



## Legislation Text

---

**File #:** 2977-2015, **Version:** 1

---

### **Rezoning Application Z15-044**

**APPLICANT:** J. Michael Feyes; 1326 Carnoustie Court; Grove City, OH 43123.

**PROPOSED USE:** Unspecified commercial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on November 12, 2015.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is developed with three nonconforming commercial buildings and is zoned in the R, Rural District a result of annexation in 1974 from Madison Township. The requested C-4, Commercial District will secure proper zoning for the existing commercial uses, and will allow additional uses within existing structures or future commercial redevelopment. The request is compatible with the zoning and development pattern along the south side of Refugee Road.

To rezone **3599 REFUGEE ROAD (43232)**, being 1.76± acres located on the south side of Refugee Road, 872± feet west of Askins Road, **From:** R, Rural District, **To:** C-4, Commercial District (Rezoning # Z15-044).

**WHEREAS**, application No. Z15-044 is on file with the Department of Building and Zoning Services requesting rezoning of 1.76± acres from R, Rural District, to the C-4, Commercial 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 request will secure proper zoning for existing commercial uses, and is consistent and compatible with the zoning and development pattern along the southern side of Refugee 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:

**3599 REFUGEE ROAD (43232)**, being 1.76± located on the south side of Refugee Road, 872± feet west of Askins Road, and being more particularly described as follows:

All the land and improvements (the Premises) located in the County of Franklin, Madison Township, State of Ohio as follows:

Being part of Section 5, Township 11, Range 21, Mathews Survey, and being part of a 104.73 acre tract conveyed to M.Jeannette McDowell by deed shown of record in Deed Book 1203, Page 185, Recorder's Office Franklin County, Ohio and being particularly described as follows:

Beginning at the northeast corner of above mentioned 104.73 acre tract, which is located in the center line of Refugee

Road; thence with the east line of said tract, S 4 deg. 29' W. 919.53 feet to an iron pipe (passing an iron pipe at 30 feet) thence N 85 deg. 46' W. 90 feet to an iron pipe; thence N. 3 deg. 49' E. 919.47 feet to the center line of Refugee Road (passing an iron pipe at 889.47 feet); thence with the centerline of said Road, S. 85 deg. 46' E. 94/75 feet to the place of beginning, containing 1.888 acres, more or less, subject to easements, legal highways and right of ways.

Excepting therefrom the following:

Being a strip of land 60.00 feet in width, the width limits of said strip of land lying between the existing center line and the proposed south right of way line of Refugee Road said strip of land extending from the west line of the said 1.888 acre tract, to east line of said 1.888 acre tract and being 94.75 feet long, more or less and containing 0.1305 acres of land, more or less of which there is now contained in the present road occupation 0.0652 acres of land, more or less, which was a certain tract conveyed to the City of Columbus, Ohio on January 10, 1968 and recorded in Deed Volume 2868, page 273.

Subject to easements, restrictions, covenants conditions, mortgages, and liens of record, if any and taxes after December 31, 2007.

Known as 3599 Refugee Road, Columbus, Ohio.

Tax Parcel Number: 530-158220

Prior Deed Reference: Deed Book 20824 Page B02, Franklin County Recorder on October 27, 1992.

**To Rezone From:** R, Rural 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 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.