



City of Columbus

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

Legislation Text

File #: 1569-2013, **Version:** 1

BACKGROUND:

The City of Columbus Planning Division, working with the Department of Building and Zoning Services, has drafted the East Franklinton District (Ordinance No. 1508-2013) as a new zoning tool to implement the adopted *East Franklinton Creative Community District Plan* (2012). The East Franklinton District is an urban, mixed use zoning classification that provides flexibility consistent with the adopted plan. It creates the East Franklinton Review Board, which issues Certificates of Approval to ensure new development, expansion of existing development, site improvements and graphics are consistent with the adopted plan. The rezoning reclassifies 551 parcels to EF, East Franklinton District. The rezoning proposal has been endorsed by the Franklinton Area Commission, and the Columbus Development Commission recommended its adoption on June 13, 2013.

FISCAL IMPACT:

No funding is required for this legislation.

To rezone certain portions of East Franklinton as defined herein to the EF, East Franklinton District (Rezoning # Z13-043).

WHEREAS, East Franklinton is a unique and valued part of the City of Columbus by virtue of its history, urban character and architectural scale; and

WHEREAS, the *East Franklinton Creative Community District Plan* was adopted by Columbus City Council on November 12, 2012, to establish a new vision to guide development and redevelopment in the district; and

WHEREAS, the goal of this new zoning classification is to provide a flexible set of rules that will ensure new development that is consistent with the character of East Franklinton and the vision recommended in the adopted Plan; and

WHEREAS, it is necessary and appropriate for the general welfare for the City of Columbus to undertake this rezoning to promote appropriate development and redevelopment, preserve the neighborhood's character, and protect the value of existing and neighboring properties; and

WHEREAS, all affected property owners and those within 125 feet of the area to be rezoned were notified by mail of an informational public meeting in the neighborhood, and of the Development Commission meeting during which the rezoning proposal was reviewed; and

WHEREAS, the Franklinton Area Commission has endorsed the proposed EF, East Franklinton District; and

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

the boundary below, including sub-districts, from their existing zoning classification to the EF, East Franklinton District.

LEGAL DESCRIPTION

The East Franklinton District is the area bounded as follows:

- A. Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the northern right-of-way boundary of I-70;
- B. Thence easterly to the intersection of the northern right-of-way boundary of I-70 and the northern bank of the Scioto River;
- C. Thence easterly along the northern bank of the Scioto River to its intersection with the western boundary of the Downtown District;
- D. Thence northerly along the western boundary of the Downtown District;
- E. Thence westerly along the southern boundary of the Downtown District until it intersects with the eastern boundary of State Route 315;
- F. Thence southerly until the place of the beginning.

The East Franklinton District is divided into the following three sub-districts.

- A. Arts and Innovation Sub-District.** Beginning at the point where the northern bank of the Scioto River intersects with the western boundary of the Downtown District, thence northerly along the western bank of the Downtown District until it intersects with the centerline of West State Street, thence westerly until the centerline of West State Street intersects with the centerline of South Mill Street, thence south until the centerline of South Mill Street intersects with the centerline of West Chapel Street, thence westerly until the centerline of West Chapel Street intersects with the centerline of South Gift Street, thence southerly until the centerline of South Gift Street intersects with the centerline of West Rich Street, thence easterly until the centerline of West Rich Street intersects with the centerline of May Avenue, thence southerly until that line intersects with the northern bank of the Scioto River, thence easterly until the place of the beginning.
- B. Dodge Park Sub-District.** Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the centerline of Culbertson Street, thence easterly until the centerline of Culbertson Street intersects with the centerline of South Mill Street, thence southerly until the centerline of South Mill Street intersects with the centerline of West Chapel Street, thence westerly until the centerline of West Chapel Street intersects with the centerline of South Gift Street, thence southerly until the centerline of South Gift Street intersects with the centerline of West Rich Street, thence easterly until the centerline of West Rich Street intersects with the centerline of May Avenue, thence southerly until that line intersects with the northern bank of the Scioto River, thence southerly until the northern bank of the Scioto River intersects with the northern right-of-way boundary of I-70, thence westerly until the northern right-of-way boundary of I-70 intersects with the western right-of-way boundary of State Route 315, thence northerly until the place of the beginning.
- C. Broad Street Sub-District.** Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the centerline of Culbertson Street, thence northerly along the eastern right-of-way boundary of State Route 315 until it intersects with the southern boundary of the Downtown District, thence easterly along the southern boundary of the Downtown District until it intersects with the centerline of West State Street, thence westerly along the centerline of West State Street until it intersects with the centerline of South Mill Street, thence northerly along the centerline of South Mill Street until it intersects with the centerline of West Culbertson Street, thence westerly until the place of the beginning.

This description was prepared from records and does not represent an actual survey.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the Arts and Innovation and Broad Street Sub-Districts, and Height District of thirty-five (35) feet is hereby established on the Dodge Park Sub-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.