



City of Columbus

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

Legislation Text

File #: 1201-2005, **Version:** 1

REZONING APPLICATION: Z05-025.

APPLICANT: Albany Group Holdings LLC, c/o Robert Schmidt, attorney; Porter Wright Morris & Arthur; 41 S. High Street; Columbus, Ohio 43215

PROPOSED USE: Commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Disapproval (3-3) on June 9, 2005.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant's request for the C-3, Commercial District is consistent with the surrounding zoning and development patterns along South High Street. The properties to the north and east are zoned C-4, Commercial District, a more intense commercial zoning district. Screening for a parking lot on the site would be required along the western and southern property lines by Chapter 3342.17, Columbus City Codes.

To rezone **2895 SOUTH HIGH STREET (43207)**, being 0.53± acres located at the southwest corner of South High Street and Dolby Drive, **From:** R-3, Residential District, **To:** C-3, Commercial District. (Rezoning # Z05-025).

WHEREAS, application #Z05-025 is on file with the Building Services Division of the Department of Development requesting rezoning of 0.53± acres from R-3, Residential District, to C-3, Commercial District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the C-3, Commercial District is consistent with the surrounding zoning and development patterns along South High Street. The properties to the north and east are zoned C-4, Commercial District, a more intense commercial zoning district, 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:

2895 SOUTH HIGH STREET (43207), being 0.53± acres located at the southwest corner of South High Street and Dolby Drive, and being more particularly described as follows:

Of the following described premises situate in the County of Franklin, in the State of Ohio and in the Township of Marion

Being a part of Lots Numbers Two (2) and Three (3) as shown on the plat of Partition In the case of Charles Merion, Jr., vs. Benjamin Fisher, et al., of record in Complete Record No. 61, page 136, Court of Common Pleas of Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at a point in the center of South High Street (Columbus and Chillicothe Turnpike) and in the east line of said Lot 5 at the northeast corner of a tract of 8 acres conveyed to The Board of Education of Marion Township by Charles Merion and Emma K., his wife, by deed dated March 22, 1927, of record in Deed Book 856, page 481, Recorder's Office, Franklin County, Ohio; thence N. 88° 35' W. along the north line of said 8 acre tract, 210 feet to an iron pin, (passing an iron pin in the west line of High Street at 40.1 feet); thence N. 2° 35' W. parallel with the east line of said lot and with the center of High Street, 110 feet to a point in said Lot 2 (passing

the north line of Lot No. 3 at 69.79 feet; thence S. 88° 35' E. parallel with the north line of said 8 acre tract, 210 feet to a point in the east line of Lot No. 2 and in the center of High Street, (passing an iron pin on line at 170 feet); thence S. 2° 35' E. along the west line of Lot No. 2 and Lot No. 3, with the center of High Street, 110 feet to the place of beginning, passing the corner between Lot No. 2 and No. 3 at 40.21 feet, containing 0.529 acres.

To Rezone From: from R-3, Residential District,

To: C-3, Commercial District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established in the C-3, Commercial 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.