

RESOLUTION NO. 03 - 04

By: Richard F. Weber

A Resolution declaring the intent of Council pursuant to Section 1264.20 of the Bexley Zoning Code (Chapters 1240 to 1268, inclusive, of the Codified Ordinances of the City of Bexley) to initiate amendments to the Official Zoning Map, Chapter 1244 and Section 1252.03 of the Bexley Zoning Code.

**WHEREAS**, certain parcels of the City presently zoned as the R-3 Medium Density Single-family Residential Districts are suited to a mixed-use development plan, due to the location, size and proximity of the parcels to the Main Street District; and

**WHEREAS**, the Bexley Zoning Code provides for a Mixed Use Commercial District, a sub-district of the Main Street District, which is intended to permit a diverse mix of land uses and orderly redevelopment subject to appropriate controls; and

**WHEREAS**, this Council has determined that it would be in the public interest to initiate the process for consideration of proposed amendments to the Zoning Code to address these parcels; NOW, THEREFORE,

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

**Section 1.** That this Council hereby proposes that the Official Zoning Map be amended by transferring certain property from the R-3 Medium Density Single-family Residential Districts to the Mixed Use Commercial District in accordance with Exhibit A hereto.

**Section 2.** That upon adoption of this Resolution the appropriate officers of the City are authorized and directed to submit the proposed amendments to the Planning Commission for its review and recommendation and to take such other actions as shall be necessary, desirable or appropriate to carry out the procedures for amending the Bexley Zoning Code.

Passed: 7-27, 2004

John B. Paly  
President of Council

Attest: [Signature]  
Clerk of Council

Approved: 7/27, 2004

[Signature]  
David H. Madison, Mayor

3-30-04 first Reading  
4-13-04 Second Reading  
4-27-04 Third Reading, Tabled.  
5-11-04 Removed from table.  
Tabled.  
7-27-04 Removed from table Passed

Rezoning Statement

Bexley Gateway Plaza Ltd., the Applicant, is seeking to rezone 502 and 508 Parkview Avenue to the Mixed Use Commercial District (MUC) from the R-3 District. The Applicant also owns the three adjoining lots that are currently zoned in the MUC district. The proposal is to group these five (5) parcels into one site for redevelopment. The five (5) parcels total 1.42 acres and will allow for a mixed use development under the guidelines established in the East Main Street District overlay. The two (2) parcels included within this application are significant as they provide area necessary for the project to be constructed as designed. The extension of the Mixed Use Commercial District to these two (2) parcels is appropriate given the multifamily developments to the east and west and the City's desire to encourage an appropriate gateway into the community. The extension of the MUC district will move the development of the site forward and allow the presentation of the development plan to the Main Street Commission for review and consideration. The rezoning of the property will not be harmful to surrounding properties, nor will it negatively impact property values nor violate the goals and plans envisioned for this area by City Council. The applicant seeks the rezoning to move the City forward and provide a new entry way into Bexley at its western gateway.

JOSEPH W. TESTA

FRANKLIN COUNTY AUDITOR

MAP AREA : jbr

DATE : MAR 9, 2004



DISCLAIMER

SCALE 1" = 100

GRID  
NORTH  
GIS  
19TH FLR.

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

GIS DIVISION