



City of Columbus

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

Legislation Text

File #: 0193-2025, **Version:** 1

Rezoning Application: Z24-054

APPLICANT: Kareem Amr; 243 North 5th Street, Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on January 9, 2024.

SOUTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 1.1± acre site consists of one undeveloped parcel in the R-1, Residential District. The applicant requests the ARLD, Apartment Residential District to allow for multi-unit residential development with a maximum density of 17.4 dwelling units per acre. The site is within the planning boundaries of the *Southwest Area Plan* (2009), which recommends “Medium Low Density Residential” land uses at this location. The site is also subject to early adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). The requested ARLD district will allow a multi-unit residential development that is compatible with the existing density and development pattern of adjacent residential developments, and is consistent with the *Southwest Area Plan*'s land use recommendation. Staff notes the neighboring parcel to the south is already zoned in the ARLD, Apartment Residential District, and will be incorporated with this property as part of an overall development, further warranting support for the proposed district.

To rezone **2280 OCTOBER RIDGE DR. (43223)**, being 1.1± acres located on the east side of October Ridge Road, 225± feet south of Harrisburg Pike, **From:** R-1, Residential District, **To:** ARLD, Apartment Residential District (Rezoning #Z24-054).

WHEREAS, application #Z24-054 is on file with the Department of Building and Zoning Services requesting rezoning of 1.1± acres from R-1, Residential District, to ARLD, Apartment Residential District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested ARLD, Apartment Residential District will allow a multi-unit residential development that is compatible with the density and development pattern of adjacent residential developments, and is consistent with the *Southwest Area Plan*'s land use recommendation of “Medium Low Density Residential.” The proposal also conforms the subject site with the zoning of the neighboring property to the south to achieve an overall development site that will add more housing units consistent with the City's priorities; 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:

2280 OCTOBER RIDGE DR. (43223), being 1.1± acres located on the east side of October Ridge Road, 225± feet south of Harrisburg Pike, and being more particularly described as follows:

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

Beginning at a point in the centerline of Harrisburg Pike (Ohio State Route No.3), said point of beginning being located, N. 47° 50' 48" E. 38.43 feet, from the intersection of the centerline of Briggs Road and the centerline of Harrisburg Pike;

thence, along the centerline of Harrisburg Pike (60 feet wide) being along a curve to the right, said curve having a radius of 636.62 feet delta angle of 3° 18' 38", and an arc length of 36.78 feet the long chord of said curve bearing N. 51° 13' 53" E., 36.78 feet;

thence, continuing along the centerline of Harrisburg Pike, N. 52° 53' 12" E., 154.46 feet, to the most northerly corner of the 67.2 acres tract, said point being referenced S. 52° 53' 12" W., 420.75 feet (along) the centerline of Harrisburg Pike from the intersection of the centerline of Harrisburg Pike and the north line of a 21.525 acres tract, described in a deed to Florence Tyler and recorded in Deed Book 3201, page 546, (Parcel 1), Franklin County Recorder's Office, being also the north line of Gaver Lane (16 feet wide);

thence along the north line of the 67.2 acres tract, S. 50° 17' 36" E., 472.64 feet;

thence crossing the 67.2 acres tract by the following described two (2) courses, (1) S. 55° 11' 30" W., 317.22 feet; (2) N. 34° 48' 30" W., 446.75 feet, passing an iron pin at 168.84 feet and at 415.12 feet to the point of beginning; containing 2.639 acres.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES:

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey No. 717 and being part of the 2.639 acre tract of land as conveyed to Dwight D. Kincaid and Jerry Davis, by deed of record in Official Record 12406E06, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of Harrisburg Pike (U.S. Route 62 State Route 3), at the northwesterly corner of said Dwight D. Kincaid and Jerry Davis 2.639 acre tract, said point also being located North 48° 12' 58" East, 30.22 feet from the intersection of said centerline with the centerline of October Ridge Drive (60 feet in width);

thence along said centerline of Harrisburg Pike, being the arc of a curve to the right (Sub Delta 3° 18' 38", Radius = 636.62 feet), a chord bearing and distance of North 51° 13' 53" East, 36.78 feet to a point of tangency;

thence North 52° 53' 12" East, continuing along said centerline of Harrisburg Pike, a distance of 154.46 feet to the southwesterly corner of the 0.668 acre tract conveyed to The City of Columbus, by deed of record in Deed Book 3364, Page 234;

thence South 50° 17' 36" East, along the southwesterly line of said 0.668 acre tract, the southwesterly line of the C. Robert Davis tract, of record in Deed Book 3604, Page 876 and the southwesterly line of the Ohio State University tract, of record in Official Record 8809B18, passing an iron pin at 61.62 feet, a total distance of 297.84 feet to an iron pin set;

thence South 52° 53' 12" West, crossing the Dwight D. Kincaid and Jerry Davis 2.639 acre tract, a distance of 270.77 feet to an iron pin in the northeasterly right-of-way line of October Ridge Drive;

thence North 34° 48' 30" West, along said right-of-way line of October Ridge Drive, a total distance of 289.17 feet to the point passing an iron pin found at 228.85 feet, of beginning, containing 1.537 acres, more or less.

Bearings contained herein are based on the same meridian as bearings on plat of record in Plat Book 56, Pages 26 and 27.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

By: Thomas D. Sibbalds, Registered Surveyor No. 5908

To Rezone From: R-1, Residential District.

To: ARLD, Apartment Residential District.

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