



## Legislation Details (With Text)

**File #:** 2017-2023      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 6/28/2023      **In control:** Zoning Committee

**On agenda:** 7/17/2023      **Final action:** 7/21/2023

**Title:** To rezone 30 FORNOF RD. (43207), being 2.01± acres located at the northeast corner of Fornof Road and South High Street, From: M, Manufacturing District, To: AR-1, Apartment Residential District (Rezoning #Z22-043).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD2017-2023\_Attachments, 2. ORD2017-2023\_Labels

Date	Ver.	Action By	Action	Result
7/21/2023	1	CITY CLERK	Attest	
7/20/2023	1	ACTING MAYOR	Signed	
7/17/2023	1	COUNCIL PRESIDENT	Signed	
7/17/2023	1	Zoning Committee	Approved	Pass
7/10/2023	1	Columbus City Council	Read for the First Time	

### Rezoning Application: Z22-043

**APPLICANT:** NRP Properties, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

**PROPOSED USE:** Mixed-use development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on May 11, 2023.

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

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 2.01± acre site consists of one parcel developed with an eating and drinking establishment in the M, Manufacturing District. Ordinance #2000-2022 (CV22-024) has been approved for a mixed-use development containing up to 80 apartment units and 6,000 square feet of commercial space at this site. Staff supported the Council variance to assist in the state funding application process, subject to the filing of a rezoning application to an appropriate zoning district. The requested AR-1, Apartment Residential district will permit multi-unit residential development consistent with the Council variance approved by City Council. A concurrent Council Variance (Ordinance #2018-2023; CV23-025) has been filed to permit 6,250 square feet of commercial space, and contains variances to vision clearance, reduced building setback, and a parking space reduction from 111 to 110 provided spaces. Although the *Scioto Southland Plan* (2007), the area plan that encompasses the subject site, recommends “Commercial” land uses at this location, staff recognizes the site’s proximity to the South High Street primary corridor and adjacent residential uses. With the introduction of a commercial component as proposed with concurrent CV23-025, the proposed use is more consistent with the Plan’s land use recommendation.

To rezone **30 FORNOF RD. (43207)**, being 2.01± acres located at the northeast corner of Fornof Road and South High Street, **From:** M, Manufacturing District, **To:** AR-1, Apartment Residential District (Rezoning #Z22-043).

**WHEREAS**, application #Z22-043 is on file with the Department of Building and Zoning Services requesting rezoning of 2.01± acres from M, Manufacturing District, to AR-1, Apartment Residential District; and

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

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

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested AR-1, Apartment Residential District will permit multi-unit residential development that is within close proximity to a primary corridor and existing residential uses. With the commercial component that is proposed in concurrent CV23-025, the request is more consistent with the “Commercial” land use recommendation of the *Scioto Southland 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**30 FORNOF RD. (43207)**, being 2.01± acres located at the northeast corner of Fornof Road and South High Street, and being more particularly described as follows:

**DESCRIPTION OF 2.008 ACRES - 30 FORNOF RD.**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 4, Township 4, Range 22, Congress Lands East of Scioto River, being part of the remainder of that 2.585 acre tract of land described in a deed to Man Sim Leung and Man Him Leung, of record in Instrument Number 199712010155829, all record referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

Commencing for reference at a northwest corner of the remainder of said 2.585 acre tract, being the northeast corner of the existing right-of-way for Service Road “C” (50’ R/W width);

Thence South 85 degrees 40 minutes 54 seconds East, along the north line of said 2.585 acre tract, a distance of 10.00 feet to the TRUE POINT OF BEGINNING for this description;

Thence South 85 degrees 40 minutes 54 seconds East, continuing along the north line of said 2.585 acre tract, a distance of 329.09 feet to a point;

Thence South 41 degrees 54 minutes 45 seconds East, across said 2.585 acre tract, along a proposed lot split line, a distance of 36.11 feet to a point on the east most line of the remainder of said 2.585 acre tract;

Thence South 01 degrees 51 minutes 25 seconds West, along the east most line of the remainder of said 2.585 acre tract, a distance of 217.40 feet to a point;

Thence North 86 degrees 09 minutes 06 seconds West, across said 2.585 acre tract, along the proposed north right-of-way line for Fornof Road (currently 40’ R/W width), a distance of 348.92 feet to a point on the existing east right-of-way line for said Service Road “C”, being on a southwesterly line of the remainder of said 2.585 acre tract;

Thence North 34 degrees 10 minutes 33 seconds West, along the existing east right-of-way line for said Service Road

“C”, along a southwesterly line of the remainder of said 2.585 acre tract, a distance of 14.38 feet to a point;

Thence North 00 degrees 14 minutes 49 seconds East, continuing along the existing east right- of-way line for said Service Road “C”, along a west line of the remainder of said 2.585 tract, a distance of 224.38 feet to a point;

Thence North 47 degrees 16 minutes 57 seconds East, across said 2.585 acre tract, along a proposed lot split line, a distance of 13.63 feet to the TRUE POINT OF BEGINNING for this description.

The above description contains a total area of 2.008 acres, all of which is located within Franklin County Auditor’s parcel number 010-104058.

Property Address: 30 Fornof Road, Columbus, OH 43207.

Parcel ID: 010-104058

**To Rezone From:** M, Manufacturing District,

**To:** AR-1, Apartment Residential District.

**SECTION 2.** That a Height District of sixty (60) 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.