# Legislation Details (With Text)

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| **File #:** | 1773-2021 **Version:** 1 | | |
| **Type:** | Ordinance | **Status:** | Passed |
| **File created:** | 6/24/2021 | **In control:** | Zoning Committee |
| **On agenda:** | 7/12/2021 | **Final action:** | 7/15/2021 |
| **Title:** | To rezone 1275 MICHIGAN AVE. (43201), being 0.14± acres located on the west side of Michigan Avenue, 120± feet south of West 5th Avenue, From: L-P-1, Limited Parking District, To: R-2F, Residential District (Rezoning #Z20-116). | | |
| **Sponsors:** | | | |
| **Indexes:** | | | |
| **Code sections:** | | | |
| **Attachments:** | 1. ORD#1773-2021_Attachments, 2. ORD#1773-2021_Labels | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 7/15/2021 | 1 | CITY CLERK | Attest | |
| 7/13/2021 | 1 | MAYOR | Signed | |
| 7/12/2021 | 1 | COUNCIL PRESIDENT | Signed | |
| 7/12/2021 | 1 | Zoning Committee | Waive the 2nd Reading | Pass |
| 7/12/2021 | 1 | Zoning Committee | Approved | Pass |

**Rezoning Application: Z20-116**

**APPLICANT:** Lykens Companies; c/o Dave Perry, Agent; Dave 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:** Single- and two-unit dwelling development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on June 10, 2021.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with a parking lot in the L-P-1, Limited Parking District, which previously served a former off-site eating and drinking establishment located on an adjacent parcel. The requested R-2F, Residential District, will permit single-unit and two-unit residential development. The site is within the boundaries of the *Harrison West Plan* (2005), which recommends single- and two-unit residential land uses at this location. The site is also within an area that includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). A concurrent Council variance (Ordinance # 1774-2021; CV20-133) has been filed on this site and the adjacent parcel to the north that was occupied by the former restaurant to permit three single-unit dwellings, one two-unit dwelling, and one detached garage on five newly-created lots with reduced development standards. Staff finds the requested rezoning consistent with the Plan's residential recommendation and with established zoning and development pattern of the area.

To rezone **1275 MICHIGAN AVE. (43201)**, being 0.14± acres located on the west side of Michigan Avenue, 120± feet south of West 5th Avenue, **From:** L-P-1, Limited Parking District, **To:** R-2F, Residential District (Rezoning #Z20-116).



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**WHEREAS,** application #Z20-116 is on file with the Department of Building and Zoning Services requesting rezoning of 0.14± acres from the L-P-1, Limited Parking District, to the R-2F, 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 requested R-2F district is consistent with the *Harrison West Plan's* residential land use recommendation and is compatible with the existing development and zoning pattern of the area; 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:

**1275 MICHIGAN AVE. (43201)**, being 0.14± acres located on the west side of Michigan Avenue, 120± feet south of West 5th Avenue, and being more particularly described as follows:

Being situated in the County of Franklin in the State of Ohio and in the City of Columbus and being Lots Nos. 612 and 613 in COLLINS, ATKINSON AND GUITNER'S THIRD ADDITION to said City, as the same are numbered and delineated upon the recorded plat thereof of record in Plat Book 2, Page 222, Recorder's Office, Franklin County, Ohio.

PID: 010-033095

**To Rezone From:** L-P-1, Limited Parking District.

**To:** R-2F, Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the R-2F, 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.



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