



City of Columbus

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

Legislation Text

File #: 1287-2010, Version: 1

Rezoning Application Z10-001

APPLICANT: Paul Anderson; 6144 Jeffrelyn Drive; Hilliard, OH 43026.

PROPOSED USE: Commercial use.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on August 12, 2010.

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-C-4, Limited Commercial District would provide for development consistent with zoning and development patterns of the area. The L-C-4 Text provides for use restrictions, commits to relocating parking and following design guidelines within the *Fifth by Northwest Neighborhood Plan* (2009) upon redevelopment, and the filing of a Graphics Plan consistent with the recommendations of the *Fifth by Northwest Neighborhood Plan* (2009).

To rezone **1354 KING AVENUE (43214)**, being 0.41± acres located on the north side of King Avenue, 167± feet east of Grandview Avenue, **From:** AR-3, Apartment Residential District, **To:** L-C-4, Limited Commercial District. (Rezoning # Z10-001)

WHEREAS, application #Z10-001 is on file with the Building Services Division of the Department of Development requesting rezoning of 0.41± acres From: AR-3, Apartment Residential District, To: L-C-4, Limited Commercial District; and

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

WHEREAS, the Fifth by Northwest Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-C-4, Limited Commercial District would provide for development consistent with zoning and development patterns of the area. The L-C-4 Text provides for use restrictions, commits to relocating parking and following design guidelines within the *Fifth by Northwest Neighborhood Plan* (2009) upon redevelopment, and the filing of a Graphics Plan consistent with the recommendations of the *Fifth by Northwest Neighborhood Plan* (2009), 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:

1354 KING AVENUE (43214), being 0.41± acres located on the north side of West King Avenue, 167± feet east of Grandview Avenue, and being more particularly described as follows:

Legal Description of the Subject Property

Being the west 75 feet of lot #23 of Robert E. Neil's Sole Surviving Trustee Subdivision said lot being located on the north side of King Avenue 700.45 feet west from the west right-of-way line of Northwest Boulevard.

To Rezone From: AR-3, Apartment Residential District,

To: L-C-4, Limited Commercial District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-C-4, Limited Commercial District on this property.

SECTION 3. That the Director of the 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 and shall register a copy of the approved L-C-4, Limited Commercial District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said text being titled, "**LIMITATION TEXT**," signed by Paul Anderson, Applicant, dated September 23, 2010, and reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-C-4, Limited Commercial District

PROPERTY ADDRESS: 1354 King Avenue

OWNER: Strader Family LP

APPLICANT: Paul Anderson

DATE OF TEXT: September 23, 2010

APPLICATION NUMBER: Z10-001

1. INTRODUCTION. The site contains .0716 acres located on the north side of King Avenue between Grandview Avenue and Northwest Boulevard. The applicant intends to rezone the site from AR3, Apartment Residential to L-C-4, Limited Commercial District.
2. PERMITTED USES. The following are uses permitted in this L-C-4 zoning:
 - A. All uses listed in C.C. 3351 shall be permitted with the following exceptions:
 1. Rooftop Telecommunications
 - B. All uses listed in C.C. 3353 shall be permitted with the following exceptions:
 1. the uses not permitted in paragraph A., above
 2. Repossession Services
 3. Banking, Commercial and Personal
 4. Consumer Lending
 5. Credit Unions
 6. Financial Transactions processing, Reserve and Clearinghouse Activities
 7. Funds, Trusts, and Other Financial Vehicles
 8. Mortgage and Non-mortgage Loan Brokers
 9. Savings Institutions
 10. Local, County, State and Federal Government
 11. Public Fire Stations
 12. Contractors
 13. Monopole Telecommunication Antennas
 - C. All uses listed in CC. 3355 shall be permitted with the following exceptions:
 1. The uses not permitted in paragraphs A., and B., above
 2. Armored Car, Investigation Guard and Security Services
 3. Funeral Homes and Services
 4. Parking Lots and Parking Garages

5. Crematory

D. The following uses described in C.C. 3356 shall be permitted:

1. The uses allowed in paragraphs A. through C., inclusive
2. Appliance Stores
3. Caterers
4. Consumer Goods Rental
5. Floor Covering Stores
6. Furniture and Home Furnishings Stores
7. General Merchandise Stores
8. Household and Personal Goods Maintenance and Repair
9. Linen and Uniform Supply
10. Outdoor Power Equipment Stores
11. Reupholster and Furniture Repair
12. Sporting Goods and Outfitters Stores
13. Supermarkets
14. Used Merchandise Stores
15. Carpet and Upholstery Cleaning Services
16. Garden, Landscaping and Nursery Centers and Sales
17. Janitorial Services
18. Lawn and Garden Equipment and Supplies Stores
19. Paint and Wallpaper Stores
20. Performing Arts, Spectator Sports and Related Industries
21. Theaters, Dance Companies, and Dinner Theaters

3. DEVELOPMENT STANDARDS: In all other respects, the property shall be used and developed in accordance with the provisions of the Columbus Zoning Code applicable to the C-4 Commercial Development.

a. All graphics shall comply with provisions of a Graphics Plan as approved by the Columbus Graphics Commission.

b. If a change of use is initiated or redevelopment occurs on this site, the parking in front of the building will be eliminated and moved to the side or the rear of the building. Any new building will follow commercial design guidelines including building design, lighting, signage, landscaping and parking per the Fifth by Northwest Plan.

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