



City of Columbus

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

Legislation Text

File #: 2572-2022, Version: 1

Rezoning Application Z22-017

APPLICANT: Logan Gianna, LLC; c/o Joaquin Serantes, Agent; 4700 Reed Road, Suite O; Columbus, OH 43220.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on July 14, 2022.

NORTH CENTRAL AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 1.72± acre site consists of three undeveloped parcels in the R-4, Residential and C-4, Commercial districts. The requested AR-12, Apartment Residential District will permit multi-unit residential development with a density of up to 12 dwelling units per acre. The request is consistent with the *North Central Plan's* (2002) recommendation for "Multi-Family Residential" land uses at this location and with the Plan's language that encourages residential infill development that is aesthetically compatible with the surrounding neighborhood. Additionally, the proposed district will not add incompatible uses to the area. A concurrent Council Variance (Ordinance #2573-2022; CV22-043) has been filed to reduce the building setback along both Leonard Avenue and Brentnell Avenue.

To rezone **2006 E. 5TH AVE. (43219)**, being 1.72± acres located at the northwest corner of East 5th Avenue and Brentnell Avenue, **From:** R-4, Residential District and C-4, Commercial District, **To:** AR-12, Apartment Residential District (Rezoning #Z22-017).

WHEREAS, application #Z22-017 is on file with the Department of Building and Zoning Services requesting rezoning of 1.72± acres from R-4, Residential District and C-4, Commercial District, to AR-12, Apartment Residential 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 requested AR-12, Apartment Residential District is consistent with the *North Central Plan's* land use recommendation and with language encouraging residential infill to be compatible with the surrounding neighborhood; 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:

2006 E. 5TH AVE. (43219), being 1.72± acres located at the northwest corner of East 5th Avenue and Brentnell Avenue, and being more particularly described as follows:

Parcel I (010-027403-00)

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

Being Lots Numbered Ninety-Eight (98), Ninety-Nine (99), One Hundred (100), One Hundred One (101) and One Hundred Two (102) of H. H. Parson's Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7 Page 238, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM:

Situated in the City of Columbus, County of Franklin, State of Ohio and in Section Quarter Township 3, Town 1N, Range 17W and being part of Original Lot Number 102 of H. H. Parson's Subdivision as shown in Play Book 7, Page 238 County Recorder's Office, Franklin County, Ohio and bound and described as follows:

Beginning for reference at an iron pin found on the North Right of Way line of East Fifth Avenue 30.00' left of Station 5+04.30 (E corner to lots 92 and 93); thence with said North Right of Way line South 86 degrees 40 minutes 00 seconds East 307.77 feet to a point on the existing right of way line 30.00 feet left of STA 8+10.07; being the principal place of beginning for the tract herein described;

Thence with the proposed right of way line North 48 degrees 20 minutes 00 seconds East 25.46 feet to a point on the West right of way line of Brentnell Avenue 48.00 feet left of STA 8+30.07; thence South 03 degrees 20 minutes 00 seconds West 18.00 feet to a point on the North right of way line of Fifth Avenue 30.00 left of STA 8+30.07; thence with said right of way line N. 86 degrees 40 minutes 00 seconds West 18.00 feet to the place of beginning containing 152 square feet or 0.00372 acres, more or less.

The above description is prepared from Survey conducted by Columbus Engineering Consultants, Inc. in December 1992, calculated and written by Richard D. Marang, P. S. 5582.

To Rezone From: R-4, Residential District.

To: AR-12, Apartment Residential District.

Parcel II (010-047757-00):

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

Being Lots Numbered One Hundred Three (103), One Hundred Four (104), One Hundred Five (105), One Hundred Six (106), One Hundred Seven (107), One Hundred Eight (108), One Hundred Nine (109), One Hundred Ten (110), One Hundred Eleven (111), and One Hundred Twelve (112), of H. H. Parson's Subdivision of Lots or Parcel Numbers 36 and 27 of the Theodore Leonard's Heirs Subdivisions, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7 Page 238, Recorder's Office, Franklin County, Ohio.

To Rezone From: R-4, Residential District and C-4, Commercial District.

To: AR-12, Apartment Residential District.

Parcel III (010-055122-00)

Tract I:

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

Being Lots Numbered One Hundred Thirteen (113) and One Hundred Fourteen (114), of H. H. Parson's Subdivision of

Lots of Parcel Numbers 36 and 27 of the Theodore Leonard's Heirs Subdivisions, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7 Page 238, Recorder's Office, Franklin County, Ohio.

Tract II:

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

Being Lots Numbered One Hundred Fifteen (115) except four (4) feet evenly off the entire west side of the H. H. Parson's Subdivision of Lots of Parcel Numbers 36 and 27 of the Theodore Leonard's Heirs Subdivisions, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7 Page 238 and 239, Recorder's Office, Franklin County, Ohio.

To Rezone From: C-4, Commercial District.

To: AR-12, Apartment Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the AR-12, 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.