



## Legislation Details (With Text)

**File #:** 2646-2022      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 9/23/2022      **In control:** Zoning Committee  
**On agenda:** 10/10/2022      **Final action:** 10/13/2022  
**Title:** To rezone 514 TAYLOR AVE. (43203), being 0.88± acres located on the east side of Taylor Avenue, 115± feet south of Maryland Avenue, From: R-3, Residential District, To: AR-2, Apartment Residential District (Rezoning #Z22-011).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD#2646-2022\_Attachments, 2. ORD#2646-2022\_Labels

Date	Ver.	Action By	Action	Result
10/13/2022	1	CITY CLERK	Attest	
10/12/2022	1	MAYOR	Signed	
10/10/2022	1	COUNCIL PRESIDENT	Signed	
10/10/2022	1	Zoning Committee	Approved	Pass
10/3/2022	1	Columbus City Council	Read for the First Time	

**Rezoning Application: Z22-011**

**APPLICANT:** NK Development Partners LLC; c/o David Hodge, Atty; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on May 12, 2022.

**NEAR EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of seven undeveloped parcels zoned in the R-3, Residential District. The requested AR-2, Apartment Residential District will permit a multi-unit residential development. The site is within the planning area of the *Near East Area Plan (2005)*, which does not recommend a specific land use for this location, but recommends that new housing be consistent with the housing types, density, and development pattern of the neighborhood, and identifies this area as part of a corridor of lower and medium density residential. A concurrent Council Variance (Ordinance #2649-2022; CV22-013) has been submitted and includes variances to reduce parking lot landscaping and screening requirements, the minimum number of parking spaces required, and the building setback line along Taylor Avenue.

To rezone **514 TAYLOR AVE. (43203)**, being 0.88± acres located on the east side of Taylor Avenue, 115± feet south of Maryland Avenue, **From:** R-3, Residential District, **To:** AR-2, Apartment Residential District (Rezoning #Z22-011).

**WHEREAS**, application #Z22-011 is on file with the Department of Building and Zoning Services requesting rezoning of 0.88± acres from R-3, Residential District, to AR-2, Apartment Residential District; and

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

**WHEREAS**, the Near East 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 allow a residential development that is compatible with the density of nearby multi-unit residential developments. The request does not introduce an incompatible use the 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:

**514 TAYLOR AVE. (43203)**, being 0.88± acres located on the east side of Taylor Avenue, 115± feet south of Maryland Avenue, and being more particularly described as follows:

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

Being all of Lots No. 2 through 7 in M.R. Kearney's First Addition to the City of Columbus, Ohio as the name is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 132, Recorder's Office, Franklin County, Ohio.

**To Rezone From:** R-3, Residential District,

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

**SECTION 2.** That a Height District of thirty-five (35) 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.