



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 2016-2023, **Version:** 1

Rezoning Application: Z21-091

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: Multi-unit residential development.

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

FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 5.50± acre site consists of one undeveloped parcel in the L-M, Limited Manufacturing District. Ordinance #0188-2022 (CV21-092) has been approved for multi-unit residential development containing up to 175 units 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. Although the *Scioto Southland Plan* (2007), the planning area that encompasses the subject site, recommends “Light Manufacturing” land uses at this location, staff recognizes the site’s proximity to the South High Street primary corridor and adjacent residential uses, and is therefore supportive of the proposed use. A concurrent Council Variance (Ordinance #2018-2023; CV23-025) has been filed and includes a variance to reduce the required perimeter yard.

To rezone **103 FORNOF RD. (43207)**, being 5.50± acres located on the south side of Fornof Road, 310± feet east of South High Street, **From:** L-M, Limited Manufacturing District, **To:** AR-1, Apartment Residential District (Rezoning #Z21-091).

WHEREAS, application #Z21-091 is on file with the Department of Building and Zoning Services requesting rezoning of 5.50± acres from L-M, Limited 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; 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:

103 FORNOF RD. (43207), being 5.50± acres located on the south side of Fornof Road, 310± feet east of South High Street, and being more particularly described as follows:

DESCRIPTION OF 5.595 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 4, Township 4, Range 22, Congress Lands, being all of that 5.501 acre tract of land described in a deed to DMSS Leasing Compnay, P.L.L. (NKA Cob Tail Properties, LLC), of record in Instrument Number 199808270218295 (See Name Change Affidavit of record in Instrument Number 202011060175870), all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the southwest corner of said 5.501 acre tract, being on the existing north right-of-way line for Dering Avenue (50 feet wide - public);

Thence North 03 degrees 43 minutes 41 seconds East, a distance of 517.26 feet to the northwest corner of said 5.501 acre tract, being on the existing south right-of-way line for Fornoff Road (40 feet wide - public);

Thence South 86 degrees 24 minutes 44 seconds East, along the existing south right-of-way line for Fornoff Road and along the north line of said 5.501 acre tract, a distance of 469.38 feet to the northeast corner of said 5.501 acre tract;

Thence South 03 degrees 25 minutes 44 seconds West, along the east line of said 5.501 acre tract, a distance of 518.21 feet to the southeast corner of said 5.501 acre tract, being on the existing north right-of-way line for Dering Avenue;

Thence North 86 degrees 17 minutes 49 seconds West, along the existing north right-of-way line for Dering Avenue and along the south line of said 5.501 acre tract, a distance of 472.09 feet to the POINT OF BEGINNING for this description.

The above description contains a total area of 5.595 acres, all of which is located within Franklin County Auditor's parcel number 010-245503.

Property Address: 103 Fornof Road, Columbus, OH 43207.

To Rezone From: L-M, Limited 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.