



Legislation Text

File #: 0349-2021, **Version:** 1

Rezoning Application: Z20-080

APPLICANT: Juliet Bullock Architects; 1182 Wyandotte Road; Columbus, OH 43212.

PROPOSED USE: Residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on January 14, 2021.

COLUMBUS SOUTHSIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one undeveloped parcel previously developed with a commercial building and currently used as a community garden zoned in the C-4, Commercial District. The requested R-2F, Residential District permits single-unit and two-unit residential development. The site is within the planning boundaries of the *Near Southside Plan* (2011), which recommends medium density mixed residential (6-10 du/acre) 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. A concurrent Council variance (Ordinance # 0350-2021; CV20-090) has been submitted which proposes ten single-unit dwellings and detached garages on lots with reduced building lines, lot width, and area district requirements. Staff finds the requested rezoning consistent with the Plan's residential recommendation and with established zoning and development pattern of the area.

To rezone **641 E. KOSSUTH ST. (43206)**, being 0.88± acres located at the southwest corner of East Kossuth Street and South 17th Street, **From:** C-4, Commercial District, **To:** R-2F, Residential District (Rezoning #Z20-080).

WHEREAS, application #Z20-080 is on file with the Department of Building and Zoning Services requesting rezoning of 0.88± acres from the C-4, Commercial District, to the R-2F, 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 R-2F district is consistent with the *Near Southside Plan's* residential land use recommendation and is compatible with the existing development and zoning pattern of the area; 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:

641 E. KOSSUTH ST. (43206), being 0.88± acres located at the southwest corner of East Kossuth Street and South 17th Street, and being more particularly described as follows:

CITY OF COLUMBUS Parcel# 010-001705

Lt/Un 2 SAMUEL MCCLELLANDS SUBD Plat Book 1 PG 411 PT 2

Lt/Un 128 JACOB BLEILES SUBD Plat Book 4 PG 328

Parcel# 010-004104

LOT 1 AND LOT 2: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS: CONSISTING OF .879 ACRE PROPERTY ADDRESS 641 E. KOSSUTH STREET; BEING 304.78' WIDE AND 125' DEEP ON THE WEST PROPERTY LINE, AND 132.08' DEEP ON THE EAST PROPERTY LINE, CONTINUING WEST FROM THE CORNER OF 17TH AND ALLEY 27.23', AND THEN 7.08' NORTH FROM SAID CORNER, CONTINUING WEST 277.55' TO EAST INTERSECTION OF ANN STREET EAST TO SAID ALLEY.

To Rezone From: C-4, Commercial District.

To: R-2F, Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the R-2F, 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.