

AMENDED ORDINANCE NO. 58 – 14

By: Steve Keyes

An ordinance to rezone and amend the zoning map for 527-531 South Drexel Avenue (parcel 020-000574) from R-3, Medium Density Single Family to MUC, Mixed Use Commercial and MS, Main Street District.

WHEREAS, Parcel 020-000574 has been improved as an apartment complex since 1921, prior to its current zoning as R-3, Medium Density Single Family; and

WHEREAS, The building is currently being used as a mixed use improvement, with ~~office~~ and apartment uses that are non-conforming uses in the R-3 district and office uses permitted by a use variance; and

WHEREAS, This parcel is included in the Main Street TIF and is consistently incorporated in the exhibits and recommendations of the Main Street Design Guidelines though it is not designated on the zoning map as being located within the Main Street District; and

WHEREAS, The property is adjacent to the Main Street District, has been considered part of Main Street, and it is appropriate that it should be considered within the Main Street District;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY:

Section 1. That this ordinance hereby amends the Zoning District and Map for 527-531 South Drexel Avenue (parcel 020-000574) from R-3, Medium Density Single Family, to MUC, Mixed Use Commercial, and MS, Main Street District, and expands the Main Street District overlay boundaries to incorporate this parcel.

Section 2. That this ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2014

President of Council

Attest: _____
Clerk of Council

Approved: _____, 2014

Ben Kessler, Mayor

First Reading: October 28, 2014

Second Reading:

Third Reading: