



City of Columbus

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

Legislation Text

File #: 1447-2010, **Version:** 1

Rezoning Application Z10-011

APPLICANT: City of Columbus Department of Development c/o Todd Singer; 109 North Front Street, Columbus, Ohio 43215.

PROPOSED USE: Conform existing residential dwellings. Implement *The Franklinton Plan* (2003).

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on June 24, 2010.

FRANKLINTON AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The purpose of the City-sponsored rezoning is to bring the existing dwellings into zoning conformance per the land use recommendations of *The Franklinton Plan* (2003) and existing use. The site is located within *The Franklinton Plan* (2003) boundaries. The plan recommends rezoning of parcels not conforming with the C-1, C-2 and C-4 Commercial Districts, to a more appropriate classification. The existing C-1, C-2, and C-4, Commercial District, zonings have been deemed no longer appropriate and the R-2, Residential District, has been recommended by the plan and deemed preferable and/or in conformance with existing and future recommended land use.

To rezone **147 N. Guilford Ave. (43222), 207 N. Central Ave. (43222), 191 N. Central Ave. (43222), 36 Hayden Ave. (43222), 125 Chicago Ave. (43222), and 159 S. Yale Ave. (43222)**, being 6.06± acres located at the southwest corner of the intersection of N. Guilford Ave. and Merrimac St.; at the southwest corner of the intersection of N. Central Ave. and Irene Pl.; at the northwest corner of the intersection of N. Central Ave. and Merrimac St.; on the east side of Hayden Ave., 186 feet north of W. Broad St.; at the northwest corner of the intersection of Chicago Ave. and Cable Ave.; and on the west side of S. Yale Ave., 155 feet south of W. Broad St.
From: C-1, C-2, and C-4, Commercial Districts, **To:** R-2, Residential District. (Rezoning # Z10-011)

WHEREAS, application #Z10-011 is on file with the of the Department of Building and Zoning Services requesting rezoning of 6.06± acres from C-1, C-2, and C-4, Commercial Districts, **To:** R-2, Residential 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 site is located within *The Franklinton Plan* (2003) boundaries and the plan recommends rezoning of parcels not conforming with the C-1, C-2 and C-4, Commercial Districts, to a more appropriate classification. The existing C-1, C-2 and C-4, Commercial Districts, zonings have been deemed no longer appropriate and the R-2, Residential District, has been recommended by the plan and deemed preferable and/or in conformance with existing and future recommended land use, 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, **147 N. Guilford Ave. (43222), 207 N. Central Ave. (43222), 191 N. Central Ave. (43222), 36 Hayden Ave. (43222), 125 Chicago Ave. (43222), and 159 S. Yale Ave. (43222)**, being 6.06± acres located at the southwest corner of the intersection of N.

Guilford Ave. and Merrimac St.; at the southwest corner of the intersection of N. Central Ave. and Irene Pl.; at the northwest corner of the intersection of N. Central Ave. and Merrimac St.; on the east side of Hayden Ave., 186 feet north of W. Broad St.; at the northwest corner of the intersection of Chicago Ave. and Cable Ave.; and on the west side of S. Yale Ave., 155 feet south of W. Broad St., and being more particularly described as follows:

Proposed Area Rezoning

Parcel 1

Beginning at the intersection of two unnamed alleys west of N. Guilford Ave.;

Thence N 8° 30' W ±460 feet along the east right-of-way of the alley to the south right-of-way of an unnamed alley;

Thence N 82° 15' E ±130 feet along the south right-of-way to the west right-of-way of N. Guilford Ave.;

Thence S 8° 10' E ±460 feet along the west right-of-way of N. Guilford Ave. to the north right-of-way an unnamed alley;

Thence S 82° 00' W ±130 feet along the north right-of-way of the alley to the place of beginning.

Parcel 2

Beginning at the intersection of an unnamed alley west of N. Central Ave. and Irene Pl.;

Thence S 87° 30' E ±130 feet along the north right-of-way of Irene Pl. to the west right-of-way of N. Central Ave.;

Thence S 8° 45' E ±25 feet along the west right-of-way of N. Central Ave.;

Thence S 82° 00' W ±127 feet to the east right-of-way an unnamed alley;

Thence N 8° 20' W ±48 feet along the east right-of-way of the alley to the place of beginning.

Parcel 3

Beginning at the intersection of N. Central Ave. and Merrimac St.;

Thence S 82° 00' W ±130 feet along the north right-of-way of Merrimac St. to the east right-of-way of an unnamed alley;

Thence N 8° 05' W ±164 feet along east right-of-way;

Thence N 82° 00' E ±130 feet to the west right-of-way of N. Central Ave.;

Thence S 8° 20' E ±164 feet along the west right-of-way of N. Central Ave. to the place of beginning.

Parcel 4

Beginning at a point ±225 northwest of W. Broad St. in the east right-of-way of Hayden Ave.;

Thence N 8° 30' W ±162 feet along the east right-of-way of Hayden Ave.;

Thence N 82° 00' E ±150 feet to the west right-of-way of an unnamed alley;

Thence S 8° 30' E ±162 feet along the west right-of-way of an unnamed alley;

Thence S 82° 0' W ±150 feet to the place of beginning.

Parcel 5

Beginning at the intersection of Chicago Ave. and Cable Ave.;

Thence S 82° 00' W ±147 feet along the north right-of-way of Cable Ave. to the east right-of-way of an unnamed alley;

Thence N 8° 30' W ±248 feet along east right-of-way of an unnamed alley;

Thence N 81° 25' E ±147 feet to the west right-of-way of Chicago Ave.;

Thence S 8° 30' E ±248 feet along the west right-of-way of Chicago Ave. to the place of beginning.

Parcel 6

Beginning at a point ±60 northwest of W. Town St. in the west right-of-way of S. Yale Ave.;

Thence S 81° 30' W ±131 feet to the east right-of-way of an unnamed alley;

Thence N 8° 20' W ±1005 feet along east right-of-way of an unnamed alley to the south right-of-way of an unnamed alley (crossing W. State St. at ±456 feet);

Thence N 81° 30' E ±130 feet along the south right-of-way of an unnamed alley to the west right-of-way of S. Yale Ave.;

Thence S 8° 20' E ±1005 feet along to the west right-of-way of S. Yale Ave. to the place of beginning.

This description has been prepared from records and is not valid for land transfer.

To Rezone From: C-1, C-2, and C-4, Commercial Districts,

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 Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map.

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