



## Legislation Details (With Text)

**File #:** 2700-2012      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 11/26/2012      **In control:** Zoning Committee  
**On agenda:** 12/17/2012      **Final action:** 12/19/2012  
**Title:** To rezone 590 VAN BUREN DRIVE (43223), being 3.52± acres located at the southeast corner of Van Buren Drive and Mount Calvary Avenue, From: L-M, Limited Manufacturing District, To: AR-O, Apartment Residential Office District (Rezoning # Z12-056).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD2700-2012Attachments, 2. Notice Of Public Hearing - Council Mtg20121217

Date	Ver.	Action By	Action	Result
12/19/2012	1	CITY CLERK	Attest	
12/18/2012	1	MAYOR	Signed	
12/17/2012	1	COUNCIL PRESIDENT	Signed	
12/17/2012	1	Zoning Committee	Approved	Pass
12/10/2012	1	Columbus City Council	Read for the First Time	

**Rezoning Application: Z12-056**

**APPLICANT:** Volunteers of America; c/o Jackson B. Reynolds, III, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725, Columbus, OH 43215.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0-1) on November 8, 2012.

**FRANKLINTON AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is undeveloped and zoned in the L-M, Limited Manufacturing District, and fronts on five public streets. The proposed AR-O, Apartment Residential Office District will allow multi-unit residential or office development. Due to the irregular shape of the site and number of street frontages, the applicant has filed companion Council Variance CV12-048 to vary the building setbacks, increase the building height, and reduce the number of required parking spaces for a 100-unit supportive housing apartment building. The site is located within the planning area of *The Franklinton Plan* (2003), which recommends industrial uses for this location. The proposal can be supported considering the site's configuration has proven challenging for industrial development. The site is immediately north of multi-unit residential uses and would result in compatible development on both sides of Renick Street. In addition, the AR-O designation could allow office development if the multi-unit residential use is discontinued.

To rezone **590 VAN BUREN DRIVE (43223)**, being 3.52± acres located at the southeast corner of Van Buren Drive and

Mount Calvary Avenue, **From:** L-M, Limited Manufacturing District, **To:** AR-O, Apartment Residential Office District (Rezoning # Z12-056).

**WHEREAS**, application #Z12-056 is on file with the Department of Building and Zoning Services requesting rezoning of 3.52± acres from L-M, Limited Manufacturing District, to the AR-O, Apartment Residential Office District; and

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

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

**WHEREAS**, the City Departments recommend approval of said zoning change because the site's configuration has proven challenging for industrial development. Also, the site is immediately north of multi-unit residential uses and would result in compatible development on both sides of Renick Street. Furthermore, the AR-O designation could allow office development if the multi-unit residential use is discontinued, 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:

**590 VAN BUREN DRIVE (43223)**, being 3.52± acres located at the southeast corner of Van Buren Drive and Mount Calvary Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Eaton's Farm (Plat Book 1, Page 68) in Virginia Military Survey No. 422, part of the Columbus Urban Growth Corporation tract (Instrument No. 200104190083400), part of Reserve "A" and all of Lot 1 of Wacker Place (Plat Book 14, Page 32), Recorder's Office, Franklin County, Ohio (all references made are of said Recorder's office, unless otherwise noted) and being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the north line of Renick Avenue (49.50 feet wide) with the east line of Mt. Calvary Avenue (66 feet wide), at the southwest corner of said Reserve "A",

Thence, along the east line of said Mt. Calvary Avenue, part of the west line of said Reserve "A", N 11degrees 16' 00" W, 164.08 feet to an iron pipe set at the southwest corner of the 0.080 Acre Right of Way Take as shown on the "West Edge Business Center" dedication and vacation plat (P.B. 99, Pg. 60 and City of Columbus Ordinance No. 663-02),

Thence, along the south line of said 0.080 Acre tract, N 69 degrees 03' 00" E, 291.34' to an iron pipe set at the southeast corner of said 0.080 Acre tract;

Thence, along the east line of said 0.080 Acre tract, N 20 degrees 57' 00" W, 12.00 feet to an iron pipe found at the northeast corner of said 0.080 Acre tract, in the south line of Van Buren Drive (35 feet wide as established by D.B. 1208, Pg. 564, parcel 2);

Thence, along the south line of said Van Buren Drive, along an arc to the left, having a radius of 109.00 feet and a delta angle of 68 degrees 34' 00", with a chord bearing and distance of N 34 degrees 46' 00" E, 122.80 feet to an iron pipe found at the southwest corner of 0.065 Acre Right of Way Take as shown on said "West Edge Business Center" plat;

Thence, along the south line of said 0.065 Acre tract, S 89 degrees 31' 00" E, 12.00 feet to an iron pipe found at the southeast corner of said 0.065 Acre tract:

Thence, along the east line of said 0.065 Acre tract, N 00 degrees 29' 00" E, 235.89 feet to an iron pipe set at the northeast corner of said 0.065 Acre tract, in the south line of Pierce Drive (35 feet wide as established by D.B. 1208, Pg.

564, parcel 3)

Thence, along the south line of said Pierce Drive, along an arc to the left, having a radius of 299.00 feet and a delta angle of 21 degrees 57' 57", with a chord bearing and distance of N 85 degrees 48' 58" E, 113.93 feet to an iron pipe found;

Thence, continuing along the south line of said Pierce Drive, N 74 degrees, 50' 00"E, 107.11 feet to a point in the west line of Souder Avenue vacated as shown on said "West Edge Business Center";

Thence, along the west line of said vacated Souder Avenue, S 15 degrees 10' 00" E, 187.42 feet (passing an iron pipe set for reference at 5.00 feet and concrete monument found at the northeast corner of said Lot 1), to an iron pin found at the southeast corner of said Lot 1, the northeast corner of Lot 2 of said Wacker Place and the southwest corner of said vacated Souder Avenue;

Thence, along the south line of said Lot 1, the north line of said Lot 2, S 70 degrees 58' 04" W, 160.04 feet (passing an iron pipe set for reference at 157.04 feet) the the southwest corner of said Lot 1, the northwest corner of said Lot 2 and in the east line of said Reserve "A";

Thence, along the west line of said Lot 2, part of the east line of said Reserve "A" and the west lines of Lots 3, 4 and 6 of said Wacker Place, S 15 degrees 08' 00' E, 252.33 feet to a concrete monument found at the southeast corner of said Reserve "A", the southwest corner of said Lot 6 and in the north line of said Renick Avenue;

Thence, along the south of said Reserve "A" and the north line of said Renick Avenue, S 70 degrees 58' 00" W, 529.31 feet to the place of the beginning CONTAINING 3.515 ACRES, subject however to all legal highways, leases, agreements, easements, restrictions of records and of records in the respective utility offices. The following description was prepared from an actual survey made by Myers Surveying Company, Inc. in May 2002 in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30" x 1" O.D. with an orange plastic cap inscribed "P.S. 6579". Basis of Bearings is the center line at Mt. Calvary Avenue held as North 11 degrees 16' 00" West as per Instrument No. 200104190083400.

Said property is shown on the Franklin County Auditor's Records as Parcel Number 010-284122.

**To Rezone From:** L-M, Limited Manufacturing District,

**To:** AR-O, Apartment Residential Office District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the AR-O, Apartment Residential Office 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.