



Legislation Text

File #: 1331-2023, **Version:** 1

Rezoning Application: Z22-100

APPLICANT: Jianshen Cai; 4698 Trabue Road; Columbus, OH 43228.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (7-0) on October 14, 2021.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.09± acre site consists of one undeveloped parcel in the C-4, Commercial District. The requested AR-O, Apartment-Office District will permit a multi-unit residential development at this location. The request is consistent with the *Near East Area Plan's* (2005) recommendation for "Higher Density Residential/Mixed-use" land uses at this location. The AR-O district permits both multi-unit residential and limited commercial uses, both of which are consistent with the mix of uses and the zoning pattern along this portion of East Main Street.

To rezone **1264 E. MAIN ST. (43205)**, being 0.09± acres located at the northwest corner of East Main Street and Linwood Avenue, **From:** C-4, Commercial District, **To:** AR-O, Apartment-Office District (Rezoning #Z22-100).

WHEREAS, application #Z22-100 is on file with the Department of Building and Zoning Services requesting rezoning of 0.09± acres from the C-4, Commercial District, to the AR-O, Apartment-Office 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 because the requested AR-O Apartment-Office District is consistent with the land use and density recommendations of the *Near East Area Plan*, and 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1264 E. MAIN ST. (43205), being 0.09± acres located at the northwest corner of East Main Street and Linwood Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 23, Township 5, Range 22, Refugee Lands, and being part of that 0.13 acre (tax) tract of land as described in a deed to 1252 E. Main LLC, of record in Instrument Number 201911080149471, all records referenced herein being to those

located in the Recorder's Office, Franklin County, Ohio, and being 0.094 acre more particularly described as follows:

Beginning at a 5/8 inch outside diameter rebar found 3 inches deep (bent west) at the southeast corner of said 0.13 acre tract, at the southwest corner of that tract of land as described in a deed to the City of Columbus, of record in Deed Book 336, Page 491, at the intersection of the northerly right-of-way line of East Main Street (80 foot width) and the westerly right-of-way line of Linwood Avenue (40 foot width), and being the TRUE PLACE OF BEGINNING of the herein described 0.094 acre tract;

Thence North 88°14'38" West, along the southerly line of said 0.13 acre tract and said northerly right-of-way line, a distance of 90.41 feet to an iron pin set;

Thence North 1°45'54" East, through said 0.13 acre tract with a new division line, a distance of 45.00 feet to an iron pin set in the northerly line of said 0.13 acre tract, in the southerly line of that 0.14 acre (tax) tract of land as described in a deed to Dustin W. West and Jennifer L. Munson, of record in Instrument Number 201705050060906;

Thence South 88°14'06" East, along the common line between said 0.13 and 0.14 acre tracts, a distance of 92.07 feet to an iron pin set at the northeast corner of said 0.13 acre tract, the southeast corner of said 0.14 acre tract, in the westerly line of said City of Columbus tract, in the westerly right-of-way line of said Linwood Avenue;

Thence South 3°52'47" West, along the easterly line of said 0.13 acre tract, the westerly line of said City of Columbus tract and said westerly right-of-way line, a distance of 45.02 feet to the TRUE PLACE OF BEGINNING, containing 0.094 acre of land.

Bearings herein are based on North 88°14'38" West for the northerly right-of-way line of East Main Street per a VRS GPS survey, State Plane Grid, Ohio South Zone, NAD 83, 2011 adjustment.

Iron pins set consist of a 5/8 inch outside diameter rebar, 30 inches long with a plastic I.D. cap stamped "Lomano 7711".

This description was prepared by Westerville Land Surveying, LLC, based on the results of an actual field survey in June and December, 2020.

To Rezone From: C-4, Commercial District

To: AR-O, Apartment-Office District

SECTION 2. That a Height District of sixty (60) feet is hereby established on the AR-O, 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 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.