



Legislation Text

File #: 1369-2020, **Version:** 1

Rezoning Application: Z19-081

APPLICANT: 48 Parkwood, LTD; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Michael Kelley, Atty.; 175 South Third Street, Suite 1020; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

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

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of five parcels developed with three vacant residential buildings in the R-3, Residential District. The applicant proposes the AR-2, Apartment Residential District in order to redevelop the southern portion of the site with a new apartment building while retaining and expanding the northern building for apartments. Concurrent Council variance (Ordinance #1370-2020; CV19-108) has been submitted to vary the building height, minimum numbers of parking spaces required, building lines, and perimeter yard, and is reflective of recent urban infill developments. The site is located within the boundaries of the *Near East Area Plan* (2005), which does not contain a land use recommendation for this location. The Plan does support the development of new housing that contributes to a walkable and diverse neighborhood, and also stresses the importance of preserving and renovating existing housing stock. The requested AR-2, Apartment Residential District will allow a multi-unit residential development that is compatible with the established development pattern of the area.

To rezone **40 N. PARKWOOD AVE. (43203)**, being 0.76± acres located on the east side of Parkwood Avenue, 200± feet south of East Long Street, **From:** R-3, Residential District, **To:** AR-2, Apartment Residential District (Rezoning #Z19-081).

WHEREAS, application #Z19-081 is on file with the Department of Building and Zoning Services requesting rezoning of 0.76± acres from R-3, Residential District, to AR-2, Apartment Residential District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the proposed AR-2, Apartment Residential District will allow multi-unit residential development that is compatible with the established development pattern of the area, and is consistent with the land use recommendations of the *Near East Area Plan*; 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

40 N. PARKWOOD AVE. (43203), being 0.76± acres located on the east side of Parkwood Avenue, 200± feet south of East Long Street, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of Franklin County Parcel numbers 010-014748 and 010-015683 as conveyed to 48 Parkwood LTD. by the instrument filed as Instrument Number 201910090134404, all of Franklin County Parcel numbers 010-036955 and 010-030737 as conveyed to 48 Parkwood LTD. by the instrument filed as Instrument Number 201910090134403, and all of a 15.5' wide public alley as conveyed to City of Columbus, Ohio by the instrument filed as Deed Book volume 591, page 314 (all deed references refer to the records of the Recorder's Office Franklin County Ohio) and described as follows:

BEGINNING at an iron pin found at the northwest corner of Lot 48 of Calender and Rockwell's Subdivision of record in Plat Book volume 4, page 115, also being the northwesterly corner of the said 48 Parkwood LTD. parcel and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the northerly line of the said 48 Parkwood LTD. parcel and along the southerly right-of-way line of Maplewood Alley (20' wide), South 86 degrees 03 minutes 25 seconds East for a distance of 203.40 feet to an iron pin found at the northeasterly corner of the said 48 Parkwood LTD. parcel and at the northwesterly corner of a parcel conveyed to Ouida O. Jackson by the instrument filed as Instrument Number 200901200007061;

Thence along the easterly line of the said 48 Parkwood LTD. parcel and along the westerly line of the said Jackson parcel, South 04 degrees 12 minutes 57 seconds West for a distance of 80.05 feet to an iron pin found at an interior corner of the said 48 Parkwood LTD. parcel, at the southwesterly corner of the said Jackson parcel, and on the northerly line of a parcel conveyed to On Broad LLC by the instrument filed as Instrument Number 201305020072721;

Thence along a southerly line of the said 48 Parkwood LTD. parcel and along the northerly line of the said On Broad LLC parcel, North 86 degrees 03 minutes 25 seconds West for a distance of 54.25 feet to a point at the northwesterly corner of the said On Broad LLC parcel and at the northeasterly corner of the said 15.5' wide alley;

Thence along the easterly line of the said 15.5' wide alley and along the westerly line of the said On Broad LLC parcel, South 04 degrees 12 minutes 57 seconds West for a distance of 97.19 feet to a point at the southeasterly corner of the said 15.5' wide alley, at the southwesterly corner of the said On Broad LLC parcel, and on the northerly right-of-way line of Eastwood Avenue (20' wide);

Thence along the said northerly right-of-way line, partially along the southerly line of the said On Broad LLC parcel, and partially along the southerly line of the said 48 Parkwood LTD. parcel, South 82 degrees 00 minutes 15 seconds West for a distance of 151.88 feet to an iron pin set at the southwesterly corner of the said 48 Parkwood LTD. parcel and on the easterly right-of-way line of Parkwood Avenue (60' wide), passing an iron pin set at 15.86 feet;

Thence along the westerly line of the said 48 Parkwood LTD. parcel and along the said easterly right-of-way line, North 04 degrees 01 minutes 15 seconds East for a distance of 208.66 feet, passing iron pins found at 93.30 feet and 132.64 feet, to the TRUE POINT OF BEGINNING, containing 0.759 acres, more or less.

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.