



Legislation Text

File #: 3035-2015, **Version:** 1

Rezoning Application: Z15-011

APPLICANT: Bhakti Bania, Architect; 2029 Riverside Drive, Suite 202; Columbus, OH 43221.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on November 12, 2015.

UNIVERSITY AREA COMMISSION RECOMMENDATION: Disapproval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The subject site is undeveloped and zoned in the C-4, Commercial District. The applicant proposes the AR-1, Apartment Residential District for a multi-unit residential development of sixteen units. The site is located within the planning area of the *University District Plan* (2015), which recommends medium intensity residential uses for the site. This classification includes single-and two-unit dwellings, and row house-style and scattered-site multi-unit residential developments. The request is compatible with the density and development standards of adjacent residential developments, and is consistent with the land use recommendations of the *University District Plan*. A companion Council variance (Ordinance No. 3036-2015; CV15-012) is also being considered on this property to allow reduced building and parking setbacks for two eight-unit apartment buildings.

To rezone **1530 NORTH GRANT AVENUE (43201)**, being 0.76± acres located at the northeast corner of North Grant and East Eleventh Avenues, **From:** C-4, Commercial District, **To:** AR-1 Apartment Residential District (Rezoning # Z15-011).

WHEREAS, application No. Z15-011 is on file with the Department of Building and Zoning Services requesting rezoning of 0.76± acres from C-4, Commercial District to the AR-1 Apartment Residential District; and

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

WHEREAS, the University Area Commission recommends disapproval of said zoning change; and

WHEREAS, the City Departments recommend approval because the requested AR-1, Apartment Residential District is compatible with the density and development standards of adjacent residential developments, and is consistent with the land use recommendations of the *University District 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:

1530 NORTH GRANT AVENUE (43201), being 0.76± acres located at the northeast corner of North Grant and East Eleventh Avenues, and being more particularly described as follows:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING PART OF A PARCEL FORMERLY CONVEYED TO THE COLUMBUS STREET RAILWAY COMPANY, AS RECORDED IN DEED BOOK 243, PAGE 398 AND ALL OF A PARCEL CURRENTLY CONVEYED TO THE COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, AS RECORDED IN DEED BOOK 1070, PAGE 471, ALL REFERENCES CONTAINED HEREIN ARE TO FRANKLIN COUNTY RECORDER'S RECORDS, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR FOUND AT THE INTERSECTION OF THE NORTH LINE OF ELEVENTH AVENUE AND THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO NEW YORK CENTRAL LINES, LLC, AS RECORDED IN INSTRUMENT NUMBER 200212180325201;
THENCE, N 86°47' 13" W, 123.61 FEET ALONG THE NORTHERLY LINE OF SAID ELEVENTH AVENUE AND PASSING CONCRETE MONUMENTS FOUND AT 5.00 FEET AND 118.61 FEET TO A 5/8 INCH IRON PIN AND CAP SET;
THENCE, N 41° 46' 21" W, 14.14 FEET TO A POINT IN THE EASTERLY LINE OF GRANT AVENUE;
THENCE, N 03° 14' 31" E, 268.40 FEET ALONG THE EASTERLY LINE OF SAID GRANT AVENUE AND PASSING CONCRETE MONUMENTS FOUND AT 5.00 FEET AND 263.39 FEET TO A 1 INCH IRON PIPE FOUND, SAID IRON PIPE ALSO BEING IN THE SOUTHERLY LINE OF CHITTENDEN AVENUE;
THENCE, S 86° 07' 09" E, 104.12 FEET ALONG THE SOUTHERLY LINE OF SAID CHITTENDEN AVENUE AND PASSING A CONCRETE MONUMENT FOUND AT 98.97 FEET TO A 5/8 INCH IRON PIN AND CAP SET, SAID IRON PIN AND CAP ALSO BEING IN THE WESTERLY RIGHT-OF-WAY OF SAID NEW YORK CENTRAL LINES, LLC; THENCE, S 02° 50' 00" E, 278.74 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID NEW YORK CENTRAL LINES, LLC AND PASSING CONCRETE MONUMENTS FOUND AT 4.98 FEET AND 273.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.757 ACRES, MORE OR LESS, 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, THIS FIFTEENTH DAY OF JULY, 2003.
BEARINGS ARE BASED ON A BEARING OF S 05° 50' 00" E FOR THE WESTERLY LINE OF THE NEW YORK CENTRAL LINES, LLC RAILWAY. ALL IRON PIN AND CAPS SET ARE 5/8 X 30" REBAR WITH YELLOW CAP STAMPED CENTRAL SURVEYING CO., LTD.

To Rezone From: C-4, Commercial District,

To: AR-1, Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) 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.