



City of Columbus

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

Legislation Text

File #: 1922-2015, **Version:** 2

Rezoning Application: Z15-019

APPLICANT: Lykens Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 14, 2015.

ITALIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The subject site consists of two development subareas separated by Detroit Avenue. The north subarea (Site A) is developed with a 2-story brick and one-story metal industrial building zoned M, Manufacturing, and R-4, Residential Districts. The south subarea (Site B) is developed with a parking lot zoned R-4, Residential District. The applicant proposes the AR-3, Apartment Residential District for the Site A for conversion of the 2-story brick building into 18 apartment units and interior parking, and replacement of the one-story metal building with a 3-story, 13-unit apartment building with interior parking. The AR-1, Apartment Residential District is proposed on Site B to permit a four-unit dwelling and 4-car detached garage. Companion Ordinance No. 1923-2015 (CV15-020) is also requested to vary driveway, parking, vision clearance, and yard and area standards. The requested AR-1, and AR-3, Apartment Residential Districts will replace a potentially incompatible industrial site with multi-unit residential development in a predominantly residential neighborhood. The proposal is consistent with recent infill development projects in historic urban areas.

To rezone **180 DETROIT AVENUE (43201)**, being 0.54± acres located at the northeast and southeast corners of Detroit Avenue and Hamlet Street, **From:** M, Manufacturing, and R-4, Residential Districts, **To:** AR-1 and AR-3, Apartment Residential Districts **and to declare an emergency** (Rezoning # Z15-019).

WHEREAS, application #Z15-019 is on file with the Department of Building and Zoning Services requesting rezoning of 0.54± acres from: M, Manufacturing, and R-4, Residential Districts to the AR-1 and AR-3, Apartment Residential Districts; and

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

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

WHEREAS, the City Departments recommend approval because the requested AR-1, and AR-3, Apartment Residential Districts will allow development that is consistent with recent infill development projects in historic urban areas, and will replace a potentially incompatible industrial site with multi-unit residential development in a predominantly residential neighborhood; and

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the

public peace, property, health and safety; 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:

180 DETROIT AVENUE (43201), being 0.54± acres located at the northeast and southeast corners of Detroit Avenue and Hamlet Street, and being more particularly described as follows:

Site A (northeast corner of Detroit Avenue and Hamlet Street)

Being Lots Numbered Six (6), Seven (7), Eight (8) and Nine (9) of Catherine White's Subdivision of Lot Numbered Sixteen (16) and Seventeen (17) of Deshler's Addition to Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's office, Franklin County, Ohio. Includes Franklin County Parcel Nos. 010-036341, 010-056312, and 010-056275.

To Rezone From: M, Manufacturing, and R-4, Residential Districts,

To: AR-3, Apartment Residential District

Site B (southeast corner of Detroit Avenue and Hamlet Street)

Being Lot Number 7 of Patrick Kelley's Subdivision Lots Number (3) to Twelve (12) both inclusive of E.R. Sorin's Subdivision of Lots 45 and 46 of Wm. Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 2, Page 290, Recorder's Office, Franklin County, Ohio. Includes Franklin County Parcel No. 010-044366.

To Rezone From: R-4, Residential 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 and AR-3, Apartment Residential Districts 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.~~
That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.