



## Legislation Text

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**File #:** 2638-2022, **Version:** 1

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### **Rezoning Application: Z22-032**

**APPLICANT:** Christopher Jacobs; c/o Craig Moncrief, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

**PROPOSED USE:** Residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on September 8, 2022.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site, which recently underwent annexation from Sharon Township, consists of two parcels and is developed with a single-unit dwelling. The applicant is requesting the ARLD, Apartment Residential District to permit a residential development. The site is located within the boundaries of the *Far North Area Plan* (2014), which recommends "Community Mixed Use" land uses at this location. The proposal is consistent with the Plan's land use recommendations, and is compatible with the development standards of adjacent residential development. A concurrent Council variance (Ordinance #2639-2022; CV22-044) has been filed to reduce the building line along Park Road and the landscaping and screening requirements for a proposed eight-unit apartment building.

To rezone **155 PARK RD. (43235)**, being 0.46± acres located on the south side of Park Road, 990± feet east of Flint Road, **From:** R, Rural District, **To:** ARLD, Apartment Residential District (Rezoning #Z22-032).

**WHEREAS**, application #Z22-032 is on file with the Department of Building and Zoning Services requesting rezoning of 0.46± acres from R, Rural District, to ARLD, 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 ARLD, Apartment Residential District will allow a residential development that is compatible with the development standards of adjacent residential development, and is consistent with the land use recommendations of the *Far North Area Plan*; 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:

**155 PARK RD. (43235)**, being 0.46± acres located on the south side of Park Road, 990± feet east of Flint Road, and being more particularly described as follows:

#### **PARCEL ONE:**

Situated in the State of Ohio, County of Franklin, and in the Township of Sharon:

Being Lot Number Twenty Six (26) and the east one-half of Lot Number Twenty Eight (28), in HENRY C. JOHNSON 2ND ADDITION to the Town of Flint, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 57, Recorder's Office, Franklin County, Ohio.

**PARCEL TWO:**

Situated in the State of Ohio, County of Franklin and in the Township of Sharon and bounded and described as follows:

Being the East half of Lot Number Twenty Nine (29) and Lot Thirty (30) of HENRY C. JOHNSON'S SECOND ADDITION to the Town of Flint, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 57, Recorder's Office, Franklin County, Ohio.

Situated in the State of Ohio, County of Franklin, Village of Flint, located in part of Lot 30 of Henry C. Johnson's Second Addition to Flint as recorded and delineated in Plat Book 2, Page 57, Franklin County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at an iron pipe set in the West right of way line of a 20 foot wide alley marking the Northeast corner of Lot 30 and the Southeast corner of Lot 29 of said Henry C. Johnson's Second Addition;

Thence North 88 degrees 00'00" West 80.88 feet, along the lot line common to said Lots 29 and 30, to a iron pin set marking the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

Thence the following four courses and distances to clear the encroachment of the South part of an existing frame garage:

South 02 degrees 00'00" West 1.00 feet, across said Lot 30, to an iron pipe set;

North 88 degrees 00'00" West 21.24 feet, across said Lot 30 and parallel to the lot line common to said Lot 29 and 30, to an iron pin set,

North 02 degrees 00'00" East 1.00 feet, across said Lot 30, to an iron pipe set in the lot line common to said Lots 29 and 30;

South 88 degrees 00'00" West 21.24 feet, along the lot line common to said Lots 29 and 30 and passing through said frame garage, to the principal place of beginning, containing 21.24 square feet.

Bases of bearing from Plat Book 2, Page 57, based on North line of Henry C. Johnson's Addition to Flint Subdivision being South 86' East. All reference plats on file at Franklin County Recorder's Office, Columbus, Ohio. A survey of the above described premises was done by R.T. Patridge P.S. 4388, in November, 1998. All iron pins set are capped PATRIDGE SURVEYING.

**To Rezone From:** R, Rural District,

**To:** ARLD, Apartment Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the ARLD, 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.