



Legislation Text

File #: 2896-2021, **Version:** 1

Rezoning Application: Z21-064

APPLICANT: Juliet Bullock Architects; c/o Juliet Bullock, Agent; 1182 Wyandotte Avenue; Columbus, OH 43212.

PROPOSED USE: Mixed-use development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on October 14, 2021.

FRANKLINTON AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a former school building that was to be converted into an office building in the L-C-2, Limited Commercial District. The requested L-AR-O, Limited Apartment Office District will permit the existing building to include 9,403± square feet of office space on the lower level, and 27 apartment units on the upper level, with an additional 11 residential units (an 8-unit apartment building and 3 single-unit dwellings) to be constructed on the site. The site is within the boundaries of the planning area of *West Franklinton Plan* (2014), which recommends "Medium-High Density Mixed Residential" at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The proposal includes a commitment to develop the site in accordance with the attached site plan which depicts dwellings at the northwest and southwest corners of the site, parking behind buildings, building design, street trees, and ample bicycle parking as recommended by the Plan and C2P2 Design Guidelines. A concurrent Council Variance (Ordinance #2897-2021; CV21-080) proposes a use variance to permit the three single-unit dwellings in the Apartment Residential Office district and includes standard variances for reduced building lines and perimeter yard, and increased building height for the existing building.

To rezone **725 BELLOWS AVE. (43222)**, being 1.63± acres located on the south side of Bellows Avenue at the terminus with South Green Street, **From:** L-C-2, Limited Commercial District, **To:** L-AR-O, Limited Apartment Office District (Rezoning #Z21-064).

WHEREAS, application #Z21-064 is on file with the Department of Building and Zoning Services requesting rezoning of 1.63± acres from L-C-2, Limited Commercial District, to the L-AR-O, Limited Apartment Office District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change for a mixed-use development that includes 35 apartment units and three single-unit dwellings, as it is compatible with the land use recommendation for "Medium-High Density Mixed Residential" of the *West Franklinton Plan*. Additionally, Planning Division staff finds the site plan and conceptual elevations to meet C2P2 Design Guidelines. The request is consistent 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:

725 BELLOWS AVE. (43222), being 1.63± acres located on the south side of Bellows Avenue at the terminus with South Green Street, and being more particularly described as follows:

Being a point 321.04' from South Davis Avenue, also being the N/W corner of said subject tract also being the true point of beginning.

Thence N. 76 degrees 03' E., a distance of 285.39' along the south right of way of Bellows Avenue to a point, thence s. 8 degrees 43' E., a distance of 125.00' along the west right of way of the Mound Sandusky Expressway to a point, thence s. 81 degrees 17' w., a distance of 15' to a point, thence s. 8 degrees 43' E., a distance of 132.55' along the west right of way of the Mound Sandusky Expressway to a point, thence s. 76 degrees 03' W., a distance of 270.33' along the north right of way of Campbell Avenue to a point, thence N. 8 degrees 43' W., a distance of 256.18' along the east right of way of the 16' Alley back to the point of true beginning.

To Rezone From: L-C-2, Limited Commercial District

To: L-AR-O, Limited Apartment Residential Office District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-AR-O, Limited Apartment Office 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 change on the said original zoning map and shall register a copy of the approved L-AR-O, Limited Apartment Office District, and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said plan being titled, “**PROPOSED SITE PLAN**,” signed by Juliet Bullock, Applicant, and text titled, “**LIMITATION TEXT**,” signed by Yhezkel Levi, Agent for the Owner, both dated October 7, 2021, and the text reading as follows:

LIMITATION TEXT

EXISTING ZONING: L-C-2

PROPOSED ZONING: L-AR-O

OWNER: Yhezkel Levi; 68 LLC

APPLICANT: Juliet Bullock, Juliet Bullock Architects

DATE OF TEXT: October 7, 2021

APPLICATION NUMBER: Z21-064

1. INTRODUCTION: The subject property of this rezoning is +/- 1.627 acre tract of land located directly west of State Route 315 between Bellows and Campbell Avenue. It consists of a single parcel within parcel number 010-066726-00. The site is developed with a single brick three story building built in approximately 1907, and was formerly the Bellows Elementary School. The building had been abandoned and was in poor condition at the time my client purchased the building.

The Applicant proposes to the rezone the property to a L-AR-O district to permit a mixed-use development for the existing building of C-2 office space as well as residential apartments. The southern portion of the site is proposed to be developed with a building containing a maximum of eight townhouse-style apartments, and a maximum of three new single family residences in the northwest corner of the site.

2. PERMITTED USES: The permitted use of the site will be those listed in Columbus City Code Chapter 3333.04, Apartment Office District for the lower level of the building, and residential uses on the first floor, second, and third floor of the building. Single-unit dwelling and townhouse-style apartments are proposed for the northwest and southwest corners of the property, respectively. Concurrent CV21-080 has been filed to permit the proposed single-unit dwellings.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text or the site plan, the applicable development standards are contained in Chapter 3333.04, AR-O Apartment Office District of the Columbus City Code, Chapter 3312, Off-Street Parking and Loading, and Chapter 3321, General Site Development Standards.

A. Density, Height, Lot and/or Setback Commitments

1. The setback lines for the new buildings will be 10 feet along Campbell and Bellows and 3 feet minimum along the existing alley. The existing setback for the building along Bellows of 6'-8" (6.67') is to remain. Concurrent CV21-080 has been filed to permit reduced setbacks.

2. The setback line for the parking lot along the west property line is 4 feet.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments

Access shall be as shown on the site plan unless otherwise approved by the Division of Traffic Management.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

Landscaping shall be installed as depicted on the site plan.

D. Building Design and/or Interior-Exterior Treatment Commitments

N/A

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and/or Signage Commitments

All graphics and signage for the subject shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the A-R-O district, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments

The subject property shall be developed in accordance with the submitted site plan titled, "Proposed Site Plan". The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are completed. Any slight adjustment to the plan is subject to review and approval by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.