

AMENDED ORDINANCE NO. 31 -97BY: Melisa Shroyer

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

Being in the State of Ohio, County of Franklin, and City of Bexley, more particularly described as follows:

Being part of Half Section 21, Township 5, Range 22, Refugee Lands, and bounded and described as follows:

Beginning at a point in the half section line between Sections 20 and 21 at the intersection of said line with the south line of Bryden Road, as said road was dedicated by the plat of Rownd and Knauss Parkview Subdivision; thence along the south line of said Bryden Road produced westerly, North 86 degrees 49 minutes West, (passing an iron pin at 15 feet, passing a second iron pin at 222.1 feet) 295.1 feet to a point in the center line of Alum Creek; thence along the center line of Alum Creek, (as established by survey of R. E. Hecker, by survey dated May 12, 1939) North 8 degrees 53 minutes West, 269.21 feet to a point; continuing along the centerline of said creek, North 4 degrees 40 minutes West, 35.31 feet to a point; thence south 87 degrees 06 minutes East, (passing an iron pin on the east bank of Alum Creek at 56.75 feet, passing a second iron pin at 256.75 feet, passing a third iron pin at 339.75 feet) 354.75 feet to a point in the half section line (being 30 feet westerly from the east line of Westland Avenue); thence along said section line, south 2 degrees 54 minutes West, 300.0 feet to the place of beginning, containing 2.24 acres, more or less *subject to all legal highways, easements, restrictions, leases and agreements of record and of records in the respective utility offices;*

from the Medium Density Single-Family Residential District (R-3) 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 1 through 10 which are contained in the Crescent Ridge portfolio; and,

WHEREAS, Council has received written recommendations for approval of the detailed development plan from 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 meets criteria recommended by the Apartment Location and Neighborhood Improvement Study and the Bexley Neighborhood Stabilization Plan for appropriate housing redevelopment; and,

WHEREAS, the detailed development plan demonstrates that the subject land is unique in that its location is immediately contiguous to Parkview Arms and Westland Condominiums on the north and south, both of which are planned unit developments, to the back of through lots located on South Parkview Avenue on the east, and to Alum Creek on the west; 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 that it is adequately buffered by other planned unit developments and the configuration of other land uses so as to not be detrimental to the nearby medium density single-family residential district; and,

WHEREAS, the proposed site consisting of 2.24 acres meets or exceeds all zoning requirements for the PUR; 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 PUR; and,

WHEREAS, nothing contained within the textual description of the detailed development plan and the exhibits identified and labeled 1 through 10 which are contained in the Crescent Ridge portfolio 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 Findings of Fact and Conclusions of Law, attached to this Ordinance as Exhibit A and incorporated herein by reference, are hereby adopted.

Section 2. 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:

Being in the State of Ohio, County of Franklin, and City of Bexley, more particularly described as follows:

Being part of Half Section 21, Township 5, Range 22, Refugee Lands, and bounded and described as follows:

Beginning at a point in the half section line between Sections 20 and 21 at the intersection of said line with the south line of Bryden Road, as said road was dedicated by the plat of Rownd and Knauss Parkview Subdivision; thence along the south line of said Bryden Road produced westerly, North 86 degrees 49 minutes West, (passing an iron pin at 15 feet, passing a second iron pin at 222.1 feet) 295.1 feet to a point in the center line of Alum Creek; thence along the center line of Alum Creek, (as established

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from the Medium Density Single-Family Residential District (R-3) to the Planned Unit Residential District (PUR) in order to permit development of said tract of land in accordance with the detailed development plan therefor described in Section 3 of this Ordinance.

Section 3. That preliminary and final approval is hereby given to the detailed development plan, as amended and revised by the applicant, which has been submitted as part of the application for the PUR District Amendment to the Official Zoning Map based upon the Findings of Fact and Conclusions of Law adopted in Section 1 hereby, provided that if no construction has begun within two years after approval of this Ordinance, and provided further that major changes to the plan shall be subject to approval by Bexley City Council and minor changes shall be subject to approval by the Bexley Planning Commission, the approval and zoning certificate shall be void and the land shall revert to the Medium Density Single-Family District (R-3) in effect immediately prior to approval.


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

Passed: November 25, 1997

  
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President of Council

Attest: Richard A. Levin  
Clerk of Council

Approved: Nov. 25, 1997

  
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David H. Madison, Mayor

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