



City of Columbus

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

Legislation Text

File #: 1439-2018, **Version:** 1

Rezoning Application: Z18-011

APPLICANT: The Ohio State University, Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: University-related uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on May 10, 2018.

UNIVERSITY AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of three parcels developed with commercial buildings that are zoned in the C-4, Commercial and L-UCRPD, Limited University-College Research-Park districts. The applicant is requesting the University-College Research-Park District for university-related uses to match surrounding properties, and to increase the height district. The site is subject to the University Planning Overlay and is within the planning area of *University District Plan* (2015), which recommends "Neighborhood Mixed-Use" and "Institutional" uses at this location. Staff finds that the proposal is consistent with the recommendation of the *University District Plan* and compatible with the pattern of development in the university area.

To rezone **1660 NEIL AVENUE (43201)**, being 0.34± acres located on the east side of Neil Avenue, 66± feet south of West Eleventh Avenue, **From:** C-4, Commercial District and L-UCRPD, Limited University-College Research-Park District, **To:** UCRPD, University-College Research-Park District (Rezoning # Z18-011).

WHEREAS, application # Z18-011 is on file with the Department of Building and Zoning Services requesting rezoning of 0.34± acres from C-4, Commercial District and L-UCRPD, Limited University-College Research-Park District, to the UCRPD, University-College Research-Park District; and

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

WHEREAS, the University Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested UCRPD, University-College Research-Park District is consistent with the *University District Plan*, which recommends "Neighborhood Mixed-Use" and "Institutional" uses at this location, and is compatible with established zoning and development patterns of the university area; 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 # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1660 NEIL AVENUE (43201), being 0.34± acres located on the east side of Neil Avenue, 66± feet south of West

Eleventh Avenue, and being more particularly described as follows:

PARCEL ONE:

Being Lot 28 of Theodore Rhoades University Heights Addition, as the same is of record in Plat Book No. 4, page 255, Recorder's Office Franklin County, Ohio, saving and excepting and reserving unto the grantor, his heirs and assigns all the land on which the commercial building of grantors is now located and described as follows: Being a part of said Lot 28 and further bounded and described as follows: Beginning at the northeast corner of said Lot, measure in a westerly direction three feet nine inches (3' 9") to a point in the north Lot line of said Lot 28 as the place of beginning; thence in a southerly direction thirty feet one inch (30' 1") parallel to the east Lot line, to a point; thence in a westerly direction thirty-three feet eight and one-half inches (33' 8 1/2") parallel to the north Lot line, to a point; thence in a northerly direction three feet eight inches (3' 8") parallel to the east Lot line, to a point; thence in a westerly direction thirty-one feet (31') parallel to the north Lot line, to a point; thence in a northerly direction along the west Lot line, to a point; which is the northwest corner of said Lot 28; thence along the north Lot line of said Lot 28 to the place of beginning; Also saving, excepting and reserving to said grantor, his heirs and assigns, full and free right and liberty at all times hereafter, in common with other persons who may hereafter have the like right, to use a passage way line immediately adjacent to the east line of the premises described above which has been retained and reserved by said grantor, said passage way being further described as follows: Beginning at the northeast corner of said Lot 28 measure in a westerly direction three feet nine inches (3' 9") to a point in the north Lot line of said Lot; thence in a southerly direction thirty feet one inch (30' 1") parallel to the east line, to a point; thence in an easterly direction, three feet nine inches (3' 9") to a point in the east Lot line of said Lot 28; thence northerly thirty feet one inch (30' 1") to the place of beginning.

PARCEL TWO:

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

Being a part of Lot Number Twenty-Eight (28) in University Heights Addition to said city, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 255, Recorder's Office, Franklin County, Ohio and further bounded and described as follows:

Beginning at the northeast corner of said Lot, measure in a westerly direction three feet nine inches (3' 9") to a point thence in a southerly direction thirty feet one inch (30' 1") parallel to the east Lot line, to a point; thence in a westerly direction thirty-three feet eight and one-half inches (33' 8 1/2") parallel to the north Lot line, to a point; thence in a northerly direction three feet eight inches (3' 8") parallel to the east Lot line, to a point; thence in a westerly direction thirty one feet (31') parallel to the north Lot line, to a point; thence in a northerly direction along the west Lot line, to a point; which is the northwest corner of said Lot 28; thence along the north lot line of said Lot 28 to the place of beginning.

Also, full and free right and liberty at all times hereafter, in common with other persons who may hereafter have the like right, to use a passageway line immediately adjacent to the east line of the premises described above, said passage way being further described as follows:

Beginning at the northeast corner of said Lot 28 measure in a westerly direction three feet nine inches (3' 9") to a point in the north Lot line of said Lot; thence in a southerly direction thirty feet one inch (30' 1") parallel to the east line, to a point; thence in an easterly direction three feet nine inches (3' 9") to a point in the east lot line of said Lot 28; thence northerly thirty feet one inch (30' 1") to the place of beginning.

Parcels: 010-010675 and 010-037357

To Rezone From: L-UCRPD, Limited University-College Research-Park District

To: UCRPD, University-College Research-Park District

PARCEL THREE:

Situated in the City of Columbus, County of Franklin and State of Ohio, being the southerly 35.5 feet of Lot 2 as same is designated and delineated on the recorded plat of "UNIVERSITY HEIGHTS ADDITION" in Plat Book 4, Page 255 in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the southwesterly corner of said Lot 2, the northwesterly corner of Lot 3 of said addition, being located North 11 deg. 30' 00" West 80.00 feet from an iron pin found capped #3352 at the southwesterly corner of Lot 4;

Thence North 11 deg. 30' 00" West 35.50 feet, along the westerly line of said Lot 2, the easterly right-of-way line of Neil Avenue to a P.K. nail set in the sidewalk;

Thence North 78 deg. 37' 04" East 150.06 feet, being 4.50 feet southerly from (as measured at right angles) and parallel to the northerly line of said Lot 2, to a P.K. nail set in the concrete pad;

Thence South 11 deg. 30' 00" East 35.50 feet, along the easterly line of said Lot 2, the westerly right-of-way of a 20 foot wide Alley, to a 5/8" rebar set on the northwesterly side of a 4" pipe ballard, the southeasterly corner of said Lot 2, and located North 11 deg. 30' 00" West 80.00 feet from an iron pin found capped #3352;

Thence South 78 deg. 37' 04" West 150.06 feet, along the common line between said Lot 2 and 3, to the Point of Beginning, containing 0.122 acres of land, more or less.

NOTE: Bearings shown are for the determination of angles only. For the purpose of this description, a bearing of North 11 deg. 30' 00" West was used on the east right-of-way line of Neil Avenue. The 5/8" rebars set are 30" long with plastic caps stamped Site Engineering, Inc.

Parcel: 010-054890

To Rezone From: C-4, Commercial District

To: UCRPD, University-College Research-Park District

SECTION 2. That a Height District of one-hundred and ten (110) feet is hereby established on the UCRPD, University-College Research-Park 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.