



City of Columbus

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

Legislation Text

File #: 1814-2016, **Version:** 1

Zoning Application: Z16-014

APPLICANT: 876 S. Front LLC; c/o David Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.

PROPOSED USE: Multiple dwelling development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 17, 2016.

BREWERY DISTRICT COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.99± acre site consists of 12 parcels, to be combined, in the M, Manufacturing District, currently developed with an industrial building. The applicant is requesting to rezone to the AR-1, Apartment Residential District to allow a 20-unit multiple dwelling development. This site is located in a predominantly residential area within the “Southern Tier” of the *Brewery District Plan* (1993), which does not recommend specific land uses but does encourage compatible redevelopment and rehabilitation for the area. A concurrent Council variance (Ordinance No. 1815-2016 (CV16-015)) has been filed to request variances to permit 2-unit dwellings in the AR-1, Apartment Residential District, with a building height increase to 40 feet, no street frontage, and reductions to building lines, and perimeter yard requirements.

To rezone **882 SOUTH FRONT STREET (43206)**, being 0.99± acres located at the southeast corner of South Front and Whittier Streets, **From:** M, Manufacturing District, **To:** AR-1, Apartment Residential District (Z16-014).

WHEREAS, by application No. Z16-014 is on file with the Department of Building and Zoning Services requesting rezoning of 0.99± acres from M, Manufacturing District, to AR-1, Apartment Residential District; and

WHEREAS, the Development Commission recommends approval; and

WHEREAS, the Brewery District Commission recommends approval; and

WHEREAS, The City Departments recommend approval because this request will not add a new or incompatible uses to the area. The *Brewery District Plan* recommends the preservation of the Brewery District’s architectural and urban character through compatible redevelopment and rehabilitation. The requested rezoning will permit a 20-unit multiple dwelling development within the AR-1, Apartment Residential District in an area that is predominantly residential in nature; 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:

882 SOUTH FRONT STREET (43206), being 0.99± acres located at the southeast corner of South Front and Whittier

Streets, and being more particularly described as follows:

DESCRIPTION OF 0.991 ACRES

Situated in the State of Ohio, County of Franklin, Half Section 28 and 29, Township 5, Range 22, Refugee Lands, being all of that 0.07 acres (PID 01002378900), 0.04 acres (PID 01000059800), 0.05 acres (PID 01000057600), 0.06 acres (PID 01002311100), 0.06 acres (PID 01002316000), 0.07 acres (PID 01003301700), 0.09 acres (PID 01005133000), 0.07 acres (PID 01001323100), 0.12 acres (PID 01002124100), 0.16 acres (PID 01005171300), 0.08 acres (PID 01005769800), 0.08 acres (PID 01000248200), as conveyed to 876 S. Front LLC, and a vacated alley (10 feet wide), all records obtained from the Auditor's Office, Franklin County, Ohio, being and being more particularly described as follows:

BEGINNING at the northeast corner of said 0.16 acres (PID 01005171300), being the intersection of the southerly right of way of West Whittier Street (54 feet wide) and the westerly right of way of South Wall Street (33 feet wide);

Thence South 08°16'24" East, with the westerly right of way of said South Wall Street, a distance of 209.18 feet, to a point in the easterly common corner of said 0.08 acres (PID 01000248200) and that 0.06 acres (PID 01003828000), as conveyed to Andrew C. Hinton;

Thence South 81°18'26" West, with the common line of said 0.08 acres (PID 01000248200) and said 0.06 acres (PID 01003828000), a distance of 97.92 feet, to a point in the westerly common corner of said tracts;

Thence South 07°31'57" East, with the common line of said 0.06 acres (PID 01003828000) and said 0.09 acres (PID 01005133000), a distance of 24.41, to a point in the southerly common corner of said tracts, being in the northerly right of way of Shumacher Alley (20 feet wide);

Thence South 81°33'21" West, with the common line of said 0.09 acres (PID 01005133000) and said northerly right of way of Schumacher Alley, a distance of 85.12 feet, to a point in the southwesterly corner of said 0.09 acres (PID 01005133000);

Thence North 08°14'52" West, with the easterly right of way of South Front Street (82.5 feet wide), a distance of 241.19 feet, to a point in intersection of said easterly right of way of South Front Street and the southerly right of way of West Whittier Street;

Thence with the southerly right of way of West Whittier Street, the following courses:

North 41°15'08" East, a distance of 16.23 feet, to a point;

North 67°18'40" East, a distance of 19.18 feet, to a point;

North 84°56'58" East, a distance of 61.34 feet, to a point;

South 89°15'13" East, a distance of 30.70 feet, to a point;

South 85°34'48" East, a distance of 62.29 feet, to the POINT OF BEGINNING, containing 0.991 acres, more or less.

The above description is based on linework obtained from the Franklin County Auditor's Office and the content is intended for zoning purposes only.

SECTION 2. That a Height District of 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.