



# City of Columbus

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

## Legislation Text

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**File #:** 1979-2021, **Version:** 1

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### **Rezoning Application: Z20-107**

**APPLICANT:** Blue Chip Homes, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

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

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

**NEAR EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of two undeveloped parcels zoned in the R-3, Residential District. The requested AR-3 Apartment Residential District will permit multi-unit residential development. The site is within the planning area of the *Near East Area Plan* (2005), which does not recommend a land use for this location, but recommends that new housing be consistent with the housing types, density, and development pattern of the neighborhood. The Planning Division generally supports the proposed use and density based on the location of the parcel and other nearby apartment developments. A concurrent Council variance (Ordinance #1980-2021; CV20-121) has been submitted for a proposed 19-unit apartment building with variances for reduced parking lot tree island area, and a parking space reduction from 29 spaces to 19 spaces.

To rezone **980 E. RICH ST. (43205)**, being 0.35± acres located at the northeast corner of East Rich Street and South 20th Street, **From:** R-3, Residential District, **To:** AR-3, Apartment Residential District (Rezoning #Z20-107).

**WHEREAS**, application #Z20-107 is on file with the Department of Building and Zoning Services requesting rezoning of 0.35± acres from R-3, Residential District, to AR-3, Apartment Residential District; and

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

**WHEREAS**, the Near East Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the proposed AR-3, Apartment Residential district will allow a residential development that is compatible with the density of nearby multi-unit residential developments. Additionally, Planning Division staff finds the site plan and conceptual elevations for the proposed new apartment building proposed with concurrent CV20-121 to be consistent with the *Near East Area Plan's* design guidelines, making the redevelopment of the site supportable. The request is compatible with recent infill development proposals in 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**980 E. RICH ST. (43205)**, being 0.35± acres located at the northeast corner of East Rich Street and South 20th Street, and being more particularly described as follows:

**Parcel 1:**

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

Being Seventy (70) feet off the south end of the following described premises: Being Twenty-Three feet off of the east side of Lot Twenty (20) of Frederick Michael at al. Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 129, Recorder's Office, Franklin County, Ohio

AND ALSO

**Parcel 2:**

Situated in the County of Franklin, in the State of Ohio and in the City of Columbus and bounded and described as follows:

Being Thirty-Three and Six-Tenths (33.6) feet, more or less, the west Two-Thirds parcel of Lot Number Twenty-Nine (29) of Frederick Michel and others Subdivision of Lots Nos. 2, 3, 4, 5, 6, and 7, of Rickley's Subdivision, the East Half of the South part of Lot No. 6 of Bryden and others Subdivision, all in half Section 24, Township 5, Range 22. Also Lot Number One (1) of Hoffman McGrew's Addition and half Section 23, all of said lots being in the City of Columbus, Ohio, as said Lot No. 29 is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 129, Recorder's Office, Franklin County, Ohio.

**Parcel Numbers:** 010-020650 & 010-028010

**Property Address:** 980 East Rich Street, Columbus, Ohio 43205

**To Rezone From:** R-3, Residential District,

**To:** AR-3, Apartment Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the AR-3, 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.