



## Legislation Text

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**File #:** 3255-2018, **Version:** 1

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### **Rezoning Application: Z18-044**

**APPLICANT:** Greg Chalfant; 5801 East Livingston Avenue; Columbus, OH 43232.

**PROPOSED USE:** Two-unit dwellings.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on November 8, 2018.

**FAR EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of two undeveloped parcels in the R-1, Residential District. The applicant is requesting the R-2F, Residential District to permit one- or two-unit dwellings on each lot. The site is within the boundaries of the *Far East Land Use Plan* (2018), which recommends "Very Low Density Residential" land uses at this location. The request allows for an appropriate step-down in density from the Brice Road commercial corridor east of the site, to the single-unit dwellings west of the site. It will not introduce incompatible uses to the neighborhood, and it is consistent with the Plan's land use recommendation.

To rezone **6096 ASTOR AVENUE (43232)**, being 0.52± acres located on the north and south sides of Astor Avenue, 215± feet west of Brice Road, **From:** R-1, Residential District, **To:** R-2F, Residential District (Rezoning # Z18-044).

**WHEREAS**, application No. Z18-044 is on file with the Department of Building and Zoning Services requesting rezoning of 0.52± acres from R-1, Residential District, to the R-2F, Residential District; and

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

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

**WHEREAS**, the City Departments recommend approval of said zoning change because the request provides an appropriate step-down in density between the Brice Road commercial corridor and single-unit dwellings to the west, will not add incompatible uses to the area, and is consistent with the *Far East Land Use Plan's* recommendation; 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:

**6096 ASTOR AVENUE (43232)**, being 0.52± acres located on the north and south sides of Astor Avenue, 215± feet west of Brice Road, and being more particularly described as follows:

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

Being Lot Number(s) Two Hundred Five (205), and Two Hundred Six (206), in IDLEWILD MANOR, as the same is numbered and delineated upon the recorded plat thereof, of record in the Plat Book 15, Page 18, Records Office, Franklin County, Ohio.

Tax Parcel Numbers: 550-156022 and 550-156023

**To Rezone From:** R-1, Residential 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.