



City of Columbus

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

Legislation Text

File #: 1624-2014, Version: 2

Rezoning Application: Z14-018

APPLICANT: SND Partners, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; and Donald Plank, Attorney; Plank Law Firm; 145 East Rich Street, Third Floor; Columbus, Ohio 43215.

PROPOSED USE: Multi-unit residential and office development.

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

VICTORIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is currently developed with an office building and parking lot and zoned in the I, Institutional District. The proposed AR-O, Apartment Office District will allow the construction of a multi-family residential and office development. Companion CV14-019 (Ord. No. -2014) is also requested to vary the height, side yard, rear yard, aisle, driveway, maneuvering, the number of parking spaces and the size of parking space requirements. The request is compatible with the established zoning and development patterns in the area.

To rezone **40 WEST THIRD AVENUE (43201)**, being 0.38± acres located on the north side of West Third Avenue, 270± feet west of North High Street, **From:** I, Institutional District, **To:** AR-O, Apartment Office District **and to declare an emergency** (Rezoning # Z14-018).

WHEREAS, application #Z14-018 is on file with the Department of Building and Zoning Services requesting rezoning of 0.38± acres from I, Institutional District, to the AR-O, Apartment Office District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested AR-O, Apartment Office District will allow a multi-unit residential and office development, which is compatible with the zoning and development patterns in the area; and

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; 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:

40 WEST THIRD AVENUE (43201), being 0.38± acres located on the north side of West Third Avenue, 270± feet west of North High Street, and being more particularly described as follows:

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

Being Lots Numbered Fifteen (15) and Thirty Three (33) in HERSHISER'S CORRECTED AND SECOND AMENDED PLAT OF LOTS 11, 12, 13, 14 AND 15 of HERSHISER AND ASTON'S ADDITION to the said City, as the same is numbered and delineated upon the recorded plat thereof, or record in Plat Book No. 4, page 9, Recorder's Office, Franklin County, Ohio.

To Rezone From: I, Institutional District,

To: AR-O, Apartment Office District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the AR-O, Apartment Office 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.~~
That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.