



City of Columbus

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

Legislation Text

File #: 1947-2017, **Version:** 1

Rezoning Application: Z16-073

APPLICANT: Pickett Companies; c/o Dave Perry, Agent, David 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, and monopole telecommunications tower.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on March 9, 2017.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.98± acre site is comprised of a single parcel developed with a parking lot and monopole communication antenna in the M, Manufacturing District. The applicant proposes the AR-2, Apartment Residential District to develop the site with a 40-unit apartment complex. The site is located within the boundaries of the *Harrison West Plan* (2005), which recommends "Office/Commercial" land uses for this location. Though the proposal is not consistent with the land use recommendations of the Plan, staff recognizes that current market conditions and trends in Harrison West support residential development, and therefore supports the proposal as it is consistent with and enhances the neighborhood character. A concurrent Council variance (Ordinance # 1948-2017; CV16-073) has been filed to permit the existing monopole telecommunication antenna on the site and to reduce requirements for height district, minimum number of parking spaces, building lines, and perimeter yard.

To rezone **868 INGLESIDE AVENUE (43215)**, being 0.98± acres located on the east side of Ingleside Avenue, 70± feet north of Buttles Avenue, **From:** M, Manufacturing District, **To:** AR-2, Apartment Residential District (Rezoning # Z16-073).

WHEREAS, application # Z16-073 is on file with the Department of Building and Zoning Services requesting rezoning of 0.98± acres from M, Manufacturing District, to the AR-2, Apartment Residential District; and

WHEREAS, the Development Commission recommends approval; and

WHEREAS, the City Departments recommend approval of said zoning change, because although the requested AR-2, Apartment Residential District is not consistent with the *Harrison West Plan*, staff recognizes that current market conditions and trends in Harrison West support residential development, and therefore supports the proposal as it is consistent with and enhances the neighborhood character; 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:

868 INGLESIDE AVENUE (43215), being 0.98± acres located on the east side of Ingleside Avenue, 70± feet north of Buttles Avenue, and being more particularly described as follows:

Being Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of Lots 429, 430, 431, 432, 433, 434, 481, 482, 483, 484, 485, 486, and part of Lots 428, 435, 480, 487, and part of an alley 20 feet wide vacated by Ordinance 162-48 (2-16-1948), and part of an alley 20 feet wide vacated by Ordinance #10.512 (9-2-1885), and all of an alley 20 feet wide vacated by Ordinance #37786 (2-14-1927, of R.E. Neil's eight addition shown of record in Plat Book 2, Page 183, Recorder's office, Franklin County, Ohio and being more particularly described as follows:

Commencing at an iron pin at the intersection of the westerly right-of-way line of Michigan Avenue (6 feet wide), with the southerly right-of-way line of Simpson Lane (30 feet wide) northerly corner of Lot 474;

Thence South 2° 45' 27" west along the westerly right-of-way line of said Michigan Avenue, easterly line of Lots 474, 475, 476, 477, 478, 479, 480, a distance of 208.00 feet to an iron pin, and the true point of beginning of this description;

Thence South 2° 45' 27" west, along the westerly right-of-way line of said Michigan Avenue, easterly line of Lots 481, 482, 483, 484, 485, 486, 487, a distance of 202.44 feet to an iron pin at the northeasterly corner of a 0.343 acre tract conveyed to Mary Evans Eyerman shown on record in Official Record 1463, Page G-13, said point being North 2° 45' 27" east, along the westerly right-of-way line of said Michigan Avenue, a distance of 71.13 feet from the intersection of the westerly right-of-way line of said Michigan Avenue, with the northerly right-of-way line of Buttles Avenue, 70 feet wide, southeasterly corner of said 0.343 acre tract;

Thence North 87° 11' 03" west, across said Lots 487, 428, and along the northerly line of said 0.343 acre tract, and along a line parallel with, and 71.13 feet northerly of measured at right angles to the northerly right-of-way line of said Buttles Avenue, a distance of 210.19 feet to an iron pin on the easterly right-of-way line of Ingleside Avenue, 30 feet wide, westerly line of said Lot 428, northwesterly corner of said 0.343 acre tract;

Thence North 2° 45' 27" east, along the easterly right-of-way line of said Ingleside Avenue, westerly line of said Lots 428, 429, 430, 431, 432, 433, 434, 435, a distance of 202.44 feet to an iron pin;

Thence South 87° 11' 03" east, across said Lots 435, 480, and along a line parallel with the southerly right-of-way line of said Simpson Lane, a distance of 210.19 feet to the place of beginning, containing 0.977 acres (42,551 square feet).

Parcel: 010-009443

From: M, 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.