



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #:** 3372-2021, **Version:** 1

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### **Rezoning Application Z21-055**

**APPLICANT:** Krais Companies; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.

**PROPOSED USE:** Multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-2) on September 9, 2021.

**COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of five parcels formally used as a parking lot in the R-2F, Residential District. The site was originally part of the Kroger CPD, Commercial Planned Development District for parking, but was rezoned back to the R-2F district with the most recent Kroger rezoning (Z09-010, ORD #1237-2009). The applicant proposes the AR-1, Apartment Residential District to permit multi-unit residential development. The site is within the planning boundaries of the *South Side Plan* (2014), which recommends “Neighborhood Mixed Use” land uses with densities recommended up to 28 units an acre. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The Guidelines recommend that units front the street and that sites should include plazas/courtyards that are open to and visible from the street, bicycle parking, landscape installations, and street trees. While the proposed number of units would exceed the density as recommended by the *South Side Plan*, Staff supports the proposal due to the high quality of design included in the site plan and elevations committed to in the concurrent Council variance that is consistent with the Plan and C2P2 Design Guidelines. A concurrent Council variance (Ordinance #3373-2021; CV21-072), has been submitted to increase the lot coverage and to reduce the driveway width, minimum number of parking spaces, vision clearance, building setback, and perimeter yard.

To rezone **359 FREBIS AVE. (43206)**, being 0.64± acres located on the south side Frebis Avenue, 500± feet west of Parsons Avenue, **From:** R-2F, Residential District, **To:** AR-1, Apartment Residential District (Rezoning #Z21-055).

**WHEREAS**, application #Z21-055 is on file with the Department of Building and Zoning Services requesting rezoning of 0.64± acres from R-2F, Residential District, to the AR-1, Apartment Residential District; and

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

**WHEREAS**, the Columbus South Side Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because while the proposed number of units would exceed the density as recommended by the *South Side Plan*, Staff supports the proposal due to the high quality of design consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines; 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 #0179 -03, passed

February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**359 FREBIS AVE. (43206)**, being 0.64± acres located on the south side Frebis Avenue, 500± feet west of Parsons Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 29, Township 5, Range 22, Refugee Lands, being all of Parcel No. 1, Parcel No. 2, Parcel No. 3, and Parcel No. 4 conveyed to Omar Bakeries, Inc. by deed of record in Deed Book 2522, Page 413, Recorder's Office, Franklin County, Ohio, all references to recorded documents being on file in said Recorder's Office unless otherwise noted. and being more particularly described as follows:

Beginning at a found iron pipe in the northerly line of East Moler Street (50 feet wide) at the southeast corner of said Parcel No. 2, said pipe being the southwest corner of the tract conveyed to Delores L. Decker (Deed Book 3521, Page 360) and being South 86 degrees 28 minutes 30 seconds West, 141.34 feet from the intersection of said northerly line of East Moler Street with the northerly extension of the easterly line of South Washington Avenue (50 feet wide):

Thence, along the southerly line of said Parcel No. 2 (northerly line of said East Moler Street), South 86 degrees 28 minutes 30 seconds West, 75.49 feet to a found iron pipe at the southwest corner of said Parcel No. 2, and the southeast corner of the tract conveyed to Brett M. Lloyd, Trustee, (Official Record Volume 2374, E-14);

Thence, along part of the westerly line of said Parcel No. 2 (easterly line of said Lloyd tract), North 03 degrees 41 minutes 00 seconds West, 112.00 feet to a found iron pipe at the northeast corner of said Lloyd tract and the southeast corner of said Parcel No. 4;

Thence, along the southerly line of said Parcel No. 4, northerly lines of said Lloyd tract and the tract conveyed to Craig W. Dresbach (Deed Book 3710, Page 475), South 86 degrees 28 minutes 30 seconds West, 75.66 feet to a found iron pipe at the southwest corner of said Parcel No. 4 northwest corner of said Dresbach tract and in the easterly line of the tract conveyed to Earl E. and Verna E. Rhoads (Deed Book 1823, Page 45);

Thence, along part of the westerly line of said Parcel No. 4 (part of the easterly line of said Rhoads tract), North 03 degrees 36 minutes 30 seconds West, 20.63 feet to a found railroad spike at the southeast corner of said Parcel No. 3 and the northeast corner of said Rhoads tract;

Thence, along the southerly line of said Parcel No. 3 (northerly line of said Rhoads tract), South 86 degrees 28 minutes 30 seconds West, 37.82 feet to a found iron pipe at the southwest corner of said Parcel No. 3, northwest corner of said Rhoads tract, northeast corner of the tract conveyed to Byron L. and Edythe J. West (Deed Book 3544, Page 654) and the southeast corner of the tract conveyed to Helen J. Kirk (Deed Book 3072, Page 202);

Thence, along the westerly line of said Parcel No. 3, (easterly line of said Kirk tract), North 03 degrees 34 minutes 30 seconds West, 106.20 feet to a found iron pipe at the northwest corner of said Parcel No. 3 (northeast corner of said Kirk tract) in the southerly line of Frebis Avenue (50 feet wide);

Thence, along the northerly lines of said Parcel No. 3, Parcel No. 4 and Parcel No. 1, (southerly line of said Frebis Avenue), North 86 degrees 25 minutes 00 seconds East, 159.48 feet to a found iron pipe at the northeast corner of said Parcel No. 1 and the northwest corner of the tract conveyed to Elmer K. and Ina L. Barry (Deed Book 1809, Page 447);

Thence, along the easterly line of said Parcel No. 1, (westerly line of said Barry tract), South 03 degrees 41 minutes 00 seconds East, 123.25 feet to a found iron pipe at the southeast corner of said Parcel No. 1, (southwest corner of said Barry tract) and in the northerly line of said Parcel No. 2;

Thence, along part of the northerly line of said Parcel No. 2, (southerly line of said Barry tract), North 83 degrees 41 minutes 00 seconds East, 29.34 feet to a found iron pipe at the northeast corner of said Parcel No. 2, (southeast corner of said Barry tract), and in the westerly line of said Decker tract;

Thence, along the easterly line of said Parcel No. 2, (part of the westerly line of said Decker tract), South 03 degrees 39 minutes 30 seconds East, 117.16 feet to the point of beginning, CONTAINING 0.644 ACRES (28,061 Square Feet), subject however to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices. Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is scaled off maps on file in the offices of The City of Columbus Map Department.

**To Rezone From:** R-2F, Residential 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.