Rezoning Application: Z21-013

APPLICANT: OBrien Development LLC; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; 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 (5-0) on May 13, 2021.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of two parcels, one undeveloped, and one developed with a one-story commercial building in the R-2F, Residential District. The requested AR-3 Apartment Residential District will permit multi-unit residential development. A concurrent Council variance (Ordinance #2190-2021; CV21-017) has been submitted to permit a 17-unit apartment building with approximately 900 square feet of ground floor commercial space and 200 square feet of seasonal patio space with reduced development standards. The site is located within the boundaries of the East Long Street Urban Commercial Overlay (UCO) and is within the planning area of the *Near East Area Plan* (2005), which recommends higher density residential and mixed-use development at this location. The proposed use and density are compatible with the recommendations of the Plan, and are consistent with surrounding development along the East Long Street corridor.

To rezone **1218-1222 E. LONG ST. (43203)**, being 0.20± acres located on the north side of East Long Street, 42± feet west of North Champion Avenue, **From:** R-2F, Residential District, **To:** AR-3, Apartment Residential District (Rezoning #Z21-013).

WHEREAS, application #Z21-013 is on file with the Department of Building and Zoning Services requesting rezoning of 0.20± acres from R-2F, 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 development that is compatible with the recommendations of the *Near East Area Plan* and consistent with the surrounding development along the East Long Street corridor; 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:

1218-1222 E. LONG ST. (43203), being 0.20± acres located on the north side of East Long Street, 42± feet west of North Champion Avenue, and being more particularly described as follows:

Parcel 1:
Situated in the State of Ohio, County of Franklin and the City of Columbus.

Being Thirty-Two (32) feet off of the West Side of Lot Number Sixteen (16), of Winner's First Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 216, Recorder's Office, Franklin County, Ohio.

Together with the following: Being a strip of ground one and one half (1 1/2) feet in width on Long Street and two feet one inch (2'1") in width at the alley lot line in the rear thereof, extending from Long Street to said alley in the rear a distance of approximately 120.90 feet immediately East of adjoining and extending parallel therewith premises of Otto Nason who owns 32 feet off the West side of Lot N 16 of J.L. Winner's First Addition to the City of Columbus, Ohio.

Parcel No.: 010-031063-00
Property Address: 1218 East Long Street, Columbus, Ohio 43203

Parcel 2:
Situated in the County of Franklin, in the State of Ohio and in the City of Columbus:

Being Lot Number Seventeen (17), EXCEPTING 2 1/2 inches off of the East Side thereof, measured on Long Street and Lot Number Sixteen (16), EXCEPTING 33 1/2 feet off of the West Side thereof, measured on Long Street, of J.L. WINNER'S FIRST ADDITION to said City of Columbus, as numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 216, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-042577-00
Property Address: 1222-1226 East Long Street, Columbus, Ohio 43203

To Rezone From: R-2F, 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.