



Legislation Text

File #: 0584-2022, **Version:** 1

Rezoning Application: Z20-117

APPLICANT: Bart Overly; Blostein/Overly Architects; 922 West Broad Street; Columbus, OH 43222; and Michael Anthony, Atty.; 978 South Front Street; Columbus, OH 43206.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (3-2) on July 8, 2021.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a dwelling converted to an office in the L-C-2, Limited Commercial District. The requested AR-1, Apartment Residential District will permit multi-unit residential development. The site is within the boundaries of the *Northland I Area Plan* (2014), which recommends "Office" land uses at this location. While the proposed use is not consistent with this recommendation, the request represents a transition from commercial uses at the intersection of Cleveland Avenue and Bella Via Avenue to single-unit dwellings to the north and east of the site. Further, support for this project coincides with various planning documents that encourage higher density residential development along primary corridors with access to transit, which applies to the site's location along Cleveland Avenue. A concurrent Council Variance (Ordinance #0585-2022; CV20-134) has been filed for a ten-unit apartment building with reductions in the parking setback and rear yard, and includes a site plan that demonstrates adherence to the *Northland I Area Plan* design guidelines.

To rezone **6050 CLEVELAND AVE. (43231)**, being 0.46± acres located on the southeast corner of Cleveland Avenue and Bretton Woods Drive, **From:** L-C-2, Limited Commercial District, **To:** AR-1, Apartment Residential District (Rezoning #Z20-117).

WHEREAS, application #Z20-117 is on file with the Department of Building and Zoning Services requesting rezoning of 0.46± acres from the L-C-2, Limited Commercial District, to the AR-1, Apartment Residential District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because while the *Northland I Area Plan* (2014) recommends office commercial land uses at this location, the request represents a transition from commercial uses at the intersection of Cleveland Avenue and Bella Via Avenue to single-unit dwellings to the north and east of the site. Further, support for this project coincides with various planning documents that encourage higher density residential development along primary corridors with access to transit, which applies to the site's location along Cleveland Avenue; 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:

6050 CLEVELAND AVE. (43231), being 0.46± acres located at the northeast corner of Cleveland Avenue and Bella Via

Avenue, and being more particularly described as follows:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Columbus , County of Franklin, State of Ohio, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the Township of Blendon and bounded and described as follows:

Being Lot Number Fourteen (14), of RUCKMOOR SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 24, page 48, Recorder's Office, Franklin County, Ohio.

Tax Parcel Number: 010-148373

Property Address: 6050 Cleveland Avenue, Columbus, OH 43231

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

To: AR-1, Apartment Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the AR-1, 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.