Legislation Details (With Text)

File #:	1655-2020 **Version:** 1		
Type:	Ordinance	**Status:**	Passed
File created:	7/6/2020	**In control:**	Zoning Committee
On agenda:	7/27/2020	**Final action:**	7/30/2020
Title:	To rezone 1050 N. 4TH ST. (43201), being 0.68± acres located at the southeast corner of North Fourth Street and Detroit Avenue, From: M-2, Manufacturing District, To: AR-3, Apartment Residential District (Rezoning #Z19-040).		
Sponsors:			
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Attachments:	1. ORD1655-2020.Attachments, 2. ORD1655-2020.Labels		

Date	Ver.	Action By	Action	Result
7/30/2020	1	CITY CLERK	Attest	
7/29/2020	1	MAYOR	Signed	
7/27/2020	1	COUNCIL PRESIDENT	Signed	
7/27/2020	1	Zoning Committee	Approved	Pass
7/20/2020	1	Columbus City Council	Read for the First Time	

Rezoning Application: Z19-040

APPLICANT: DSC Holdings 1050 N Fourth St, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0-1) on August 8, 2019.

ITALIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a vacant commercial warehouse building zoned in the M-2, Manufacturing District. The applicant proposes the AR-3, Apartment Residential District to permit a multi-unit residential development. Concurrent Council variance (Ordinance #1656-2020; CV19-058) has been submitted to permit 2,500 square feet of commercial space on the ground floor, and to vary the lot area, building lines, and rear yard. The site is included in the Italian Village Urban Commercial Overlay (UCO) and is located within the boundaries of the *Italian Village East Redevelopment Plan* (2000), which recommends "Commercial" land uses for this location. The Plan states that the Fourth Street corridor should have a mix of commercial, residential, and office land uses, and should support retail and office uses on the first floor of new and existing non-residential buildings, with mixed uses (commercial and/or residential) on the second and third floors. The Planning Division Staff considers this proposal, along with the concurrent Council variance, to be consistent with the Plan's recommendation for a mixed-use corridor.

To rezone **1050 N. 4TH ST. (43201),** being 0.68± acres located at the southeast corner of North Fourth Street and Detroit Avenue, **From:** M-2, Manufacturing District, **To:** AR-3, Apartment Residential District (Rezoning #Z19-040).

WHEREAS, application #Z19-040 is on file with the Department of Building and Zoning Services requesting rezoning of 0.68± acres from M-2, Manufacturing District, to AR-3, Apartment Residential District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the proposed AR-3, Apartment Residential District will allow multi-unit residential development that is reflective of recent urban infill developments., and is consistent with the land use recommendations of the *Italian Village East Redevelopment 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1050 N. 4TH ST. (43201), being 0.68± acres located at the southeast corner of North Fourth Street and Detroit Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 4 and 5, Township 5, Range 22, Refugee Lands, being all of that tract of land as conveyed to DSC Holdings 1050 N. Fourth Street LLC of record in Instrument No. 201412030160514, said tract being also being all of Lots 4, 5, 6 and 7 of E. Sorin's Subdivision of Lots 65 & 66 of William Phelan's Mount Pleasant Addition of record in P.B. 1, Page 286 and more particularly described as follows:

Beginning at the southwesterly corner of said DSC Holdings tract and said Lot 4, said corner also being the northwesterly corner of that tract of land as conveyed to New Victorians Inc. of record in Instrument No. 200311260379492 and Lot 3 of said plat, also being in the easterly right-of-way line of N. Fourth Street;

Thence N 08° 17’ 26” W, along the westerly line of said DSC Holdings tract and said easterly right-of-way line of said N. Fourth Street, 204.0 feet+/- to the northwesterly corner of said DSC Holdings tract and Lot 7 of said plat and at the southeasterly right-of-way intersection of said N. Fourth Street and Detroit Avenue;

Thence S 86° 29’ 29” E, along the northerly line of said DSC Holdings tract and along the southerly right-of-way line of said Detroit Avenue, 148.6 feet+/- to the northeasterly corner of said DSC Holdings tract, being the northeasterly corner of said Lot 7 and being the southwesterly right-of-way intersection of said Detroit Avenue and a Peru Alley;

Thence S 08° 29’ 06” E, along the easterly line of said DSC Holdings tract and the westerly right-of-way line of said Peru Alley, 204.1 feet+/- to the southeasterly corner of said DSC Holdings tract and said Lot 4, also being the northeasterly corner of said New Victorians tract and said Lot 3;

Thence N 86° 29’ 29” W, along the southerly line of said DSC Holdings tract, the northerly line of said New Victorians tract and along the common line of said Lot 3 and Lot 4, 149.3 feet+/- to the Point of Beginning. Containing 0.68+/- acre.

To Rezone From: M-2, Manufacturing District.

To: AR-3, Apartment Residential District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the AR-3, Apartment Residential District on this property.

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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.