

ORDINANCE NO. 28 -88

BY: Joanne H. Graft

To amend the Official Zoning Map adopted as a part of Ordinance No. 8-72 (now Chapters 1240 to 1268, inclusive, of the Codified Ordinances of the City of Bexley), by transferring the following described property:

PARCEL NO. 1

Situated in the County of Franklin, in the State of Ohio and in the City of Bexley and bounded and described as follows:

Being part of Lots No. 12 and 13, of the BEXLEY HEIGHTS ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 11, Pages 15 and 16, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set in the south line of said Lot Number 13, and the north line of Caroline Avenue, which said iron pin is 75.0 feet, measured westerly from, the southeast corner of said Lot No. 13; thence westerly, and along the south line of said Lot No. 13, and the north line of said Caroline Avenue, 67.35 feet, to an iron pin representing a point of curve; thence along said curve to the right (radius, 50 feet) a long chord distance of 64.28 feet, to an iron pin, which last said iron pin represents a point of compound curve; thence northerly, and along a curve to the right (radius 431.21 feet) and along the easterly line of North Parkview Avenue, and the westerly line of said Lot No. 13, a chord distance of 58.90 feet, to the northwest corner of said Lot No. 13; thence continuing northerly, and along said curve to the right (radius 431.21 feet) along the easterly line of North Parkview Avenue, and the westerly line of said Lot Number 12, 30.00 feet to an iron pin, thence easterly and across said Lot No. 12, 122.50 feet to an iron pin, which last said iron pin is located 129.64 feet measured northerly, and at right angles to, the south line of said Lot No. 13; thence southerly, and across said Lots No. 12 and 13, and at right angles to the south line of said Lot No. 13, 129.64 feet, to the place of beginning.

PARCEL NO. 2

Situated in the County of Franklin, in the State of Ohio and in the City of Bexley and bounded and described as follows:

Being part of Lot 12 of BEXLEY HEIGHTS ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 11, Pages 15 and 16, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the east line of Parkview Avenue and the west line of Lot 12, 30 feet north of the southwest corner of said Lot 12; thence easterly 122.5 feet along a line parallel with the south line of Lot 12 to a point; thence northerly along a line parallel to west line of Lot 12, 5 feet to a point; thence westerly along a line parallel to the south line of Lot 12, 122.5 feet to a point in the west line of Lot 12; thence southerly along the west line of Lot 12, 5 feet to the place of beginning.

PARCEL NO. 3

Situated in the County of Franklin, in the State of Ohio and in the City of Bexley and bounded and described as follows:

Being 70 feet off of the South side of Lot No. 11 and all of Lot No. 12 except 35 feet off of the South side thereof of Bexley Heights Addition to the City of Columbus, Franklin County, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 11, Pages 15 and 16, Recorder's Office, Franklin County, Ohio.

from the Medium Density Single Family Residential District to the Planned Unit Residential District; and to give preliminary and final approval of the development plan for said tract of land.

WHEREAS, a detailed development plan which is in accordance with Section 1264.21 (b) of the Codified Ordinances of the City of Bexley has been submitted as a part of the application for the PUR District Amendment to the official zoning map; and,

WHEREAS, said detailed development plan consists of eleven exhibits identified and labeled as The Villas of Bexley; and,

WHEREAS, Council has received written recommendations for approval of the detailed development plan from the Zoning Officer, the Planning Commission and the Board of Zoning Appeals; and,

WHEREAS, the detailed development plan demonstrates that the proposed development will fit the intent of facilitating and encouraging sound and orderly new development as specified by the Zoning Ordinance; and,

WHEREAS, the detailed development plan demonstrates that the design and features of the proposed plan meet housing criteria shown by the Recommendation report of the Apartment Location and Neighborhood Improvement study and the Bexley Neighborhood Stabilization Plan as needed for Bexley's elderly population; and,

WHEREAS, the detailed development plan demonstrates that the subject land is unique in that it's location is immediately contiguous to Interstate 670, Conrail railroad tracks, the City of Bexley Street Tree Nursery and is bordered on two sides by City of Bexley Corporation Lines; and,

WHEREAS, the detailed development plan demonstrates that it has, through the design and planning process, mitigated the proposed developments' effects upon adjacent properties; and,

WHEREAS, the detailed development plan demonstrates that the proposed development will not be detrimental to public facilities and services in the City; and,

WHEREAS, there are facts as set forth in the detailed development plan which make the subject land unique and materially different from other lands in the City of Bexley and which make it desirable that said land be developed with the controls afforded by the Planned Unit Residential District even though said land has a depth of less than 300 feet in particular, as the 1969 Recommendations Report Apartment Location and Neighborhood Improvement Study which is cited in the PUK Zoning District requirements only required a width and depth of 200 feet and a total area of 60,000 square feet and the Neighborhood Stabilization Plan, also cited in the PUR Zoning District requirements specifically recommends modification of the PUR District regulations to enhance their utility and applicability; and,

WHEREAS, nothing contained within the detailed development plan's eleven exhibits identified and labeled The Villas of Bexley shall be in conflict with Chapter 1264.21 of the Bexley Zoning Codes; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1. That the Official Zoning Map adopted as a part of Ordinance No. 8-72 (now Chapters 1240 to 1268, inclusive of the Codified Ordinances of the City of Bexley) is hereby amended by transferring the following described property:

PARCEL NO. 1

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from the Medium Density Single Family Residential District to the Planned Unit Residential District in order to permit development of said tract of land in accordance with the detailed development plan therefor described in this Ordinance.

Section 2. That preliminary and final approval is hereby given to the detailed development plan based upon the findings set forth above, and that if no construction has begun within two years after approval of this Ordinance, the approval and zoning certificate shall be void and the land shall revert to the Medium Density Single Family (R-6) District in effect immediately prior to approval.

Section 3. For the reasons stated in the preamble hereof and in order to avoid a hardship, the requirements of the Planned Unit Residential District to the extent that they require an area greater than that of the subject property are waived and varied to permit development of the subject land in accordance with Sections 1 and 2 hereof and Ordinance No. 42-85.

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

Passed: July 12, 1988

President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____, 1988

David H. Madison, Mayor

April 12, 1988 - 1st reading
April 25, 1988 - 2nd reading
tabled.