



# City of Columbus

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

## Legislation Text

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**File #:** 2130-2012, **Version:** 1

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### **Rezoning Application Z12-039**

**APPLICANT:** Michael Johnson; and City of Columbus; c/o Leslie E. Thompson, Agent; 7207 Inverness Court; Dublin, OH 43016.

**PROPOSED USE:** Community medical clinic.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (7-0) on September 13, 2012.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested L-C-2, Limited Commercial District, will allow a community medical clinic that was planned for in *The East Columbus Neighborhood Plan* (2012). The limitation text includes appropriate use restrictions which will ensure compatibility with the surrounding development.

To rezone **3040 EAST SIXTH AVENUE (43231)**, being 0.55± acres located at the northwest corner of East Sixth Avenue and Gould Road, **From:** R-4, Residential District, **To:** L-C-2, Limited Commercial District (Rezoning # Z12-039).

**WHEREAS**, application #Z12-039 is on file with the Department of Building and Zoning Services requesting rezoning of 0.55± acres from: R-4, Residential District, to L-C-2, Limited Commercial 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 L-C-2, Limited Commercial District, will allow a community medical clinic that was planned for in *The East Columbus Neighborhood Plan* (2012). The limitation text includes appropriate use restrictions which will ensure compatibility with the surrounding development; 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:

**3040 EAST SIXTH AVENUE (43231)**, being 0.55± acres located at the northwest corner of East Sixth Avenue and Gould Road, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, and State of Ohio; and known as being Lot Numbers 121-126 of Cassidy's Fifth Avenue Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 314-318, Records Office, Franklin County, Ohio.

Said property includes Franklin County Parcels 010-027260, 010-031632, 010-005994, 010-064270, and 010-062262.

**To Rezone From:** R-4, Residential District

To: L-C-2, Limited Commercial District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the L-C-2, Limited Commercial 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 and shall register a copy of the approved L-C-2, Limited Commercial District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said text titled, "**COMMERCIAL LIMITATION TEXT**," signed by Michael Johnson and Boyce Safford III, Applicants, dated August 27, 2012, and reading as follows:

**COMMERCIAL LIMITATION TEXT**

**PROPOSED DISTRICT:** L-C-2, Limited Commercial District  
**PROPERTY ADDRESS:** 3040 East Sixth Avenue  
**OWNER(S):** Michael Johnson and City of Columbus Land Bank  
**APPLICANT(s):** Michael Johnson and City of Columbus  
**DATE OF TEXT:** 8/27/2012  
**APPLICATION NUMBER:** Z12-039

**INTRODUCTION:** The site (approximately 0.55 acres) is currently zoned R-4. This Limitation Text is one element of a rezoning application which aims to spearhead the redevelopment of 3040 E. Sixth Ave. as a medical clinic.

**PERMITTED USES:** The permitted uses in, on or upon the subject property, shall be the following uses allowed in Chapter 3353 (C-2, Office Commercial District): Offices and/or Clinics for Health Care and Social Assistance, Libraries, Schools, Religious Facilities, Public Park and Recreation Centers, and Adult and Child Day Care Centers. The applicant desires to redevelop 3040 E. Sixth Ave. as a medical clinic.

**DEVELOPMENT STANDARDS:** Unless otherwise indicated herein, the applicable development standards are contained within Chapter 3353 (C-2, Office Commercial District) of the Columbus City Code.

- A. Density, Height, Lot Coverage, and Setback Requirements: N/A
- B. Access, Loading, Parking and/or Other Traffic Related Commitments:
  - 1. Prior to site compliance approval, any necessary right-of-way dedication shall be completed as required by the Department of Public Service.
  - 2. Each approach to the proposed development shall be properly signed or marked as approved by the Public Service Department to advise motorists of pedestrians crossing access points.
- C. Building design and/or Interior-Exterior treatment commitments: N/A
- D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments: N/A
- E. Graphics and Signage requirements:

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-2, Office Commercial District, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

**SECTION 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.