



City of Columbus

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

Legislation Text

File #: 1859-2015, **Version:** 1

Rezoning Application: Z15-016

APPLICANT: Connie J. Klema; 145 East Rich Street, 2nd Floor; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on June 11, 2015.

ITALIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is comprised of an undeveloped lot zoned in the R-4, Residential District, and a lot developed with a former church zoned in the M-2, Manufacturing District. The proposed AR-2, Apartment Residential District, in conjunction with companion Council variance CV15-019 (Ordinance No. 1863-2015), will permit conversion of the former church building for apartments and new multi-unit residential development. While the *Italian Village East Redevelopment Plan* (2000) recommends lower density residential uses for the site, this proposal will allow a former historic church to be reused as an apartment building and a vacant lot to be utilized in a manner consistent with an emerging pattern of development in the area. The requested AR-2 district will allow development that is consistent with recent infill development projects in historic urban areas.

To rezone **285 EAST FOURTH AVENUE (43201)**, being 0.61± acres located at the southeast corner of East Fourth Avenue and North Sixth Street, **From:** R-4, Residential, and M-2, Manufacturing Districts, **To:** AR-2, Apartment Residential District (Rezoning # Z15-016).

WHEREAS, application #Z15-016 is on file with the Department of Building and Zoning Services requesting rezoning of 0.61± acres from: R-4, Residential, and M-2, Manufacturing Districts to the AR-2, Apartment Residential District; 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-2 district will allow development that is consistent with recent infill development projects in historic urban areas. While the *Italian Village East Redevelopment Plan* recommends lower density residential development, this proposal will allow a former church to be reused as an apartment building and a vacant lot to be utilized in a manner consistent with an emerging pattern of development 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:

285 EAST FOURTH AVENUE (43201), being 0.61± acres located at the southeast corner of East Fourth Avenue and

North Sixth Street, and being more particularly described as follows:

Parcel 010-066674:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:
Being Lots Number Seven (7) and Eight (8) of RICKLEY AND GRAHAM'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 158, Recorder's Office, Franklin County, Ohio.

Parcel 010-024407:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:
Being Lot Number Nine (9) of RICKLEY & GRAHAM'S ADD., as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 158 and 159, Recorder's Office, Franklin County, Ohio.

Parcel 010-005466:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:
Being Lot Number Ten (10) and Eleven (11) of RICKLEY & GRAHAM'S ADD., as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 158 and 159, Recorder's Office, Franklin County, Ohio.

To Rezone From: R-4, Residential and, M-2, Manufacturing 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.