



# City of Columbus

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

## Legislation Text

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**File #: 2034-2004, Version: 2**

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**REZONING APPLICATION:** Z00-075

**APPLICANT:** Arlin/Weldon Company; c/o Charles Beverly, Agent; PROTEAM Resources; 989 East Main Street; Columbus, OH 43205.

**PROPOSED USE:** Office development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-1) on December 14, 2000.

**NEAR EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested CPD, Commercial Planned Development District to permit office redevelopment of an existing building is consistent with the surrounding residential and commercial uses. The enclosed site plan illustrates the existing vacant building and proposed parking. The Development Commission and Near East Area Commission recommended approval of this rezoning proposal in 2000. At staff's request the CPD text and site plan were updated to reflect current zoning code and East Main Street Urban Commercial Overlay standards, and the proposal was re-presented to the Near East Area Commission.

To rezone **983 EAST MAIN STREET (43205)**, being 0.23± acres located on the south side of East Main Street, 55± feet east of Gilbert Street, **From:** ARLD, Apartment Residential District, **To:** CPD, Commercial Planned Development District **and to declare an emergency (Z00-075).**

**WHEREAS**, application #Z00-075 is on file with the Building Services Division of the Department of Development requesting rezoning of 0.23± acres, from ARLD, Apartment Residential District, to CPD, Commercial Planned Development District; and

**WHEREAS**, the Development Commission recommends approval; and

**WHEREAS**, the Near East Area Commission recommends approval; 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 due to the urgent need to expedite construction for the immediate preservation of the public peace, property, health and safety; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District to permit office redevelopment of an existing building is consistent with the surrounding residential and commercial uses. The enclosed site plan illustrates the existing vacant building and proposed parking. The Development Commission and Near East Area Commission recommended approval of this rezoning proposal in 2000. At staff's request the CPD text and site plan were updated to reflect current zoning code and East Main Street Urban Commercial Overlay standards, and the proposal was re-presented to the Near East Area Commission, 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:

To rezone **983 EAST MAIN STREET (43205)**, being 0.23± acres located on the south side of East Main Street, 55± feet east of Gilbert Street, and being more particularly described as follows:

**LEGAL DESCRIPTION OF LOT 2: 0.231 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus and being all of Lot 2, Kimball & Miller's Amended Subdivision, the same as is numbered and delineated in the recorded plat thereof, of record in Plat Book 2, Page 231, Recorder's Office, Franklin Co, Ohio and said Lot is more particularly described for zoning purposes;

Commencing at the intersection of the centerline of East Main Street (80' wide) with the centerline of Gilbert Street (50' wide):

Thence, along the centerline of said Gilbert Street, South 2° 30' 00" West, 40.0 feet to a point;

Thence across said Gilbert Street and along the southerly line of said Main Street, South 87° 35' 30" East, 78.75' to a set mag nail in the southerly line of said East Main Street at the northwest corner of said Lot 2 and THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

Thence, along said East Main Street (and the northerly line of said Lot 2), South 87° 35' 30" East, 53.75 feet to a set drill hole at the northeast corner of said Lot 2;

Thence, along the easterly line of said Lot 2, South 2° 30' 00" West, 187.60 feet to a set mag nail at the southeast corner of said Lot 2 and northerly line of McAllister Ave (44' wide);

Thence, along the southerly line of said Lot 2 (northerly line of said McAllister Ave), North 87° 35' 30" West, 53.75 feet to a set mag nail at the southwest corner of said Lot 2 (southeast corner of Lot 1, said subdivision);

Thence, along the westerly line of said Lot 2 (easterly line of said Lot 1), North 2° 30' 00" East, 187.60 feet to the place of beginning, containing 0.231 Acre (10,083 square feet);

This description was prepared for zoning purposes only. The 0.231 Acre is subject to all legal highways, easements, leases, agreements and restrictions of record and or records and in the respective utility office.

Myers Surveying Company, Inc. Albert J. Myers, P.S. #6579.

**To Rezone From:** ARLD, Apartment Residential District,

**To:** CPD, Commercial Planned Development District.

**SECTION 2.** That a Height District of Thirty-five (35) feet is hereby established on the CPD, Commercial Planned Development 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 and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Building Services Division as required by Section 3311.12 of the Columbus City Codes; said plans being titled "**SITE PLAN / SITE DETAILS: SHEET C1.1,**" and text being titled, "**CPD TEXT OUTLINE,**" all signed by Charles Beverly, agent for the applicant, all dated September 30, 2004, and the text reading as follows:

**CPD TEXT OUTLINE**

**PROPERTY ADDRESS:** 983 East Main Street; Columbus, Ohio 43205

**OWNER:** W. Keith Stevens and Douglas E. Stevens; 989 East Main Street; Columbus, Ohio 43205

**APPLICANT:** Arlin Weldon Company; 989 East Main Street; Columbus, Ohio 43205

**DATE OF TEXT:** September 30, 2004

**APPLICATION NUMBER:** Z00-075

**1. INTRODUCTION:**

The subject properties comprise a West (979 E. Main Street) and an East (983 E. Main Street) half of original LOT NUMBER TWO that was split within the past few years. Each half is approximately .116 acres. The applicant desires to combine these two properties into one property for a total of .232 acres and rezone them from ARLD, Apartment Residential District to CPD, Commercial Planned Development District. The applicant also desires to remove the existing building on the West property and develop the land for parking spaces. The building on the East property will be renovated and used for offices.

**2. PERMITTED USES:**

The permitted uses shall be those uses permitted in the C-2 Commercial District.

**3. DEVELOPMENT STANDARDS:**

**A. Density, Height, Lot, and/or Setback Commitments.**

In reference to 3372.609, Future expansion shall follow standards set forth in the Urban Commercial Overlay District.

**B. Access, Loading, Parking, and/or other Traffic Related Commitments.**

A new access point and curb cuts shall be designed and located to the specifications of the City of Columbus Transportation Division.

**C. Buffering, Landscaping, Open space and/or Screening Commitments.**

1. A landscaping area will be added to the front of the building as noted on the site plan. The quality of the site will be enhanced by the installation of a mixture of small to medium (heights within the 18" to 42" range) evergreen and flowering deciduous shrubs.

2. A fence will be added to the front and rear of the property for nighttime security.

**D. Building Design and/or Interior-Exterior treatment commitments.**

The building was originally constructed in the late 1800's as a residential building and over the years developed into a commercial building. The intent of the applicant is to maintain as much of the original character of the existing building as possible by "repairing" the exterior treatments.

**E. Graphics and/or signage commitments.**

All signage shall conform to the Columbus Graphics Code as it applies to the C-2 Commercial District. Any variance to the sign requirements will be submitted to the Columbus Graphics Commission.

**F. Variances.**

1. In reference to 3372.611, Applicant is requesting the fence height be increased to 6 Ft.

2. In reference to 3372.615B, requesting the installation of curb cut for driveway access point off of East Main Street as shown on site plan.

**G. CPD REQUIREMENTS:**

1. Natural Environments: The properties total approximately .232 acres located on the south side of Main Street approximately fifty-five feet east of Twenty-First Street. The land is flat and without landscaping.

2. Existing Land Use: The properties have been vacant for several years. Previous land use is indeterminate, but is thought to have been used as offices.

3. Transportation and Circulation: Access to the property will be a new one way drive from Main Street to the rear of the property and exiting onto McAllister Avenue as shown on the site plan.

4. Visual Form of the Environment: The property is located between a commercial property to the east and a mixed commercial / residential property to the west. Residential properties are located to the south across McAllister Ave. and commercial property is located to the north across Main Street.

5. View and Visibility: The property is visible from Main Street.

6. Proposed Development: The existing building will be used for offices.

7. Behavior Patterns: The property will be used as business offices and will have little client visitations.  
Emissions: There will be no objectionable emissions.

**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.**