



## Legislation Details (With Text)

**File #:** 3573-2024      **Version:** 1

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

**File created:** 12/18/2024      **In control:** Zoning Committee

**On agenda:** 2/3/2025      **Final action:** 2/5/2025

**Title:** To rezone 4410 ROBERTS RD. (43228), being 1.16± acres located on the north side of Roberts Road; 200± feet west of Wilson Road, From: C-5, Commercial District, To: C-4, Commercial District (Rezoning #Z24-037).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD3573-2024.Attachments, 2. ORD3573-2024.Labels

Date	Ver.	Action By	Action	Result
2/5/2025	1	CITY CLERK	Attest	
2/4/2025	1	MAYOR	Signed	
2/3/2025	1	COUNCIL PRESIDENT	Signed	
2/3/2025	1	Zoning Committee	Approved	Pass
1/27/2025	1	Columbus City Council	Read for the First Time	

### Rezoning Application Z24-037

**APPLICANT:** New Gen RE Ohio, LLC; c/o Catherine Cunningham, Atty.; 65 East State Street, Suite 1800; Columbus, OH 43215

**PROPOSED USE:** Commercial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on December 12, 2024.

**WEST SCIOTO AREA COMMISSION RECOMMENDATION:** Disapproval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with a commercial structure in the C-5, Commercial District. The requested C-4, Commercial District will allow regional-scale commercial uses. The request is consistent with both the *Trabue/Roberts Area Plan* (2011) land use recommendation of "Commercial (Community)," and the existing development and zoning patterns along this section of Roberts Road.

To rezone **4410 ROBERTS RD. (43228)**, being 1.16± acres located on the north side of Roberts Road; 200± feet west of Wilson Road, **From:** C-5, Commercial District, **To:** C-4, Commercial District (Rezoning #Z24-037).

**WHEREAS**, application #Z24-037 is on file with the Department of Building and Zoning Services requesting rezoning of 1.16± acres from the C-5, Commercial District, to the C-4, Commercial District; and

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

**WHEREAS**, the West Scioto Area Commission recommends disapproval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested C-4, Commercial District is consistent with the *Trabue/Roberts Area Plan's* land use recommendation, and with the surrounding development and zoning patterns along this section of Roberts Road; 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:

**4410 ROBERTS RD. (43228)**, being 1.16± acres located on the north side of Roberts Road; 200± feet west of Wilson Road, and being more particularly described as follows:

SITUATED IN THE STATE OF OHIO, IN THE COUNTY OF FRANKLIN AND IN THE CITY OF COLUMBUS:

BEING LOCATED IN VIRGINIA MILITARY SURVEY NO. 547 AND BEING PART OF THE 35.354 ACRE TRACT CONVEYED TO RICHARD J. SOLOVE AND JOHN J. CHESTER, BY DEED OF RECORD IN DEED BOOK 2712, PAGE 429, ALL REFERENCES BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a point in the centerline of Roberts Road (original location), at the Northwesterly corner of the 0.476 acre tract conveyed to City of Columbus, by deed of record in Deed Book 3471, page 452;

Thence South 5°26'06" West, along the westerly side of said 0.476 acre tract, a distance of 175.05 feet to a point at the Southwesterly corner of said tract and being in the Northerly Limited Access Right-of-Way line of Roberts Road (relocated);

Thence along said Right-of-Way line of Roberts Road, the following courses and distances:

North 78°33'09" West, 286.41 feet to a point;

North 60°01'38" West, 252.83 feet to a point; and,

North 41°03'16" West, 66.79 feet to a point;

Thence North 82°14'38" East, a distance of 295.80 feet to a point in the centerline of Roberts Road;

Thence South 69°37'39" East, along said centerline of Roberts Road, a distance of 284.90 feet to The Point of Beginning, containing 2.049 acres, more or less.

**EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:**

Situated in the County of Franklin, State of Ohio, City of Columbus and in V.M.S. No. 547 and being a part of an original 2.049 acre tract and being bounded and more fully described as follows:

Beginning at a point in the centerline of Old Roberts Road in the westerly right-of-way line of Wilson Road;

Thence South 05°26'06" West a distance of 175.05 feet to a point in the Northerly right-of-way line of relocated Roberts Road;

Thence along said right-of-way line North 78°33'09" West a distance of 218.00 feet to a point;

Thence North 13°51'19" East a distance of 204.28 feet to a point in the centerline of Old Roberts Road;

Thence along the centerline of Old Roberts Road South 69°37'40" East a distance of 193.42 feet to the place of beginning and continuing 0.886 acres more or less. Subject however to any easements, restrictions and right-of-way of record.

**To Rezone From:** C-5, Commercial District.

**To:** C-4, Commercial District.

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