



City of Columbus

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

Legislation Text

File #: 0362-2016, **Version:** 1

Rezoning Application Z15-043

APPLICANT: Jeanne Cabral, Architect; 2939 Bexley Park Road; Columbus, OH 43209.

PROPOSED USE: Commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on January 14, 2016.

GREATER HILLTOP AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a vacant commercial building that had previously been used as a thrift store. It is zoned in the R, Rural District as a result of an annexation from Franklin Township in October 1988. The requested C-4, Commercial District will permit new commercial tenants in the existing building, or future commercial development. This site is located within the planning area of the *Greater Hilltop Plan* (2010), which recommends community-scale commercial uses for this location, and is within the boundaries of the West Broad Street/Greater Hilltop Regional Commercial Overlay. The requested C-4 district is consistent with this recommendation, and with the surrounding development, both in Columbus and neighboring properties in Franklin Township.

To rezone **420 GEORGESVILLE ROAD (43228)**, being 1.42± acres located on the east side of Georgesville Road, 365± feet north of Sullivant Avenue, **From:** R, Rural District, **To:** C-4, Commercial District (Rezoning # Z15-043).

WHEREAS, application No. Z15-043 is on file with the Department of Building and Zoning Services requesting rezoning of 1.42± 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 Greater Hilltop Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the request is consistent with the zoning and development patterns of the area, and with the land use recommendations of the *Greater Hilltop Plan*; 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:

420 GEORGESVILLE ROAD (43228), being 1.42± acres located on the east side of Georgesville Road, 365± feet north of Sullivant Avenue, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Being situated in the State of Ohio, County of Franklin, Township of Franklin Virginia Military survey Number 1425, and being a part of a 123.75 acre tract, (second parcel), deeded to General Motors Corporation in Deed book 1275, Page 119, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a found spike at the intersection of the center line of Georgesville Road with the center line of Industrial Mile road (Plat Book 32, Page 113), and in the Westerly line of said 123.75 acre tract;

Thence along the center line of said Georgesville Road and along the westerly line of said 123.75 acre tract, south 5 degrees, 35 minutes west, a distance of 239.0 feet to a spike and the TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

Thence across said 123.75 acre tract, South 84 degrees 25 minutes East, passing an iron pin on line in the Easterly right-of-way line of said Georgesville Road at 60.00 feet, a total distance of 367.93 feet to an iron pin in the Northwestern right-of-way line of the Penn Central Railroad property, said last described Iron pin being in a line 40 feet (measured at right angles), Northwesternly of and parallel to the center line of the main track of said Penn Central Railroad;

Thence along the Northwestern right-of-way line of said Penn Central Railroad, and along a line 40 feet, (measured at right angles), Northwesternly of and parallel to the center line of the main track of said Penn Central Railroad, South 53 degrees 06 minutes West, passing an iron pin on line in the Easterly right-of-way line of said Georgesville Road at 417.54 feet, a total distance of 498.9 feet to a spike in the center line of said Georgesville Road, thence along the westerly line of said 123.75 acre tract, and along the centerline of said Georgesville Road, North 5 degrees 35 minutes East, a distance of 336.95 feet to the place of beginning, containing 1.423 acres, (61,986.63 square feet), 0.426 acres (18,568.50 square feet) in right-of-way of Georgesville Road.

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.