



City of Columbus

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

Legislation Text

File #: 1962-2019, **Version:** 1

Rezoning Application: Z19-037

APPLICANT: National Church Residences, c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.

PROPOSED USE: Multi-unit residential development.

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

FRANKLINTON AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 1.16± acre site consists of one parcel developed with an industrial building in the M, Manufacturing District. The applicant is requesting the AR-O, Apartment Office District to permit multi-unit residential development. The site is within the boundaries of the *West Franklinton Plan* (2014), which recommends industrial land uses at this location. Additionally, the Plan includes *Columbus Citywide Planning Policies* (C2P2) Design Guidelines. While the Plan recommends industrial land uses at this location, C2P2 guiding principles support mixed-use and high density residential infill development at this location. Additionally, this particular area of West Broad Street is designated as “Downtown Franklinton” in the Plan which encourages infill development.

To rezone **1137 W. BROAD ST. (43222)**, being 1.16± acres located at the southwest corner of West Broad Street and South Glenwood Avenue, **From:** M, Manufacturing District, **To:** AR-O, Apartment Office District (Rezoning #Z19-037).

WHEREAS, application #Z19-037 is on file with the Department of Building and Zoning Services requesting rezoning of 1.16± acres from M, Manufacturing District, to the AR-O, Apartment Office 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 request permits multi-unit residential development at this location which is supported by recommendations within both the *West Franklinton Plan* and *Columbus Citywide Planning Policies* Design Guidelines; 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:

1137 W. BROAD ST. (43222), being 1.16± acres located at the southwest corner of West Broad Street and South Glenwood Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the City of Columbus and being a part of Lots No. 5 and 6 of M.L. Sullivant's Outlots, and more particularly described as follows:

Beginning at an iron pin at the intersection of the southerly right-of-way line of West Broad Street with the westerly line of Glenwood Avenue as shown on the plat of "West Park Addition" recorded in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio;

thence along the westerly line of the said Glenwood Avenue South 460.0 feet to an iron pin;

thence South 89 deg. 58' 30" West (being parallel to the southerly line of West Broad Street) 110.0 feet to an iron pin;

thence North (being parallel to the westerly line of Glenwood Avenue) 460.0 feet to an iron pin in the southerly line of West Broad Street;

thence along the southerly line of the said West Broad Street, North 89 deg. 58' 30" East, 110.0 feet to the place of beginning, containing 1.162 acres, more or less.

Property Address: 1137 W. Broad Street, Columbus, OH 43222

Parcel Number: 010-121008

To Rezone From: M, Manufacturing District

To: AR-O, Apartment Office District

SECTION 2. That a Height District of sixty (60) feet is hereby established on the AR-O, Apartment Office 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.