



City of Columbus

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

Legislation Text

File #: 1592-2014, **Version:** 1

Rezoning Application: Z14-016

APPLICANT: Guy Williams, Jr.; c/o David L. Hodge, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 460, Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on June 12, 2014.

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposed AR-1, Apartment Residential District will allow a multiple dwelling development with a density that is similar to residential developments along Chambers Road and Chesapeake Avenue. A companion Council Variance (Ordinance No. 1593-2014; CV14-016) is also requested to reduce development standards and allow one- and two-unit carriage dwellings within a multiple dwelling development on this site and the adjacent AR-1 District to the east. The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location, and supports carriage house development if it abides by the Plan's density and design considerations. Given the predominance of multi-unit residential development to the north and south, and the future multi-unit residential development to the east, Staff finds this proposal to be compatible with the zoning and development pattern of the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*.

To rezone **1415 CHAMBERS ROAD (43212)**, being 0.31± acres located on the south side of Chambers Road, 735± feet west of Northwest Boulevard, **From:** R, Rural District, **To:** AR-1, Apartment Residential District (Rezoning # Z14-016).

WHEREAS, application #Z14-016 is on file with the Department of Building and Zoning Services requesting rezoning of 0.31± acres from R, Rural District, to the AR-1, 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-1, Apartment Residential District will allow a multi-unit residential development with a density that is similar to residential developments along Chambers Road and Chesapeake Avenue. Given the predominance of multi-unit residential development to the north and south, and the future multi-unit residential development to the east, Staff finds this proposal to be compatible with the zoning and development pattern of the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood 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 No. 0179 -03, passed

February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1415 CHAMBERS ROAD (43212), being 0.31± acres located on the south side of Chambers Road, 735± feet west of Northwest Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 18, U.S.M.D, and being all of Lots 32, and 33, of “Lincoln Heights Addition” subdivision recorded in Plat Book 7, Page 250, said lots being in the name of Guy Williams, Jr. and Matthew Vekasy and described as follows:

Beginning in the south right-of-way line of Chambers Road and at the northwest corner of said Lot 32 of said “Lincoln Heights Addition”;

Thence Easterly, along said south right-of-way line, about 80 feet to the northeast corner of said Lot 33;

Thence Southerly, along the east line of said Lot 33, about 170.4 feet to the southeast corner of said Lot 33, in the north right-of-way line for an Alley;

Thence Westerly, along said north right-of-way line, about 80 feet to the southwest corner of said Lot 32;

Thence Northerly, along the west line of said Lot 32, about 170.45 feet to the *Point of Beginning*.

Containing approximately .31 acres of land, more or less.

This description was written for zoning purposes only.

Tax parcel Nos. 130-005581 and 420-292067.

To Rezone From: R, Rural District,

To: AR-1, Apartment Residential District

SECTION 2. That a Height District of sixty (60) feet is hereby established on the AR-1, 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.