

Ordinances

ORD. No. 2072-88(Z88-1896)—To rezone **2545 MORS ROAD (43229)**, being .52 ± acre located on the south side of Morse Road 290 ± feet east of Cleveland Avenue, **From:** R, Rural District, **To:** L-C-4, Limited-Commercial District, as recommended by the Development Commission.

WHEREAS, application #Z88-1896 is on file with the Division of Development Regulation requesting rezoning of .52 ± acres from R, Rural District, to L-C-4, Limited-Commercial District, 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 the proposed L-C-4 District will permit development of this property with retail uses similar to those existing along the Morse Road corridor and the immediate area and compatible with surrounding development, 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:

2545 MORSE ROAD (43229), being .52 ± acre located on the south side of Morse Road 290 ± feet east of Cleveland Avenue, and being more particularly described as follows:

Being part of Quarter Township 2, Township 1, Range 17, United States Military Lands, and being part of a 9 acre tract conveyed to Alexander and Helen Reid by Hattie Hillery by deed dated October 24, 1942 and shown of record in Deed Book 1197, page 90, Recorder's office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a point in the center line of Morse Road and in the Township line between Mifflin and Blendon Townships, same point being at the northwesterly corner of the aforesaid 9 acre tract and also being 322.12 feet Easterly from the intersection of the center line of Morse Road with the center line of Cleveland Avenue; thence from said beginning point, South 0 degrees 24' East along the Westerly line of said 9 acre tract and passing an iron pin on line at 28.04 feet, a distance of 150 feet to an iron pin; thence East and parallel with the center line of Morse Road and the Northerly line of the aforesaid 9 acre tract 75 feet to an iron pin; thence North 0 degrees 24' West parallel with the Westerly line of said 9 acre tract and passing an iron pin on line at 120 feet a distance of 150 feet to a point in the centerline of Morse Road and the Northerly line of said 9 acre tract; thence West, along the center line of Morse Road and the Northerly line of said 9 acre tract, 75 feet to the place of beginning, containing 0.258 acres, subject to all easements and restrictions shown of record, also subject to all legal highways.

To Rezone From: R, Rural District,
To: L-C-4, Limited-Commercial District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the L-C-4, Limited-Commercial District on this 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 original zoning map in the office of the Development Regulation Division and shall register a copy of the approved L-C-4, Limited-Commercial District and Application among the records of the Development Department as required by Section 3370.03 of the Columbus City Codes; said text titled, "L-C-4, LIMITED-COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 2545 MORSE & 2555-57 MORSE ROAD, BEING TWO PARCELS LOCATED ON SOUTH SIDE OF MORSE ROAD, ZONING CASE NUMBER - Z88-1896", signed by Donald E. Brown, Ronald A. Hibbard and Karen S. Hibbard, Applicants and dated March 28, 1988, and reading as follows:

L-C-4, LIMITED-COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 2545 MORSE & 2555-57 MORSE ROAD BEING TWO PARCELS LOCATED ON SOUTH SIDE OF MORSE ROAD ZONING CASE NUMBER -

Z88-1896

1) Permissible use of property will be those uses designated in the C-4 district as defined in the Columbus Zoning Code except the following which shall be prohibited:

- A) Muffler shops
- B) Used car lots
- C) Auto related repair facilities
- D) Adult Bookstore
- E) Billboards and off premises graphics

2) All graphics to comply with the City of Columbus graphic codes as they apply to the C-4 district except for billboards and off premises graphics which shall be prohibited uses.

3) No variance's for graphic purposes will be applied for.

4) If demolition and redeveloping should occur in the future, the following conditions will become effective:

- A) A continuous 10 Ft. wide grass strip will be provided adjacent Morse Road except for access points.
- B) All other proposed Northland Standards dated January - 1987.

5) If additional exterior lighting is required it will meet the aforementioned Northland Standard.

6) It is agreed that the West most access of the 2545 Morse Road parcel will be permanently closed and the two existing curb cuts located between the two buildings will be enlarged to the specifications of traffic, engineering and parking and will serve as the primary access points for both parcels. The eastern most access point of the 2555 Morse Road parcel will remain open.

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

Passed October 3, 1988

M.D. PORTMAN

President Pro-Tem of Council

Approved October 4, 1988

DANA G. RINEHART, Mayor.

Attest:

TIMOTHY McSWEENEY, City Clerk.

ORD. No. 2074-88(Z88-3012)—To rezone **2447 MORSE ROAD (43229)**, being 0.43 ± acre located on the south side of Morse Road 120 ± feet west of Cleveland Avenue, **From:** C-3, Commercial District, **To:** LC-4, Limited Commercial District, as recommended by the Development Commission.

WHEREAS, application #Z88-3012 is on file with the Division of Development Regulation requesting rezoning of 0.43 ± acres from C-3, Commercial District, to LC-4, Limited Commercial District, 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 proposal to establish a LC-4, Limited Commercial District to permit the establishment of an auto service facility replacing a former restaurant will be compatible with the surrounding zoning and the development trends along the Morse Road corridor west of Cleveland, 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:

2447 MORSE ROAD (43229), being 0.43 ± acre located on the south side of Morse Road 120 ± feet west of Cleveland Avenue, and being more particularly described as follows:

Being situated in the State of Ohio, County of Franklin and City of Columbus, and in Quarter Township 1, Township 1, Range 18, United States Military Lands, and being that certain 0.432 acre tract conveyed to International Industries, Inc., by Deed of Record in D.B. 3034, page 212, of the Deed Records of Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin in the south right-of-way line of Morse Road, said iron pin being for reference north 86 degrees 15' 28" west, a distance of 172.00 feet from the center line of Cleveland Avenue; thence south 3 degrees 43' 32" west, parallel to the center line of Cleveland Avenue, a distance of 221.43 feet to a point; thence north 86 degrees 24' 46" west, a distance of 85.00 feet to an iron pin; thence north 3 degrees 43' 32" east, a distance of 221.66 feet to an iron pin in the south line of Morse Road; thence south 86 degrees 15' 28" east, with the south line of Morse Road, a distance of 85.00 feet to the point of beginning, containing 0.432 acres, more or less.

Being the same premises conveyed to The Daviland Corporation, a Texas Corporation, by Deed from International Industries, Inc., dated October 25, 1972, filed for record November 16, 1972, at 10:11 a.m. and recorded in Deed Book 3288, Page 626, Office of the Recorder, County of Franklin, State of Ohio.

To Rezone From: C-3, Commercial District,
To: LC-4, Limited Commercial District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the LC-4, Limited Commercial District on this 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 original zoning map in the office of the Development Regulation Division

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

Passed As Amended, October 3, 1988

M.D. PORTMAN

President Pro-Tem of Council

Approved As Amended, October 4, 1988

DANA G. RINEHART, Mayor.

Attest:

TIMOTHY McSWEENEY, City Clerk.

ORD. No. 2075-88—(Z88-2019)To rezone **510 MOUND STREET (43215)**, being 0.22 ± acre located at the northeast intersection of Mound Street and Washington Avenue, **From:** M, Manufacturing District, **To:** L-P-1, Limited-Private Parking District, as recommended by the Development Commission.

WHEREAS, application #Z88-2019 is on file with the Division of Development Regulation requesting rezoning of 0.22 ± acre from M, Manufacturing District, to L-P-1, Limited-Private Parking District, 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 the proposed limited P-1 parking lot is to be established to provide parking only to a proposed office development to the east. This proposal is compatible with the existing zoning and the rehabilitation and development trends in the area, 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:

510 MOUND STREET (43215), being 0.22 ± acre located at the northeast intersection of Mound Street and Washington Avenue, and being more particularly described as follows:

Being situated in the State of Ohio, County of Franklin, City of Columbus, and being part of lots 7 & 8 of William A. Platts Subdivision of outlet No. 27, to the City of Columbus, being more particularly described as follows:

Beginning at the northeasterly corner of Washington Ave., 49.50 feet in the width, and Mound Street 82.50 feet in width as the same are designated and delineated upon said William A. Platts Subdivision, of record in Deed Book 37, Page 468, Franklin

County, Ohio Recorder's Office.

Thence northerly with the easterly right-of-way line of Washington Avenue, a distance of 66.18 feet, measured by field survey, to an Iron Pin Found;

Thence easterly through the aforesaid Lot No. 7, a distance of 135.98 feet to a point in the west right-of-way line of a 14.00 foot alley;

Thence southerly with the said westerly right-of-way line, a distance of 66.25 feet, measured by field survey to an Iron Pin Found in the northerly right-of-way line of Mound Street;

Thence westerly with said right-of-way 135.37 feet, measured, to the point of beginning, containing 0.205 acre more or less.

To Rezone From: M. Manufacturing District, To: L-P-1, Limited-Private Parking District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the L-P-1, Limited-Private Parking District on this 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 original zoning map in the office of the Development Regulation Division and shall register a copy of the approved L-P-1, Limited-Private Parking District and Application among the records of the Development Department as required by Section 3370.03 of the Columbus City Codes; said text titled, "LIMITATION TEXT FOR PROPERTY LOCATED AT 510 E. MOUND ST., REZONING APPLICATION #Z88-2019, LIMITED LP-1 ZONING (LIMITED PRIVATE PARKING DISTRICT)", signed by William Ronk, Applicant and dated May 10, 1988, and reading as follows:

LIMITATION TEXT
FOR PROPERTY LOCATED AT 510 E. MOUND ST.

REZONING APPLICATION #Z88-2019
LIMITED LP-1 ZONING (LIMITED PRIVATE PARKING DISTRICT)

We hereby agree to limit the use and/or development of the above referenced property in the following manner:

The property located at 510 E. Mound Street (Lot 8 at the northeast corner of E. Mound Street and Washington) is to be developed and used as a parking lot (LP-1) for a new office building at the same address, located directly east of said parking lot. The tenants and clients of the 510 E. Mound St. office building are to be the sole users of the parking area.

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

Passed October 3, 1988

M.D. PORTMAN

President Pro-Tem of Council
Approved October 4, 1988

DANA G. RINEHART, Mayor.

Attest:

TIMOTHY McSWEENEY, City Clerk.

ORD. No. 2076-88(Z86-1018)—To rezone 1163 BETHEL ROAD (43220), being 0.895 ± acre located on the south side of Bethel Road 770 ± feet west of Kenny Road, **From:** R-1, Residential District, **To:** L-C-2, Limited-Commercial District, as recommended by the Development Commission.

WHEREAS, application #Z86-1018 is on file with the Division of Development Regulation requesting rezoning of 0.85 ± acre from R-1, Residential District, to L-C-2, Limited Commercial District, 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 the proposed office use of this property is compatible with surrounding office, CPD and apartment development, and the limited text will insure consistency with the existing development trends in the area, 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:

1163 BETHEL ROAD (43220), being 0.85 ± acre located on the south side of Bethel Road 770 ± feet west of Kenny Road, and being more particularly

described as follows:

Being situated in the City of Columbus, County of Franklin, State of Ohio and bounded and described as follows:

Being a portion of the 13,033 acre tract of land deeded to John B. and Jennie E. Jewett by deed of record in Deed Book 1553, Page 67, dated May 3, 1950, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the center line of Bethel Road, said point being S 89 degrees 51' W along the center line of Bethel Road a distance of 893.50 feet from a spike at the intersection of the center lines of Bethel Road and Kenny Road; thence S 0 degrees 09' E a distance of 369.04 feet to an iron pin (passing an iron pin in the south right-of-way line of Bethel Road at 30.00 feet); thence due west a distance of 100.00 feet to an iron pin; thence N 0 degrees 09' W a distance of 368.78 feet to a point in the center line of Bethel Road (passing an iron pin in the south right-of-way line of Bethel Road at 338.78 feet); thence N 89 degrees 51' E along the center line of Bethel Road a distance of 100.00 feet to the place of beginning; containing 0.847 acre of land more or less and being subject to all legal highways.

Also known as 1163 Bethel Road, Columbus, Ohio.

To Rezone From: R-1, Residential District.

To: L-C-2, Limited-Commercial District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the L-C-2, Limited-Commercial 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-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 text titled, "August 21, 1987, AMENDED - LIMITATION TEXT, FOR PROPERTY LOCATED AT - 1163 Bethel Road, REZONING APPLICATION NUMBER - Z86-1018, LIMITED C-2 ZONING (LIMITED COMMERCIAL)", signed by David L. Fox, Applicant and dated August 27, 1987, and reading as follows:

August 21, 1987

AMENDED - LIMITATION TEXT
FOR PROPERTY LOCATED AT - 1163 Bethel Road
REZONING APPLICATION NUMBER - Z86-1018
LIMITED C-2 ZONING (LIMITED COMMERCIAL)

We hereby agree to limit the use and/or development of the above referenced property in the following manner:

1. Uses shall be all C-2 uses as defined in the Columbus Zoning Code, except banks will not be permitted.

2. A 35 ft. exclusive landscape setback area will be provided along the rear (south) property line.

3. At the time of any development within 50' of south property line, screening will be provided to 50% capacity consisting of evergreen trees 5' tall at time of installation. Said trees will be maintained and replaced in the event of disease or damage.

4. Any structure other than an office building will be one story in height with a pitched roof if constructed within 50' of the south property line.

5. Said structure will have no doors facing south unless required by Building Codes.

6. Bethel Road Standards will be followed in the development and installation of graphics and signage, landscaping, lighting, parking areas and future development.

7. Drainage will remain as existing. Any future development will provide drainage as recommended by the Columbus Division of Sewers and Drainage.

8. Access to property will remain as existing until the completion of the Bethel Road Improvements at which time access to parcels at 1137, 1151 and 1163 Bethel Road shall be combined into one access point to Bethel Road to be located on the 1163 parcel at a break in the median.

9. Landscape and existing vegetation along Bethel Road will remain until such time as highway im-

provements are completed; upon completion of highway improvements, the frontage will be landscaped to conform to Bethel Road Standards.

10. Any future buildings will be limited to two stories with pitched roofs.

11. No storage of heavy equipment (i.e. cranes, bulldozers, cement mixers, semi trucks, etc.) will be allowed.

12. No more than three company owned vehicles (trucks, vans or cars) will be parked on the property during non-business hours.

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

Passed As Amended, October 3, 1988

M.D. PORTMAN

President Pro-Tem of Council
Approved As Amended, October 4, 1988

DANA G. RINEHART, Mayor.

Attest:

TIMOTHY McSWEENEY, City Clerk.

ORD. No. 2077-88(Z88-2044)—To rezone 5791 CLEVELAND AVENUE (43229), being 2.91 ± acres located at the northwest intersection of Fuji Drive and Cleveland Avenue, **From:** AR-12, Apartment Residential District, **To:** L-C-4, Limited-Commercial District (1.92 ac.) and L-C-2, Limited-Commercial District (.99 ac.), as recommended by the Development Commission.

WHEREAS, application #Z88-2044 is on file with the Division of Development Regulation requesting rezoning of 2.91 ± acres from AR-12, Apartment Residential District, to L-C-4, Limited-Commercial District (1.92 ac.) and L-C-2, Limited-Commercial District (.99 ac.), 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 the proposed Limited C-4 on the southern portion of this tract will be compatible and consistent with the existing development along Cleveland Avenue to the east and to the south. The proposed Limited C-2 on the northern portion of this tract for offices will provide a transition from the commercial development along Cleveland Avenue to the south to the residential development to the north along Cleveland Avenue. The development, consistent with the Northland Standards will insure compatibility with the surrounding uses, 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:

5791 CLEVELAND AVENUE (43229), being 2.91 ± acres located at the northwest intersection of Fuji Drive and Cleveland Avenue, and being more particularly described as follows:
PARCEL I (1.92 ac.)

Being situated in the State of Ohio, County of Franklin, City of Columbus, being part of Section 4, Township 2, Range 18, United States Military Lands, containing 1.926 acres of land, more or less, said 1.926 acres being out of that 5.492 acres tract of land designated as PARCEL 1 and described in the deed to Pinecrest, Ltd., of record in Official Record 02762GII, Recorder's Office, Franklin County, Ohio, said 1.926 acres of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Cleveland Avenue, eighty feet in width, and Fuji Drive, fifty-five feet in width, as said intersection is shown and delineated upon the recorded plat of Cleveland Avenue and Fuji Drive Dedication and Easements, of record in Plat Book 64, Page 13, Recorder's Office, Franklin County, Ohio; thence N-3 degrees 30' 00" E, with the centerline of said Cleveland Avenue, a distance of 47.50 feet to the true point of beginning;

Thence, from said true point of beginning, N-87 degrees 15' 09" W, a distance of 40.00 feet to a 3/4-inch (I.D.) iron pipe at an angle point in the right-of-way boundary of said Fuji Drive;

Thence S-48 degrees 06' 59" W, with the right-of-way boundary of said Fuji Drive, a distance of 28.47 feet to a 3/4-inch (I.D.) iron pipe at an angle