



Legislation Text

File #: 1095-2007, **Version:** 1

Rezoning Amendment Z06-012A

Ordinance #0631-2007, passed June 11, 2007, rezoned 2.38± acres from the L-M, Limited Manufacturing District to the L-C-2, Limited Commercial and L-M, Limited Manufacturing Districts. That legislation permits the development of limited vehicle storage and limited office uses within two subareas, each having specific use restrictions, development standards in accordance with a registered subarea plan and limitation overlay text. The existing ordinance erroneously contains the same legal description for both subareas, resulting in the application of the L-C-2, Limited Commercial Text to the portion that should be bound by the L-M, Limited Manufacturing Text. This ordinance will amend Ordinance #0631-2007 by repealing the incorrect legal description in Section 1 and replacing it with the correct legal description. All other use restrictions and development standards established by Ordinance #0631-2007 will remain in effect.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance #0631-2007, passed June 11, 2007, for property located at **4975 GENDER ROAD (43110)**, formerly addressed as **5759 GENDER Road (43110)**, by amending the legal description in Section 1 for Tract II (Z06-012).

WHEREAS, Ordinance #0631-2007, passed on June 11, 2007 (Z06-012), established the L-M, Limited Manufacturing and L-C-2, Limited Commercial Districts on property located at **4975 GENDER ROAD (43110)**, being 2.38± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive; and

WHEREAS, Ordinance #0631-2007, passed on June 11, 2007 (Z06-012), established two separate Subareas, each having specific use prohibitions and development standards including building design, setback, landscaping, lighting, and access restrictions; and,

WHEREAS, the legal description contained in Ordinance #0631-2007 was inaccurate and must be amended; and

WHEREAS, the Southeast Community Coalition has approved these amendments, now therefore,

WHEREAS, all other aspects of the L-M and L-C-2 development text contained in Ordinance #0631-2007 are unaffected by this amendment and remain in effect, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That Section 1 of Ordinance #0631-2007, passed June 11, 2007, (Z06-012), be hereby repealed and replaced with a new Section 1 reading as follows:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 1620-77, passed September 19, 1977, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

4975 GENDER ROAD (43110), being 2.38± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive, and being more particularly described as follows:

Tract I

Situated in the City of Columbus, County of Franklin, State of Ohio and in the N W 1/4 of Sec. 13, Twp. 11, Rge. 21, Congress Lands and being part of a 2.383 acre tract conveyed to South Side Sales Company, as recorded in Inst. # 200601100006462, Records Office, Franklin, Ohio, more particularly bounded and described as follows:

Beginning at a 1/2" iron pin found in the west line of Gender Road at the Northeast corner of said 2.383 acre tract the southeast corner of South Side Sales Company 5.075 acre tract Inst. # 20061100006463, which is N 85E 50' 40" W, 60.00 feet, and S 04'08"20" W, 906.93 feet, from the northeast corner of the northwest quarter of said Section 13, thence S 04E 08' 20" W, 263.22 feet, with the common line of said 2.383 acre tract and Gender Road to a 1/2" iron pin found at a corner of the Chelsea Glenn Subdivision, PB-78 Pg-33;

thence N 86E 01' 21" W, 198.71 feet, with the common line of said 2.383 acre tract and Subdivision, to a point;

thence N 04E 08' 20" E, 262.85 feet, into said 2.383 acre tract, to a point;

thence S. 86E 07' 40" E, 198.71 feet, with common line of said 2.383 and 5.075 acre tract and the westerly extension thereof, to the place of beginning;

Containing 1.199 acre be the same more of less all subject to all legal easements, restrictions conditions as the same may be record.

Subject tract in known as 4975 Gender Road, Canal Winchester, Ohio
Part of Tax Parcel # 010-260512-00.

This description shall be used only for Zoning purposes only.

To Rezone From: from L-M, Limited Manufacturing District,

To: L-C-2, Limited Commercial District

Tract II

~~Situated in the City of Columbus, County of Franklin, State of Ohio and in the N W 1/4 of Sec. 13, Twp. 11, Rge. 21, Congress Lands and being part of a 2.383 acre tract conveyed to South Side Sales Company, as recorded in Inst. # 200601100006462, Records Office, Franklin, Ohio, more particularly bounded and described as follows:~~

~~Beginning at a 1/2" iron pin found in the west line of Gender Road at the Northeast corner of said 2.383 acre tract the southeast corner of South Side Sales Company 5.075 acre tract Inst. # 20061100006463, which is N 85 deg. 50' 40" W, 60.00 feet, and S 04'08"20" W, 906.93 feet, from the northeast corner of the northwest quarter of said Section 13, thence S 04 deg. 08' 20" W, 263.22 feet, with the common line of said 2.383 acre tract and Gender Road to a 1/2" iron pin found at a corner of the Chelsea Glenn Subdivision, PB-78 Pg-33;~~

~~thence N 86 deg. 01' 21" W, 198.71 feet, with the common line of said 2.383 acre tract and Subdivision, to a point;~~

~~thence N 04 deg. 08' 20" E, 262.85 feet, into said 2.383 acre tract, to a point;~~

~~thence S. 86 deg. 07' 40" E, 198.71 feet, with common line of said 2.383 and 5.075 acre tract and the westerly extension thereof, to the place of beginning;~~

~~Containing 1.199 acre be the same more of less all subject to all legal easements, restrictions conditions as the same may be record.~~

~~Subject tract in known as 4975 Gender Road, Canal Winchester, Ohio
Part of Tax Parcel # 010-260512-00.~~

~~This description shall be used only for Zoning purposes only.~~

Legal Description

Situated in the City of Columbus, County of Franklin, State of Ohio and in the N W1/4 of Sec. 13, Twp.11, Rge 21, Congress Lands and being a part of a 2.383 acre tract conveyed to South Side Sales Company, as recorded in Inst. #200601100006462, Recorders Office, Franklin County, Ohio, more particularly bounded and described as follows;

beginning at ½" iron pin found in the west line of Gender Road at the Northeast corner of said 2.383 acre tract the southeast corner of South Side Sales Company 5.075 acre tract Inst. #200601100006463, which is N 85 degrees 50' 40" W, 60.00 feet, and S 04'08"20" W, 906.93 feet, from the northeast corner of the northwest quarter of said Section 13, thence N 86 degrees 07' 40" W, 181.53 feet, with the common line of said 2.383 and 5.075 acre tracts to a ½" iron pin found at a common corner of said tracts, the True Point of Beginning for the tract herein described;

thence N 86 degrees 07'40" W, 17.18 feet, into said 2.383 acre tract to a point at the northwest corner of a 1.199 acre tract to be rezoned;

thence N 04 degrees 08'20" E, 262.85 feet, into said 2.383 acre tract, with the west line of said 1.199 acre tract, to a point in the south line of said 2.383 acre tract;

thence N 86 degrees 01'21" W, 160.00 feet, with the south line of said 2.383 acre tract, to an iron pin at the southwest corner of said 2.383 acre tract;

thence N 04 degrees 08'54" E, 315.54 feet, with the west line of said 2.383 acre tract, to an iron pin at the northwest corner of said 2.383 acre tract;

thence S 86 degrees 05'18" E, 177.58 feet to an iron pin at a common corner of said 2.383 and 5.075 acre tracts;

thence S 04 degrees 28'12" W, 52.80 feet, with a common line of said 2.383 and 5.075 acre tracts, to the place of beginning;

containing 1.184 acre be the same more or less all subject to all legal easements, restrictions conditions as the same may be of record.

Subject tract is know as 4975 Gender Road, Canal Winchester, Ohio Part of Tax Parcel # 010-260512-00. This description shall be used only for Zoning purposes only.

To Rezone From: from L-M, Limited Manufacturing District,

To: L-M, Limited Manufacturing District

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.