



City of Columbus

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

Legislation Text

File #: 1145-2021, **Version:** 1

Rezoning Application Z21-009

APPLICANT: Milo Grogan Development LLC; c/o Derrick Haber; 3982 Powell Road, Suite 202; Powell, OH 43065.

PROPOSED USE: Single-unit dwelling development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on April 8, 2021.

MILO-GROGAN AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.15± acre site is undeveloped and zoned in the P-1, Private Parking District. The requested R-4, Residential District will permit single-unit dwelling development. The site is within the planning boundaries of the *Milo-Grogan Neighborhood Plan* (2007), which recommends "Single-family Residential" land uses at this location. This proposal is supported by the Planning Division as the proposed building elevations and density are consistent with the recommendations of the Plan. The request is compatible with the existing development and zoning pattern of the area. To maintain the established development pattern, the Division of Traffic Management will permit vehicular access through the alley rather than from Reynolds Avenue.

To rezone **590 REYNOLDS AVE. (43201)**, being 0.15± acres located on the north side of Reynolds Avenue, 140± feet west of North Ninth Street, **From:** P-1, Private Parking District, **To:** R-4 Residential District (Rezoning #Z21-009).

WHEREAS, application #Z21-009 is on file with the Department of Building and Zoning Services requesting rezoning of 0.15± acres from the P-1, Private Parking District, to the R-4, Residential District; and

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

WHEREAS, the Milo-Grogan Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested R-4, Residential District will allow single-unit dwelling development that is consistent with the *Milo-Grogan Neighborhood Plan's* land use recommendation, and 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:

590 REYNOLDS AVE. (43201), being 0.15± acres located on the north side of Reynolds Avenue, 140± feet west of North Ninth Street, and being more particularly described as follows:

Situated in the County of Franklin of Ohio in the City of Columbus:

Being Lots No. 18 and 19 of Englewood Addition as the same are shown of record in Plat Book 4. Page 333 Franklin County Recorder's Office.
Parcel No. 010-001747

Property Address: 590 Reynolds Avenue, Columbus, OH 43201

To Rezone From: P-1, Private Parking District.

To: R-4, Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the R-4 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.