



# City of Columbus

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

## Legislation Text

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**File #: 0711-2016, Version: 1**

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### **Rezoning Application Z15-051**

**APPLICANT:** Snyder Baker Acquisitions, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (3-0-1) on January 14, 2016.

**5<sup>TH</sup> BY NORTHWEST AREA COMMISSION RECOMMENDATION:** Approval (7-0) on January 5, 2016.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 1.1± site consists of seven parcels zoned in the R-4, Residential District. The site is developed with five two-unit dwellings and one four-unit dwelling. The applicant proposes the AR-3, Apartment Residential District to allow the redevelopment of the site with an apartment building to consist of no more than sixty-six (66) dwelling units. This site is located within the boundaries of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends medium density mixed residential uses for this location. Redevelopment in the medium density mixed residential areas must demonstrate that it will not adversely impact the existing nature of the area and be consistent with residential design guidelines set forth in the neighborhood plan. Given the existing presence of multifamily residential uses to the south, west and east of the property, and its proximity to Grandview Avenue, Staff finds the proposed use and zoning to be compatible with the established development pattern of the area. A companion Council Variance (CV15-069) has been filed to vary building height, maneuvering, parking space, landscaping and screening, building coverage, building lines, and rear yard standards.

To rezone **1414 BROADVIEW AVENUE (43212)**, being 1.1± acres located on the east side of Broadview Avenue, 377± feet north of West Third Avenue, **From:** R-4, Residential District, **To:** AR-3, Apartment Residential District (Rezoning # Z15-051).

**WHEREAS**, application No. Z15-051 is on file with the Department of Building and Zoning Services requesting rezoning of 1.1± acres from R-4, Residential District, to the AR-3, Apartment Residential District; and

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

**WHEREAS**, the 5<sup>th</sup> 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 and compatible with the zoning and development patterns of the area. The proposal will permit the development of a multi-unit residential development with a maximum of sixty-six (66) units which is comparable to the medium density mixed residential uses recommended by the *Fifth by Northwest Neighborhood Plan* (2009); 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:

**1414 BROADVIEW AVENUE (43212)**, being 1.1± located on the east side of Broadview Avenue, 377± feet north of West Third Avenue, and being more particularly described as follows:

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

All of Lot Number Fifteen (15) of GRANDVIEW, CROUGHTON AND DENMEAD'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 318, Recorder's Office, Franklin County, Ohio.

AND

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, and bounded and described as follows: Being part of the north one-half (1/2) of the following described premises:

Part of Section No. 1, Township No. 1, Range No. 23., Congress Lands; being Lot Number Eighteen (18) in GRANDVIEW, CROUGHTON AND DENMEAD'S SUNBURBAN SUBDIVISION, as per plat thereof, record in Plat Book No. 4, Page 318, Recorder's Office, Franklin County, Ohio; more particularly described as follows:

Beginning at the northwest corner of said Lot No. 18; thence South along the western line of said Lot No. 18, 53.96 feet to a point; thence Eastwardly to a point on the East line of said Lot No. 18, said point being 53.81 feet South of the Northeast corner of said Lot No. 18; thence North along the east line of said lot 53.81 feet to the northeast corner of said lot, thence west along the north line of said lot to the place of beginning.

Being 1.082 acres.

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