



## Legislation Details (With Text)

**File #:** 2469-2019      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 9/17/2019      **In control:** Zoning Committee  
**On agenda:** 10/7/2019      **Final action:** 10/10/2019  
**Title:** To amend Ordinance #2297-87, passed November 2, 1987 (Z87-1389), for property located at 725 BELLOWS AVE. (43222), by repealing Section 3 and replacing it with a new Section 3 thereby modifying the limitation text as it pertains to fencing and access provisions (Rezoning Amendment #Z87-1389A).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD2469-2019\_Attachments

Date	Ver.	Action By	Action	Result
10/10/2019	1	CITY CLERK	Attest	
10/9/2019	1	MAYOR	Signed	
10/7/2019	1	COUNCIL PRESIDENT	Signed	
10/7/2019	1	Zoning Committee	Waive the 2nd Reading	Pass
10/7/2019	1	Zoning Committee	Approved	Pass

**Rezoning Amendment: Z87-1389A**

Ordinance #2297-87, passed November 2, 1987 (Z87-1389), rezoned 1.63± acres at 725 Bellows Avenue to the L-C-2, Limited Commercial District for an office building. That rezoning established specific development standards addressing fencing requirements and site access, with the required access point actually located in the right-of-way of State Route 315. The Ohio Department of Transportation will not permit the site access as required by the limitation text, and so this amendment provides alternative access points for the property. Additionally, the limitation text requires a chain link fence on the boundary of the site, and this amendment provides for a decorative wrought iron or aluminum fence. This ordinance amends the limitation text established by Ordinance #2297-87 to incorporate revised fencing and access provisions and to replace the site plan. All other aspects of Ordinance #2297-87 remain in effect and are included in this amendment.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

To amend Ordinance #2297-87, passed November 2, 1987 (Z87-1389), for property located at **725 BELLOWS AVE. (43222)**, by repealing Section 3 and replacing it with a new Section 3 thereby modifying the limitation text as it pertains to fencing and access provisions (Rezoning Amendment #Z87-1389A).

**WHEREAS**, Ordinance #2297-87, passed November 2, 1987 (Z87-1389), rezoned 1.63± acres at **725 BELLOWS AVE. (43222)**, from the CPD, Commercial Planned Development District to the L-C-2, Limited Commercial District for an office building; and

**WHEREAS**, that rezoning established specific development standards addressing fencing and site access requirements in the limitation text; and

**WHEREAS**, it is necessary to amend Section 3 of Ordinance #2297-87, passed November 2, 1987 (Z87-1389) to incorporate revised fencing and access provisions and to replace the site plan, and;

**WHEREAS**, all other aspects contained in Ordinance #2297-87 are unaffected by this amendment and remain in effect, and are repeated below for clarity and consistency; 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:

**725 BELLOWS AVENUE (43222)**, being 1.63 ± acres located on the south side of Bellows Avenue, 350± feet east of Davis Avenue, and being more particularly described as follows:

Being a point 321.04' from South Davis Avenue, also being the N/W corner of said subject tract also being the true point of beginning.

Thence N. 76 degrees 03' E., a distance of 285.39' along the south right of way of Bellows Avenue to a point, thence s. 8 degrees 43' E., a distance of 125.00' along the west right of way of the Mound Sandusky Expressway to a point, thence s. 81 degrees 17' w., a distance of 15' to a point, thence s. 8 degrees 43' E., a distance of 132.55' along the west right of way of the Mound Sandusky Expressway to a point, thence s. 76 degrees 03' W., a distance of 270.33' along the north right of way of Campbell Avenue to a point, thence N. 8 degrees 43' W., a distance of 256.18' along the east right of way of the 16' Alley back to the point of true beginning.

**To Rezone From:** CPD, Commercial Planned Development District,

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

**SECTION 2.** That a Height District of Thirty-five (35) feet is hereby established on the L-C-2, Limited Commercial District on this property.

**SECTION 3.** That Section 3 of Ordinance #2297-87, passed November 2, 1987 (Z87-1389), be hereby repealed and replaced with new Section 3 reading as follows:

**SECTION 3.** That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved L-C-2, Limited Commercial District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said plan being titled, "**SITE PLAN**," and text titled, "**LIMITATION TEXT**," dated July 17, 2019, and signed by Juliet Bullock, Applicant, and the text reading as follows:

LIMITATION TEXT  
FOR PROPERTY LOCATED AT 725 BELLOWS AVENUE  
REZONING APPLICATION Z87-1389A  
LIMITED-C-2 ZONING (LIMITED-C-2)  
7/17/2019

I/We hereby agree to limit the use and/or development of the above referenced property in the following manner:

1. A ~~chain link fence~~ **wrought iron or aluminum fence** will be placed around the perimeter which will not be less than 4'-0" **in height**.
2. Primary access will be at the ~~north-west corner~~. **west property line central portion of the property from the existing alley, with an emergency gated access from the south end of the lot off of Campbell Avenue .**
3. Parking areas will contain downlighting.
4. There will be ~~no future building construction on the site~~. **no additional buildings constructed on site.**
5. There will be no **exterior** equipment or material storage on the site.

**The subject property shall be developed in accordance with the submitted site plan dated 7/17/19. This site plan replaces Site Plan of Capital City Communications which was included in the ordinance for Z87-1389. The site plan may be adjusted slightly to reflect engineering, topographical or other site data developed at time of development or when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.**

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