



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0086-2009, Version: 1

Rezoning Application Z08-060

APPLICANT: Columbus Housing Partnership; c/o George F. Tabit; 562 East Main Street; Columbus, OH 43215.

PROPOSED USE Single-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (7-0) on January 8, 2009.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested R-2, Residential District will permit single-family residential development that will connect to an existing subdivision to the north. Council variance Ord. # 0169-2008 (CV07-060) was approved in February 2008, to allow single-family residential development in the L-I, Limited Institutional District. The requested R-2, Residential District was submitted to fulfill a condition of the Council variance that a rezoning application be filed to an appropriate zoning district prior to filing a subdivision plat with the City of Columbus. The proposed R-2, Residential District is compatible and consistent with the established zoning and development pattern of the area.

To rezone **2255 COURTLEY DRIVE (43232)**, being 9.4± acres located at the terminus of Courtley Drive, 600± feet east of James Road, **From:** L-I, Limited Institutional District **To:** R-2, Residential District (Rezoning # Z08-060).

WHEREAS, application #Z08-060 is on file with the Building Services Division of the Department of Development requesting rezoning of 9.4± acres from L-I, Limited Institutional District, to R-2, Residential District; and

WHEREAS, the Columbus Public Health Healthy Places program recognized that the development will have pedestrian connection to the adjacent church/community center and to the nearest COTA bus stop to promote walkability in everyday life; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested R-2, Residential District will permit single-family residential development that will connect to an existing subdivision to the north. Council variance Ord. # 0169-2008 (CV07-060) was approved in February 2008, to allow single-family residential development in the L-I, Limited Institutional District. The requested R-2, Residential District was submitted to fulfill a condition of the Council variance that a rezoning application be filed to an appropriate zoning district prior to filing a subdivision plat with the City of Columbus. The proposed R-2, Residential District is compatible and consistent with the established zoning and development pattern of the area, 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:

2255 COURTLEY DRIVE (43232), being 9.4± acres located at the terminus of Courtley Drive, 600± feet east of James Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 53 of Section 30, Township 12, Range 21, Refugee Lands, being part of that tract of land conveyed to First Church of God, Inc. by deed of record in Instrument Number 199802230039216 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Easthaven Drive South (50' width) and Wadsworth

Drive (60' width) as shown on the subdivision plat entitled GlenBrook Section No 2 of record in Plat Book 36, Pages 62 and 63;

thence South 04° 10' 46" West, with the centerline of said Wadsworth Drive, a distance of 148.86 feet to a point in the northerly line of said First Church of God, Inc tract, being the southerly terminus of said Wadsworth Drive;

thence South 85° 51' 47" East, with the southerly terminus of said Wadsworth Drive and said northerly line, a distance of 30.00 feet to the southwesterly corner of Glenbrook Green Condominium of record in Condominium Plat Book 2, Page 536 , being THE TRUE POINT OF BEGINNING;

thence continuing with said northerly line, the southerly line of said Glenbrook Green Condominium, the following courses and distances:

South 85° 51' 47" East, a distance of 13.36 feet to an iron pin set;

South 86° 09' 53" East, a distance of 258.58 feet to an iron pin set;

thence across said First Church of God, Inc. tract, the following courses and distances:

South 04° 08' 13" West, a distance of 251.36 feet to an iron pin set;

North 85° 51' 47" West, a distance of 1759.67 feet to an iron pin set;

North 48° 15' 52" East, a distance of 348.29 feet to an iron pin set in the southerly line of said Glenbrook Section No 2;

thence South 85° 51' 47" East, with said southerly line (passing ¾ inch iron pins found at 149.75 feet, 780.15 feet and 1040.23 feet), a distance of 1245.23 feet to the TRUE POINT OF BEGINNING and containing 9.407 acres of land, more or less, being out of Auditor's Parcel Number 010-109331;

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

Iron pins set, where indicated, are iron pipes, thirteen-sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT, INC.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Monuments FCGS 9918 and FCGS 2251. The portion of the centerline of Wadsworth Drive, having a bearing of S 04° 10' 46" W and monumented as shown hereon, is designated the "basis of bearing" for this survey.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

To Rezone From: from L-I, Limited Institutional District,

To: R-2, Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the R-2, Residential District on this property.

SECTION 3. That the Director of the Department of Development be, and he 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.