



# City of Columbus

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

## Legislation Text

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**File #: 0997-2005, Version: 1**

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**AMENDMENT: Z03-104B**

Ordinance #1403-2004, passed on July 26, 2004 (Z03-104), rezoned 125.1± acres located at 4955 Central College Road from the R, Rural and R-2F, Residential Districts to the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts for TND single-family and multi-family residential development and transitional office use. Ordinance #2182-2004, passed on December 13, 2004 (Z03-104A), amended Ordinance #1403-2004 (Z03-104) to extend the deadline to develop an economic development plan and a financing plan for public improvements and services to June 30, 2005. This legislation will amend Ordinance #1403-2004, passed July 26, 2004, to modify Section 4 by extending the deadline for the City of Columbus to develop an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies to September 30, 2005.

**CITY DEPARTMENT'S RECOMMENDATION:** Approval.

To amend Ordinance #1403-2004, passed on July 26, 2004 (Z03-104), for property located at **4955 CENTRAL COLLEGE ROAD (43081)**, by amending Section 4 of the ordinance to extend the deadline for the City of Columbus to complete an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies to September 30, 2005 (Z03-104B).

**WHEREAS**, Ordinance #1403-2004, passed on July 26, 2004 (Z03-104), established the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts on property located at **4955 CENTRAL COLLEGE ROAD (43081)**, and

**WHEREAS**, Ordinance #2182-2004, passed on December 13, 2004 (Z03-104A), amended Section 4 of said Ordinance to extend the deadline for the City of Columbus to develop an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies from 180 days after the ordinance was passed, to June 30, 2005, and

**WHEREAS**, it is necessary to amend Section 4 of Ordinance #1403-2004 to extend the deadline for the City of Columbus to develop an economic development plan and a financing plan for public improvements and services to which this zoning ordinance applies to September 30, 2005, and

**WHEREAS**, this amendment modifies Section 4 of ordinance #1403-2004, and affects only the required completion date for an economic development plan and financing plan for public improvements and services to which this zoning ordinance applies and in no other way alters ordinance #1403-2004; and

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

**SECTION 1.** That Section 4 of Ordinance #1403-2004, passed on July 26, 2004 (Z03-104), be amended to read as follows:

**SECTION 4.** The continuing applicability of this zoning ordinance to the real property described herein is contingent upon the development by the city, by September 30, 2005, of an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies, and the agreement by the applicant to participate in such financing plan in an equitable proportion.

**SECTION 2.** That the existing Section 4 of Ordinance #1403-2004, passed on July 26, 2004 (Z03-104), as amended by Ordinance #

2178-2004, passed on December 13, 2004 (Z04-014A), is hereby repealed.

**SECTION 3.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.