

010-015787
010-015818
010-022205
010-022209
010-022210
010-034763
010-051356
010-252846

The following parcels along Fourth Street:

010-000392
010-001571
010-005800
010-005934
010-020948
010-020967
010-022298
010-023378
010-027541
010-033109
010-033432
010-033433
010-033438
010-041001
010-049250
010-049251
010-050111

The following parcels along Hanford Street:

010-064847
010-224493

The following parcels along High Street:

010-014176
010-029825
010-031548

010-031549
010-031550
010-037149

The following parcels along Jenkins Avenue:

010-003599
010-019976
010-019985
010-077925

The following parcels along Mithoff Street:

010-033459
010-047424
010-049946
010-063621
010-063622
010-190915

The following parcels along Moler Avenue:

010-037613
010-045081
010-046829
010-051355

The following parcels along Pearl Street:

010-094928

The following parcels along Third Street:

010-014499

The following parcels along Thurman Avenue:

010-006437
010-006439

The following parcels along Washington Avenue:

010-030574
010-030686
010-034812
010-041245

The following parcels along Welsh Avenue:

010-028797
010-028880

The following parcels along Whittier Street:

010-005612
010-013307
010-043749

The following parcels along Woodrow Avenue:

010-027221
010-032945
010-050122
010-094927

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.