



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1288-2019, **Version:** 2

Rezoning Application: Z19-005

APPLICANT: Ohio Community Development Finance Fund; c/o Jeff Mohrman; 175 South Third Street, Suite 1200; Columbus, OH 43215.

PROPOSED USE: Supportive housing development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on April 11, 2019.

FRANKLINTON AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 3.84± acre site consists of a single parcel developed with a vacant motel in the CPD, Commercial Planned Development District. The applicant proposes the AR-1, Apartment Residential District to convert the site into a supportive housing apartment complex. A concurrent Council variance (Ordinance #1289-2019; CV19-006) is for parking-related and perimeter yard requirements. The site is within the planning area of the *West Franklinton Plan* (2014), which recommends “community commercial” uses at this location. Staff finds this proposal to be compatible with the zoning and development pattern of the area and views the institutional nature of the project to be consistent with the Plan’s recommendation for the adaptive re-use of existing sites that support a broad range of housing types.

To rezone **1551 WEST BROAD STREET (43223)**, being 3.84± acres located at the southeast corner of West Broad Street and Interstate 70, **From:** CPD, Commercial Planned Development District, **To:** AR-1, Apartment Residential District (Rezoning #Z19-005).

WHEREAS, application #Z19-005 is on file with the Department of Building and Zoning Services requesting rezoning of 3.84± acres from CPD, Commercial Planned Development District, to the AR-1, Apartment Residential District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested AR-1, Apartment Residential District proposal is compatible with the zoning and development pattern of the area and the nature of the project is consistent with the *West Franklinton Plan’s* recommendation for the adaptive re-use of existing sites that support a broad range of housing types, 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:

1551 WEST BROAD STREET (43223), being 3.84± acres located at the southeast corner of West Broad Street and

Interstate 70, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Virginia Military Survey Number 1393, being a part of Lot 10, as the same is numbered and delineated on the record plat for Franklin Square, of record in Plat Book 67, Page 17, said Lot conveyed by deed to AUM 99 LLC, of record in Instrument Number 200910060144358, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described for zoning purposes only as follows:

BEGINNING at the southwest corner of said Lot 10, being on the former northerly right-of-way line for West Town Street (now vacated), said vacated right-of-way having been conveyed by deed to Board of Education of the Columbus City School District, of record in Instrument Number 201309050150797, and being on the easterly limited access right-of-way line for Interstate Route 70, as conveyed by deed to the State of Ohio as Parcel 11-WL, of record in Deed Book 3160, Page 668;

Thence **North 28 degrees 26 minutes 11 seconds West**, along the westerly line of said Lot 10, along the easterly limited access right-of-way line for said Interstate Route 70, a distance of **344.58 feet** to an angle point;

Thence **North 22 degrees 56 minutes 10 seconds West**, continuing along the westerly line of said Lot 10 and the easterly limited access right-of-way line for said Interstate Route 70, a distance of **282.91 feet** to a point;

Thence **North 67 degrees 03 minutes 50 seconds East**, across said Lot 10, (passing at a distance of 30.00 feet a northeast corner of said Lot 10 and the southwest corner of Lot 8 of said Franklin Square), continuing along a northerly line of said Lot 10 and the southerly line of said Lot 8, a total distance of **200.00 feet** to a northeast corner of said Lot 10, being the southeast corner of said Lot 8, and being on the westerly line of Lot 9 of said Franklin Square;

Thence **South 14 degrees 53 minutes 25 seconds East**, along an easterly line of said Lot 10, along the westerly line of said Lot 9, a distance of **210.00 feet** to a northeast corner of said Lot 10, being the southwest corner of said Lot 9;

Thence **North 75 degrees 06 minutes 35 seconds East**, along a northerly line of said Lot 10, along the southerly line of said Lot 9, a distance of **191.24 feet** to a northeast corner of said Lot 10, being the southeast corner of said Lot 9, and being on the westerly line of a tract of land conveyed by deed to Board of Education of the Columbus City School District, of record in Instrument Number 200701290017021;

Thence **South 08 degrees 38 minutes 04 seconds East**, along the easterly line of said Lot 10, along the west line of said Board of Education tract, a distance of **459.86 feet** to the southeast corner of said Lot 10, being the southwest corner of said Board of Education tract, and being on the northerly line of said vacated West Town Street;

Thence **South 81 degrees 22 minutes 18 seconds West**, along the southerly line of said Lot 10, along the northerly line of said vacated Town Street, a distance of **220.17 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **3.844 acres** within Franklin County Auditor's Parcel Number 010-209349.

To Rezone From: CPD, Commercial Planned Development District

To: AR-1, Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the AR-1, 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.