



## Legislation Details (With Text)

**File #:** 0884-2019      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 3/21/2019      **In control:** Zoning Committee

**On agenda:** 4/15/2019      **Final action:** 4/17/2019

**Title:** To rezone 2695 HOLT ROAD (43123), being 43.48± acres located on the west side of Holt Road, 465± feet north of Big Run South Road, From: L-AR-12, Limited Apartment Residential District and CPD, Commercial Planned Development District, To: I, Institutional District (Rezoning #Z18-073). (AMENDED BY ORD. 2468-2019; PASSED 10/28/2019)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD0884-2019.Attachments.pdf, 2. ORD0884-2019.Labels.pdf

Date	Ver.	Action By	Action	Result
4/17/2019	1	CITY CLERK	Attest	
4/16/2019	1	ACTING MAYOR	Signed	
4/15/2019	1	COUNCIL PRESIDENT	Signed	
4/15/2019	1	Zoning Committee	Approved	Pass
4/8/2019	1	Columbus City Council	Read for the First Time	

**Rezoning Application: Z18-073**

**APPLICANT:** Mark Waller; c/o Scott Surovjak, Atty.; 250 West Street, Suite 700; Columbus, OH 43215.

**PROPOSED USE:** Schools.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on March 14, 2019.

**WESTLAND AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 43.48± acre site consists of a single parcel developed with a school that was split zoned for commercial and apartment development in the CPD, Commercial Planned Development and L-AR-12, Limited Apartment Residential districts prior to the construction of the school. The applicant proposes the I, Institutional District to develop an additional school on the site. The site is within the planning area of *The Westland Plan* (1994), which recommends "Residential (3-5 units per acre)" uses at this location. Staff finds that, despite the Plan's low-density residential recommendation for this location, there is an existing school use on the site, and that additional associated institutional uses are supportable.

To rezone **2695 HOLT ROAD (43123)**, being 43.48± acres located on the west side of Holt Road, 465± feet north of Big Run South Road, **From:** L-AR-12, Limited Apartment Residential District and CPD, Commercial Planned Development District, **To:** I, Institutional District (Rezoning #Z18-073). (AMENDED BY ORD. 2468-2019; PASSED 10/28/2019)

**WHEREAS**, application #Z18-073 is on file with the Department of Building and Zoning Services requesting rezoning of 43.48± acres from L-AR-12, Limited Apartment Residential District and CPD, Commercial Planned Development District, to I, Institutional District; and

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

**WHEREAS**, the Westland Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the proposed I, Institutional District, despite *The Westland Plan's* low-density residential recommendation for this location, has already been developed with a school use on the site, and additional associated institutional uses are supportable; 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 # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**2695 HOLT ROAD (43123)**, being 43.48± acres located on the west side of Holt Road, 465± feet north of Big Run South Road, and being more particularly described as follows:

Situated in the City of Columbus, Township of Prairie, County of Franklin, and State of Ohio, and being a part of a 42.21 acre tract as conveyed to Wilma J. Marcum as recorded in Official Record 6004, Page B-09, of Franklin County Records, and being further bounded and described as follows:

Beginning at a found Monument Number 4405, said monument being located at the intersection of the centerlines of Holt Road (C.R. 265), and Big Run South Road (C.R. 258);

Thence North 02° 07' 42" East 544.42 feet along the centerline of said Holt Road to a point, said point being the Southeast corner of a 1.447 acre tract as conveyed to Franklin County Commissioners as recorded in Instrument Number 200205210125449;

Thence North 88° 12' 24" West 50.00 feet crossing said Holt Rd. along the South line of said 1.447 acre tract, to an iron pin set, said iron pin being the Southwest corner of said 1.447 acre tract, and being the true place of beginning of the parcel herein described;

Thence North 88° 12' 24" West 915.39 feet along the South line of said 42.21 acre tract, being the North line of a 15.047 acre tract as conveyed to Riverside-Fishinger, LLC, as recorded in Instrument Number 200101230014760, to an iron pin set, said iron pin being the Northwest corner of said 15.047 acre tract, and being the Northeast corner of a 6.6383 acre tract as conveyed to Frank E. and Tamara M. Linard as recorded in Official Record Volume 31994, Page F15;

Thence North 88° 29' 20" West, 579.39 feet, along the South line of said 42.21 acre tract, being the North line of said 6.6383 acre tract, and being the North line of a 5.8891 acre tract as conveyed to Cornerstone Baptist Church as recorded in Instrument Number 199805180120033, and being the North line of a 106.006 acre tract, as conveyed to Evelyn Grooms as recorded in Deed Book 3797, Page 663, to a 1/2" iron pipe found, said iron pipe being the Southwest Corner of said 42.21 acre tract, and being the Southeast corner of a 37.79 acre tract as conveyed to the City of Columbus, as recorded in Deed Book 2818, Page 235;

Thence North 01° 49' 27" East 1270.16 feet, along the West line of said 42.21 acre tract, being the East line of said 37.79 acre tract, to a 1/2" iron pin found, said iron pin being the Northwest corner of said 42.21 acre tract and being the Northeast corner of said 37.79 acre tract and being in the South line of a 67.682 acre tract as conveyed to the City of Columbus as recorded in Deed Book 2976, Page 353;

Thence South 87° 56' 18" East 1501.47 feet along the North line of said 42.21 acre tract, being the South line of said 67.682 acre tract and being the South line of a 18.225 acre tract as conveyed to the City of Columbus, as recorded in Instrument Number 199805120115601, to an iron pin set, said iron pin being the Northwest corner of said 1.447 acre tract;

Thence South 02° 07' 42" West 1260.30 feet, along the West line of said 1.447 acre tract, to the true place of beginning, containing 43.483 acres.

**To Rezone From:** L-AR-12, Limited Apartment Residential District and CPD, Commercial Planned Development District

**To:** I, Institutional District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the I, Institutional 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.