



City of Columbus

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

Legislation Text

File #: 0864-2021, **Version:** 1

Rezoning Application Z20-089

APPLICANT: Manning 569 Holdings, LLC; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on March 11, 2021.

COLUMBUS SOUTHSIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.61± acre site consists of four parcels in the R-2F, Residential District. The northern parcel is developed with a religious facility, while the southern three parcels are developed with a parking lot. The requested AR-1, Apartment Residential District permits the site to be redeveloped with a multi-unit residential development. While the *South Side Plan* (2014), recommends “Medium-High Density” residential uses and “Institutional” uses for the site, the proposed district removes an existing vacant parking lot and will not add incompatible uses to the neighborhood. A concurrent Council Variance (Ordinance #0865-2021; CV20-103) has been filed to vary the arrangement of dwelling types with reduced development standards for parking, vision clearance, building setbacks, lot coverage, and perimeter yard.

To rezone **359 E. MARKISON AVE. (43207)**, being 0.61± acres located at the southwest corner of East Markison Avenue and South Washington Avenue, **From:** R-2F, Residential District, **To:** AR-1, Apartment Residential District (Rezoning #Z20-089).

WHEREAS, application #Z20-089 is on file with the Department of Building and Zoning Services requesting rezoning of 0.61± acres from R-2F, Residential District, to 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, while the *South Side Plan's* recommendation is for “High Intensity Residential” and “Institutional” land uses, the requested AR-1 district will remove an existing vacant parking lot and will not add incompatible land uses to the neighborhood; 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:

359 E. MARKISON AVE. (43207), being 0.61± acres located at the southwest corner of East Markison Avenue and South Washington Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Thirty-Six (36) of CHARLES KAUTZ'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof,, of record in Plat Book 5, page 234, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-029091

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Thirty-Seven (37) of CHARLES KAUT'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof,, of record in Plat Book 5, page 234, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-061553

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Thirty-Eight (38) of CHARLES KAUTZ'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof,, of record in Plat Book 5, page 234, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-051321

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of lots 18 and 19 and part of Lot 17 of Charles Kautz's Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 234, Recorder's Office Franklin County, Ohio and being part of the land conveyed to KAC Management, LLC, as shown of record in Instrument No. 201606290082430 and being more particularly described as follows:

Beginning at an iron pipe set at the northeast corner of said Lot 19, being the intersection of the south line of Markison Avenue (60 feet wide) with the west line of Washington Avenue (50 feet wide);

Thence along the east line of said Lot 19, the west line of said Washington Avenue, South 02° 31' 20" East, 135.00 feet to a found 1" dia iron pipe at the southeast corner of said Lot 19, the intersection of the west line of said Washington Avenue with the north line of an alley (20 feet wide);

Thence, along the south line of said Lots 19, 18 and part of said Lot 17, along the north line of said alley, South 87° 56' 00" West, 84.00 feet to a mag nail set;

Thence, across said Lot 17, North 02° 31' 20" West, 135.00 feet to an iron pipe set on the north line of said Lot 17, the south line of said Markison Avenue;

Thence, along part of the north line of said Lot 17, along the north line of said Lots 18 and 19, along the south line of said Markison Avenue, North 87° 56' 00" East, 84.00 feet to the place of beginning CONTAINING 0.260 ACRES, subject however to all legal highways, leases, easements and restrictions of record and of records in the respective utility offices. Iron pipes set are 30"x1" dia with an orange plastic cap inscribed "Myers PS 6579". The basis of bearings is the south line of Markison Avenue assumed as North 87° 56' 00" East. The foregoing description was prepared from an actual boundary survey by Myers Surveying Company Inc. In August, 2015.

Known as: 359 Markison Ave., Columbus, Ohio 43207.

To Rezone From: R-2F, Residential 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.