



## Legislation Text

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**File #:** 2979-2017, **Version:** 1

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### **Rezoning Application Z17-030**

**APPLICANT:** Dean Richard Monnin; 188 East Tulane Road; Columbus, OH 43202.

**PROPOSED USE:** Two dwelling units.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on October 12, 2017.

**UNIVERSITY AREA COMMISSION RECOMMENDATION:** Approval.

**UNIVERSITY IMPACT DISTRICT REVIEW BOARD RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with two vacant utility buildings zoned in the C-4, Commercial District. The applicant is requesting the R-2F, Residential District to convert the buildings to two dwelling units. The site is within the planning area of the *University District Plan* (2015), which recommends "Neighborhood Mixed-Use" land uses at this location. Additionally, the site is located in a "Neighborhood Commercial" subarea within the University District Zoning Overlay. The proposed dwelling units are consistent with the Plan's land use recommendation, are the result of an adaptive reuse of existing vacant utility buildings on site, and are compatible with the surrounding residential density. A concurrent Council Variance (Ordinance # 2980-2017; CV17-054) has been filed to permit two single-unit dwellings on one lot with reduced building design standards, area district requirements, and yard standards.

To rezone **21 EAST ARCADIA AVENUE (43202)**, being 0.23± acres located on the south side of East Arcadia Avenue, 130± feet east of North High Street, **From:** C-4, Commercial District, **To:** R-2F, Residential District (Rezoning # Z17-030).

**WHEREAS**, application # Z17-030 is on file with the Department of Building and Zoning Services requesting rezoning of 0.23± acres from C-4, Commercial District, to the R-2F, Residential District; and

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

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

**WHEREAS**, the University Impact District Review Board recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the proposed dwellings units are consistent with the *University District Plan's* land use recommendation and existing residential density in the area, and are the results of an adaptive reuse of the existing utility buildings on the site; 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:

**21 EAST ARCADIA AVENUE (43202)**, being 0.23± acres located on the south side of East Arcadia Avenue, 130± feet east of North High Street, and being more particularly described as follows:

Tract I:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Nineteen (19) in George Williams' amended subdivision of his Northwood Heights Addition as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 270, Recorder's Office, Franklin County, Ohio.

Together with any and all interest the grantor(s) may have in that portion of right of way as vacated by the City of Columbus by Ordinance No. 33173.

Tract II:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being 26.26 feet off of the east end of Lots Numbered Sixteen (16), Seventeen (17) and Eighteen (18) in George Williams Northwood Heights Addition, as the same are numbered and delineated upon the recorded plat thereof of record in Plat Book 2, Page 270, Recorder's Office, Franklin County, Ohio.

Property Parcel: 010-066662

Property Address: 21 East Arcadia Avenue, Columbus, Ohio 43202

**To Rezone From:** C-4, Commercial District

**To:** R-2F, Residential District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the R-2F, 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.