



# City of Columbus

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

## Legislation Text

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**File #:** 0257-2019, **Version:** 1

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**Rezoning Application: Z18-067**

**APPLICANT:** Katie Robinson; 750 Mount Carmel Mall; Suite 305, Columbus, OH 43222.

**PROPOSED USE:** Neighborhood-scale commercial uses.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on January 10, 2019.

**FRANKLINTON AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of two undeveloped parcels zoned AR-1, Apartment Residential and C-4, Commercial districts, and a portion of a parcel that is developed with an office building that is also zoned in the AR-1 district. The applicant requests the C-3, Commercial District to permit accessory commercial development for the adjacent office building. The site is within the boundaries of the *Franklinton Area Plan* (2014), which recommends "regional mixed use" at this location. Additionally, this site is within a planning area that has adopted the *Columbus Citywide Planning Policies* (2018) (C2P2) Design Guidelines. The site is also within the West Broad Street/Franklinton Urban Commercial Overlay. The requested C-3, Commercial District will allow the applicant to provide a gateway to the office building adjacent to the site with accessory commercial development. The request is consistent with the Plan's land use recommendations, and the site's location within the Urban Commercial Overlay will ensure compatibility with C2P2 Design Guidelines.

To rezone **775 WEST BROAD STREET (43222)**, being 0.2± acres located at the southeast corner of West Broad Street and South Davis Avenue, **From:** AR-1, Apartment Residential District and C-4, Commercial District, **To:** C-3, Commercial District (Rezoning #Z18-067).

**WHEREAS**, application #Z18-067 is on file with the Building and Zoning Services Department requesting rezoning of 0.2± acres from AR-1, Apartment Residential District and C-4, Commercial District, to C-3 Commercial District; and

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

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

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested C-3, Commercial District will allow the applicant to provide a gateway to the office building adjacent to the site with accessory commercial development. The proposal is also consistent with the land use recommendations of the *Franklinton Area Plan*. The site's location within the Urban Commercial Overlay will ensure compatibility with C2P2 Design Guidelines; 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:

**775 WEST BROAD STREET (43222)**, being 0.2± acres located at the southeast corner of West Broad Street and South Davis Avenue, and being more particularly described as follows:

Tract 1:

Situated in the County of Franklin and State of Ohio and in the City of Columbus and bounded and described below: Being Lot Numbers Thirteen (13) and Fourteen (14) of A.E. Davis' Addition to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Pages 257-259, Recorder's Office, Franklin County, Ohio.

Excepting therefrom:

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

Being a triangular tract of land out of the northwest corner of Lot Thirteen (13) of A.E. Davis' Addition, of record in Plat Book 2, Pages 257-259, Recorder's Office, Franklin County, Ohio. Said triangular tract being bounded and described as follows:

Beginning at a point at the intersection of the south line of West Broad Street (89.5 feet wide) with the line of South Davis Avenue (50 feet wide) and at the northwest corner of said Lot No. 13;

Thence W 89° 55' 06" E along the south line of West Broad Street and along a portion of the north line of said Lot No. 13 a distance of 20.0 feet to a point;

Thence S 45° 02' 48" W crossing said Lot No. 13 a distance of 28.35 feet to a point in the east line of South Davis Avenue and in the west line of said Lot No. 13;

Thence N 0° 10' 30" E along the east line of South Davis Avenue and along the west line of said Lot No. 13 a distance of 20.00 feet to the place of beginning;

Containing 200 square feet (0.005 acre) of land more or less and being subject to all easements and restrictions of record.

Address: 775-783 W. Broad St.

Parcel No.: 010-051717

Tract 2:

Situated in the County of Franklin and State of Ohio and in the City of Columbus and bounded and described below: Being 47.55 feet off the entire north side of Lot Number Nineteen (19) of A.E. Davis' Addition to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Pages 257-259, Recorder's Office, Franklin County, Ohio.

Address: 20 S. Davis Ave

Parcel No.: 010-051717

Tract 3:

Being that portion of Parcel No. 010-000814 that was part of vacated alley right-of way subject to Ordinance No. 2605-90, and described below:

Beginning at the southwest corner of Lot No. Thirteen (13) of A.E. Davis' Addition, of record in Plat Book 2, Pages 257-259, Recorder's Office, Franklin County, Ohio; thence south along the east line of South Davis Avenue to the northwest corner of Lot Number Nineteen (19), also of A.E. Davis' Addition, a distance of 19 feet; thence east along the north line of said Lot No. Nineteen (19) a distance of 36 feet; thence north to the southwest corner of said Lot No. Thirteen (13) a distance of 19 feet; thence west along the south line of said Lot No. Thirteen (13) a distance of 34 feet to the place of beginning.

**To Rezone From:** AR-1, Apartment Residential District and C-4, Commercial District

**To:** C-3, Commercial District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the C-3, Commercial 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.