



Legislation Text

File #: 1543-2016, **Version:** 1

BACKGROUND: The goal of a Community Reinvestment Area (CRA) is neighborhood revitalization and stabilization.

This Ordinance amends Ordinance 1209-2015, passed May 18, 2015, to add parcels within the boundaries of the CRA that have been recently annexed to the City of Columbus from Clinton Township and provide for real property tax exemptions for residentially-zoned and used parcels within the area. It will also extend the date that Council may reevaluate the CRA designation until December 31, 2021.

Emergency action is being requested so that the additional parcels can be eligible for abatement as soon as possible.

FISCAL IMPACT: No fiscal impact. No funding is required for this legislation.

To amend Ordinance 1209-2015, passed May 18, 2015, to add parcels within the boundaries of the Fifth by Northwest Community Reinvestment Area that have been recently annexed to the City of Columbus from Clinton Township and provide for real property tax exemptions for residentially-zoned and used parcels within the area; and to declare an emergency.

WHEREAS, Ordinance 1835-2013 passed July 22, 2013 amended the Fifth by Northwest CRA; and

WHEREAS, additional parcels have been annexed into the City of Columbus since Ordinance 1835-2013 has been passed; and

WHEREAS, the owners of these parcels wish to participate in the benefits available from the CRA; and

WHEREAS, a updated survey of housing (see Exhibit A) as required by Ohio Revised Code (ORC) Section 3735.66 and a list of parcels (Exhibit B) has been prepared and included in this Ordinance; and

WHEREAS, the continued remodeling of existing buildings for residential use and construction of new residential structures in this Community Reinvestment Area would serve to encourage economic stability and maintain real property values; and

WHEREAS, the continued remodeling of existing buildings for residential use and the construction of new residential structures in this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted; and

WHEREAS, the proposal is a public/private partnership intended to promote and expand conforming uses in the designated area, and

WHEREAS, an emergency exists in the usual daily operation of the City in that it is immediately necessary to amend the Fifth by Northwest Community Reinvestment Area so that this amendment can take effect as soon as possible thereby preserving the public health, safety, and welfare; **NOW, THEREFORE,**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That Section 1 of Ordinance 1209-2015 is hereby amended to read as follows.

Pursuant to ORC Section 3735.66, The Fifth by Northwest Community Reinvestment Area boundary is hereby established in the following described area:

North: Bounded by Kinnear Road (including rear property lines on the North side of Kinnear Road)

South: Bounded by W. Third Avenue (including rear property lines on the South side of W. Third Avenue)

West: Bounded by North Star Road (including rear property lines on the West side of North Star Road)

East: Bounded by Olentangy River Road (including rear property lines on the East side of Olentangy River Road)

The Community Reinvestment Area is approximately depicted as the area on the maps in Exhibit C, attached to this Ordinance; on the list of parcel numbers marked Exhibit B, and by this reference incorporated herein specifically including parcels 420-296147 and 420-296148 which was annexed by ordinance 0866-2016.

Only residential properties consistent with the applicable zoning regulations and variances thereto within the designated Community Reinvestment Area will be eligible for exemptions under this Program.

SECTION 2. This Council reserves the right to reevaluate the designation of the Fifth by Northwest Community Reinvestment Area after December 31, 2021, at which time Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the Ohio Revised Code.

SECTION 3. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.