



# City of Columbus

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

## Legislation Text

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**File #:** 0941-2022, **Version:** 1

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### **Rezoning Application: Z21-095**

**APPLICANT:** Plaza Properties; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

**PROPOSED USE:** Conform existing multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on March 10, 2022.

**5<sup>TH</sup> BY NORTHWEST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is developed with a 42-unit apartment complex in the C-4, Commercial District which was constructed in 1960. The requested AR-2, Apartment Residential District will conform the existing use. The site is located within the planning boundaries of the *5th by Northwest Area Plan* (2009), which recommends "Mixed Use" land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The request establishes proper zoning for an existing multi-unit residential development that is compatible with the density of adjacent residential developments. The proposal is also consistent with the Plan's land use recommendations. A concurrent Council variance (Ordinance #0942-2022; CV21-124), has been submitted to vary landscaping and screening, parking setback, minimum parking, minimum side yard, and rear yard requirements which are existing conditions.

To rezone **1300-1312 KING AVE. (43212)**, being 0.99± acres located on the north side King Avenue, 200± feet west of Northwest Boulevard, **From:** C-4, Commercial District, **To:** AR-2, Apartment Residential District (Rezoning #Z21-095).

**WHEREAS**, application #Z21-095 is on file with the Department of Building and Zoning Services requesting rezoning of 0.99± acres from C-4, Commercial District, to AR-2, Apartment Residential District; and

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

**WHEREAS**, the 5<sup>th</sup> by Northwest Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the proposed AR-2, Apartment Residential District will conform an existing multi-unit residential development that is compatible with the density of adjacent residential developments and is consistent with the *5th by Northwest Area Plan's* land use recommendation; 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:

**1300-1312 KING AVE. (43212)**, being 0.99± acres located on the north side King Avenue, 200± feet west of Northwest

Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus:

Being Lot Number Twenty-One (21) of Robert E. Neil's Trustees Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 130, Recorder's Office, Franklin County, Ohio.

Being fifty (50) feet off the entire east side of Lot Number Twenty-Two (22) of Robert E. Neil, sole surviving trustee of John G. Neil and Family Subdivision to said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 130, Recorder's Office, Franklin County, Ohio.

**To Rezone From:** C-4, Commercial District,

**To:** AR-2, Apartment Residential District.

**SECTION 2.** That a Height District of sixty (60) feet is hereby established on the AR-2, 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.