



City of Columbus

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

Legislation Text

File #: 2953-2022, **Version:** 1

Rezoning Application: Z21-104

APPLICANT: Goodwill Industries of Central Ohio, Inc.; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0-2) on September 8, 2022.

5TH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel and part of another parcel developed with the Goodwill of Central Ohio's headquarters in the M, Manufacturing District. The requested AR-3, Apartment Residential District will permit multi-unit residential development. While the *Fifth by Northwest Neighborhood Plan* (2009) recommends "Mixed-use" and "Industrial (Light)" land uses for the site, the residential development is in conjunction with a proposed commercial building at the southwest corner of West Fifth Avenue and Edgehill Road. Together these buildings are consistent with the Plan's recommendation for "Mixed-use" land uses. The proposed uses and densities will help support transit, neighborhood retail, and encourage a more walkable neighborhood. Additionally, the request is compatible with recent high-density residential and mixed-use developments along both the West 5th Avenue and West 3rd Avenue corridors. The applicant has filed a concurrent Council variance (ORD #2954-2022; CV21-154) which includes variances to permit off-site parking in the AR-3 portion of the site, as well as for building height, maneuvering, lot coverage, building setbacks, rear yard, and building design standards.

To rezone **1333 EDGEHILL RD. (43212)**, being 3.91± acres located on the west side of Edgehill Road, 275± feet south of West Fifth Avenue, **From:** M, Manufacturing District, **To:** AR-3, Apartment Residential District (Rezoning #Z21-104). **(AMENDED BY ORD. 1946-2023 PASSED 7/10/2023) BA**

WHEREAS, application #Z21-104 is on file with the Department of Building and Zoning Services requesting rezoning of 3.91± acres from M, Manufacturing District, to AR-3, Apartment Residential District; and

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

WHEREAS, the 5th by Northwest Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested AR-3, Apartment Residential District, in conjunction with a new commercial building at the southwest corner of West 5th Avenue and Edgehill Road, will result in a mixed-use development that is consistent with the Fifth by Northwest Neighborhood Plan's land use recommendation and similar developments along the West 5th Avenue and West 3rd Avenue corridors; 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:

1333 EDGEHILL RD. (43212), being 3.91± acres located on the west side of Edgell Road, 275± feet south of West Fifth Avenue, and being more particularly described as follows:

3.905± ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Section 6, Township 5, Range 22, Refugee Lands, being all of Lot 46 through Lot 53, part of Lot 19 through Lot 27, inclusive, and Lot 54, being part of South of Avenue vacated per ordinance 337-30 (06-18-1930), being part of a vacated alley per ordinance 498-64 (05-11-1964), all as shown in Salzegeber and Gamper's Subdivision, of record in Plat Book 5, Page 404, being part of a 1.958 acre tract as conveyed to Goodwill Industries of Central Ohio Incorporated in Instrument Number 201010150137260, being a 1.017 acre tract as conveyed to Goodwill Industries of Columbus Incorporated, in Deed Book 1843, Page 469, being a remainder of a 0.427 acre tract as conveyed to Goodwill Industries of Columbus Incorporated, in Deed Book 1843, Page 469, being part of a 1.958 acre tract as conveyed to Goodwill Industries of Central Ohio Incorporated in Instrument Number 20101015137260, being the remainder of a 1.134 acre tract designated as Parcel Number 1, and a 0.851 acre tract designated as Parcel Number 2, both as conveyed to Goodwill Industries of Central Ohio Incorporated, Deed Book 2520, Page 103, and being the remainder of a 0.333 acre tract designated as Parcel Number 4, as conveyed to Goodwill Industries of Central Ohio Incorporated, in Official Record Volume page A08, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

COMMENCING at the northeasterly corner of Lot 18 of said Plat, also being the intersection of the southerly right-of-way line of West Fifth Avenue (60') as delineated in said Plat Book 5, Page 404, and the westerly right-of-way line of Edgell Road (30') as delineated in said Plat Book 5, Page 404, and being the northeast corner of the remainder of said 1.958 acre tract;

Thence along the easterly lines of said Lot 18 and Lot 19 of the remainder of said 1.958 acre tract, and the westerly right-of-way line of said Edgell Road, South 03°23'24" West, 276.80 feet, to a point on the easterly line of said Lot 19 and the westerly right-of-way line of Edgell Road to the POINT OF BEGINNING;

Thence along the easterly line of said Lot 19 and the easterly line of the remainder of said 1.958 acre tract and said vacated portion of South Avenue, and the westerly right-of-way line of Edgell Road, South 03°23'24" West, 29.11 feet, to an angle point in the westerly right-of-way line of Edgell Road;

Thence continuing along the southerly line of said vacated South Avenue and said 1.958 acre tract, and being the westerly right-of-way line of Edgell Road, North 86°36'36" West, 7.00 feet, to an angle point in the westerly right-of-way line of Edgell Road;

Thence continuing along the easterly line of said vacated South Avenue and said 1.958 acre tract, and being the westerly right-of-way line of Edgell Road, South 03°23'24" West, 10.58 feet, to an angle point in the westerly right-of-way-line of Edgell Road;

Thence along the easterly line of said Lot 54 and said vacated South Avenue, and the westerly right-of-way line of Edgell Road, and the easterly line of said 1.134 acre tract, and 1.958 acre tract, and 1.017 acre tract, and said 0.333 acre tract, South 03°23'46" West, 303.43 feet, to a point being the southeast corner of said remainder of 0.333 acre tract, and also being on the westerly right-of-way line of Edgell Road;

Thence along the south line of the remainder of said 0.333 acre tract, a curve to the right having a radius of 420.47 feet, a delta angle of 36°18'17", an arc length of 266.43 feet, and a chord bearing and distance of South 75°28'23" West, 261.99 feet to an iron pin capped "Myers";

Thence along the southerly line of said 0.333 acre tract, North 86°22'29" West, 438.32 feet, to a point being the southwest corner of 0.333 acre tract, and being along the easterly right-of-way line of Norton Avenue (60');
Thence along the easterly right-of-way line of Norton Avenue, and the west line of said 0.333 acre tract, North 03°07'13" East, 20.07 feet, to a point being the northwest corner of Parcel 4, and being along the easterly right-of-way line of Norton Avenue;

Thence along the northerly line of said 0.333 acre tract, South 86°21'56" East, 191.04 feet, to a point along the northerly line of said 0.333 acre tract, and being on the southwesterly corner of said 0.851 acre tract;

Thence along the westerly line of said 0.851 acre tract, North 03°20'46" East, 187.12 feet, to a point being the northwest corner of said 0.851 acre tract, and being on the southerly right-of-way line of a 20 foot Alley, Plat Book 5, Page 464;

Thence, along the northerly line of 0.851 acre tract, and the southerly right-of-way line of said 20 foot Alley, South 85°47'40" East, 174.04 feet, to a point being the intersection of the southerly right-of-way line of said 20 foot Alley and the easterly right-of-way line of Delashmut Avenue (50'), Plat Book 5, Page 464, and the southwest corner of said 1.017 acre tract;

Thence along the westerly line of said 1.017 acre tract and said 0.427 acre tract, and being on the westerly line of said vacated South Avenue, and being the easterly right-of-way line of Delashmut Avenue, North 03°17'58" East, 204.31 feet, to a point being the northwest corner of said 0.427 acre tract;

Thence along the north line of said 0.427 acre tract and said 1.958 acre tract, South 85°35'14" East, 61.21 feet, to a point;

Thence continuing across said Lot 26 and along the west line of said 1.958 acre tract, North 03°17'58" East, 19.47 feet, to a point;

Thence across said 1.958 acre tract and said Lot 19 through 26, inclusive, South 85°36'59" East, 269.00 feet, to the POINT OF BEGINNING, containing an area of 3.905 acres, more or less.

Parcel Numbers: 010-062664 & part of 010-062643.

Property Address: 1333 Edgehill Rd., Columbus, OH 43212.

To Rezone From: M, Manufacturing District.

To: AR-3, Apartment Residential District.

SECTION 2. That a Height District of sixty (60) 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.