



City of Columbus

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

Legislation Text

File #: 2106-2022, **Version:** 2

Rezoning Application: Z22-020

APPLICANT: Juliet Bullock; 1182 Wyandotte Road; Columbus, OH 43212.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: ~~Pending~~ **Approval (6-0)** on July 14, 2022.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of five parcels, one undeveloped and zoned in the ARLD, Apartment Residential District, and four developed with a parking lot in the L-P-1, Limited Private Parking District. The requested AR-3, Apartment Residential District will permit a multi-unit residential development. The site is within the planning area of the *Near East Area Plan* (2005), which does not recommend a specific 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 supports the conceptual elevations and the inclusion of landscaping on the site plan as consistent with the *Near East Area Plan's* design guidelines. A concurrent Council Variance (Ordinance #2107-2022; CV22-022) has been submitted to allow a single-unit dwelling and contains variances to dumpster area, minimum number of parking spaces required, building lines, and perimeter yard.

To rezone **1235 OAK ST. (43205)**, being 0.77± acres located on the south side of Oak Street, 35± feet west of Wilson Avenue, **From:** ARLD, Apartment Residential District and L-P-1, Limited Private Parking District, **To:** AR-3, Apartment Residential District (Rezoning #Z22-020).

WHEREAS, application #Z22-020 is on file with the Department of Building and Zoning Services requesting rezoning of 0.77± acres from ARLD, Apartment Residential District and L-P-1, Limited Private Parking 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 inclusion of landscaping on the site plan and conceptual elevations for the proposed new apartment building proposed with concurrent CV22-022 to be consistent with the *Near East Area Plan's* design guidelines, making the redevelopment of the site supportable. The request does not introduce an incompatible use 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:

1235 OAK ST. (43205), being 0.77± acres located on the south side of Oak Street, 35± feet west of Wilson Avenue, and being more particularly described as follows:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE CITY OF COLUMBUS AND FURTHER DESCRIBED AS FOLLOWS BEING LOT NUMBERS FORTY-SEVEN AND FORTY-EIGHT IN STEWART AND JONES ADDITION TO THE CITY OF COLUMBUS, AS THE SAME IS NUMBERED AND DELINIATED UPON THE SECOND AMENDED PLAT OF SAID ADDITION IN PLAT BOOK 2, PAGE 102, RECORDERS OFFICE, FRANKLIN COUNTY OHIO AND BEING FURTHER KNOWN AS 1235-1237 OAK STREET, COLUMBUS OHIO PERMANENT PARCEL NO. 010-013342 CONSISTING OF .39 ACRES.

TRACT I (010-039626-00 010-010394-00 010-047698-00) SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS BEING LOT NUMBER FORTY-NINE (49), FIFTY (50) AND FIFTY-ONE (51) IN STEWART AND JONES SUBDIVISION, TO THE CITY OF COLUMBUS, OHIO AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 2 PAGE 192. RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. TRACT II (010-007219-00) SITUATED IN THE COUNTY OF FRANKLIN, IN TESTATE OF OHIO, AND IN THE CITY OF COLUMBUS AND BOUNDED AND DESCRIBED AS FOLLOWS BEING LOT NUMBER FIFTY-TWO (52) OF STEWART AND JONES SUBDIVISION TO SAID CITY, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 2. PAGE 192. RECORDERS OFFICE, FRANKLIN COUNTY, OHIO EXCEPTING THEREFROM THE FOLLOWING PART THEREOF, COMMENCING AT THE EAST CORNER OF SAID LOT 52 THENCE WEST ON THE SOUTH LINE OF SAID LOT, 5 FEET TO A POINT THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 60 FEET TO A POINT THENCE EAST WITH THE SOUTH LINE OF SAID LOT, 5 FEET TO THE EAST LINE OF SAID LOT THENCE SOUTH ON THE EAST LINE THEREOF TO THE PLACE OF BEGINNING.

To Rezone From: ARLD, Apartment Residential District and L-P-1, Limited Private Parking 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.