



Legislation Text

File #: 1508-2013, **Version:** 1

BACKGROUND:

The City of Columbus Planning Division, working with the Department of Building and Zoning Services, has drafted the East Franklinton District as a new zoning tool to implement the adopted *East Franklinton Creative Community District Plan* (2012). The East Franklinton District is an urban, mixed use zoning classification that provides flexibility for development consistent with the adopted plan. It creates the East Franklinton Review Board, which issues Certificates of Approval to ensure new development, expansion of existing development, site improvements and graphics are consistent with the adopted plan. The companion rezoning ordinance (Ordinance No. 1569-2013, Z13-043) reclassifies 551 parcels to the East Franklinton District. The rezoning proposal is endorsed by the Franklinton Area Commission and the Columbus Development Commission has recommended its adoption.

FISCAL IMPACT: No funding is required for this legislation.

To enact a new Chapter 3323 of the Columbus City Codes, 1959, entitled "East Franklinton District;" to repeal the East Franklinton Overlay and the portion of the West Broad Street/Franklinton Urban Commercial Overlay east of State Route 315; to establish an appeals path to the Board of Commission Appeals, to appoint the initial membership of the East Franklinton Review Board; and to make other needed code changes in various sections of Title 33 and Title 41 in order to accommodate the new East Franklinton District.

WHEREAS, East Franklinton is a unique and valued part of the City of Columbus by virtue of its history, urban character and architectural scale; and

WHEREAS, the *East Franklinton Creative Community District Plan* was adopted by Columbus City Council on November 12, 2012, to establish a new vision to guide development and redevelopment in the district; and

WHEREAS, the goal of this new zoning classification is to provide a flexible set of regulations that will ensure new development is consistent with the character of East Franklinton and the vision recommended in the adopted plan; and

WHEREAS, it is necessary and appropriate for the general welfare for the City of Columbus to undertake this creation of a new zoning code chapter and area wide rezoning to promote appropriate development and redevelopment, preserve the neighborhood's character, and protect the value of existing and neighboring 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 in the neighborhood and of the Development Commission meeting during which the code change and rezoning proposal was reviewed; and

WHEREAS, the Franklinton Area Commission endorses the proposed East Franklinton District and the Development Commission voted to recommend its approval by City Council; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

(See ORD1508-2013Attachment1 for Sections 1-11)

SECTION 12. That this ordinance shall take effect and be in force from and after the earliest period provided by law.