



Legislation Details (With Text)

File #: 1441-2018 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 5/15/2018 **In control:** Zoning Committee

On agenda: 6/11/2018 **Final action:** 6/13/2018

Title: To rezone 1580 NEIL AVENUE (43201), being 0.27± acres located on the east side of Neil Avenue, 80± feet north of West Ninth Avenue, From: AR-4, Apartment Residential District, To: UCRPD, University-College Research-Park District (Rezoning # Z18-015).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD1441-2018.Attachments, 2. ORD1441-2018.Labels

Date	Ver.	Action By	Action	Result
6/13/2018	1	CITY CLERK	Attest	
6/12/2018	1	MAYOR	Signed	
6/11/2018	1	COUNCIL PRESIDENT	Signed	
6/11/2018	1	Zoning Committee	Approved	Pass
6/4/2018	1	Columbus City Council	Read for the First Time	

Rezoning Application: Z18-015

APPLICANT: The Ohio State University, Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: University-related uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on May 10, 2018.

UNIVERSITY AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of two parcels developed with an institutional building and zoned in the AR-4, Apartment Residential District. The applicant is requesting the University-College Research-Park District for university-related uses to match surrounding properties. The site is subject to the University Planning Overlay and is within the planning area of *University District Plan (2015)*, which recommends "Institutional" uses at this location. Staff finds that the proposal is consistent with the recommendation of the *University District Plan* and compatible with the pattern of development in the university area.

To rezone **1580 NEIL AVENUE (43201)**, being 0.27± acres located on the east side of Neil Avenue, 80± feet north of West Ninth Avenue, **From:** AR-4, Apartment Residential District, **To:** UCRPD, University-College Research-Park District (Rezoning # Z18-015).

WHEREAS, application # Z18-015 is on file with the Department of Building and Zoning Services requesting rezoning of 0.27± acres from AR-4, Apartment Residential District, to the UCRPD, University-College Research-Park District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested UCRPD, University-College Research-Park District is consistent with the *University District Plan*, which recommends “Institutional” uses at this location, and is compatible with established zoning and development patterns of the university 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 # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1580 NEIL AVENUE (43201), being 0.27± acres located on the east side of Neil Avenue, 80± feet north of West Ninth Avenue, and being more particularly described as follows:

PARCEL ONE:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, and bounded and described as follows:

Being Lot Number Six (6) in Elizabeth J. McMillen’s University Addition, to said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 135, Recorder’s Office, Franklin County, Ohio.

PARCEL TWO:

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

Being Lot Number Five (5) of Elizabeth J. McMillen’s University Addition to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 135, Recorder’s Office, Franklin County, Ohio.

Parcels: 010-054891 and 010-006684

To Rezone From: AR-4, Apartment Residential District

To: UCRPD, University-College Research-Park District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the UCRPD, University-College Research-Park 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.