

ORDINANCE NO. 46-01

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By: Mr. Masser

An Ordinance 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 property described in Section 1 hereof from the Community Commercial District (CC) to the Planned Unit Commercial District (PUC), to give preliminary and final approval of the development plan for said tract of land and to grant variances from the use, area, lot width and depth and lot coverage requirements of Section 1252.03(m) of the Zoning Code.

WHEREAS, a detailed development plan labeled Exhibit A through C, which is in accordance with Section 1264.21 of the Codified Ordinances of the City of Bexley, has been submitted as a part of the application for the PUC District Amendment to the official zoning map; and

WHEREAS, Council has received written recommendations for approval of the detailed development plan from the Main Street Redevelopment Commission (exercising the powers of the Planning Commission and the Board of Zoning Appeals described in Section 1264.21(a) of the Zoning Code pursuant to Section 286.03 of the Administrative Code); and

WHEREAS, the detailed development plan demonstrates that the proposed development fits the purpose of the Planned Unit Commercial (PUC) District as specified in Code Section 1244.14, which states that, the "primary purpose of this District is to allow and encourage innovative redevelopment in or immediately surrounding the Community commercial district"; and

WHEREAS, the Main Street Redevelopment Plan Workbook, which was commissioned to study and propose direction for the Main Street corridor, recommended that mixed-use developments consisting of retail with office or housing above should be encouraged for the area between Pleasant Ridge Avenue to Montrose Avenue; and

WHEREAS, the detailed development plan demonstrates that the proposed mixed-use is appropriate for the site, is compatible with other uses in the immediate vicinity of the tract and is designed to be pedestrian friendly, well landscaped, built to the sidewalk edge, oriented to Main Street with parking to the rear, all features which enhance the project and the Main Street overlay district; and

WHEREAS, the site and the neighborhood are appropriate locations for a PUC development but the tract requires certain variances from the use, area, lot width and depth, and lot coverage requirements of Section 1252.03(m) of the Zoning Code, all of which variances are consistent with the public interest and will alleviate a hardship,

consistent with the intent of the Zoning Code and the PUC District; 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. 8072 (now Chapters 1240-1268, 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, and in the City of Bexley:

Being the Northwest corner of Lot Number One (1) of Joseph Well's Heirs and Others Subdivision situated in Half Section Number 20, Section Number 13, Township Number 5, Refugee Lands as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, page 260, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a point in the northern boundary line of said Lot Number Number One (1), which point is 82 feet easterly from the northwest corner of said lot; thence westerly along the northern boundary line of said lot to the northwest corner thereof, thence southerly along the western boundary line of said lot to a point in said western boundary line 163.85 feet; thence easterly along a line parallel to the south boundary line of said lot a distance of 81.95 feet more or less, thence northerly along a line parallel to the western boundary line of said lot to the place of beginning.

Subject to easements, covenants, restrictions of record, if any.

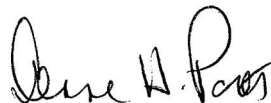
from the Community Commercial District (CC) to the Planned Unit Commercial District (PUC) in order to permit development of said tract of land in accordance with the detailed development plan submitted and made a part of this Ordinance.

Section 2. That preliminary and final approval is hereby given to the detailed development plan based upon the findings set forth above.

Section 3. For the reasons stated in the recitals hereof and in order to avoid a hardship, the requirements of the Planned Unit Commercial District to the extent that they require a variance to use, area, lot depth and width and lot coverage are waived and varied to permit development of the subject land in accordance with Sections 1 and 2 hereof.

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

Passed: Sept 25, 2001



President of Council

Attest: Richard A. Levin
Clerk of Council

Approved: 9/25, 2001

David H. Madison
David H. Madison, Mayor

6/12/01 First reading
6/26/01 Second Reading
7/10/01 Third Reading
Tabled.
9/25/01 Removed from
Table Passed