



Legislation Text

File #: 0830-2020, **Version:** 1

Rezoning Application: Z19-085

APPLICANT: Emelia Richter; 3499 Main Street; Hilliard, OH 43026.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on March 12, 2020.

GREATER HILLTOP AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a 12-unit apartment building that is zoned in the R-3, Residential District. The applicant requests the AR-2, Apartment Residential District to secure proper zoning for this nonconforming use. The site is within the planning boundaries of the *Hilltop Land Use Plan* (2019), which recommends "Medium-High Density" (16-24 units/acre) residential uses at this location, and includes adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). While the existing density of 54.5 unit/acre is within the "Very High Density" category of the Plan, Planning Division staff recognizes that the requested zoning conforms the existing use for a contributing structure. The request will allow the applicant to conserve and rehabilitate this historic building and its architectural elements as recommended by C2P2 Design Guidelines. Planning Division staff encourages the applicant to consult with the Historic Preservation Office for any exterior work that may be performed on the building.

To rezone **377-387 LECHNER AVE. (43223)**, being 0.22± acres located on the west side of Lechner Avenue, 160± feet north of Sullivant Avenue, **From:** R-3, Residential District, **To:** AR-2, Apartment Residential District (Rezoning #Z19-085).

WHEREAS, application #Z19-085 is on file with the Department of Building and Zoning Services requesting rezoning of 0.22± acres from R-3, Residential District, to the AR-2, Apartment Residential District; and

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

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

WHEREAS, the City Departments recommend approval because the requested AR-2, Apartment Residential District will allow the applicant to conform the existing apartment residential use while conserving and rehabilitating a historic building and its architectural elements as recommended by C2P2 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:

377-387 LECHNER AVE. (43223), being 0.22± acres located on the west side of Lechner Avenue, 160± feet north of

Sullivant Avenue, and being more particularly described as follows:

THE FOLLOWING REAL PROPERTY SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE CITY OF COLUMBUS AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING 90 FEET OFF THE EAST END OF LOT NUMBERS SIXTY (60), SIXTY-ONE (61), AND SIXTY-TWO (62) OF MOLING & LECHNER'S ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLATBOOK 10, PAGE 181 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

ADDRESS: 377-387 LECHNER ROAD; COLUMBUS, OH 43223
PARCEL ID NO.: 010-002953

To Rezone From: R-3, Residential District

To: AR-2, Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) 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.