



City of Columbus

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

Legislation Text

File #: 0163-2012, **Version:** 2

Rezoning Application: Z11-035

APPLICANT: Metropolitan Holdings LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725, Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on January 12, 2012.

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposed AR-1, Apartment Residential District will allow a multi-unit residential development with a density that is similar to residential developments along King Avenue and Chambers Road. Companion CV11-035 is also requested to allow a configuration of two (2) two-unit dwellings to be developed on each lot. The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan (2009)*, which recommends mixed-use development for this location, and supports carriage house development if it abides by the Plan's density and design considerations. The request is compatible with the zoning and development patterns in the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*.

To rezone **1438 CHESAPEAKE AVENUE (43212)**, being 0.32± acres located on the north side of Chesapeake Avenue, 820± feet east of North Star Road, **From:** R, Rural District, **To:** AR-1, Apartment Residential District **and to declare an emergency** (Rezoning # Z11-035).

WHEREAS, application #Z11-035 is on file with the Department of Building and Zoning Services requesting rezoning of 0.32± acres from R, Rural District, to the AR-1, Apartment Residential District; and

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

WHEREAS, the Fifth By Northwest Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested AR-1, Apartment Residential District will allow a multi-unit residential development with a density that is similar to residential developments along King Avenue and Chambers Road. The request is compatible with the zoning and development patterns in the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood Plan (2009)*, now, **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:

1438 CHESAPEAKE AVENUE (43212), being 0.32± acres located on the north side of Chesapeake Avenue, 820± feet east of North Star Road, and being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio and in the Township of Clinton:

Being Lots Numbered 54 and 55 of LINCOLN HEIGHTS SUBDIVISION to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 250 Recorder's Office, Franklin County, Ohio.

Said property is shown on the Franklin County Auditor's Records as Parcel Numbers 130-001400 and 130-001395.

To Rezone From: R, Rural District,

To: AR-1, Apartment Residential District

SECTION 2. That a Height District of sixty (60) feet is hereby established on the AR-1, 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.~~
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.