



Legislation Text

File #: 0500-2019, **Version:** 1

Rezoning Application Z18-060

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

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on December 13, 2018.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.81± acre site is developed with a historic building previously associated with an adjacent religious facility in the R-3, Residential District. The applicant is requesting the AR-2, Apartment Residential District to permit both the redevelopment of the existing historic building into a 22-unit apartment building (Subarea A), and a future 12-unit apartment building (Subarea B). The site is within the planning boundaries of the *Near East Area Plan* (2005), which does not contain specific land use recommendations for this location, but it does state, that in general, housing types and density should be consistent with the housing types and densities found in the surrounding area. The Plan also recommends that historic church buildings should be preserved or repurposed. Staff finds this proposal to be consistent with these general recommendations of the Plan. A concurrent Council Variance (Ordinance #0501-2019; CV18-080) has been filed to reduce building setback lines and side yards.

To rezone **1640 EAST MOUND STREET (43205)**, being 0.81± acres located at the northwest corner of East Mound Street and Seymour Avenue, **From:** R-3, Residential District, **To:** AR-2, Apartment Residential District (Rezoning #Z18-060).

WHEREAS, application #Z18-060 is on file with the Department of Building and Zoning Services requesting rezoning of 0.81± acres from R-3, Residential District, to the AR-2, Apartment Residential District; and

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

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

WHEREAS, the City Departments recommend approval because AR-2 apartment residential uses are appropriate and consistent with the zoning and development pattern in the area, and with the *Near East Area Plan*, which states that in general, housing types and density should be consistent with the housing types and densities found in the surrounding area, and also recommends that historic church buildings should be preserved or repurposed; 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:

1640 EAST MOUND STREET (43205), being 0.81± acres located at the northwest corner of East Mound Street and Seymour Avenue, and being more particularly described as follows:

SUBAREA A:

Being 0.542 acres out of that 0.804 acre (by Survey) tract of land conveyed to Hammer Out Homes, Inc. in Instrument Number (I.N.) 201805090061769, said tract consisting of portions of: lot numbers 6-12 in Armstrong and Sloss Subdivision (of record in Plat Book 7, Page 152), vacated McAllister Street (25 feet wide, Ord. No. 1383-55, 11-25-1955), a vacated alley (15 feet wide, County Commissioners Journal Vol. 12, Page 562, 09-23-1905) and a portion of lot number 100 in Linen Place Addition (of record in Plat Book 5, Page 125) located in the City of Columbus, County of Franklin, State of Ohio; said 0.542 acres being more particularly described as:

Commencing, for reference at a rebar set at the southeasterly corner of said lot 11, also being the southeasterly corner of said Armstrong and Sloss subdivision, being the intersection of the northerly right-of-way line of E. Mound Street (60') and the westerly right-of-way line of Seymour Avenue (57'); thence, North 88° 10' 57" West, with said northerly right-of-way line and with the southerly line of said lot 11, a distance of 106.99 feet to a rebar set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, North 88° 10' 57" West, with said northerly right-of-way line, with the southerly line of said lot 11, crossing the terminus of said vacated alley and with a portion of said Lot 100, a distance of 107.54 feet to a ¾-inch iron pin found at the southwesterly corner of said 0.804 acres,

Thence, North 03° 55' 58" East, with an easterly line of said 0.804 acres and with a westerly line of that of that tract of land conveyed to Rock of Faith Baptist Church in O.R. 17289, Pg. J15, a distance of 185.33 feet to a railroad spike found;

Thence, North 88° 10' 57" West, with a southerly line of said 0.804 acres, with a northerly line of said Rock of Faith tract (north lines of: Lots 98, 99 and a portion of said Lot 100) and with the southerly line of said vacated McAllister Street, a distance of 84.33 feet to a 4-inch iron post (cut off at base) found, the same being the northwest corner of said Lot 98;

Thence, North 03° 55' 58" East, with an easterly line of said 0.804 acres and with the westerly terminus of said McAllister Street, passing a 4-inch iron post found (cut off at base) at a distance of 23.76 feet, a total distance of 25.09 feet to the northwesterly corner of said 0.804 acres, the same being the southeasterly corner of Lot 3 and the southwesterly corner of Lot 4 in said Linen Place Addition;

Thence, South 88° 10' 57" East, with a northerly line of said 0.804 acres, with the southerly lines of Lots 4 and 5 in said Linen Place Addition, with a southerly line of Lot 1 in said Armstrong & Sloss Subdivision, crossing said 15 foot wide vacated alley, with a portion of Lot 5 in said Armstrong & Sloss Subdivision and with a southerly line of that 0.911 acre tract of land conveyed to the Rock of Faith Baptist Church in O.R. 3302, Pg. D15, a distance of 175.74 feet to a railroad spike found at the northeasterly corner of said 0.814 acres;

Thence, South 01° 46' 31" West, with an easterly line of said 0.804 acres and with a westerly line of said 0.911 acres, a distance of 100.84 feet to a railroad spike found at a southerly corner of said 0.911 acres;

Thence, South 88° 10' 57" East, with a northerly line of said 0.804 acres and with a southerly line of said 0.911 acres, a distance of 16.47 feet to a rebar set;

Thence, South 01° 46' 34" West, crossing a portion of said 0.804 acres, a distance of 65.02 feet to a rebar set;

Thence, North 88° 13' 26" West, crossing a portion of said 0.804 acres, a distance of 7.54 feet to a rebar set;

Thence, South 02° 42' 16" West, crossing a portion of said 0.804 acres, a distance of 44.42 feet to the TRUE PLACE OF

BEGINNING.

Containing 0.542 acres of land. Being out of Auditor's Parcel #'s 010-028139.

SUBAREA B:

Being 0.262 acres out of that 0.804 acre (by Survey) tract of land conveyed to Hammer Out Homes, Inc. in Instrument Number (LN.) 201805090061769, said tract consisting of portions of lot numbers 9-11 in Armstrong and Sloss Subdivision, of record in Plat Book 7, Page 152, located in the City of Columbus, County of Franklin, State of Ohio; said 0.262 acres being more particularly described as:

Beginning at a rebar set at the southeasterly corner of said lot 11, also being the southeasterly corner of said Armstrong and Sloss subdivision, being the intersection of the northerly right-of-way line of E. Mound Street (60') and the westerly right-of-way line of Seymour Avenue (57'); thence, North 88° 10' 57" West, with said northerly right-of-way line and with the southerly line of said lot 11, a distance of 106.99 feet to a rebar set;

Thence, North 02° 42' 16" East, crossing a portion of said 0.804 acres, a distance of 44.42 feet to a rebar set;

Thence, South 88° 13' 26" East, crossing a portion of said 0.804 acres, a distance of 7.54 feet to a rebar set;

Thence, North 01° 46' 34" East, crossing a portion of said 0.804 acres, a distance of 65.02 feet to a railroad spike found at a northerly corner of said 0.804 acres, the same being a southerly corner of that tract of land conveyed to the Rock of Faith Baptist Church in O.R. 3302, Pg. D1S, being in the northerly line of said lot 9 and in the southerly line of lot 8 in said Armstrong and Sloss subdivision;

Thence, South 88° 10' 57" East, with a northerly line of said 0.804 acres, with the northerly line of said lot 9, with the southerly line of said Rock of Faith tract and with the southerly line of said lot 8, a distance of 103.50 feet to a rebar set at a northeasterly corner of said 0.804 acres, the same being a southerly corner of said Rock of Faith tract, being the northeasterly corner of said lot 9 and the southeasterly corner of said lot 8 in said Armstrong and Sloss subdivision;

Thence, South 04° 16' 19" West, with an easterly line of said 0.804 acres, with the easterly lines of said lot numbers 9-11 and with the westerly right-of-way line of said Seymour Avenue, a distance of 109.54 feet to the TRUE PLACE OF BEGINNING. Containing 0.262 acres of land. Being out of Auditor's Parcel #'s 010-028139.

To Rezone From: R-3, Residential District

To: AR-2, Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) 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.