



Legislation Text

File #: 1460-2018, **Version:** 1

Rezoning Application: Z18-001

APPLICANT: Juliet Bullock Architects; 1182 Wyandotte Road; Columbus, OH 43212.

PROPOSED USE: Three-unit dwelling.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on May 10, 2018.

UNIVERSITY AREA COMMISSION RECOMMENDATION: Approval.

UNIVERSITY IMPACT DISTRICT REVIEW BOARD RECOMMENDATION: Approval

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a single parcel developed with two commercial structures and zoned in the C-4, Commercial District. The applicant requests the R-4, Residential District to allow a three-unit dwelling to be developed upon the subject site and on the adjacent parcel which is appropriately zoned for the proposed residential use. The site is subject to the University Planning Overlay and is within the planning area of *University District Plan* (2015), which recommends "Neighborhood Mixed Use" at this location. Staff finds the proposed three-unit dwelling consistent with the Plan's residential recommendation and with established zoning and development patterns of the area. The project also includes a concurrent Council variance on this site and the adjacent property (Ordinance # 1461-2018; CV18-002) to reduce requirements for window glass coverage on the first and second floors of the dwelling and to reduce required side yard.

To rezone **1505 NORTH FOURTH STREET (43201)**, being 0.09± acres located on the west side of North Fourth Street, 150± feet south of East Eleventh Avenue, **From:** C-4, Commercial District, **To:** R-4, Residential District (Rezoning # Z18-001).

WHEREAS, application # Z18-001 is on file with the Department of Building and Zoning Services requesting rezoning of 0.09± acres from C-4, Commercial District, to the R-4, 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 requested R-4, Residential District is consistent with the *University District Plan*, which recommends "Neighborhood Mixed Use" at this location, and with established zoning and development patterns of the area; 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 # 0179 -03, passed

February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1505 NORTH FOURTH STREET (43201), being 0.09± acres located on the west side of North Fourth Street, 150± feet south of East Eleventh Avenue, and being more particularly described as follows:

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

Being Lot Number Fourteen (14) of THE CLIFTON ADDITION to the City of Columbus, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 2777, Recorder's Office, Franklin County, Ohio.

Property Address: 1505 North Fourth Street; Columbus, OH 43201

Parcel: 010-019475

To Rezone From: C-4, Commercial District

To: R-4, Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the R-4, 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.