



# City of Columbus

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

## Legislation Text

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**File #: 3073-2021, Version: 1**

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**Rezoning Application: Z21-067**

**APPLICANT:** New City Homes LLC; c/o David Hodge and Eric Zartman, Attys.; Underhill & Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on October 14, 2021.

**FRANKLINTON AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with a two-unit dwelling zoned in the R-4, Residential District. The requested AR-1, Apartment Residential District will permit multi-unit residential uses. Concurrent Council variance (Ordinance #3074-2021; CV21-082) proposes a 12-unit multiple dwelling development (31.58 du/ac), and includes variances to lot area requirements, building lines, perimeter yard, and a parking space reduction. The site is located within the planning area of the *West Franklinton Plan* (2014), which recommends "Medium-High Density Mixed Residential" (10-16 du/ac) land uses for this location, and includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). While the allowable density of the requested AR-1 District exceeds the recommendations of the Plan, the Planning Division supports the request due to a high level of site and building design committed to with concurrent CV21-082. The requested AR-1, Apartment Residential District will allow a multi-unit residential development that is reflective of recent urban infill developments and is compatible with surrounding residential uses.

To rezone **86 N. YALE AVE. (43222)**, being 0.38± acres located at the southeast corner of North Yale Avenue and Cable Avenue, **From:** R-4, Residential District, **To:** AR-1, Apartment Residential District (Rezoning #Z21-067).

**WHEREAS**, application #Z21-067 is on file with the Department of Building and Zoning Services requesting rezoning of 0.38± acres from R-4, Residential District, to AR-1, Apartment Residential 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 proposed AR-1, Apartment Residential District will allow multi-unit residential development that is reflective of recent urban infill developments, is compatible with the surrounding residential uses, and is consistent 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**86 N. YALE AVE. (43222)**, being 0.38± acres located at the southeast corner of North Yale Avenue and Cable Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, which more fully described as follows:

Located in the City of Columbus and further described as being Lot Number Twenty-two (22) of Franklin Subdivision No. 2, City of Columbus, Franklin County, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 357, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-007225-00

Commonly Known As: 86-88 N. Yale Ave. Columbus, Ohio 43222

Former Instrument Number: 201803090032423, Franklin County Recorder, Ohio

**To Rezone From:** R-4, Residential District,

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

**SECTION 2.** That a Height District of thirty-five (35) 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.