



City of Columbus

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

Legislation Text

File #: 1520-2005, **Version:** 1

REZONING APPLICATION: Z05-036

APPLICANT: City of Columbus, Department of Development, Housing Division; c/o William J. Graves, Administrator; 50 W. Gay Street; Columbus, Ohio 43215.

PROPOSED USE: Single-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0-1) on August 11, 2005.

NORTH CENTRAL AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested R-2, Residential District will allow single-family residential development which is consistent with the recommendation of the *North Central Plan (2002)*, and the zoning and development patterns of the area.

To rezone **1941 WOODLAND AVENUE (43219)**, being 10.9± acres located on the west side of Woodland Avenue, 90± feet south of Middlehurst Drive, **From:** L-M, Limited Manufacturing, ARLD, Apartment Residential, and R-2, Residential Districts, **To:** R-2, Residential District. (Rezoning # Z05-036).

WHEREAS, application #Z05-036 is on file with the Building Services Division of the Department of Development requesting rezoning of 10.9± acres from L-M, Limited Manufacturing, ARLD, Apartment Residential and R-2, Residential Districts, to R-2, Residential District; and

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

WHEREAS, the North Central Area 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 allow single-family residential development which is consistent with the recommendation of the *North Central Plan (2002)*, and the zoning and development patterns 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:

1941 WOODLAND AVENUE (43219), being 10.9± acres located on the west side of Woodland Avenue, 90± feet south of Middlehurst Drive,, and being more particularly described as follows:

Exhibit A

Situated in the City of Columbus, County of Franklin, State of Ohio and bounded and described as follows:

Situate in the State of Ohio, county of Franklin, City of Columbus and being part of Lot "E" of the plat of the partition of the lands of Windsor Atcheson and being more particularly described as follows:

Beginning at a point in the centerline of the Woodland Avenue at the northeasterly corner of the Georgia L. Wagner and June E. Gilbert 2.0 acre tract, of record in Deed Book 2386, Page 630; Thence South 5° 07' West along the centerline of Woodland Avenue 198.83 feet to a point at the northeasterly corner of parcel one (1) conveyed to Georgia L. Wagner and June E. Gilbert;
Thence North 86° 22' West 250.00 feet to a point along the northerly line of parcel one (1);
Thence South 5° 07' West 301.65 feet parallel to the centerline of Woodland Avenue to a point in the northerly line of Pauline and P.M. Weinsteger 0.636 acre tract of record in Deed Book 3083, page 564.
Thence North 86° 22' 00" West 40.00 feet along the northerly line of said Weinsteger tract to the northwesterly corner thereof;
Thence South 5° 07' 00" West 203.46 feet parallel to the centerline of Woodland Avenue to a point in the northerly line of the Woodland Heights Baptist Church 2.0 acre tract of record in Deed Book 2418, page 325;
Thence North 86° 22' 00" West 562.55 feet to a point in the southerly extension of the centerline of Parkwood Avenue;
Thence 2° 50' 00" East 703.83 feet to the northwesterly corner of said Wagner and Gilbert tract;
Thence South 86° 22' 00" East 880.55 feet to the place of beginning, containing 10.915.

To Rezone From: L-M, Limited Manufacturing, ARLD, Apartment Residential and R-2, Residential Districts,

To: R-2, Residential District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established in 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.