



Legislation Text

File #: 1940-2021, **Version:** 1

Rezoning Application: Z21-030

APPLICANT: Thrive Companies; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.

PROPOSED USE: Mixed-use development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on June 10, 2021.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of eight parcels being developed with a mixed-use development as permitted by Ordinance #2758-2018 (CV17-034), passed October 15, 2018, in the M, Manufacturing, C-4, Commercial, C-2, Commercial, and P-1, Private Parking districts. The requested C-4, Commercial, I, Institutional, AR-1, Apartment Residential, R-3, Residential, and R, Rural districts will establish appropriate zoning districts for the uses occurring on site as a required condition of Ordinance #2758-2018. The site is within the planning boundaries of the *Harrison West Plan* (2005), which recommends "Greenspace/Parkland," "Parkland Acquisition," and "Battelle" land uses at this location. While the request is not consistent with the *Harrison West Plan's* land use recommendations, it meets the requirements for the required follow-up rezoning, presents no significant changes from the previously approved development, and results in the zoning map reflecting this mixed-use development. A concurrent Council Variance (Ordinance #1941-2021; CV21-040) is requested to permit ground floor residential uses in the C-4 district, a private driveway as the sole use in the AR-1 district, to increase the permitted number of single-unit dwellings on one lot in the R-3 district, and to permit a privately held park in the Rural district, with variances to various development standards in each subarea.

To rezone **531 W. 5TH AVE. (43201)**, being 19.38± acres located primarily at the southeast and southwest corners of West 5th Avenue and Perry Street, **From:** M, Manufacturing District, C-4, Commercial District, C-2, Commercial District, and P-1, Private Parking District, **To:** C-4, Commercial District, AR-1, Apartment Residential District, I, Institutional District, R-3, Residential District, and R, Rural District (Rezoning #Z21-030).

WHEREAS, application #Z21-030 is on file with the Department of Building and Zoning Services requesting rezoning of 19.38± acres from M, Manufacturing District, C-4, Commercial District, C-2, Commercial District, and P-1, Private Parking District, to C-4, Commercial District, AR-1, Apartment Residential District, I, Institutional District, R-3, Residential District, and R, Rural District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested C-4, Commercial, I, Institutional, AR-1, Apartment Residential, R-3, Residential, and R, Rural districts bring the uses occurring on site into zoning conformance as conditioned by Ordinance #2758-2018 (CV17-034), present no significant changes from the previously approved development, and results in the zoning map reflecting this mixed-use development occurring on site; 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:

531 W. 5TH AVE. (43201), being 19.38± acres located primarily at the southeast and southwest corners of West Fifth Avenue and Perry Street, and being more particularly described as follows:

(SEE ATTACHMENT FILE ORD1940-2021_LEGAL_DESCRIPTION)

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the R-3, Residential District and R, Rural District; and a Height District of sixty (60) feet is hereby established on the C-4, Commercial District, AR-1, Apartment Residential District, and I, Institutional 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.