

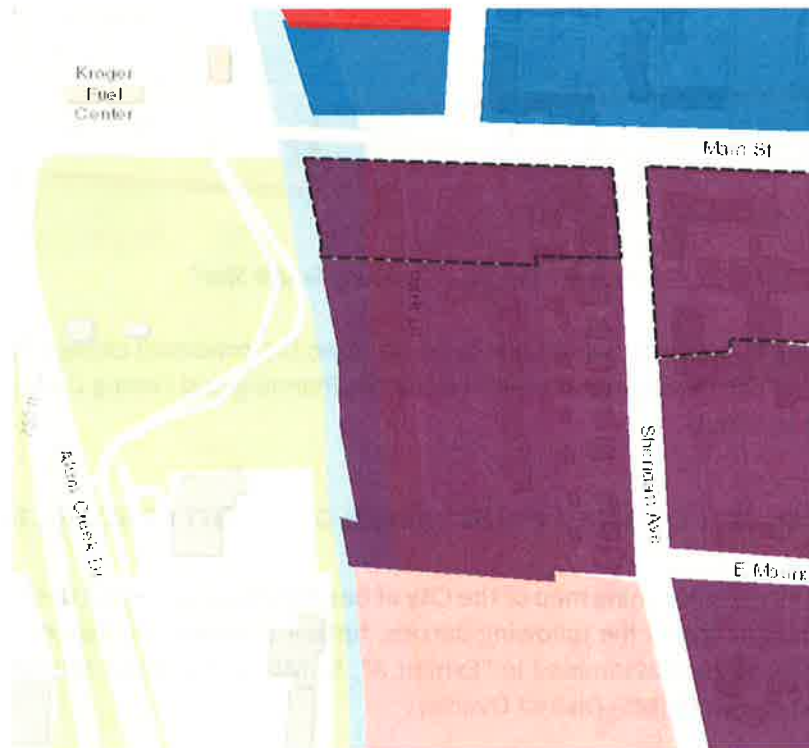
**Ordinance 06 -23**

By: Matt Klingler

**An Ordinance to amend the zoning of certain parcels in the City, in order to zone the property at the southwest corner of Sheridan Avenue and Main Street, herein further described, as Mixed-Use Commercial (MUC) with a Main Street District (MS) overlay, and to amend and replace the Official Zoning Map of the City of Bexley.**

**WHEREAS,** Through a series of real property transfers from 2006 through 2018, the property commonly referred to as “Gateway South” has transferred from University ownership to private ownership; and

**WHEREAS,** The collective site has retained Campus Planning District zoning designation despite no longer being a part of the Capital University campus; and



*Current Zoning Map (purple is Campus Planning District)*

**WHEREAS,** The City of Bexley has consistently encouraged private redevelopment of the site, and wants to ensure that underlying zoning is consistent with current and future use of the site; and

**WHEREAS,** The “Gateway South” site would more appropriately be zoned as MUC, Mixed Use Commercial; and



*Parcel Map for "Gateway South Site"*

**WHEREAS,** City Council has held public hearings upon the proposed change in district boundaries and zoning designation as required by the Planning and Zoning Code of the City of Bexley currently in effect;

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

**Section 1.** The current zoning map of the City of Bexley is hereby revised to change the zoning designation of the following parcels, further described by the corresponding legal descriptions assembled in “Exhibit A”, to MUC, Mixed Use Commercial, with the Main Street (MS) District Overlay:

- Parcel 020-000932
- Parcel 020-000933
- Parcel 020-002856
- Parcel 020-003769

Parcel 020-003482  
Parcel 020-003480  
Parcel 020-000488

All other zoning classifications and designations shall remain unchanged.

**Section 2.** The Zoning Officer is directed to make the change on the original zoning map in the City and the City Administration is directed to create a new Zoning Map in accordance with Section 1.


**Section 3.** This Ordinance shall become effective from and after the earliest period provided by law.

Passed March 28, 2023

Attest:  2023  
Matt McPeck, Clerk of Council

  
Troy Markham, President of Council

Approved: March 28, 2023

  
Benjamin Kessler, Mayor

First Reading: February 21, 2023  
Second Reading: March 14, 2023  
Third Reading: March 28, 2023

**EXHIBIT A  
LEGAL DESCRIPTIONS**

Parcels 020-002856, 020-003769, 020-000933,  
and 020-000932

**PARCEL I:**

Being a part of Lots 20, 21 of BEXLEY DRIVE SUBDIVISION, shown of record in Plat Book 14, page 22, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southerly line of East Main Street (80 feet wide) with westerly line of Sheridan Avenue (50 feet wide) said point being at the northeasterly corner of said Lot 20;

Thence South 3°45' East, along the westerly line of said Sheridan Avenue and along the easterly line of said Lot 20, a distance of 62.00 feet to an iron pin;

Thence South 87°42' West, across said Lots 20, 21 and along a line parallel with the southerly line of said Lots, a distance of 81.00 feet, to a spike in said Lot 21:

Thence North 3°45' West, across said Lot 21 and along a line parallel with the westerly line of said Sheridan Avenue, a distance of 2.00 feet to a spike in said Lot 21;

Thence South 98°42' west, across said Lot 21, and along a line parallel with the southerly line of said lot, a distance of 51.22 feet to point in said Lot 21;

Thence North 4°02' West, across said Lot 21 and along a line parallel with the westerly line of said Lot 21, a distance of 69.73 feet to a drill hole in concrete on the southerly line of said East Main Street, and on the northerly line of said Lot 21;

Thence South 88°07' East, along the southerly line of said East Main Street, and along the northerly line of said Lots 21, 20 a distance 133.17 feet to the place of beginning, containing 8745 square feet, 0.2008 acres, subject however to all records, easements, and restrictions of record.

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or  
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**PARCEL II:**

Being all of Lots 3, 4 and a part of Lot 2, and part of a 20 foot alley, Vacated by Ordinance #58-40 and a part of Park Drive (50 feet wide) Vacated by Ordinance #58-40, of Park Drive Addition shown of record in Plat Book 20, page 36, Recorder's Office, Franklin County and being more particularly described as follows:

Commencing at a spike at the intersection of the southerly line of East Main Street (80 feet wide) with the centerline of said Park Drive Vacated;

Thence South 88°07' East, along the southerly line of said East Main Street, and along the northerly line of said Park Drive Vacated, and along the northerly line of Lot 1 of said Park Drive Addition, a distance of 124.50 feet to a spike at the northeasterly corner of said Lot 1 and the northwesterly corner of said Lot 3 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

Thence 88°07' East, along the southerly line of said East Main Street and along the northerly line of said Lots 3,4 a distance 113.00 feet to an iron pin at the northeasterly

corner of said Lot 4, and the northwesterly corner of Lot 21 of Bexley drive Subdivision shown of record in Plat Book 14, page 22.

Thence South 4'02' East, along the easterly line of said Lot 4 and along the westerly line of said Lot 21, and along the westerly line of Lot 19 of said Bexley Drive Addition, a distance of 170.05 feet to an iron pin at the intersection of the centerline of said 20 foot alley Vacated, with the westerly line of said Lot 19;

Thence North 88' 07' West, along the centerline of said 20 foot alley Vacated, and along a line parallel with the southerly line of said East Main Street, a distance 222.94 feet to a spike at the intersection of the centerline of said Park Drive Vacated;

Thence in a northerly direction, along the centerline of said Park Drive Vacated, and along the Arch of a Curve to the left having a radius of 1525.00 feet a long chord bearing and distance of North 7'04'33" West, 77.54 feet to a spike;

Thence South 88'07' East, across said Park Drive Vacated, and across said Lot 2, and along a line parallel with the southerly line of said East Main Street, a distance of 82.26 feet to a spike;

Thence North 1'53' East, across said Lot 2 a distance 8.00 feet to a spike on the northerly line of said Lot 2, and on the southerly line of said Lot 1;

Thence South 88'07' East along the northerly line of said Lot 2, and along the southerly line of said Lot 1, and along a line parallel with the southerly line of said E. Main street, a distance of 31.00 feet to a drill hole in concrete on the westerly line of said Lot 3 at the northeasterly corner of said Lot 3, and the southeasterly corner of said Lot 1;

Thence North 4'02' West, along the westerly line of said Lot 3 and along the easterly line of said Lot 1, a distance of 85.00 feet to the place of beginning, containing 27.920 square feet, 0.641 acres, subject however to all highways and easements of record and of records, easements, and restrictions in the respective utility offices.

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#### PARCEL III:

Being all of Lot 1, and a part of Lot 2 and a part of Park Drive (50 feet wide) vacated by Ordinance #58-40, of Park Drive Addition shown of record in Plat Book 20, page 36, Recorder's Office, Franklin County Ohio and being more particularly described as follows:

Beginning at a spike at the intersection of the southerly line of East Main Street (80 feet wide) with the centerline of said Park Drive Vacated;

Thence, South 88'07' East, along the southerly line of said East Main Street, and along the northerly line of said Park Drive Vacated, and along the northerly line of said Lot 1, a distance of 124.50 feet to a spike at the northeasterly corner of said Lot 1;

Thence, South 4'02' East, along the easterly line of said Lot 1, a distance of 85.00 feet to a drill hole in concrete at the southeasterly corner of said Lot 1, and the northeasterly corner of said Lot 2;

Thence, North 88'07' West, along the southerly line of said Lot 1, and along the northerly line of said Lot 2, a distance of 31.00 feet to a spike;

Thence, South 1°53' West, across said Lot 2, a distance of 8.00 feet to a spike;  
Thence North 88°07' West, across said Lot 2, and across said Park Drive Vacated, and  
along a line parallel with the northerly line of said Lot 2, and the southerly line of said lot  
1 and along said line produced westerly a distance of 82.26 feet to a spike on the  
centerline of said Park Drive Vacated;  
Thence in a northerly direction, along the centerline of said Park Drive Vacated, and  
along the arc of a curve to the left having a radius of 1525.00 feet along chord bearing  
and distance of North 10°18'54" West, 94.68 feet to the place of beginning, containing  
0.2466 acres, subject, however, to all highways and easements of record and of records,  
easements, and restrictions in the respective utility offices.

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Parcel 020 - 003482

Situated in the State of Ohio, County of Franklin, and in the City of Bexley:

Being a part of Lots Number 20 and 21, of MINARD HOLTZMAN'S BEXLEY DRIVE Subdivision the City of Bexley Marion Township, Franklin County, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 14, Page 22, Recorder's Office, Franklin County, Ohio and being more fully described as follows:

Beginning at appoint in the east line of said Lot No. 20, 88 feet north of the southeast corner thereof;

Thence Westwardly on a line parallel to and 88 feet distance from the south line of said Lots No. 20 and 21, 81 feet to a point,

Thence northwardly on a line parallel with the east line of Lot No. 21, 2 feet more or less to the southeast corner of a part of said Lot no. 21 heretofore conveyed by Alice R. and Edward R. Reeves to Walter W. Morrison by deed recorded in Deed Book 812, page 320, Recorder's Office, Franklin County, Ohio,

Thence Westwardly along the south line of said parcel so conveyed to said Morrison and on a line parallel to and 90 feet distance from the south line of Lot No. 21, 51.5 feet to a point, said point being 8.93 feet east of the west line of Lot No. 21 and being the southwest corner of the parcel so conveyed to said Morrison;

Thence Northwardly on a line parallel to and 8.93 feet distance from the west line of said Lot No. 21 and being the west line of the parcel so conveyed to said Morrison, to a point in the north line of said lot, said North line being the south line of East Main Street in said city;

Thence westwardly along the north line of said Lot No. 21 to the northwest corner of said Lot no. 21. Thence outwardly with the west line of said Lot No. 21 to the southwest corner of said lot No. 21;

Thence Eastwardly with the south lines of Lots 20 and 21 to the southeast corner of Lot no. 20;

Thence Northwardly with the east line of Lot no. 20, 88 feet to the point beginning



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Parcels 020 - 003480 : 020 - 000488

LEGAL DESCRIPTION

Situated in the County of Franklin in the State of Ohio and in the City of Bexley and bounded and described as follows:

Parcel I:

Being forty (40) feet off the north side of Lot Number Nineteen (19) to a depth of One Hundred and Twenty-five (125) feet, with the rear line parallel with the front lot line, of Minard Holtzman's Bexley Drive Subdivision, as the same is numbered and delineated upon the recorded plat of said subdivision, of record in Plat Book 14, page 22, Recorder's Office, Franklin County, Ohio.

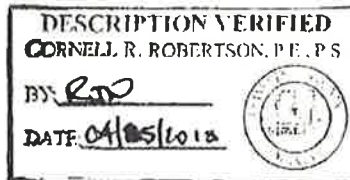
Parcel II:

Being 16.1 feet off the west end of Lot Nineteen (19) of Minard Holtzman's Bexley Drive Subdivision, as the same is numbered and delineated upon the recorded plat of said subdivision, of record in Plat Book 14, page 22, Recorder's Office, Franklin County, Ohio, EXCEPTING THEREFROM, a strip of land ten feet (10') in width off the south side thereof.

Parcel Nos.: 020-003480 and 020-000488

Also known as: 577 Sheridan Avenue, Bexley, Ohio 43209

<u>PARCEL I</u>	<u>PARCEL II</u>
ALLOF	ALLOF
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003480	000488







City of Bexley  
Board of Zoning and Planning

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**Decision and Record of Action – March 23, 2023**

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The City of Bexley Board of Zoning and Planning took the following action at this meeting:

Application No.: Exempt  
Applicant: City of Bexley  
Location: Southwest corner of Main Street & Sheridan

**Request:** Recommendation on An Ordinance No. 06-23, to amend the zoning of certain parcels in the City, in order to zone the property at the southwest corner of Sheridan Avenue and Main Street, here further described, as Mixed-Use Commercial (MUC) with a Main Street District (MS) overlay, and to amend and replace the Official Zoning Map of the City of Bexley.

**MOTION:** The following motion was to provide a recommendation by Mr. LeVine and seconded by Mr. Marsh:  
The findings and decision of the Board, as stated by Jason Sudy:  
Upon consideration of the application and testimony before it, the Board recommends approval of Ordinance 06-23 to Bexley City Council, Amending the Official Zoning Map at the southwest corner of Sheridan Avenue and Main Street as noted in the ordinances and labeled "Gateway South Site" and includes 7 Parcels.

**VOTE:** Mr. Schick, Mr. Levine, Mr. Marsh and Chairman Behal voting - yes;  
motion passed

**RESULT:** The recommendation for Ordinance No. 06-23, to amend the zoning of certain parcels in the City was favorable.

Staff Certification: Recorded in the Official Journal this 23rd day of March, 2023.

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Kathy Rose, Zoning Officer

Cc: Applicant, File Copy

