

BY: Albert J. Myers

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:

Situated in the State of Ohio, County of Franklin, City of Bexley, being in Half Section 19, Section 13, Township 5, Range 22, Refugee Lands and being a part of a ten acre tract described in certificate of transfer recorded in Deed Book 461, page 179, Recorder's Office, Franklin County, Ohio, bounded and described as follows:

Beginning at an iron post in the north line of Main Street 193.55 feet distant from the northeast corner of Remington Road; thence northwardly to an iron post a distance of 168.86 feet; thence eastwardly and parallel with Main Street a distance of 242.50 feet to an iron post; thence southwardly 168.93 feet to an iron post in Main Street; thence westwardly 242.50 feet in Main Street to the place of beginning

from the Office Commercial District (OC) to the Planned Unit Residential District (PUR); 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 a textual description of the detailed development plan and exhibits identified and labeled as A through J; 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 proposed development is consistent with the Bexley Neighborhood Stabilization Plan's recommendations for housing the elderly; 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 it desirable that said land be developed with the controls afforded by the Planned Unit Residential District, even though said land has a width and depth less than 300 feet and an area of less than 90,000 square feet, in particular, as the 1969 Recommendations Report Apartment Location and Neighborhood Improvement Study which is cited in the PUR 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 PUR Zoning District requirements, specifically recommends modification of the PUR District regulations to enhance their utility and applicability; and,

WHEREAS, nothing contained within the textual description of the detailed development plan and the exhibit identified and labeled A through J shall be in conflict with Chapter 1264.21 of the Bexley Zoning Code. 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:

Situated in the State of Ohio, County of Franklin, City of Bexley, being in Half Section 19, Section 13, Township 5, Range 22, Refugee Lands and being a part of a ten acre tract described in certificate of transfer recorded in Deed Book 461, page 179, Recorder's Office, Franklin County, Ohio, bounded and described as follows:

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from the Office Commercial District (OC) to the Planned Unit Residential District (PUR) in order to permit development of said tract of land in accordance with the detailed development plan previously described.

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 Office Commercial (OC) 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 the development of the subject land in accordance with Sections 1 and 2 hereof and Section 1264.14(c) of the Bexley Codified Ordinances.

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

Passed: Dec. 18, 1990

Robert L. Ehrman
President of Council

Attest: J. W. [Signature]
Clerk of Council

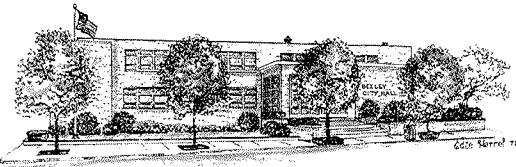
Approved: Dec. 18, 1990

David H. Madison
Mayor

Nov. 13, 1990 - 1st reading
Nov. 27, 1990 - 2nd reading
Dec. 11, 1990 - 3rd reading
tabled
Dec. 18, 1990 - adopted

NOTICE OF PUBLIC HEARING

In accordance with Section 713.12 of the Ohio Revised Code, notice is hereby given that a public hearing will be held by Bexley City Council at 7:00pm, Tuesday, December 18, 1990, at Bexley City Hall, 2242 East Main Street, Bexley, Ohio. This hearing is to consider Ordinance No. 86-90 to rezone property located at 2620-2642 East Main Street from the Office Commercial to the Planned Unit Residential zoning district. All interested persons are invited to attend. A copy of the application, accompanying documents and written recommendations from the Bexley Planning Commission, the Bexley Board of Zoning Appeals and the Bexley Zoning Officer are available for public inspection in the Office of the Service Department weekdays between 8:00am and 4:00pm.



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THE COLUMBUS DISPATCH
PROOF OF PUBLICATION

STATE OF OHIO, FRANKLIN COUNTY, SS.:

Carla Daniel
Classified Adv. Training Supervisor

The Columbus Dispatch, a newspaper published at Columbus, Franklin County, Ohio, with a daily paid circulation of more than 25,000 copies, personally appeared and made oath that the notice of which a true copy is hereunto attached was published in The Columbus Dispatch for 1 time(s) to-wit, on

November 16, 1990

and that the rate charged therefore is the same as that charged for commercial advertising for like services.

Carla K. Daniel

Subscribed and Sworn to this 9th day of January, 1991 as witness my hand and seal of office.

Donna K. Thompson
Notary Public in and for The State of Ohio

MY COMMISSION EXPIRES
JANUARY 2, 1996

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