



## Legislation Details (With Text)

**File #:** 1661-2023      **Version:** 1

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

**File created:** 5/26/2023      **In control:** Zoning Committee

**On agenda:** 6/12/2023      **Final action:** 6/14/2023

**Title:** To rezone 2600 LAUFFER RAVINES DR. (43231), being 1.66± acres located on the north and south side of Lauffer Ravine Drive, 145± east of Lauffer Road, From: C-2, Commercial District, To: AR-12, Apartment Residential District (Rezoning #Z22-093).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD#1661-2023\_Attachments, 2. ORD#1661-2023\_Labels

Date	Ver.	Action By	Action	Result
6/14/2023	1	CITY CLERK	Attest	
6/13/2023	1	MAYOR	Signed	
6/12/2023	1	COUNCIL PRESIDENT	Signed	
6/12/2023	1	Zoning Committee	Approved	Pass
6/5/2023	1	Columbus City Council	Read for the First Time	

**Rezoning Application: Z22-093**

**APPLICANT:** W. Investment Re, LLC; c/o Samuel Oasis, Agent; P.O. Box 20026; Columbus, OH 43220.

**PROPOSED USE:** Multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on March 9, 2023.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one undeveloped parcel in the C-2, Commercial District. The applicant proposes the AR-12, Apartment Residential District to permit a multi-unit residential development with an allowable density of up to 12.1 units per acre. The site is within the planning boundaries of the *Northland I Area Plan* (2014), which recommends "Office" land uses at this location. Despite the Plan recommendation, Planning Division staff recognize the residential nature of Lauffer Ravines Drive, and supports the requested AR-12 district as it is compatible with the density and residential development pattern in the surrounding area.

To rezone **2600 LAUFFER RAVINES DR. (43231)**, being 1.66± acres located on the north and south side of Lauffer Ravine Drive, 145± east of Lauffer Road, **From:** C-2, Commercial District, **To:** AR-12, Apartment Residential District (Rezoning #Z22-093).

**WHEREAS**, application #Z22-093 is on file with the Department of Building and Zoning Services requesting rezoning of 1.66± acres from C-2, Commercial District, to the AR-12, Apartment Residential District; and

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

**WHEREAS**, the City Departments recommend approval of said zoning change as the proposed AR-12, Apartment Residential District is compatible with the density and residential development pattern in the surrounding area; 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:

**2600 LAUFFER RAVINES DR. (43231)**, being 1.66± acres located on the north and south side of Lauffer Ravine Drive, 145± feet east of Lauffer Road, and being more particularly described as follows:

East part of 2.182 acres, Lauffer Rd.

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Lot Three (3) in Quarter Township 2, Township 2, Range 17, United States Military Lands, and being part of a 5.890 acre (2.181 acres residual) tract conveyed to Snyder/Smith Partnership in Official Record (O.R.) 11800 G-16 (Tract I), Franklin County Recorder's Office.

All records referred to are those of record in the Franklin County Recorder's Office;

BEGINNING at a found 3/4" iron pipe at the southeast corner of The Park Condominium and its First Amendment, Condominium 1 Plat Book (C.P.B.) 4, pgs. 148 thru 156 and C.P.B. 4, pg. 659, the southwest corner of a 11.286 acre tract conveyed to Calvary Bible Church in Deed Book (D.B.) 3620, pg. 18, and the northwest corner of a 3.709 acre tract conveyed to Lauffer Ravines, LLC in Instrument (Instr.) No. 200406180140650, and being a point in the north line of the said 5.890 acre tract;

THENCE South 04 degrees 16 minutes 16 seconds West, a distance of 150.41 feet, crossing the said 5.890 acre tract, along a west line of the said 3.709 acre tract, to a set iron pin, being a corner of the said 3.709 acre tract;

THENCE South 25 degrees 59 minutes 51 seconds West, a distance of 249.67 feet, crossing the said 5.890 acre tract, along a west line of the said 3.709 acre tract, to a set iron pin, being the southwest corner of the said 3.709 acre tract, a point in the south line of the said 5.890 acre tract, and a point in the north limited-access right of way line of Interstate 270 Parcel 6065-WI, conveyed to the State of Ohio in D.B. 2717, pg. 202, shown on ODOT right of way plans FRA-270-18.32, sheet 14 of 29, dated 8/31/65;

THENCE North 64 degrees 00 minutes 09 seconds West, a distance of 140.54 feet, along a south line of the said 5,890 acre tract the north line of the said I-270, to a found 3/4" iron pipe, being a southwest corner of the said 5.890 acre tract along the southeast corner of a 0.793 acre tract conveyed to Robert E. and Carol C. Evans in Instr. No. 200907300111517;

THENCE North 03 degrees 02 minutes 23 seconds East, a distance of 330.40 feet, along a west line of the said 5.890 acre tract, the east line of the said 0.793 acre tract, passing a set iron pin at 180.23 feet, crossing the said 5.890 acre tract, to a set iron pin, being a point in the north line of the said 5.890 acre tract and in the south line of the said The Park Condominium;

THENCE South 85 degrees 43 minutes 44 seconds East, a distance of 230.08 feet, along the north line of the said 5.890 acre tract and the south line of the said The Park Condominium, to the Point of Beginning, containing 811 area of 72,315 square feet or 1.660 acres, according to a survey by J & J Surveying Services, Inc. in January and February of 2014, done under the direct supervision of Raymond J. Wood, P.S. 7745;

The 1.660 acre tract is comprised of all of P.I.D. 600-175624;

Address: 2600 Lauffer Ravines Dr. Columbus, OH 432131  
PPN: 600-175624

**To Rezone From:** C-2 Commercial District,

**To:** AR-12, Apartment Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the AR-12, Apartment 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 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.