



## Legislation Details (With Text)

**File #:** 1449-2010      **Version:** 1

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

**File created:** 9/30/2010      **In control:** Zoning Committee

**On agenda:** 10/25/2010      **Final action:** 10/27/2010

**Title:** To rezone 160 MARTIN AVENUE (43222), being 47.11± acres located at the northwest corner of the intersection of Martin Ave. and Sullivant Ave. From: AR-1, Apartment Residential District, and C-4, Commercial District, To: R-2F, Residential District. (Rezoning # Z10-012)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD1449-2010attachments.pdf, 2. ORD1449-2010bls.pdf, 3. City Council Data Form\_Z10-012.pdf, 4. Notice Of Public Hearing - Council Mtg.pdf

Date	Ver.	Action By	Action	Result
10/27/2010	1	CITY CLERK	Attest	
10/26/2010	1	ACTING MAYOR	Signed	
10/25/2010	1	Zoning Committee	Approved	Pass
10/25/2010	1	COUNCIL PRESIDENT	Signed	
10/18/2010	1	Columbus City Council	Read for the First Time	
10/8/2010	1	Building and Zoning Reviewer	Reviewed and Approved	
10/8/2010	1	Building and Zoning Drafter	Sent for Approval	
10/8/2010	1	BUILDING ZONING DIRECTOR	Reviewed and Approved	
10/8/2010	1	Building and Zoning Drafter	Sent to Clerk's Office for Council	
10/1/2010	1	Building and Zoning Drafter	Sent for Approval	

### Rezoning Application Z10-012

**APPLICANT:** City of Columbus Department of Development c/o Todd Singer; 109 North Front Street, Columbus, Ohio 43215.

**PROPOSED USE:** Conform existing single-family and two-family dwellings. Implement *The Franklinton Plan* (2003).

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on June 24, 2010.

**FRANKLINTON AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The purpose of the City-sponsored rezoning is to bring the existing dwellings into zoning conformance per the land use recommendations of *The Franklinton Plan* (2003) and existing use. The site is located within *The Franklinton Plan* (2003) boundaries. The plan recommends rezoning of parcels not conforming with the AR-1, Apartment Residential District, to a more appropriate classification. The existing AR-1, Apartment Residential, zoning has been deemed no longer appropriate and the R-2F, Residential District, has been deemed preferable and in conformance with existing and future recommended land use. A vacant, city-owned parcel zoned C-4, Commercial District, but proposed for residential use, has been included in the rezoning.

To rezone **160 MARTIN AVENUE (43222)**, being 47.11± acres located at the northwest corner of the intersection of Martin Ave. and Sullivant Ave. **From:** AR-1, Apartment Residential District, and C-4, Commercial District, **To:** R-2F, Residential District. (Rezoning # Z10-012)

**WHEREAS**, application #Z10-012 is on file with the Department of Building and Zoning Services requesting rezoning of 47.11± acres from AR-1, Apartment Residential District, and C-4, Commercial District, to the R-2F, Residential District; and

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

**WHEREAS**, the City Departments recommend approval of said zoning change because the site is located within *The Franklinton Plan* (2003) boundaries and the plan recommends rezoning of parcels not conforming with the AR-1, Apartment Residential District, to a more appropriate classification. The existing AR-1, Apartment Residential, zoning has been deemed no longer appropriate and the R-2F, Residential District, has been deemed preferable and in conformance with existing and future recommended land use. A vacant, city-owned parcel zoned C-4, Commercial District, has been included in the rezoning as it is proposed for single-family residential use. Therefore the existing AR-1, Apartment Residential, and C-4, Commercial District, zonings have been deemed no longer appropriate, 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:

To rezone **160 MARTIN AVENUE (43222)**, being 47.11± acres located at the northwest corner of the intersection of Martin Ave. and Sullivant Ave., and being more particularly described as follows:

**Proposed Area Rezoning**

Beginning from the centerline intersections of Sullivant Ave. and Glenwood Ave, proceed 168 feet N 76° 33' 57" E to the point of true beginning;

Thence N 8° 25' 59" W 2,286.493 feet along the centerline of the alley to the centerline of W. Capital St.;

Thence N 81° 27' 28" E 1,607.11 feet along the centerline of W. Capital St. to the centerline of the unnamed alley east of Martin Ave.;

Thence S 9° 6' 7" E 526.72 feet along the centerline of the alley to the centerline of W. State St.;

Thence N 81° 49' 38" E 7.329 feet along the centerline of W. State St. to the centerline of the unnamed alley east of Martin Ave.;

Thence S 8° 32' 12" E 548.254 feet along the centerline of the alley to the centerline of W. Town St.;

Thence S 82° 11' 45" W 77.061 feet along the centerline of W. Town St. to the centerline of Martin Ave.;

Thence S 8° 41' 24" E 1082.446 feet along the centerline of Martin Ave. to the centerline of Sullivant Ave.;

Thence S 76° 41' 11" W 1556 feet along the centerline of Sullivant Ave. to the place of beginning.

This description has been prepared from records and is not valid for land transfer.

**With the exception of the following parcels:**

The following parcels along Avondale Ave.:

010-007691

010-006140

010-006123

010-035898

010-040810

010-012685

The following parcels along S. Cypress Ave.:

010-012009

010-048897

010-003195

010-054631

010-030925

010-007936

010-037276

The following parcels along Dakota Ave.:

010-040631

010-011251

010-045787

010-001884

010-015267

010-038329

010-014710

010-029268

010-010302

010-023362

010-063876

The following parcels along Hawkes Ave.:

010-038071

010-053699

010-041623

010-035418

010-029587

The following parcels along Martin Ave.:

010-019668

010-002159

010-093813

The following parcels along W. Rich St.:

010-064083

010-029735

010-057780

010-031504

010-007935

The following parcels along Sullivant Ave.:

010-035245

010-035435

010-047519

010-049582

010-027721

010-030864

010-051622

010-005280

010-018211

010-011566

010-039029

010-039028

010-018216

010-047145

010-041743

010-041744

010-004288

010-045790

010-030170

010-013959

010-022741

010-006311

010-013147

010-002375

010-002348

The following parcels along W. Town St.:

010-050243

010-051511

010-053706  
010-053450  
010-006905  
010-056965

**To Rezone From:** AR-1, Apartment Residential District, and C-4, Commercial District,

**To:** R-2F, Residential District.

**Section 2.** That a Height District of thirty-five (35) feet is hereby established on the R-2F, 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.

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