



City of Columbus

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

Legislation Text

File #: 1053-2021, **Version:** 1

Rezoning Application Z21-003

APPLICANT: Sidestreet Development LLC; c/o Brianne DeRolph, Agent; 689 Parsons Avenue; Columbus, OH 43206.

PROPOSED USE: Residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on April 8, 2021.

FRANKLINTON AREA COMMISSION RECOMMENDATION: Disapproval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one undeveloped parcel zoned in the CPD, Commercial Planned Development District (Z15-001), which permits P-1, Private Parking District uses. The requested R-2F, Residential District will permit residential uses. The site is located within the boundaries of the *West Franklinton Plan* (2014), which recommends medium-high density mixed residential land uses for this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). The proposal is consistent with the Plan's land use recommendation, and is compatible with the zoning pattern of the surrounding neighborhood.

To rezone **30 HAWKES AVE. (43222)**, being 0.09± acres located at the southeast corner of Hawkes Avenue and West Capital Street, **From:** CPD, Commercial Planned Development District, **To:** R-2F, Residential District (Rezoning #Z21-003).

WHEREAS, application #Z21-003 is on file with the Department of Building and Zoning Services requesting rezoning of 0.09± acres from CPD, Commercial Planned Development District, to the R-2F, Residential District; and

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

WHEREAS, the Franklinton Area Commission recommends disapproval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested R-2F, Residential District, will allow residential development that is consistent with the *West Franklinton Plan's* land use recommendation, as well as the existing development and zoning pattern of 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:

30 HAWKES AVE. (43222), being 0.09± acres located at the southeast corner of Hawkes Avenue and West Capital Street, and being more particularly described as follows:

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

Being Lot Number One-Hundred Thirty-Four (134) of the Richard Sinclair's West Side Addition to said City of Columbus, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 403, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-022584

Property Address: 30 Hawkes Avenue, Columbus Ohio

To Rezone From: CPD, Commercial Planned Development District.

To: R-2F, Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the R-2F, 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.