



Legislation Text

File #: 2809-2016, **Version:** 1

Rezoning Application Z16-024

APPLICANT: Evergreen Ventures, LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on August 11, 2016.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of six parcels containing an industrial/commercial building zoned in the M, Manufacturing District. The applicant is requesting to rezone the property to the AR-1, Apartment Residential District for a multi-unit residential development. The site is within the boundaries of the *Harrison West Plan* (2005), which recommends office/commercial land uses for this location. While Staff recognizes the requested zoning does not match the Plan's recommendation for office/commercial land uses, the request is supportable noting the existing presence of multi-unit residential uses to the east of the site, and because it is consistent with other proposed residential redevelopment of former industrial areas in this neighborhood. Staff finds the proposed use and zoning to be compatible with the emerging development pattern of the area. A concurrent Council Variance (Ordinance No. 2810-2016; CV16-033) has been filed to vary clear vision triangle, building lines, and perimeter yard standards, as well as the use of the southernmost parcel as a parking lot.

To rezone **815 MICHIGAN AVENUE (43215)**, being 1.73± acres located at the southwest corner of Michigan and Buttles Avenues, **From:** M, Manufacturing District, **To:** AR-1, Apartment Residential District (Rezoning # Z16-024).

WHEREAS, application No. Z16-024 is on file with the Department of Building and Zoning Services requesting rezoning of 1.73± acres from M, Manufacturing District, to the AR-1, Apartment Residential District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed multi-unit residential development is compatible with adjacent residential development and emerging zoning and development patterns of the area; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

815 MICHIGAN AVENUE (43215), being 1.73± acres located at the southwest corner of Michigan and Buttles Avenues, and being more particularly described as follows:

Parcels: 010-000200, 010-014420, 010-082620, 010-038523, and 010-037841

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Parcel No. 1, Parcel No. 3 and Parcel No. 4 as conveyed to City Pointe North Ltd. of record in Instrument Number 200808010117878, the same being all of Lot Numbers 271-286 and part of Lot Numbers 287-296 and an Alley (20') as dedicated in R.E. Neil's 6th Addition of record in Plat Book 2, Page 110 and more particularly described as follows:

Beginning at the northeasterly corner of Parcel No.1, the same being the northeasterly corner of said Lot Number 283 and the same being the southwesterly right-of-way intersection of Buttles Avenue (70') and Michigan Avenue (60') as dedicated in said R.E. Neil's 6th Addition;

Thence **S 02° 45' 45" W**, along the easterly line of said Parcel No. 1, said Parcel No. 3 and said Parcel No. 4, the same being the easterly line of Lot Numbers 271-283 and along the westerly right-of-way line of said Michigan Avenue (60'), **382.33 feet+/-** to the southeasterly corner of said Parcel No. 3, the same being the southeasterly corner of said Lot Number 271 and being the northwesterly right-of-way intersection of said Michigan Avenue (60') and Collins Avenue (30') as dedicated in R.E. Neil's 5th Addition of record in Plat Book 2, Page 104;

Thence **N 87° 11' 03" W**, along the southerly line of said Parcel No. 3, along the southerly line of said Lot Number 271, along the southerly line of said Alley (20'), along a portion of the southerly line of said Lot Number 296 and the same being the northerly right-of-way line of said Collins Avenue (30'), **150.50 feet+/-** to the southwesterly corner of Parcel No. 3;

Thence along the westerly line of Parcel No. 3, along a portion of the westerly line of Parcel No. 1, being across said Lot Numbers 287-296 and being along the easterly right-of-way line of a parcel conveyed to the State of Ohio as shown on the Franklin County plans "FRA-3R-15.28", the following four (4) courses;

N 14° 27' 38" W, 94.25 feet+/-;

N 05° 07' 14" W, 121.15 feet+/-;

N 87° 11' 03" W, 7.00 feet+/-;

N 03° 44' 17" W, 70.46 feet+/-;

Thence **N 02° 45' 45" E**, along the westerly line of Parcel No. 1, the same being the westerly line of said Lot Numbers 284-286 and a portion of Lot Number 287 and the same being along the easterly right-of-way line of said Factory Street (30') (aka Inglewood Avenue), **102.34 feet+/-** to the northwesterly corner of said Parcel No. 1, the same being the northwesterly corner of said Lot Number 284, the same being the southeasterly right-of-way intersection of said Factory Street (30') (aka Ingleside Avenue) and said Buttles Avenue (70');

Thence **S 87° 11' 03" E**, along the northerly line of said Parcel No. 1, the same being along the northerly line of said Lot Number 284, along the northerly line of said Alley (20'), along the northerly line of said Lot Number 283 and the same being the southerly right-of-way line of said Buttles Avenue (70'), **210.00 feet+/-** to the **Point of Beginning**. Containing **1.679 acres**.

Parcel: 010-011058

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Parcel No. 2 as conveyed to City Pointe North Ltd. of record in Instrument Number 200808010117878, the same being Lot Number 212 as dedicated in R.E. Neil's 5th Addition of record in Plat Book 2, Page 104 and more particularly described as follows:

Beginning at the northeasterly corner of Parcel No. 2, the same being the northeasterly corner of said Lot Number 212 and the same being the southwesterly right-of-way intersection of Collins Avenue (30') and Michigan Avenue (60') as dedicated in said R.E. Neil's 5th Addition;

Thence **S 02° 45' 45" W**, along the easterly line of said Parcel No. 2, the same being the easterly line of Lot Number 212 and along the westerly right-of-way line of said Michigan Avenue (60'), **20 feet+/-** to the southeasterly corner of said Parcel No. 2, the same being the southeasterly corner of said Lot Number 212;

Thence **N 87° 11' 03" W**, along the southerly line of said Parcel No. 2, the same being the southerly line of said Lot Number 212, **100.00 feet+/-** the southwesterly corner of Parcel No. 2, the same being the southwesterly corner of Lot Number 212 and being in the easterly right-of-way line of an Alley (20') as dedicated in said R.E. Neil's 5th Addition;

Thence **N 02° 45' 45" E**, along the westerly line of Parcel No. 2, the same being the westerly line of said Lot Number 212 and the same being the easterly right-of-way line of said Alley (20'), **20.00 feet+/-** to the northwesterly corner of said Parcel No. 2, the same being the northwesterly corner of said Lot Number 212 and the same being the southwesterly right-of-way intersection of said Collins Avenue (30') and said Alley (20');

Thence **S 87° 11' 03" E**, along the northerly line of said Parcel No. 2, the same being along the northerly line of said Lot Number 212 and the same being the southerly right-of-way line of said Collins Avenue (30'), **100.00 feet+/-** to the **Point of Beginning**. Containing **0.046 acre**.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

To Rezone From: M, Manufacturing District

To: AR-1, Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the AR-1, Apartment Residential District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.