



Legislation Text

File #: 2454-2021, **Version:** 1

Rezoning Application: Z21-058

APPLICANT: Face Forward Aesthetics; c/o Amanda Mahoney, Agent; 1335 Dublin Road 124-D; Columbus, OH 43215.

PROPOSED USE: Neighborhood-scale commercial uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on September 9, 2021.

WEST SCIOTO AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a portion of three parcels developed with a commercial building in the L-C-4, Limited Commercial District (Z89-152) which permits only offices and restaurant uses. The requested C-3, Commercial District will permit a wide range of commercial uses including the proposed medical clinic use. The request will also establish a unified zoning district for the existing commercial development. Rezoning is necessary because the existing L-C-4 district prohibits medical clinic uses. There is no Council adopted land use plan at this location, however, the site is within an area that has adopted *Columbus Citywide Planning Policies* (C2P2) Design Guidelines. Staff supports the requested C-3 district which will establish a unified zoning district for the existing commercial development and approval of the request will not introduce incompatible uses to the surrounding area.

To rezone **1335 DUBLIN RD. (43215)**, being 3.15± acres located on the southwest side of Dublin Road, 500± southeast of Stella Court, **From:** L-C-4, Limited Commercial District, **To:** C-3, Commercial District (Rezoning #Z21-058).

WHEREAS, application #Z21-058 is on file with the Building and Zoning Services Department requesting rezoning of 3.15± acres from L-C-4, Limited Commercial District, to C-3 Commercial District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested C-3, Commercial District will establish a unified zoning district for an existing commercial development, and approval of the request will not introduce incompatible uses to the surrounding 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1335 DUBLIN RD. (43215), being 3.15± acres located on the southwest side of Dublin Road, 500± southeast of Stella Court, and being more particularly described as follows:

Situated in Section 11, Township 1, Range 23, Congress Land being a part of a 99.964 acre tract described in Deed Book

1117, Page 51, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin in the southwesterly line of Dublin Road, said iron pin being South 22 degrees 01 minutes 30 seconds East, 224.65 feet measured along the southwesterly line of Dublin Road from the intersection of the north line of said 99.964 acre tract with the southwesterly line of Dublin Road; thence from said place of beginning South 22 degrees 01 minutes 30 seconds East, along the southwesterly line of Dublin Road, passing iron pins at 350.00 feet and 500.00 feet, for a total distance of 598.09 feet to an iron pin at the northerly end of Parcel 172-WD, containing 0.08 acres, as shown on plan FRA-33-12.96, on line with the Ohio Department of Highways;

Thence and with the westerly line of said Parcel 172-WD, South 00 degrees 16 minutes 00 seconds West, a distance of 150.85 to an iron pin in the southerly line of the herein described tract;

Thence and with the southerly line of the herein described tract, South 51 degrees 11 minutes 14 seconds West, a total distance of 127.05 feet to a point;

Thence North 22 degrees 01 minutes 30 seconds West, parallel to the southwesterly line of Dublin Road a distance of 806.81 feet to a point in the northerly line of the herein described tract;

Thence north 78 degrees 24 minutes 30 seconds East, a distance of 182.92 feet to an iron pin in the southwesterly line of Dublin Road, said iron pin being the point of beginning, containing 3.15 acres, more or less.

To Rezone From: L-C-4, Limited Commercial 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 shall take effect and be in force from and after the earliest period allowed by law.