

First Reading

6/3/85

CITY OF COLUMBUS

ORIGINAL

ORDINANCE  
RESOLUTION

NO. 1093 - 85

COMMITTEE:

ZONING

INTRODUCED BY:

CHARLES A. MENTEL

FLOOR ACTION (Space reserved for Clerk)

JUN 10 1985

7-0

AUDITOR'S CERTIFICATE

I hereby certify that there is in the treasury, or anticipated to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within ordinance.

DATE: \_\_\_\_\_ NO: \_\_\_\_\_

FUND No. \_\_\_\_\_ DEPT. No. \_\_\_\_\_ APPROP. CODE \_\_\_\_\_

ENTERED BY: \_\_\_\_\_ AMOUNT: \_\_\_\_\_

\_\_\_\_\_  
City Auditor or Deputy Auditor

REASON FOR LEGISLATION

CITY COUNCIL  
CITY HALL  
COLUMBUS, OHIO

Rezoning Application: Z85-026

HONORABLE MEMBERS OF COUNCIL:

The attached legislation is submitted for Council action.

APPLICANT: Ralph W. Smithers, 2870 Merwin Hill Drive, Columbus, Ohio 43219

PROPOSED USE: Offices and apartments

DEVELOPMENT COMMISSION RECOMMENDATION: Approval

VOTE: April 11, 1985 (4-0)

DEVELOPMENT REGULATION DIVISION RECOMMENDATION: Approval

ORIGINATED BY: Development Regulation Division APPROVED (DIV. HEAD):

FORM APPROVED (ATTY.): \_\_\_\_\_ APPROVED (DEPT. HEAD):

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EMERGENCY

ORDINANCE  
~~RESOLUTION~~

NO. 1093 - 85

30 - DAY

XX

TITLE (BRIEF DESCRIPTION)

To rezone 7.5+ acres located on the west side of Cleveland Avenue between Pinecrest Road and Laurelwood Drive (5859 Cleveland Avenue), From: R-1, Residential, To: C-2, Commercial and L-AR-12, Limited-Apartment Residential, as recommended by the Development Commission.

PASSED

JUN 10 1985

ADOPTED

(DATE)

APPROVED

(DATE)

ATTEST:

Jerry Thompson  
PRESIDENT OF COUNCIL

James R. Smith  
MAYOR

Francine Ryan  
CITY CLERK

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Zoning Map attached to Ordinance No. 1620-77, passed September 19, 1977, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

Being 7.5+ acres located on the west side of Cleveland Avenue between Pinecrest Road and Laurelwood Drive (5859 Cleveland Avenue), and being more particularly described as follows:

TRACT 1.

Beginning for reference at a point, said point being the intersection of the centerline of Cleveland Avenue and the centerline of State Route 161;

Thence North 30, 40' East and along the centerline of Cleveland Avenue a distance of 1960 feet, more or less, to a point, said point being the true point of beginning of the tract herein described;

Thence North 86 degrees, 45 minutes West, a distance of 715 feet, more or less, to a point;

Thence North 3 degrees, 39 minutes, 44 seconds East, a distance of 232.32 feet, more or less, to a point;

Thence South 86 degrees, 22 minutes, 22 seconds East, a distance of 715 feet, more or less, to a point, said point being located in the centerline of Cleveland Avenue;

Thence South 3 degrees, 40 minutes West, a distance of 227.61 feet, more or less, to the true point of beginning and containing 3.781 acres.

To Rezone From: R-1, Residential District,

To: C-2, Commercial District.

TRACT 2

Beginning for reference at a point, said point being the intersection of the centerline of Cleveland Avenue and the centerline of State Route #161;

Thence North 3 degrees, 40 minutes East, and along the centerline of Cleveland Avenue, a distance of 1960 feet, more or less, to a point;

Thence North 86 degrees, 45 minutes West, a distance of 715 feet, more or less, to a point, said point being the true point of beginning of the tract herein described;

Thence continuing North 86 degrees, 45 minutes West, a distance of 689.97 feet, more or less, to a point;

Thence North 3 degrees, 30 minutes, 20 seconds East, a distance of 236.86 feet, more or less, to a point;

Thence South 86 degrees, 22 minutes, 22 seconds East, a distance of 690.60 feet, more or less, to a point;

Thence South 3 degrees, 39 minutes, 44 seconds West, a distance of 232.32 feet, more or less, to the true point of beginning.

To Rezone From: R-1, Residential District,

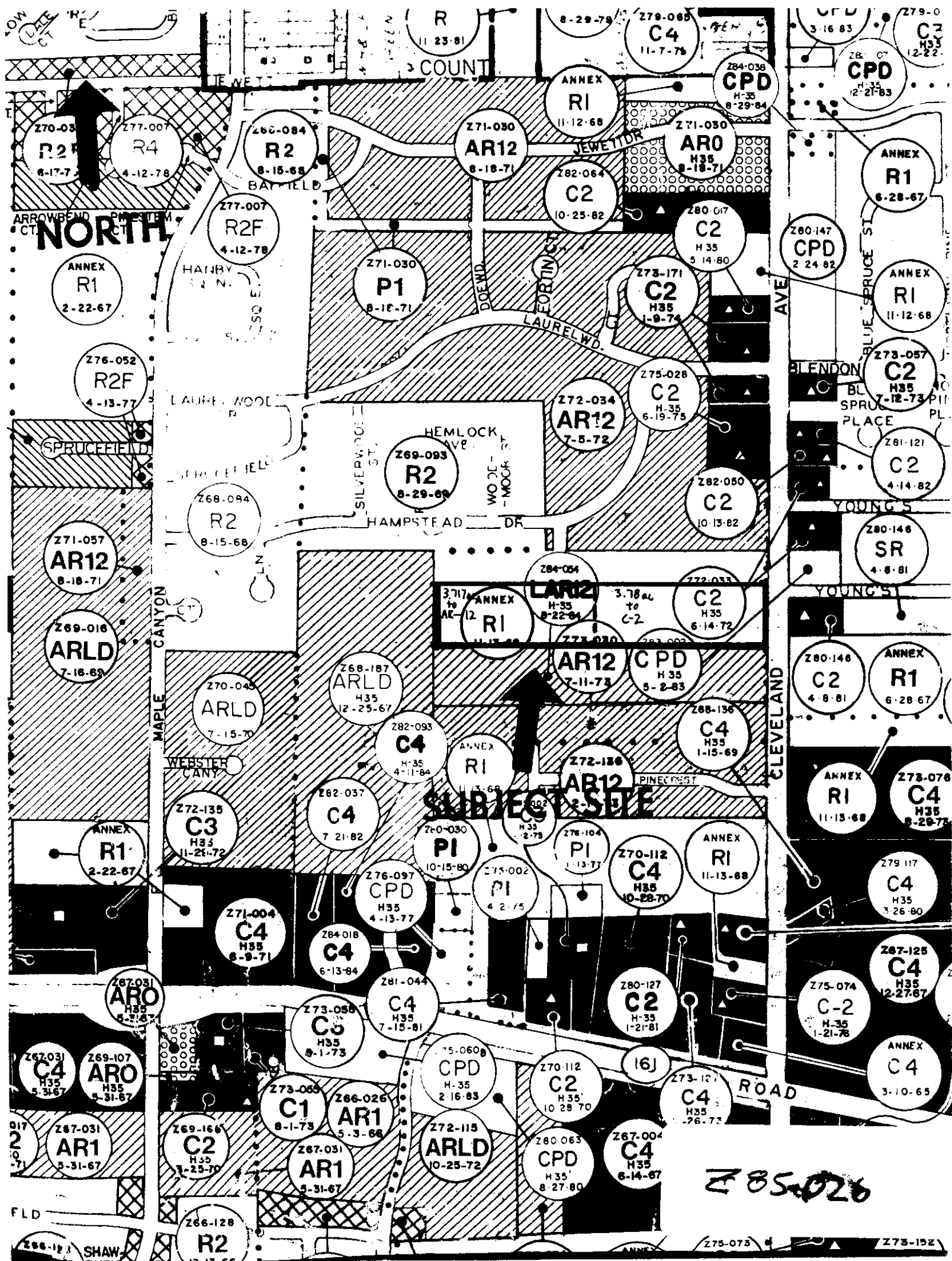
To: L-AR-12, Limited-Apartment Residential District.

Section 2. That a Height District of Thirty-five (35) feet is hereby established on the C-2, Commercial District and the L-AR-12, Limited-Apartment Residential District on this property, and no building or structure shall be erected to a height in excess of Thirty-five (35) feet.

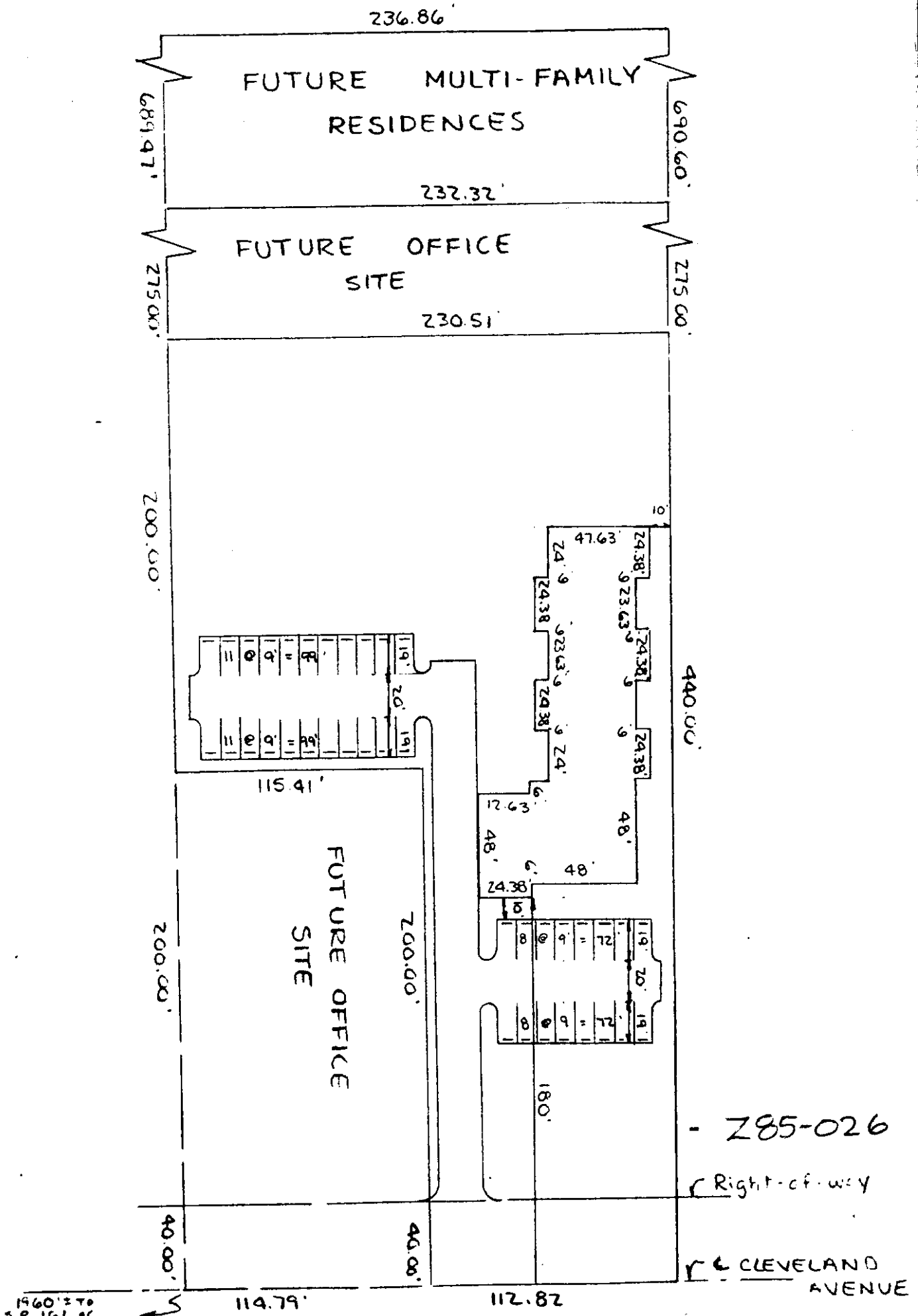
Section 3. That the Regulation Administrator of the Development Regulation Division be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Development Regulation Division and shall register a copy of the approved L-AR-12, Limited Apartment Residential District and Application among the records of the Jobs Development Department as required by Section 3370.03 of the Columbus City Codes, said text being titled "Limited Overlay Text, 7.498 acre tract, 5859 Cleveland Avenue" signed by Ines Lusignolo, Property Owner, and James E. Thomas, Agent for Purchaser, and dated February 11, 1985. Said text being as follows:

At the request of the City of Columbus, the developer shall construct and dedicate that portion of Brady Drive that will extend through its development. Brady Drive shall be 50 foot right-of-way with 26 feet of pavement. Brady Drive shall be constructed and dedicated prior to the occupancy of the apartment units on the property. This construction will continue the City's program of having Brady Drive built as the surrounding properties are developed, all at buyer's expense.

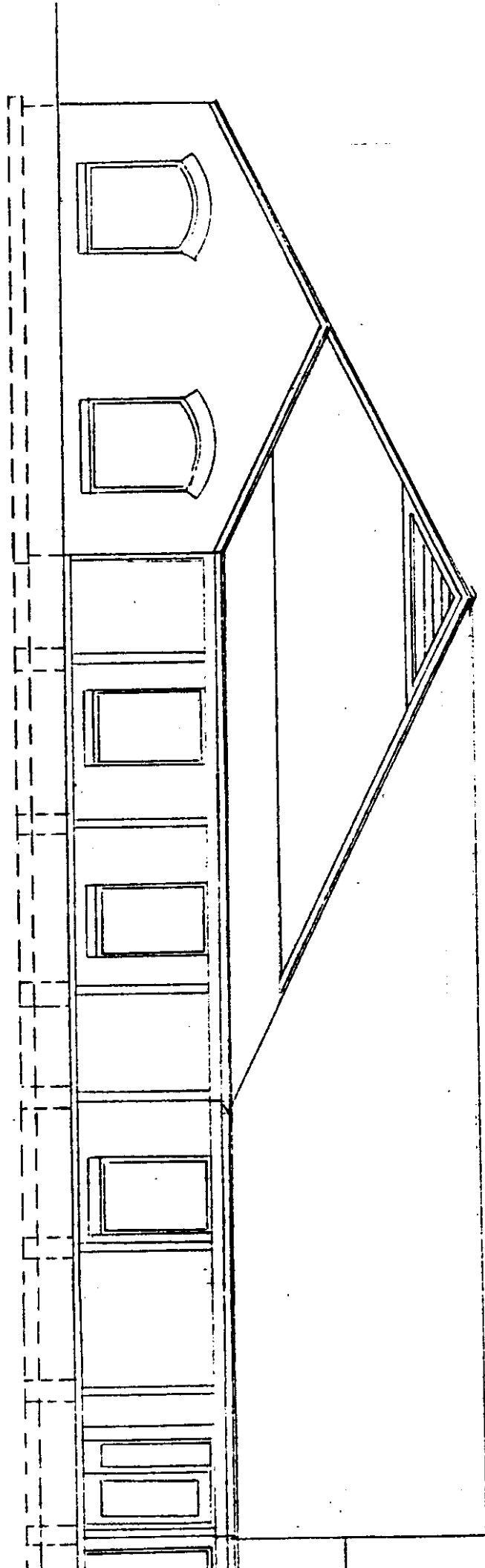
Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



February 11, 1985      Scale: 1"=60'      Ord. No. 126-85

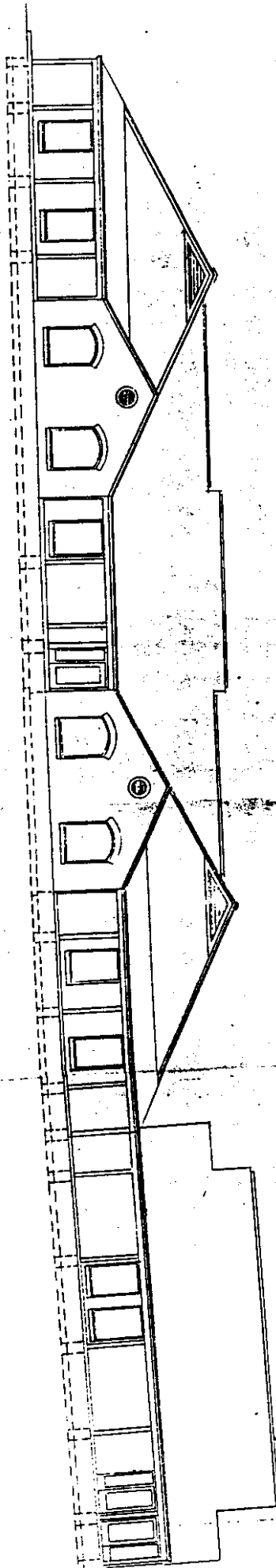


EAST ELEVATION



Z85-026

SOUTH ELEVATION



-Z85-026



STAFF REPORT FOR APRIL, 1985

DEVELOPMENT REGULATION DIVISION REPORT TO THE DEVELOPMENT COMMISSION  
ON AN APPLICATION TO AMEND THE ZONING MAP

AGENDA ITEM 2.

2. REZONING APPLICATION: Z85-026

LOCATION: 7.5 $\pm$  acres located on the west side of Cleveland Avenue between Pinecrest Road and Laurelwood Drive (5859 Cleveland Avenue).

EXISTING ZONING: R-1, Residential District.

REQUEST: C-2, Commercial (3.8 $\pm$  acres) and AR-12 Apartment Residential (3.7 $\pm$  acres) Districts.

PROPOSED USE: Offices and Apartments.

APPLICANT: Ralph W. Smithers, 2870 Merwin Hill Drive, Columbus, Ohio 43219.

PROPERTY OWNERS: Ines Lusignolo, 5859 Cleveland Avenue, Columbus, Ohio Ohio 43229.

SURROUNDING LAND USE: Subject site is vacant. It is bounded on the south by vacant property and then a multi-family housing project; on the west by an apartment complex under construction; on the north by vacant land with zoning for multi-family use pending and the Northland Masonic Temple; and on the east across Cleveland Avenue by several office buildings.

STAFF RECOMMENDATION: APPROVAL (SUBJECT TO CONDITIONS). Staff has consistently supported office and multi-family zoning along this section of Cleveland Avenue. Staff's approval, however, is subject to the applicant dedicating and constructing the Brady Drive extension.