



# City of Columbus

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

## Legislation Text

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**File #:** 0886-2016, **Version:** 1

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### **Rezoning Application Z16-007**

**APPLICANT:** Evergreen Cemetery Association; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.

**PROPOSED USE:** Conform an existing industrial building.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on March 10, 2016.

**NORTH CENTRAL AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The subject parcel is part of a larger tract that is developed with a vacant industrial building. The majority of that area is zoned in the M, Manufacturing District, but the subject parcel, which contains a portion of the industrial building and mechanical equipment, is zoned in the R-2, Residential District. The requested M, Manufacturing District would match the rest of the building area and bring the building into compliance. The site is located within the planning area of the *North Central Area Plan* (2002), which recommends single-unit residential development for this location. Staff supports this request based upon the existing M zoning in the rest of the building area, and the fact that the industrial building is partially located on the subject parcel. The requested M district would bring the existing industrial building into compliance, and is consistent with the established development pattern east of unimproved Taylor Avenue.

To rezone **1835 EAST SEVENTEENTH AVENUE (43219)**, being 0.14± acres located at the southeast corner of Seventeenth Avenue and Taylor Avenue (unimproved), **From:** R-2, Residential District, **To:** M, Manufacturing District (Rezoning # Z16-007).

**WHEREAS**, application No. Z16-007 is on file with the Department of Building and Zoning Services requesting rezoning of 0.14± acres from R-2, Residential District, to the M, Manufacturing District; and

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

**WHEREAS**, the North Central Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the request is consistent with the zoning and development patterns east of unimproved Taylor Avenue; 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:

**1835 EAST SEVENTEENTH AVENUE (43219)**, being 0.14± acres located at the southeast corner of Seventeenth Avenue and Taylor Avenue (unimproved), and being more particularly described as follows:

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

Being Lot Number One (1) of LINDALE ANNEX, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 19, Page 45, Recorder's Office, Franklin County, Ohio, and including the contiguous portion of the ten (10') feet of the alley vacated by Columbus City Council by Ordinance No. 1415-85 on July 1, 1965.

Franklin County Parcel No. 010-126231

**To Rezone From:** R-2, Residential District

**To:** M, Manufacturing District

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