



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 2884-2019, **Version:** 1

Rezoning Application Z19-041

APPLICANT: Station 324, LLC; 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 October 10, 2019.

ITALIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a multi-unit residential development containing 196 units in the M, Manufacturing District, previously permitted by Council variance Ordinance #0986-2018 (CV17-068). The applicant proposes the AR-2, Apartment Residential District to establish proper zoning for the existing development as conditioned by Ordinance #0986-2018. The site is within the boundaries of the *Italian Village East Redevelopment Plan* (2005), which recommends manufacturing land uses at this location. Staff supports the proposed zoning as it reflects the existing development, and deviation from the Plan recommendation was supported for CV17-068 due to current market conditions and development trends in Italian Village that support multi-unit residential development. A concurrent Council Variance (Ordinance #2885-2019; CV19-060) has been filed to reduce the building and parking setbacks along East Second Avenue, and to reduce the required perimeter yard.

To rezone **324 E. 2ND AVE. (43201)**, being 4.23± acres located at the northeast corner of East Second Avenue and East Alley, **From:** M, Manufacturing District, **To:** AR-2, Apartment Residential District (Rezoning #Z19-041).

WHEREAS, application #Z19-041 is on file with the Department of Building and Zoning Services requesting rezoning of 4.22± acres from M, Manufacturing District, to the AR-2, Apartment Residential District; and

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

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

WHEREAS, the City Departments recommend approval because the proposed AR-2, Apartment Residential District will conform the existing multi-unit residential development and deviation from the *Italian Village East Redevelopment Plan* is supported as it was for CV17-068 due to current market conditions and development trends in Italian Village; 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:

324 E. 2ND AVE. (43201), being 4.23± acres located at the northeast corner of East Second Avenue and East Alley, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Section 4, Township 5, Range 22, Refugee Lands, and being part of the remainder of a 5.486 acre tract conveyed to Jana Holdings, LLC as described in Instrument Number 2011104220052853, and all of a 2.767 acre tract conveyed to Jana Holdings, LLC as described in Instrument Number 201104220052852, all records being of the Recorder's Office, Franklin County, Ohio;

BEGINNING at the southwest corner of said 2.767 acre tract, being at the intersection of the northerly right-of-way line of E. Second Avenue (60') and the easterly right-of-way of a 12 foot alley, said alley being the first alley east of North Sixth Street;

Thence along the west line of said 2.767 acre tract and the easterly right-of-way line of said 12 foot alley, North 3 degrees 36 minutes 30 seconds East, 405.50 feet to the northwest corner of said 2.767 acre tract, being in the center line of East Third Avenue, said point in said center line also being the point of termination of said East Third Avenue;

Thence along the north line of said 2.767 acre tract and the centerline of East Third Avenue projected easterly, South 86 degrees 46 minutes 11 seconds East, 299.23 feet to the northeast corner of said 2.767 acre tract;

Thence along the east line of said 2.767 acre tract, South 3 degrees 21 minutes 15 seconds West, 30.09 feet to the angle point in the east line of said 2.767 acre tract, and being in the north line of the remainder of said 5.486 acre tract;

Thence along the north line of the remainder of said 5.486 acre tract, South 86 degrees 39 minutes 11 seconds East, 166.73 feet to the northeast corner of the remainder of said 5.486 acre tract;

Thence along the east line of the remainder of said 5.486 acre tract, South 3 degrees 30 minutes 38 seconds West, 375.53 feet to the southeast corner of the remainder of said 5.486 acre tract, being in the northerly right-of way line of E. Second Avenue;

Thence along the south line of the remainder of said 5.486 acre tract, the south line of said 2.767 acre tract, and the northerly right-of-way line of E. Second Avenue, North 86 degrees 42 minutes 43 seconds West, 466.73 feet to the POINT OF BEGINNING, CONTAINING 4.228 ACRES, MORE OR LESS.

To Rezone From: M, Manufacturing District,

To: AR-2, Apartment Residential District.

SECTION 2. That a Height District of sixty (60) 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.