

AMENDED RESOLUTION NO. 11 - 01

By: Richard F. Weber

A Resolution requesting the City of Columbus to deny a zoning request for gasoline sales at 2020 East Main Street, Columbus, Ohio and declaring an emergency.

WHEREAS, Application Z01-012, which is pending before the City of Columbus, seeks authorization to use property at 2020 East Main Street (the "Property") on the west bank of Alum Creek at the shared gateway to the City of Columbus and the City of Bexley for gasoline sales; and

WHEREAS, the City of Bexley has a direct interest in this application as the owner and lessee of properties along the west and east banks of Alum Creek which would be affected by the proposed use of the Property and a representative interest on behalf of its residents, many of whom pay income taxes to the City of Columbus and use the Alum Creek greenway for residential, leisure and recreational purposes; and

WHEREAS, the City of Columbus and the City of Bexley have a long history of cooperation, including joint efforts to protect and improve Alum Creek as a shared greenway and recreational area; and

WHEREAS, Alum Creek is adjacent to the principal recreation area and green space of the City of Bexley consisting of Jeffrey and Schneider Parks in the City of Bexley and Clowson Field and portions of Wolfe Park leased by the City of Bexley from the City of Columbus; and

WHEREAS, the City of Bexley has invested over \$135,000 in improvements to Clowson Field and Wolfe Parks and proposes to invest another \$75,000 in additional improvements to Wolfe Park; and

WHEREAS, residents of the City of Columbus use Clowson Field and Wolfe Park and benefit from the investments made by the City of Bexley; and

WHEREAS, Alum Creek is also adjacent to Nelson Park, St. Charles Preparatory School, and valued residential areas in both communities; and

WHEREAS, the City of Bexley, with the approval of Columbus City Council, leases and plans to convert a tract of vacant land in the City of Columbus ("Pump

House Park”) across Main Street from the Property into a park and is currently seeking to raise over \$615,000 in private and public funding for this project; and

WHEREAS, the Property is located at the Main Street gateway to both Cities, and the City of Bexley has developed a plan to landscape the shared Main Street and Broad Street gateways and to finance such public improvements with private funds, at no cost to the City of Columbus; and

WHEREAS, the use of the Property for gasoline sales is inconsistent with the uses permitted by the City of Bexley on Main Street east of the Property and, if such use were to generate a high volume of business, may create traffic problems for motor vehicles and pedestrians in both the City of Columbus and the City of Bexley; and

WHEREAS, the use of the Property for gasoline sales presents unacceptable environmental risks to Alum Creek because of its proximity to the Creek; and

WHEREAS, the use of the Property for gasoline sales is not compatible with the existing and proposed leisure and recreational uses of Alum Creek and the proposed improvements to our shared Main Street gateway; and

WHEREAS, the use of the Property for gasoline sales would jeopardize the volunteer/private funding program for the improvement of our shared Alum Creek greenway and could result in the loss of hundreds of thousands of dollars of improvements in the City of Columbus; and

WHEREAS, the City of Bexley is affected by developments in the City of Columbus along Alum Creek, and vice versa; and

WHEREAS, the proposed rezoning demonstrates the need for the City of Columbus and the City of Bexley to develop together a land use plan to protect and enhance the Alum Creek watercourse and greenway; and

WHEREAS, this Council conducted a series of public meetings on the proposed rezoning of the Property at which this Council heard many citizens object to the proposed use and received petitions objecting to the proposed rezoning of the Property signed by over 500 Columbus and Bexley residents; **NOW, THEREFORE,**

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

Section 1. This Council hereby finds that use of the Property for gasoline sales is an inappropriate land use because of its proximity to Alum Creek and the potential negative impact of such a use on Alum Creek and the recreational and residential uses of nearby properties.

Section 2. This Council calls upon the City of Columbus to reject Rezoning Application Z01-012 for gasoline sales at 2020 East Main Street, Columbus, Ohio.

Section 3. The Bexley City Auditor in his capacity as Clerk of Council is directed to certify and forward a copy of this resolution to the Development Commission of the City of Columbus and Columbus City Council.

Section 4. This resolution is an emergency measure necessary for the immediate preservation of the public peace, health or safety, said emergency being the need to express the views of the City of Bexley and its residents at a hearing to be held on May 10, and shall go into effect upon its passage and approval by the Mayor.

Passed: 5/8, 2001

Donna H. Porter
President of Council

Attest: Richard A. Levin
Clerk of Council

Approved: 5/8, 2001

David H. Madison
David H. Madison, Mayor

5/8/01 Amended Ordinance
Substituted @ 3rd reading
Unanimously passed with
vote of 5-0 noting
one abstention.