



City of Columbus

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

Legislation Text

File #: 0301-2020, **Version:** 1

Rezoning Application Z19-036

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

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on December 12, 2019.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.19± acre site consists of three undeveloped parcels zoned in the R-2F, Residential District. The applicant requests the AR-1, Apartment Residential District to permit a multi-unit residential development containing six units. The site is located within the boundaries of the *Near East Area Plan* (2005), which recommends higher density residential and mixed use development at this location. Staff finds the proposal to be compatible with the recommendations of the Plan and consistent with surrounding development along the East Long Street corridor. Concurrent Council variance Ordinance #0303-2020 (CV19-053) is requested to reduce development standards associated with setbacks and side yard requirements while committing to a site plan.

To rezone **1010 E. LONG ST. (43203)**, being 0.19± acres located on the north side of East Long Street, 37.1± feet east of Miami Avenue, **From:** R-2F, Residential District, **To:** AR-1, Apartment Residential District (Rezoning #Z19-036).

WHEREAS, application #Z19-036 is on file with the Department of Building and Zoning Services requesting rezoning of 0.19± acres from R-2F, Residential District, to the AR-1, Apartment Residential District; and

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

WHEREAS, the Development 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 will allow a multi-unit residential development that is consistent with the land use recommendations of the *Near East Area Plan* and compatible with surrounding development along the East Long Street corridor, 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:

1010 E. LONG ST. (43203), being 0.19± acres located on the north side of East Long Street, 37.1± feet east of Miami Avenue, and being more particularly described as follows:

TRACT I

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS BEING LOT NUMBER FIVE (5) OF JOHN LE CRONES SUBDIVISION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OFRECORD IN PLAT BOOK 3, PAGE 325, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

PROPERTY ADDRESS: 1016 EAST LONG STREET, COLUMBUS, OH 43203
PARCEL NUMBER: 010-021728

TRACT 2 & 3

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS BEING LOT NUMBERS TWO (2), THREE (3), AND FOUR (4) OF JOHN LE CRONES SUBDIVISION, AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OFRECORD IN PLAT BOOK 3, PAGE 325, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

PROPERTY ADDRESSES: 1004-1008 EAST LONG STREET, COLUMBUS. OH 43203
PARCEL NUMBERS 010-028564 & 010-006653

To Rezone From: R-2F, Residential 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.