



City of Columbus

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

Legislation Text

File #: 0042-2026, **Version:** 1

Rezoning Application Z25-029

APPLICANT: Ross Adelman; 5500 Grenadier Court; Columbus, OH 43230.

PROPOSED USE: Office development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on September 11, 2025.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with an office building in the R, Rural District as the result of annexation into the city of Columbus in 2007. The requested C-2, Commercial District allows office uses. While the proposal is inconsistent with the *Rocky Fork-Blacklick Accord's* (2003) land use recommendation of "Neighborhood" and "Natural/Rural Corridor" at this location, the request will conform an existing office-commercial use and does not allow more intensive or inappropriate commercial uses.

To rezone **4901 CENTRAL COLLEGE RD. (43081)**, being 1.45± acres located on the south side of Central College Road; 275± feet east of Shreven Drive, **From:** R, Rural District, **To:** C-2, Commercial District (Rezoning #Z25-029).

WHEREAS, application #Z25-029 is on file with the Department of Building and Zoning Services requesting rezoning of 1.45± acres from the R, Rural District, to the C-2, Commercial 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 requested C-2, Commercial District will confirm an existing office use; 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:

4901 CENTRAL COLLEGE RD. (43081), being 1.45 acres located on the south side of Central College Road; 275± feet east of Shreven Drive, and being more particularly described as follows:

PARCEL 1:

SITUATED IN STATE OF OHIO, FRANKLIN COUNTY, PLAIN TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A PART OF LOT 30, SECTION 2, TOWNSHIP 2, RANGE 16, U.S. MILITARY LANDS:

BEGINNING AT A NAIL AT THE CENTERLINE OF CENTRAL COLLEGE ROAD, SAID NAIL BEING LOCATED N. 89 DEG. 41 MIN. E., 715.7 FEET FROM THE INTERSECTION OF THE CENTERLINE OF CENTRAL COLLEGE

WITH THE WEST LINE OF PLAIN TOWNSHIP, SAID NAIL ALSO BEING LOCATED AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO CARL WILLIAM BISCHOFF BY WARRANTY DEED OF RECORD IN DEED BOOK 1272, PAGE 215, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, THENCE AND CONTINUING WITH THE CENTERLINE OF CENTRAL COLLEGE ROAD AND WITH THE NORTH SIDE OF THE HEREIN DESCRIBED TRACT; N. 89 DEG. 41 MIN. E., 134.75 FEET TO A NAIL MARKING THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT; THENCE AND WITH THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, S. 281.00 FEET (PASSING AN IRON PIN ON THE LINE AT 30.00 FEET) TO AN IRON PIN MARKING THE SOUTHEASTERLY CORNER OF TRACT OF LAND HEREIN DESCRIBED; THENCE AND PARALLEL WITH THE CENTERLINE OF CENTRAL COLLEGE ROAD, AND WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT; S. 89 DEG. 41 MIN. W. 134.75 FEET TO AN IRON PIN MARKING THE SOUTHWESTERLY CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, SAID IRON PIN ALSO BEING LOCATED IN THE EASTERLY LINE OF THE ABOVE MENTIONED CARL WILLIAM GISCHOFF TRACT; THENCE AND WITH THE EASTERLY LINE OF THE ABOVE MENTIONED CARL WILLIAM BISCHOFF TRACT, AND WITH THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, NO. 281.00 FEET TO THE POINT OF BEGINNNING, (PASSING AN IRON PIN ON THE LINE AT 251.00 FEET) OF THE TRACT HEREIN DESCRIBED, CONTAINING 0.869 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS OR RIGHT OF WAY OR EASEMENTS OF RECORD.

PARCEL 2:

SITUATED IN STATE OF OHIO, FRANKLIN COUNTY, PLAIN TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A PART OF LOT 30, SECTION 2, TOWNSHIP 2, RANGE SIXTEEN, OF THE UNITED STATES MILITARY LANDS, SAID TRACT BEING PART OF THAT LAND DEEDED TO BENO B. AYERS MARY C. AYERS AND RECORDED IN DEED VOLUME 1166, PAGE 144, IN THE FRANKLIN COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF CENTRAL COLLEGE ROAD (COUNTY ROAD 18) AT IT'S POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF PLAIN TOWNSHIP; THENCE NORTH 89 DEG. 41' EAST ALONG THE CENTERLINE OF CENTRAL COLLEGE ROAD A DISTANCE OF 715.70 FEET TO THE NORTHWEST CONER OF A 0.869 ACRE TRACT OF LAND DEED TO JACK D. HOOTMAN AND PATTY LOU HOOTMAN (DEED VOLUME 3357, PAGE 666); THENCE SOUTH 0 DEG. 00' EAST ALONG THE WESTERLY BOUNDARY OF SAID 0.869 ACRE TRACT A DISTANCE OF 281.00 FEET TO AN IRON PIN BEING THE NORTHWESTERLY CONRER AND THE TRUE POINT OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED; THENCE FROM SAID PLACE OF BEGINNING, NORTH 89 DEG. 41' EAST ALONG THE SOUTHERLY BOUNDARY OF SAID 0.869 ACRE TRACT A DISTANCE OF 143.75 FEET TO AN IRON PIN; THENCE SOUTH 0 DEG. 0' EAST, A DISTANCE OF 190.00 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG. 41' WEST A DISTANCE OF 134.75 FEET TO AN IRON PIN IN THE WESTERLY BOUNDARY OF THE ABOVE MENTIONED BENO B. AYERS AND MARY C. AYERS LAND; THENCE NORTH 0 DEG. 00' EAST ALONG THE WESTERLY BOUNDARY OF AYERS' LAND A DISTANCE OF 190.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.588 ACRES, MORE OR LESS.

To Rezone From: R, Rural 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 official 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.