



City of Columbus

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

Legislation Text

File #: 3083-2019, **Version:** 1

Rezoning Application: Z18-082

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

PROPOSED USE: Parking lot.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on November 14, 2019.

GREATER HILLTOP AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a parking lot in the R-4, Residential District. The applicant is requesting the C-3, Commercial District to legitimize the parking lot which was established without permits or zoning clearance, and to also permit future commercial development. The site is located within the boundaries of the *Hilltop Land Use Plan* (2019) which recommends "Mixed Use 2" land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines. The proposal is consistent with the land use recommendations of the *Hilltop Land Use Plan*. Additionally, Planning Staff is supportive of the use as landscaping and screening of the parking lot will be implemented per Zoning Code requirements.

To rezone **4203 SULLIVANT AVE. (43228)**, being 0.12± acres located on the south side of Sullivant Avenue, 300± feet east of Georgesville Road, **From:** R-4, Residential District, **To:** C-3, Commercial District (Rezoning #Z18-082).

WHEREAS, application #Z18-082 is on file with the Department of Building and Zoning Services requesting rezoning of 0.12± acres from R-4, Residential District, to C-3, 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 C-3, Commercial District will allow a commercial development that is compatible with adjacent commercial developments, and is consistent with the land use recommendations of the *Hilltop Land Use 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 # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4203 SULLIVANT AVE.(43228), being 0.12± acres located on the south side of Sullivant Avenue, 300± feet east of Georgesville Road and being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio and the City of Columbus being twenty-two (22) feet in equal width of the entire west side of lot number ninety-two (92), and thirty-one (31) feet in equal width off the entire east side

of lot number ninety-three (93) of Georgian Heights No. 5, as the same is numbered and delineated upon the recorded plat thereof, of Record in Plat Book 27, Page 82, Records Office, Franklin County, Ohio.

4203-4205 Sullivant Ave.
Parcel 010-122180
Columbus, Oh 43228

To Rezone From: R-4, Residential District

To: C-3, Commercial District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the C-3, 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 is further conditioned on this parcel, Franklin County Parcel Number 010-122180, being combined with the property to the west (Franklin County Parcel Number 010-122505).

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.