



City of Columbus

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

Legislation Text

File #: 3343-2022, **Version:** 1

Rezoning Application: Z22-060

APPLICANT: Community Development for All People, Inc.; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on November 10, 2022.

COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of 12 parcels developed with a vacant manufacturing building in the M, Manufacturing District. The requested AR-2, Apartment Residential district will permit a multi-unit residential development. Concurrent Council variance (Ordinance #3344-2022; CV22-081) has been submitted to vary the parking setback line, minimum number of parking spaces required, fronting, and rear yard. The site is within the planning area of the *South Side Plan* (2014), which recommends "Neighborhood Mixed Use" at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The requested AR-2, Apartment Residential District will allow a multi-unit residential development that is compatible with the established development pattern of the area and is consistent with the land use recommendations of the *South Side Plan*.

To rezone **42 W. JENKINS AVE. (43207)**, being 1.61± acres located at the northwest corner of West Jenkins Avenue and South Wall Street, **From:** M, Manufacturing District, **To:** AR-2, Apartment Residential District (Rezoning #Z22-060).

WHEREAS, application #Z22-060 is on file with the Department of Building and Zoning Services requesting rezoning of 1.61± acres from M, Manufacturing District, to AR-2, Apartment Residential District; and

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

WHEREAS, the Columbus South Side Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed AR-2, Apartment Residential District will allow multi-unit residential development that is compatible with the established development pattern of the area, and is consistent with the land use recommendations of the *South Side Plan*; 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

42 W. JENKINS AVE. (43207), being 1.61± acres located at the northwest corner of West Jenkins Avenue and South Wall Street, and being more particularly described as follows:

Tract I (010-049236-00):

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

Being all of Lot Numbers Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and the south one-half of Lot Number Twelve (12) of Joseph Sauer's Addition to the City of Columbus, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 84, Recorder's Office, Franklin County, Ohio, excepting therefrom 40 feet off of the east end of the said lots.

Tract II (010-227797-00):

Situated in the State of Ohio, County of Franklin, City of Columbus and being a part of South Front Street as shown on the recorded plat of Joseph Sauer's Subdivision, Plat Book 5, Page 84 and being all of South Front Street 50' wide beginning at the North line of Jenkins Avenue 30' wide and terminating at a point 15.50' North of the North line of Lot 12 of said Joseph's Sauer's Subdivision and containing 9710.25 square feet more or less.

Excepting therefrom the following described premises:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of South Front Street 50' wide;

Beginning at a point 15.50' North of the South line of Lot 12 as shown on the recorded subdivision plat of Joseph Sauer's Subdivision, Plat Book 5, Page 84, and terminating at a point 15.50' North of the North line of the said Lot 12, and containing 0.036 acres, more or less.

Tract III (010-010088-00; 010-010089-00; 010-010090-00; 010-010091-00; 010-010092-00; 010-010093-00; 010-010094-00; 010-010095-00; 010-010096-00; 010-010097-00):

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

Being Lots Numbered 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 of Joseph Sauer's Subdivision, as the same are designated and delineated on the recorded plat thereof, of record in Plat Book 5, Page 84, Recorder's Office, Franklin County, Ohio.

To Rezone From: M, Manufacturing District,

To: AR-2, Apartment Residential District.

SECTION 2. That a Height District of sixty (60) 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.