Legislation Details (With Text)

File #:	2207-2021 **Version:** 1		
Type:	Ordinance	**Status:**	Passed
File created:	8/19/2021	**In control:**	Zoning Committee
On agenda:	9/20/2021	**Final action:**	9/23/2021
Title:	To rezone 411 S. 17TH ST. (43205), being 0.24± acres located at the southwest corner of South 17th Street and Engler Street, From: R-2F, Residential District, To: I, Institutional District (Rezoning #Z21-010).		
Sponsors:			
Indexes:			
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Attachments:	1. ORD2207-2021_Attachments, 2. ORD2207-2021_Labels		

Date	Ver.	Action By	Action	Result
9/23/2021	1	CITY CLERK	Attest	
9/22/2021	1	MAYOR	Signed	
9/20/2021	1	Zoning Committee	Approved	Pass
9/20/2021	1	COUNCIL PRESIDENT	Signed	
9/13/2021	1	Columbus City Council	Read for the First Time	

Rezoning Application Z21-010

APPLICANT: American Electric Power Service Corporation; c/o Kevin Kindy, Agent; 172 East State Street, Suite 600; Columbus, OH 43215.

PROPOSED USE: Utility service yard.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on July 8, 2021.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one undeveloped parcel in the R-2F, Residential District. The requested I, Institutional District will permit a utility service yard to conceal electric generators. Special Permit #BZA21-014 has been filed to allow portable buildings and reduced development standards for this proposal. While the *Near East Area Plan* (2005) does not recommend a specific land use for this location, the plan does state that non-residential uses should be significantly screened from neighboring residential districts. The request is compatible with the surrounding zoning districts to the north and east which both permit I, Institutional District uses.

To rezone **411 S. 17TH ST. (43205)**, being 0.24± acres located at the southwest corner of South 17th Street and Engler Street, **From:** R-2F, Residential District, **To:** I, Institutional District (Rezoning #Z21-010).

WHEREAS, application #Z21-010 is on file with the Department of Building and Zoning Services requesting rezoning

of 0.24± acres from R-2F, Residential District, to I, Institutional District; and

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

WHEREAS, the Near East Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval because the proposed I, Institutional District is consistent with the surrounding zoning and development pattern of the area and will not add incompatible land uses; 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:

411 S. 17TH ST. (43205), being 0.24± acres located at the southwest corner of South 17th Street and Engler Street, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Half Section 24, Township 5, Range 22, Scofield's Survey of the Refugee lands and being all of Lots 90 and 91 (PID: 010-051925-00) of the Amended Plat of Livingston Park Addition, as recorded in Plat Book 4, Page 300, and being all of the same lands conveyed to Otis Vaughn, Trustee, as recorded in Instrument Number 200311040352495, all references contained herein are to the Franklin County Recorder's records, Columbus, Ohio, and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Beginning at an iron pin set at the northeast corner of Lot 90, said point also being the intersection of the south right-of-way line of Engler Street (20' as dedicated in Plat Book 4, page 300) and the west right-of-way line of 17th Avenue (50' as dedicated in Plat Book 4, page 125);

thence, S 02°11'41" W, 76.18 feet with the west line of said 17th Avenue to an iron pin set at the southeast corner of said Lot 91 and the northeast corner of Lot 92 in said addition;

thence, N 88°16'44" W, 133.00 feet to an iron pin set at the southwest corner of said Lot 91, the northwest corner of said Lot 92, and being on the east line of an alley (14');

thence, N 02°11'41" E, 76.18 feet with the west line of said alley to an iron pin set at the northwest corner of said Lot 90, said point also being the intersection of the south right-of-way line of said Engler Street and the east line of said alley;

thence, S 88°16'44" E, 133.00 feet along the south line of Engler Street and north line of Lot 90 to the Point of Beginning and containing 0.233 acres of land, more or less, and being subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me, or under my supervision during August, 2017.

Property Address: 411 S. 17th St., Columbus, OH 43205
Parcel Number: 010-051925

To Rezone From: R-2F, Residential District.

To: I, Institutional District.

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