Rezoning Application: Z21-033

APPLICANT: Hammer Out Homes; c/o Juliet Bullock; 1182 Wyandotte Road; Columbus, OH 43212.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on July 8, 2021.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is undeveloped and zoned in the L-C-4, Limited Commercial District which permits unspecified limited commercial uses. The requested R-3, Residential District would allow the site to be developed with a single-unit dwelling. The site is within the planning boundaries of the *Near East Area Plan* (2005), which recommends "Higher Density Residential/Mixed Use Development" land uses at this location. The Plan also states new construction should use compatible materials with the surrounding area, but not be duplicative. Additionally, the Plan includes standards for new garages. The request is compatible with the density and development standards of adjacent residential properties and is consistent with the land use recommendations of the *Near East Area Plan.* The Planning Division has reviewed conceptual site plan and building elevation details to confirm consistency with the *Near East Area Plan* and C2P2 Design Guidelines.

To rezone **338 SOUTH OHIO AVE. (43205),** being 0.11± acres located at the northeast corner of South Ohio Avenue and East Cherry Street, **From:** L-C-4, Limited Commercial District, **To:** R-3, Residential District (Rezoning #Z21-033).

WHEREAS, application #Z21-033 is on file with the Department of Building and Zoning Services requesting rezoning of 0.11± acres from L-C-4, Limited Commercial District, to R-3 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 R-3, Residential District will allow a single-unit dwelling that is compatible with adjacent residential properties, and is consistent with the land use recommendations of the *Near East Area Plan*; 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:

338 SOUTH OHIO AVE. (43205), being 0.11± acres located at the northeast corner of South Ohio Avenue and East Cherry Street, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the City of Columbus and bounded and described as follows being lot number fourteen (14) of Frank F. Hoffman, et al., subdivision of certain lots in Hoffman and McGrews Second Amended Addition to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 136, Recorders Office, Franklin County, Ohio.

Property Address: 338 South Ohio Avenue, Columbus, Ohio 43205
Parcel Number: 010-025369

To Rezone From: L-C-4, Limited Commercial District.

To: R-3, Residential District.

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