



## Legislation Text

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**File #: 2380-2022, Version: 1**

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**Rezoning Application: Z22-003**

**APPLICANT:** Healthy Rental Homes LLC; c/o Elizabeth Seedorf, Atty.; 52 East Gay Street; Columbus, OH 43215.

**PROPOSED USE:** Two-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on August 11, 2022.

**COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 0.51± acre site consists of three undeveloped parcels in the CPD, Commercial Planned Development District. One of the parcels was formerly developed with the Southside Learning and Development Center which has recently been demolished. The requested R-2F, Residential District will permit the development of four two-unit dwellings on four reconfigured parcels. The site is located within the planning area of the *South Side Plan* (2014), which recommends "Institutional" land uses at this location, and includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). While the residential proposal is inconsistent with this recommendation, it is compatible with the surrounding development pattern, and is not considered to be an introduction of an incompatible use. The Planning Division is supportive of the proposal, but notes an initial request to preserve the learning center structure at 255 Reeb Avenue, as recommended by the Plan and C2P2 Design Guidelines. A concurrent Council Variance (Ordinance #2382-2022; CV22-003) has been filed and includes variances for reduced development standards for each lot.

To rezone **245 REEB AVE. (43207)**, being 0.51± acres located at the southwest corner of Reeb Avenue and South 8<sup>th</sup> Street, **From:** CPD, Commercial Planned Development District, **To:** R-2F, Residential District (Rezoning #Z22-003).

**WHEREAS**, application #Z22-003 is on file with the Department of Building and Zoning Services requesting rezoning of 0.51± acres from CPD, Commercial Planned Development District, **To:** R-2F, Residential District; and

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

**WHEREAS**, the Columbus South Side Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested R-2F, Residential District will not introduce incompatible uses, and is consistent with the existing zoning and development pattern in the surrounding 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**245 REEB AVE. (43207)**, being 0.51± acres located at the southwest corner of Reeb Avenue and South 8<sup>th</sup> Street, and being more particularly described as follows:

Legal Descriptions of Record for Reeb Avenue Lots

**Franklin County Tax Parcel 010-006809-00**

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being Lot Number Nine (9) of WM. H. Kraner's and Mary A. Kraner's Subdivision of a part of Half Section Forty-Three (43), Township Five (5), Range Twenty-Two (22) Refugee Lands, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 48, Recorder's Office, Franklin County, Ohio.

Also:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being Lot Numbers Ten (10) and Eleven (11), in WM. H. and Mary A. Kraner's Subdivision, as the same are numbered and delineated on the recorded plat thereof, of record in Plat Book 6, Page 548, Recorder's Office Franklin County, Ohio.

**Franklin County Tax Parcel 010-056044-00**

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being Lot Number Eight (8) of William H. Kraner's and Mary A. Kraner's Subdivision of a part of Half Section No. 43, Township 5, Range No. 22, Refugee Lands, Plat Book 5, Page 48, Recorder's Office, Franklin County, Ohio.

**Franklin County Tax Parcel 010-021472-00**

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

Parcel #1: Being Lot #19 of Carl K. Ott's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 332 in Recorder's Office, Franklin County, Ohio.

Also part of Lot #18 of the said Carl K. Ott's Subdivision bounded and described as follows:

Beginning at a stake at the Northeast corner of said Lot; thence in a Westerly direction along the North line of said Lot .90 feet to an iron pin; thence in a Southerly direction and parallel to the East line of said Lot, 69 feet to a stake; thence in an Easterly direction and parallel to the North line of said Lot .90 feet to a stake in the East line of said Lot; then in a Northerly direction along the East line of said Lot; thence in a Northerly direction along the East line of said Lot 69 feet to the place of beginning.

**To Rezone From:** CPD, Commercial Planned Development District,

**To:** R-2F, Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the R-2F, Residential District on this property.

**SECTION 3.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.