



City of Columbus

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

Legislation Text

File #: 1622-2020, **Version:** 1

Rezoning Application: Z19-050

APPLICANT: Franklinton Housing, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Joseph J. Reidy, Atty.; 842 North Fourth Street, Suite 200; Columbus, OH 43215.

PROPOSED USE: Residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on October 10, 2019.

FRANKLINTON AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of three parcels developed as parking lots in the CPD, Commercial Planned Development District. The applicant requests the following zoning districts: the R-3, Residential District (Subarea A), the ARLD, Apartment Residential District (Subarea B), and the AR-1, Apartment Residential District (Subarea C). The requested districts will permit a variety of residential development. The site is within the planning boundaries of the *West Franklinton Plan* (2014), which recommends high-density residential and neighborhood mixed-use land uses at this location, and is within an area that has adopted *Columbus Citywide Planning Policies* (C2P2) Design Guidelines. The proposed zoning districts and allowable densities are comparable to the Plan's land use recommendations. Additionally, the proposed land use is consistent with residential infill developments in urban neighborhoods. A concurrent Council variance (Ordinance #1623-2020; CV19-069) has been filed to reduce various yard, height, and setback standards which is consistent with other recent residential urban infill projects.

To rezone **35 S. HARTFORD AVE. (43222)**, being 2.26± acres located on the west side of South Hartford Avenue between West Capital Street and West Town Street, **From:** CPD, Commercial Planned Development District, **To:** R-3, Residential District, ARLD, Apartment Residential District, and AR-1, Apartment Residential District (Rezoning #Z19-050).

WHEREAS, application #Z19-050 is on file with the Department of Building and Zoning Services requesting rezoning of 2.26± acres from CPD, Commercial Planned Development District, to the R-3, Residential District, ARLD, Apartment Residential District, and AR-1, Apartment Residential 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 requested R-3, Residential, ARLD, Apartment Residential, and AR-1, Apartment Residential districts are comparable to the *West Franklinton Plan's* land use recommendation and are consistent with residential infill development in urban neighborhoods; 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:

35 S. HARTFORD AVE. (43222), being 2.26± acres located on the west side of South Hartford Avenue between West Capital Street and West Town Street, and being more particularly described as follows:

SUBAREA A: R-3, Residential District

0.144+/- ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Lot No. 1 of M. L. Sullivan's Subdivision of land in Franklin Township, being part of Lot 16 and all of Lot 15 of Richard Sinclair's Addition as delineated on Plat Book 4, Page 403, conveyed to Mount Carmel Health System in Instrument Numbers 200805220079191 and 200806030084898, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at a point, being an iron pin found located at the northeasterly corner of said 0.144 acre tract, being on the west right of way line of South Hartford Avenue and the southerly line of West Capital Street;

Thence southerly along a easterly line of said Lot 15 and 16 and along said right of way line, S08°27'23"E, 58.0 feet;

Thence westerly across said Lot 16, S81°30'20"W, 108.2 feet;

Thence northerly along the westerly line of said Lots 15 and 16, being on the east right of way line of Alley, N08°46'17"W, 58.0 feet, to an iron pin found;

Thence continuing east along the northerly line of said Lot 15, and along the south right of way line of West Capital Street, N81°30'03"E, 108.5 feet; to the **POINT OF BEGINNING, containing 0.144 acres, more or less.**

To Rezone From: CPD, Commercial Planned Development District,

To: R-3, Residential District.

SUBAREA B: ARLD, Apartment Residential District

1.060+/- ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Lot No. 1 of M. L. Sullivan's Subdivision of land in Franklin Township, and being all of lots 17-30 and part of lot 16 of Richard Sinclair's Addition as delineated on Plat Book 4, Page 403, as conveyed to Mount Carmel Health System in Instrument Numbers 200805220079191 and 200806030084898, and Official Record 11948, Page E18, and Official Record 14111, Page A09, and Official Record 7297, Page H01, and Official Record 9103, Page J11, and Official Record 9103, Page J12, and Official Record 9103, Page J13, and Official Record 9103, Page J14, and Official Record 9103, Page J15, and Official Record 9746, Page J09, and Official Record 10095, Page G14, and conveyed to The Hawkes Hospital of Mt. Carmel in Official Record 3657, Page J04, and Official Record 4194, Page A01, and Official Record 2327, Page G11, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at the westerly right of way line of South Hartford Avenue, said point being on the southerly right of way line of West Capital Street;

Thence southerly along the right of way line of South Hartford Avenue, S08°27'23"E, 58.0 feet, to a point being the **TRUE POINT OF BEGINNING** of the tract herein described;

Thence southerly along a easterly line of said right of way line, S08°27'23"E, 412.5 feet to a point;

Thence continuing along a curve to the right with a radius of 20.00 feet, a central angle of 89°59'16", an arc length of

31.41 feet, and a chord which bears S36°32'16"W, a distance of 28.28 feet to an iron pin found;

Thence westerly along the northerly line of West State Street, S81°31'54"W, 85.8 feet, to an iron pin found;

Thence northerly along the easterly right of way line of a 15 foot Alley, N08°46'17"W, 432.4 feet to a point;

Thence continuing easterly across said Lot 16, N81°30'20"E, 108.2 feet; to the **POINT OF BEGINNING, containing 1.060 acres, more or less.**

To Rezone From: CPD, Commercial Planned Development District,

To: ARLD, Apartment Residential District.

SUBAREA C: AR-1, Apartment Residential District

1.053+/- ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Lot No. 1 of M. L. Sullivan's Subdivision of land in Franklin Township, and being all of Lots 31-46 of Richard Sinclair's Addition as delineated on Plat Book 4, Page 403, as conveyed to Mount Carmel Health System in Official Record 20416, Page J05, and Official Record 17034, Page J04, and Official Record 16070, Page D16, and Official Record 12829, Page I14, and Official Record 10788, Page B05, and Official Record 8914, Page G13, and conveyed to The Hawkes Hospital of Mount Carmel in Official Record 1901, Page I17, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at the westerly right of way line of South Hartford Avenue, said point being on the southerly right of way line of West Capital Street;

Thence southerly along the right of way line of South Hartford Avenue, S08°27'23"E, 570.45 feet, to a point on the easterly line of said Lot 31, being the **TRUE POINT OF BEGINNING** of the tract herein described;

Thence southerly along an easterly line of said Lots 31-46 and along said right of way line, S08°27'23"E, 447.2 feet to a point;

Thence continuing along a curve to the right with a radius of 20.00 feet, a central angle of 89°40'24", an arc length of 31.30 feet, and a chord which bears S36°22'50"W, a distance of 28.20 feet to a point;

Thence westerly along a southerly line of said Lot 46, and northerly right of way line of West Town Street, S81°13'04"W, 73.3 feet, to a point;

Thence northerly along the westerly line of said Lots 31-46, and easterly right of way line of a 15 foot Alley, N08°46'00"W, 487.6 feet to a point;

Thence continuing easterly along the northerly line of said Lot 31, and the southerly right of way line of West State Street, N81°34'29"E, 75.8 feet to a point;

Thence continuing along a curve to the right with a radius of 20.02 feet, a central angle of 89°55'33", an arc length of 31.41 feet, and a chord which bears S53°27'44"E, a distance of 28.29 feet to the **POINT OF BEGINNING, containing 1.053 acres, more or less.**

Property Address: 35 S. Hartford Ave., Columbus, OH 43222.

To Rezone From: CPD, Commercial Planned Development District,

To: AR-1, Apartment Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the R-3, Residential, ARLD, Apartment Residential, and AR-1, Apartment Residential districts 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.