



# City of Columbus

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

## Legislation Text

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**File #:** 1060-2021, **Version:** 1

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### **Rezoning Application Z21-001**

**APPLICANT:** DeLaina Cox; c/o David A. Ingram, Atty.; Kegler Brown Hill & Ritter, LPA; 65 East State Street, Suite 1800; Columbus, OH 43215.

**PROPOSED USE:** Religious facility and school.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on April 8, 2021.

**NORTHEAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with a religious facility and school, split zoned in the R-1, Residential District and PUD-8, Planned Unit Development District. The site is subject to Ordinance #2082-2018 (CV17-052), passed July 30, 2018, permitting an expansion to the school as schools are not permitted within the current PUD-8 district. The requested I, Institutional District will permit the existing religious facility and school uses, and fulfills a condition included in Ordinance #2082-2018 to rezone the property within five years of passage. The proposed I district is consistent with *the Northeast Area Plan's* land use recommendation for "Institutional" land uses at this location. Additionally, the proposed zoning district will not add incompatible uses to the area.

To rezone **3650 SUNBURY RD. (43219)**, being 11.64± acres located at the northeast corner of Sunbury Road and McCutcheon Road, **From:** PUD-8, Planned Unit Development District and R-1, Residential District, **To:** I, Institutional District (Rezoning #Z21-001).

**WHEREAS**, application #Z21-001 is on file with the Department of Building and Zoning Services requesting rezoning of 11.64± acres from PUD-8, Planned Unit Development District and R-1, Residential District, to I, Institutional District; and

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

**WHEREAS**, the Northeast Area Commission recommends approval of said zoning change, and

**WHEREAS**, the City Departments recommend approval of said zoning change which is consistent with the *Northeast Area Plan's* land use recommendation for "Institutional" land uses at this location and will not add incompatible uses to 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:

**3650 SUNBURY RD. (43219)**, being 11.64± acres located at the northeast corner of Sunbury Road and McCutcheon

Road, and being more particularly described as follows:

**DESCRIPTION OF 11.638 ACRES:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Township of Mifflin, Township 1, North Range 17 West, Quarter Township 2, United States Military District, and bounded and described as; follows:

Beginning for reference at a point, said point being located in the centerline of Sunbury Road, said point also being the most Northwesterly corner of a 1.00 acre tract of land belonging to Larry and Rosa Craig, of record in Official Record volume 156, Page F03, at the Franklin County, Ohio Recorder's Office.

Thence along said centerline, South, 25° 17", 30", West, a distance of 107.19 feet a point, said point being the True Point of Beginning:

Thence from said True Point of Beginning along the Southerly boundary of said Craig tract of land, South 85, 49', 00", East, a distance of 466.07 feet (passing an iron pin at 32.16 feet) to an iron pin:

Thence South, 3°, 42', 18", West, a distance of 797.73 feet (passing an iron at 767.73 feet) to a point, said point being located in the centerline of McCutcheon Road;

Thence along said centerline of McCutcheon Road, North, 85° 38', 00", West, a distance of 811.59 feet to a railroad spike, said spike being located at the intersection of Sunbury and McCutcheon Roads;

Thence along centerline of Sunbury Road, North, 27°, 38', 06", East, a distance of 722.28 feet to a railroad spike, said spike being located at the intersection of Old Innis Road and Sunbury Road;

Thence along the centerline of Sunbury Road, North 25°, 23', 25", East, a distance of 142.11 feet to the True Point of Beginning and containing 11.638 acres of land more or less.

Subject to all easements, restrictions and right of ways of previous record.

Known as 3650 Sunbury Road; Columbus, Ohio 43219  
Parcel Number ID: 010-146570

**To Rezone From:** PUD-8, Planned Unit Development District and R-1, Residential District.

**To:** I, Institutional District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the I, Institutional 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 in the office of the Department of Building and Zoning Services.

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