



Legislation Text

File #: 1666-2020, **Version:** 1

Rezoning Application: Z20-005

APPLICANT: Woda Cooper Companies, Inc.; 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 and single-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on June 11, 2020.

COLUMBUS SOUTHSIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of nine undeveloped parcels zoned L-M, Limited Manufacturing District. The applicant requests the AR-1, Limited Apartment Residential District to permit multi-unit residential development on 2.30 acres, and the R-3, Residential District to permit seven single-unit dwellings on 1.04 acres. The site is within the planning boundaries of the *South Side Plan* (2014), which recommends community commercial land uses at this location. The site is also within an area that has early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines. While the Plan recommends commercial land uses, staff views this request to be less intense than the established L-M district. Additionally, C2P2 Design Guidelines state that priority should be placed on the revitalization of Columbus' older neighborhoods through infill development with access to transit, and that building placement and design should face public streets helping to contribute to a pedestrian-friendly streetscape. Concurrent Council Variance (Ordinance #1667-2020; CV20-011) has been filed to reduce various yard, height, and setback standards in order to meet these Guidelines. The request is consistent with recent residential urban infill projects in this area.

To rezone **1836 LOCKBOURNE RD. (43207)**, being 3.34± acres located at the northeast corner of Lockbourne and Smith Roads, **From:** L-M, Limited Manufacturing District, **To:** AR-1, Apartment Residential District, and R-3, Residential District (Rezoning #Z20-005).

WHEREAS, application #Z20-005 is on file with the Department of Building and Zoning Services requesting rezoning of 3.34± acres from L-M, Limited Manufacturing District, to the AR-1, Apartment Residential District and R-3, Residential District; and

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

WHEREAS, the Columbus Southside Area 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 and R-3, Residential districts, while not consistent with the *South Side Plan's* land use recommendation of community commercial, are considered less intense than the established L-M district and permits development that adheres to several 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:

1836 LOCKBOURNE RD. (43207), being 3.34± acres located at the northeast corner of Lockbourne and Smith Roads, and being more particularly described as follows:

DESCRIPTION OF 2.304 ACRES AR-1, Apartment Residential District:

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Half Section 39, Township 5 North, Range 22 West, Refugee Lands, being all of those tract described as Parcel 4 and Parcel 5, and being part of those tracts described as Parcel 1, Parcel 3, Parcel 6, Parcel 7 and Parcel 8 in deeds to City of Columbus, of record in Instrument Number 201107130086731, Instrument Number 201104200051868, Instrument Number 201110120130198, Instrument Number 201104200051884, Instrument Number 201105250066643, Instrument Number 201108310109243 and Instrument Number 201107060083398, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the intersection of the existing north right-of-way line for Smith Road and the existing east right-of-way line for Lockbourne Road;

Thence North 03 degrees 54 minutes 30 seconds East, along the existing east right-of-way line for Lockbourne Road, across said Parcel 8, across said Parcel 7 and across said Parcel 6, a distance of 281.43 feet to a point on the north line of said Parcel 6, being the southwest corner of that tract described in a deed to 1802 Southside Properties LLC, of record in Instrument Number 201608150107228;

Thence South 86 degrees 05 minutes 04 seconds East, along the north line of said Parcel 6, along the north line of said Parcel 5 and along the south line of said 1802 Southside tract, a distance of 248.00 feet to a northeast corner of said Parcel 5, being on the west line of said Parcel 1 and being the southeast corner of said 1802 Southside tract;

Thence North 03 degrees 54 minutes 30 seconds East, along the west line of said Parcel 1 and along the east line of said 1802 Southside tract, a distance of 127.60 feet to the northwest corner of said Parcel 1, being the northeast corner of said 1802 Southside tract and being on the south line of Lockhurst Subdivision, as recorded in Plat Book 32, Page 78;

Thence South 86 degrees 05 minutes 04 seconds East, along the north line of said Parcel 1 and along the south line of said Lockhurst Subdivision, a distance of 219.40 feet to the northeast corner of said Parcel 1, being the northwest corner of that tract described in a deed Cemerite Fleurival and Lisa Cabrera-Fleurival, of record in Instrument Number 201912310175343;

Thence South 04 degrees 04 minutes 14 seconds West, along the east line of said Parcel 1 and along the west line of said Fleurival tract, a distance of 78.34 feet to a point;

Thence North 86 degrees 10 minutes 09 seconds West, across said Parcel 1, a distance of 150.55 feet to a point;

Thence South 11 degrees 58 minutes 28 seconds West, continuing across said Parcel 1, a distance of 57.60 feet to a point on the existing north right-of-way line for Smith Court, being the south line of said Parcel 1;

Thence North 86 degrees 05 minutes 05 seconds West, along the existing north right-of-way line for Smith Court and along the south line of said Parcel 1, a distance of 25.00 feet to the northwest corner of the existing right-of-way for Smith Court, being a northeast corner of said Parcel 5;

Thence South 03 degrees 54 minutes 30 seconds West, along the existing west right-of-way line for Smith Court, along an

east line of said Parcel 5, along the east line of said Parcel 4 and along the east line of said Parcel 3, a distance of 273.01 feet to the intersection of the existing west right-of-way line for Smith Court and the existing north right-of-way line for Smith Road;

Thence North 86 degrees 10 minutes 09 seconds West, along the existing north right-of-way line for Smith Road, across said Parcel 3 and across said Parcel 8, a distance of 283.55 feet to the **POINT OF BEGINNING** for this description.

The above description contains a total area of 2.304 acres, of which:

0.479 acres is located within Franklin County Auditor's parcel number 010-117343,

0.391 acres is located within Franklin County Auditor's parcel number 010-089600,

0.225 acres is located within Franklin County Auditor's parcel number 010-132190,

0.243 acres is located within Franklin County Auditor's parcel number 010-132189,

0.446 acres is located within Franklin County Auditor's parcel number 010-112203,

0.220 acres is located within Franklin County Auditor's parcel number 010-089601,

0.300 acres is located within Franklin County Auditor's parcel number 010-089608.

To Rezone From: L-M, Limited Manufacturing District.

To: AR-1, Apartment Residential District.

DESCRIPTION OF 1.036 ACRES R-3, Residential District:

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Half Section 39, Township 5 North, Range 22 West, Refugee Lands, being all of that tract described as Parcel 2 and being part of those tracts described as Parcel 1 and Parcel 3 in deeds to City of Columbus, of record in Instrument Number 201107270093114, Instrument Number 201110120130198 and Instrument Number 201104200051884, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the intersection of the existing north right-of-way line for Smith Road and the existing east right-of-way line for Smith Court, being a point on the west line of said Parcel 3;

Thence North 03 degrees 54 minutes 30 seconds East, along the existing east right-of-way line for Smith Court, along the west line of said Parcel 3 and along the west line of said Parcel 2, a distance of 272.94 feet to the northeast corner of the existing right-of-way for Smith Court, being the northwest corner of said Parcel 2 and being on the south line of said Parcel 1;

Thence North 86 degrees 05 minutes 05 seconds West, along the existing north right-of-way line for Smith Court and along the south line of said Parcel 1, a distance of 25.00 feet to a point;

Thence North 11 degrees 58 minutes 28 seconds East, across said Parcel 1, a distance of 57.60 feet to a point;

Thence South 86 degrees 10 minutes 09 seconds East, continuing across said Parcel 1, a distance of 150.55 feet to a point on the east line of said Parcel 1, being on the west line of that tract conveyed to Cemerite Fleurival and Lisa Cabrera-Fleurival, of record in Instrument Number 201912310175343;

Thence South 04 degrees 04 minutes 14 seconds West, along the east line of said Parcel 1, along the west line of said Fleurival tract, along the east line of said Parcel 2 and along the east line of said Parcel 3, a distance of 330.00 feet to a point on the existing north right-of-way line for Smith Road;

Thence North 86 degrees 10 minutes 09 seconds West, along the existing north right-of-way line for Smith Road and across said Parcel 3, a distance of 132.69 feet to the **POINT OF BEGINNING** for this description.

The above description contains a total area of 1.036 acres, of which:

0.202 acres is located within Franklin County Auditor's parcel number 010-117343,

0.446 acres is located within Franklin County Auditor's parcel number 010-117344,

0.388 acres is located within Franklin County Auditor's parcel number 010-089600.

Property Address: 1836 Lockbourne Rd., Columbus, OH 43207.

To Rezone From: L-M, Limited Manufacturing District.

To: R-3, Residential District.

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