



City of Columbus

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

Legislation Text

File #: 0007-2017, **Version:** 1

Rezoning Application: Z16-066

APPLICANT: Pickett Companies, c/o Donald Plank, Atty.; 423 East Town Street, 2nd Floor; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on December 8, 2016.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 7.03± acre site is comprised of one parcel developed with an office/warehouse in the M, Manufacturing District. The applicant proposes to develop the site with a multi-unit residential development in the AR-2, Apartment Residential District. The site is located within the boundaries of the *Harrison West Plan* (2005), which recommends "Mix-Density Residential, Greenspace/Parkland" land uses for this location. Staff finds the proposal to be consistent with the adjacent apartment residential zoning districts and the emerging development pattern of the area. A concurrent Council variance (Ordinance # 0008-2017; CV16-066) has been filed to reduce the perimeter yard.

To rezone **871 INGLESIDE AVENUE (43215)**, being 7.03± acres located at the southwest corner of Ingleside Avenue and Buttles Avenue, **From:** M, Manufacturing District, **To:** AR-2, Apartment Residential District (Rezoning # Z16-066).

WHEREAS, application # Z16-066 is on file with the Department of Building and Zoning Services requesting rezoning of 7.03± acres from M, Manufacturing District, to the AR-2, Apartment Residential District; and

WHEREAS, the Development Commission recommends approval; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested AR-2, Apartment Residential District is consistent with the *Harrison West Plan* and surrounding development patterns; 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:

871 INGLESIDE AVENUE (43215), being 7.03± acres located at the southwest corner of Ingleside Avenue and Buttles Avenue, and being more particularly described as follows:

Parcel: 010-005889

Being Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of half Sections 8,9, Township 5, Range 22, Refugee Lands, AND BEING ALL OF A 2.10 acre tract (Tract #1), all of a 0.143 acre tract (Tract #2), all of a 0.927 acre tract (Tract #3), all of a 1.13 acre tract (Tract #17), conveyed to Dresser Industries, Inc., shown of record in Deed Book 2139, Pages 466, 456, and all of a 2.26 acre tract conveyed to Dresser Industries, Inc. shown of record in Deed Book 2148, Page 370 (99 year lease, lease Record 141, Page 83), Recorder's office, Franklin County, Ohio and

being more particularly described as follows:

Beginning at an iron pin of the westerly line of Ingleside Avenue (40 feet wide) at the southeasterly corner of said 0.092 acre tract, and a corner of said 1.13 acre tract, said point being at the intersection of the westerly line of said Ingleside Avenue, with the centerline of a Buttles Avenue (70 feet wide), procedure westerly;

Thence, south 2° 45' 27" west, along the westerly line of said Ingleside Avenue, and along the easterly line of said 1.13 acre tract, a distance of 7.40 feet to an iron pin at the southeasterly corner of said 1.13 acre tract, and the northeasterly corner of a 1.045 acre tract conveyed to the Jennings-Lawrence Company shown of record in Deed Book 2493, Page 659;

Thence north 87° 11' 03" west, along the southerly line of said 1.13 acre tract, and along the northerly line of said 1.045 acre tract, and along the northerly line of a 1.169 acre tract conveyed to Summer and Company shown of record in Deed Book 1998, Page 362, a distance of 305.22 feet to an iron pin at a corner of said 1.13 acre tract, and a corner of said 1.169 acre tract;

Thence, north 2° 45' 27" east along a line of said 1.13 acre tract, and a line of said 1.169 acre tract, and along a line parallel with the westerly line of said Ingleside Avenue, a distance of 33.20 feet to an iron pin at a corner of said 1.13 acre tract, and a corner of said 1.169 acre tract;

Thence north 87° 11' 03" west, along the southerly line of said 1.13 acre tract and along the northerly line of said 1.169 acre tract, passing iron pins on a line at 120.35 feet, 270.13 feet, a total distance of 357.13 feet to a point in the center of the Olentangy River at the southwesterly corner of said 1.13 acre tract, and the northwesterly corner of said 1.169 acre tract;

Thence north 4° 03' 13" west along the center of the Olentangy River, and along the westerly line of said 1.13 acre tract, and along the westerly line of said 2.10 acre tract, a distance of 223.55 feet to a point at the northwesterly corner of said 2.10 acre tract, and the southwesterly corner of said 2.26 acre tract;

Thence north 1° 11' 10" west, along the center of the Olentangy River, and along the westerly line of said 2.26 acre tract, and along the westerly line of said 0.927 acre tract, a distance of 254.27 feet to a point of the northwesterly corner of said 0.927 acre tract, and the southwesterly corner of a 1.056 acre tract conveyed to the Columbus Forge and Iron Company shown of Record in Deed Book 346, Page 39;

Thence south 87° 11' 03" east, along the northerly line of said 1.13 acre tract, and along the southerly line of said 4.056 acre tract, a distance of 504.03 feet to an iron pin on the westerly line of Neil Factory Switch at the northeasterly corner of said 0.927 acre tract;

Thence, in a southerly direction, along the westerly line of Neil Factory Switch, and along the easterly line of said 0.927 acre tract, and along the ARC of a curve to the left having a radius of 915 feet, more or less, along Chord Bearing and distance of south ° 33' east; 11.55 feet to an iron pin at a point of reverse curvature;

Thence, in a southerly direction, continuing along the westerly line of Neil Factory Switch and along the easterly line of said 0.927 acre tract, and along the easterly line of said 2.26 acre tract, and along the arc of a curve to the right having a radius of 940 feet, more or less, along Chord Bearing and distance of south 26° 21' 15" east, 279.93 feet to an iron pin on the northerly line of said 2.10 acre tract, and at southeasterly corner of said 2.26 acre tract;

Thence south 87° 11' 03" east, along the northerly line of said 2.10 acre tract, a distance of 59.13 feet to an iron pin on the westerly line of said Ingleside Avenue at the northeasterly corner of said 2.10 acre tract;

Thence south 2° 45' 27" west along the westerly line of said Ingleside Avenue, and along the easterly line of said 2.10 acre tract, and along the easterly line of said 0.092 acre tract, a distance of 247.75 to the place of beginning, containing 7.027 acres.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

To Rezone From: M, Manufacturing District.

To: AR-2, Apartment Residential District.

SECTION 2. That a Height District of sixty (60) 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.