



## Legislation Details (With Text)

**File #:** 1295-2010      **Version:** 2

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

**File created:** 9/7/2010      **In control:** Zoning Committee

**On agenda:** 9/27/2010      **Final action:** 9/29/2010

**Title:** To rezone 1000 SOUTH FRONT STREET (43215), being 0.25± acres located on the east side of Front Street, 200± feet south of Frederick Street. From: M, Manufacturing District, To: AR-O, Apartment Office District. (Rezoning # Z10-019) and to declare an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD1295-2010attachments.pdf, 2. ORD1295-2010lbl.pdf, 3. City Council Data Form\_Z10-019.pdf, 4. 1295-2010labels-02.pdf, 5. Notice Of Public Hearing - Council Mtg.pdf

| Date      | Ver. | Action By                    | Action                             | Result |
|-----------|------|------------------------------|------------------------------------|--------|
| 9/29/2010 | 2    | MAYOR                        | Signed                             |        |
| 9/29/2010 | 2    | CITY CLERK                   | Attest                             |        |
| 9/27/2010 | 1    | Zoning Committee             | Amended to Emergency               | Pass   |
| 9/27/2010 | 2    | Zoning Committee             | Approved as Amended                | Pass   |
| 9/27/2010 | 2    | COUNCIL PRESIDENT            | Signed                             |        |
| 9/20/2010 | 1    | Columbus City Council        | Read for the First Time            |        |
| 9/10/2010 | 1    | Building and Zoning Drafter  | Sent for Approval                  |        |
| 9/10/2010 | 1    | BUILDING ZONING DIRECTOR     | Reviewed and Approved              |        |
| 9/10/2010 | 1    | Building and Zoning Drafter  | Sent to Clerk's Office for Council |        |
| 9/9/2010  | 1    | Building and Zoning Reviewer | Reviewed and Approved              |        |
| 9/7/2010  | 1    | Building and Zoning Drafter  | Sent for Approval                  |        |

### Rezoning Application Z10-019

**APPLICANT:** 1000 S. Front Street LLC; c/o David Hodge, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.

**PROPOSED USE:** Up to six dwelling units and office uses.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on August 12, 2010.

**BREWERY DISTRICT COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The proposed AR-O, Apartment Office District for the existing building is consistent with the recommendation of *The Brewery District Plan* (1993) to rezone manufacturing districts to more appropriate uses allowing a mix of office, residential and commercial uses as well as with the zoning and development patterns of the area.

To rezone **1000 SOUTH FRONT STREET (43215)**, being 0.25± acres located on the east side of Front Street, 200± feet south of Frederick Street. **From:** M, Manufacturing District, **To:** AR-O, Apartment Office District. (Rezoning # Z10-019) **and to declare an emergency.**

**WHEREAS**, application #Z10-019 is on file with the Building and Zoning Services Department requesting rezoning of 0.25± acres from M, Manufacturing District, to the AR-O, Apartment Office District.; and

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

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

**WHEREAS**, the City Departments recommend approval of said zoning change because the proposed AR-O, Apartment Office District for the existing building is consistent with the recommendation of *The Brewery District Plan* (1993) to rezone manufacturing districts to more appropriate uses allowing a mix of office, residential and commercial uses as well as with the zoning and development patterns of the area; and

**WHEREAS**, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; 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:

**1000 SOUTH FRONT STREET (43215)**, being 0.25± acres located on the east side of Front Street, 200± feet south of Frederick Street, and being more particularly described as follows:

LEGAL DESCRIPTION OF 0.254 ACRE  
1000 S FRONT LLC

Situated in the State of Ohio, Franklin County, and City of Columbus. Being part of Lots 23 and 24, and all of Lot 25 of FREDERICK MICHEL'S SUBDIVISION, as recorded in Plat Book 3, Page 114 of the Franklin County Recorder's Office. Also being that same property identified as Parcel I and Parcel II conveyed to 1000 S Front LLC, recorded in Instrument Number 201006040069676 of the Franklin County Recorder's Office, being more particularly described as follows:

BEGINNING at a MAG nail found at the southwest corner of Lot 25 of said FREDERICK MICHEL'S SUBDIVISION, being at the intersection of the easterly right-of-way line of South Front Street (82.5' right-of-way) and the former northerly right-of-way line of Stewart Avenue (20' right-of-way, vacated by City of Columbus Ordinance 518-59);

Thence, North 07°55'30" West along said easterly right-of-way line of South Front Street for a distance of 28.85 feet to the northwest corner of Lot 25; the southwest corner of Lot 24 of said FREDERICK MICHEL'S SUBDIVISION;

Thence, North 81°56'52" East along the common lot line of Lots 24 and 25 for a distance of 99.30 feet to a 3/4" iron pipe found;

Thence, North 08°03'08" West crossing Lot 24 and Lot 23 for a distance of 57.70 feet to an iron pipe set on the northerly line of Lot 23; the southerly line of Lot 22;

Thence, North 81°56'52" East along the common lot line of Lots 22 and 23 for a distance of 85.28 feet to a point on the westerly right-of-way line of Wall Street (33' right-of-way); the northeast corner of Lot 23; the southeast corner of Lot 22, said point being referenced by a 1" square iron pin found South 23°56'00" East at a distance of 0.15 feet;

Thence, South 08°03'08" East along the westerly right-of-way line of Wall Street; the easterly line of Lots 23, 24 and 25, for a distance of 96.55 feet to a MAG nail set at the intersection of said westerly right-of-way line with the former centerline of said

vacated Stewart Avenue; being the northeast corner of the Brewer's Gate Condominium, as recorded in Condominium Plat Book 155, Page 62;

Thence, South 81°56'52" West along said former centerline of Stewart Avenue and the northerly line of said Brewer's Gate Condominium for a distance of 83.84 feet to a MAG nail set at a corner to said Condominium; Thence North 08°13'01" West for a distance of 10.00 feet to a MAG nail set on the former northerly right-of-way line of Stewart Avenue; the southerly line of Lot 25 and a corner to said Brewer's Gate Condominium;

Thence South 81°56'52" West along said line for a distance of 100.77 feet to the POINT OF BEGINNING.

Containing 0.254 Acre, more or less.

**To Rezone From:** M, Manufacturing District

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

**Section 2.** That a Height District of sixty (60) feet is hereby established on the AR-O, Apartment 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 Building Services Division.

**Section 4.** ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~ **That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.**