



City of Columbus

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

Legislation Text

File #: 0981-2020, **Version:** 1

Rezoning Application Z19-097

APPLICANT: Starting Point Family Center; c/o Melissa Johnson, Agent; 2533 Lockbourne Road; Columbus, OH 43207.

PROPOSED USE: Childcare, training, and education uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on March 12, 2020.

FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a religious facility in the R-2, Residential District. The applicant requests the C-2, Commercial District to repurpose the existing building for childcare, training, and educational uses. The site is within the planning boundaries of the *TriSouth Neighborhood Plan* (2003), which recommends mixed-use land uses at this location. Staff finds the request to be consistent with the Plan's land use recommendation, and with the existing zoning pattern along Lockbourne Road,

To rezone **2505-2515 LOCKBOURNE RD. (43207)**, being 4.38± acres located on the west side of Lockbourne Road, 287± feet south of State Route 104, **From:** R-2, Residential District, **To:** C-2, Commercial District (Rezoning #Z19-097).

WHEREAS, application #Z19-097 is on file with the Department of Building and Zoning Services requesting rezoning of 4.38± acres from R-2, Residential District, to the C-2, Commercial District; and

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

WHEREAS, the Far South Columbus Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval because the proposed C-2, Commercial District is consistent with the *TriSouth Neighborhood Plan*'s land use recommendation for mixed-use development and the existing zoning pattern along Lockbourne Road; 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:

2505-2515 LOCKBOURNE RD. (43207), being 4.38± acres located on the west side of Lockbourne Road, 287± feet south of State Route 104, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the Township of Marion and bounded and described as follows:

Being Lot Number One (1) of Christian Mueller's Subdivision of part of Lot Number Seven (7) of the Partition of lands

of Hugh McIlhinny, deceased, as the said Lot 1 is delineated and numbered upon the plat of said Subdivision, of record in Plat Book No. 10, page 149, in the Office of the Recorder of Franklin County, Ohio, and containing 4.38 acres of land, and being the same premises conveyed to Charles Mueller by Christian Mueller by deed and record in D. B. 545, Page 506, Recorder's Office, Franklin County, Ohio, be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM a parcel of land lying on the left side of the proposed centerline of construction of Lockbourne Road as shown in plans for Lockbourne Road, C.I.P. 937, and being located within the following described points in the boundary thereof:

Beginning at the Grantor's Southeast property corner also being the Southeast corner of Lot 1 of Christian Mueller's Lockbourne Road Subdivision as recorded in Plat Book 10, Page 149 and being on the centerline of Lockbourne Road and being 10.88 feet right of station 32+67.56 of the proposed centerline of construction of Lockbourne Road, and being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence along the Grantor's Southerly property line, North 86 degrees 45 minutes 09 seconds West, a distance of 42.50 feet to a point on the proposed right of way line and being 31.63 feet left of station 32+67.22 of the proposed centerline of construction of Lockbourne Road;

Thence along the proposed right of way line, North 03 degrees 53 minutes 29 seconds East, a distance of 287.00 feet to an iron pin set on the Grantor's Northerly property line and North line of said Lot 1 and being 30.70 feet left of station 35+54.22 of the proposed centerline of construction of Lockbourne Road;

Thence along the Grantor's Northerly property line, South 86 degrees 45 minutes 09 seconds East, a distance of 42.50 feet, passing an iron pin found at 20.42 feet, to a point on the Grantor's Easterly property line and the centerline of Lockbourne Road and at the Northeast corner of said Lot 1 and being 11.81 feet left of station 3S+54.S6 of the proposed centerline of construction of Lockbourne Road;

Thence along the Grantor's Easterly property line and centerline of Lockbourne Road, South 03 degrees 53 minutes 29 seconds West, a distance of 287.00 feet to the TRUE POINT OF BEGINNING and containing 0.28 acres, more or less.

Permanent Parcel Number: 010-112422

Property more commonly known as: 2505 Lockbourne Rd., Columbus, OH 43207.

To Rezone From: R-2, Residential District.

To: C-2, Commercial District.

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