

## Ordinances

**ORD. No. 2072-89**—To name the unnamed alley adjacent to and west of the Conrail tracks, east of Cleveland Avenue, from 17th Avenue on the south to Hudson Avenue on the north, Billiter Boulevard.

WHEREAS, the Columbus Police Department has requested the Department of Public Service name the unnamed alley located adjacent to and west of the Conrail tracks, east of Cleveland Avenue from 17th Avenue on the south to Hudson Avenue on the north; and

WHEREAS, the Division of Traffic has agreed to name said alley Billiter Boulevard; now, therefore

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

**Section 1.** That the alley adjacent to and west of the Conrail tracks, east of Cleveland Avenue, from 17th Avenue on the south to Hudson Avenue on the north be and hereby is named Billiter Boulevard.

**Section 2.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed September 25, 1989.

JERRY HAMMOND,

President of Council.

Approved September 26, 1989.

DANA G. RINEHART, Mayor.

Attest:

TIMOTHY McSWEENEY, City Clerk.

**ORD. No. 2154-89 (Z89-052)**—To rezone 4990 ROBERTS ROAD (43221), being 5.70 ± acres located at the northwest intersection of Roberts Road and Walcutt Road, **From:** R-1, Residential District, **To:** CPD, Commercial Planned Development District, (1.74 acres) and L-C-2, Limited-Commercial District (3.95 acres), as recommended by the Development Commission.

WHEREAS, application #Z89-052 is on file with the Division of Development Regulation requesting rezoning of 5.70 ± acres from R-1, Residential District, to CPD, Commercial Planned District (1.74 acres) and L-C-2, Limited-Commercial District (3.95 acres), and;

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

WHEREAS, the Division of Development Regulation recommends approval of said zoning change because this request to establish a CPD and an L-C-2 at the northwest corner of Roberts and Walcutt Roads is consistent with the interim zoning policies for the location of a convenient mart which pumps gas and the establishment of office uses as a buffer to the surrounding residential development. The limited text will provide for buffering between the offices and the adjacent residential districts, now, therefore:

**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:

4990 ROBERTS ROAD (43221), being 5.70 ± acres located at the northwest intersection of Roberts Road and Walcutt Road, and being more particularly described as follows:

**PARCEL I (L-C-2, 3.95 +/- acres)**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in part of Lot 3 of the subdivision of Virginia Military Survey No. 3446, being all of that 5.70 acre tract of land last described in Official Record 8081, Page H-15 to Jackie & Marla Gleason (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at an iron pin found in a monument box at the intersection of the center lines of Roberts & Walcutt Roads, being at

the southeasterly corner of said 5.70 acre tract;

thence westerly along the center line of said Roberts Road, being the southerly line of said 5.70 acre tract, a deed bearing of North 88 degrees 46' 00" West, 702.29 feet to a railroad spike found at the southwesterly corner of said 5.70 acre tract, being the southeasterly corner of that 11.81 acre tract described in Deed Book 1849, Page 388 to Eugene C. & June I. Smith;

thence northerly along the westerly line of said 5.70 acre tract, being the easterly line of said 11.81 acre tract, North 8 degrees 34' 45" West, (passing a point in the northerly right-of-way line of said Roberts Road at 30.45 feet) a distance of 296.10 feet to the northwesterly corner of said 5.70 acre tract, being the southwesterly corner of that 1.791 acre tract described in Official Record 5633, Page E-01 to Ralph G. & Joan L. Burns;

thence easterly along the northerly line of said 5.70 acre tract, being the southerly line of said 1.791 acre tract, North 80 degrees 58' 39" East, (passing an iron pin found at 668.12 feet) a distance of 692.03 feet to the northeasterly corner of said 5.70 acre tract, being the southeasterly corner of said 1.791 acre tract, and being a point in the center line of said Walcutt Road;

thence southerly along said center line of Walcutt Road, being the easterly line of said 5.70 acre tract, South 8 degrees 34' 46" East, 421.14 feet to the point of beginning, containing 5.70 acres of land, more or less, as described in March of 1989, by Carl E. Turner, Jr., Professional Surveyor No. 6702, for rezoning purposes only.

Excepting therefrom the following described property:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in part of Lot 3 of the subdivision of Virginia Military Survey No. 3446, being part of that 5.70 acre tract of land last described in Official Record 8081, Page H-15 to Jackie & Marla Gleason (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at an iron pin found in a monument box at the intersection of the center lines of Roberts & Walcutt Roads, being at the southeasterly corner of said 5.70 acre tract;

thence westerly along the center line of said Roberts Road, being the southerly line of said 5.70 acre tract, a deed bearing of North 88 degrees 46' 00" West, 275.37 feet;

thence northerly through said 5.70 acre tract, along a line parallel with the center line of said Walcutt Road, North 8 degrees 34' 46" West, (passing an iron pin set in the northerly right-of-way line of said Roberts Road at 30.45 feet) a distance of 280.45 feet to an iron pin set;

thence easterly across said 5.70 acre tract, along a line parallel with the center line of said Roberts Road, South 88 degrees 46' 00" East, (passing an iron pin set in the westerly right-of-way line of said Walcutt Road at 250.00 feet) a distance of 275.37 feet to the center line of said Walcutt Road;

thence southerly along said center line of Walcutt Road, South 8 degrees 34' 46" East, 280.45 feet to the point of beginning, containing 1.7470 acres (76,098 square feet) of land, more or less, (of which 0.332 acre lies within the current right-of-way of said Roads), as surveyed and described in October of 1988, by Carl E. Turner, Jr., Professional Surveyor No. 6702.

**To Rezone From:** R-1, Residential District, **To:** L-C-2, Limited-Commercial District.

**PARCEL II (CPD, 1.74 acres)**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in part of Lot 3 of the subdivision of Virginia Military Survey No. 3446, being part of that 5.70 acre tract of land last described in Official Record 8081, Page H-15 to Jackie & Marla Gleason (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

and being more particularly described as follows:

Beginning at an iron pin found in a monument box at the intersection of the center lines of Roberts & Walcutt Roads, being at the southeasterly corner of said 5.70 acre tract;

thence westerly along the center line of said Roberts Road, being the southerly line of said 5.70 acre tract, a deed bearing of North 88 degrees 46' 00" West, 275.37 feet;

thence northerly through said 5.70 acre tract, along a line parallel with the center line of said Walcutt Road, North 8 degrees 34' 46" West, (passing an iron pin set in the northerly right-of-way line of said Roberts Road at 30.45 feet) a distance of 280.45 feet to an iron pin set;

thence easterly across said 5.70 acre tract, along a line parallel with the center line of said Roberts Road, South 88 degrees 46' 00" East, (passing an iron pin set in the westerly right-of-way line of said Walcutt Road at 250.00 feet) a distance of 275.37 feet to the center line of said Walcutt Road;

thence southerly along said center line of Walcutt Road, South 8 degrees 34' 46" East, 280.45 feet to the point of beginning, containing 1.7470 acres (76,098 square feet) of land, more or less, (of which 0.332 acre lies within the current right-of-way of said Roads), as surveyed and described in October of 1988, by Carl E. Turner, Jr., Professional Surveyor No. 6702.

**To Rezone From:** R-1, Residential District, **To:** CPD, Commercial Planned Development District.

**Section 2.** That a Height District of Thirty-five (35) feet is hereby established on the L-C-2, Limited-Commercial District on the property.

**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 rezoning map in the office of the Development Regulation Division and shall register a copy of the approved L-C-2, Limited-Commercial District and Application among the records of the Development Department as required by Section 3370.03 of the Columbus City Codes; said plans being titled: "SUPER AMERICA - GAS STATE SITE PLAN (Z89-052) WITH TEXTS"; "SUPER AMERICA ZONING PLAN (Z89-052)"; "SUPER AMERICA (Z89-052) FRONT, LEFT AND RIGHT ELEVATIONS"; and "SUPER AMERICA (Z89-052) SIDE AND END ELEVATIONS", each signed by Jeffrey L. Brown, Attorney for the applicant and dated July 11, 1989, and text titled: "L-C-2, LIMITED-COMMERCIAL, 4990 ROBERTS ROAD, Z89-052", signed by Jeffrey L. Brown, Attorney for the applicant and dated July 11, 1989, and reading as follows:

**L-C-2, LIMITED-COMMERCIAL, 4990 ROBERTS ROAD Z89-052**

**PERMITTED USES:** Those uses permitted in Section 3353.01 (C-2, Commercial) of the Columbus City Code.

**DEVELOPMENT STANDARDS:** Unless otherwise indicated in the submitted site plan or in the written text, the applicable development standards shall be those standards contained in Chapter 3353.01 (C-2, Commercial), of the Columbus City Code.

**LIGHTING:** All external lighting shall be cutoff type fixtures. All light poles and standards shall be dark brown, bronze, black in color and shall either be constructed of dark wood or dark brown, bronze or bronze metal. Parking lot lighting shall be no higher than twenty-eight (28) feet.

**ENVIRONMENTAL TREATMENT**

- There shall be a minimum of a two-foot (25) foot setback along and adjacent to Roberts Road and Walcutt Road for signs, parking and maneuvering.
- A tree planting program shall be required within the setback areas along Roberts and Walcutt Roads frontages of deciduous tree at least 2 1/2 inches in cal-

at installation forty (40) feet Walcutt Roads or spaced. A three feet in h said setback a cutt Roads.

3. There shall building, park along the north Limited-Com bounds of souce, such area ural state, ex underground es are instal then that area condition as n Any trees whi which are rem lation of the moved based practice shall are a minimum installation on

**Section 4.** The five (35) feet CPD, Commer this property.

**Section 5.** The tor of the Dev be, and he is h to make the sa zoning map in Regulation Di of the approv Development among the re partment as r the Columbus titled: "SUPER SITE PLAN "SUPER AM (052)"; "SU FRONT, LE TIONS"; and SIDE AND signed by Jeff applicant, and text titled, "C VELOPMENT LAND PETR by Jeffrey L. cant and date follows:

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**DEVELOP** otherwise in plan or in the velopment s ards conta Commercial.

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