



City of Columbus

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

Legislation Text

File #: 1095-2008, **Version:** 1

Rezoning Application Z08-022

APPLICANT: City of Columbus Department of Development c/o Todd Singer; 109 North Front Street, Columbus, Ohio 43215.

PROPOSED USE: Conform existing single-family dwellings.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on June 12, 2008.

NORTHEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with ten existing single-family dwellings zoned in the C-4, Commercial District except for three vacant parcels on East Hudson Street. The purpose of the City sponsored rezoning is to bring the existing dwellings into zoning conformance per the land use recommendations of the *Northeast Area Plan (2007)*. The site is located within the *Northeast Area Plan (2007)*, which proposes that low density residential uses be continued at this location. Therefore the existing C-4, Commercial zoning has been deemed no longer appropriate.

To rezone **2275 PARKWOOD AVENUE (43211)**, being 1.9± acres located 90± feet north and 150± feet west of the intersection of Hudson and Parkwood Avenues. **From:** C-4, Commercial District, **To:** R-4, Residential District. (Rezoning # Z08-022)

WHEREAS, application #Z08-022 is on file with the Building Services Division of the Department of Development requesting rezoning of 1.9± acres from C-4, Commercial District, to the R-4, Residential District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the site is developed with ten existing single-family dwellings zoned in the C-4, Commercial District except for three vacant parcels on East Hudson Street. The purpose of the City sponsored rezoning is to bring the existing dwellings into zoning conformance per the land use recommendations of the *Northeast Area Plan (2007)*. The site is located within the *Northeast Area Plan (2007)*, which proposes that low density residential uses be continued at this location. Therefore the existing C-4, Commercial zoning has been deemed no longer appropriate, 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:

To rezone **2275 PARKWOOD AVENUE (43211)**, being 1.9± acres located 90± feet north and 150± feet west of the intersection of Hudson and Parkwood Avenues, and being more particularly described as follows:

Proposed Area Rezoning

Parcel 1:

Beginning in the west right-of-way of Parkwood Ave. at the terminus of Republic Ave.,
thence along the western right-of-way:

S 3°33' 18" W, 477.55 feet; thence,

N 86°11' 9" W, 129.23 feet; thence,

N 3°41' 2" E, along unnamed alley 475.71 feet; thence,

S 86°35' 1" E, 128.22 feet to place of beginning.

Parcel is approximately 1.41 acres.

This description has been prepared from records and is not valid for land transfer.

Parcel 2:

Beginning in the north right-of-way of Hudson St. and the west right-of-way of an
unnamed alley, thence along the northern right-of-way:

N 86°27' 27" W, 158.36 feet; thence,

N 3°5' 54" E, 132.28 feet; thence,

S 86°19' 50" E, 158.76 feet along southerly right-of-way of an unnamed alley; thence,

S 3°16' 14" W, 131.93 feet along westerly right-of-way of an unnamed alley to place of
beginning.

Parcel is approximately .47 acres.

This description has been prepared from records and is not valid for land transfer.

To Rezone From: C-4, Commercial District,

To: R-4, Residential District

Section 2. That a Height District of thirty-five (35) feet is hereby established on the R-4, Residential District on this property.

Section 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.