**Rezoning Application: Z20-040**

**APPLICANT:** Woda Cooper Companies, Inc., c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.

**PROPOSED USE:** Multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on July 9, 2020.

**COLUMBUS SOUTHSIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with an industrial facility zoned in the M, Manufacturing District. Ordinance #0275-2019 (CV18-097) has been approved for a 60 -unit apartment building at this site. Staff supported the Council variance to assist in the state funding application process, subject to the filing of a rezoning application to an appropriate zoning district. The requested AR-1, Apartment Residential district will permit multi-unit residential development consistent with the Council variance approved by City Council. The site is within the boundaries of the *South Side Plan* (2014), which recommends "Neighborhood Mixed Use" at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018), which recommend the use of high quality and durable building materials, as well as front facades that provide aesthetic appeal through appropriate use and placement of doors and windows. Concurrent Ordinance #2625-2020 (CV20-046) is included with this project, and proposes variances to building height, landscaping and screening, and a parking reduction from 90 spaces to 62 spaces for a 60-unit apartment building. Additionally, the site will be developed in accordance with an associated site plan. Staff finds the request to be consistent with the Plan's land use recommendations and had previously reviewed building renderings for consistency with C2P2 Design Guidelines.

To rezone **27 W. JENKINS AVE. (43207)**, being 2.53± acres located at the southwest corner of West Jenkins Avenue and South Wall Street; 170± feet west of South High Street, **From:** M, Manufacturing District, **To:** AR-1, Apartment Residential District**.** (Rezoning #Z20-040).

**WHEREAS,** application #Z20-040 is on file with the Department of Building and Zoning Services requesting rezoning of 2.53± acres from M, Manufacturing District, to the AR-1, Apartment 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 District is consistent with the "Neighborhood Mixed Use" land use recommendation of the of *South Side Plan* . The request also fulfills the condition of Ordinance #0275-2019, securing proper zoning for a proposed 60-unit apartment building for which a building permit has been recently issued; 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:

**27 W. JENKINS AVE. (43207)**, being 2.53± acres located at the southwest corner of West Jenkins Avenue and South Wall Street; 170± feet west of South High Street, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 42, Township 5, Range 22, Refugee Lands, being part of Lots 1, 2, 3, 4, and 5 of Frederick Sturtzers Heirs Subdivision, recorded in Plat Book 3, Page 438, and being all of Parcels 1, 2, and 3 as described in a deed to S.R. & J.S. Properties, of record in Instrument Number 201611140156699, 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 west right-of-way line for S. Wall Street and the existing south right-of-way line for W. Jenkins Avenue, being the northeast corner of said Parcel 1;

Thence **South 01 degrees 51 minutes 52 seconds East**, along the existing west right-of-way line for S. Wall Street, and along the east line of said Parcel 1, a distance of **155.83 feet** to the southeast corner of said Parcel 1, being the northeast corner of that tract described in a deed to Velio Wall LLC;

Thence **North 86 degrees 10 minutes 26 seconds West**, along the south line of said Parcel 1, and along the north line of said Velio tract, a distance of **125.88 feet** to the northeast corner of said Parcel 2, being the northwest corner of said Velio tract;

Thence **South 02 degrees 20 minutes 20 seconds East**, along the east line of said Parcel 2, and along the west line of said Velio tract, a distance of **80.87 feet** to the southeast corner of said Parcel 2, being the southwest corner of said Velio tract, and being on the north line of another tract described in a deed to Velio Wall LLC;

Thence **North 86 degrees 19 minutes 07 seconds West**, along the south line of said Parcel 2, and along the north line of said Velio tract, a distance of **91.89 feet** to the southwest corner of said Parcel 2, being the northwest corner of said Velio tract, and being on the east line of said Parcel 3;

Thence **South 02 degrees 08 minutes 18 seconds East**, along the east line of said Parcel 3, along the west line of said Velio tract, along the west line of those tracts described in deeds to Gezim J. Velio, Jerome Lewis, and along the existing west right-of-way line for a 10-foot public alley, a distance of **259.98 feet** to the southwest corner of the existing right-of-way for said 10-foot public alley;

Thence **South 02 degrees 08 minutes 44 seconds East**, continuing along the east line of said Parcel 3, along the west line that tract described in a deed to Brosh Properties LLC, and along the existing west right-of-way line for W. Markison Avenue, a distance of **146.90 feet** to a point at the southeast corner of said Parcel 3, being on the existing west right-of-way line for W. Markison Avenue, and being on the existing east right-of-way line for an existing railroad;

Thence along said existing east railroad right-of-way line along the following four (4) described courses:

1. **North 85 degrees 59 minutes 49 seconds West**, along the south line of said Parcel 3, a distance of **54.43 feet** to the southwest corner of said Parcel 3;

2. **North 09 degrees 53 minutes 25 seconds West**, along the west line of said Parcel 3, a distance of **499.52 feet** to the northwest corner of said Parcel 3, being on the south line of said Parcel 1;

3. **North 86 degrees 09 minutes 14 seconds West**, along the south line of said Parcel 1, a distance of **35.78 feet** to



powered by Legistar™

the southwest corner of said Parcel 1;

4. **North 10 degrees 05 minutes 07 seconds West** , along the west line of said Parcel 1, a distance of **158.75 feet** to the northwest corner of said Parcel 1, being the southwest corner of the existing right-of-way for W. Jenkins Avenue;

Thence **South 86 degrees 17 minutes 31 seconds East**, along the existing south right-of-way line for W. Jenkins Avenue, and along the north line of said Parcel 1, a distance of **398.16 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **2.526 acres**.

This description was prepared based on GIS and is intended for zoning purposes only.

**To Rezone From:** M, Manufacturing 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.



powered by Legistar™