



# City of Columbus

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

## Legislation Text

---

**File #: 2516-2023, Version: 1**

---

**Rezoning Application: Z23-001**

**APPLICANT:** CV Real Properties, LLC; c/o Jon Stevenson; 250 West Town Street, Suite 200; Columbus, OH 43215.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on July 13, 2023.

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

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of three undeveloped parcels in the C-4, Commercial and P-1, Private Parking districts. The requested R-4, Residential District will allow three single-unit dwellings on the existing lots. The site is within the planning area of the *South Side Plan* (2014), which recommends "Medium-High Density Residential" land uses at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). Staff supports the requested R-4 district as the proposed single-unit dwellings are consistent with the Plan's land use recommendation and the existing development and zoning pattern of the neighborhood, and will provide additional housing consistent with the City's objectives. A concurrent Council Variance (Ordinance #2517-2023; CV23-005) has been filed and includes a variance to reduce the required building setback.

To rezone **601 FREBIS AVE. (43207)**, being 0.28± acres located at the southeast corner of Frebis Avenue and South 17th Street, **From:** C-4, Commercial District and P-1, Private Parking District, **To:** R-4, Residential District (Rezoning #Z23-001).

**WHEREAS**, application #Z23-001 is on file with the Department of Building and Zoning Services requesting rezoning of 0.28± acres from C-4, Commercial District and P-1, Private Parking District, to R-4, 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-4, Residential District is consistent with the *South Side Plan's* recommended land use and the existing zoning and development pattern of the neighborhood, and will add additional housing, consistent with the City's objectives; 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:

**601 FREBIS AVE. (43207)**, being 0.28± acres located at the southeast corner of Frebis Avenue and South 17th Street, and being more particularly described as follows:

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

**LOT I**

And known as being Lot Number 165 in the plat of the Estate of William Merion, deceased, as the same is numbered and delineated upon the recorded plat thereof, of record in C.R. #220, Page 586, Case #38788, Court of Common Pleas of Franklin County, Ohio.

Property Address: 601 Frebis Avenue, Columbus, OH 43207  
Parcel Number: 010-033190-00

**LOT II**

Being Lot numbered 166 of the plat of the Estate of William Merion, decease, as numbered and delineated upon the recorded plat thereof, of record in Complete Record 220, Page 586, Court of Common Pleas, Franklin County, Ohio.

Property Address: 605 Frebis Avenue, Columbus, OH 43207  
Parcel Number: 010-033191-00

**LOT III**

Being Lot numbered 167 of the plat of the Estate of William Merion, decease, as numbered and delineated upon the recorded plat thereof, of record in Complete Record 220, Page 586, Court of Common Pleas, Franklin County, Ohio.

Property Address: 609 Frebis Avenue, Columbus, OH 43207  
Parcel Number: 010-033192-00

**To Rezone From:** C-4, Commercial District and P-1, Private Parking District,

**To:** R-4, Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the R-4, 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.