



Legislation Text

File #: 0839-2016, **Version:** 1

Rezoning Application Z16-003

APPLICANT: Metropolitan Holdings, LLC; c/o David Hodge, Atty.; Underhill, Yaross & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

PROPOSED USE: Multi-unit residential development.

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

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.75± acre site consists of three parcels zoned M, Manufacturing District that are developed with industrial buildings and parking. The applicant is requesting to rezone all three parcels to the AR-3, Apartment Residential District to allow multi-unit residential development. This site is located within the boundaries of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed use, including multi-unit residential uses, for this location. While the Plan does not include density guidelines for this location, the proposed density is compatible with the adjacent residential uses. The requested AR-3, Apartment Residential District is more consistent with the surrounding zoning district and land uses than the existing M, Manufacturing District. A concurrent Council Variance (CV16-003) has been filed to vary parking lot, landscaping, lot coverage, building lines, and yard standards.

To rezone **1317 CHESAPEAKE AVENUE (43212)**, being 0.75± acres located on the south side of Chesapeake Avenue, 139± feet west of Northwest Boulevard, **From:** M, Manufacturing District, **To:** AR-3, Apartment Residential District (Rezoning # Z16-003).

WHEREAS, application No. Z16-003 is on file with the Department of Building and Zoning Services requesting rezoning of 0.75± acres from M, Manufacturing District, to the AR-3, 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-3, Apartment Residential District is consistent with the zoning and development patterns of the area. The proposal will permit multi-unit residential development which is compatible with *Fifth by Northwest Neighborhood Plan's* recommendation for mixed use at this location; 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:

1317 CHESAPEAKE AVENUE (43212), being 0.75± acres located on the south side of Chesapeake Avenue, 139± feet west of Northwest Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 3, Township 1, Range 18 of the United States Military District, and also being part of a tract as all is conveyed to Chesapeake Properties, LLC in Instrument Numbers 200312290404336 and 200404260092416, being part of Lots 20 and 21 of the John M. Pugh's Subdivision as recorded in Plat Book 4, Page 324, and being more particularly described as follows;

Commencing at the northeast corner of said Chesapeake Properties, LLC tract, the northwest corner of a tract as conveyed to C&A Endeavors I, LLC in Instrument Number 201503160032627, being in the north line of said Lot 21 and the south line of said Lot 22, and also being in the centerline of Chesapeake Avenue (50');

Thence with the east line of said Chesapeake Properties, LLC tract, and the west line of said C&A Endeavors I, LLC tract, S 03° 49' 31" W, 25.00 feet to the southerly right of way line of Chesapeake Avenue, being the TRUE POINT OF BEGINNING for the land herein described as follows;

Thence continuing with the east line of said Chesapeake Properties, LLC tract, the west line of said C&A Endeavors I, LLC tract, the west line of a tract as conveyed to Robert G. Pflaum, Trustee of the Robert G. Pflaum Family Trust dated February 8, 2007 in Instrument Number 200702260032977, the west line of a tract as conveyed to Jeffrey R. Gossman and Mary J. Gossman in Instrument Number 200106140134306, the west line of a tract as conveyed to Linnea R. Seidel in Official Record 1665, Page H08, S 03° 49' 31" W, 166.93 feet to the northerly right of way line of an Alley 10 feet wide;

Thence with the northerly right of way line of said Alley 10 feet wide, across said Chesapeake Properties, LLC tract, N 85° 56' 39" W, 199.84 feet to the west line of said Chesapeake Property, LLC tract and the east line of a 1.068 acre tract as conveyed to The Kroger Co. in Official Record 30487, Page G10 and Official Record 30487, Page G15;

Thence with the west line of said Chesapeake Properties, LLC tract and the east line of said 1.068 acre tract, N 03° 49' 31" E, 166.07 feet to the northeast corner of said 1.068 acre tract and the southeast corner of a 0.266 acre tract as conveyed to The Kroger Co. in Instrument Number 201302150027133, being in the southerly right of way line of Chesapeake Avenue;

Thence with the southerly right of way line of Chesapeake Avenue across said Chesapeake Properties, LLC tract, S 86° 11' 24" E, 199.84 feet to the TRUE POINT OF BEGINNING, containing 0.75+/- acres, more or less.

The above description was prepared by Advanced Civil Design, Inc. on January 04, 2016 and is based on existing Franklin County Records.

Parcel Nos: 010-087475, 010-098799 and 010-087468.

Known As: 1317 Chesapeake Avenue, Columbus 43212.

To Rezone From: M, Manufacturing District.

To: AR-3, Apartment Residential District.

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