



Legislation Text

File #: 0542-2018, **Version:** 1

Rezoning Application Z17-058

APPLICANT: Nicholas J. Brown & Rachel A. Brown; c/o Thomas A. Brown; 1570 West Case Road; Columbus, OH 43235.

PROPOSED USE: Single-unit dwelling.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on February 8, 2018.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a single-unit dwelling zoned in the R, Rural District. The applicant is requesting the RR, Rural Residential District as a comparable zoning district after completing annexation into the City of Columbus. The site is within the boundaries of *The Northwest Plan* (2016), which recommends low density residential land uses at this location. The requested zoning district compliments the existing single-unit dwelling on the property, is consistent with the Plan's land use recommendation, and is compatible to adjacent zoning districts.

To rezone **1831 WEST CASE ROAD (43235)**, being 0.7± acres located on the south side of West Case Road, 1,300± feet east of Moorgate Drive, **From:** R, Rural District, **To:** RR, Rural Residential District (Rezoning # Z17-058).

WHEREAS, application # Z17-058 is on file with the Department of Building and Zoning Services requesting rezoning of 0.7± acres from R, Rural District, to the RR, Rural Residential 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 proposed RR, Rural Residential District compliments the existing development of the site, is consistent with *The Northwest Plan* land use recommendation, and is compatible to adjacent zoning districts; 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:

1831 WEST CASE ROAD (43235), being 0.7± acres located on the south side of West Case Road, 1,300± feet east of Moorgate Drive, and being more particularly described as follows:

Situate in the State of Ohio, County of Franklin, Township of Perry, in Section 2, Township 2, Range 19, United States Military Lands, being part of the 0.758 Acre tract conveyed to Nicholas J. and Rachel A. Brown in Instrument Number 201609300133479 and being more particularly described as follows:

BEGINNING at the southwest corner of a 0.058 Acre tract conveyed to The Franklin County Commissioners in Instrument Number 201705180067038, in the south right of way line of Case Road, in the west line of said 0.758 Acre

tract and being the northeast corner of City of Columbus Corporation Line established by Ordinance Number 849-89;

Thence, easterly, across said 0.758 Acre tract, along the south right of way line of Case Road and along the south line of said 0.058 Acre tract, approximately 100 feet to the east line of said 0.758 Acre tract and the west line of a 10.075 Acre tract conveyed to Carol A. Butts in Instrument Number 199709160093957 and Instrument Number 201510090143249;

Thence, southerly, along part of the east line of said 0.758 Acre tract and part of the west line of said 10.075 Acre tract, approximately 305 feet to the southeast corner of said 0.758 Acre tract, the southwest corner of said 10.075 Acre tract, in the north line of The Gables West as recorded in Plat Book 43, Page 78 and in the City of Columbus Corporation Line established by Ordinance Number 1030-66, Case Number 229 and recorded in Miscellaneous Record Volume 141, Page 248;

Thence, westerly, along the south line of said 0.758 Acre tract, along part of the north line of said The Gables West and along the City of Columbus Corporation Line, approximately 100 feet to the southwest corner of said 0.758 Acre tract the southeast corner of a 0.694 Acre tract conveyed to Hung Hoang Thai in Instrument Number 201608290114480 and in the City of Columbus Corporation Line established by Case Number 105-88, Ordinance Number 849-89 and recorded in Official Record Volume 13380, Page A05;

Thence, northerly, along part of the west line of said 0.758 Acre tract, part of the east line of said 0.694 Acre tract and the City of Columbus Corporation Line, approximately 305 feet to THE POINT OF BEGINNING, CONTAINING 0.7 ACRES, MORE OR LESS. This description was prepared from record information only and is not based on a field survey. This description is for annexation purposes only.

Property Parcel: 212-000691

Property Address: 1831 West Case Road, Columbus, Ohio 43235

To Rezone From: R, Rural District

To: RR, Rural Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the RR, Rural 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.