



City of Columbus

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

Legislation Text

File #: 0879-2023, **Version:** 1

Rezoning Application: Z21-044

APPLICANT: Roby Development; c/o Dave Perry, Agent; Dave 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 January 12, 2023.

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.31± acre site consists of three parcels developed with a parking lot in the M, Manufacturing District. The requested AR-1, Apartment Residential District will permit a multi-unit residential development in conjunction with concurrent Council Variance #CV21-066. The proposed use is consistent with the "Mixed Use" land use recommendation of the *5th by Northwest Area Plan* (2009), and with other residential redevelopment proposals in the surrounding area. The proposed AR-1 district is not considered to be an introduction of an incompatible use to the area. A concurrent Council Variance (Ordinance #0881-2023; CV21-066) has been filed for a proposed nine-unit residential development, and includes variances to building arrangements, building height, vision clearance, lot coverage, building lines, and perimeter yard.

To rezone **1095 W. 3RD AVE. (43212)**, being 0.31± acres located at the southeast corner of West 3rd Avenue and Oxley Road, **From:** M, Manufacturing District, **To:** AR-1, Apartment Residential District (Rezoning #Z21-044).

WHEREAS, application #Z21-044 is on file with the Department of Building and Zoning Services requesting rezoning of 0.31± 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 Fifth by Northwest 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 is consistent with the *Fifth by Northwest Neighborhood Plan's* land use recommendation, the emerging development and zoning patterns along West 3rd Avenue, and with similar residential redevelopments in 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1095 W. 3RD AVE. (43212), being 0.31± acres located at the southeast corner of West 3rd Avenue and Oxley Road, and being more particularly described as follows:

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

Being all Lots Numbers Three Hundred and Sixty (360), Three Hundred and Sixty-One (361), and Three Hundred and Sixty-Two (362) of Plat Number Three (3) of Northwest Boulevard Addition, as the said lots are numbered and delineated on the recorded plat thereof, of record in Plat Book 13, Page 13, Recorder's Office, Franklin County, Ohio.

Parcel Nos. 010-062963, 010-062964 & 010-062965
Known as: 1095 W. 3rd Ave., Columbus, OH 43212

To Rezone From: M, Manufacturing District,

To: AR-1, Apartment Residential District.

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