



## Legislation Text

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**File #:** 1063-2019, **Version:** 1

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### **Rezoning Application: Z19-012**

**APPLICANT:** Avenue Partners; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

**PROPOSED USE:** Multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on March 14, 2019.

**FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is developed with six two-unit dwellings in the R-4, Residential District. The applicant proposes the AR-3, Apartment Residential District to permit a multi-unit residential development. Concurrent Council variance (Ordinance #1064-2019; CV19-011) has been submitted to reduce development standards for a 60-unit apartment building; and is reflective of recent urban infill developments. The site is located within the boundaries of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends "Medium Density Mixed Residential" land uses for this location. The Plan provides for greater densities in areas that are adjacent to Grandview Avenue. Staff recognizes that the proposal has a somewhat higher density, but with its location being adjacent to properties that front Grandview Avenue and slightly south of West Fifth Avenue, the proposed density is appropriate. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines; and the provisions included with the concurrent Council variance request are consistent with recommendations for building height transitions. The proposed AR-3, Apartment Residential District is consistent with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*, and Staff's support for the request is based on the site's proximity to Grandview Avenue (which is recommended for densities of up to 55 units/acre), with the bulk of the development being located on the eastern portion of the site, immediately adjacent to the Grandview Avenue commercial corridor.

To rezone **1450 BROADVIEW AVENUE (43212)**, being 0.9± acres located at the southeast corner of Broadview Avenue and Ida Avenue, **From:** R-4, Residential District, **To:** AR-3, Apartment Residential District (Rezoning #Z19-012).

**WHEREAS**, application #Z19-012 is on file with the Department of Building and Zoning Services requesting rezoning of 0.9± acres from R-4, Residential District, to AR-3, Apartment Residential District; and

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

**WHEREAS**, the Fifth by Northwest Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the proposed AR-3, Apartment Residential District will allow multi-unit residential development that is compatible with the established development pattern of the area, and is consistent with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*; 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:

**1450 BROADVIEW AVENUE (43212)**, being 0.9± acres located at the southeast corner of Broadview Avenue and Ida Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Being Lot No. 10 in Croughton and Denmeads Suburban Subdivision, known as Grandview, as the said lot is numbered and delineated upon the recorded plat thereof, of record in plat book No.4, page 318, Being the same premises conveyed to Glen A. Robbins by deed recorded in Deed Book 3445, page 845, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at a point at the southwesterly corner of said Lot Number 10 and being on the easterly line of Broadview Avenue (60');

Thence along the easterly line of said Broadview Avenue and the westerly line of said Lot Number 10, North 04°01'07" East, 207.82 feet to a point;

Thence along the southerly line of Ida Avenue (50') and the northerly line of said Lot Number 10, South 86°04'31" East, 180.00 feet to a point;

Thence along the easterly line of said Lot Number 10, South 04°01'07" West, 207.52 feet to a point;

Thence along the southerly line of said Lot Number 10, North 86°10'14" West, 180.00 feet to the POINT OF BEGINNING, containing 0.9 acres, more or less.

**To Rezone From:** R-4, Residential District.

**To:** AR-3, Apartment Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the AR-3, 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.