



# City of Columbus

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

## Legislation Text

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**File #:** 0253-2015, **Version:** 1

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### **Rezoning Application Z14-043**

**APPLICANT:** CHP Casto Barrett School Enterprises LLC; c/o Dave Perry, David Perry Company, Inc.; 145 East Rich Street, Third Floor; Columbus, Ohio 43215; and Donald Plank, Attorney; Plank Law Firm; 145 East Rich Street, Third Floor; Columbus, Ohio 43215.

**PROPOSED USE:** Multi- and single-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on December 11, 2014.

**COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**HISTORIC RESOURCES COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is developed with the former Barrett Middle School in the R-2F, Residential District. The requested AR-1, Apartment Residential District will allow the development of a multi-unit residential development on 3.49± acres, and the R-3, Residential district will allow the development of single-unit dwellings on the remaining 2.67± acres of the site. Companion Ordinance No. 0254-2015 (CV14-044) is also requested to vary setback, yard, height and landscaping/screening standards, and includes commitment to a site plan for conversion of the former school into a 53-unit apartment building, with five additional apartment buildings (52 additional units) in the AR-1 District, and 22 single-unit lots in the R-3 District. The site is located within the planning area of the *South Side Plan* (2014), which recommends institutional uses for this location, in recognition of the site's previous use as a school. The Plan includes guidelines for the potential redevelopment of these sites to ensure they are compatible with the surrounding land use, density, and design. Staff recognizes that the proposal is compatible in terms of land use and design with the concurrent variance request. The proposed density of the school building and additional apartment buildings is higher than the surrounding neighborhood, but is offset by the adaptive reuse of the historic school building and development of single-unit dwellings.

To rezone **345 EAST DESHLER AVENUE (43206)**, being 6.16± acres located at the southeast corner of East Deshler Avenue and Bruck Street, **From:** R-2F, Residential District, **To:** AR-1, Apartment Residential and R-3, Residential Districts (Rezoning # Z14-043).

**WHEREAS**, application #Z14-043 is on file with the Department of Building and Zoning Services requesting rezoning of 6.16± acres from R-2F, Residential, to AR-1, Apartment Residential and R-3, Residential Districts; and

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

**WHEREAS**, the Columbus South Side Area Commission recommends approval of said zoning change; and

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

**WHEREAS**, the City Departments recommend approval of said zoning change because mixed residential development is

appropriate at this location. The requested AR-1, Apartment Residential, and R-3, Residential Districts will allow residential redevelopment of a former school site in a manner that is recommended by the *South Side Plan*; 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:

**345 EAST DESHLER AVENUE (43206)**, being 6.16± acres located at the southeast corner of East Deshler Avenue and Bruck Street, and being more particularly described as follows:

**Subarea 1**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 5, Township 21, Range 22, United States Military Lands, being all of Lots 1 thru 9 and Lots 19 thru 27, inclusive, and part of Lots 10 and 28 of that subdivision entitled “Deshler Thurman & Bennett’s”, of record in Deed Book 3, Page 292, all of that portion of Red Bud Alley vacated by City of Columbus Ordinance No. 32258, part of that portion of Red Bud Alley and all of that portion of Rex Alley vacated by City of Columbus Ordinance No. 337-68 and all of that portion of Rex Alley vacated by City of Columbus Ordinance No. 563-53, as conveyed to The Board of Education of the Columbus City School District by deed of record in Instrument Number 200808290131470 (all references are to the records of the Recorder’s Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northwesterly corner of Lot 1 of said subdivision, being the intersection of the southerly right-of-way line of Deshler Street with the easterly right-of-way line of Bruck Street;

Thence South 85° 45' 37" East, with said southerly right-of-way line, the northerly line of said subdivision, a distance of 424.80 feet to a point;

Thence South 04° 12' 24" West, across said subdivision and vacated alley, a distance of 358.27 feet to a point in the northerly right-of-way line of Thurman Street;

Thence North 85° 45' 21" West, with said northerly right-of-way line, a distance of 424.85 feet to the southwesterly corner of Lot 19 of said subdivision, being the intersection of said northerly right-of-way line with said easterly right-of-way line;

Thence North 04° 12' 49" East, with said easterly right-of-way line, a distance of 358.24 feet to the POINT OF BEGINNING, containing 3.49 acres, more or less.

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

**To:** AR-1, Apartment Residential District

**Subarea 2**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 5, Township 21, Range 22, United States Military Lands, being Lots 11 thru 18 and Lots 29 thru 36, inclusive, and part of Lots 10 and 28 of that subdivision entitled “Deshler Thurman & Bennett’s”, of record in Deed Book 3, Page 292, all of that portion of Red Bud Alley vacated by City of Columbus Ordinance No. 1104-76 and part of that portion of Red Bud Alley vacated by City of Columbus Ordinance No. 337-68, as conveyed to The Board of Education of the Columbus City School District by deed of record in Instrument Number 200808290131470 (all references are to the records of the Recorder’s Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 18 of said subdivision, being the intersection of the southerly right-of-way line of Deshler Street with the westerly right-of-way line of South Washington Avenue;

Thence South  $04^{\circ} 12' 24''$  West, with said westerly right-of-way line, the easterly line of said subdivision, a distance of 358.30 feet to the southeasterly corner of Lot 36 of said subdivision, being the intersection of said westerly right-of-way line with the northerly right-of-way line Thurman Street;

Thence North  $85^{\circ} 45' 21''$  West, with the northerly right-of-way line of said Thurman Street, a distance of 325.00 feet to a point;

Thence North  $04^{\circ} 12' 24''$  East, across said subdivision and vacated alley, a distance of 358.27 feet to a point in said southerly right-of-way line;

Thence South  $85^{\circ} 45' 37''$  East, with said southerly right-of-way line, the northerly line of said subdivision, a distance of 325.00 feet to the POINT OF BEGINNING, containing 2.67 acres, more or less.

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

**To:** R-3, Residential District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the AR-1, Apartment Residential and R-3, Residential Districts 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.