



# City of Columbus

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

## Legislation Text

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**File #:** 0249-2010, **Version:** 1

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### **Rezoning Application Z09-035**

**APPLICANT:** Bethel Crest East c/o James M. Mosley; 3360 East Livingston Avenue; Suite 2B; Columbus, OH 43232.

**PROPOSED USE:** Senior/disabled housing.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on January 14, 2010.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested I, Institutional District is compatible with surrounding development and consistent with the established zoning pattern of the area. The I, Institutional District requires large setbacks to buffer the future development from the L-C-4, Limited Commercial District to the east.

To rezone **3349 REFUGEE ROAD (43232)**, being 9.4± acres located at the southeast corner of Refugee and Schwartz Roads. **From:** L-C-4, Limited Commercial District, **To:** I, Institutional District. (Rezoning # Z09-035)

**WHEREAS**, application #Z09-035 is on file with the Building Services Division of the Department of Development requesting rezoning of 9.4± acres from L-C-4, Limited Commercial District, to the I, Institutional District; 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 I, Institutional District is compatible with surrounding development and consistent with the established zoning pattern of the area. The I, Institutional District requires large setbacks to buffer the future development from the L-C-4, Limited Commercial District to the east, 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:

**3349 REFUGEE ROAD (43232)**, being 9.4± acres located at the southeast corner of Refugee and Schwartz Roads, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio and being 9.464 acre tract out of lot 12 of Winchester Gardens Subdivision as the same is shown of record in Plat Book 41, page 59 of the Franklin County, Ohio Records, and being further described as follows:

Commencing at the northeast corner of lot 12 of Winchester Gardens Subdivision as the same is shown of record in Plat Book 41, Page 59 of the Franklin County, Ohio Records.

Thence S. 1° 24' 00" W. along the easterly boundary line of said Lot 12 a distance of 513.92 feet to a point;

Thence N. 88° 36' 00" W. a distance of 190.00 feet to a point;

Thence S. 1° 24' 00" W. a distance of 127.73 feet to a point;

Thence S. 69° 21' 28" W. a distance of 473.20 feet to appoint in the easterly right-of-way line of Schwartz Road and the westerly boundary line of said Lot 12;

Thence N. 1° 45' 00" E. along the easterly boundary line of Schwartz Road and the westerly boundary line of said Lot 12, a distance of 771.06 feet to a point of tangency;

Thence with the arc of a curve to the right having a radius of 20 feet, the chord of which bears N. 46° 45' 00" E., a chord distance of 28.28 feet to a point of tangency;

Thence S. 68° 15' 00" E., parallel with and 130 feet southerly from (as measure at right angles) of the centerline of Refugee Road, a distance of 50 feet to a point of tangency;

Thence with an arc of a curve to the left having a radius of 213 feet, the chord of which bears N. 80° 12' 47" E., a chord distance of 85.20 feet to a point of tangency;

Thence with the arc of a curve to the right having a radius of 187 feet, the chord of which bears N. 80° 12' 47" E., a chord distance of 74.80 feet to a point of tangency;

Thence S. 88° 15' 00" E., parallel with and 98 feet southerly from (as measured at right angles) the centerline of Refugee Road, along the northerly boundary line of said Lot 12, a distance of 396.82 feet to the true place of beginning, containing 9.464 acres.

**To Rezone From:** L-C-4, Limited Commercial District,

**To:** I, Institutional District

**Section 2.** That a Height District of sixty (60) feet is hereby established on the I, Institutional 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.