City of Columbus

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

Legislation Text

File #: 1449-2010, **Version:** 1

Rezoning Application Z10-012

APPLICANT: City of Columbus Department of Development c/o Todd Singer; 109 North Front Street, Columbus, Ohio 43215.

PROPOSED USE: Conform existing single-family and two-family dwellings. Implement *The Franklinton Plan* (2003).

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on June 24, 2010.

FRANKLINTON AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The purpose of the City-sponsored rezoning is to bring the existing dwellings into zoning conformance per the land use recommendations of *The Franklinton Plan* (2003) and existing use. The site is located within *The Franklinton Plan* (2003) boundaries. The plan recommends rezoning of parcels not conforming with the AR-1, Apartment Residential District, to a more appropriate classification. The existing AR-1, Apartment Residential, zoning has been deemed no longer appropriate and the R-2F, Residential District, has been deemed preferable and in conformance with existing and future recommended land use. A vacant, city-owned parcel zoned C-4, Commercial District, but proposed for residential use, has been included in the rezoning.

To rezone **160 MARTIN AVENUE (43222),** being 47.11± acres located at the northwest corner of the intersection of Martin Ave. and Sullivant Ave. **From:** AR-1, Apartment Residential District, and C-4, Commercial District, **To:** R-2F, Residential District. (Rezoning # Z10-012)

WHEREAS, application #Z10-012 is on file with the Department of Building and Zoning Services requesting rezoning of 47.11± acres from AR-1, Apartment Residential District, and C-4, Commercial District, to the R-2F, Residential District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the site is located within *The Franklinton Plan* (2003) boundaries and the plan recommends rezoning of parcels not conforming with the AR-1, Apartment Residential District, to a more appropriate classification. The existing AR-1, Apartment Residential, zoning has been deemed no longer appropriate and the R-2F, Residential District, has been deemed preferable and in conformance with existing and future recommended land use. A vacant, city-owned parcel zoned C-4, Commercial District, has been included in the rezoning as it is proposed for single-family residential use. Therefore the existing AR-1, Apartment Residential, and C-4, Commercial District, zonings have been deemed no longer appropriate, 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:

To rezone **160 MARTIN AVENUE (43222),** being 47.11± acres located at the northwest corner of the intersection of Martin Ave. and Sullivant Ave., and being more particularly described as follows:

Proposed Area Rezoning

Beginning from the centerline intersections of Sullivant Ave. and Glenwood Ave, proceed 168 feet N 76° 33' 57" E to the point of true beginning;

Thence N 8° 25' 59" W 2,286.493 feet along the centerline of the alley to the centerline of W. Capital St.;

Thence N 81° 27' 28" E 1,607.11 feet along the centerline of W. Capital St. to the centerline of the unnamed alley east of Martin Ave.;

Thence S 9° 6' 7" E 526.72 feet along the centerline of the alley to the centerline of W. State St.;

Thence N 81° 49' 38" E 7.329 feet along the centerline of W. State St. to the centerline of the unnamed alley east of Martin Ave.;

Thence S 8° 32' 12" E 548.254 feet along the centerline of the alley to the centerline of W. Town St.;

Thence S 82° 11' 45" W 77.061 feet along the centerline of W. Town St. to the centerline of Martin Ave.;

Thence S 8° 41' 24" E 1082.446 feet along the centerline of Martin Ave. to the centerline of Sullivant Ave.;

Thence S 76° 41' 11" W 1556 feet along the centerline of Sullivant Ave. to the place of beginning.

This description has been prepared from records and is not valid for land transfer.

With the exception of the following parcels:

The following parcels along Avondale Ave.:
010-007691
010-006140
010-006123
010-035898
010-040810
010-012685
The following parcels along S. Cypress Ave.:
010-012009
010-048897
010-003195
010-054631
010-030925
010-007936
010-037276
The following parcels along Dakota Ave.:
010-040631
010-011251
010-045787
010-001884
010-015267
010-038329
010-014710
010-029268
010-010302
010-023362
010-063876
The following parcels along Hawkes Ave.:
010-038071
010-053699
010-041623
010-035418
010-029587

The following parcels along Martin Ave.:
010-019668
010-002159
010-093813
The following parcels along W. Rich St.:
010-064083
010-029735
010-057780

010-031504
010-007935
The following parcels along Sullivant Ave.:
010-035245
010-035435
010-047519
010-049582
010-027721
010-030864
010-051622
010-005280
010-018211
010-011566
010-039029
010-039028
010-018216
010-047145
010-041743
010-041744
010-004288
010-045790
010-030170
010-013959
010-022741
010-006311
010-013147
010-002375
010-002348
The following parcels along W. Town St.:
010-050243
010-051511
010-053706
010-053450
010-006905
010-056965

To Rezone From: AR-1, Apartment Residential District, and C-4, Commercial District,

To: R-2F, Residential District.

Section 2. That a Height District of thirty-five (35) feet is hereby established on the R-2F, Residential 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.

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