



## Legislation Details (With Text)

**File #:** 1287-2020      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 5/27/2020      **In control:** Zoning Committee  
**On agenda:** 6/15/2020      **Final action:** 6/18/2020  
**Title:** To rezone 1372 N. GRANT AVE. (43201), being 1.47± acres located at the northeast corner of North Grant Avenue and East Fifth Avenue, From: CPD, Commercial Planned Development District, To: AR-2, Apartment Residential District (Rezoning #Z19-091).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD#1287-2020.Attachments, 2. ORD#1287-2020.Labels

Date	Ver.	Action By	Action	Result
6/18/2020	1	CITY CLERK	Attest	
6/17/2020	1	MAYOR	Signed	
6/15/2020	1	COUNCIL PRESIDENT	Signed	
6/15/2020	1	Zoning Committee	Waive the 2nd Reading	Pass
6/15/2020	1	Zoning Committee	Approved	Pass

### Rezoning Application: Z19-091

**APPLICANT:** Weinland Park Development, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Joseph M. Reidy, Atty.; Weinland Park Development, LLC; 842 North 4<sup>th</sup> Street, Suite 200; Columbus, OH 43215.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on March 12, 2020.

**UNIVERSITY AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one undeveloped parcel zoned in the CPD, Commercial Planned Development District (Z12-023). Currently rezoned to allow an age-restricted senior housing development, the applicant now proposes the AR-2, Apartment Residential District to permit a multi-unit residential development consisting of approximately 66 units. Staff supports the proposed zoning as it is consistent with the *University Area Plan's* (2015) recommendation for higher intensity residential land uses, and is consistent with the development pattern of the surrounding area. Concurrent Council Variance (Ordinance #1288-2020; CV19-124) is also requested to vary yard, area, height, building size, and parking coverage.

To rezone **1372 N. GRANT AVE. (43201)**, being 1.47± acres located at the northeast corner of North Grant Avenue and East Fifth Avenue, **From:** CPD, Commercial Planned Development District, **To:** AR-2, Apartment Residential District (Rezoning #Z19-091).

**WHEREAS**, application #Z19-091 is on file with the Department of Building and Zoning Services requesting rezoning of 1.47± acres from CPD, Commercial Planned Development District, to the AR-2, Apartment Residential 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 because the proposal is consistent with the *University Area Plan's* recommendation for higher intensity residential land uses, and is consistent with the development pattern of the surrounding 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 No. 0224 -2003, passed February 11, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**1372 N. GRANT AVE. (43201)**, being 1.47± acres located at the northeast corner of North Grant Avenue and East Fifth Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being part of a 7.814 acre tract conveyed to Weinland Park Development, LLC in Instrument Number 201704060046500, being part of Lot Numbers 1, 7, 8, 9, 10, 19, and 25 and all of Lot Numbers 2, 3, 4, 5, 6, 16, 17, 18, 26 of Amended Plat of Asa L. Parker's Subdivision as recorded Plat Book 3, Page 12, being part of the alleys vacated by City of Columbus Ordinance Numbers 870-62, 1230-65, 278-55, and being part of Parker Street as vacated in Ordinance Number 183-46, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING from a 5/8" rebar capped "E.P. FERRIS SURVEYOR 8230" found at the southeasterly corner of said 7.814 acre tract, being on the northerly line of East 5<sup>th</sup> Avenue (60') where it intersects with the easterly line of said vacated 10' alley as created in said Amended Plat of Asa L. Parker's Subdivision, also being on the westerly line of a tract conveyed to New York Central Lines LLC as described in Instrument Number 200212180325201, now known as CSX Transportation Inc., successor by merger of record in Instrument Number 200507210144733 and Instrument Number 200507210144, as described in Notice of Merger as described in Instrument Number 200711080194030 ( as originally conveyed to Cleveland, Columbus and Cincinnati Rail Road Company as described in Deed Book 51, Page 185 and Deed Book 51, Page 96), said 5/8" rebar being the TRUE POINT OF BEGINNING:

Thence along the northerly line of said East 5<sup>th</sup> Avenue and the southerly lines of said vacated alley, Lot Numbers 4-6, said 7.814 acre tract, and said vacated Parker Street, North 86°38'21" West, 122.65 feet to an iron pin set;

Thence northerly, with the easterly line of Parker Street, and the westerly lines of a portion of said vacated Parker Street and said 7.814 acre tract, North 00°05'21" West, 8.00 feet to an iron pin set in the southeasterly corner of Parker Street as vacated by the City of Columbus in Ordinance No. 1230-65;

Thence along the southerly terminus of said vacated Parker Street and the southerly line of said 7.814 acre tract, North 86°38'21" West, 26.97 feet to an iron pin set in the southwesterly corner of said vacated Parker Street;

Thence along the westerly line of said Parker Street, and the easterly lines of the vacated portion of said Parker Street and said 7.814 acre tract, South 00°05'21" East, 8.00 feet to an iron pin set in the northerly line of said East 5<sup>th</sup> Avenue;

Thence along the northerly line of said East 5<sup>th</sup> Avenue, the southerly line of said vacated Parker Street, and the southerly lines of said Lots 1 through 3 of said Amended Asa L. Parker's Subdivision and said 7.814 acre tract, North 86°38'21" West, 89.22 feet to a drill hole found at the southeasterly corner of a 1.210 acre tract conveyed to City of Columbus, Ohio

as described in Instrument Number 201006180075900, being the intersection of the northerly line of said East 5<sup>th</sup> Avenue and the easterly line of relocated Grant Avenue (Width Varies);

Thence across said Lot 1 along the easterly line of said relocated Grant Avenue and the easterly line of said 1.210 acre tract and along the westerly line of said 7.814 acre tract, along a curve to the right having a radius of 10.04 feet, a central angle of 88°19'10", an arc length of 15.48 feet, and a chord bearing and distance of North 42°26'29" West, 13.99 feet to a 5/8" rebar found capped "EMHT";

Thence continuing across said Lot 1, Lot 7, Lot 8, Lot 25, Lot 9, and Lot 10 of said Amended Asa L. Parker's Subdivision, and through a vacated alley, City of Columbus Ordinance No. 870-62, continuing along the easterly line of said relocated Grant Avenue and said 1.210 acre tract and the westerly line of said 7.814 acre tract, North 01°51'52" East, 260.33 feet to an iron pin set;

Thence across said Lot 10 and Lot 19 of said Amended Asa L. Parker's Subdivision and said vacated Parker Street, and said vacated alley, South 86°51'44" East, 226.75 feet to an iron pin set, being on the westerly line of said CSX Transportation tract;

Thence along the easterly line of said vacated alley and said 7.814 acre tract and the westerly line of said CSX Transportation tract, South 02°44'04" East, 272.41 feet to a 5/8" rebar found, said rebar being the POINT OF TRUE BEGINNING, containing 1.470 acres (64,051 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

The bearings on this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). The bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The east line of Grant Avenue having a bearings of North 03°13'00" East is designated the basis of bearings for this description.

All set iron pins are 5/8" rebar, plastic capped with "E.P. Ferris Surveyor 8342" inscribed on top.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on May 14, 2019.

**To Rezone From:** CPD, Commercial Planned Development 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.