



City of Columbus

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

Legislation Text

File #: 1448-2013, **Version:** 1

Rezoning Application: Z13-010

APPLICANT: 1374 King Avenue LLC; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215 and Donald Plank, Atty.; Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on May 9, 2013.

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposed AR-2, Apartment Residential District will allow the construction of an apartment building with a density that is similar to residential developments along King Avenue and Chambers Road. Companion CV13-005 (Ord. No. 1449-2013) is also requested to vary the parking lot landscaping, building setback, and rear yard requirements. The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location (office and/or multi-unit residential). The request is compatible with the zoning and development patterns in the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*.

To rezone **1376 KING AVENUE (43212)**, being 0.7± acres located at the northeast corner of King and Grandview Avenues, **From:** C-4, Commercial District, **To:** AR-2, Apartment Residential District (Rezoning # Z13-010).

WHEREAS, application #Z13-010 is on file with the Department of Building and Zoning Services requesting rezoning of 0.7± acres from C-4, Commercial District, to the AR-2, Apartment Residential District; and

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

WHEREAS, the Fifth 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-2, Apartment Residential District will allow a multi-unit residential development with a density that is similar to residential developments along King Avenue and Chambers Road. The request is compatible with the zoning and development patterns in the area, and with the land use recommendations of 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:

1376 KING AVENUE (43212), being 0.7± acres located at the northeast corner of King and Grandview Avenues, and being more particularly described as follows:

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

Being Lot Number Twenty-Four (24) , of R.E. Neil's sole surviving trustee of John G. Neil's and Family Subdivision, except 32-1/3 feet off the west side of Lot No. 24, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 130, Recorder's Office, Franklin County, Ohio.

Said property is shown on the Franklin County Auditor's Records as Parcel Numbers 010-061968 and 010-062082.

To Rezone From: C-4, Commercial District,

To: AR-2, Apartment Residential District

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